

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 100006

This is to certify that Mike Wilson/Robie Builders, L.P.  
 has permission to Amendment to new single family permit # 00248 change of square footage from 2,750 - 2115 sq.  
 AT 44 Bay St CB 155 E008001 **JAN 15 2010**

**PERMIT ISSUED**

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 written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOURS 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. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
Department Name

*Garnett Bank* 1/15/10  
 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: 10-0006	Issue Date:	CBL: 155 E008001
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Location of Construction: 44 Bay St	Owner Name: Mike Wilson	Owner Address: 46 Irving Street	Phone:
Business Name:	Contractor Name: Robie Builders, LLC	Contractor Address: PO Box 1463 Windham	Phone: 2078313582
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Amendment to new single family permit # 091249 change of square footage from 2,750 - 2115.	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 4
Proposed Project Description: Amendment to new single family permit # 091249 change of square footage from 2,750 - 2115.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JWB 1/15/10	
		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: gg	Date Applied For: 01/06/2010	<b>Zoning Approval</b>		
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- 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 N/A	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland N/A	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone panel 7-200x	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan 2009-0078	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
OK w/ conditions Date: 1/7/10 AEA	Date:	Date:

**PERMIT ISSUED**

JAN 15 2010

City of Portland

**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

<b>Permit No:</b> 10-0006	<b>Date Applied For:</b> 01/06/2010	<b>CBL:</b> 155 E008001
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<b>Location of Construction:</b> 44 Bay St	<b>Owner Name:</b> Mike Wilson	<b>Owner Address:</b> 46 Irving Street	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Robie Builders, LLC	<b>Contractor Address:</b> PO Box 1463 Windham	<b>Phone</b> (207) 831-3582
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Amendment to new single family permit # 091249 change of square footage from 2,750 - 2115.	<b>Proposed Project Description:</b> Amendment to new single family permit # 091249 change of square footage from 2,750 - 2115.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/07/2010

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Jeanine Bourke      **Approval Date:** 01/15/2010

**Note:** **Ok to Issue:**

- 1) All previous conditions apply
- 2) Approval based on revised plans submitted 1/15/10

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 12/10/2009

**Note:** **Ok to Issue:**

- 1) The altered section of drainage channel shall be re-vegetated and stabilized with native plants and grasses, and if possible this area should be a "no mow" zone.
- 2) Disposal of brush/yard waste, fill or other materials in the drainage channel is strictly prohibited under Chapters 23 & 24 of the City Ordinance.
- 3) Any future alteration of the drainage channel/swale, including but not limited to regrading or installation of a culvert or drain, must be reviewed and approved by the City.
- 4) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 8) 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.
- 9) 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.

<b>Location of Construction:</b> 44 Bay St	<b>Owner Name:</b> Mike Wilson	<b>Owner Address:</b> 46 Irving Street	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Robie Builders, LLC	<b>Contractor Address:</b> PO Box 1463 Windham	<b>Phone</b> (207) 831-3582
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

10 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.

11 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

1/7/2010-amachado: Gave Phil a copy of the revised siteplan and elevations for him to check.

1/12/2010-Ldobson: Received Letter from Surveyor BH2M on 01/11/2010 confirming setbacks for 44 Bay St

1/13/2010-jmb: Left vmsg for Jarod R. And the designer for some minor details and corrections. Tempered glazing at MB spa, no door shown at 1st fl. 1/2 bath, elevations are mirror image, baluster spacing stated at min. 4", should be < 4". Both Mike and Peter P. Called to verify the items and will email pdfs.

1/14/2010-jmb: Received email with pdfs, called Peter as the scale is too small, he will deliver tomorrow.

1/15/2010-jmb: Pete emailed a better scaled version, ok to issue.



# General 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>44 Bay Street</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>155 E 007</u> <u>155 E 008</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>Mike Wilson (MGW Consulting)</u> Address <u>46 IRVING STREET</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone:
Lessee/DBA (If Applicable)  <b>RECEIVED</b>  <b>JAN - 6 2010</b>  <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>amendment to permit # 09 1249</u> <u>Change of square footage from 2750 - 2115,00</u>		
Contractor's name: <u>Robie Builders LLC Jarod Robie</u> Address: <u>P.O. Box 1508</u> <u>TX mail</u> City, State & Zip <u>Windham, Me 04062</u> Telephone: <u>207 831 3532</u> Who should we contact when the permit is ready: <u>Jarod Robie</u> Telephone: <u>207 831 3532</u> Mailing address: <u>P.O. Box 1463 Windham Me 04062</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Chelsea Day Date: 1/6/10

**This is not a permit; you may not commence ANY work until the permit is issued**

**Ann Machado - 44 Bay Street - Amended House/Site Plan #2009-0078**

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 1/8/2010 9:41 AM  
**Subject:** 44 Bay Street - Amended House/Site Plan #2009-0078

Hi all, this amended site plan meets minimum DRC site plan requirements for the issuance of a building permit. No changes to the original site work are proposed. See UI for sign off.

Thanks.

phil

\* amendment to permit # 09 - 1249

Applicant: Mike Wilson

Date: 11/7/2010

Address: 44 Bay St.

C-B-L: 155-F-008

permit # 10-006

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new house

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - 2 story single family home - w/ 2 car garage

Sevage Disposal - city

Lot Street Frontage - 50' min. - 80.99' 5' area

Front Yard - ~~50' min~~ 25' front - 27' 5' rear

Rear Yard - ~~50~~ 25' rear - 65' scaled

Side Yard - 14' = 2 stories - right side - 18.5' scaled  
left side - 15.99' 5' area

Projections -

Width of Lot - 65' max. - 81' scaled

Height - 35' min. - 25' scaled

Lot Area - 6500  $\Phi$  - 12,148  $\Phi$  5' area (ok)

Lot Coverage/ Impervious Surface - 35% = 4251.8  $\Phi$

Area per Family - 6500  $\Phi$  (ok)

Off-street Parking - 2 off street ~~space~~ parking space  
- 2 car garage (ok)

Loading Bays - N/A

Site Plan - minor/minor 2009-0078

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - ~~B~~ panel 7 - zone X

34 x 34	=	1156
deck 16 x 12	=	192
breakfast 11 x 5	=	55
bulkhead 6 x 5	=	30
fireplace 2.33 x 5.25	=	12.23
6 x 24	=	144
18 x 8.5	=	153
porch 16 x 6	=	96
steps 5 x 2	=	10

~~1934.23~~ (ok)  
1548.23

**From:** Jonathan Rioux  
**To:** Barhydt, Barbara; Bourke, Jeanie; DiPierro, Philip; Dobson, Lannie; Guertin, Gayle; Hunt, Suzanne; Littell, Penny; Machado, Ann; Markley, Tom; Menario, Mike; Munson, Tammy; Schmuckal, Marge  
**Date:** 1/12/2010 8:56:35 AM  
**Subject:** Re: 44 Bay Street - Amended House/Site Plan #2009-0078

RE: Foundation Backfill

Morning,

We received a survey letter Dated 01/11/10 from BH2M st. the foundation meets our Zoning requirements. Mr. Menario is out, however I told them to go ahead and backfill, JGR.

Jon Rioux,  
Code Enforcement Officer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
jrioux@portlandmaine.gov

>>> Philip DiPierro 01/08 9:41 AM >>>

Hi all, this amended site plan meets minimum DRC site plan requirements for the issuance of a building permit. No changes to the original site work are proposed. See UI for sign off.

Thanks.

phil



January 11, 2010

Ann Machado  
Zoning Specialist  
City of Portland  
389 Congress St.  
Portland, ME 04101

155-2-8

RE: Foundation Location  
44 & 46 Bay Street

Dear Ann:

Berry Huff McDonald Milligan, Inc. was hired by Mike Wilson to lay out the house foundations at 44 & 46 Bay Street in Portland, Maine.

On December 22, 2009, Berry Huff McDonald Milligan, Inc. set 5/8" rebar at each corner of the proposed house foundation for 46 Bay Street. On December 29, 2009, Berry Huff McDonald Milligan, Inc. checked the existing foundation and found it to be within the required setbacks shown on the submitted plans.

On December 29, 2009, Berry Huff McDonald Milligan, Inc. set 5/8" rebar at each corner of the proposed house foundation for 44 Bay Street.

This morning, I checked the existing foundation and found it to be within the required setbacks shown on the submitted plans.

I trust this is the information you require. If you have any questions, please call me at 207-839-2771 ext. 208.

Sincerely,



Robert C. Libby, Jr.  
PLS #2190

cc: M. Wilson

WilsonFoundations

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JAN 11 2010

Dept. of Building Inspections  
City of Portland Maine

# 09-1249

44 Bay ST

155-E-008

Amended  
1/6/10 #10-0006

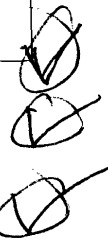
ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	20x10 Footings - 8" concrete wall - 4" concrete floor 16x10 Footing - 8" Frost wall (Gage)	OK		OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" perforated pipe - 6" crushed stone (in+out) filter fabric Damp proofing	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	NA		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 anchor Bolts - 12" from corners spaced 6" min	OK		
Lally Column Type (Section R407)	3 1/2 lally	OK		
Girder & Header Spans (Table R 502.5(2))	Per IRC 2003	OK		
Built-Up Wood Center Girder Dimension/Type	3 (2x12's) laminated	OK		
Sill/Band Joist Type & Dimensions	2x10 Box Sill 2x6 PT Sill	OK		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 JOISTS 16" OC ± 12" O.C	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 JOISTS 16" OC	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x12 JOISTS 16" OC	OK		

(Condition)  
Eng beams specs

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8))	2x12 Rafters 16" oc		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x12 Ridge Bd 2x6 collar ties	OK	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Roof Sheathing 3/4" Floor Sheathing 7/16" Wall Sheathing	OK	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC 2003	OK	
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)	YES		
Fire separation (Section R309.2)	5/8 Firecode sheetrock complete envelope	OK	
Opening Protection (Section R309.1)	Fire caulk all openings		
Emergency Escape and Rescue Openings (Section R310)	Egress Windows	OK	
Roof Covering (Chapter 9)	Asphalt Shingles	OK	master tub
Safety Glazing (Section R308)	OK	OK	OK
Attic Access (Section R807)	NA	NA	
Chimney Clearances/Fire Blocking (Chap. 10)	NA	NA	
Header Schedule (Section 502.5(1) & (2))	per IRC 2003	OK	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Windows .31 u factor R38 ceilings - R21 walls R21 floors	OK	

