

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMITS DIVISION

PERMITPlease Read
Application And
Notes, If Any,
Attached

Permit Number: 090619

This is to certify that MJ DEVELOPMENT COMPANY LLC Agent
 has permission to New Single Family Home 24x24 Colonial with Attached 22x24 Garage, Two Stories, 3 Bedrooms, Two & 1/2 Ba
 AT 18 YALE ST City ID: 436 A008001

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 lath or other work is set-in. 24 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

Thomas M. Kelly 6/10/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 22 YALE ST

CBL: 436- A-008-001

Issued to: MJ, DEVELOPMENT COMPANY LLC

Date Issued: 7/9/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-05-1144-UI, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3
SINGLE FAMILY DWELLING
UNFINISHED BASEMENT
TYPE 5-B
IRC 2003

Approved:

7-9-12

Don McPherson

(Date)

Inspector

[Signature]

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0519	Issue Date:	CBL: 436 A008001
-----------------------	-------------	---------------------

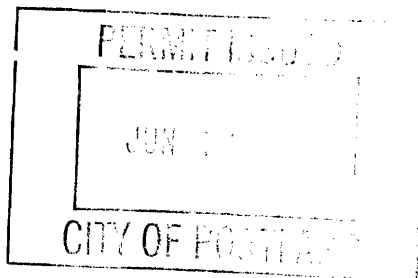
Location of Construction: 18 YALE ST (1073)	Owner Name: MJ DEVELOPMENT COMPANY	Owner Address: 31 OLD CAMPUS DR	Phone: 207-797-4380
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone: 2077761762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home - New Single Family Home 24x36 Colonial with Attached 22x24 Garage, Two Stories, 3 Bedrooms, Two & 1/2 Baths	Permit Fee: \$1,295.00	Cost of Work: \$120,000.00	CEO District: 4
--------------------------	--	---------------------------	-------------------------------	--------------------

Proposed Project Description: New Single Family Home 24x36 Colonial with Attached 22x24 Garage, Two Stories, 3 Bedrooms, Two & 1/2 Baths	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003
	Signature:	Signature: <i>Jim</i> 6/10/09
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: lmd	Date Applied For: 05/28/2009	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> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2009-0051</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/conditions</i> Date: <i>6/2/09</i>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>MSM</i> Date:
---	---	---	--



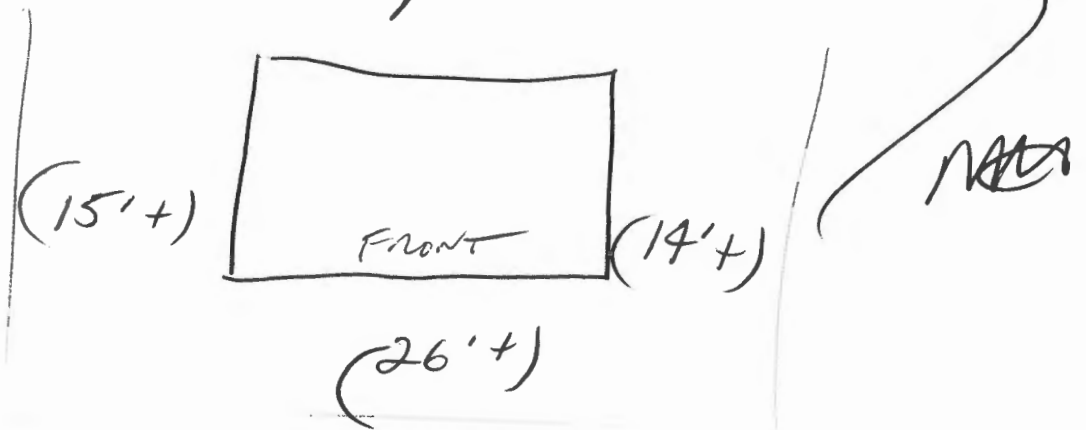
CERTIFICATION

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

06/19/09

set backs okay to pour walls



City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0519	Date Applied For: 05/28/2009	CBL: 436 A008001
------------------------------	--	----------------------------

Location of Construction: 22 YALE ST	Owner Name: MJ DEVELOPMENT COMPANY	Owner Address: 31 OLD CAMPUS DR	Phone: 207-797-4380
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone (207) 776-1762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - New Single Family Home 24x36 Colonial with Attached 22x24 Garage, Two Stories, 3 Bedrooms, Two & 1/2 Baths	Proposed Project Description: New Single Family Home 24x36 Colonial with Attached 22x24 Garage, Two Stories, 3 Bedrooms, Two & 1/2 Baths
---	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/02/2009
Note: The site plan shows the grade going from 104' at the front right corner of the house to 99' towards the rear of the house. Added 5' to the elevation to calculate it from the lowest point. Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) 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: Tom Markley	Approval Date: 06/10/2009
Note: Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) Fastener schedule per the IRC 2003 2) This permit is issued based on the plans submitted. Variations in actual construction that effect grades may change the requirements for handrails and guards. 3) The attic scuttle opening must be 22" x 30". 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 6) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 7) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 8) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 06/05/2009
Note: Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed. 2) 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. 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. 			

PERMIT ISSUED



General Building Permit Application

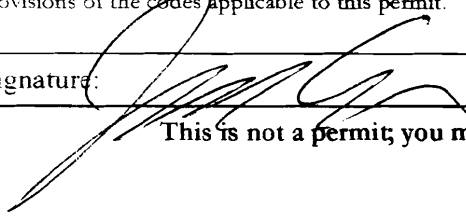
22

Location/Address of Construction: <u>18 Yale St. Lot #3</u>		
Total Square Footage of Proposed Structure/Area <u>17,000-</u>		Square Footage of Lot <u>80,000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>Book 4488</u> <u>Pg 191</u> <u>436-A-008</u>	Applicant * must be owner, Lessee or Buyer * Name <u>M.J. Development</u> Address <u>31 Old Campus Dr.</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>797-4380</u>
Lessee/DBA (If Applicable) <u>MAY 28 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>120,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>1595</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Law 1a-D</u> Proposed Specific use: _____ Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Yale St.</u> Project description: <u>24x36 Colonial 22x24 Garage</u> <u>2 1/2 Bath 3 Bedrooms 2 Floors</u>		
Contractor's name: <u>M.J. Development</u> Address: <u>31 Old Campus Drive</u> City, State & Zip: <u>Portland Me 04103</u> Telephone: <u>797-4380</u> Who should we contact when the permit is ready: <u>Jim Wescott</u> Telephone: <u>776-1762</u> Mailing address: _____		

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, 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: 

Date: 5/28/09

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

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Assessors Copy**

2009-0051

Application I. D. Number

5/28/2009

Application Date

New Single Family Home

Project Name/Description

Mj Development Company Llc

Applicant

31 Old Campus Dr , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

22
18-18 Yale St , Portland, Maine

Address of Proposed Site

436 A008001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/28/2009

Assessors Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Applicant: MJ Development Inc. (Jim Wescoff)

Date: 6/1/09

Address: 22 Yale St (Lot 3)

C-B-L: 436-A-008

perm# 09-0519

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build two story single family (24'x36') w/ attached garage (22'x24')

Sevage Disposal - City

Lot Street Frontage - 50' min. - 84.71' given

Front Yard - ~~50' min.~~ 25' min. - 25' scaled

Rear Yard - 25' min. - 25' scaled

Side Yard - 1 1/2 story - 8' min. 24.5' scaled on right
2 story - 14' min. 14' scaled on left

Projections - 12x8 Deck

Width of Lot - 65' min. - 84.71' given

Height - 38' max - 22.75' scaled. 45' for elevation - 27.75'

Lot Area - 6,500 sq ft min. - 9114 sq ft given

Lot Coverage Impervious Surface - 35% = 2272.5 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 2 car garage

Loading Bays - N/A

Site Plan - 2009-0051 (minor/minor)

