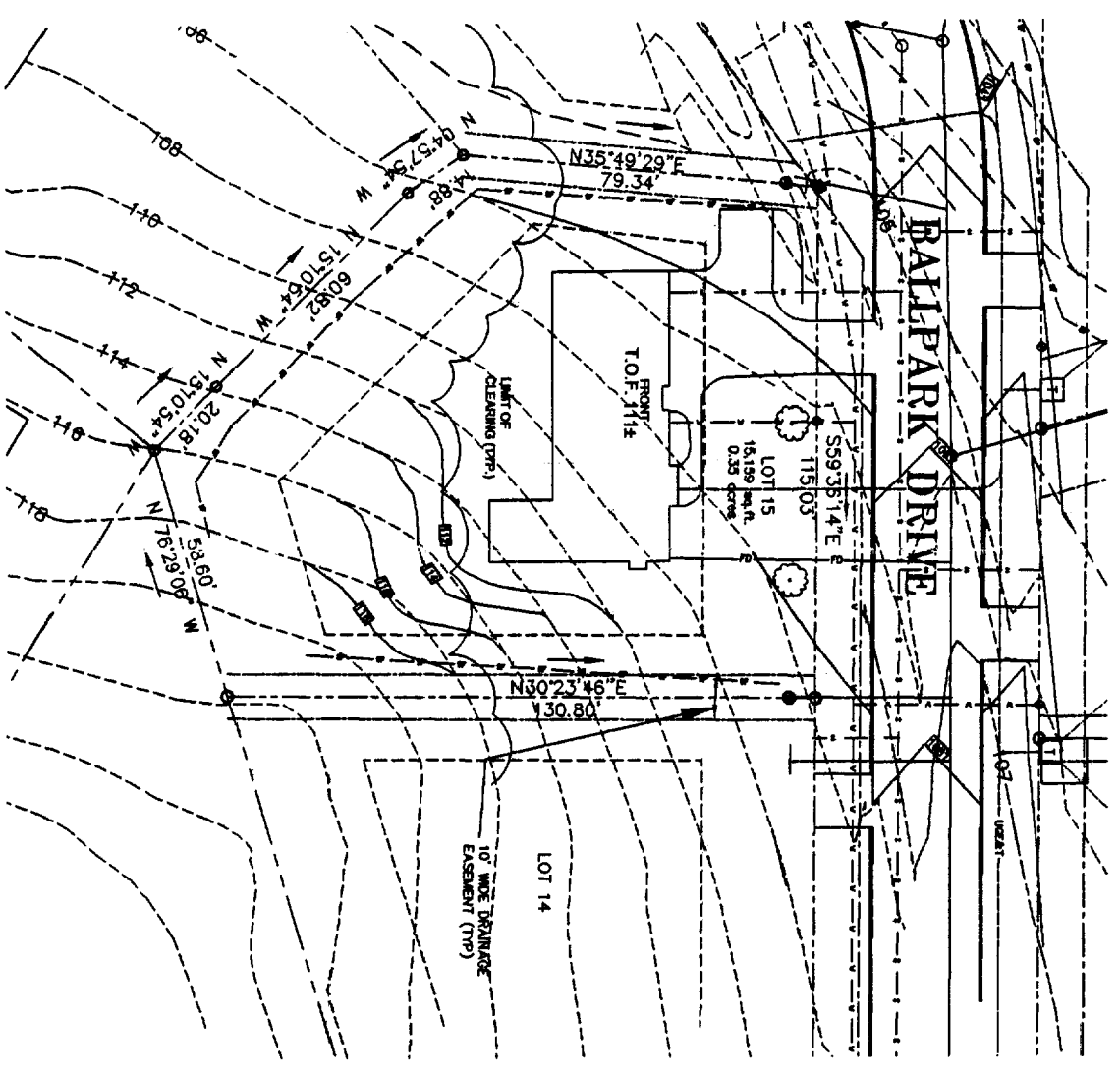
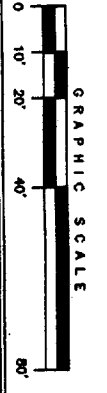
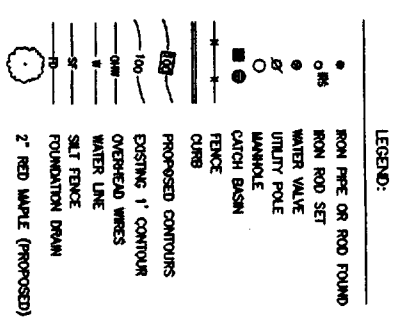
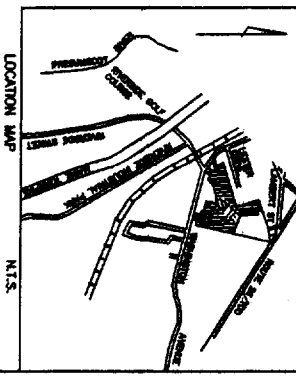