Type of Heating System	Forced HOT WATER w/ Pump vent	OK	
<b>Means of Egress</b> (Sec R311 & R312)			
Basement	1		
Number of Stairways	2		
Interior	3		
Exterior	1		
Treads and Risers (Section R311.5.3)	7 3/4 max rise - 10 inch net tread w/ nosings		
Width (Section R311.5.1)	36 min		
Headroom (Section R311.5.2)	6" 8 min		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Guards 36 min - Handrails 34-38		
Smoke Detectors (Section R313) Location and type/Interconnected	each bedroom interconnected hardwired / Battery back-up CO detectors needed	OK (call Builder) spoke to Builder	OK
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	per IRC 2003	OK	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	NA		
Deck Construction (Section R502.2.1)	4 Foot Prest Deck - Triple 2x10 2x10 joists - Guards - Rails ok	OK	baluster spacing (min 4") 

NO Door shown into 1st FL 1/2 bath  
Elevations are mirrored

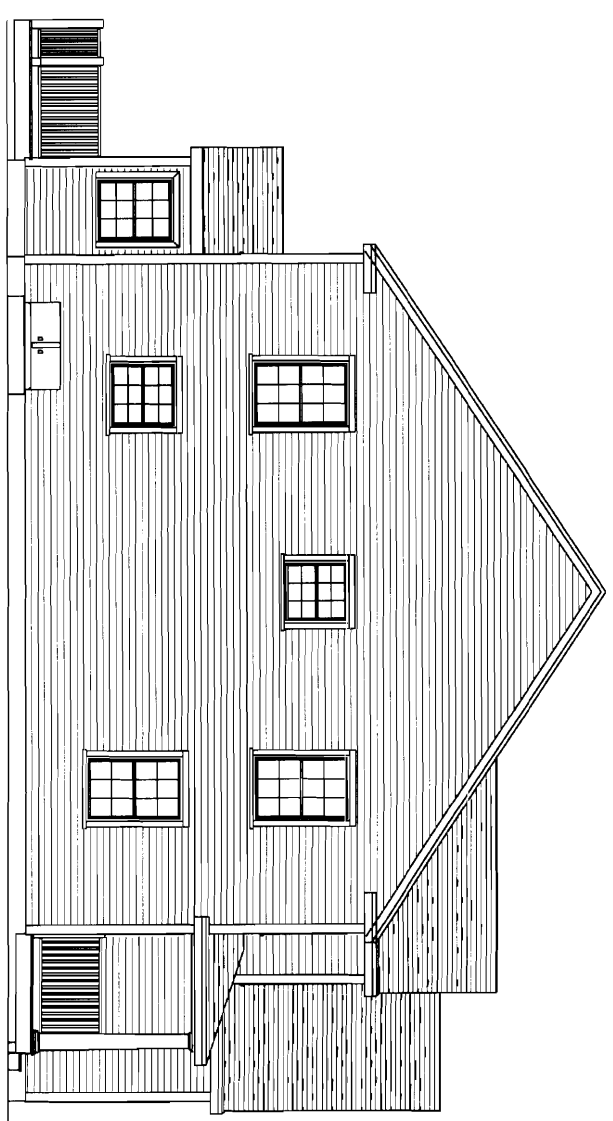


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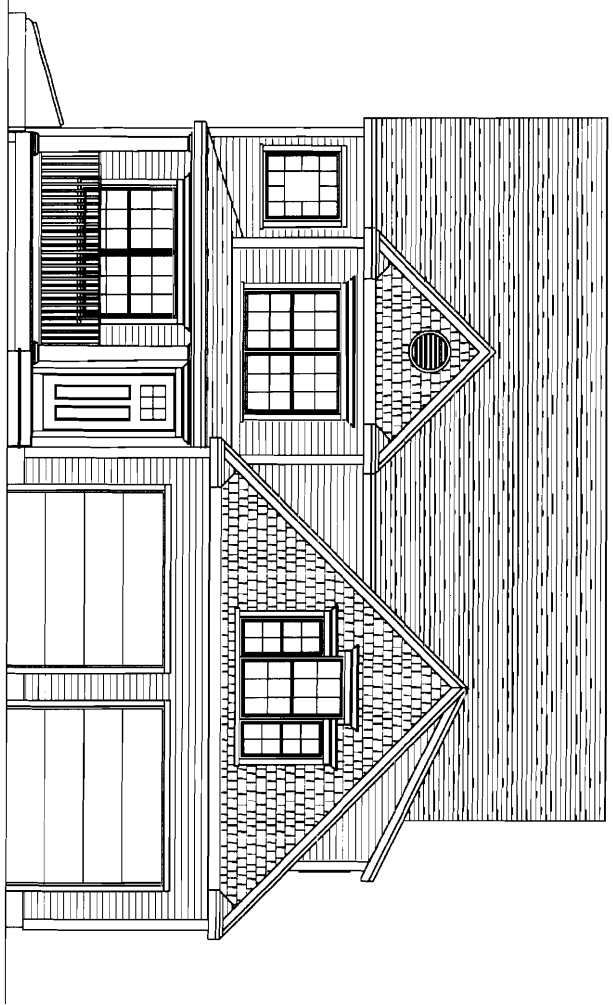
JAN 15 2010

Dept. of Building Inspections  
City of Portland Maine

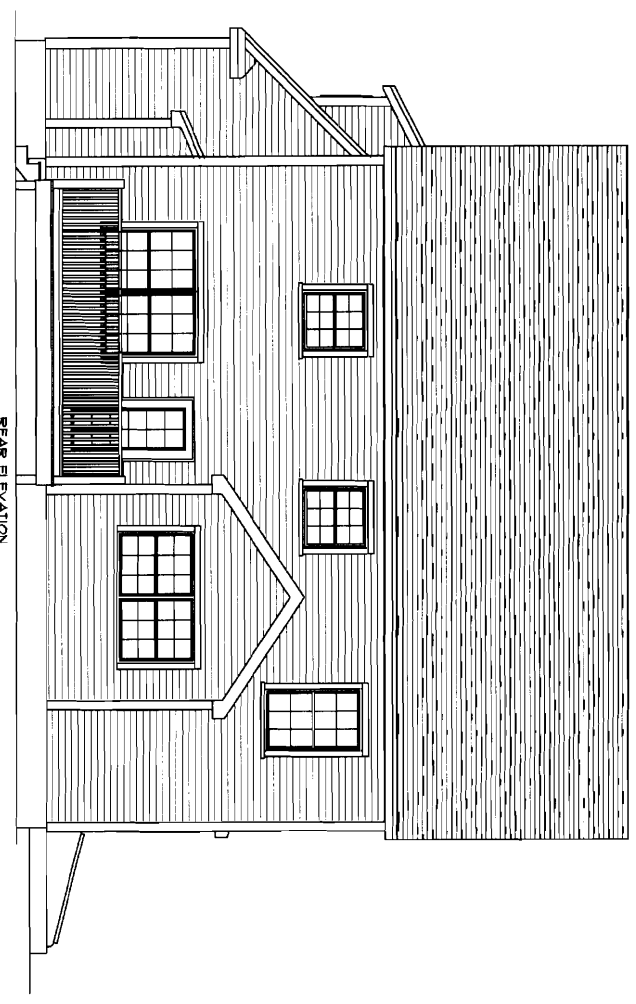
CITY OF PORTLAND MAINE  
DEPARTMENT OF BUILDING INSPECTIONS PLANS  
SUPERSEDES ALL  
PREVIOUS PLANS  
JAN 11 2010



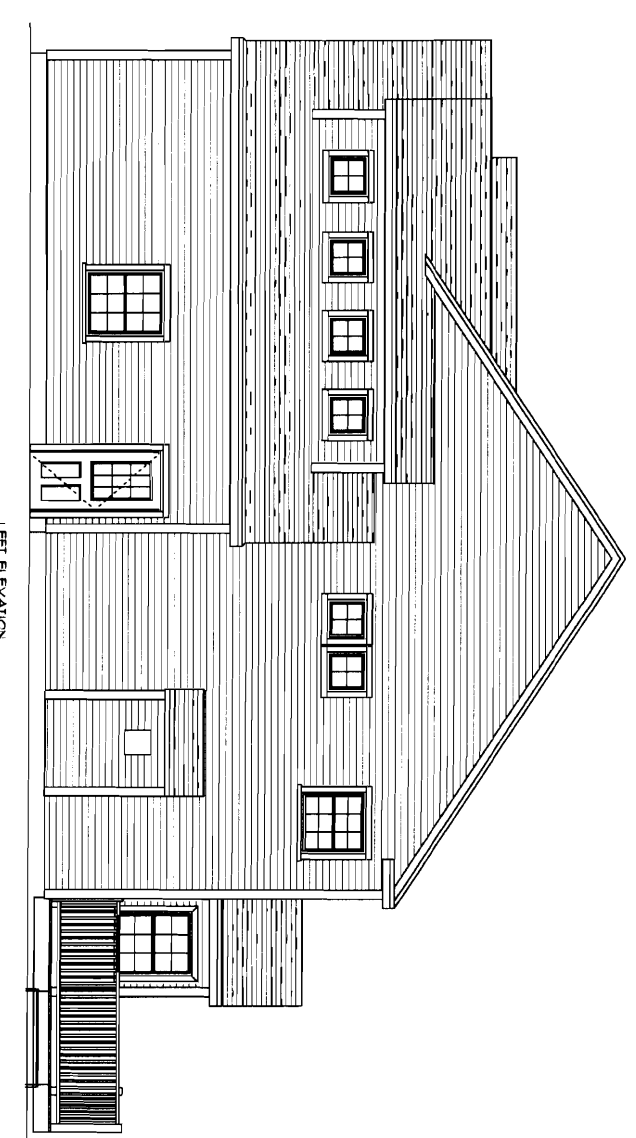
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



