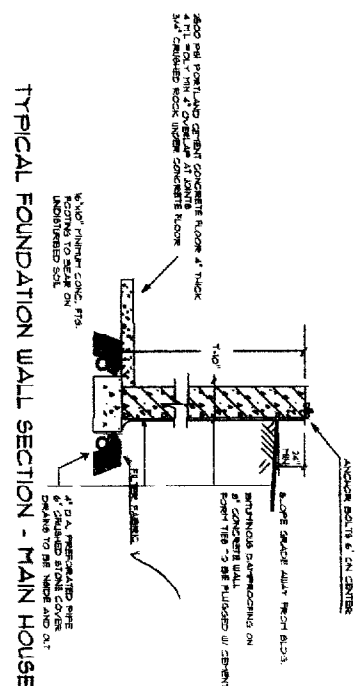
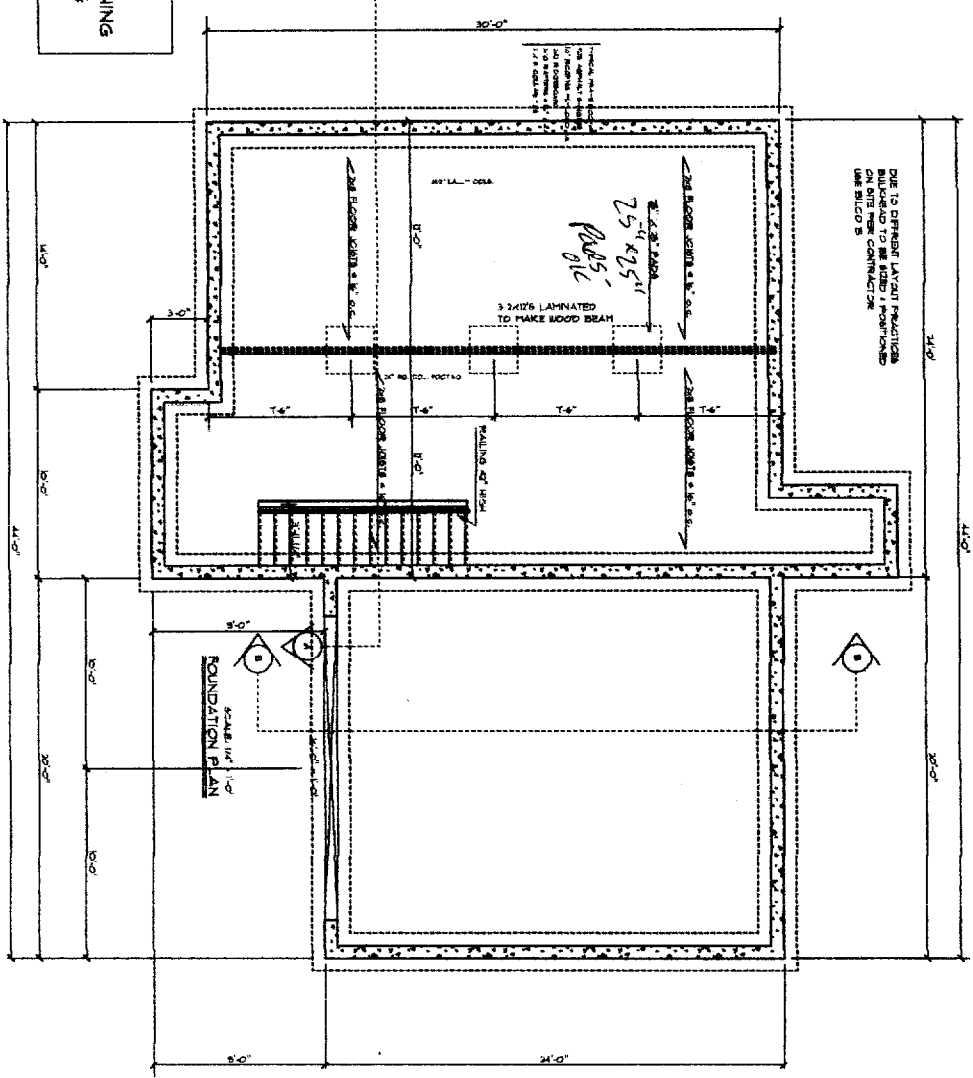
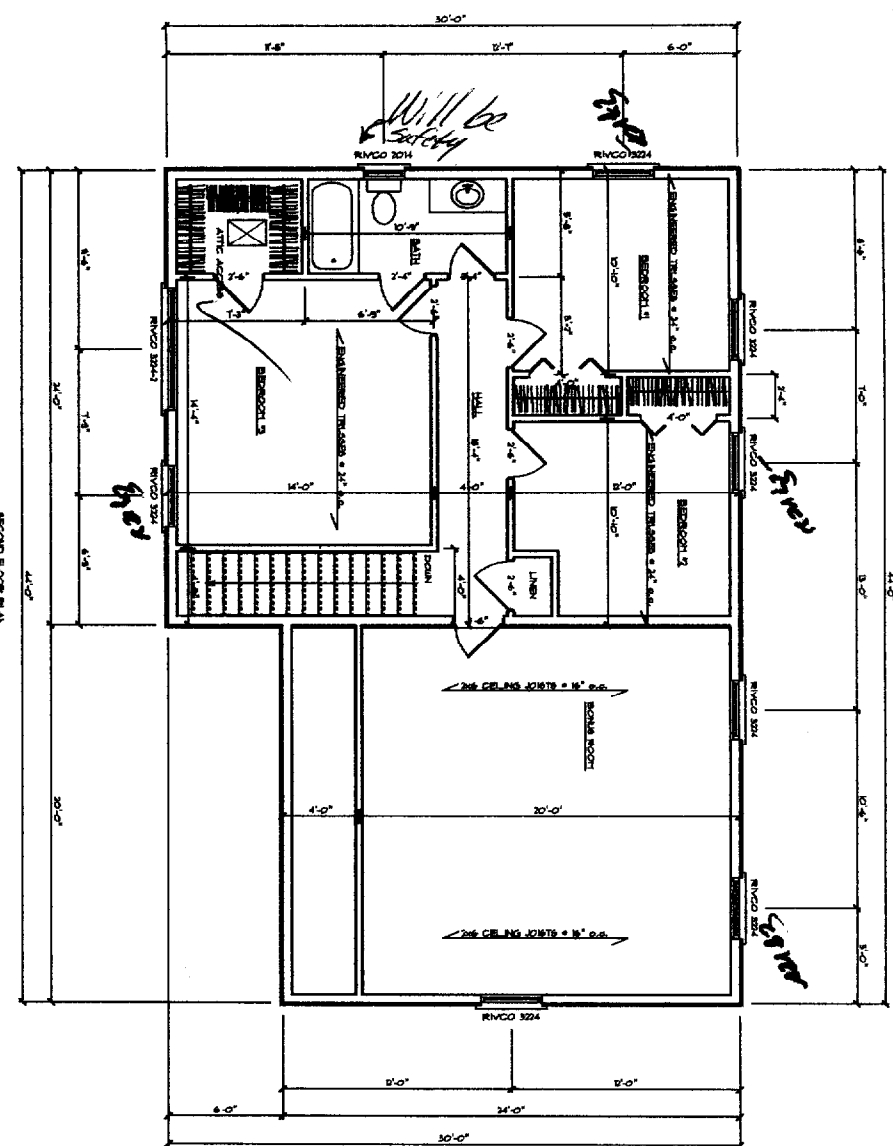
