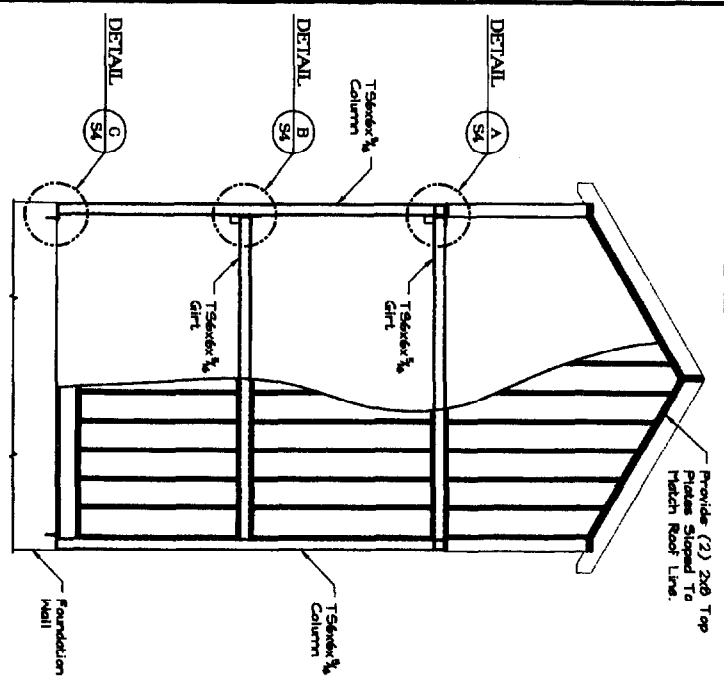
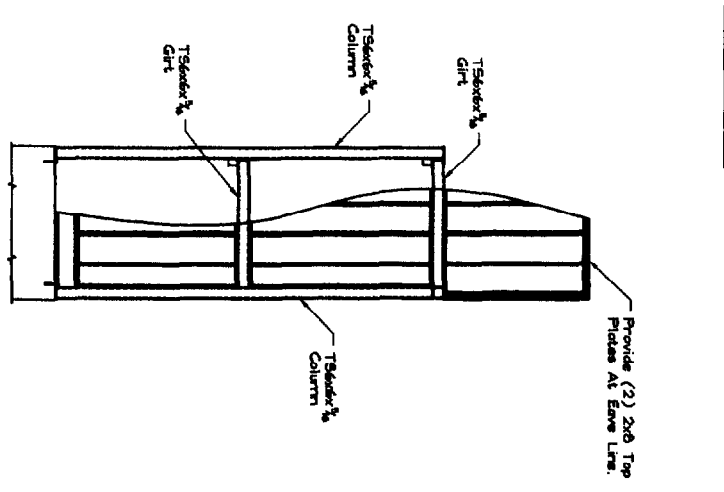


Fill Wall Framing Shell Be 2x6's At 16" o.c. w/ 2x6 Bottom And Top Plates. Attach Plates To Girts With (2) P.A.F. Per Stud.

