

40'

YARD

HOUSE

DECK

PARKING
8x20

8x20

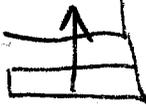
← 15' →

OR
20'
8x20
DRIVE

8x20

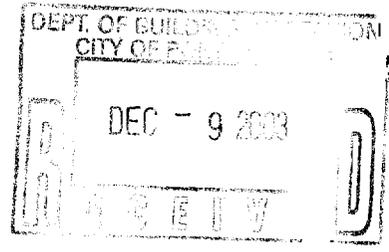
← 2'
or
3'

91 Beckett St



↑ ENTRY
AREA
10'

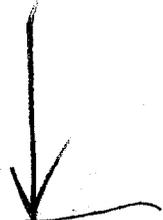
↓ 91 BECKETT ST



80'

? how many
CARS

PARKING
FOR
4 CARS



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

Permit No: 03-1242	Date Applied For: 10/10/2003	CBL: 003 G014001
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Location of Construction: 91 Beckett St	Owner Name: Murray Cathleen Z	Owner Address: 91 Beckett St	Phone: 207-772-1572
Business Name: n/a	Contractor Name: Great East Builders	Contractor Address: Box 47 Waterboro	Phone: (207) 247-6011
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of Use; from 2 units to 3 units. New unit on the third floor - expanding dormers	Proposed Project Description: Change of Use; from 2 units to 3 units. New unit on the third floor - expanding dormers
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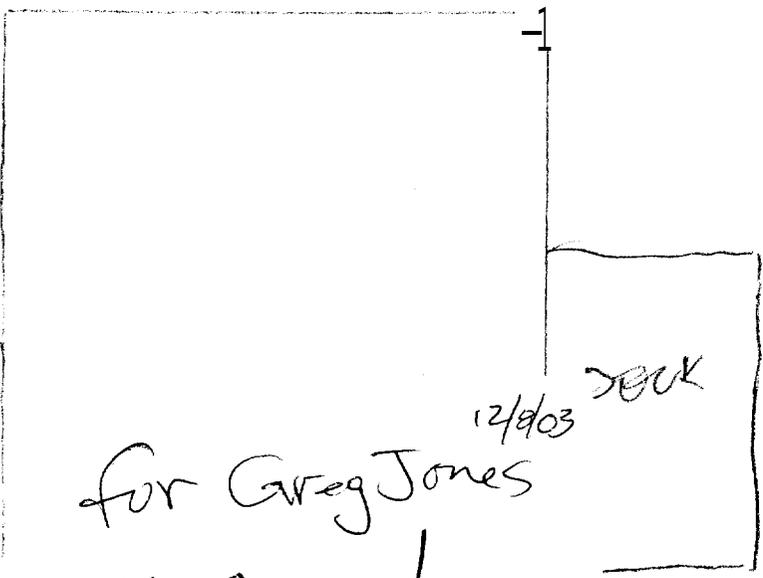
- 3) This property shall remain a three (3) family dwelling with the issuance of this permit. **Any** change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted on 12/9/03. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

← 40'

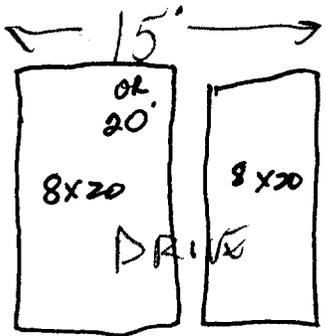
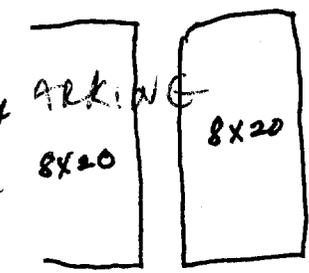
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YARD



for Greg Jones
THANK YOU!