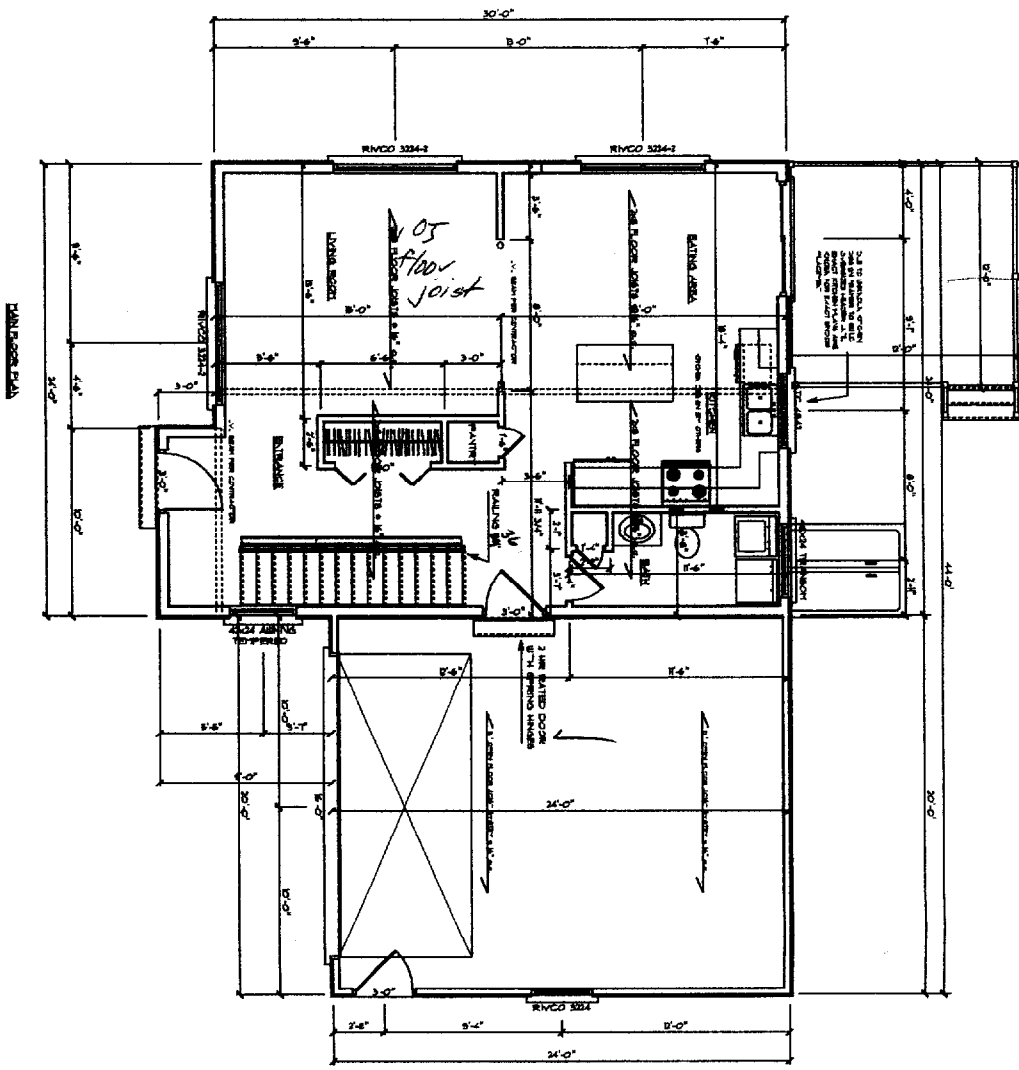