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

24x36 = 864

22x24 = 528

8x12 = 96

2x12 = 24

1512

22 Yale ST 09-0519

CBL 436-A-008

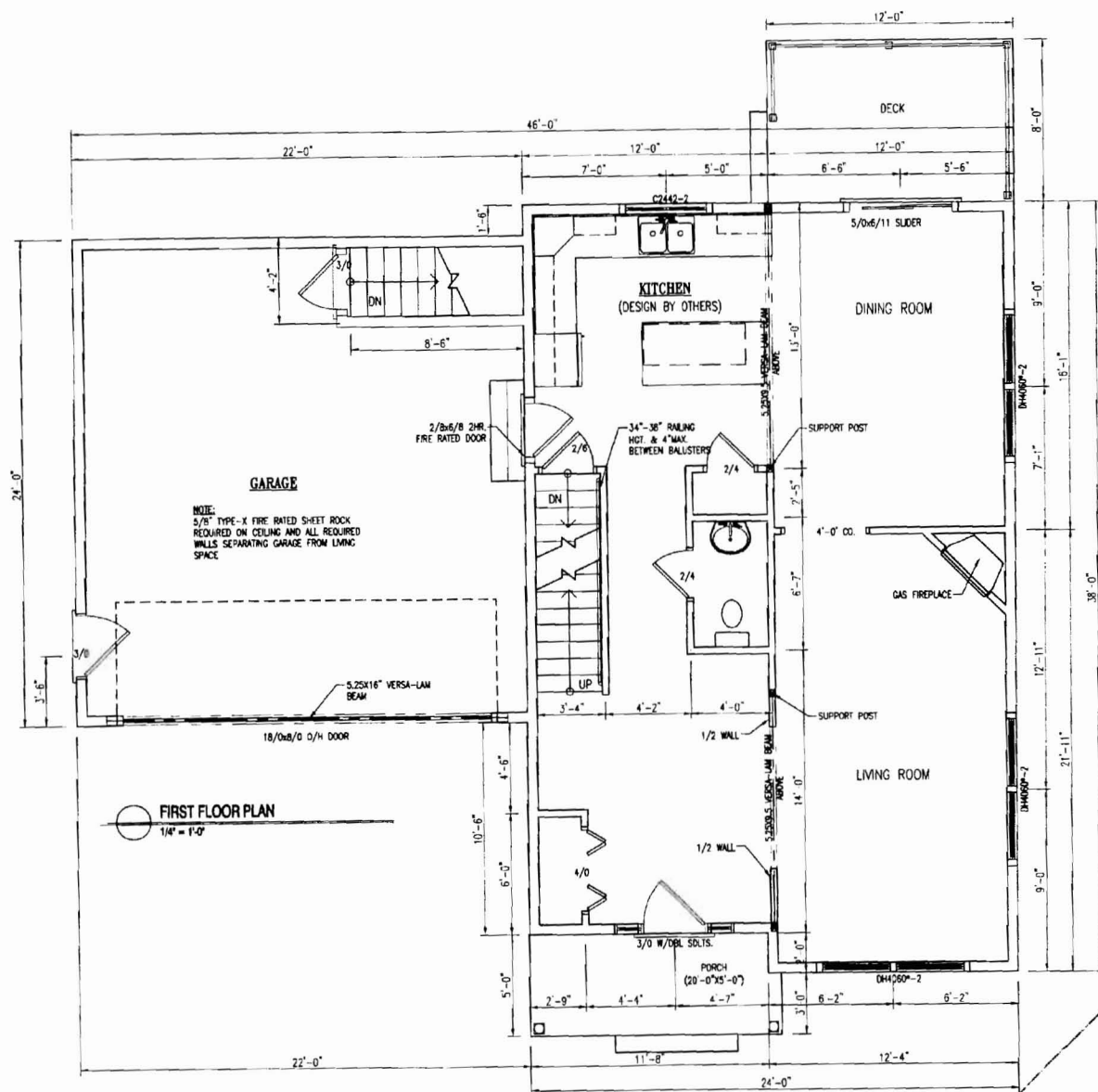
ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	6x8 concrete footings 8x7 wall 10FT-	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Crushed stone - filter fabric 4" DRAIN Dimpogofans	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	OK		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 min anchor bolts 60' oc	OK		
Lally Column Type (Section R407)	lally's in concrete footings 3 1/2	OK		
Girder & Header Spans (Table R 502.5(2))	4(2x10) 12ft span	OK		
Built-Up Wood Center Girder Dimension/Type		OK		
Sill/Band Joist Type & Dimensions	2x6 sill			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	NA	OK		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	engineered trusses 24'OC 12/8 pitch	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2 CDX 15# felt paper Ark sheathings 5/8 CDX	OK
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2013	
Private Garage (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)	5/8 type X sheetrock walls ceiling → Fire Block all penetrations	OK
Opening Protection (Section R309.1)	Egress Windows	OK
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	Same as above	OK
Safety Glazing (Section R308)	NA except bathroom	OK
Attic Access (Section R807)	NA	OK
Chimney Clearances/Fire Blocking (Chap. 10)	NA	OK
Header Schedule (Section 502.5(1) & (2))	2 2x10's	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 walls - R-38 ceiling R-21 floors + 0.35 u factor R value	OK

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement	1	OK
Number of Stairways	2	
Interior	2	
Exterior	0	
Treads and Risers (Section R311.5.3)	7 3/4 max rise - 10 inch net	
Width (Section R311.5.1)	36T min	
Headroom (Section R311.5.2)	6" 8 min	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36 guards 34-38 handrails	
Smoke Detectors (Section R313) Location and type/Interconnected	each bedroom all levels interconnected battery backup	OK
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	per IRC 2003	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	NA	OK

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH A REGISTERED ARCHITECT. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

Revisions:
05/17/09 REVISED PLAN
Date: 05/27/09
Scale: 1/4"=1'-0"
Drawn By: PML
Project: CLY070808
Sheet Number:
3 of 4



HANCOCK CLASSIC WINDOWS NFRC CERTIFIED UNIT PERFORMANCE

HANCOCK WINDOWS PRODUCT TYPE	U-FACTOR	R-VALUE	WITHOUT GRILLS HP LOW-E
CASEMENT	0.31	0.31	
STANDARD DOUBLE-HUNG	0.35	0.35	
PREMIUM DOUBLE-HUNG	0.46	0.46	
TRANSOM	0.34	0.34	
AWNING	0.31	0.31	
GLIDER	0.33	0.33	

*MATHEN BROTHERS NFRC CERTIFIED CENTER UNIT PERFORMANCE

- NOTES:
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS
- EACH SLEEPING AREA
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
 - ALL SMOKE ALARMS SHALL BE INTERCONNECTED

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.

1st FLR. WINDOW SCHEDULE

Mark	Manufacturer	Style	Size		Egress	Header Size	HP Low-E	
			Width	Height			U-Factor / R-Value	U-Factor / R-Value
1	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
2	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
3	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
4	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
5	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
6	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
7	Mathen Brothers	CA2436-2	47'-1/2"	3'-0"	N/A	(3) 2x8 w/ 1/2" Ply	31/31	31/31

old
See revised
June 1, 2009

HANCOCK CLASSIC WINDOWS NFRC CERTIFIED UNIT PERFORMANCE

HANCOCK WINDOWS PRODUCT TYPE	U-FACTOR	R-VALUE	WITHOUT GRILLS HP LOW-E
CASEMENT	0.31	0.31	
STANDARD DOUBLE-HUNG	0.35	0.35	
PREMIUM DOUBLE-HUNG	0.46	0.46	
TRANSOM	0.34	0.34	
AWNING	0.31	0.31	
GLIDER	0.33	0.33	

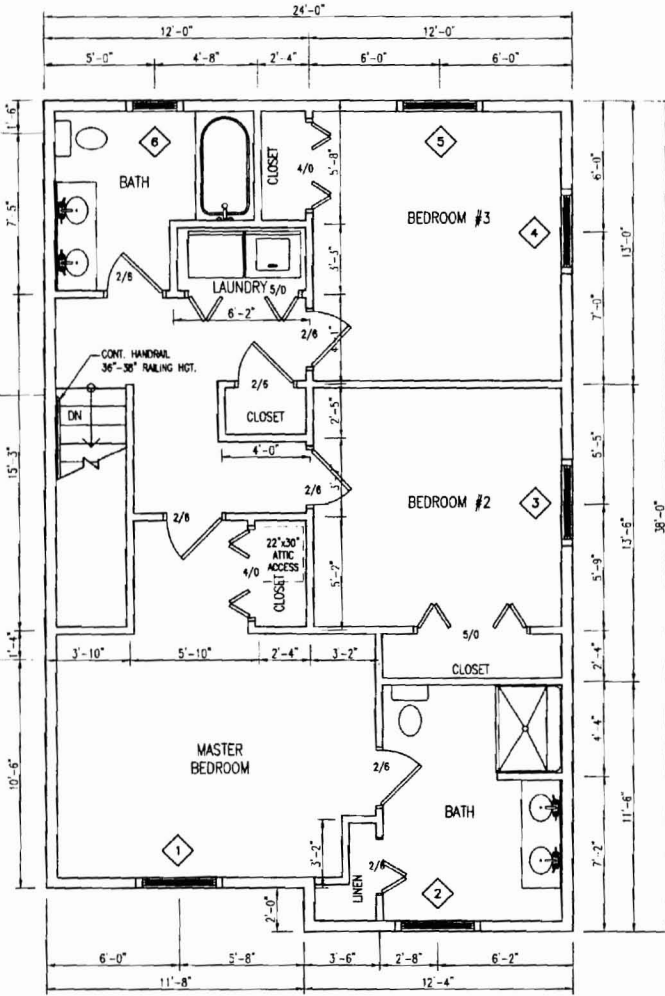
*MATHEN BROTHERS NFRC CERTIFIED CENTER UNIT PERFORMANCE

2nd FLR. WINDOW SCHEDULE

Mark	Manufacturer	Style	Size		Egress	Header Size	HP Low-E	
			Width	Height			U-Factor / R-Value	U-Factor / R-Value
1	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
2	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
3	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
4	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
5	Mathen Brothers	DH4060	3'-4"	5'-0"	YES	(3) 2x8 w/ 1/2" Ply	35/35	35/35
6	Mathen Brothers	SH304E	2'-6"	4'-0"	N/A	(3) 2x8 w/ 1/2" Ply	35/35	35/35

- NOTE:
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS
- EACH SLEEPING AREA
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM
 - ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT
 - ALL SMOKE ALARMS SHALL BE INTERCONNECTED
 - FIRE SEPARATION PER TOWN OR LOCAL CODE WHEN REQUIRED.

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.



