

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

| | | |
|-----------------------|-----------------------------------|---------------------|
| Permit No: 03-1228 | Issue Date: OCT 15 2003 | CBL: 339 G020001 |
|-----------------------|-----------------------------------|---------------------|

| | | | |
|---|---|--|---|
| Location of Construction: 18 Woodbury St | Owner Name: Lyons Mary Tracie & | Owner Address: 18 Woodbury St | Phone: |
| Business Name: | Contractor Name: White, Jim | Contractor Address: 2 Farwell Court Westbrook | Phone: 2077413141 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | Zone: R3 |
| Past Use: Single family | Proposed Use: Single family w/2 car 24' x 28' attached garage | Permit Fee: \$318.00 | Cost of Work: \$33,000.00 |
| Proposed Project Description: Add 2 car 24' x 28' attached garage | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: Type: R3 SB BOCA 1999 Signature: JMB 10/15/03 |
| | | 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: kwd | Date Applied For: 10/02/2003 | Zoning Approval |
|--------------------------------|--|------------------------|

| | | | |
|---|--|--|--|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>JMB 10/15/03</i></p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p> | <p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>JMB</i></p> |
|---|--|--|--|

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 |
|---|------|-------|

10/17/03 - checked setbacks OK - checked forms
for Footings OK to pour + form M

City of Portland, Maine - Building or Use Permit

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

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| Permit No: 03-1228 | Date Applied For: 10/02/2003 | CBL: 339 G020001 |
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| | | | |
|--|---|---|--------------------------------|
| Location of Construction: 18 Woodbury St | Owner Name: Lyons Mary Tracie & | Owner Address: 18 Woodbury St | Phone: |
| Business Name: | Contractor Name: White, Jim | Contractor Address: 2 Farwell Court Westbrook | Phone (207) 741-3141 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | |

| | |
|---|---|
| Proposed Use: Single family w/2 car 24' x 28' attached garage | Proposed Project Description: Add 2 car 24' x 28' attached garage |
|---|---|

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/15/2003

Note: **Ok to Issue:**

- 1) It is the responsibility of the owner to establish the property lines. This structure appears to be located on the required 25' front setback to the property line. A surveyors statement may be required to verify the location.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/15/2003

Note: **Ok to Issue:**

- 1) The 2nd floor will remain unfinished and will need future permits to finish off.
- 2) Design load specs on the steel beam and garage header must be submitted
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

03-1228

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>18 WOODBURY ST.</u> | | |
| Total Square Footage of Proposed Structure <u>576⁰ 672</u> | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Chart# <u>339-020</u> Block# <u>G</u> Lot# <u>20-26</u> | Owner: <u>Lyons</u> | Telephone: <u>878-9152</u> |
| Lessee/Buyer's Name (if Applicable) | Applicant name, address & telephone: <u>James White</u> <u>2 Foxwell Court</u> <u>Westbrook ME 04092</u> | Cost Of Work: \$ <u>33,000⁰⁰</u> Fee: \$ <u>318.⁰⁰</u> |
| Current use: <u>Driveway</u> | | |
| If the location is currently vacant, what was prior use: _____ | | |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: <u>2-car garage 24' x 28' 2 car</u> | | |
| Project description: <u>Attached.</u> | | |
| Contractor's name, address & telephone: <u>White Homes</u> | | |
| Who should we contact when the permit is ready: <u>J. White / same</u> | | |
| Mailing address: <u>2 Foxwell Court</u> <u>Westbrook ME 04092</u> <u>741-3141 (7)</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: <u>J. White</u> | Date: <u>10/2/2003</u> |
|---|------------------------|

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

BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

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

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

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

[Signature]
Signature of applicant/designee

10/15/2003
Date

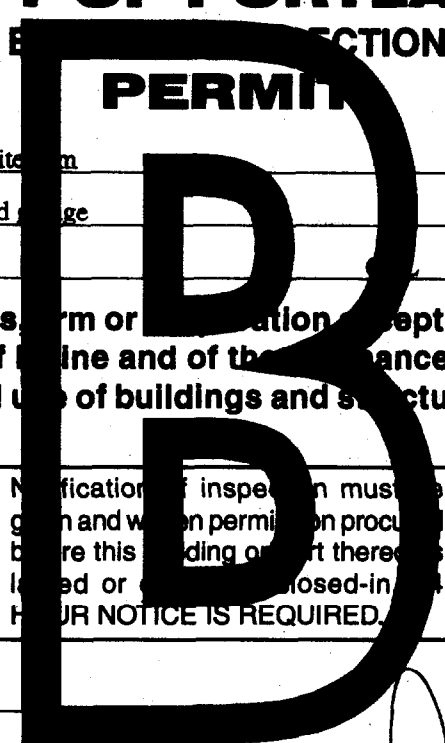
[Signature]
Signature of Inspections Official

10/15/03
Date

CBL: 339-6-20 Building Permit #: 03-1228

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached



PERMIT ISSUED

Permit Number: 031228
OCT 15 2003

This is to certify that Lyons Mary Tracie & /White
has permission to Add 2 car 24' x 28' attached
AT 18 Woodbury St 339 G020001

provided that the person or persons, firm or corporation accepting 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 procured before this building or part thereof is loaded or enclosed-in. FOUR HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

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

Deanne Bonke 10/15/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 339 G020001
Location 18 WOODBURY ST
Land Use SINGLE FAMILY

R3

Owner Address LYONS MARY TRACIE & JASON J LYONS JTS
 18 WOODBURY ST
 PORTLAND ME 04103

Book/Page 16924/287
Legal 339-G-20 T0 26
 WOODBURY ST
 LUKE ST
 18606 SF

Valuation Information

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$34,020 | \$100,490 | \$134,510 |