FASTENERS:
 12D NAILS ON FRAMING CONSTRUCTION
 8D RING SHANK NAILS ON FLOOR SHEATHING
 8D NAILS ON WALL AND ROOF SHEATHING
 1/4 ALUMINUM NAILS FOR VINYL SIDING



CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
FEB 25 2004
 SUPERSEDES ALL
 PRIOR DATED PLANS

PROJECT NAME: EAST COAST DEVELOPMENT		MARDIGAN SPEC HOUSE		THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND STRUCTURAL INTEGRITY OF THE PLANS AND SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AND SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND CONNECTIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AND SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND CONNECTIONS.
DATE: 02-25-04 SCALE: AS NOTED DRAWN: [blank] P.L.: [blank]	SHEET: 1 of 1			



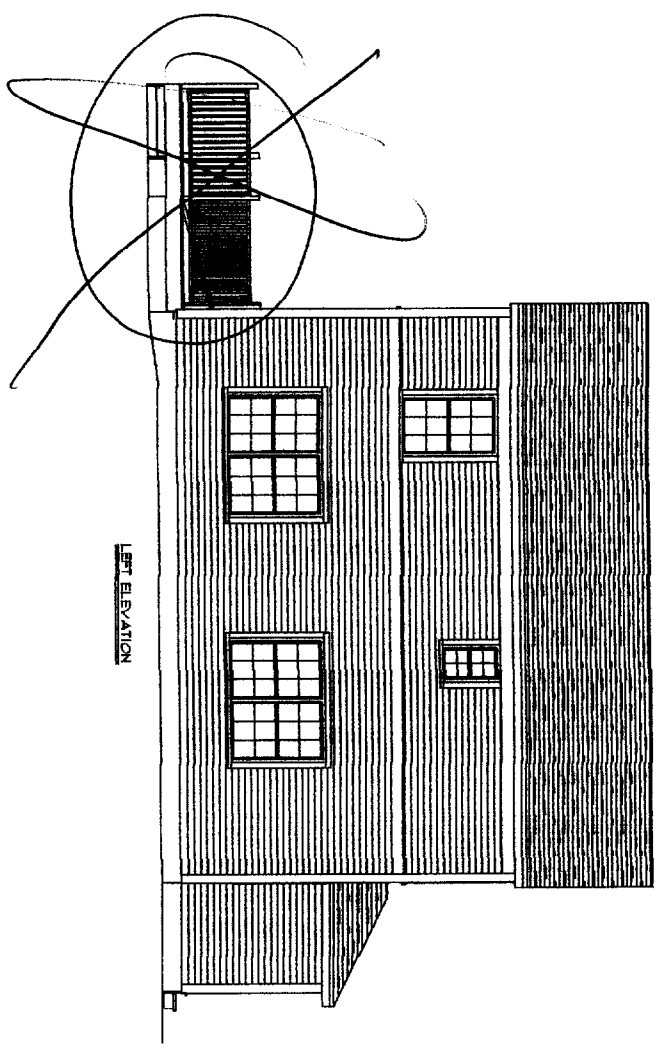
CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 FEB 25 2004
 SUPERSEDES ALL
 PRIOR DATED PLANS

REVISIONS	
DATE	DESCRIPTION
SCALE	AS SHOWN
DESIGNER	
PLS.	
DATE	

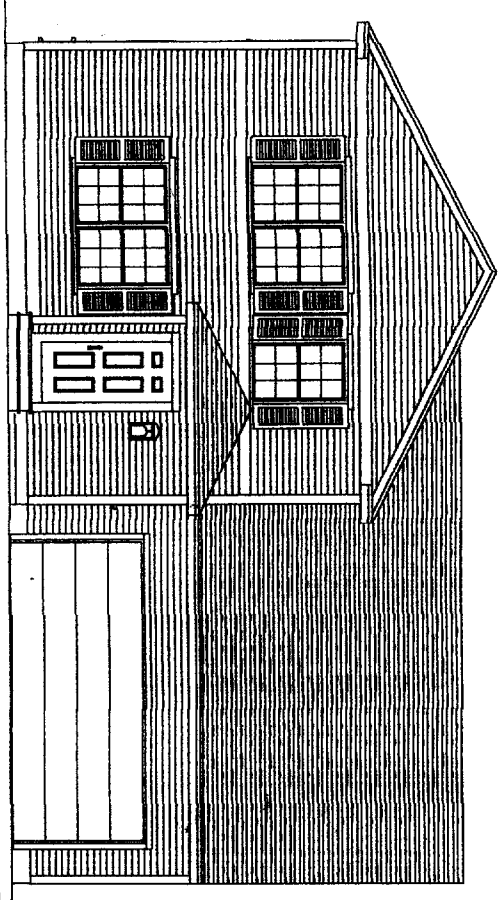
PROJECT NAME:
EAST COAST DEVELOPMENT

MARDIGAN SPEC HOUSE

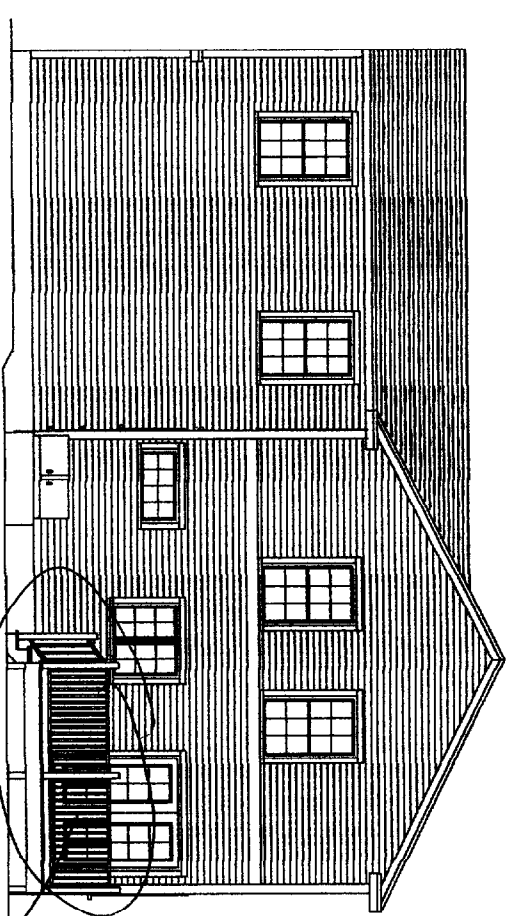
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PETER PALANZA AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PREPARED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL PRELIMINARY AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRULE THESE PLANS.



