

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Handwritten note: Permit Number 090555

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ICTION

Permit Number: 090555

This is to certify that ARMSTRONG THERESE B. COMM. ARMSTRONG JTS/M
has permission to Build a 7'x10' Dog House on the roof with 12'x10' of Deck Access through Spiral Staircase
AT 151 CONGRESS ST CE 013 L018005 CCL

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 closed-in. 2 HOUSING 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. CAPT. R. Sauter

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Signature: Cheryl S. [unclear] 7/9/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED
JUL 10 2009
CITY OF PORTLAND

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

Permit No: 09-0555	Issue Date: 7/8/09	CBL: 013 L018005
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Location of Construction: 151 CONGRESS ST (unit 6)	Owner Name: ARMSTRONG THERESE B & TO	Owner Address: PO BOX 16003	Phone: 207-874-4671
Business Name:	Contractor Name: M & M Industries	Contractor Address: 14 Kirkland Ave So. Portland	Phone: 2073294875
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Residential Condo : 2821 use - 6 residential condos	Proposed Use: Residential Condo - Build a 7'x10' Dog House on the Roof with a 12'x10 Roof Deck, Access through Spiral Staircase to allow	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1	
Proposed Project Description: Build a 7'x10' Dog House on the Roof with a 12'x10 Roof Deck, Access through Spiral Staircase		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: R-2 Type: SB IBC-2003 IRC-2003		
		Signature: (Signature)	Signature: (Signature)		
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: 06/07/2009	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 6/10/09	Zoning Appeal <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:	Historic Preservation <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 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

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

Permit No: 09-0555	Date Applied For: 06/02/2009	CBL: 013 L018006
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Location of Construction: 151 Congress St (Unit 6)	Owner Name: ARMSTRONG THERESE B & TO	Owner Address: PO BOX 16003	Phone: 207-874-4671
Business Name:	Contractor Name: M & M Industries	Contractor Address: 14 Kirkland Ave So. Portland	Phone: (207) 329-4875
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Residential Condo - Build a 7'x10' Dog House on the Roof to access 12'x10 Roof Deck, Access through Spiral Staircase	Proposed Project Description: Build a 7'x10' Dog House on the Roof to access 12'x10 Roof Deck, Access through Spiral Staircase
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/10/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain as six residential condominiums. Any change of use shall require a separate permit application for review and approval.			
2) 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: Chris Hanson	Approval Date: 07/09/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Maximum occupant load of rooftop deck not to exceed 10 people as required by section 1014.1 of the IBC 2003			
2) Spiral stair way must meet Section R311.5.8 of the IRC 2003			
3) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.			
4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.			
5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
6) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.			
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.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 06/30/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) The roof deck shall have two means of egress off the roof. Access to the fire escape via a "man ladder" made of non-combustible material will be acceptable as a second means of egress.			
2) Any cutting or welding operations require a seperate permit from the Fire dept.			
3) All construction shall comply with NFPA 101			

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0555	Date Applied For: 06/02/2009	CBL: 013 L018006
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Business Name:	Contractor Name: M & M Industries	Contractor Address: 14 Kirkland Ave So. Portland	Phone: (207) 329-4875
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Residential Condo - Build a 7'x10' Dog House on the Roof to access 12'x10 Roof Deck, Access through Spiral Staircase	Proposed Project Description: Build a 7'x10' Dog House on the Roof to access 12'x10 Roof Deck, Access through Spiral Staircase
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/10/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This property shall remain as six residential condominiums. Any change of use shall require a separate permit application for review and approval. 2) 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: Chris Hanson	Approval Date: 07/09/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 06/30/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The roof deck shall have two means of egress off the roof. Access to the fire escape via a "man ladder" made of non-combustible material will be acceptable as a second means of egress. 2) Any cutting or welding operations require a separate permit from the Fire dept. 3) All construction shall comply with NFPA 101 			

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

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.

Boyd A. F. P.

Signature of Applicant/Designee

7-10-09

Date

Signature of Inspections Official

Date



General 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>151 CONGRESS ST ROOF - UNIT 6</u>		
Total Square Footage of Proposed Structure/Area <u>181 sq ft</u>		Square Footage of Lot <u>9,625 sq</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>M13 BLOCK C LOT 18</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>TOM & THRESE B ADRIANO</u> Address <u>151 CONGRESS ST</u> City, State & Zip <u>PORTLAND, ME 04102</u>	OK to Issue Will pick-up
Lessee/DBA (If Applicable) <u>JUN 2 2009</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	
Current legal use (i.e. single family) <u>CONDOMINIUM</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>DECK & ENTRY TO DECK ON ROOF</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>BUILD A 7' X 10' DOCK ON ROOF WITH SURROUNDING DECK OF 12' X 10' APPROX. ACCESS VIA SPIRAL STAIRCASE</u>		
Contractor's name: <u>MARK ADRIANO</u>		
Address: <u>14 KIRKLAND AVE</u>		Telephone: <u>329-4815</u>
City, State & Zip <u>SO. PORTLAND, ME 04106</u>		Telephone: <u>329-4815</u>
Who should we contact when the permit is ready: <u>MARK</u>		Telephone: <u>329-4815</u>
Mailing address: <u>14 KIRKLAND AVE, SO. PORTLAND, ME 04106</u>		