PLAN REFERENCE:  
 1. RESIDENTIAL LOT SUBDIVISION PLAN BALLPARK DRIVE SUBDIVISION  
 MADE FOR MARGARET HAVERTY, BY URS CORPORATION DATED 2-23-04  
 REVISED 11-17-04.



UTILITY NOTE  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE UTILITIES SHOWN. THE SURVEYOR NUMBER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ADVISED, HE ASSUMES NO LIABILITY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-TREASURY AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



NOTES:  
 1. THE SUBJECT PROPERTY IS A PORTION OF THE LAND SHOWN ON PLAN REFERENCE 1, LIES IN THE CITY OF PORTLAND'S R-2 RESIDENTIAL ZONE, AND IS SUBJECT TO THE FOLLOWING:  
 MINIMUM LOT FRONTAGE: 50 FEET  
 MINIMUM LOT SIZE: 10,000 S.F.

SETBACKS:  
 FRONT: 25 FEET  
 REAR: 12 FEET, 1 OR 1 1/2 STORY RESIDENCE  
 SIDE: 14 FEET, 2 STORY RESIDENCE  
 16 FEET, 2 1/2 STORY RESIDENCE

2. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.  
 3. BENCHMARK IS A 3 FOOT CEMENT MONUMENT UNDER A MANHOLE AT THE SOUTHWEST CORNER OF JACKSON AND AUBURN STREETS. ELEVATION IS 140.445 FEET.  
 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PROFILE NUMBER 250001 0002 5, REVISED DECEMBER 8, 1999, THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.  
 5. ALL UTILITIES AND ORIGINAL TOPOGRAPHY ARE FROM DESIGN PLANS PROVIDED BY URS