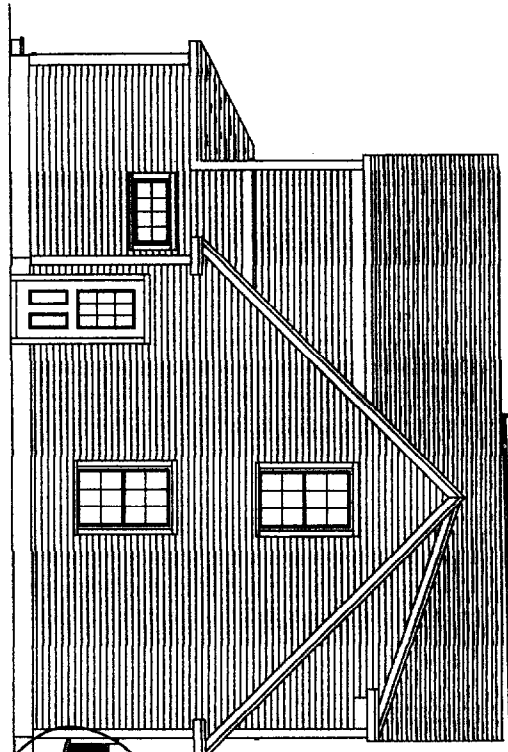
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 FEB 25 2004
 SUPERSEDES ALL
 PRIOR DATED PLANS

Not approved

Not approved

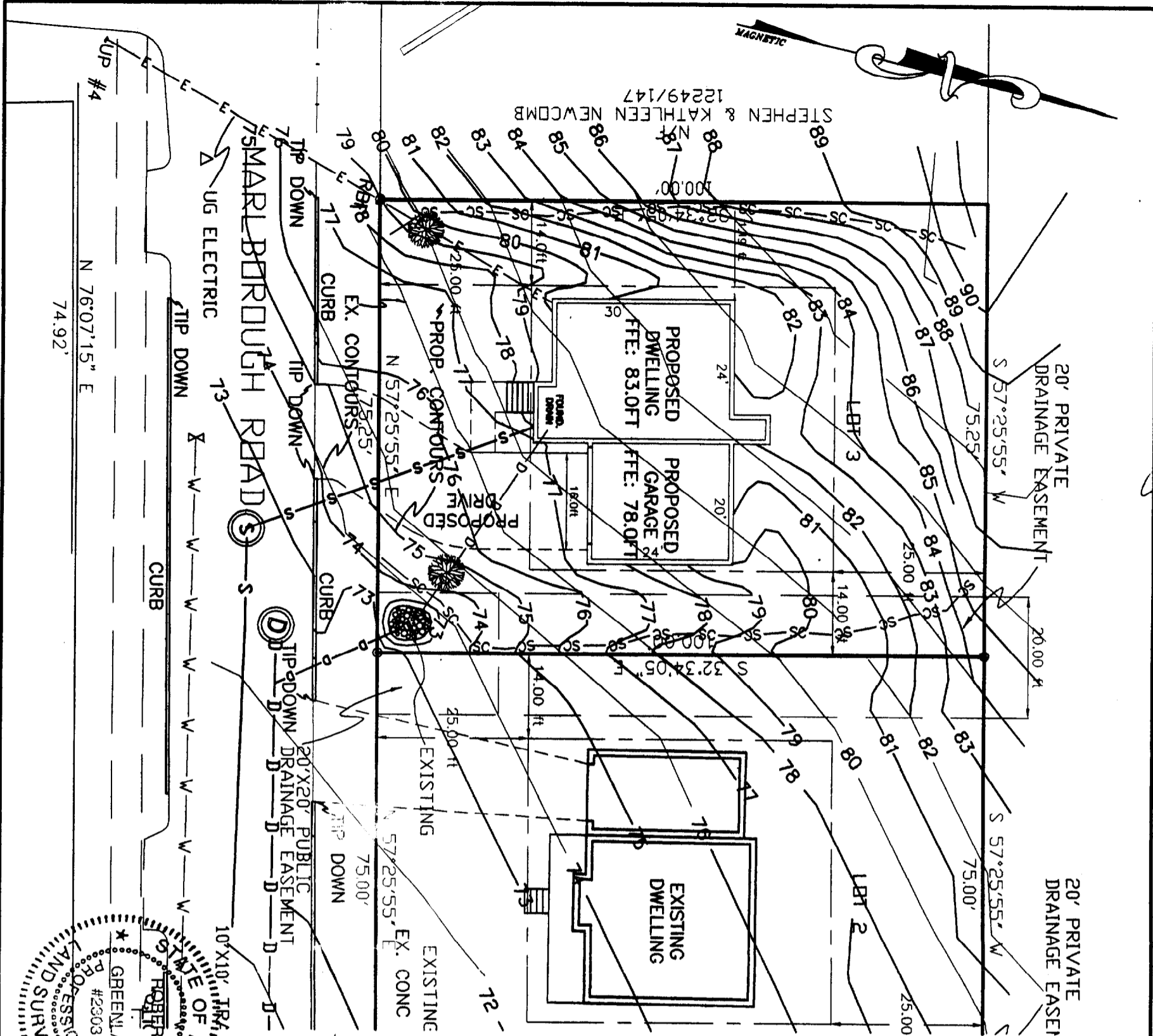
REVISIONS	
DATE	AS NOTED
SCALE	
DRAWN	
P.L.C.	
SHEET	8