SECOND FLOOR PLAN
1/4"=1'-0"

DLA

See cover sheet

6/1/09

22 DETAILS PAGE
YALE ST. LOTS #1 & #3
PORTLAND, ME



THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT, NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

REVISIONS:

Date : 05/27/09
Scale :
Drawn By: PML
Project: 01070808
Sheet Number:
4 of 4

TABLE 802(2) ORDER SPACING AND HEADERS SPACING FOR INTERIOR BEARING WALLS (Minimum spans for Douglas fir-south, hem-fir, western pine and spruce-pine-fir and required number of joist bays)

HEADERS AND ORDER SPACING	SIZE	BAYING WIDTH (ft/in)			
		20	28	36	38
One bay only	2-2x4	1	1	1	1
	2-2x6	1	1	1	1
	2-2x8	1	1	1	1
	2-2x10	1	1	1	1
	2-2x12	1	1	1	1
	3-2x10	1	1	1	1
	3-2x12	1	1	1	1
	4-2x10	1	1	1	1
	4-2x12	1	1	1	1
	4-2x14	1	1	1	1
Two bay only	2-2x4	1	1	1	1
	2-2x6	1	1	1	1
	2-2x8	1	1	1	1
	2-2x10	1	1	1	1
	2-2x12	1	1	1	1
	3-2x10	1	1	1	1
	3-2x12	1	1	1	1
	4-2x10	1	1	1	1
	4-2x12	1	1	1	1
	4-2x14	1	1	1	1

TABLE 802(1) ORDER SPACING AND HEADERS SPACING FOR EXTERIOR BEARING WALLS (Minimum spans for Douglas fir-south, hem-fir, western pine and spruce-pine-fir and required number of joist bays)

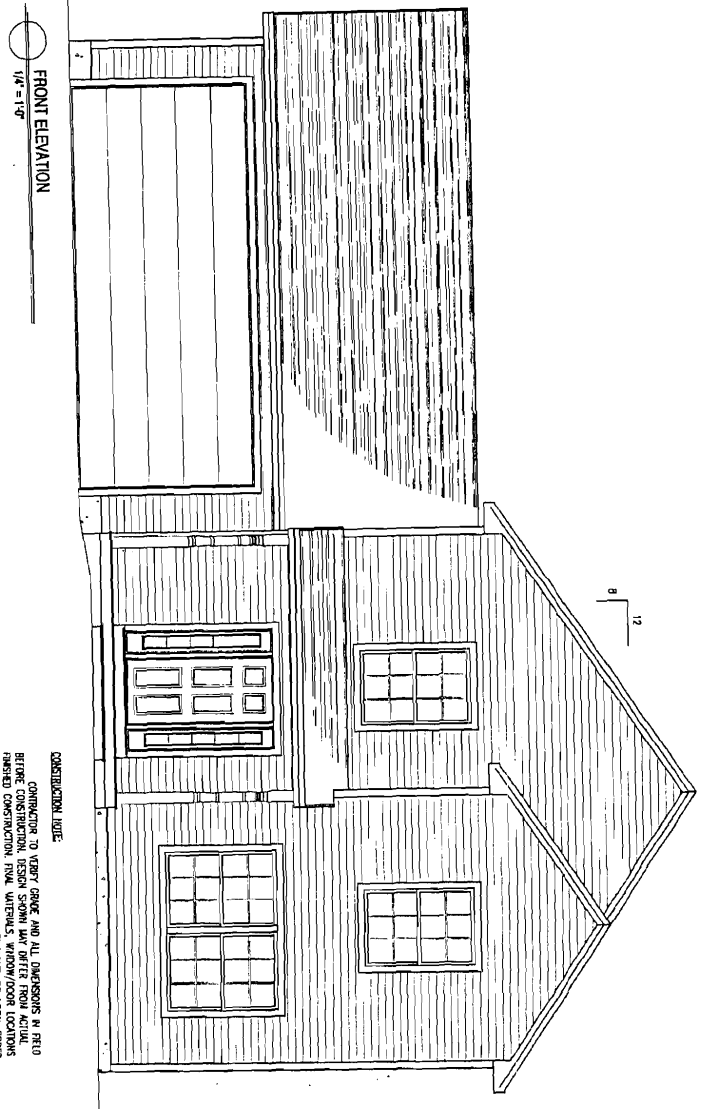
ORDER SPACING AND HEADERS SPACING	SIZE	BAYING WIDTH (ft/in)			
		20	28	36	38
Roof and ceiling	2-2x4	1	1	1	1
	2-2x6	1	1	1	1
	2-2x8	1	1	1	1
	2-2x10	1	1	1	1
	2-2x12	1	1	1	1
	3-2x10	1	1	1	1
	3-2x12	1	1	1	1
	4-2x10	1	1	1	1
	4-2x12	1	1	1	1
	4-2x14	1	1	1	1
Roof, ceiling and one other open bay	2-2x4	1	1	1	1
	2-2x6	1	1	1	1
	2-2x8	1	1	1	1
	2-2x10	1	1	1	1
	2-2x12	1	1	1	1
	3-2x10	1	1	1	1
	3-2x12	1	1	1	1
	4-2x10	1	1	1	1
	4-2x12	1	1	1	1
	4-2x14	1	1	1	1
Roof, ceiling and two other open bays	2-2x4	1	1	1	1
	2-2x6	1	1	1	1
	2-2x8	1	1	1	1
	2-2x10	1	1	1	1
	2-2x12	1	1	1	1
	3-2x10	1	1	1	1
	3-2x12	1	1	1	1
	4-2x10	1	1	1	1
	4-2x12	1	1	1	1
	4-2x14	1	1	1	1

- For S: 1 inch=2 feet, 1 point per square foot=0.07143 m²/m²
- Spans on open h: half and inches.
 - Tolerance values assume F2 grade lumber.
 - Shading with h: measured perpendicular to the ridge for walls between those shown, spans are permitted to be interpolated.
 - Number of joist bays required to support each roof slope, the number of joist bays required on the header is permitted to be supported by an approved framing member attached to the left-slope and fixed end to the header.
 - Use 30gpf ground mass lead for means h: which ground mass lead is less than 30gpf and the roof film lead is equal to or less than 20gpf.

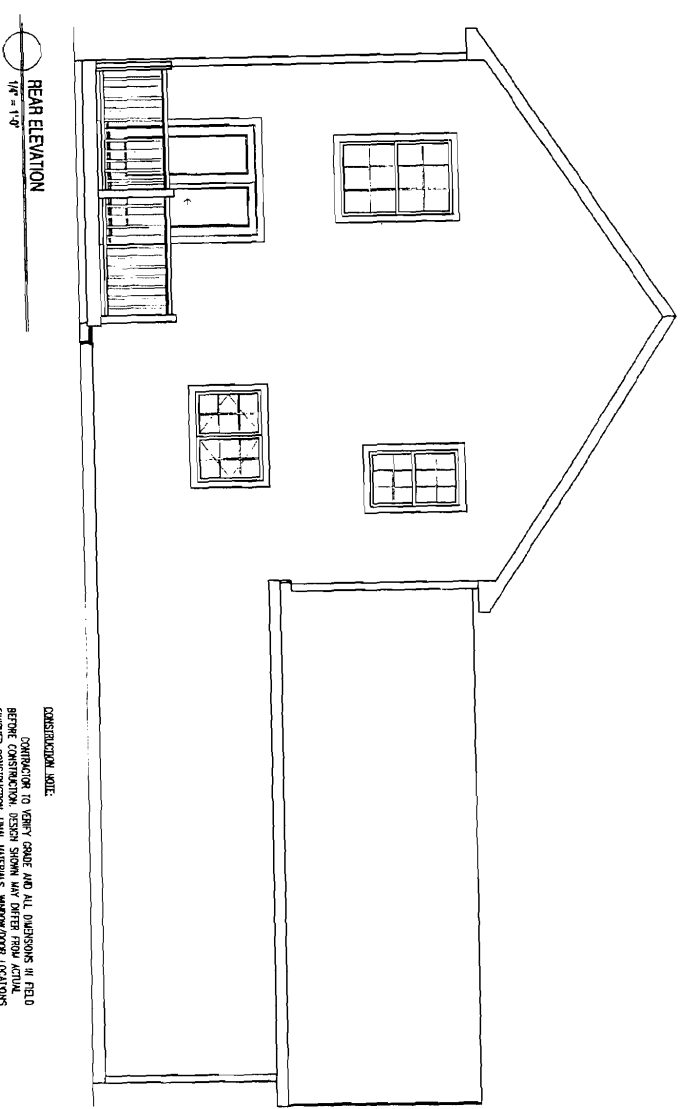
TABLE 802(3) FINISHES SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BEARING MEMBERS	DESCRIPTION OF FINISHES	SPACING OF FINISHES	INTERMEDIATE SUPPORTS
Roof structural joists, rafters, roof and wall sheathing to trusses, and post-and-beam and sheathing to framing	6d common nail (min)	6	12"
1/2" - 1/2"	6d common nail (min)	6	12"
1/2" - 1/2"	6d common nail or 6d determined nail	6	12"
Other wall sheathing	6d common nail or 6d determined nail	3	6
1/2" regular oak-tan sheathing	1-1/2" galvanized roofing nail 6d common nail (min) 16ga, 1-1/2" long	3	6
1/2" regular oak-tan sheathing	1-3/4" galvanized roofing nail 6d common nail (min) 16ga, 1-3/4" long	3	6
2x2" structural oak-tan sheathing	6d common nail (min) 16ga, 1-1/2" long	3	6
1/2" gypsum sheathing	1-1/2" galvanized roofing nail 6d common nail (min) 16ga, 1-1/2" long	4	6
5/8" gypsum sheathing	1-1/2" galvanized roofing nail 6d common nail (min) 16ga, 1-1/2" long	4	6
wood structural joists, combination subfloor underlayment to framing	6d determined nail or 6d common nail	6	12
3/4" and less	6d common nail or 6d determined nail	6	12
7/8" - 1"	6d common nail or 6d determined nail	6	12
1-1/8" - 1-1/4"	6d common nail or 6d determined nail	6	12