Property Information

| | | | | | | |
|---------------------------|--------------------------|--------------------------|-------------------------|-----------------------------|-------------------------|--|
| Year Built 2001 | Style Colonial | Story Height 2 | Sq. Ft. 1664 | Total Acres 0.427 | | |
| Bedrooms 3 | Full Baths 1 | Half Baths 1 | Total Rooms 5 | Attic None | Basement Full | |

Outbuildings

| | | | | | |
|---------------------------|----------------------|---------------------------|---------------------|-------------------|-----------------------|
| Type SHED-FRAME | Quantity 1 | Year Built 2002 | Size 8X10 | Grade C | Condition A |
|---------------------------|----------------------|---------------------------|---------------------|-------------------|-----------------------|

Sales Information

| | | | |
|-------------|---------------|--------------|------------------|
| Date | Type | Price | Book/Page |
| 11/01/2001 | LAND + BLDING | \$161,324 | 16924-287 |
| 10/16/2001 | LAND + BLDING | \$49,250 | 16849-072 |
| 07/06/2001 | LAND + BLDING | \$4,000 | 16500-161 |
| 07/06/2001 | LAND + BLDING | \$18,000 | 16500-158 |

Picture and Sketch

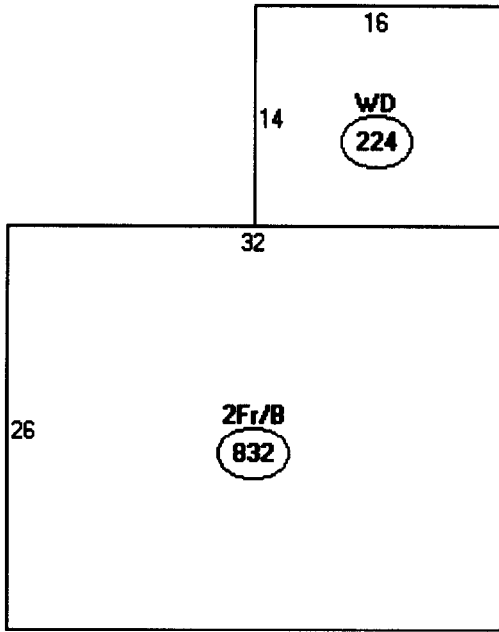
Picture Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).







Descriptor/Area

A: 2Fr/B
832 sqft

B: WD
224 sqft

> 1056
80 shed

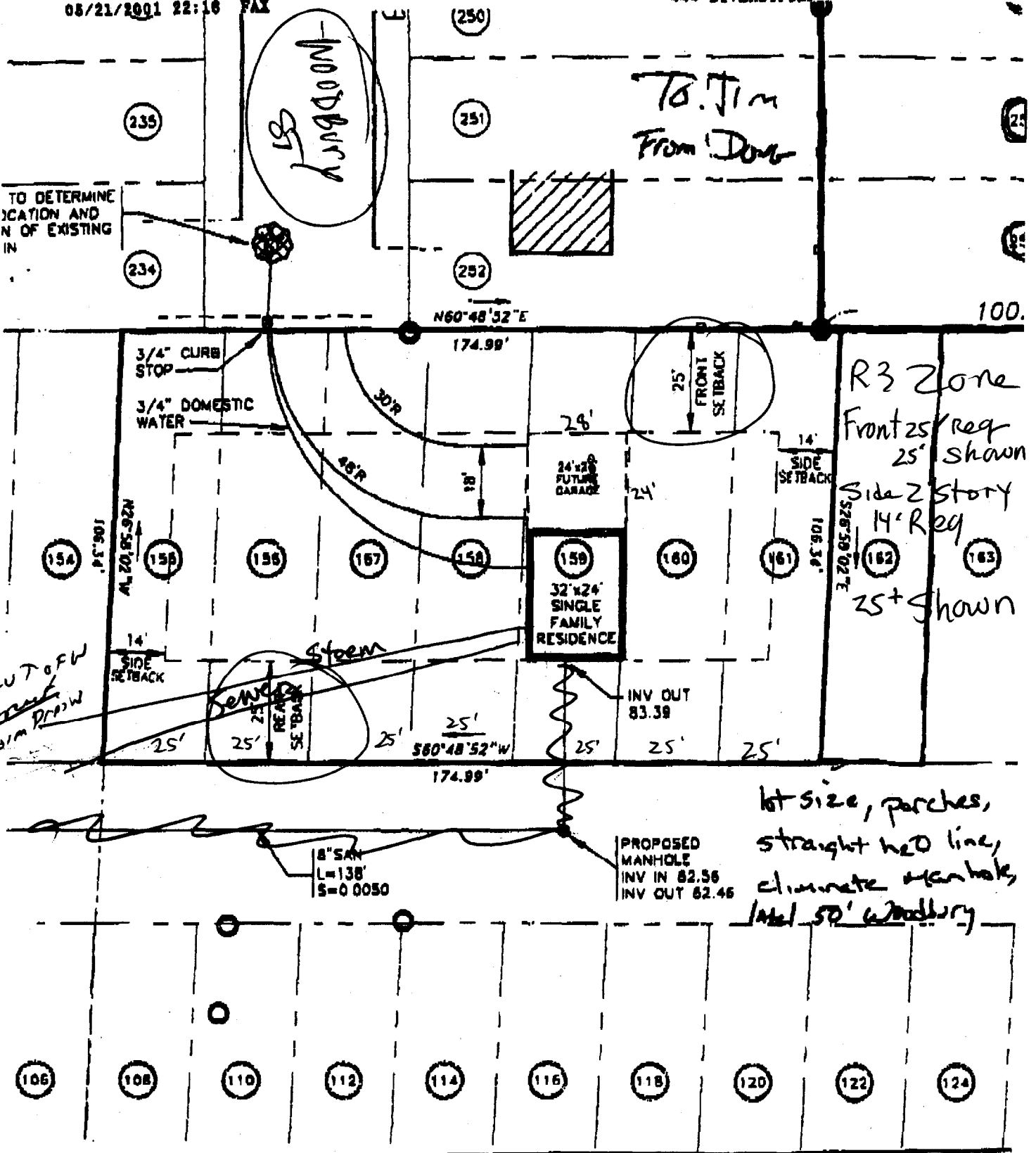
1136
1622 new garage

1,808

OK

18,606
x 25%

4,651 SF



To Jim
From Don

R3 Zone
Front 25' req
25' shown
Side 2 story
14' req
25+ shown

Elev T of W
Eman
Stair Down

lot size, porches,
straight h2O line,
climate manhole,
1st 50' Woodbury

239-2852

| | |
|--------|----------|
| Rev. | 08/2001 |
| App No | 309 |
| Scale | 1" = 30' |
| Unit | -57.1000 |