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: [Handwritten Signature] Date: 6/1/09

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

DECLARATION OF CONDOMINIUM

151 CONGRESS STREET CONDOMINIUM

This Declaration of Condominium (the "Declaration") is made by **DAVID O. COOK** and **JOSEPH H. MORGAN** ("Declarant"), individuals residing in Portland, Maine, as the owners in fee simple of the real estate described herein.

1. Property. Declarant hereby submits the real estate situated at and near 151 Congress Street in the City of Portland, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof, together with the buildings and improvements thereon (the "Condominium") to the provisions of the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as it may be amended (the "Act"). The Condominium is subject to and shall have the benefit of all easements, rights of way and matters affecting title described or referred to in Exhibit A or in the survey to which reference is made below. The name of the Condominium is 151 Congress Street Condominium.

The plat of the land submitted to the provisions of the Act (the "Plat") is entitled "Condominium Plan, 149-151 Congress Street, Portland, Maine." The Plat was prepared by Northeast Civil Solutions, is dated July 20, 2005, as revised, and is recorded in the Cumberland County Registry of Deeds in Plan Book 265 Page 614. The plan of improvements for the Condominium (the "Plan") is entitled "Floor Plan, 149-151 Congress Street, Portland, Maine." The Plan was prepared by Northeast Civil Solutions, is dated July 20, 2005, as revised, and is recorded in the Cumberland County Registry of Deeds in Plan Book 205 Page 65.

2. Defined Terms.

(a) As provided in section 1601-103 of the Act, capitalized terms not otherwise defined in this Declaration or on the Plat and Plan shall have the same meanings as specified in the Act.

(b) "Common Expenses" means all common expenses for the Condominium. Common Expenses include, but are not limited to (i) the cost of maintenance, management, operation, repair, renovation, restoration and replacement of the Common Elements; (ii) the cost of all insurance premiums on all policies of insurance required to be or that have been obtained by the Board of Directors pursuant to the provisions of this Declaration and the fees and disbursements of the Insurance Trustee (as defined in the Bylaws), if any; (iii) such amounts as the Board of Directors may deem necessary to provide for general operating reserve funds, reserve funds for replacements and contingencies, and such other reserve funds as may be required by the Bylaws or as the Board of Directors may deem necessary to compensate for any deficits in receipts over expenses for the previous fiscal year; and (iv) such other costs and expenses that may be declared by the Act, this Declaration, the Bylaws or resolution or agreement by the Board of Directors or Unit owners to be Common Elements of the administration, operation, maintenance and repair of the Condominium and the rendering to Unit owners of all related services.

(c) "Common Expense Liability" means the allocation to each Unit of the respective

substantial destruction to, or condemnation or governmental taking of, such Unit or any portion of the Common Elements appurtenant thereto; (C) any lapse or modification of insurance or fidelity bond coverages; (D) any proposed amendment under paragraph 20 of this Declaration; and (E) any proposed action that entitles an eligible mortgage holder to notice under section 1602-119(b) of the Act.

(e) Any first mortgagee of a Unit who obtains title to the Unit pursuant to the remedies provided in the mortgage, or through foreclosure of the mortgage, or through deed (or assignment) in lieu of foreclosure, shall take the property free of any claims for unpaid assessments or charges against such Unit that accrue prior to the acquisition of title to such Unit by the mortgagees, other than the proportionate share of Common Expenses that become due and payable from and after the date on which said mortgagee acquires the Unit through a completed foreclosure or through deed (or assignment) in lieu of foreclosure.

20. Method of Amending Declaration. Except to the extent expressly permitted or required by the Act, this Declaration may be amended by a vote or by written approval of the owners of Units to which at least seventy-five percent (75%) of the votes in the Association are allocated and written approval from eligible mortgage holders, as defined in the Act, representing at least seventy-five percent (75%) of the votes allocated to Units that are subject to eligible first mortgages.