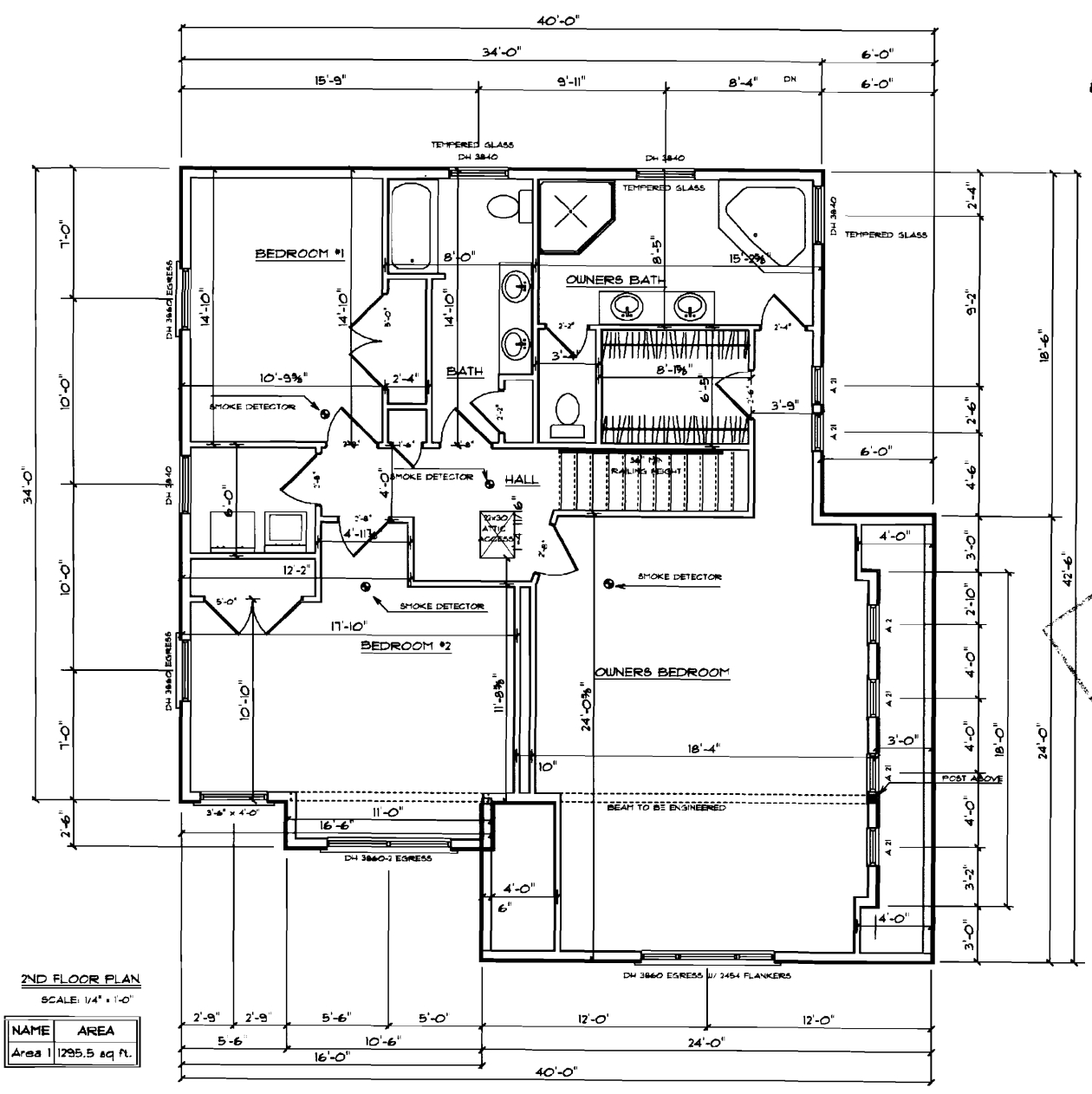
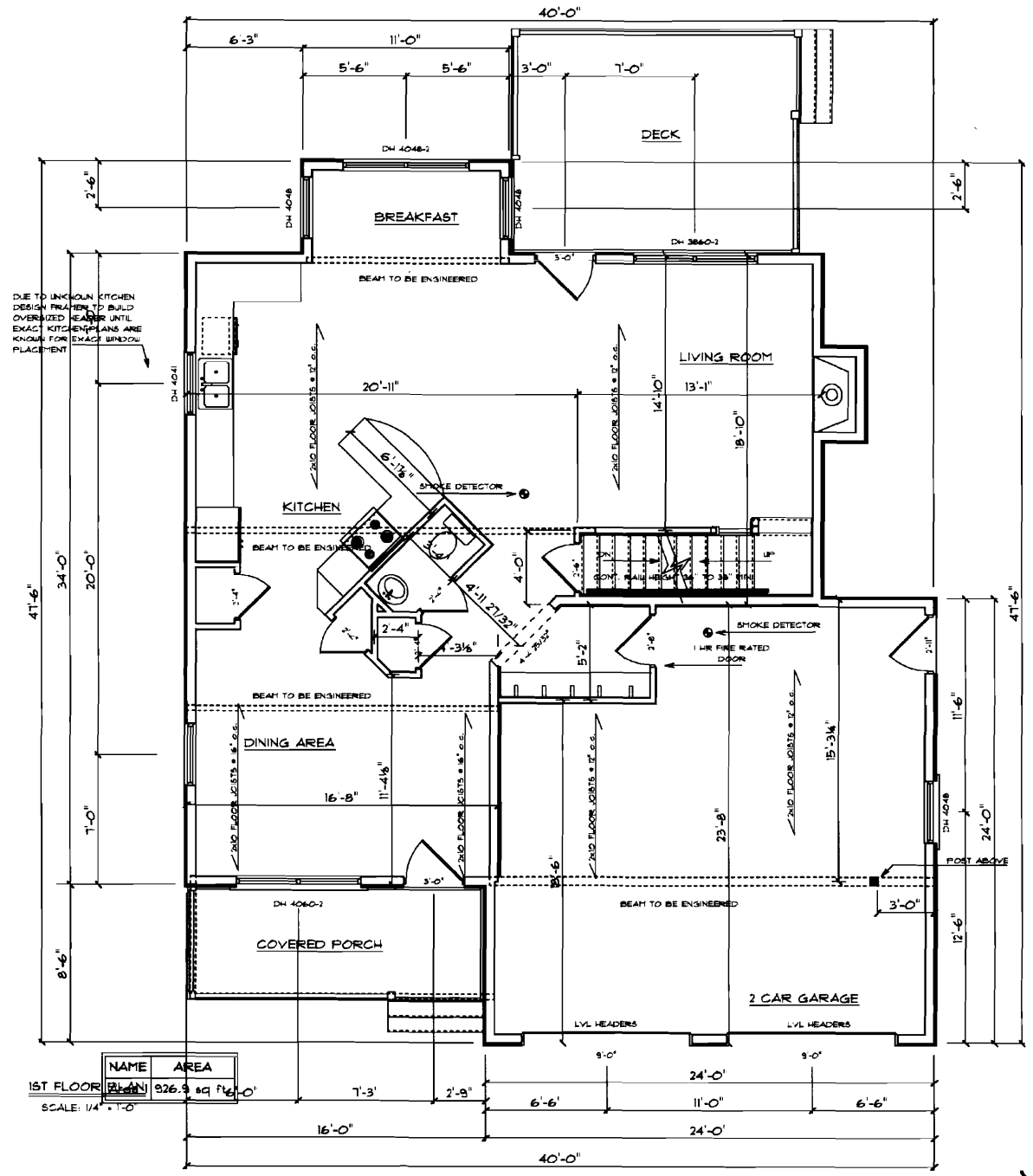
LEFT ELEVATION

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JAN 15 2010

Dept. of Building Inspections  
City of Portland Maine

RECEIVED  
CITY OF PORTLAND MAINE  
DEPT. OF BUILDING INSPECTION PLANS  
JAN 15 2010  
BUILDING DEPT. ALL  
BUILDING PLANS