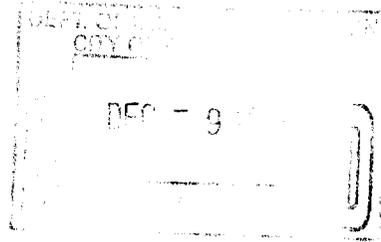
ANY?
CALL 229-6995 cont
OR 247-6011 office #



91 Beckett St



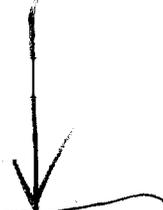
↑ 10' ENTRY AREA
↓ 91 BECKETT ST



80'

? how many CARS

PARKING FOR 4 CARS



City of Portland, Maine - Building or Use Permit

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

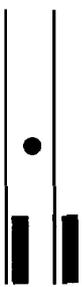
Permit No: 05-0382	Date Applied For: 04/12/2005	CBL: 003 G014001
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Location of Construction: 91 BECKETT ST	Owner Name: MURRAY CATHLEEN Z	Owner Address: 91 BECKETT ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	

Proposed Use:	Proposed Project Description:
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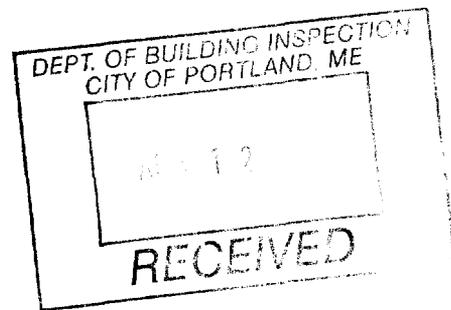
Dept: Zoning	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Building	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

Comments:
4/12/2005-mjn: received plans, need details, advised the owner and Architect.



L & L STRUCTURAL
 ENGINEERING SERVICES, INC.
 Six Q Street
 South Portland, ME 04106
 Phone: (207) 767-4830
 Fax: (207) 799-5432

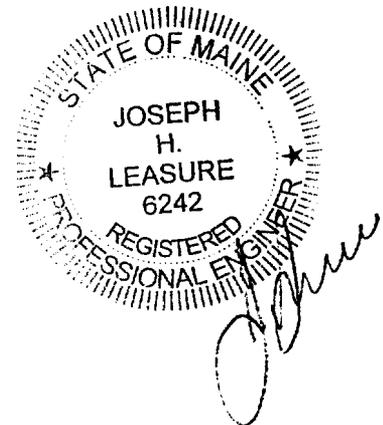
KATE MURRAY RESIDENCE 91 BECKETT STREET PORTLAND, MAINE



**SHED DORMER ADDITION
 AND EXISTING FLOOR/ROOF FRAMING
 REINFORCEMENT & REPAIR**
 STRUCTURAL DRAWINGS
 GENERAL NOTES

Prepared for: John Leasure Architects
 12 Little John Road
 Cape Elizabeth, Maine 04107

Submission Date: March 28, 2005
 Drawings: S 1 through S2

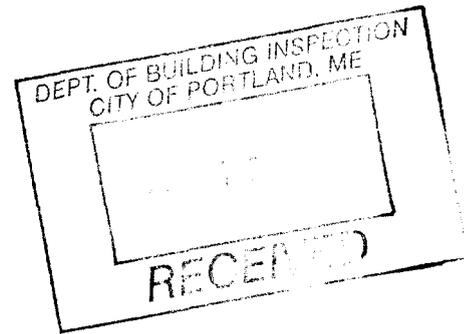


GENERAL NOTES:

1. The notes on the drawings are not intended to replace specifications. See specifications for requirements in addition to general notes.
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
3. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work. Do not scale plans.
4. The structure is designed to be self supporting and stable after the Building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tiedowns. Such material shall remain the property of the contractor after completion of the project.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