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

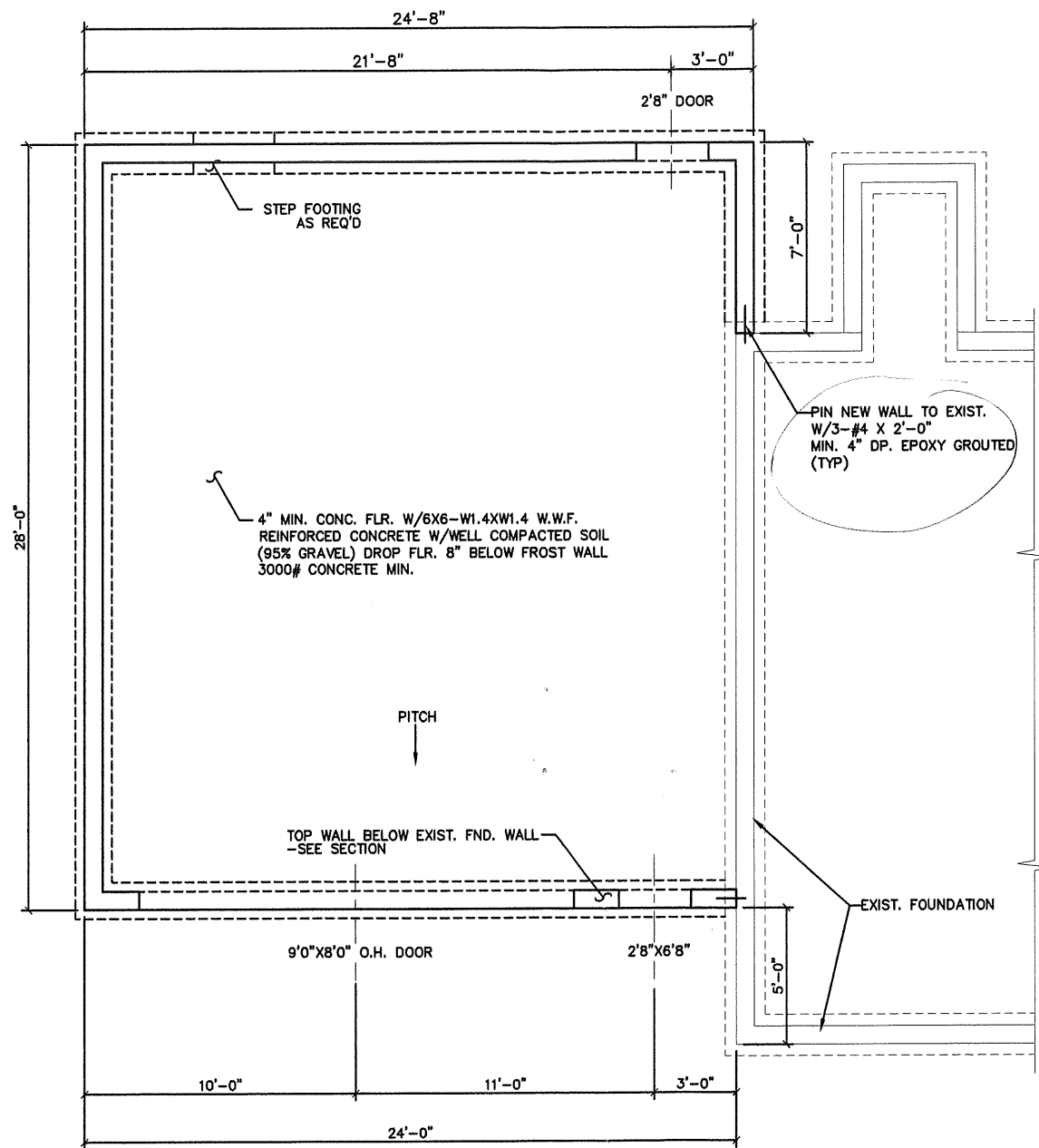
PO Box 123
28 Main Street
Gray, ME 04839

207-657-0810
FAX 207-657-0713
E-mail gpa@maine.net

| | |
|--------------|------|
| Drawing Name | Lo |
| Project | WOOL |

~~WOODBURY STREET~~

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FOUNDATION PLAN

NOTES:

1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPNGS. 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" X 1'-0" HOOKED OR EQUIVALENT. 4'-0" MAX. OC. & 1'-0" MIN. FROM ALL CORNERS.
4. ALL LALLY COLUMNS, 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 FOOTINGS. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC & SURROUNDED WITH A MIN. OF 6" DEEPON ALL SIDES OF 3/4"-1" CRUSHED STONE.

| | |
|-------------------------------------|----|
| MORIN DRAFTING GORHAM, ME. 893-2462 | |
| Jay & Mary Lyon's Residence | |
| FOUNDATION PLAN | |
| DRAWN: J. MORIN | S1 |
| SCALE: 1/4"=1'-0" | |
| DATE: 07-30-03 | |