**SITE PLAN**

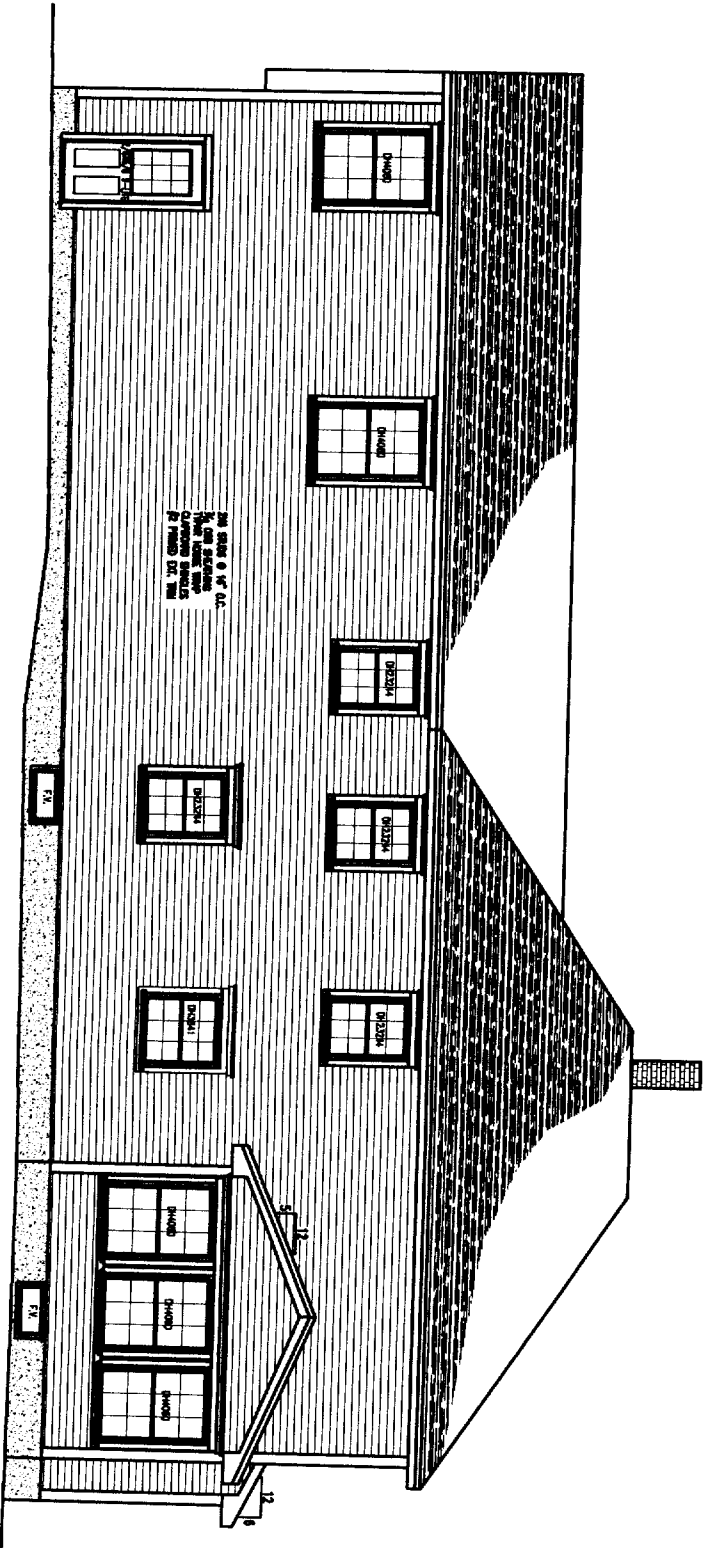
LOT 15 BALLPARK DRIVE, PORTLAND, MAINE  
 OR  
 DORIS ORLANDO  
 57 SHEPHERD LANE, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
 PROFESSIONAL LAND SURVEYOR  
 16 CARO ST., PORTLAND, ME 04101 (207) 774-0484