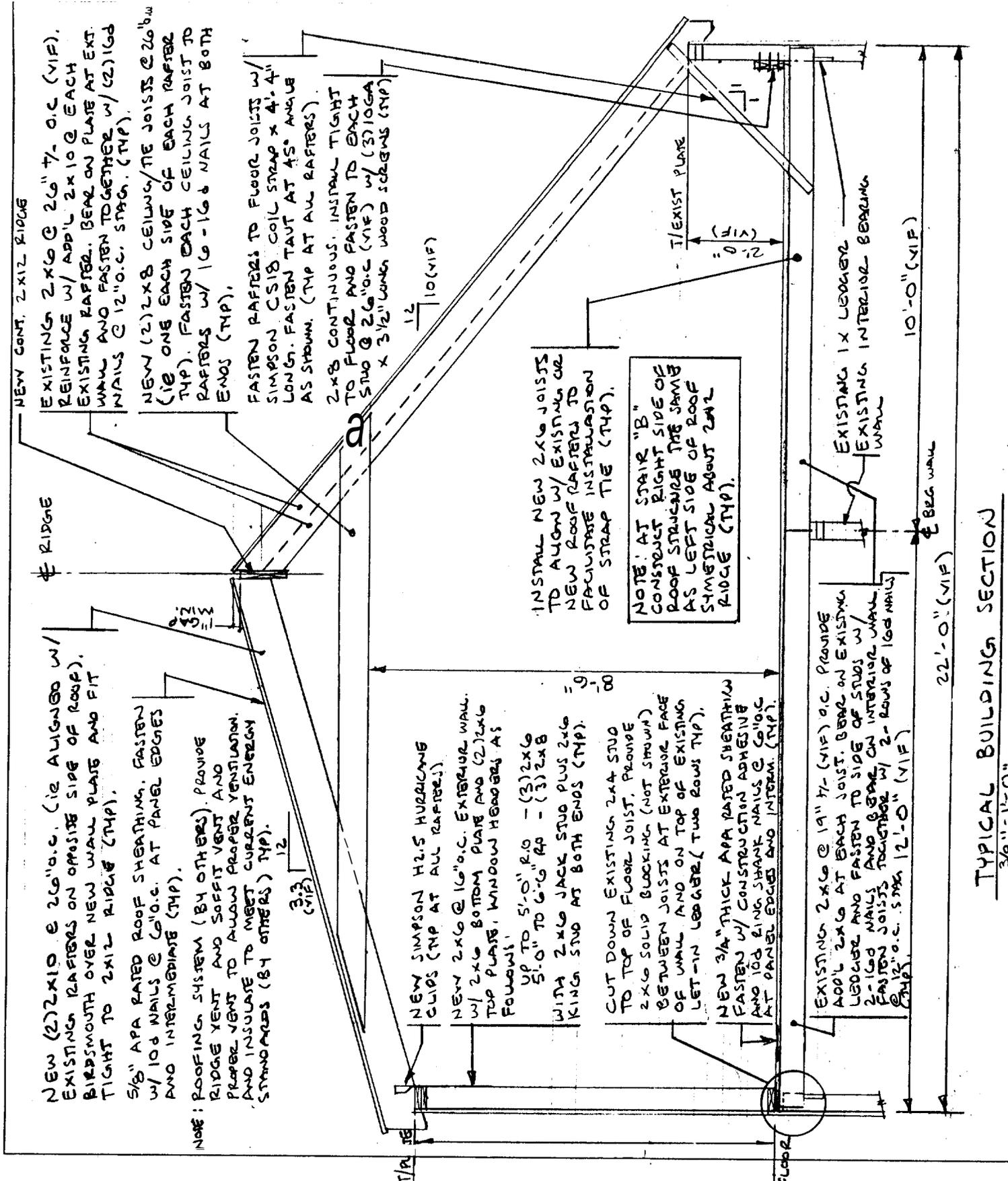
1. Building code: BOCA Basic Building Code (1999) and/or IBC International Building Code (2003)
2. Design Loads shall be in accordance with the building code.
Roof Load 42 PSF (plus drift as applicable)



TIMBER FRAMING:

1. All timber framing shall be in accordance with the AITC Timber Construction Manual or the National Design Specification (NDS) -Latest editions.
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried 19% maximum moisture content or to match existing timber species and grade as indicated on the drawings.
3. All lumber in contact with concrete shall be pressure treated. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C-18 or approved equal.
4. Provide solid 2x timber bridging, double nailed at each end, at 8 feet maximum spacing for all dimensional lumber floor framing.
5. Standard metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
6. Nailing not specified shall conform with BOCA appendix C.
7. Provide 19/32" thick APA rated sheathing on roof framing.
8. Provide 15/32" thick APA rated sheathing on exterior wall framing.
9. Provide 23/32" thick APA rated sheathing on floor framing.