FRONT ELEVATION

MORIN DRAFTING GORHAM, ME. 893-2462

Jay & Mary Lyon's Residence

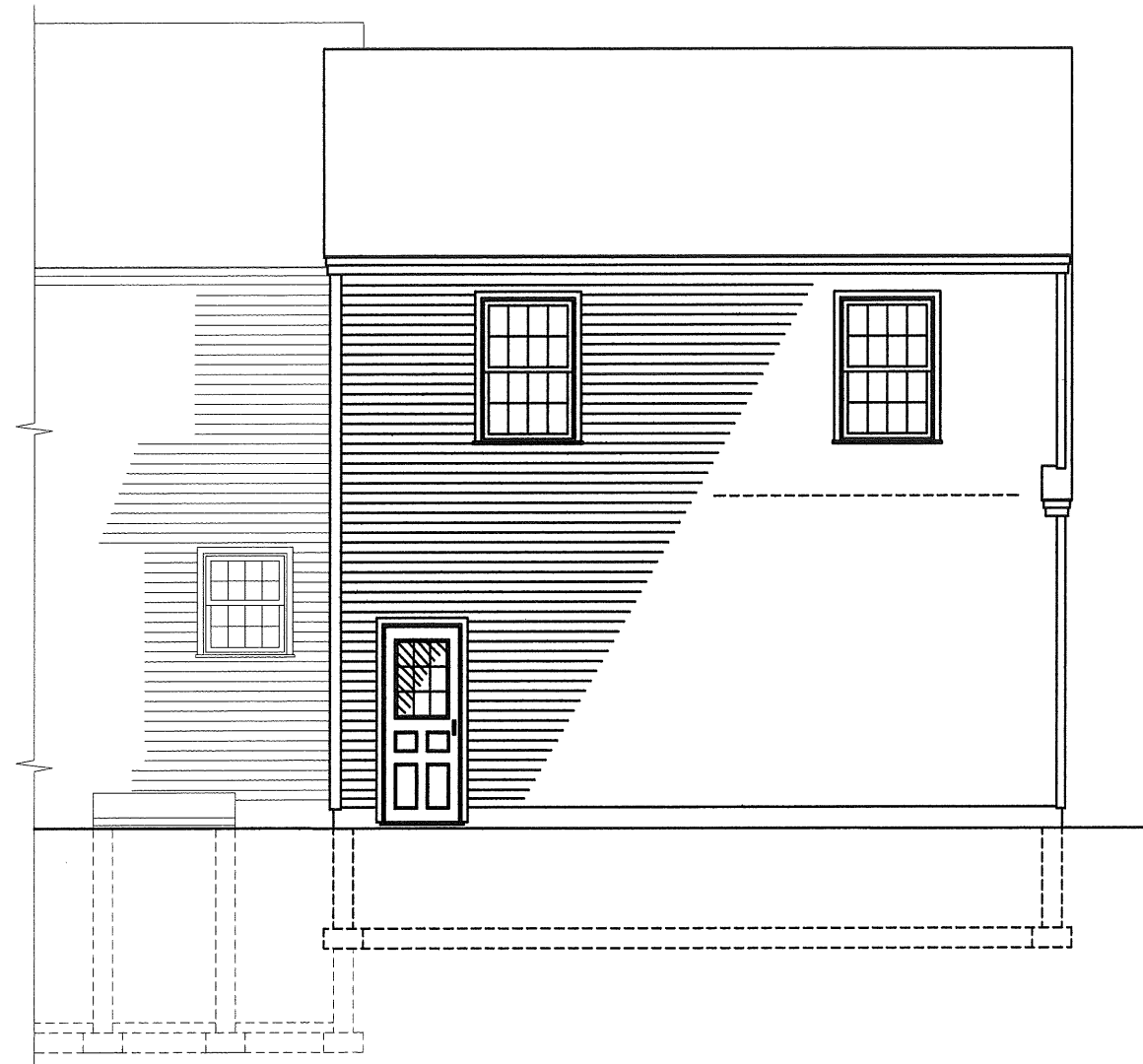
ELEVATION

DRAWN: J. MORIN

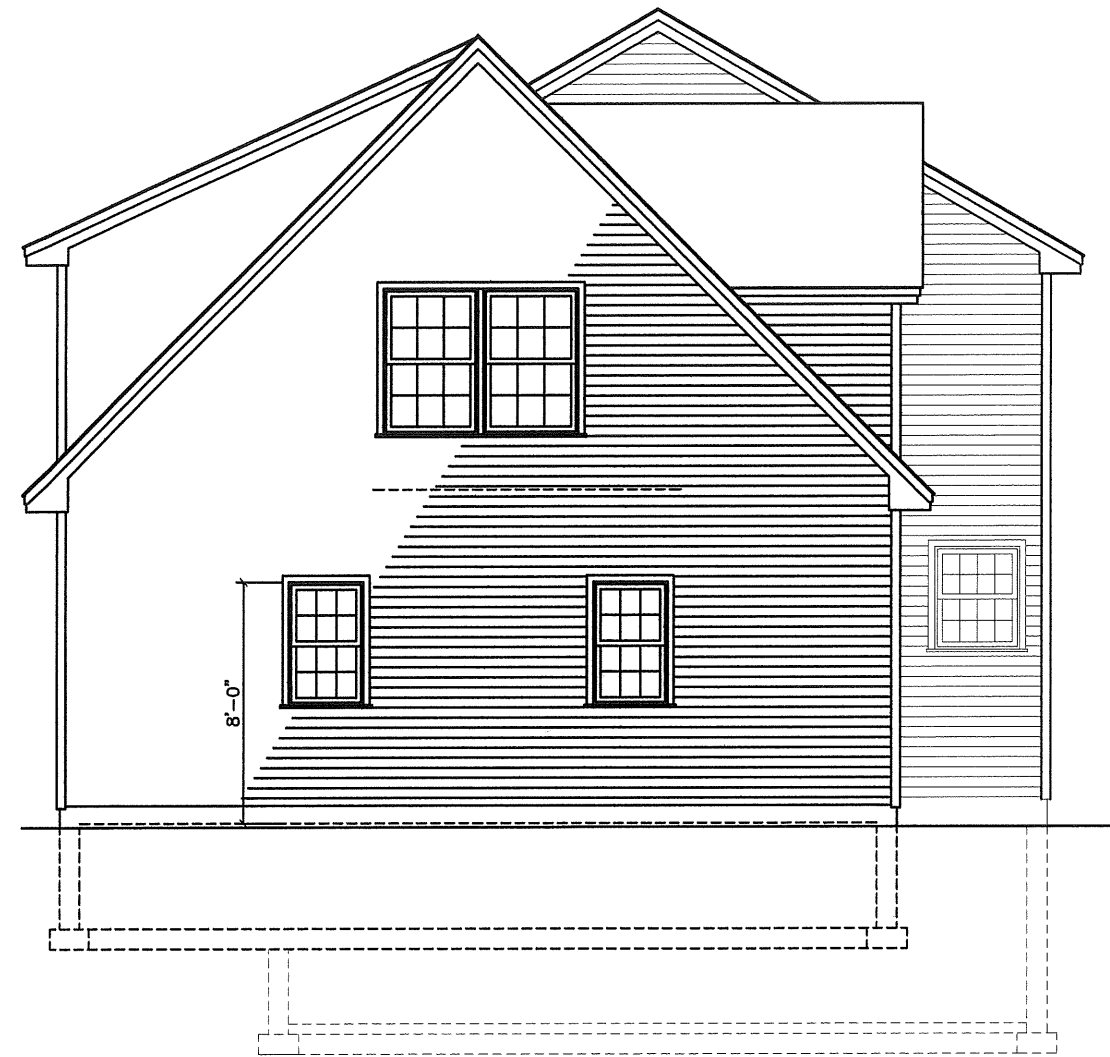
SCALE: 1/4"=1'-0"