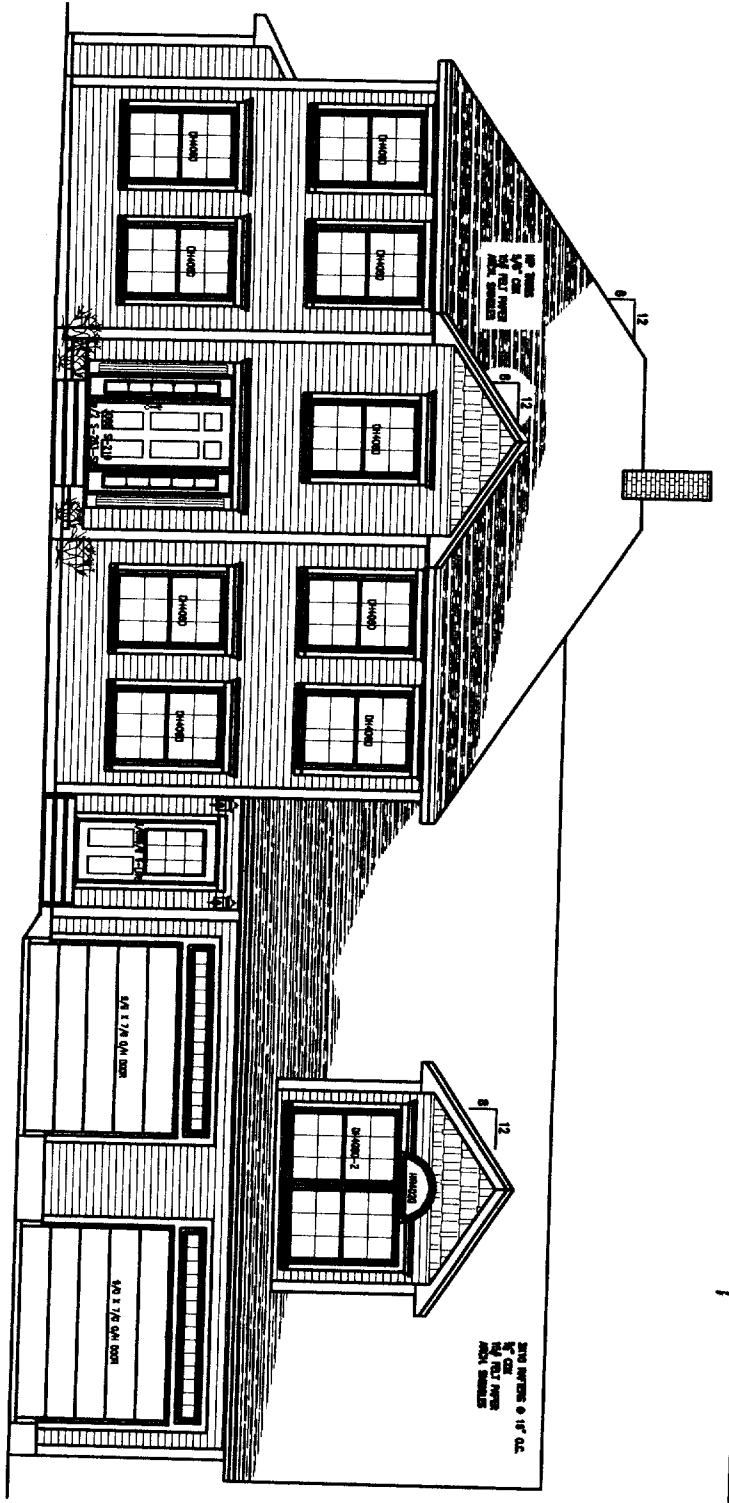
Drawn By	RR	Date	July 10, 2005	Job No.	2005-150 P
Traced By	RVC	Scale	1" = 20'	Dwg. No.	1
Check By	JAM				
Block No.	1010				

DATE **7/15/05**

*John Swain*  
 JOHN SWAIN, P.L.S. NO. 1036



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



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

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS  
OCT 24 2005  
SUPERSEDES ALL  
PRIOR DATED PLANS

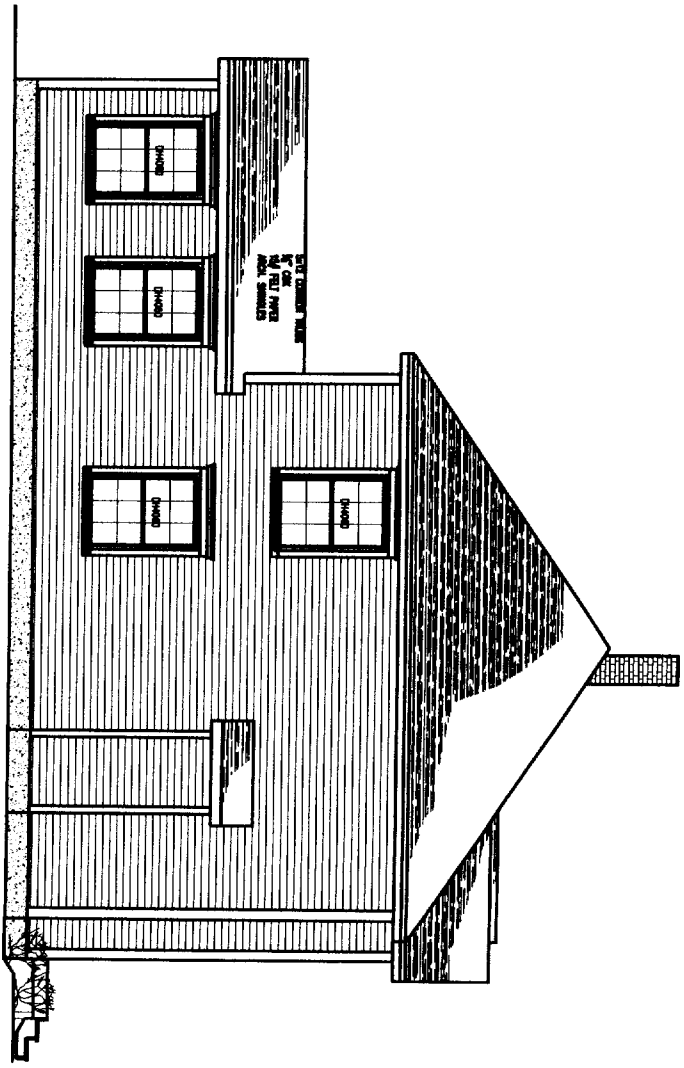
371 A 45  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
OCT 14 2005  
RECEIVED