designed by	JHL	KATE MURRAY RESIDENCE 91 BECKETT STREET PORTLAND, MAINE SHED DORMER ADDITION GENERAL NOTES	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX Q STREET SOUTH PORTLAND, MAINE 04106 PHONE (207) 767-4830 FAX (207) 799-5432 EMAIL: LLENCOAOL.COM	S1
drawn by:	JHL			
checked by:	MFL			
scale:	NOTED			
date:	March 28, 2005			



NEW CONT. 2x12 RIDGE
 EXISTING 2x6 @ 26" T/O.C. (V.I.F).
 REINFORCE W/ ADD'L 2x10 @ EACH
 EXISTING RAFTER. BEAR ON PLATE AT EXT.
 WALL AND FASTEN TOGETHER W/ (2) 16d
 NAILS @ 12" O.C. STAG. (TYP).

NEW (2) 2x8 CEILING/TIE JOISTS @ 26" O.C.
 (IE ONE EACH SIDE OF EACH RAFTER
 TYP). FASTEN EACH CEILING JOIST TO
 RAFTERS W/ 16-16d NAILS AT BOTH
 ENDS (TYP).

FASTEN RAFTERS TO FLOOR JOISTS W/
 SIMPSON CS18 COIL STRAP x 4" x 4"
 LONG. FASTEN TAUT AT 45° ANGLE
 AS SHOWN. (TYP AT ALL RAFTERS)

2x8 CONTINUOUS. INSTALL TIGHT
 TO FLOOR AND FASTEN TO EACH
 STUD @ 26" O.C. (V.I.F) W/ (3) 10GA
 x 3 1/2" LONG WOOD SCREWS (TYP)

12 10 (V.I.F)

INSTALL NEW 2x6 JOISTS
 TO ALIGN W/ EXISTING OR
 NEW ROOF RAFTERS TO
 FACILITATE INSTALLATION
 OF STRAP TIE (TYP).

NOTE: AT STAIR "B"
 CONSTRUCT RIGHT SIDE OF
 ROOF STRANCHES THE SAME
 AS LEFT SIDE OF ROOF
 SYMMETRICAL ABOUT 2x12
 RIDGE (TYP).

NEW (2) 2x10 @ 26" O.C. (IE ALIGNED W/
 EXISTING RAFTERS ON OPPOSITE SIDE OF ROOF).
 BIRDSMOUTH OVER NEW WALL PLATE AND FIT
 TIGHT TO 2x12 RIDGE (TYP).

5/8" APA RATED ROOF SHEATHING. FASTEN
 W/ 10d NAILS @ 6" O.C. AT PANEL EDGES
 AND INTERMEDIATE (TYP).

NOTE: ROOFING SYSTEM (BY OTHERS) PROVIDE
 RIDGE VENT AND SOFFIT VENT AND
 PROBE VENT TO ALLOW PROPER VENTILATION.
 AND INSULATE TO MEET CURRENT ENERGY
 STANDARDS (BY OTHERS) (TYP).

3x3 (V.I.F)

NEW SIMPSON H2.5 HURRICANE
 CLIPS (TYP AT ALL RAFTERS)

NEW 2x6 @ 16" O.C. EXTERIOR WALL.
 W/ 2x6 BOTTOM PLATE AND (2) 2x6
 TOP PLATE. WINDOW HEADERS AS
 FOLLOWS:

UP TO 5'-0" RO - (3) 2x6
 5'-0" TO 6'-6" RO - (3) 2x8
 WITH 2x6 JACK STUD PLUS 2x6
 KING STUD AT BOTH ENDS (TYP).

CUT DOWN EXISTING 2x4 STUD
 TO TOP OF FLOOR JOIST. PROVIDE
 2x6 SOLID BLOCKING (NOT SHOWN)
 BETWEEN JOISTS AT EXTERIOR FACE
 OF WALL AND ON TOP OF EXISTING
 LET-IN LEGBLER (TWO ROWS TYP).