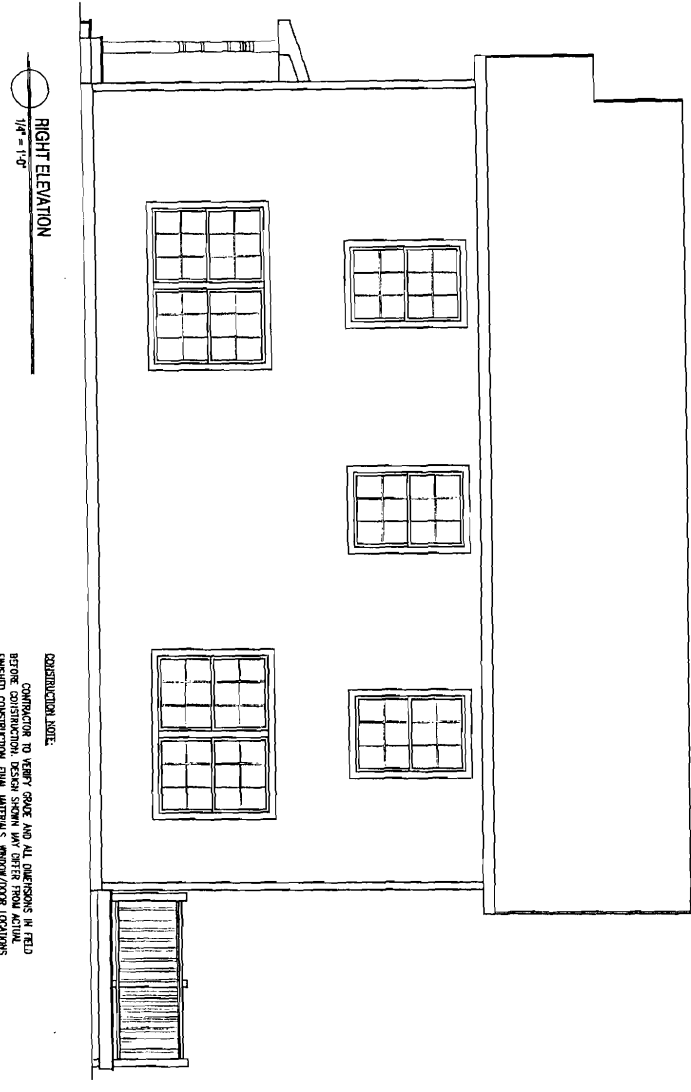
- For S: 1 inch = 25.4mm, 1 load = 300 lbs, 1 inch per hour = 1.609m/h
- At nodes on smooth-connection, bolt or determined details except where otherwise stated. Note: used for framing and sheathing connections and from minimum average bending yield strength as shown: 60ksi (413 N/mm²) for steel diameter of 1/8 inch (3.18mm) (20d common nail), 60ksi (413 N/mm²) for steel diameter larger than 1/8 inch but not larger than 1 1/4 inch, and 100ksi (689 N/mm²) for steel diameter of 1 1/4 inch and larger.
 - Staples are 11 gage wire and have a minimum 7/16-inch on diameter crown width.
 - Note: nail and spaced at not more than 6 inches on center of all supports where spans are 48 inches or greater.
 - Four-hole, 3/4-inch by 1/2-inch by 1/2-inch nails shall be applied vertically.
 - Spacing of fasteners not included in this table shall be based on Table 802(3.1).
 - For regions having basic wind speed of 110 mph or greater, 6d determined nails shall be used for attaching plywood and wood structural panel roof sheathing to members attached to gables and walls. If member roof height is more than 20 feet, up to 20-foot maximum.
 - For regions having basic wind speed of 110 mph or less, nails for attaching wood structural panel roof sheathing to gables and walls framing shall be spaced 6 inches on center. Where basic wind speed is greater than 100 mph, nails for attaching wood structural panel roof sheathing to intermediate supports shall be spaced 6 inches on center for members attached to gables and walls, and 12 inches on center for other members.
 - Openings sheathing shall conform to ASTM C77 and shall be installed in accordance with OS 224. Sheathing shall conform to either ASTM 1841 or ASTM C 288.
 - Spacing of fasteners on floor sheathing panel edges applied to gable ends supported by framing members and at all other perimeter only. Spacing of fasteners on roof sheathing panel edges applied to gable ends supported by framing members and at all other perimeter only. Spacing of fasteners on roof sheathing panel edges applied to gable ends supported by framing members and at all other perimeter only. Spacing of fasteners on roof sheathing panel edges applied to gable ends supported by framing members and at all other perimeter only. Spacing of fasteners on roof sheathing panel edges applied to gable ends supported by framing members and at all other perimeter only.



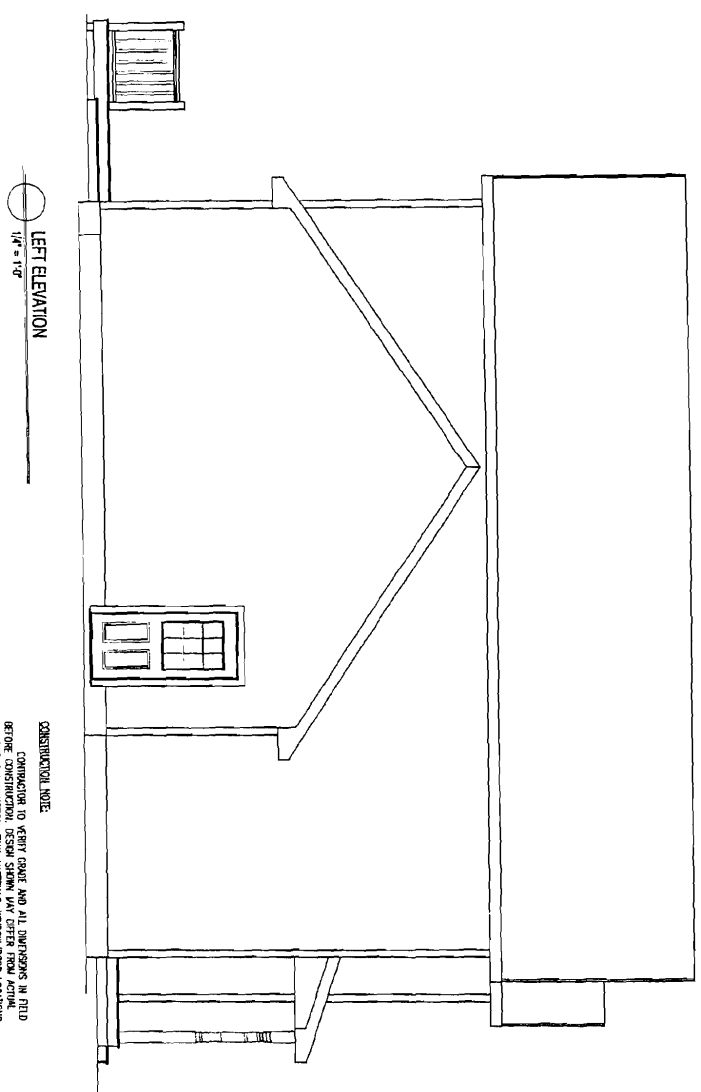
CONSTRUCTION NOTE:
 CONSTRUCTION TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SYSTEM MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION SHALL UTILIZE, WHERE APPROPRIATE, LOCAL MATERIALS AND SPEC. TO BE DETERMINED PER OWNER/CONTR. OR LOCAL CODES.



CONSTRUCTION NOTE:
 CONSTRUCTION TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SYSTEM MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION SHALL UTILIZE, WHERE APPROPRIATE, LOCAL MATERIALS AND SPEC. TO BE DETERMINED PER OWNER/CONTR. OR LOCAL CODES.



CONSTRUCTION NOTE:
 CONSTRUCTION TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SYSTEM MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION SHALL UTILIZE, WHERE APPROPRIATE, LOCAL MATERIALS AND SPEC. TO BE DETERMINED PER OWNER/CONTR. OR LOCAL CODES.



CONSTRUCTION NOTE:
 CONSTRUCTION TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SYSTEM MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION SHALL UTILIZE, WHERE APPROPRIATE, LOCAL MATERIALS AND SPEC. TO BE DETERMINED PER OWNER/CONTR. OR LOCAL CODES.