DATE: 07-30-03

A1



REAR ELEVATION



LEFT SIDE ELEVATION

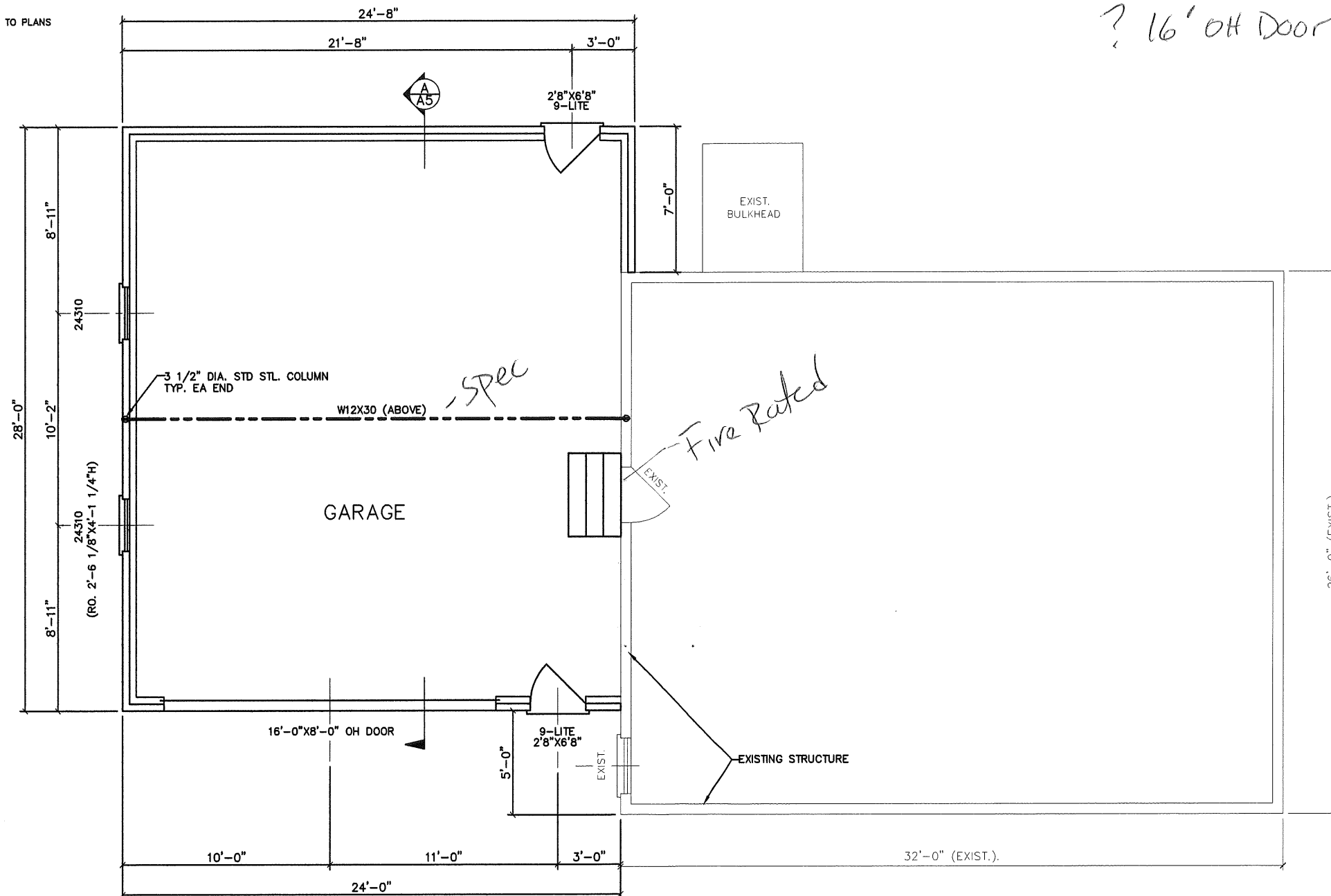
| | |
|-------------------------------------|----|
| MORIN DRAFTING GORHAM, ME. 893-2462 | |
| Jay & Mary Lyon's Residence | |
| ELEVATION | |
| DRAWN: J. MORIN | A2 |
| SCALE: 1/4"=1'-0" | |
| DATE: 07-30-03 | |