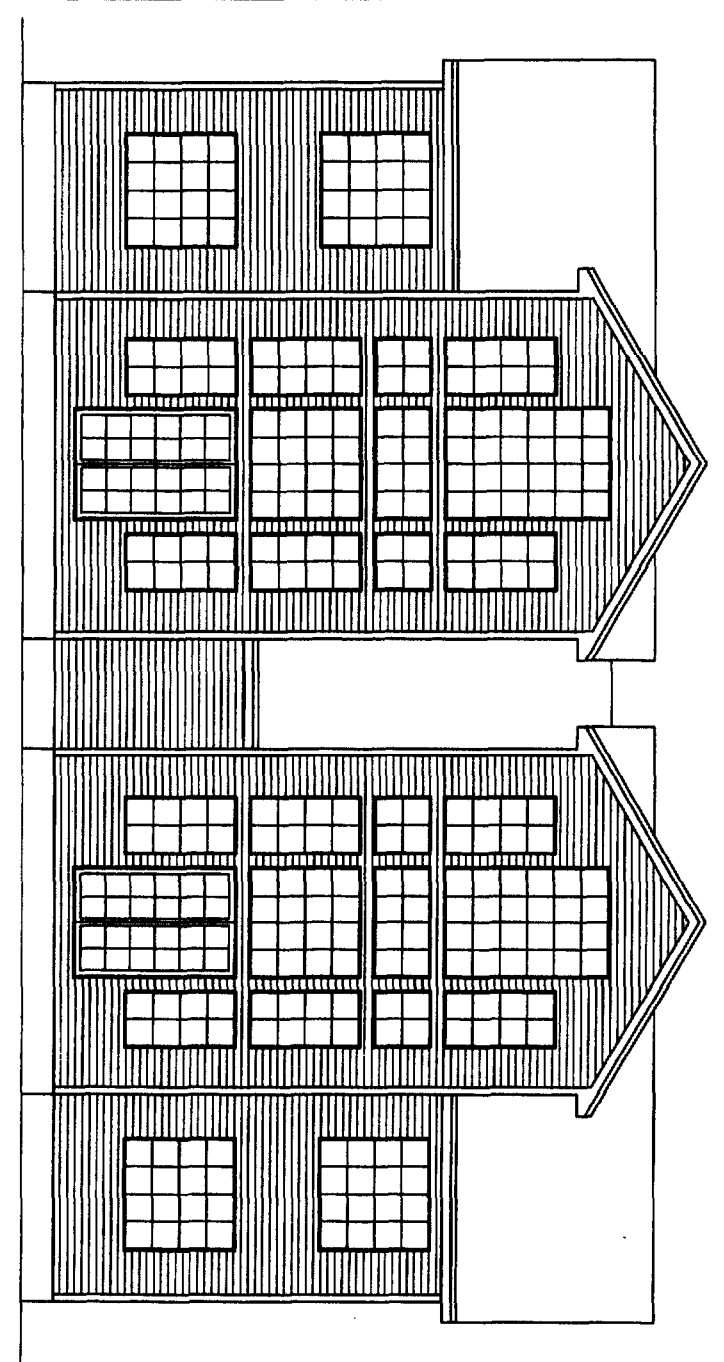


TS FRAME - SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

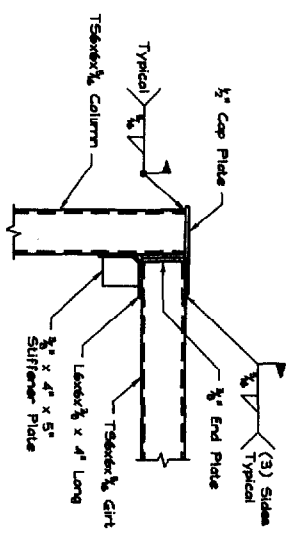
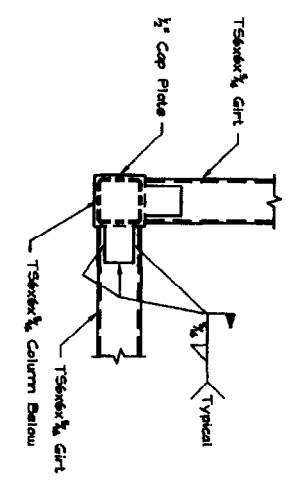
Fill Wall Framing Shell Be 2x6's At 16" o.c. w/ 2x6 Bottom And Top Plates. Attach Plates To Girts With (2) P.A.F. Per Stud.



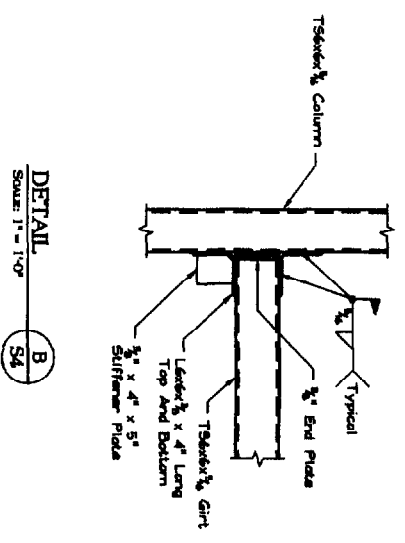
TS FRAME - EAST & WEST ELEVATION  
Scale: 1/8" = 1'-0"