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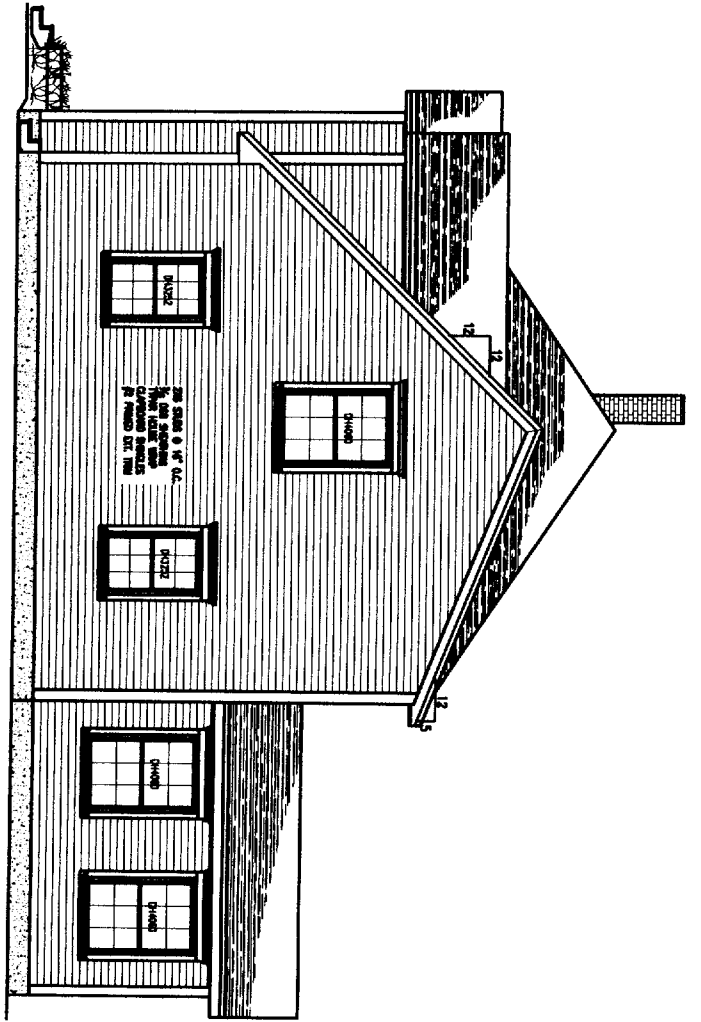
HOUSE ELEVATION  
HAVERTY PARK LOT 15  
PORTLAND, ME 04038



Revisions:	
Date:	09-14-05
Scale:	1/4"=1'-0"
Drawn By:	PML
Project:	010205
Sheet Number:	1-0-5



RIGHT ELEVATION  
1/4"=1'-0"



LEFT ELEVATION  
1/4"=1'-0"

Revisions:

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HOUSE ELEVATION  
HAVERTY PARK LOT 15  
PORTLAND, ME 04038



Date : 09-14-05  
Scale : 1/4"=1'-0"  
Drawn By: PML  
Project: QWQXNS  
Sheet Number:  
2 of 6