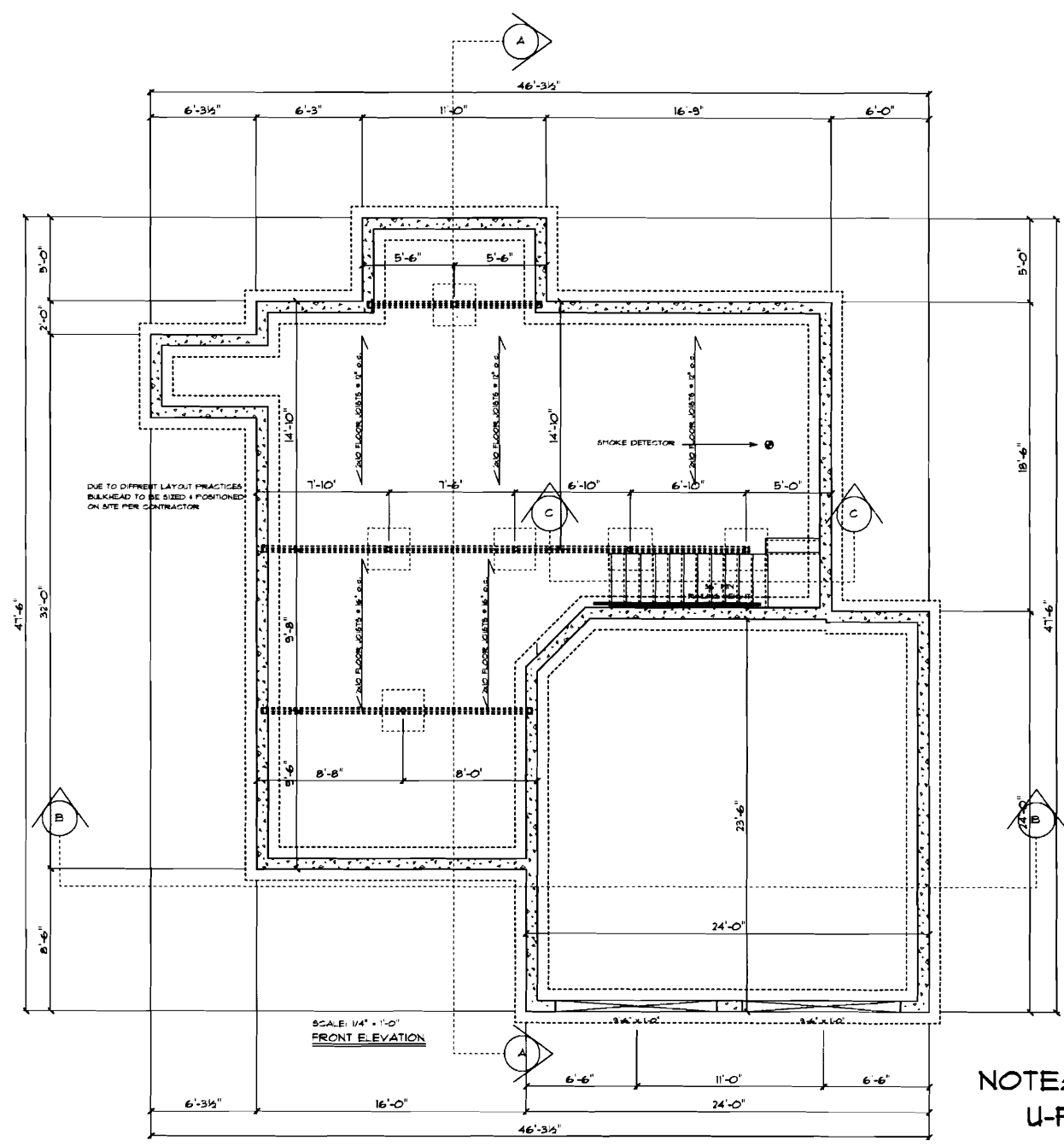


NOTE: ALL WINDOWS  
U-FACTOR = .31

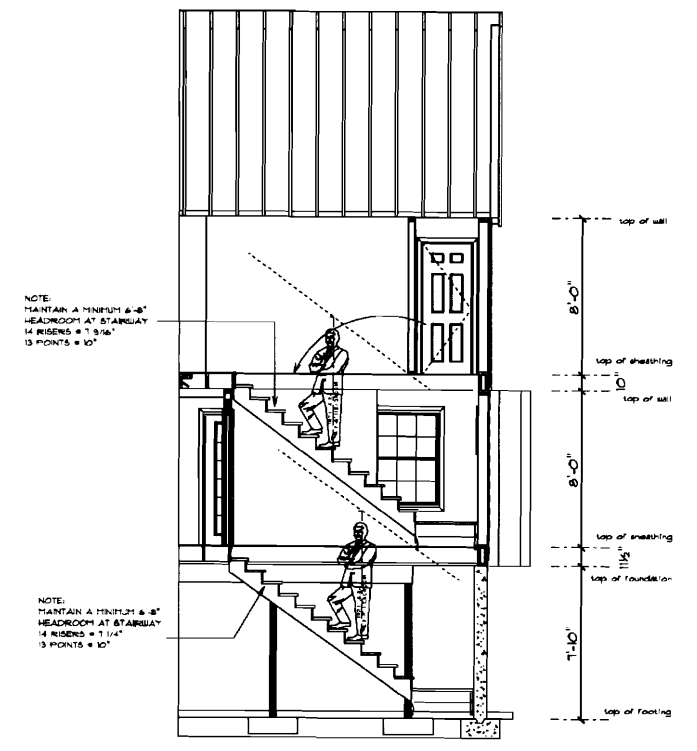
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JAN 15 2010

Dept. of Building Inspections  
City of Portland Maine



NOTE: ALL WINDOWS  
U-FACTOR = .31



CROSS SECTION C-C  
FRAMING DETAIL THE SAME AS  
CROSS SECTION A-A & B-B UNLESS NOTED  
SCALE: 1/4" = 1'-0"

CITY OF PORTLAND  
APPLICANT: [illegible]  
DATE: JAN 15 2010  
SUPERVISOR: [illegible]  
PROJECT: [illegible]

RECEIVED

JAN 15 2010

Dept. of Building Inspections  
City of Portland Maine

NOTE: ALL PLUMBING WALLS  
(WALLS WITH VENTS AND DRAINS)  
ARE TO HAVE 2x6 CONSTRUCTION

TYPICAL FRAME ROOF:  
ASPHALT SHINGLES (PER CONTRACT SPECS)  
1/2" ROOFING SHEATHING (PER CONTRACT SPECS)  
2x12 RIDGEBOARD  
2x12 RAFTERS @ 16" o.c.  
2x6 COLLAR TIES

NOTE: ALL PLUMBING WALLS  
(WALLS WITH VENTS AND DRAINS)  
ARE TO HAVE 2x6 CONSTRUCTION

NOTE:  
VENTILATE ROOF TO 1/300TH OF INSULATED CEILING AREA

CARRIAGE PARTITION HEADER  
2x3 1/2" x 8 1/2" VERSA-LAM 3080 DF  
12" CDX 5/8M

1x8 FASCIA  
1x4 SHADOW BOARD  
METAL WRAPPED  
12" OVERHANGS  
VINYL VENTED SOFFIT

TYPICAL 2ND FLOOR EXTERIOR WALL:  
VINYL CLAPBOARDS 4" TO THE LEATHER  
1/8" ADVANTEC SHEATHING  
2x6 STUDS @ 16" o.c.  
R19 BATT INSULATION  
TYNAR OR EQUAL  
& 15L POLY V.B.  
1/2" DRYBALL  
TAPED AND SANDED

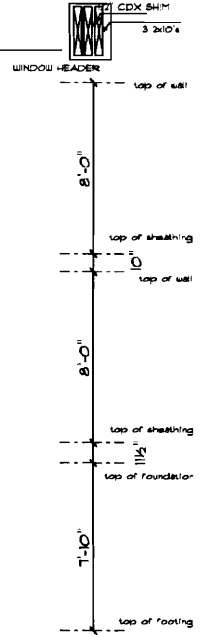
TYPICAL 2ND FLOOR:  
FINISH FLOOR ON  
3/4" T&G ADVANTEC SUBFLOOR  
RINGS NAILED & GULLED  
2ND FLOOR JOISTS @ 16" o.c. w/  
1/3 CROSS BRIDGINGS

BEAM TO BE ENGINEERED

TYPICAL 1ST FLOOR:  
FINISH FLOOR ON  
3/4" T&G ADVANTEC SUBFLOOR  
RINGS NAILED & GULLED  
2ND FLOOR JOISTS @ 16" o.c. w/  
1/3 CROSS BRIDGINGS

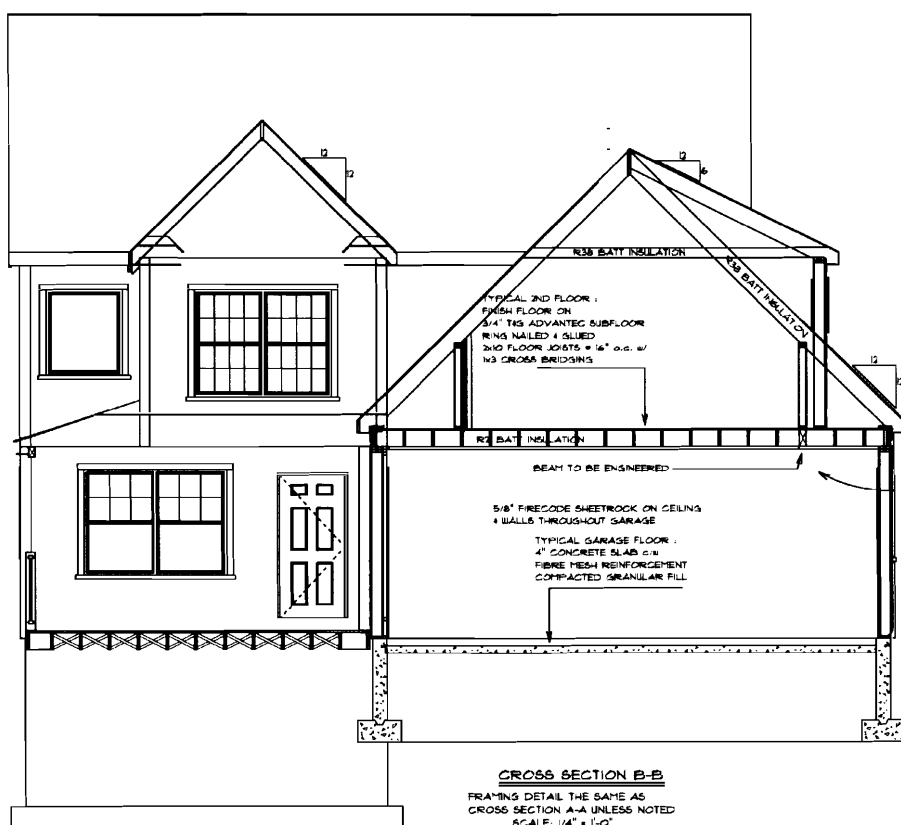
2x12 NALER  
3 2x12'S LAMINATED  
TO MAKE WOOD BEAM  
3/2" LALLY COLS

TYPICAL BASEMENT FLOOR:  
4" CONCRETE SLAB o.c.  
& 15L POLY VAPOR BARRIER  
3/4" CRUSHED ROCK



CROSS SECTION A-A  
SCALE: 1/4" = 1'-0"

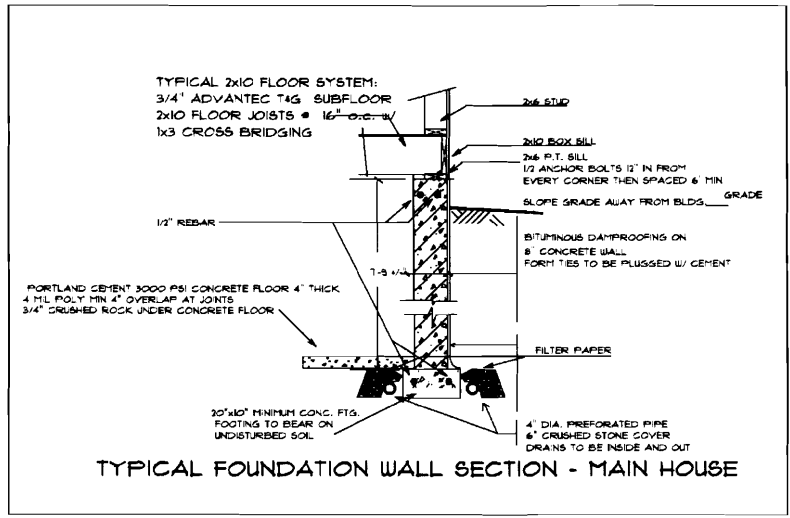
HEATING SYSTEM:  
FORCED HOT WATER  
WITH POWER VENT,  
POSITIONING BY  
PLUMBING CONTRACTOR