PROJECT NAME:
EAST COAST DEVELOPMENT

MARDIGAN SPEC HOUSE

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PETER PALANCA AND PALANCA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY USE TECHNICAL DRAFTING. SUCH THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOURCE AND SAFETY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRULE HOUSE PLANS.

#152 Marlborough Rd.



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: STEPHEN E. MARDIGAN AS DESCRIBED IN BOOK 17062 PAGE 167 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, 12/01/03. PORTLAND CHART 406 BLOCK F LOTS 33-35.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED IN THE MONTH OF OCTOBER BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT:
 - a) LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 24 DATA COLLECTOR
3. AREA OF SUBJECT PARCEL: 7525.00 SQ. FT. 0.17 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) RAY GARDENS, PORTLAND, ME., OWNED BY J.W. WILBUR, SEP PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 103.
5. ZONING: R-3 ZONE
6. TEMPORARY FILL CURRENTLY PLACED ON LOT 3 TO BE REMOVED. ORIGINAL CONTOURS TO BE RESTORED.
7. ELECTRIC, WATER, AND SEWER LINES TO BE VERIFIED IN FIELD AND ATTACHED TO EXISTING STUBBED LINES.
8. CONSTRUCTION OF SWALE IN PRIVATE DRAINAGE EASEMENT SHALL BE COORDINATED WITH BOTH PROPERTY OWNERS.

LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- ▲ Survey Instrument Point
- u — Overhead Utility
- Utility Pole
- — — Edge of traveled way
- — — Set Back Line
- — — Tree Per City Specifications
- — — Existing Contours
- — — Proposed Contours
- — — SILT OR EROSION CONTROL MEASURES PER DEP SPECS
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION



Robert T. Greenlaw
 Subject to Dept. Conc.
 Date of Approval: 2-12-04

ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

REVISION 1: 02/11/2004 CHANGED DRIVEWAY ALIGNMENTS & CORRECTED CURB CUTS

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING

65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWN BY: DMD - PJM
 CHECKED BY: GAS
 SCALE: 1"=20'
 DATE: 10/24/2003
 JOB NUMBER: 2003148
 SHEET: 2 OF 2

EXISTING CONDITIONS SITE PLAN
 LOT 3 MARLBOROUGH ROAD PORTLAND, MAINE

FOR:
STEPHEN E. MARDIGAN

REVISIONS: BY:

BOISE

NOTE:
ALL
MEASUREMENTS
TO BE VERIFIED
IN THE FIELD.