TABLE R602.3(1)  
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS <sup>a,c,d,e</sup>	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	—
1" x 6" subfloor or less to each joist, face nail	2-8d 2 staples, 1 1/2"	—
2" subfloor to joist or girder, blind and face nail	2-16d	—
Sole plate to joist or blocking, face nail	1-6d	16" o.c.
Top or sole plate to stud, end nail	2-16d	—
Stud to sole plate, toe nail	3-8d or 2-16d	—
Double studs, face nail	1-0d	24" o.c.
Double top plates, face nail	1-0d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d	—
Blocking between joists or rafters to top plate, toe nail	3-8d	—
Rim joist to top plate, toe nail	8d	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10d	—
Built-up header, two pieces with 1/2" spacer	1-6d	16" o.c. along each edge
Continued header, two pieces	1-6d	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d	—
Continuous header to stud, toe nail	4-8d	—
Ceiling joist, laps over partitions, face nail	3-10d	—
Ceiling joist to parallel rafters, face nail	3-10d	—
Rafter to plate, toe nail	2-16d	—
1" brace to each stud and plate, face nail	2-8d 2 staples, 1 1/2"	—
1" x 6" sheathing to each bearing, face nail	2-8d 2 staples, 1 1/2"	—
1" x 8" sheathing to each bearing, face nail	2-8d 3 staples, 1 1/2"	—
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d 4 staples, 1 1/2"	—
Built-up corner studs	1-0d	24" o.c.
Built-up girders and beams, 2-inch lumber layers	1-0d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d 3-16d	—
Rafter ties to rafters, face	3-8d	—

TABLE R602.3(1)—continued  
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS <sup>a,c,d,e</sup>	Edges (inches) <sup>f</sup>	Intermediate supports <sup>g</sup> (inches)	SPACING OF FASTENERS
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing	6d common nail (subfloor, wall) 8d common nail (roof) <sup>f</sup>	6	12	—
19/32" x 1"	8d common nail	6	12	—
1 1/8" x 1 1/2"	10d common nail or 8d deformed nail	6	12	—
1/2" regular cellulose fiberboard	1 1/2" galvanized roofing nail 6d common nail staple 16 ga., 1 1/2" long	3	6	—
1/2" structural cellulose fiberboard	1 1/2" galvanized roofing nail 8d common nail staple 16 ga., 1 1/2" long	3	6	—
25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail 8d common nail staple 16 ga., 1 3/4" long	3	6	—
1/2" gypsum sheathing	1 1/2" galvanized roofing nail: 6d common nail: staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	4	8	—
5/8" gypsum sheathing	1 3/4" galvanized roofing nail: 8d common nail: staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	4	8	—
3/4" and less	Wood structural panels, combination subfloor underlayment to framing	6	12	—
7/8" x 1"	8d common nail or 8d deformed nail	6	12	—
1 1/8" x 1 1/4"	10d common nail or 8d deformed nail	6	12	—

- For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h.
- All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551 MPa) for shank diameter of 0.192 inch (20d common nail), 90 ksi (620 MPa) for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi (689 MPa) for shank diameters of 0.142 inch or less.
  - Staples are 16 gauge wire and have a minimum 7/16-inch on diameter crown width.
  - Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
  - Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
  - Spacing of fasteners not included in this table shall be based on Table R602.3(2).
  - For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
  - For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
  - Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.
  - Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.



HEADER & FASTENER SCHEDULE  
HAVERTY PARK, LOT # 15  
PORTLAND, ME

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Revisions:

Date: 09-14-05

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

Drawn By: PHL

Project: 020005

Sheet Number:



**TABLE R502.5(1)**  
**GIRDER SPANS\* AND HEADER SPANS\* FOR EXTERIOR BEARING WALLS**  
 (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir\* and required number of jack studs)  
 GROUND SNOW LOAD (psf)