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| HEADER SCHEDULE | | |
|-----------------|---------------------------|---------------------------|
| HEADER SPAN | FIRST FLOOR (1,300 PLF.) | SECOND FLOOR (1,000 PLF.) |
| 0'-0" - 4'-0" | (3) 2"x10" | (3) 2"x8" |
| 4'-1" - 7'-0" | (3) 2"x12" * | (3) 2"x12" * |
| 7'-1" - 10'-0" | (3) 1 3/4"x9 1/2" LVL'S** | (3) 1 3/4"x9 1/2" LVL'S** |

* - INCLUDES DOUBLE 3'-0" WINDOWS
 ** - INCLUDES TRIPLE 3'-0" WINDOWS

? 16' OH Door



FLOOR PLAN—FIRST FLOOR

GENERAL CONSTRUCTION NOTES:

(THE FOLLOWING NOTES ARE FOR INFORMATIONAL USE ONLY. THEY SHOULD NOT BE INTERPRETED AS CODE OR VIEWED AS THE COMPLETE CODE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE TOWN ADOPTED CODE BEFORE ANY CONSTRUCTION BEGINS.

1. ALL FASTENED CONNECTIONS SHALL COMPLY WITH THE CODE FASTENER SCHEDULE.
2. ALL STAIRS SHALL COMPLY WITH THE TOWN ADOPTED STAIR CODE. OPEN SIDES OF STAIRS WITH TOTAL RISE OF MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" ABOVE SURFACE OF TREAD OPENINGS BETWEEN BALLUSTERS SHALL BE LESS THAN 4".
3. ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) FIRE-RATED DOORS.
4. ALL CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. SPACE TO ALL COMBUSTIBLE MATERIALS AND INCLUDE FIRE STOPS AT EACH FLOOR OR CEILING PER CODE REQUIREMENTS.
5. THIS RESIDENCE SHALL BE HEATED WITH AN OIL FIRED, FORCED HOT WATER SYSTEM.
6. ONE SMOKE DETECTOR SHALL BE INSTALLED IN ALL COMMON AREAS & ONE IN EACH BEDROOM, INTER-CONNECTED AND HARD WIRED WITH A BATTERY BACK-UP.
7. PORCHES, BALCONIES RAISED FLOOR SURFACES MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT OPENINGS BETWEEN BALLUSTERS SHALL BE LESS THAN 4".
8. TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING CONDITIONS.
 - GLAZING IN BATHROOMS WHERE IT IS LOWER THAN 60" FROM ANY SURFACE.
 - GLAZING LESS THAN 60" ABOVE ANY SURFACE, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN CLOSED POSITION.
 - GLAZING BOTTOM LESS THAN 18" ABOVE THE FLOOR

MORIN DRAFTING GORHAM, ME. 893-2462

Jay & Mary Lyon's Residence

FLOOR PLAN—1ST FLR.