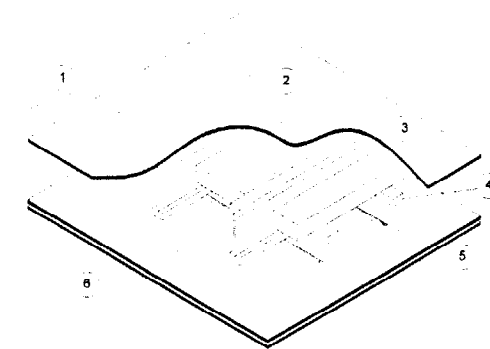
SALES PRESENTATION DRAWING
No structural or dimensional check has been made with the design drawings of the building, therefore purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been checked by Boise Engineering.

EAST COAST DEVELOPMENT
MARDIGAN SPEC HOUSE
HANCOCK LUMBER
KENNEBUNK, MAINE

Framing Schedule - Nominalized			
Mark	Qty	Description	Length
1	17	11 7/8" BCI® 900s SP	24' 0"
2	6	11 7/8" BCI® 900s SP	21' 0"
3	18	11 7/8" BCI® 900s SP	20' 0"
4	1	1 5/16" x 11 7/8" VERSA-RIM PLUS® 2000	31' 0"
5	1	1 5/16" x 11 7/8" VERSA-RIM PLUS® 2000	25' 0"
6	1	1 3/4" x 11 7/8" VERSA-LAM® 2900 SP	11' 0"
7	1	3 1/2" x 16" VERSA-LAM® 3080 DF	17' 0"
8	TL	1 1/8" x 11 7/8" BC OSB RIM BOARD™	148' 0"

- Subfloor**
Minimum 5/8" plywood or OSB sheathing fastened to joists in accordance with Code specifications. Construction adhesive is optional.
- Structural Members**
AJST™ joists having a minimum depth of 9 1/4" and spaced at 24" o.c. maximum.
- Insulation (optional)**
3 1/2" fiberglass batt insulation.
- Insulation Supports**
Nominal 2x3 strapping located 16" o.c. or equivalent method to retain insulation above joist flanges.
- Resilient Channels**
Minimum 25 gauge 1/2" offset RC-1 galvanized steel channels installed perpendicular to joists spaced at 16" o.c. maximum and fastened with 1 1/4" screws at each joist intersection.
- Gypsum Wallboard**
Two layers of 1/2" or 5/8" Type X gypsum wallboard. Base layer installed perpendicular to joists or channels and fastened with 1 5/8" screws located at 12" o.c. Face layer installed parallel to base layer with end and edge joints staggered 16" minimum and fastened with 2 1/4" screws located at 8" o.c. Face layer to be taped and filled.