NEW 3/4" THICK APA RATED SHEATHING
 FASTEN W/ CONSTRUCTION ADHESIVE
 AND 10d KING SHANK NAILS @ 6" O.C.
 AT PANEL EDGES AND INTERM. (TYP).

EXISTING 2x6 @ 19" T/O.C. PROVIDE
 ADD'L 2x6 AT EACH JOIST. BEAR ON EXISTING
 LEGBLER AND FASTEN TO SIDE OF STUDS W/
 2-16d NAILS AND BEAR ON INTERIOR WALL.
 FASTEN JOISTS TOGETHER W/ 2-ROWS OF 16d NAILS
 @ 12" O.C. STAG. 12'-0" (V.I.F)

22'-0" (V.I.F)

EXISTING 1x LEGBLER
 EXISTING INTERIOR BEARING
 WALL

10'-0" (V.I.F)

TYPICAL BUILDING SECTION
 3/8" = 1'-0"

drawn by	JHL
checked by	MFL
scale:	NOTED
date:	3/28/05

91 BECKETT STREET
 PORTLAND, MAINE
 SHED DORMER ADDITION
 TYPICAL BUILDING SECTION

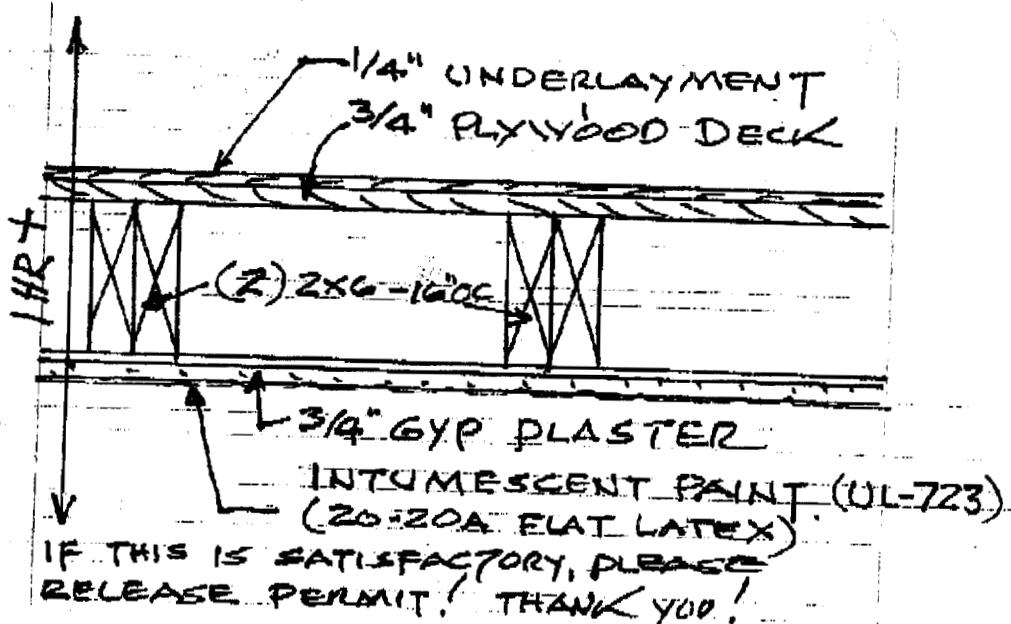
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 SIX Q STREET
 SOUTH PORTLAND, MAINE 04106
 PHONE (207) 767-4830
 FAX: (207) 799-5432
 EMAIL: LLENCOACX.COM

24 MAY 2005

TO: MIKE NUGENT
CODE ENFORCEMENT OFFICER
PORTLAND, MAINE

RE: KATE MURRAY RES. REHAB
91 BECKET ST.
PORTLAND, ME.

MIKE: ENCLOSED SKETCH OF THIRD LEVEL
FLOOR TREATMENT - I FEEL WE HAVE
A 1 HR+ RATING EASILY!



John H. Leasure

JOHN H. LEASURE ARCHITECT, INC.

SIX Q STREET
SOUTH PORTLAND, MAINE 04106
207-767-4600