GIRDERS AND HEADERS SUPPORTING	20						30						50					
	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>		
Roof and ceiling	2x4	3.6	1	3.2	1	2.8	1	2.4	1	2.0	1	1.6	1	1.2	1	0.8		
	2x6	5.5	1	4.8	1	4.2	1	3.6	1	3.0	1	2.4	1	1.8	1	1.2		
	2x8	6.10	1	5.11	1	4.2	1	3.2	1	2.3	1	1.4	1	0.8	1	0.4		
	2x10	8.5	2	7.3	2	6.6	2	5.1	2	4.1	2	3.2	2	2.4	2	1.6		
	2x12	9.9	2	8.5	2	7.6	2	6.3	2	5.2	2	4.1	2	3.1	2	2.0		
	3x8	8.4	1	7.5	1	6.8	1	5.5	1	4.3	1	3.2	1	2.4	1	1.6		
	3x10	10.6	1	9.1	1	8.2	1	7.3	1	6.5	1	5.5	1	4.6	1	3.6		
	3x12	12.2	2	10.7	2	9.5	2	10.7	2	9.2	2	8.2	2	7.0	2	6.0		
	4x8	7.0	1	6.1	1	5.5	1	4.6	1	3.7	1	2.8	1	2.0	1	1.2		
	4x10	11.8	1	10.4	1	9.5	1	8.1	1	7.1	1	6.1	1	5.1	1	4.1		
	4x12	14.1	1	12.2	1	10.1	1	12.2	1	10.7	1	9.1	1	8.2	1	7.2		
	5x6	4.6	1	4.0	1	3.7	1	3.2	1	2.9	1	2.5	1	2.2	1	1.8		
5x8	5.9	2	5.0	2	4.6	2	4.1	2	3.7	2	3.3	2	2.9	2	2.5			
5x10	7.0	2	6.2	2	5.6	2	5.2	2	4.6	2	4.1	2	3.7	2	3.3			
5x12	8.1	2	7.1	2	6.5	2	6.4	2	5.6	2	5.0	2	4.4	2	3.8			
6x10	8.9	1	6.1	1	5.8	1	5.2	1	4.6	1	4.0	1	3.4	1	2.8			
6x12	10.2	2	8.1	2	7.8	2	7.1	2	6.1	2	5.8	2	5.1	2	4.4			
8x8	5.10	2	5.2	2	4.8	2	4.2	2	3.6	2	3.0	2	2.4	2	1.8			
8x10	10.1	2	8.10	2	8.0	2	7.2	2	6.11	2	5.1	2	4.3	2	3.3			
8x12	11.9	2	10.3	2	9.3	2	10.7	2	9.3	2	8.0	2	7.2	2	6.4			
10x10	2.8	1	2.4	1	2.1	1	1.8	1	1.5	1	1.2	1	0.9	1	0.6			
10x12	3.11	1	2.6	1	2.1	1	1.7	1	1.4	1	1.1	1	0.8	1	0.5			
12x6	5.0	2	4.4	2	4.0	2	3.10	2	2.7	2	2.3	2	2.0	2	1.7			
12x8	6.1	2	5.3	2	4.8	2	4.10	2	3.4	2	3.0	2	2.6	2	2.2			
12x10	7.1	2	6.1	2	5.5	2	5.11	2	4.2	2	3.9	2	3.0	2	2.7			
12x12	8.1	2	7.1	2	6.1	2	5.11	2	4.2	2	3.9	2	3.0	2	2.7			
14x10	7.7	2	6.7	2	6.1	2	5.11	2	4.2	2	3.9	2	3.0	2	2.7			
14x12	8.10	2	7.8	2	7.5	2	7.5	2	7.5	2	7.5	2	7.5	2	7.5			
16x10	5.1	2	4.5	2	4.1	2	3.11	2	2.7	2	2.3	2	2.0	2	1.7			
16x12	8.9	2	7.7	2	7.1	2	6.11	2	5.1	2	4.3	2	3.10	2	2.7			
18x10	10.2	2	8.10	2	8.7	2	8.7	2	8.7	2	8.7	2	8.7	2	8.7			
18x12	11.9	2	10.2	2	9.11	2	9.11	2	9.11	2	9.11	2	9.11	2	9.11			
20x10	1.9	1	1.6	1	1.3	1	1.0	1	0.7	1	0.5	1	0.3	1	0.2			
20x12	2.3	1	1.9	1	1.5	1	1.2	1	0.9	1	0.6	1	0.4	1	0.3			
22x10	4.9	2	4.2	2	3.9	2	3.8	2	3.2	2	2.10	2	1.11	2	0.6			
22x12	5.9	2	5.1	2	4.7	2	4.7	2	4.0	2	3.8	2	3.8	2	3.8			
24x10	6.8	2	6.10	2	5.3	2	5.8	2	4.11	2	4.5	2	4.5	2	4.5			
24x12	7.3	2	6.4	2	5.8	2	5.9	2	5.1	2	5.2	2	5.2	2	5.2			
26x10	8.1	2	7.4	2	6.7	2	7.1	2	6.3	2	6.3	2	6.3	2	6.3			
26x12	8.4	2	7.4	2	6.7	2	7.2	2	6.5	2	6.5	2	6.5	2	6.5			
28x10	9.3	2	8.4	2	7.4	2	8.2	2	7.2	2	7.2	2	7.2	2	7.2			
28x12	9.3	2	8.4	2	7.4	2	8.2	2	7.2	2	7.2	2	7.2	2	7.2			