09-0519

22 PROPOSED ELEVATIONS
 YALE ST. LOTS #1 & #3
 PORTLAND, ME



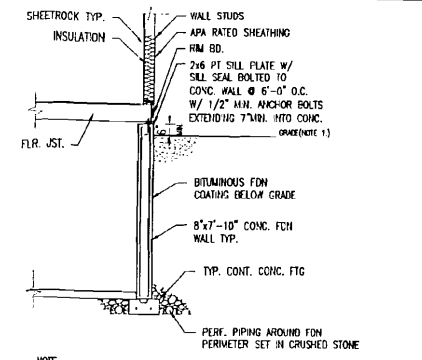
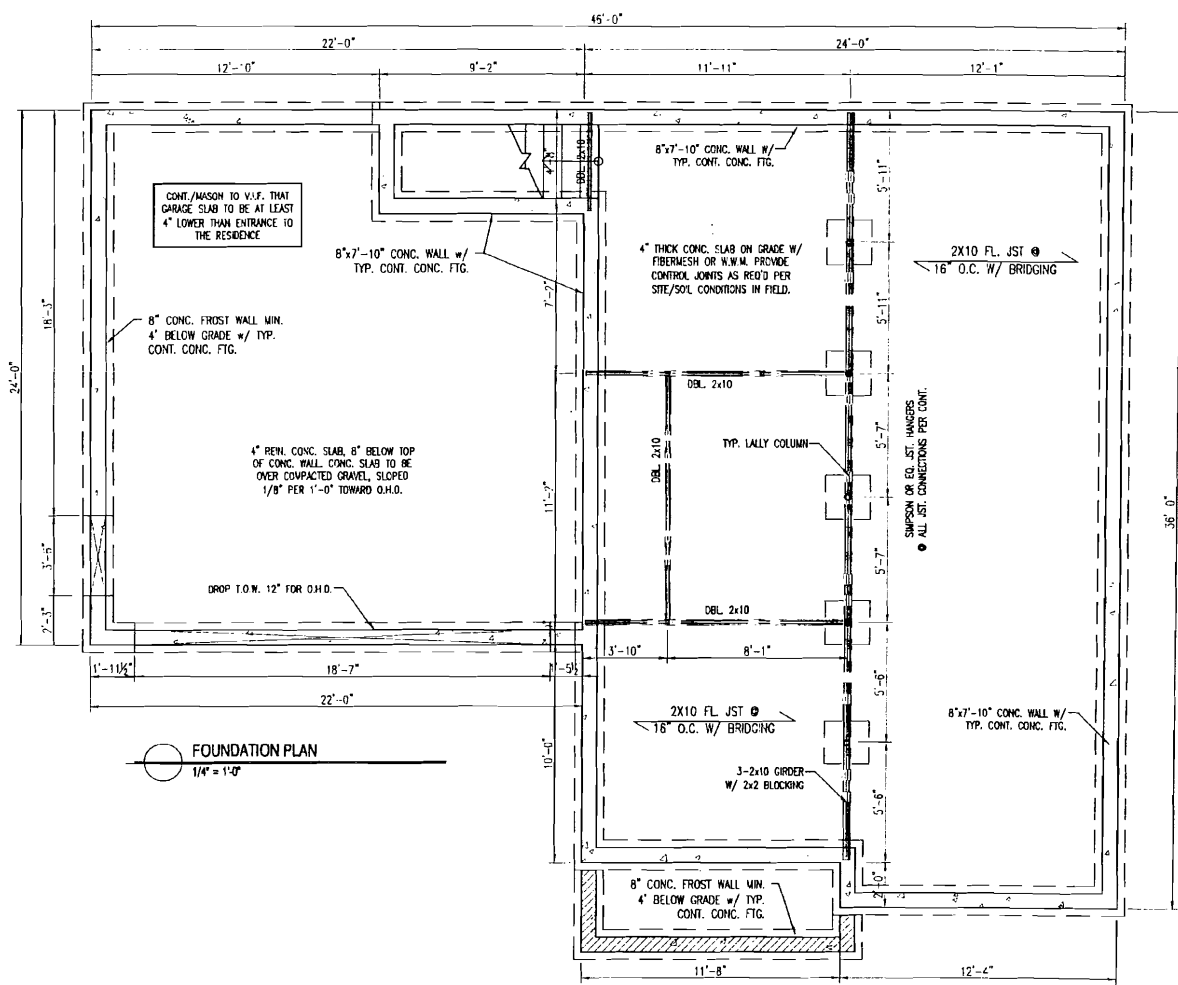
THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

NO.	DATE	REVISIONS

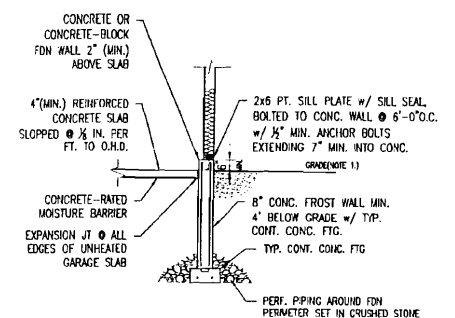
Date : 06/01/09
 Scale : 1/4" = 1'-0"
 Drawn By: JIM
 Project: 09062009
 Sheet Number:
 1 of 4

JUN 2 2009

PROPOSED FDN & SECTIONS
22 YALE ST. LOTS #1 & #3
PORTLAND, ME



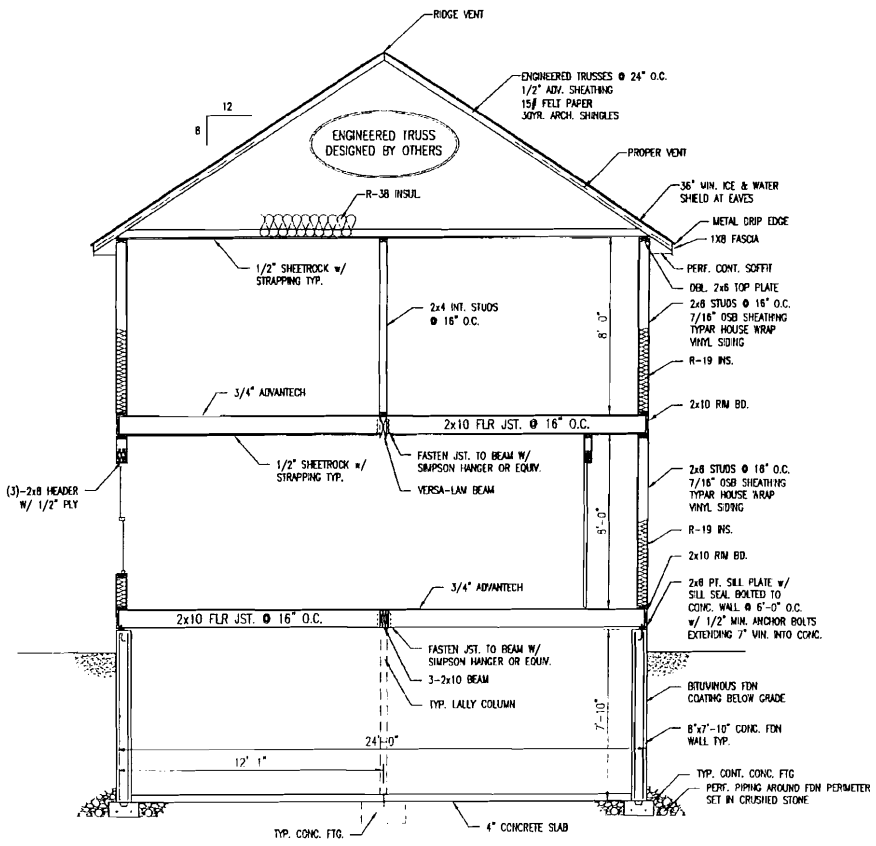
NOTE:
 1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.



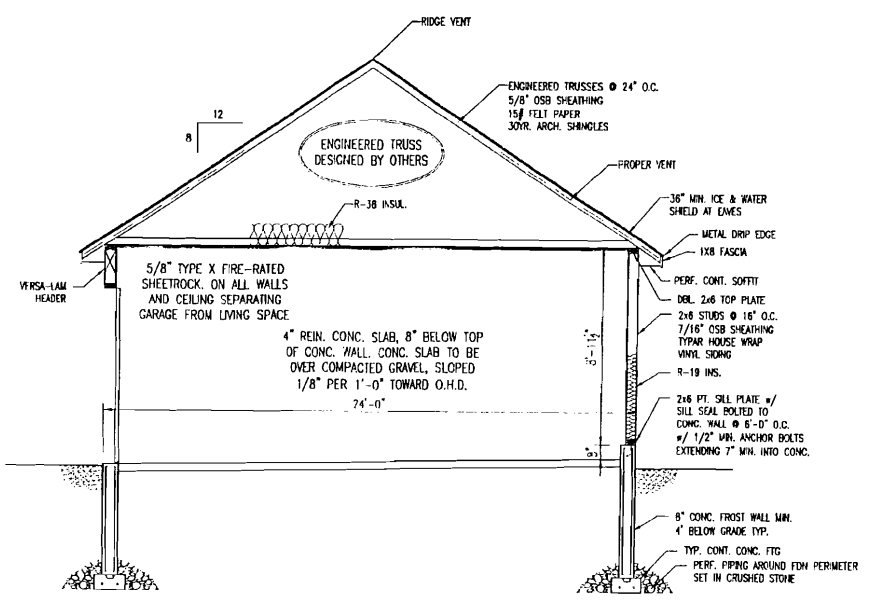
NOTE:
 1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.
 2. WHEN CONNECTED TO A RESIDENTIAL USE, THE GARAGE FLOOR SHALL BE AT LEAST 4" LOWER THAN THE ENTRANCE TO THE RESIDENCE. THE 4" SHALL BE POURED IN PLACE WITH CONCRETE.