DRAWN: J. MORIN

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

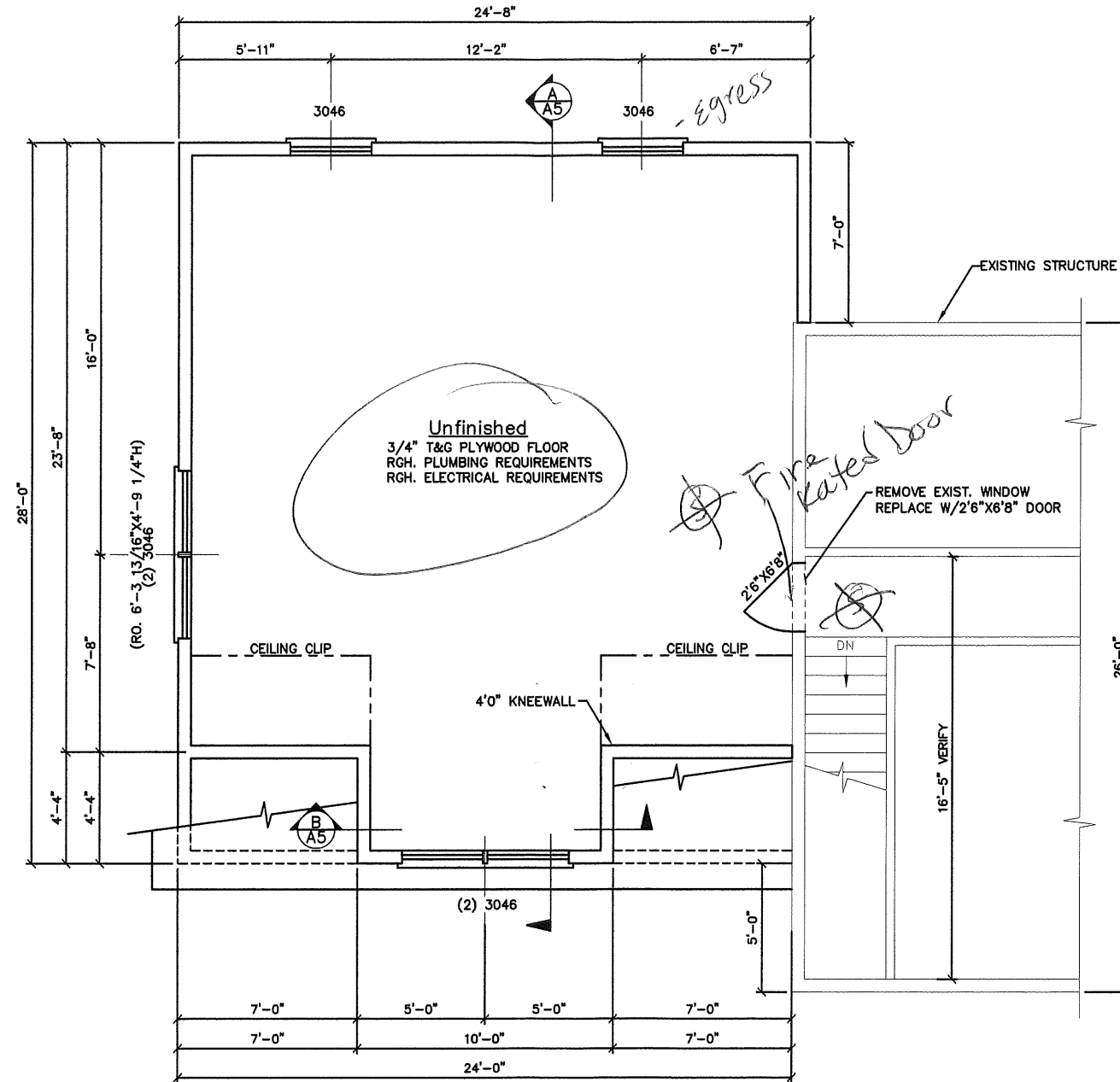
DATE: 07-30-03

A3

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| HEADER SPAN | FIRST FLOOR (1,300 PLF.) | SECOND FLOOR (1,000 PLF.) |
| 0'-0" - 4'-0" | (3) 2"x10" | (3) 2"x8" |
| 4'-1" - 7'-0" | (3) 2"x12" * | (3) 2"x12" * |
| 7'-1" - 10'-0" | (3) 1 3/4"x9 1/2" LVL'S* | (3) 1 3/4"x9 1/2" LVL'S** |

* - INCLUDES DOUBLE 3'-0" WINDOWS
 ** - INCLUDES TRIPLE 3'-0" WINDOWS



FLOOR PLAN—SECOND FLOOR

GENERAL CONSTRUCTION NOTES:

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- ALL FASTENED CONNECTIONS SHALL COMPLY WITH THE CODE FASTENER SCHEDULE.
- ALL STAIRS SHALL COMPLY WITH THE TOWN ADOPTED STAIR CODE. OPEN SIDES OF STAIRS WITH TOTAL RISE OF MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" ABOVE SURFACE OF TREAD. OPENINGS BETWEEN BALLUSTERS SHALL BE LESS THAN 4".
- ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) FIRE-RATED DOORS.
- ALL CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. SPACE TO ALL COMBUSTIBLE MATERIALS AND INCLUDE FIRE STOPS AT EACH FLOOR OR CEILING PER CODE REQUIREMENTS.
- THIS RESIDENCE SHALL BE HEATED WITH AN OIL FIRED, FORCED HOT WATER SYSTEM.
- ONE SMOKE DETECTOR SHALL BE INSTALLED IN ALL COMMON AREAS & ONE IN EACH BEDROOM, INTER-CONNECTED AND HARD WIRED WITH A BATTERY BACK-UP.
- PORCHES, BALCONIES RAISED FLOOR SURFACES MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPENINGS BETWEEN BALLUSTERS SHALL BE LESS THAN 4".
- TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING CONDITIONS.
 - GLAZING IN BATHROOMS WHERE IT IS LOWER THAN 60" FROM ANY SURFACE.
 - GLAZING LESS THAN 60" ABOVE ANY SURFACE, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN CLOSED POSITION.
 - GLAZING BOTTOM LESS THAN 18" ABOVE THE FLOOR

MORIN DRAFTING GORHAM, ME. 893-2462

Jay & Mary Lyon's Residence

FLOOR PLAN—2ND FLR.