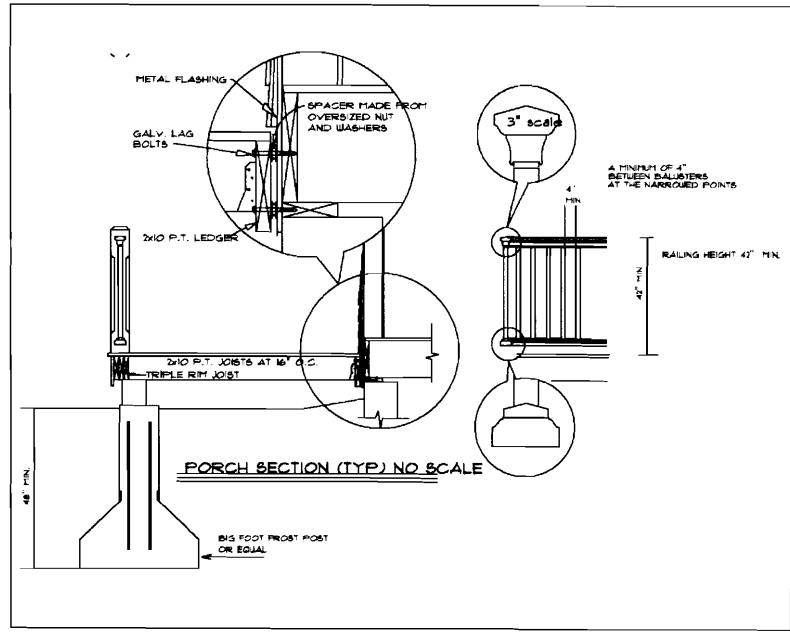
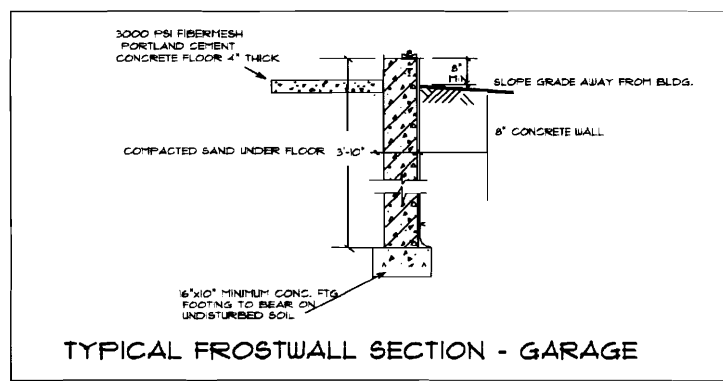
CITY OF PORTLAND  
DEPT. OF BUILDING INSPECTIONS  
JAN 15 2010  
SUBMITTED BY:  
PRICKER SMITH



RECEIVED  
 JAN 15 2010  
 Dept. of Building Inspections  
 City of Portland Maine

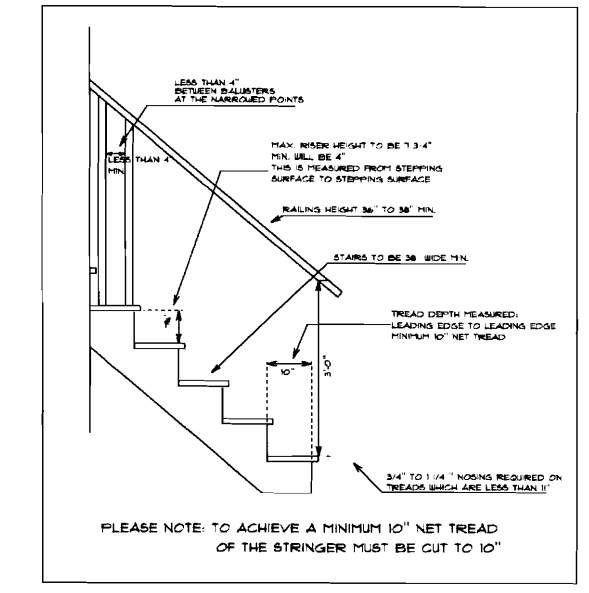


- FOUNDATION NOTES**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
  2. BASEMENT UNDOOR LOCATIONS & ROUGH OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
  3. ALL ANCHOR BOLTS SHALL BE 1/2\"/>

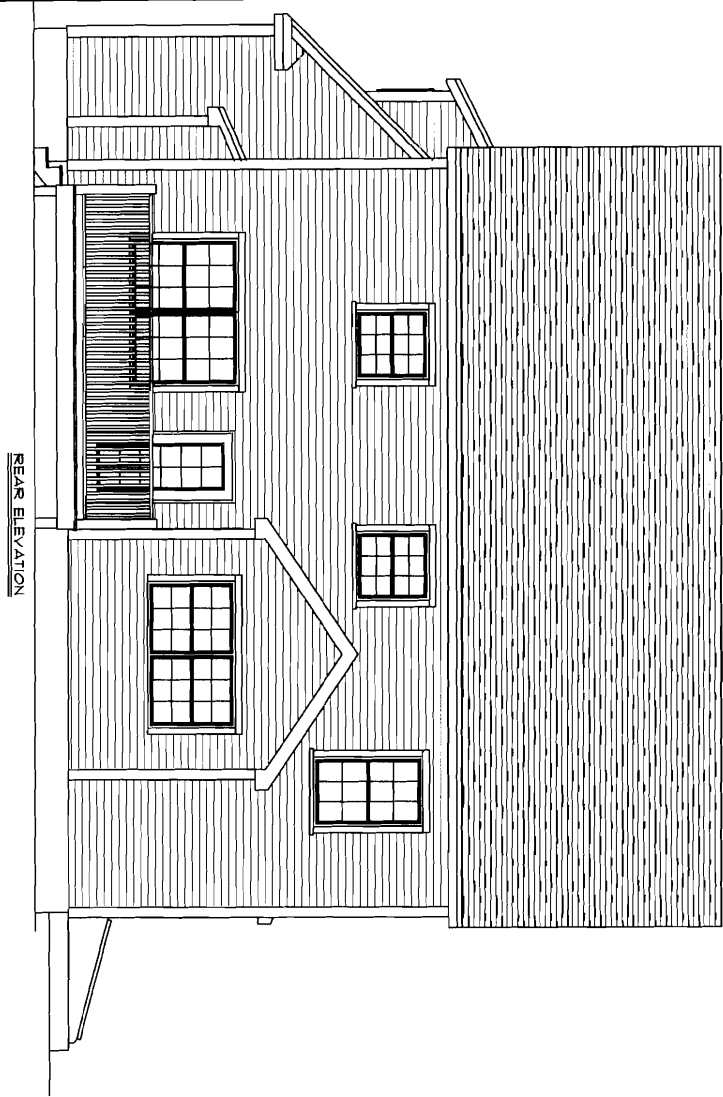


SEE NOTE	LOCATION	FASTENING	CONNECTION	SEE NOTE	LOCATION	FASTENING	CONNECTION
SEE NOTE F		96	PANEL BEARING TO FRAMING	SEE NOTE F		96	PANEL BEARING TO FRAMING
SEE NOTE F		96	PANEL BEARING TO FRAMING	SEE NOTE F		96	PANEL BEARING TO FRAMING
SEE NOTE C		96	SUBFLOOR UNDERLAYMENT SINGLE FLOOR COMBINATIONS	SEE NOTE C		96	SUBFLOOR UNDERLAYMENT SINGLE FLOOR COMBINATIONS
SEE NOTE F		7-16 GAUGE	8 PARTICLE BOARD	SEE NOTE F		7-16 GAUGE	8 PARTICLE BOARD
SEE NOTE G		1-3/4\"/>					

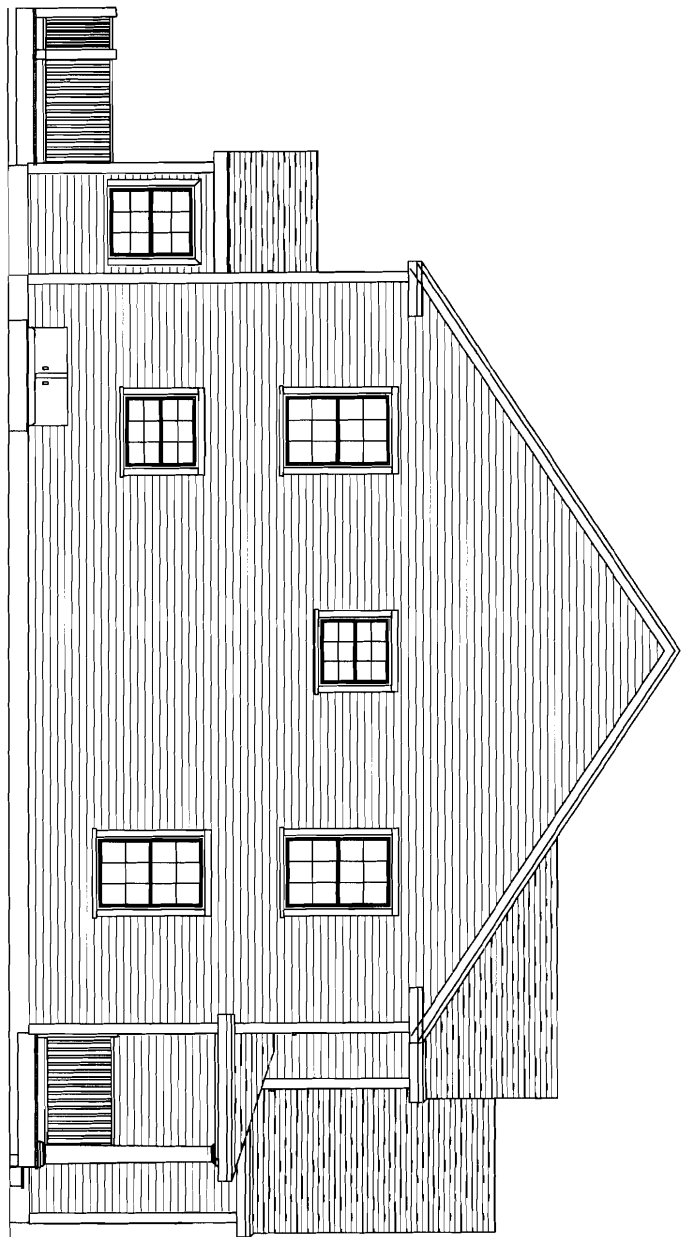
**FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)**