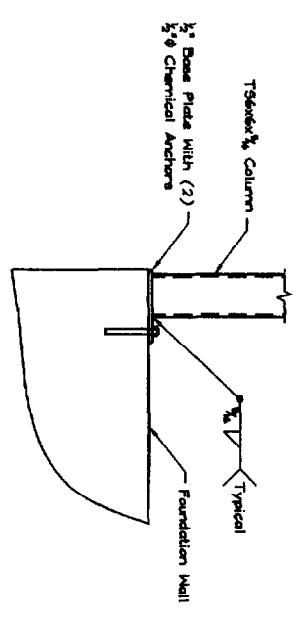
BUILDING ELEVATION - SOUTH SIDE  
Scale: 1/8" = 1'-0"



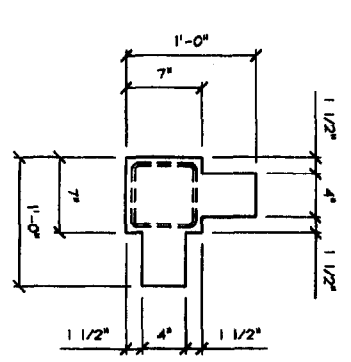
DETAIL A  
Scale: 1" = 1'-0"



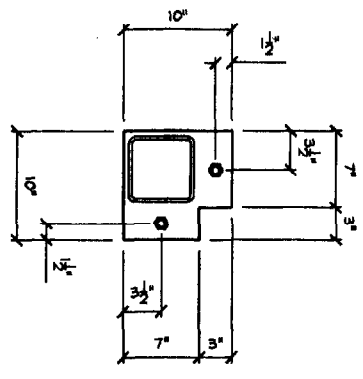
DETAIL B  
Scale: 1" = 1'-0"



DETAIL C  
Scale: 1" = 1'-0"



DETAIL - TYPICAL CORNER CAP PLATE  
Scale: 1 1/2" = 1'-0"



DETAIL - TYPICAL CORNER BASE PLATE  
Scale: 1 1/2" = 1'-0"

This Drawing Is Issued:

Not For Construction     For Construction

Overnight Revision	
#	DESCRIPTION

DRN BY:	PHF
CHKD BY:	FDJ
DATE:	JULY 28, 2006
SCALE:	AS NOTED
JOB NO.:	2006-???