- V. FOUNDATION NOTES:**
- 4" DIA. CONTINUOUS PERF. PERIMETER DRAIN WITH HOLES ORIENTED DOWN. SLOPED TO DAYLIGHT OR TO STORM SEWER OR DRYWELL.
 - ALL LALLY COLUMNS THIS SHEET ASSUMED TO BE TYP.
 - ALL INTERIOR FOOTINGS TO BE DESIGNED PER SOIL CONDITIONS. CONTRACTOR TO VERIFY.
 - DECK SUPPORTS ASSUMED TO BE 10" DIA. SPOUTICES. SOIL CONDITIONS TO DETERMINE FOOTING DESIGN. CONTRACTOR TO VERIFY.
 - FOR PLUMBING LOCATION/LAYOUT, SEE GROUND FLOOR PLAN.
 - CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP FND./FTOS AS REQUIRED PER GRADE AND SOIL CONDITIONS.
 - BASEMENT FINISHES PER OWNER/CONT. (TO BE DETERMINED)
 - CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DAYLIGHT BASEMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.

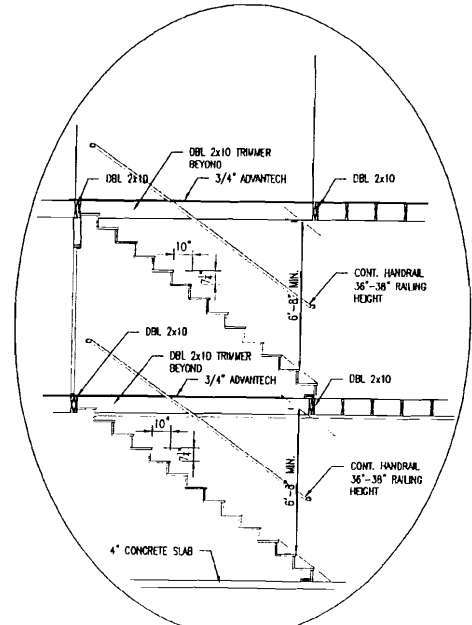
- NOTES:**
 SMOKE ALARMS SHALL BE INTERCONNECTED & INSTALLED IN THE FOLLOWING LOCATIONS:
- EACH SLEEPING AREA
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
 - FIRE SEPARATION PER TOWN AND LOCAL CODE WHEN REQUIRED
- * DENOTES EGRESS WINDOW



CONSTRUCTION NOTE:
 CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. SECTION SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.



CONSTRUCTION NOTE:
 CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. SECTION SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.



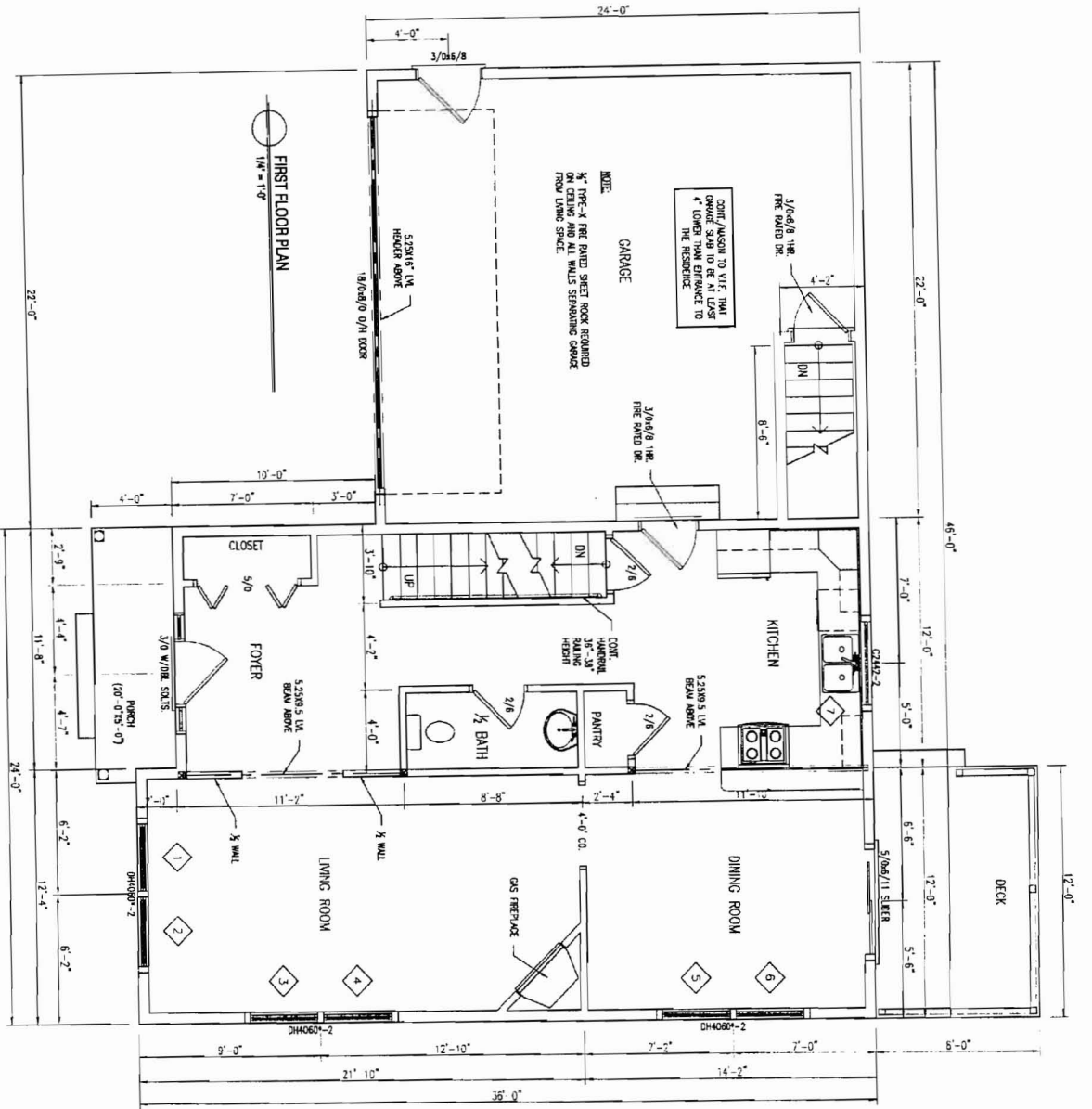
CONSTRUCTION NOTE:
 CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. SECTION SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPROPRIATELY CHECK WITH THEIR ARCHITECTS AND ENGINEERS AS TO THE PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY PROJECT. THE STATE OF MAINE AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TRAINING. HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION. HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

Revisions:

10/06/08	

Date: 06/01/09
 Scale: 1/4" = 1'-0"
 Drawn By: JTM
 Project: CLW052909
 Sheet Number:



HANCOCK CLASSIC WINDOW HRC CERTIFIED UNIT PERFORMANCE

MARK	MANUFACTURER	STYLE	SIZE	EGRESS	HEADER SIZE	HP LOW-E	U-FACTOR / R-VALUE
1	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
2	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
3	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
4	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
5	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
6	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31

2nd FLR. WINDOW SCHEDULE

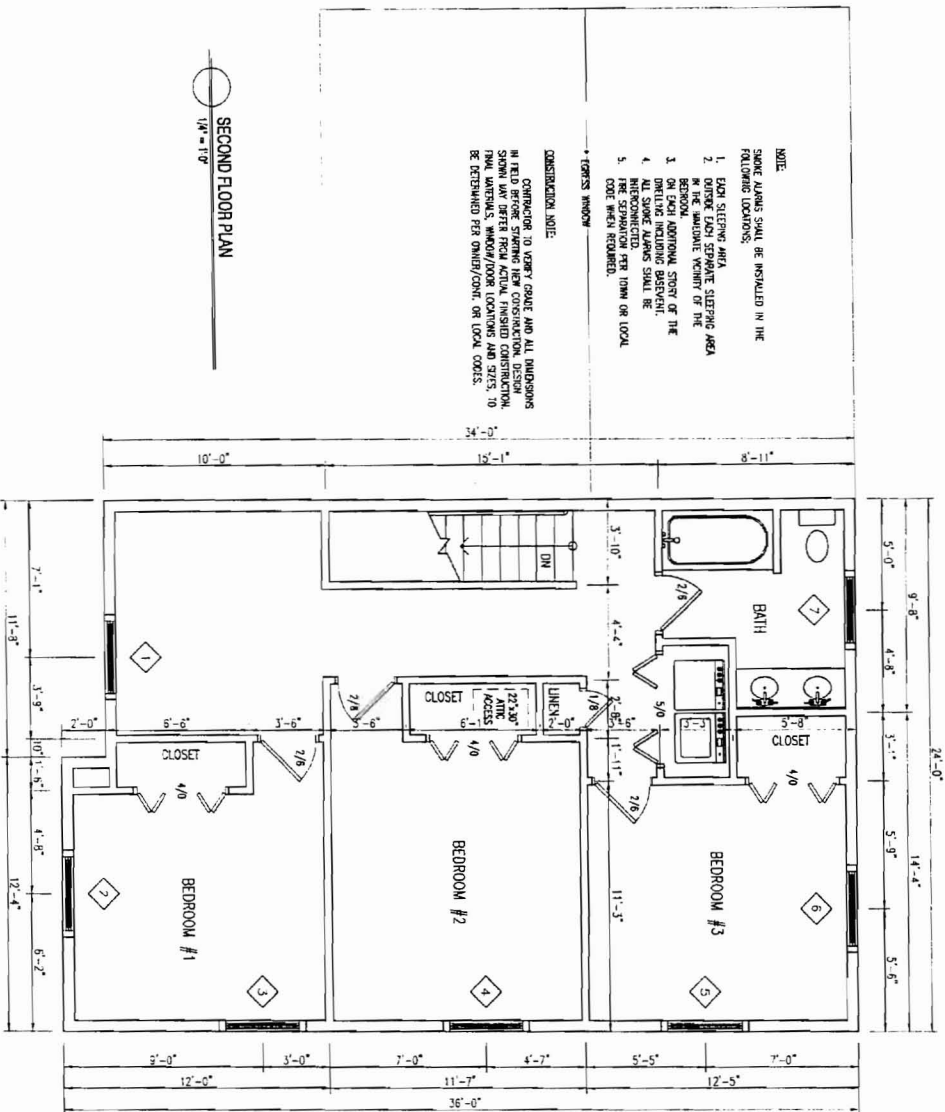
Mark	Manufacturer	Style	Size	Egress	Header Size	HP Low-E	U-Factor / R-Value
1	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
2	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
3	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
4	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
5	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
6	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31