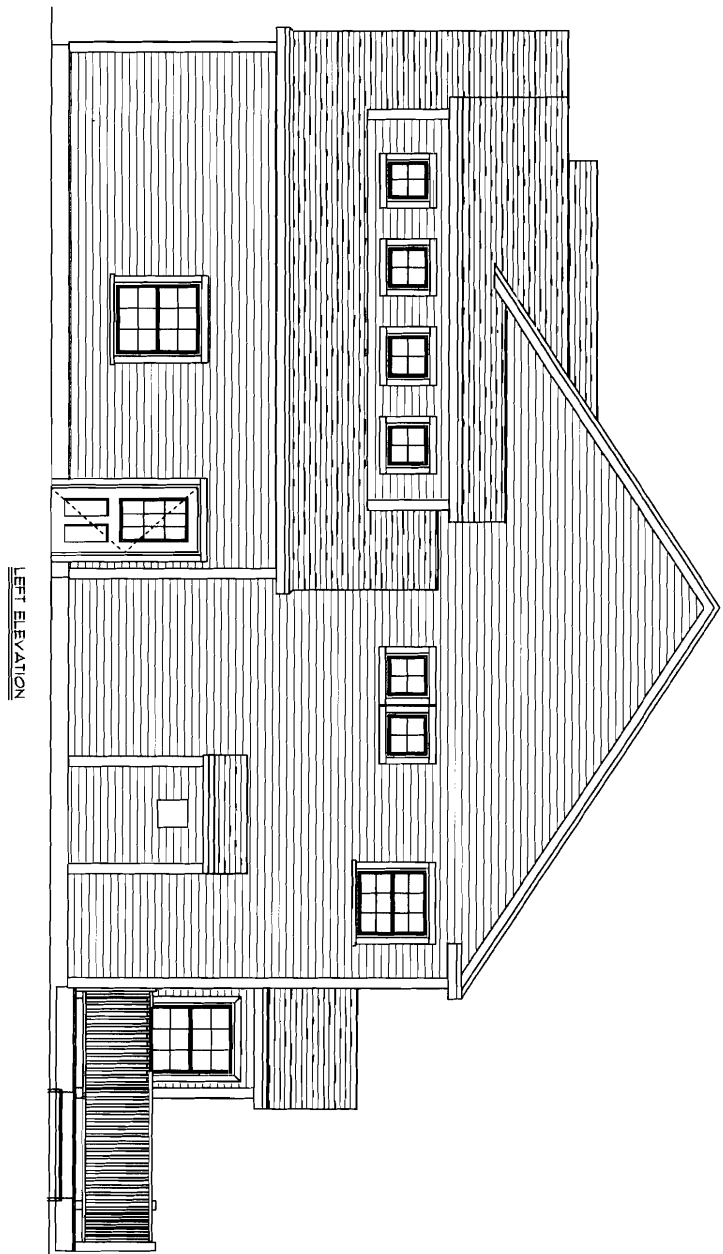
CITY OF PORTLAND MAINE  
 Approved Building Department  
 JAN 15 2010  
 SUPERVISOR ALL  
 PRIOR EVENTS & INFO



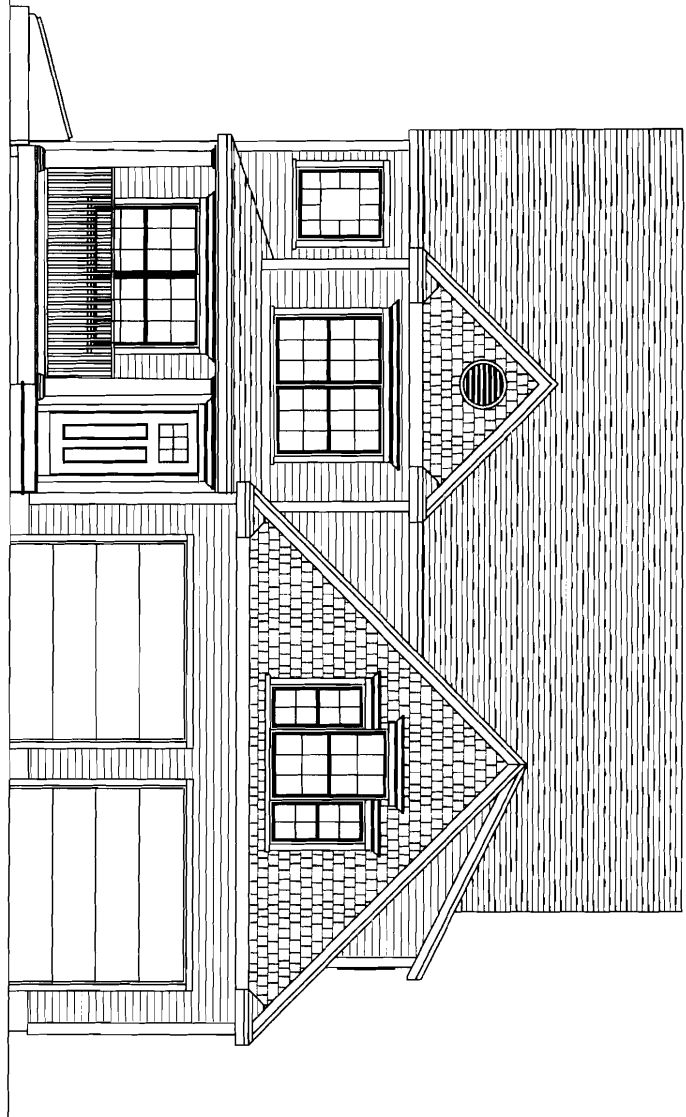
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

DATE	10/10/2023
SCALE	AS SHOWN
WORK	CONTRACT
DATE	10/10/2023
SCALE	AS SHOWN
WORK	CONTRACT
DATE	10/10/2023
SCALE	AS SHOWN
WORK	CONTRACT

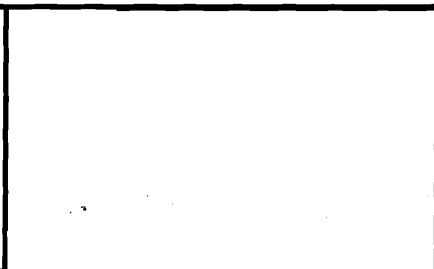
PROJECT NAME:  
**44 Bay St.  
 WILSON  
 RESIDENCE**

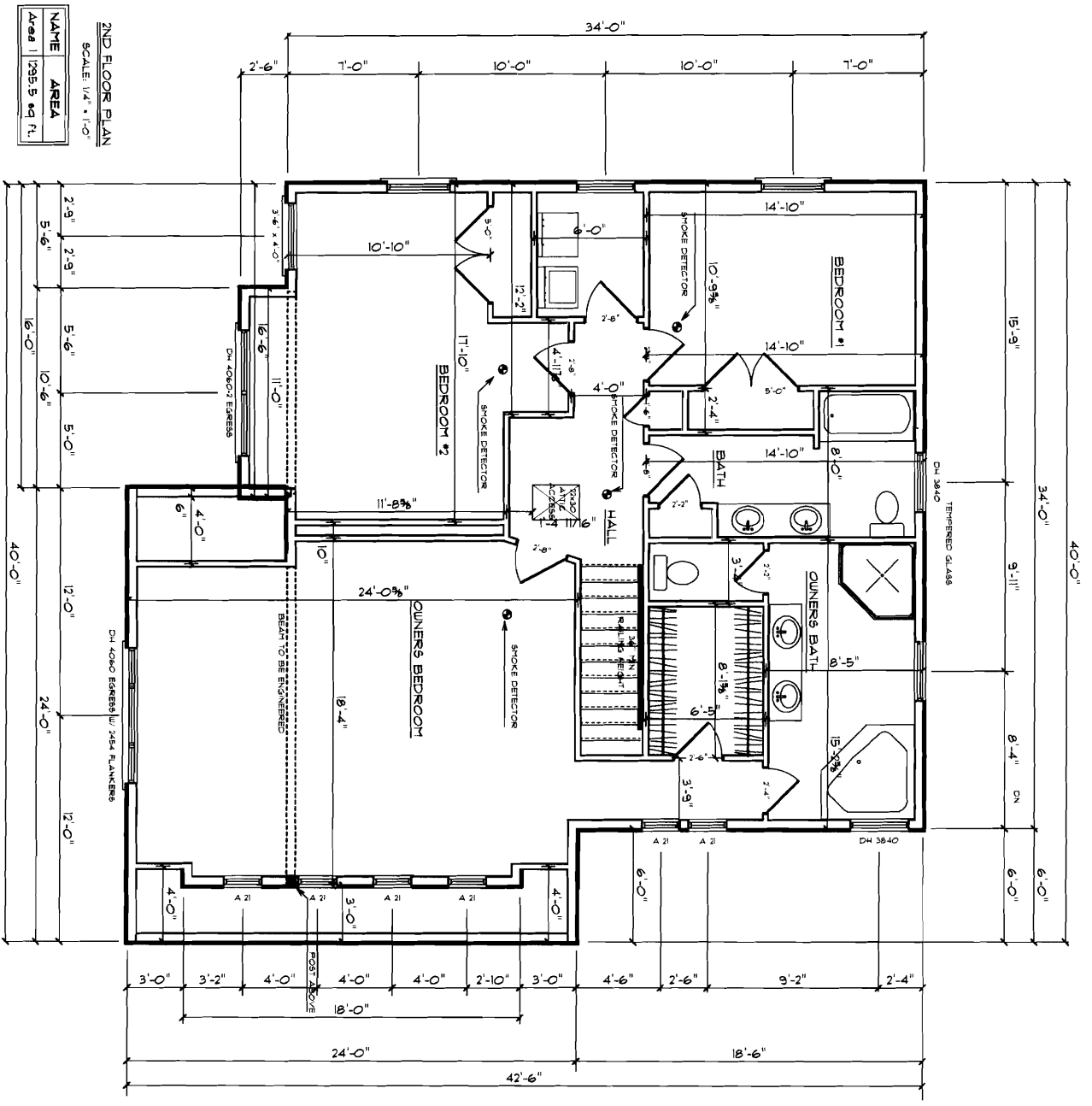
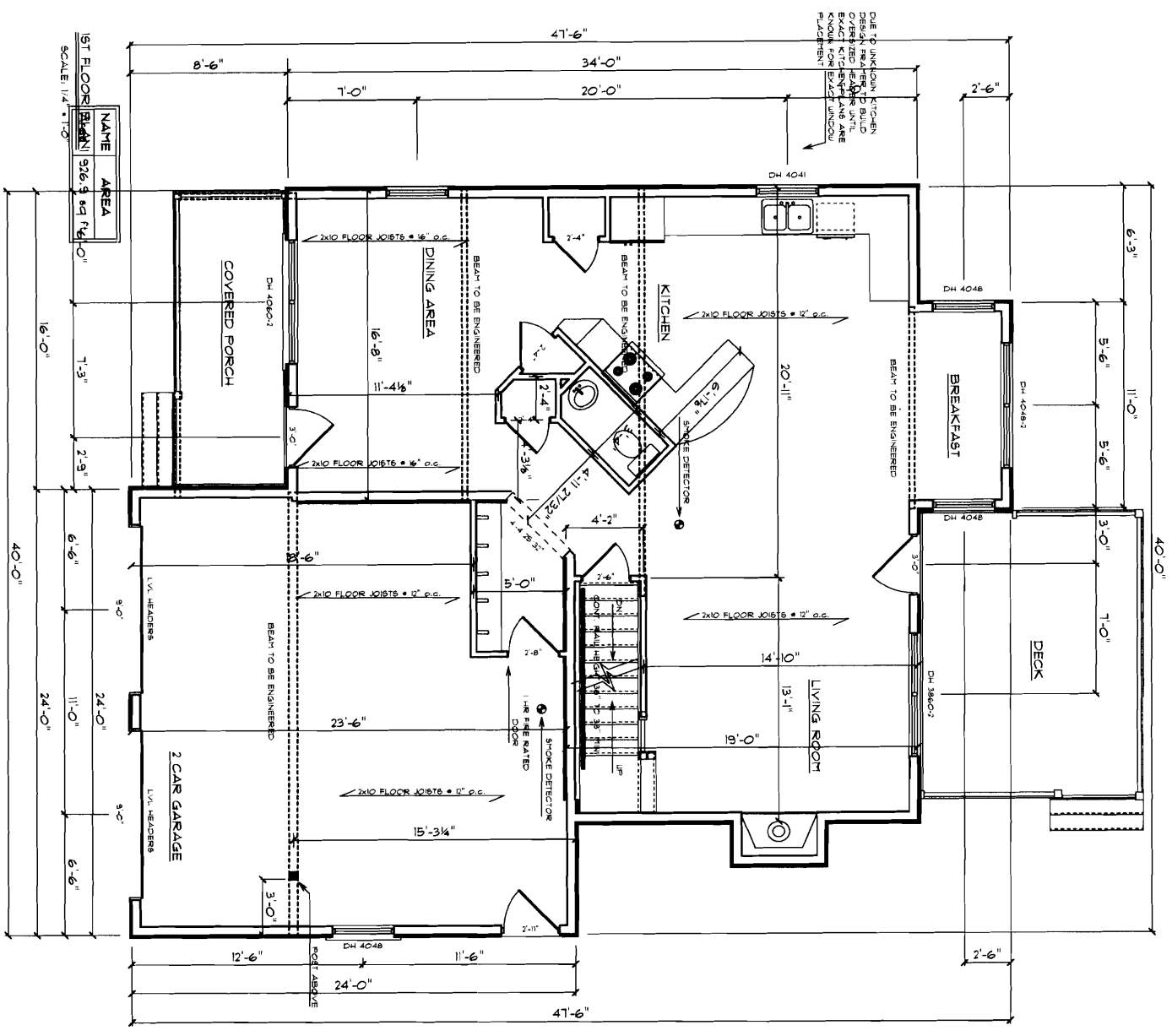
CONTRACTOR:  
**ROBIE  
 PROPERTIES**