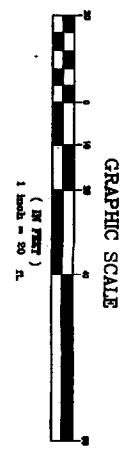
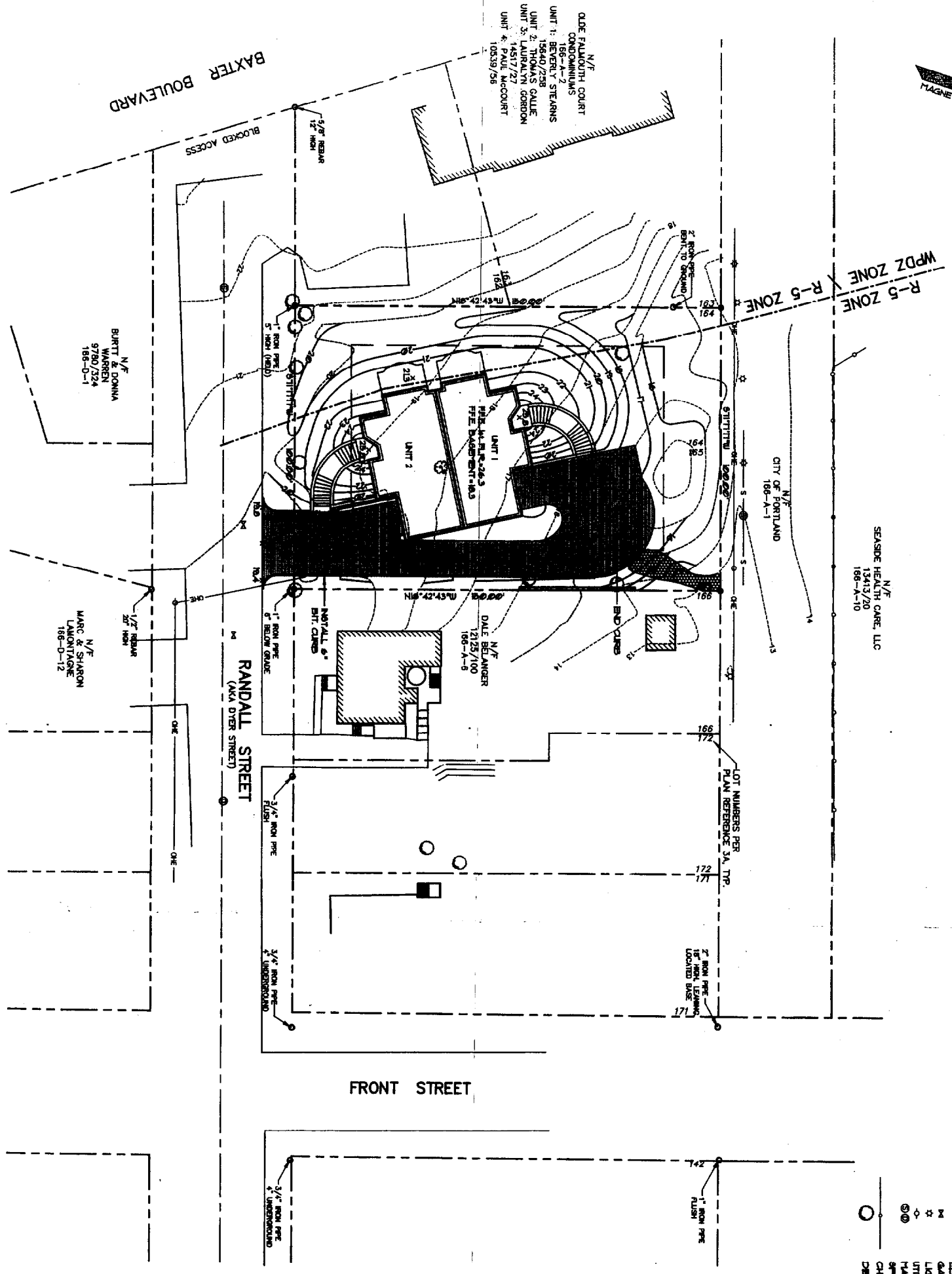
RANDAL STREET  
FRAMING PLANS

SEI  
SHELLEY ENGINEERING, INC.  
STRUCTURAL CONSULTANTS  
80 Deane Street  
Westbrook, Maine 04096  
Phone (207) 854-5466  
Fax (207) 854-6706  
www.ShelleyEngineering.com



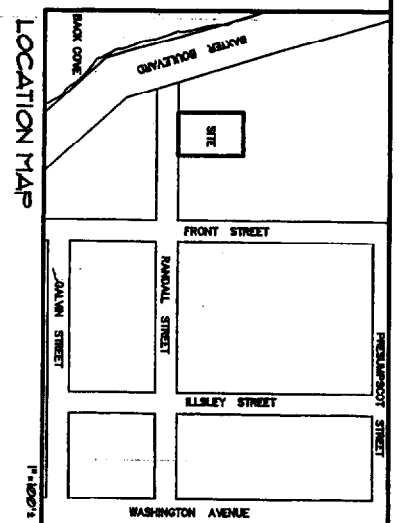
WALL  
FRAMING  
ELEVATIONS  
S4 OF 4  
CAD 2003-27744





**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	SETBACK
---	---	EXHIBIT
---	---	CENTRAL LINE
---	---	FOUNTAIN
---	---	IRON PIPE/NO
---	---	CURVE/LINE NO.
---	---	BUILDING
---	---	EDGE PAVEMENT
---	---	CHAIN LINK FENCE
---	---	SPOT GRADE
---	---	DECIDUOUS TREE