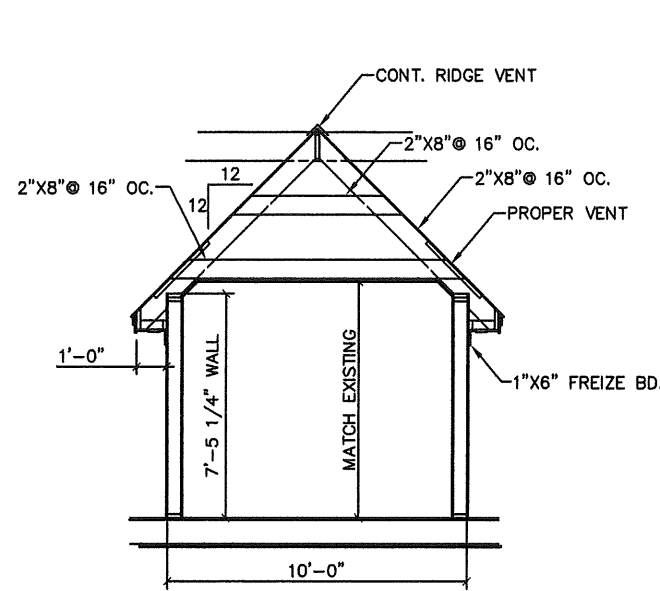
DRAWN: J. MORIN

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

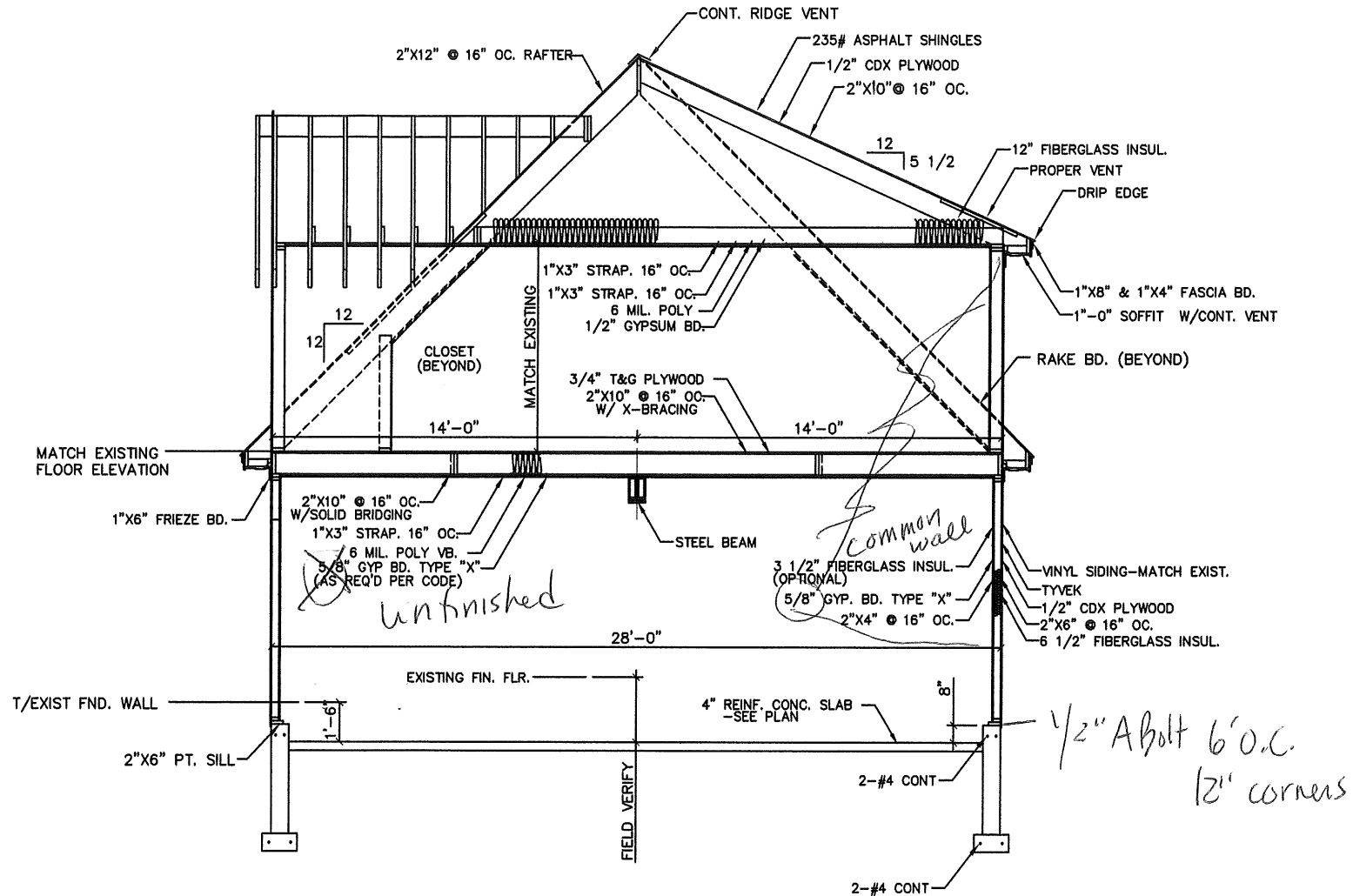
DATE: 07-30-03

A4

ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES. NONE OF THE EMPLOYEES OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR LAND SURVEYORS. ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS. IF NOT, SHALL BE RESPONSIBILITY OF CONTRACTOR. ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND OMISSIONS SHALL BE REVIEWED BY CLIENT/CONTR. IF THESE ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING SHALL BE HELD HARMLESS. MORIN DRAFTING ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR CHANGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.



B
A4 SECTION @ DORMER
SCALE: 1/4"=1'-0"



A
A3 SECTION @ GARAGE
SCALE: 1/4"=1'-0"

GENERAL CONSTRUCTION NOTES:

(THE FOLLOWING NOTES ARE FOR INFORMATIONAL USE ONLY. THEY SHOULD NOT BE INTERPRETED AS CODE OR VIEWED AS THE COMPLETE CODE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE TOWN ADOPTED CODE BEFORE ANY CONSTRUCTION BEGINS.)

1. ALL FASTENED CONNECTIONS SHALL COMPLY WITH THE CODE FASTENER SCHEDULE.
2. ALL STAIRS SHALL COMPLY WITH THE TOWN ADOPTED STAIR CODE.
OPEN SIDES OF STAIRS WITH TOTAL RISE OF MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" ABOVE SURFACE OF TREAD
OPENINGS BETWEEN BALLUSTERS SHALL BE LESS THAN 4".
3. ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) FIRE-RATED DOORS.
4. ALL CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. SPACE TO ALL COMBUSTIBLE MATERIALS AND INCLUDE FIRE STOPS AT EACH FLOOR OR CEILING PER CODE REQUIREMENTS.
5. THIS RESIDENCE SHALL BE HEATED WITH AN OIL FIRED, FORCED HOT WATER SYSTEM.
6. ONE SMOKE DETECTOR SHALL BE INSTALLED IN ALL COMMON AREAS & ONE IN EACH BEDROOM, INTER-CONNECTED AND HARD WIRED WITH A BATTERY BACK-UP.
7. PORCHES, BALCONIES RAISED FLOOR SURFACES MORE THAN 30" ABOVE FLOOR OR GRADE. SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT
OPENINGS BETWEEN BALLUSTERS SHALL BE LESS THAN 4".
8. TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING CONDITIONS.
-GLAZING IN BATHROOMS WHERE IT IS LOWER THAN 60" FROM ANY SURFACE.
-GLAZING LESS THAN 60" ABOVE ANY SURFACE, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN CLOSED POSITION.
-GLAZING BOTTOM LESS THAN 18" ABOVE THE FLOOR

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| MORIN DRAFTING GORHAM, ME. 893-2462 | |
| Jay & Mary Lyon's Residence | |
| SECTION | |
| DRAWN: J. MORIN | A5 |
| SCALE: 1/4"=1'-0" | |
| DATE: 07-30-03 | |