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES DESIGN INC. OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA RES DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS.

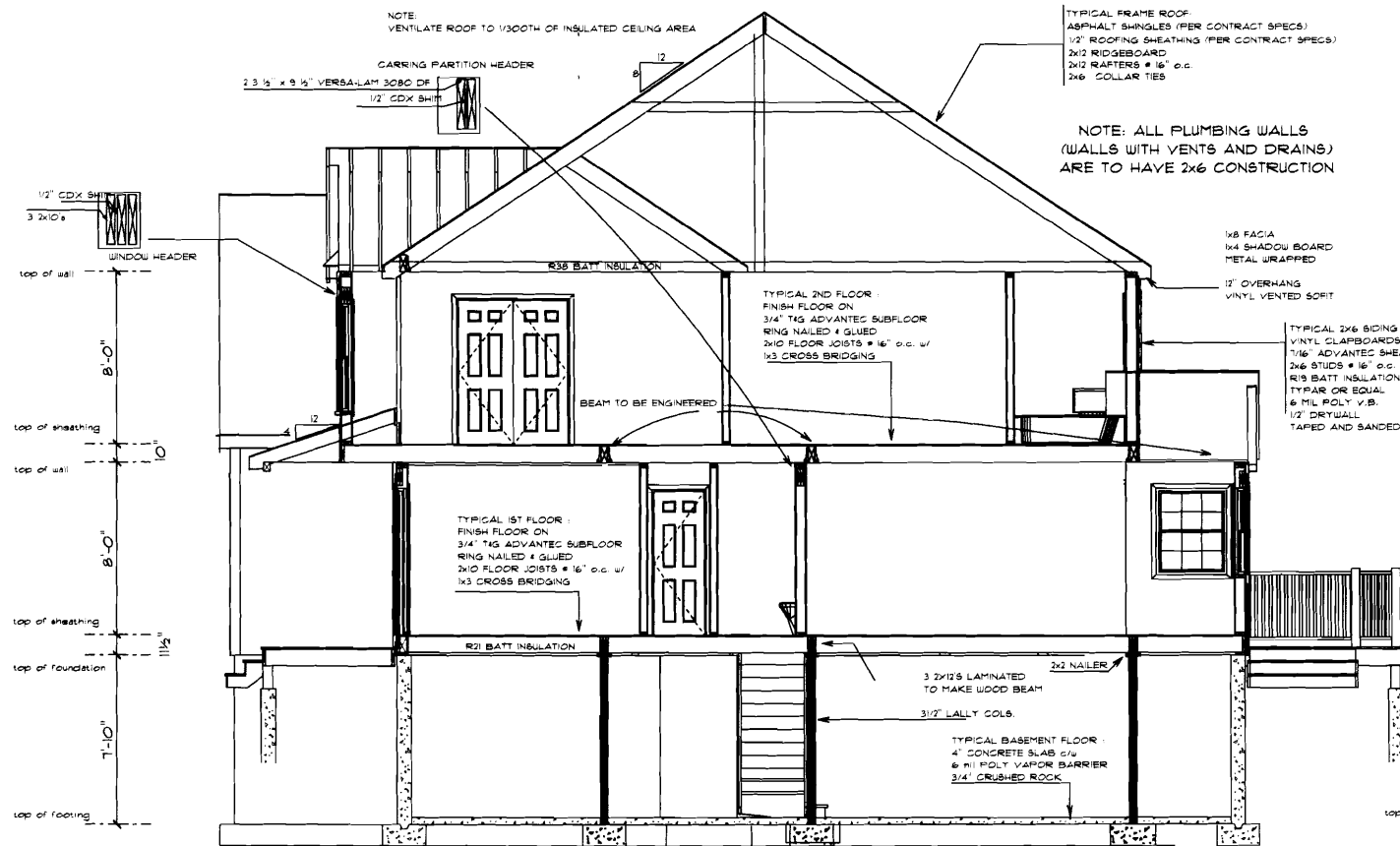




NOTE: ALL WINDOWS  
U-FACTOR = .31

PROJECT NAME: <b>44 Bay St WILSON RESIDENCE</b>	CONTRACTOR: <b>ROBIE PROPERTIES</b>	THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES DESIGN INC OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.  ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.  USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA RES DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS.
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CROSS SECTION A-A  
SCALE: 1/4" = 1'-0"

HEATING SYSTEM:  
FORCED HOT WATER  
WITH POWER VENT,  
POSITIONING BY  
PLUMBING CONTRACTOR

TYPICAL FRAME ROOF:  
ASPHALT SHINGLES (PER CONTRACT SPECS)  
1/2" ROOFING SHEATHING (PER CONTRACT SPECS)  
2x12 RIDGEBOARD  
2x12 RAFTERS @ 16" o.c.  
2x6 COLLAR TIES

NOTE: ALL PLUMBING WALLS  
(WALLS WITH VENTS AND DRAINS)  
ARE TO HAVE 2x6 CONSTRUCTION

1/8 FASCIA  
1/4 SHADOW BOARD  
METAL WRAPPED  
1" OVERHANG  
VINYL VENTED SOFFIT

TYPICAL 2x6 SIDING EXTERIOR WALL:  
VINYL CLAPBOARDS 4" TO THE WEATHER  
7/16" ADVANTEC SHEATHING  
2x6 STUDS @ 16" o.c.  
R19 BATT INSULATION  
TYNAR OR EQUAL  
6 MIL POLY V.B.  
1/2" DRYWALL  
TAPED AND SANDED

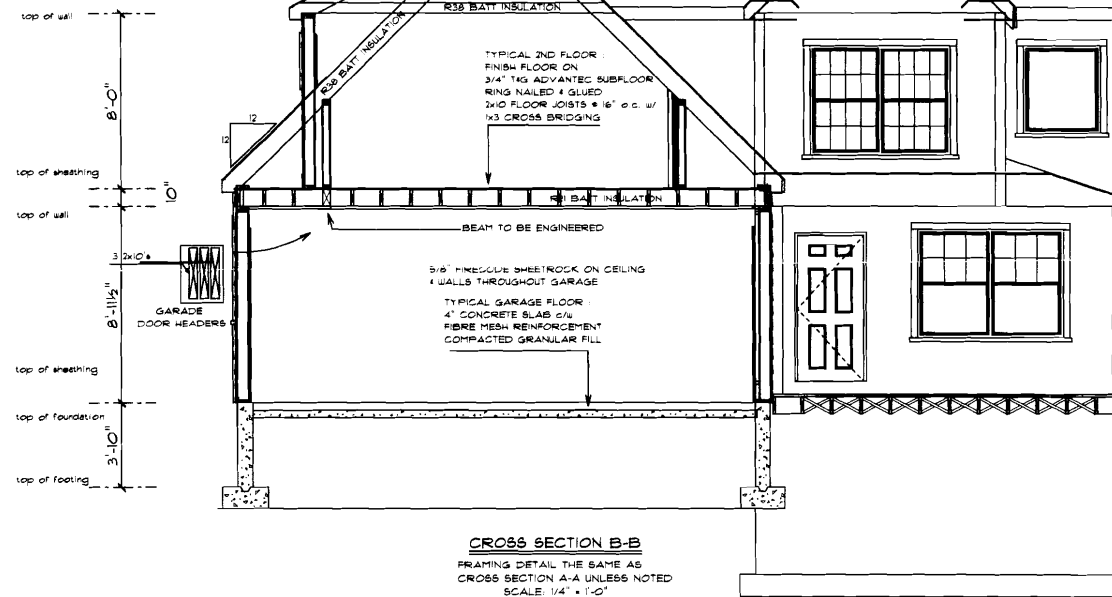
TYPICAL 2ND FLOOR  
FINISH FLOOR ON  
3/4" 1x6 ADVANTEC SUBFLOOR  
RING NAILED & GLUED  
2x10 FLOOR JOISTS @ 16" o.c. w/  
1x3 CROSS BRIDGING

TYPICAL 1ST FLOOR  
FINISH FLOOR ON  
3/4" 1x6 ADVANTEC SUBFLOOR  
RING NAILED & GLUED  
2x10 FLOOR JOISTS @ 16" o.c. w/  
1x3 CROSS BRIDGING

3 2x12s LAMINATED  
TO MAKE WOOD BEAM  
2x2 NAILER  
3/2" LALLY COLS.

TYPICAL BASEMENT FLOOR:  
4" CONCRETE SLAB @ 1/2"  
6 MIL POLY VAPOR BARRIER  
3/4" CRUSHED ROCK

NOTE: ALL PLUMBING WALLS  
(WALLS WITH VENTS AND DRAINS)  
ARE TO HAVE 2x6 CONSTRUCTION



CROSS SECTION B-B  
FRAMING DETAIL THE SAME AS  
CROSS SECTION A-A UNLESS NOTED  
SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS  
U-FACTOR = .31

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES.