**GENERAL NOTES:**

1. THE RECORD OWNERS OF THE PROPERTY ARE FRANK D. GRONIN, PHILIP H. GRONIN, JR. AND MICHAEL P. GRONIN BY DEED RECORDED IN THE CANTON AND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 3443 PAGE 174.
  2. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSORS MAP • 164, BLOCK A LOTS 411.
  3. PLAN REFERENCE:  
 A. PLAN SHOWING PROPOSED SCHEME OF STREETS AND LOTS ON LAND OF L.L. DYER, EAST CANTON, MAINE, BY E. C. JORDAN, RECORDED IN THE CORD IN PLAN BOOK 1 PAGE 2.  
 B. OLIVE FALLS COURT, FOR JOHN HEATHORN AND MARY GIBBALL, DATED ABOUT 29, 1882, AND RECORDED IN THE CORD IN UNIT OWNERSHIP FILE 8X.
  4. THE FOLLOWING WAS USED TO ESTABLISH THE RANDALL STREET RIGHT OF WAY: A PLAN OF RANDALL STREET BY THE PORTLAND PUBLIC WORKS DEPT. DATED 1903 IS FIRST. THE 3 FOOT CORNER POINT AT THE NORTH INTERSECTION OF RANDALL STREET AND ELBY STREET. SECOND THE NORTH CORNER OF THE NORTHWEST CORNER OF THE HOUSE AT 58 RANDALL STREET AS SHOWN 140 FEET FROM THE CENTRAL LINE. THIRD THE TOP CORNER OF THE FRONT CORNER OF THE HOUSE AT 58 RANDALL STREET AS SHOWN 25 FEET FROM THE CENTRAL LINE. FOURTH THE 3 FOOT CORNER POINT ON THE EASTERN SIDE OF WASHINGTON AVENUE 140 FEET NORTHWESTLY OF THE CENTRAL LINE OF RANDALL STREET.
  5. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND R5 ZONE. A PORTION OF THE PROPERTY IS WITHIN THE SHORELAND ZONE.
  6. THE AREA OF THE PROPERTY IS APPROXIMATELY 5000 SQUARE FEET.
- MINIMUM REQUIREMENTS OF THE R5 ZONE:**
- |                                                      |                |
|------------------------------------------------------|----------------|
| MINIMUM LOT SIZE                                     | 4,000 SQ. FEET |
| MINIMUM STREET FRONTAGE                              | 20 FEET        |
| MINIMUM REAR SETBACK                                 | 5 FEET         |
| MINIMUM REAR SETBACK (FOR BUILDING OVER 100 SQ. FT.) | 5 FEET         |
| MINIMUM SIDE SETBACK (1 1/2 STORY)                   | 5 FEET         |
| MINIMUM SIDE SETBACK (2 STORY)                       | 5 FEET         |
| MINIMUM LOT COVERAGE                                 | 12 PERCENT     |
| MINIMUM STRUCTURE HEIGHT (PRINCIPAL)                 | 14 FEET        |
|                                                      | 20 FEET        |

**SITE/GRADING PLAN**  
 OF:  
**65 - 71 RANDALL STREET**  
 65 RANDALL STREET  
 PORTLAND, MAINE  
 FOR:  
**FRANK GRONIN BUILDERS**  
 5 WEBSTER ROAD  
 FREEPORT, MAINE 04032

DATE: 3-11-03  
 SCALE: 1"=20'