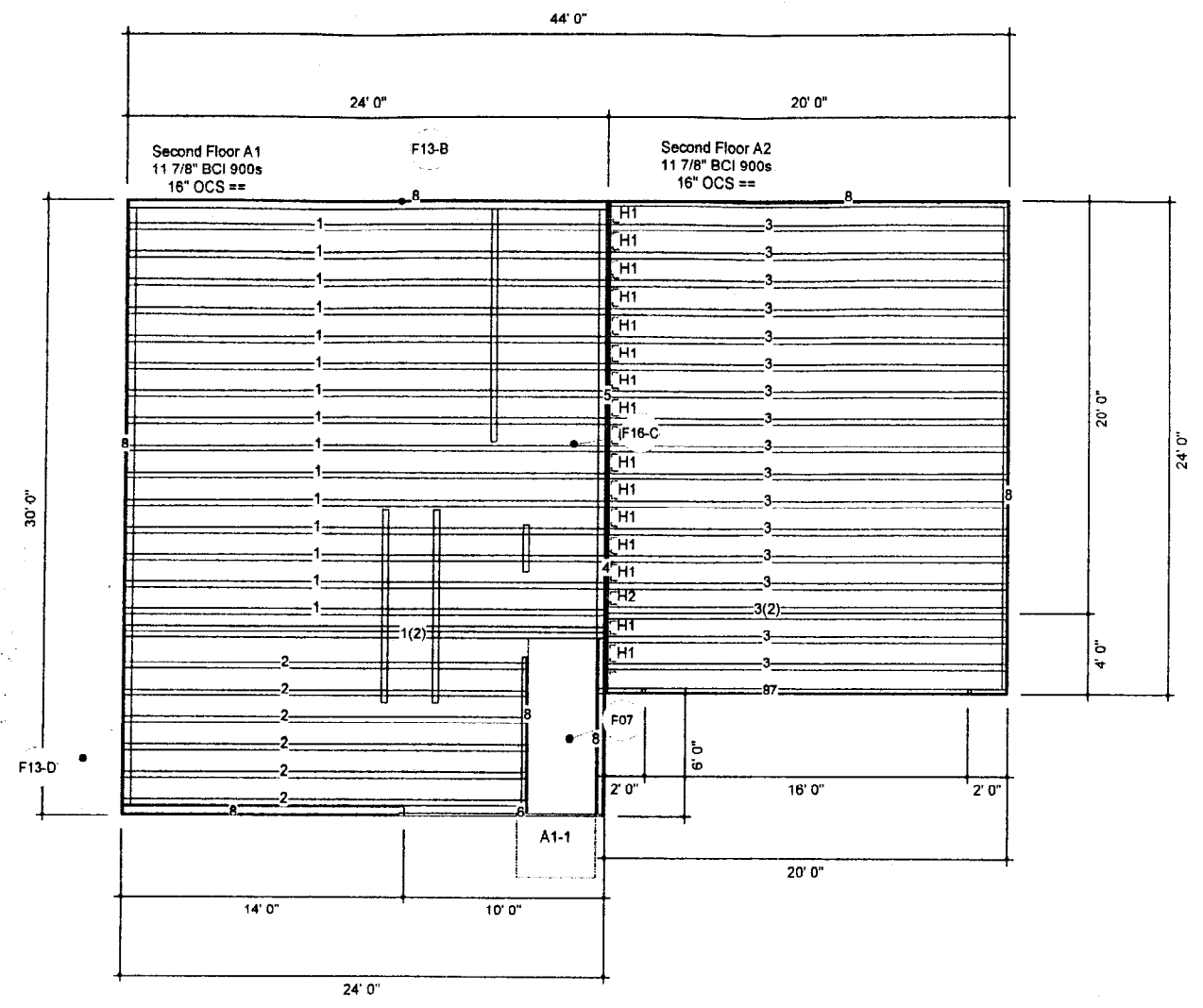
STC 50 with Resilient Channels



Resilient Channels Optional

F22-B

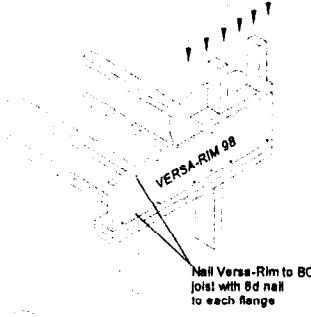
60 Minutes Fire Rating
N.T.S.



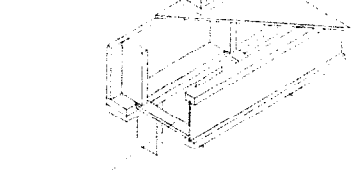
Plan View
1/4" = 1'-0"

Reflects changes in stairwell opening

4250 lb/ft pounds per foot vertical load capacity



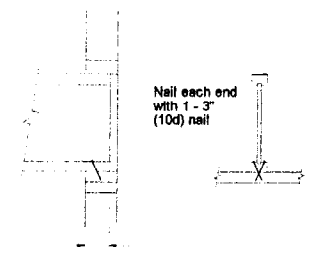
2x8 Blocking at 24" o.c.



1x3 strapping at 48" o.c.

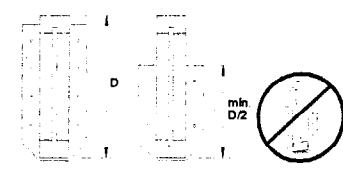
F13-B Exterior End Wall Support
N.T.S.

Nail each end with 1 - 3" (10d) nail



1 1/4" minimum end bearing length at all floor and roof details.

F13-D Attachment at End
N.T.S.



Web stiffeners are not required when top flange is restrained against rotation.
Minimum hanger size shall be half of joist depth.

F16-C Lateral Support at End Bearing
N.T.S.

Accessory Schedule

Mark	Qty	Manufacturer	Product	Description
H1	16	Simpson Strong-Tie Inc.	IUT412	3-1/2 x 11-1/4 to 16 V-Lam Face Mount
H2	1	Simpson Strong-Tie Inc.	WPI411.88-2	7 x 11-7/8 BCI® Top Flange

BC FRAMER® 2002
SCALE: N.T.S.
DATE: 1/27/2004
BY: EDWIN INNESS
FILE: EASTCOASTFI
DWG: 1 of 1
SHEET: 1 / 1