CONTRACTOR

**ROBIE  
PROPERTIES**

PROJECT NAME:

141 Bay Street  
**WILSON  
RESIDENCE**

REVISIONS

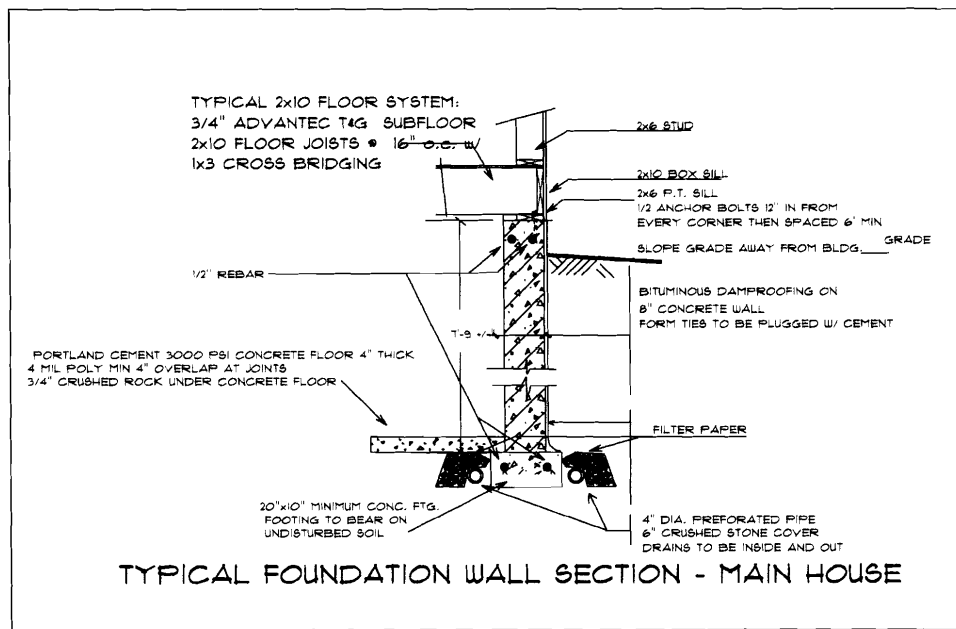
DATE: 05/19/2010

SCALE: AS NOTED

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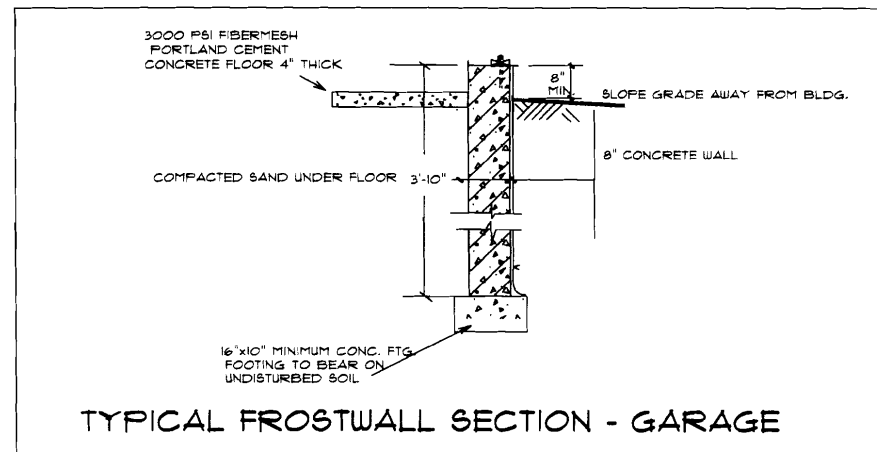
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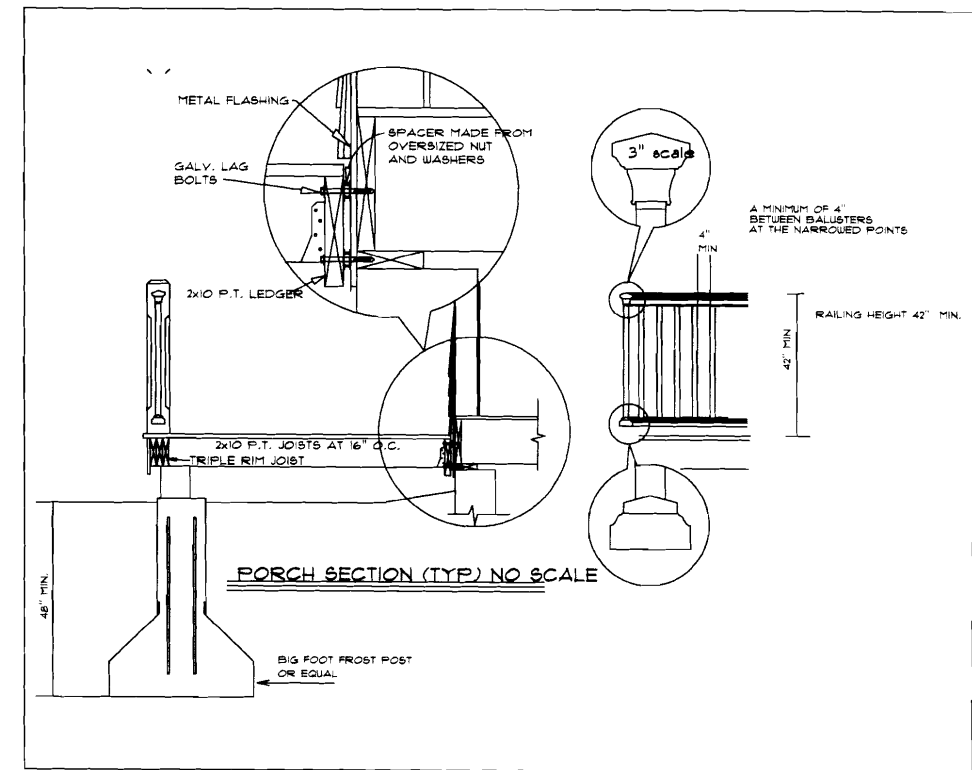


TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

- FOUNDATION NOTES:
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
  2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR, OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
  3. ALL ANCHOR BOLTS SHALL BE 1/2" O.C. HOOKED OR EQUIVALENT, 4'-0" MAX. OC, & 1'-0" MIN. FROM ALL CORNERS.
  4. ALL LALLY COLUMN, FOOTINGS, WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
  5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
  6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (IE BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
  8. CONTRACTOR SHALL ADJUST WALL AND FOOTINGS SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
  9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING JOIST & SUBFLOOR IS COMPLETE.
  10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC.
  11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

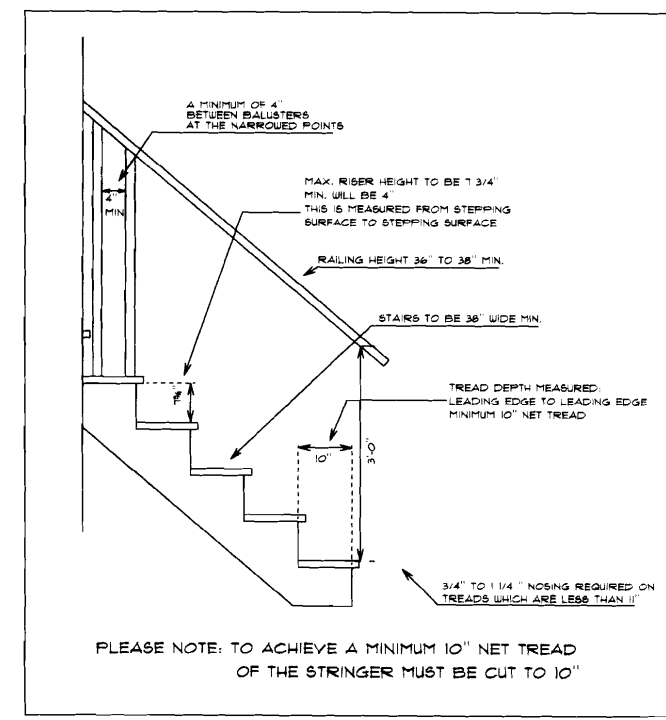


TYPICAL FROSTWALL SECTION - GARAGE



NOTE LETTER	DESCRIPTION	FASTENING	CONNECTION
P	WALL SHEATHING AND 3 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND FOR ROOF SHEATHING APPLICATIONS. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES 8 INCHES AT INTERMEDIATE SUPPORTS.	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP GIRDER & BEAMS
O	FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS 16 INCHES (20 INCHES STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
N	12 INCH SHEATHING AND 1-1/2 INCH LENGTH FOR 25/32 INCH SHEATHING PANEL SUPPORTS AT CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1-1/8 INCH LENGTH FOR	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP GIRDER & BEAMS
M	FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS 16 INCHES (20 INCHES STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
L	12 INCH SHEATHING AND 1-1/2 INCH LENGTH FOR 25/32 INCH SHEATHING PANEL SUPPORTS AT CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1-1/8 INCH LENGTH FOR	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP GIRDER & BEAMS
K	WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING SPANS ARE 48 INCHES OR MORE FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAGRAMS AND SHEAR NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT AT SUPPORTS WHERE COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
J	WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING SPANS ARE 48 INCHES OR MORE FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAGRAMS AND SHEAR NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT AT SUPPORTS WHERE COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
I	WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING SPANS ARE 48 INCHES OR MORE FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAGRAMS AND SHEAR NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT AT SUPPORTS WHERE COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
H	FOR 1/2 INCH SHEATHING & 1-3/4 INCH LENGTH FOR 25/32 INCH SHEATHING CORROSION-RESISTANT ROOFING NAILS w/ 7/16 INCH DIA. HEAD & 1-1/2 INCH LENGTH	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
G	FASTENERS SPACED 3 INCHES OC AT EXTERIOR EDGES AND 6 INCHES OC AT INTERMEDIATE SUPPORTS	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
F	CORROSION-RESISTANT SINGING OR CASING NAIL	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
E	DEFORMED SHANK	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
D	COMMON	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
C	COMMON OR DEFORMED SHANK	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
B	COMMON	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS
A	COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.	4 - 3" 14 GAGE STAPLE @ 24" OC 3" 14 GAGE STAPLE @ 24" OC 2 - 16d COMMON @ 24" OC	BUILT-UP CORNER STUDS

FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)



PLEASE NOTE: TO ACHIEVE A MINIMUM 10" NET TREAD OF THE STRINGER MUST BE CUT TO 10"

44 Bay St.