HANCOCK CLASSIC WINDOW HRC CERTIFIED UNIT PERFORMANCE

MARK	MANUFACTURER	STYLE	SIZE	EGRESS	HEADER SIZE	HP LOW-E	U-FACTOR / R-VALUE
1	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
2	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
3	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
4	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
5	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
6	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31

1st FLR. WINDOW SCHEDULE

Mark	Manufacturer	Style	Size	Egress	Header Size	HP Low-E	U-Factor / R-Value
1	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
2	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
3	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
4	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
5	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31
6	YORKER BROTHERS	SH-650	3'-4"	4'-0"	(3) 2x8 w/ 1/2" Bx	35/75	0.31



NOTE: SHOWN ALUMINUM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. SIDE SLEEPING AREA
2. OUTSIDE LIVING ROOM SLEEPING OR THE BEDROOM
3. ON EACH OPPOSITE SIDE OF THE SLEEPING ROOMS
4. ALL SLEEPING ROOMS SHALL BE INTERCONNECTED

CONSIDERATION NOTE:
CONTRACTOR TO VERIFY CODE AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION DESIGN SHALL NOT BE FROM ACTUAL FINISHED CONSTRUCTION SHALL BE DETERMINED PER OWNER/CONTR. OR LOCAL CODES.

NOTE: SHOWN ALUMINUM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. SIDE SLEEPING AREA
2. OUTSIDE LIVING ROOM SLEEPING OR THE BEDROOM
3. ON EACH OPPOSITE SIDE OF THE SLEEPING ROOMS
4. ALL SLEEPING ROOMS SHALL BE INTERCONNECTED
5. THE SEPARATION PER THEM OR LOCAL CODE FROM INSULATION

CONSIDERATION NOTE:
CONTRACTOR TO VERIFY CODE AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION DESIGN SHALL NOT BE FROM ACTUAL FINISHED CONSTRUCTION SHALL BE DETERMINED PER OWNER/CONTR. OR LOCAL CODES.

22 PROPOSED FLOOR PLANS
YALE ST. LOTS #1 & #3
PORTLAND, ME



Revisions:

NO.	DATE	DESCRIPTION

Date: 06/01/09
Scale: 1/4" = 1'-0"
Drawn By: JIM
Project: C10052909
Sheet Number: 3 of 4

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE. ANY AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.



SCHEDULE DETAILS
 YALE ST. LOTS #1 & #3
 PORTLAND, ME

TABLE R602.5(1)
ORDER 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)

ORDER SPANS AND HEADERS SUPPORTING	SIZE	SIZE GROUND SNOW LOAD (psf)			
		Building Width (feet)			
		20	28	36	44
Roof and ceiling	2-2x4	3-2	2-9	1-2	1-1
	2-2x6	4-8	3-4	1-1	1-1
	2-2x8	5-11	3-8	2-4	2-2
	2-2x10	7-3	4-3	2-2	2-2
	2-2x12	8-5	5-3	2-2	2-2
	3-2x6	7-5	4-5	2-2	2-2
	3-2x8	9-1	5-10	2-2	2-2
	3-2x10	10-7	6-2	2-2	2-2
	3-2x12	11-1	7-5	2-2	2-2
	4-2x8	10-1	6-9	2-2	2-2
	4-2x10	12-2	7-10	2-2	2-2
	4-2x12	13-4	8-1	2-2	2-2
Roof, ceiling and over center-bearing floor	2-2x4	2-9	1-2	1-1	1-1
	2-2x6	4-1	1-2	1-1	1-1
	2-2x8	5-1	1-2	1-1	1-1
	2-2x10	6-4	2-5	2-0	2-0
	2-2x12	7-4	2-8	2-0	2-0
	3-2x6	6-1	1-2	1-1	1-1
	3-2x8	7-11	2-8	2-0	2-0
	3-2x10	8-2	2-8	2-0	2-0
	3-2x12	9-2	2-8	2-0	2-0
	4-2x8	7-5	2-8	2-0	2-0
	4-2x10	8-7	2-8	2-0	2-0
	4-2x12	10-7	2-8	2-0	2-0
Roof, ceiling and one clear span floor	2-2x4	2-7	1-2	1-1	1-1
	2-2x6	4-10	2-4	2-3	2-3
	2-2x8	5-11	2-3	2-4	2-4
	2-2x10	6-10	2-3	2-4	2-4
	2-2x12	8-10	2-3	2-4	2-4
	3-2x6	6-1	1-2	1-1	1-1
	3-2x8	7-5	2-8	2-0	2-0
	3-2x10	8-7	2-8	2-0	2-0
	3-2x12	9-7	2-8	2-0	2-0
	4-2x8	7-2	1-8	1-5	1-5
	4-2x10	8-7	2-8	2-0	2-0
	4-2x12	10-7	2-8	2-0	2-0
Roof, ceiling and two clear span floor	2-2x4	2-7	1-2	1-1	1-1
	2-2x6	4-10	2-4	2-3	2-3
	2-2x8	5-11	2-3	2-4	2-4
	2-2x10	6-10	2-3	2-4	2-4
	2-2x12	8-10	2-3	2-4	2-4
	3-2x6	6-1	1-2	1-1	1-1
	3-2x8	7-5	2-8	2-0	2-0
	3-2x10	8-7	2-8	2-0	2-0
	3-2x12	9-7	2-8	2-0	2-0
	4-2x8	7-2	1-8	1-5	1-5
	4-2x10	8-7	2-8	2-0	2-0
	4-2x12	10-7	2-8	2-0	2-0

For S: 1 inch=25.4mm, 1 pound per square foot=0.0479kN/m²

- Spans are given in feet and inches.
- Tabulated values assume #2 grade lumber.
- Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.
- NJ-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.
- Use 30psf ground snow load for areas in which ground snow load is less than 30psf and the roof live load is equal to or less than 20psf.

TABLE R602.5(2)
ORDER 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 GRIDDERS SUPPORTING	SIZE	Building Width (feet)			
		Span NJ ^a			
		20	28	36	44
One floor only	2-2x4	3-1	2-9	1-2	1-1
	2-2x6	4-8	3-4	1-1	1-1
	2-2x8	5-9	3-9	2-4	2-2
	2-2x10	7-0	4-1	2-4	2-2
	2-2x12	8-1	5-0	2-4	2-2
	3-2x6	7-2	4-3	2-2	2-2
	3-2x8	8-9	5-7	2-2	2-2
	3-2x10	10-2	6-10	2-2	2-2
	3-2x12	11-1	7-1	2-2	2-2
	4-2x8	10-1	6-9	2-2	2-2
	4-2x10	12-1	7-10	2-2	2-2
	4-2x12	13-1	8-1	2-2	2-2
Two floor only	2-2x4	2-2	1-1	1-1	1-1
	2-2x6	4-1	1-1	1-1	1-1
	2-2x8	5-1	1-1	1-1	1-1
	2-2x10	6-1	2-1	2-1	2-1
	2-2x12	7-1	2-1	2-1	2-1
	3-2x6	5-1	1-1	1-1	1-1
	3-2x8	6-1	2-1	2-1	2-1
	3-2x10	7-1	2-1	2-1	2-1
	3-2x12	8-1	2-1	2-1	2-1
	4-2x8	6-1	2-1	2-1	2-1
	4-2x10	7-1	2-1	2-1	2-1
	4-2x12	8-1	2-1	2-1	2-1

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

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a, b, c, d, e}	SPACING OF FASTENERS	
		Edges (inches) ^f	Intermediate support ^{g, h} (inches)
wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
5/16" - 1/2"	8d common nail (subfloor, wall) 8d common nail (roof) ⁱ	6	12 ^a
19/32" - 1"	8d common nail	6	12 ^a
1-1/8" - 1-1/4"	10d common nail or 8d deformed nail	6	12
Other wall sheathing ^a			
1/2" regular cellulose fiberboard sheathing	1-1/2" galvanized roofing nail 8d common nail staple 18ga., 1-1/2" long	3	6
1/2" regular cellulose fiberboard sheathing	1-3/4" galvanized roofing nail 8d common nail staple 18ga., 1-3/4" long	3	6
25/32" structural cellulose fiberboard sheathing	1-1/2" galvanized roofing nail 8d common nail; staple galvanized, 1-1/2" long 1-1/4" screws, type W or S	3	6
1/2" gypsum sheathing	1-1/2" galvanized roofing nail 8d common nail staple 18ga., 1-1/2" long	4	8
5/8" gypsum sheathing	1-1/2" galvanized roofing nail 8d common nail staple 18ga., 1-1/2" long	4	8
wood structural panels, combination subfloor underlayment to framing			
3/4" and less	8d deformed nail or 8d common nail	6	12
7/8" - 1"	8d common nail or 8d deformed nail	6	12
1-1/8" - 1-1/4"	10d common nail or 8d deformed nail	6	12

For S: 1 inch=25.4mm, 1 foot=304.8mm, 1 mile per hour=1.609km/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: 80ksi (551 MPa) for shank diameter of .192inch (20d common nail), 90ksi (620 MPa) for shank diameters larger than 0.142inch but not larger than 1.177inch, and 100ksi (688 MPa) for shank diameters of 0.142inch less.
- Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- Holes shall be spaced at not more than six inches on center at all supports where spans are 48inches 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(1).
- For regions having basic wind speed of 110mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing with minimum 48-inch distance from gable and walls, if mean roof height is more than 25feet, up to 35feet maximum.
- For regions having basic wind speed of 100mph or less, nails for attaching wood structural panel roof sheathing to gable and wall framing shall be spaced 6inches on center. When basic wind speed is greater than 100mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6inches on center for minimum 48-inch distance from ridges, eaves and gable and walls, and 6inches on center to gable and wall framing.
- Gypsum sheathing shall conform to ASTM C79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either APA 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 walls be supported by framing members or solid blocking.