**TABLE R502.5(2)**  
**GIRDER SPANS\* AND HEADER SPANS\* FOR INTERIOR BEARING WALLS**  
 (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir\* and required number of jack studs)

HEADERS AND GIRDERS SUPPORTING	20						28						36					
	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>	Span	N <sup>#</sup>		
One floor only	2x4	3.1	1	2.8	1	2.4	1	2.0	1	1.6	1	1.2	1	0.8	1	0.4		
	2x6	4.6	1	4.1	1	3.6	1	3.1	1	2.6	1	2.1	1	1.6	1	1.1		
	2x8	5.0	1	4.5	1	4.0	1	3.5	1	3.0	1	2.5	1	2.0	1	1.5		
	2x10	7.0	2	6.1	2	5.2	2	4.3	2	3.4	2	2.5	2	1.6	2	0.7		
	2x12	8.1	2	7.0	2	6.1	2	5.2	2	4.3	2	3.4	2	2.5	2	1.6		
	3x8	7.2	1	6.3	1	5.4	1	4.5	1	3.6	1	2.7	1	1.8	1	0.9		
	3x10	8.9	1	7.7	1	6.5	1	5.3	1	4.1	1	3.0	1	2.1	1	1.2		
	3x12	10.2	2	8.10	2	7.1	2	6.1	2	5.1	2	4.1	2	3.1	2	2.1		
	4x8	9.0	1	7.8	1	6.6	1	5.4	1	4.2	1	3.0	1	2.1	1	1.2		
	4x10	10.1	1	8.9	1	7.8	1	6.9	1	5.8	1	4.7	1	3.6	1	2.5		
	4x12	11.9	1	10.2	1	9.1	1	8.0	1	7.10	1	6.1	1	5.2	1	4.3		
	2x4	2.2	1	1.10	1	1.7	1	2.5	1	3.2	1	3.9	1	4.7	1	5.4		
2x6	3.2	2	2.9	2	2.5	2	2.1	2	1.7	2	1.3	2	0.9	2	0.5			
2x8	4.1	2	3.6	2	3.2	2	2.8	2	2.4	2	2.0	2	1.6	2	1.2			
2x10	4.11	2	4.3	2	3.10	2	3.2	2	2.4	2	2.5	2	1.7	2	1.8			
2x12	5.9	2	5.0	2	4.5	2	4.0	2	3.5	2	3.0	2	2.5	2	2.0			
3x8	5.1	2	4.5	2	4.0	2	3.5	2	3.0	2	2.5	2	2.0	2	1.5			
3x10	6.2	2	5.4	2	4.10	2	3.11	2	2.2	2	2.3	2	1.4	2	1.5			
3x12	7.2	2	6.3	2	5.7	2	4.10	2	3.2	2	2.3	2	1.4	2	1.5			
4x8	6.1	1	5.3	1	4.8	1	4.3	1	3.8	1	3.3	1	2.8	1	2.3			
4x10	7.2	2	6.2	2	5.6	2	4.8	2	4.1	2	3.4	2	2.7	2	2.0			
4x12	8.4	2	7.2	2	6.5	2	5.6	2	4.8	2	4.1	2	3.4	2	2.7			

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.  
 a. Spans are given in feet and inches.  
 b. Tabulated values assume #2 grade lumber.  
 c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.  
 d. N<sup>#</sup> - Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.

**HEADER & FASTENER SCHEDULE**  
 HAVERTY PARK, LOT # 15  
 PORTLAND, ME



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Revisions: \_\_\_\_\_  
 Date: 09-14-05  
 Scale: 1/4"=1'-0"  
 Drawn By: PML  
 Project: 070020  
 Sheet Number: \_\_\_\_\_