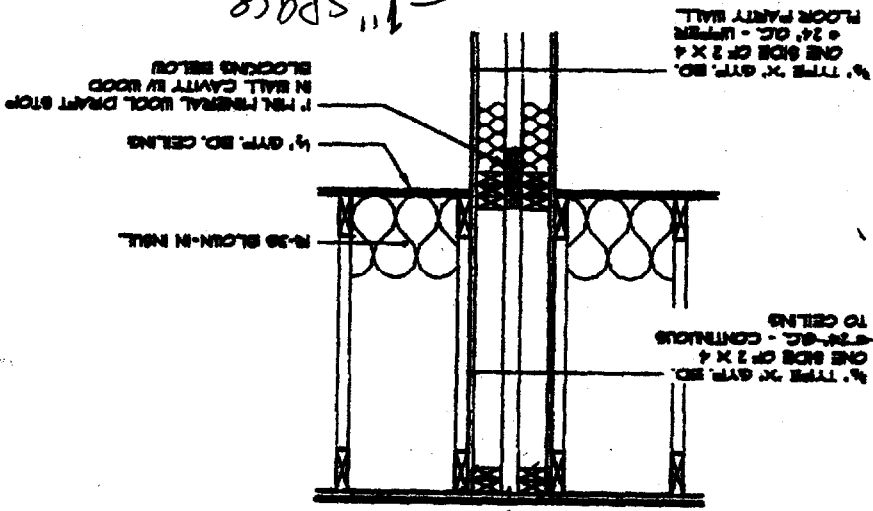
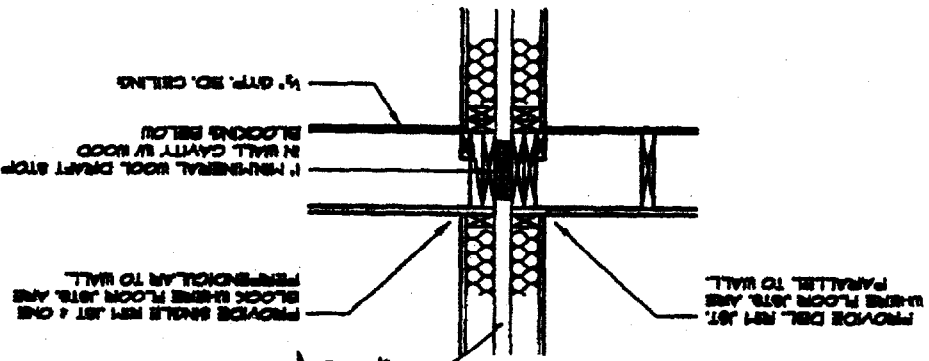
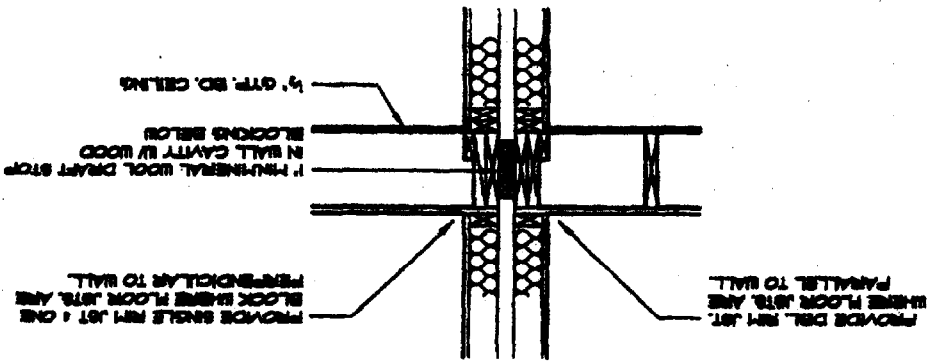
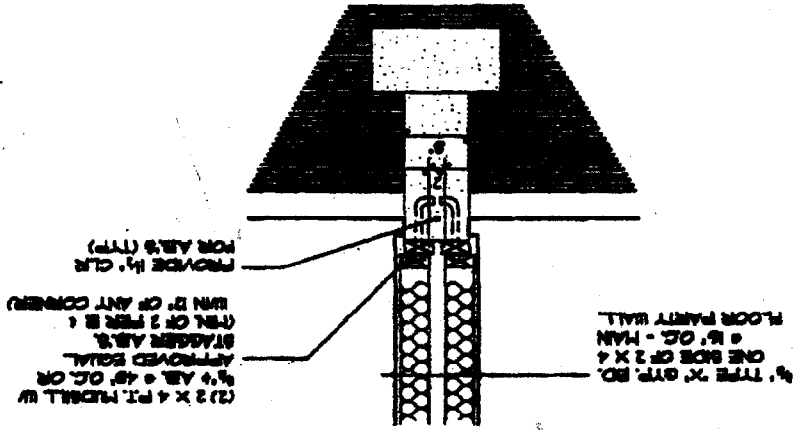
**SHEET 1 OF 1**

**Sebago Technics**  
 Engineering Experts You Can Build On  
 One Chebot Street  
 Westbrook, Me 04098-1330  
 Tel (207) 888-0277

PROJECT NO.	DWG NAME	FLD. BK.	DESIGN	DRAWN
01549	01549GU	772	SMF	MAL

REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATION, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



1" space

16 o.c.

4549  
 STC  
 STC