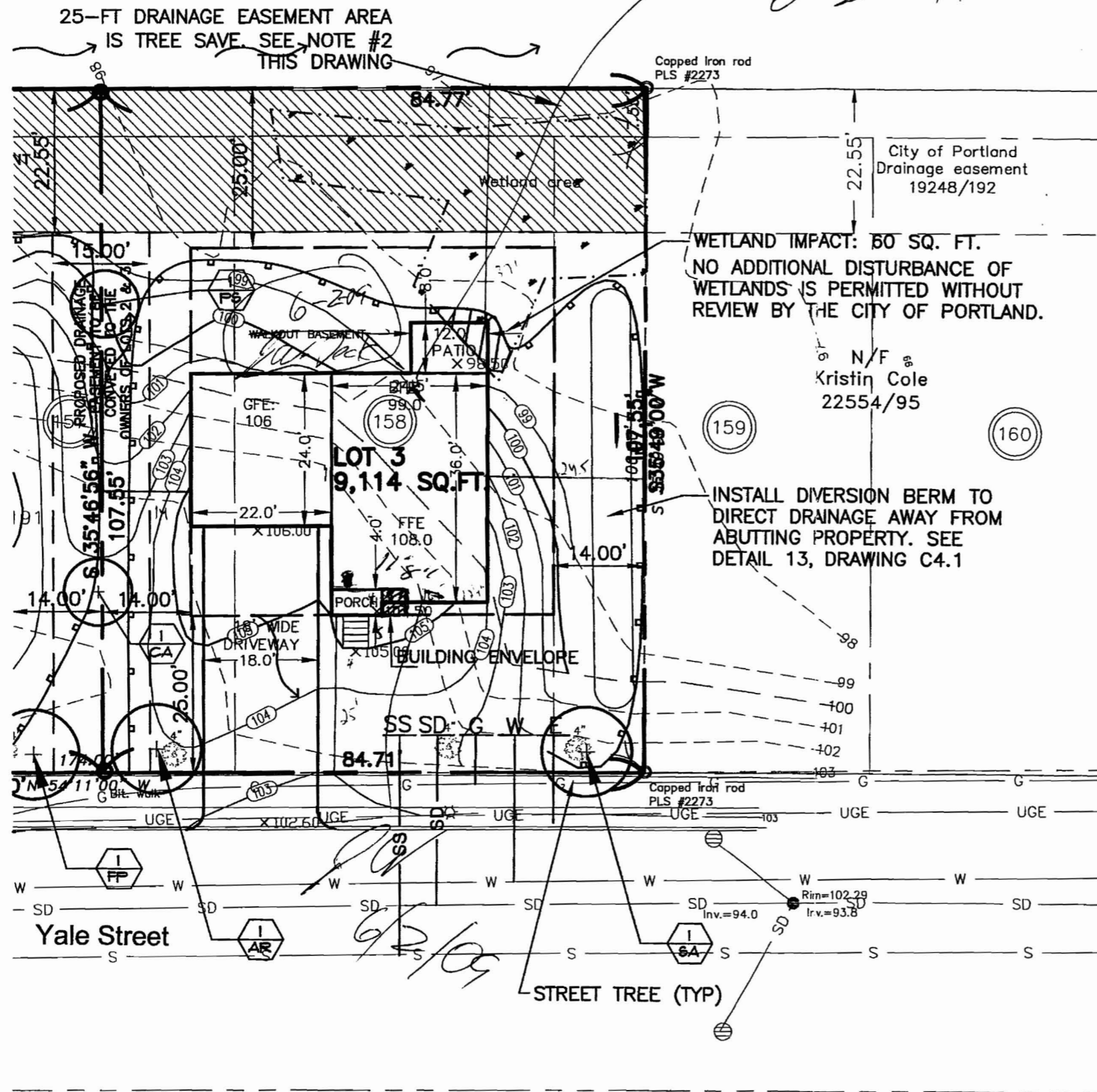
THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK OF REGISTERED ARCHITECTS, ENGINEERS, OR PROFESSIONALS. CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO THE DESIGN OF ANY STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

Revisions:

NO/NO	-

Date: 06/01/09
 Scale: 1/4"=1'-0"
 Drawn By: JTM
 Project: Q1W052909
 Sheet Number:
 4 of 4

24' JL
6-2-09



25-FT DRAINAGE EASEMENT AREA IS TREE SAVE SEE NOTE #2 THIS DRAWING

Capped Iron rod PLS #2273

City of Portland Drainage easement 19248/192

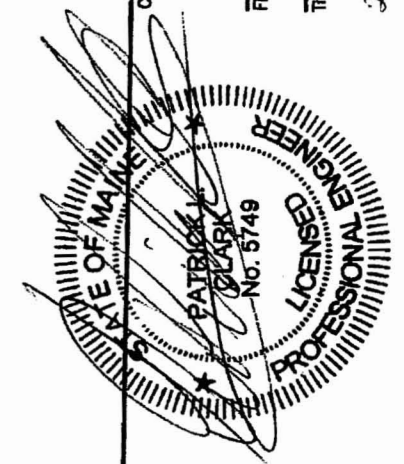
WETLAND IMPACT: 60 SQ. FT. NO ADDITIONAL DISTURBANCE OF WETLANDS IS PERMITTED WITHOUT REVIEW BY THE CITY OF PORTLAND.

N/F Kristin Cole 22554/95

INSTALL DIVERSION BERM TO DIRECT DRAINAGE AWAY FROM ABUTTING PROPERTY. SEE DETAIL 13, DRAWING C4.1

NOTES:

1. GRADING SHOWN ON THIS PLAN IS FOR LOT #3 ONLY. GRADING ON ADJACENT LOTS IS CONCEPTUAL BASED ON SHEET C2.1, GRADING, DRAINAGE, UTILITIES & EROSION CONTROLS; YALE STREET LOT DIVISION, AS APPROVED BY CITY OF PORTLAND.
2. DRIVEWAYS, UTILITY CONNECTIONS, LIGHT POLES, AND STREET TREES SHOWN ARE APPROXIMATELY AS SHOWN ON SHEET C2.1 OF APPROVED PLANS. NO AS-BUILT INFORMATION FOR THESE IMPROVEMENTS ON YALE STREET OR ON ADJACENT LOTS IS AVAILABLE.
3. BUILDING FOOTPRINT AND LAYOUT SHOWN IS BASED ON FLOOR PLAN PROVIDED BY OWNER.
4. SITE ADAPTATION FOR LOT #3, AS SHOWN ON THIS PLAN BY STANTEC CONSULTING SERVICES, INC. IS BASED ON INFORMATION DESCRIBED IN NOTES #1 TO #3.
5. OWNER SHALL BE RESPONSIBLE FOR ALL LAYOUT AND FOR CONFORMANCE TO ZONING AND ALL APPROVED PLANS AND PERMITS.
6. EROSION CONTROLS SHALL BE INSTALLED BY CONTRACTOR PRIOR TO CONSTRUCTION, AS REQUIRED. EROSION CONTROLS SHOWN ARE CONCEPTUAL AND SHALL BE PLACED BASED ON ACTUAL FIELD CONDITIONS.
7. SETBACKS SHOWN ARE MINIMUM DISTANCE TO OUTSIDE OF FOUNDATION AND ASSUMES STRUCTURE TO BE 1-1/2 STORIES AT GARAGE. NOTE THAT SIDE STREET AND FRONT YARD SETBACKS ARE APPLICABLE. BUILDING CORNERS ARE LOCATED AT MINIMUM SETBACKS AND SHALL BE SET BY PROFESSIONAL SURVEYOR.
8. PROPOSED GARAGE AND FLOOR ELEVATIONS SHOWN ARE MINIMUM ELEVATIONS.



File:00258-base.dwg
AUGUST 2008
210800258-L3

Client/Project
MJ DEVELOPMENT COMPANY
31 OLD CAMPUS DRIVE
PORTLAND, MAINE

Figure No. C5.3

Title
LOT 3 SITE PLAN
22 YALE ST. LOT DIVISION

Legend

Stantec Consulting Services Inc.
22 Free Street, Suite 205
Portland ME U.S.A.
04101-3900
Tel. 207.775.3211
Fax. 207.775.6434
www.stantec.com



Stantec