21. Potential for Expansion. Unit 6 has the potential to add a roof top deck. The Unit Owner shall be solely responsible for permitting (please note a Historic Preservation Permit may be needed for any exterior changes), design, installation, maintenance, increased cost of insurance, damage from leakage, liability for use, and all other aspects that would be associated with this project.

22. Parking. There is no parking.

23. Non-Smoking Regulations. The entire building is non-smoking. This exception cannot be changed except by unanimous consent of all Unit Owners.

24. Name and Address. The name of the Condominium is 151 Congress Street Condominium, and the Condominium is located at 149-151 Congress Street in the City of Portland, County of Cumberland and State of Maine.

25. Applicable law; interpretation; severability. This Declaration shall be governed by and construed in accordance with the laws of the State of Maine. In the event of any conflict or discrepancy between this Declaration, the Bylaws and the Plat and Plan, this Declaration shall govern. If any provision of this Declaration, the Bylaws and the Plat and Plan, this Declaration shall govern. If any provision of this Declaration, the Bylaws or the Rules and Regulations are in conflict with any applicable laws, including the Act, then such laws shall govern and such invalid provision shall be of no force and effect, but the validity of the remainder of this Declaration, the Bylaws and the Rules and Regulations shall not be affected thereby and shall remain in full force and effect as if such invalid provision had not been included.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DAVID O. COOK and JOSEPH H. MORGAN, individuals of Portland, Maine, for consideration paid, grant to THERESE B. ARMSTRONG and TOM M. ARMSTRONG, of Portland, Maine, with a mailing address of 151 Congress Street, Unit 5, Portland, Maine 04101, as joint tenants, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described as follows:

Unit 6, in 151 CONGRESS STREET CONDOMINIUM located in the City of Portland, County of Cumberland and State of Maine, all as more specifically described in the Declaration of Condominium, dated September 29, 2005, and recorded in the Cumberland County Registry of Deeds in Book 23249, Page 201; and as shown on the plat recorded in said Registry in Plan Book 205, Page 614; and floor plans recorded in said Registry in Plan Book 205, Page 615.

Said unit is conveyed subject to and with the benefit of all the terms, conditions, provisions, and encumbrances set forth or referred to in the Maine Condominium Act and Declaration, said Plat and Plans, the Bylaws of 151 Congress Street Condominium Association and the Rules and Regulations of said Condominium Association.

Reference is made to a deed from David O. Cook and Joseph H. Morgan to David O. Cook and Joseph H. Morgan as joint tenants dated July 15, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22921, Page 57 and revised by corrective deed dated July 21, 2005 and recorded in said Registry of Deeds in Book 22993, Page 257. Reference is also made to a Deed of Distribution by Personal Representative from the Estate of Elizabeth A. Morgan to Joseph H. Morgan dated July 15, 2005 and recorded in said Registry of Deeds in Book 22921, Page 59.

IN WITNESS WHEREOF, the said David O. Cook and Joseph H. Morgan have caused this instrument to be executed this 31st day of August, 2006.

Witness

Witness

David O. Cook

Joseph H. Morgan

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DAVID O. COOK and JOSEPH H. MORGAN, individuals of Portland, Maine, for consideration paid, grant to THERESE B. ARMSTRONG and TOM M. ARMSTRONG, of Portland, Maine, with a mailing address of 151 Congress Street, Unit 5, Portland, Maine 04101, as joint tenants, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described as follows:

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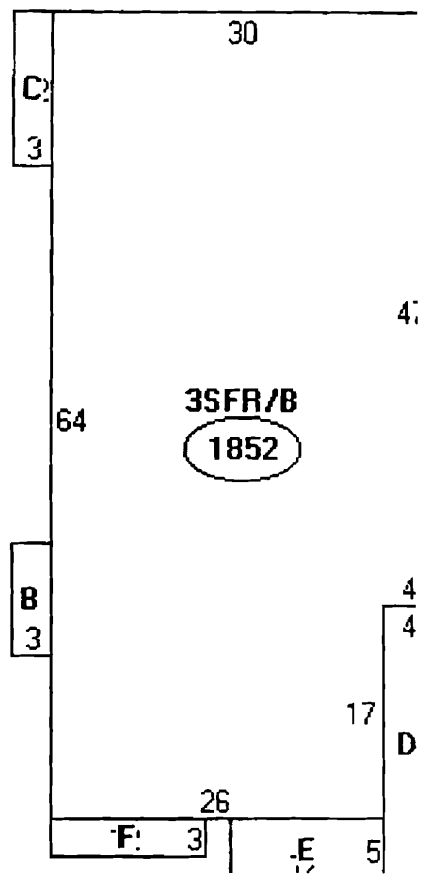
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Witness

Witness

David O. Cook

Joseph H. Morgan

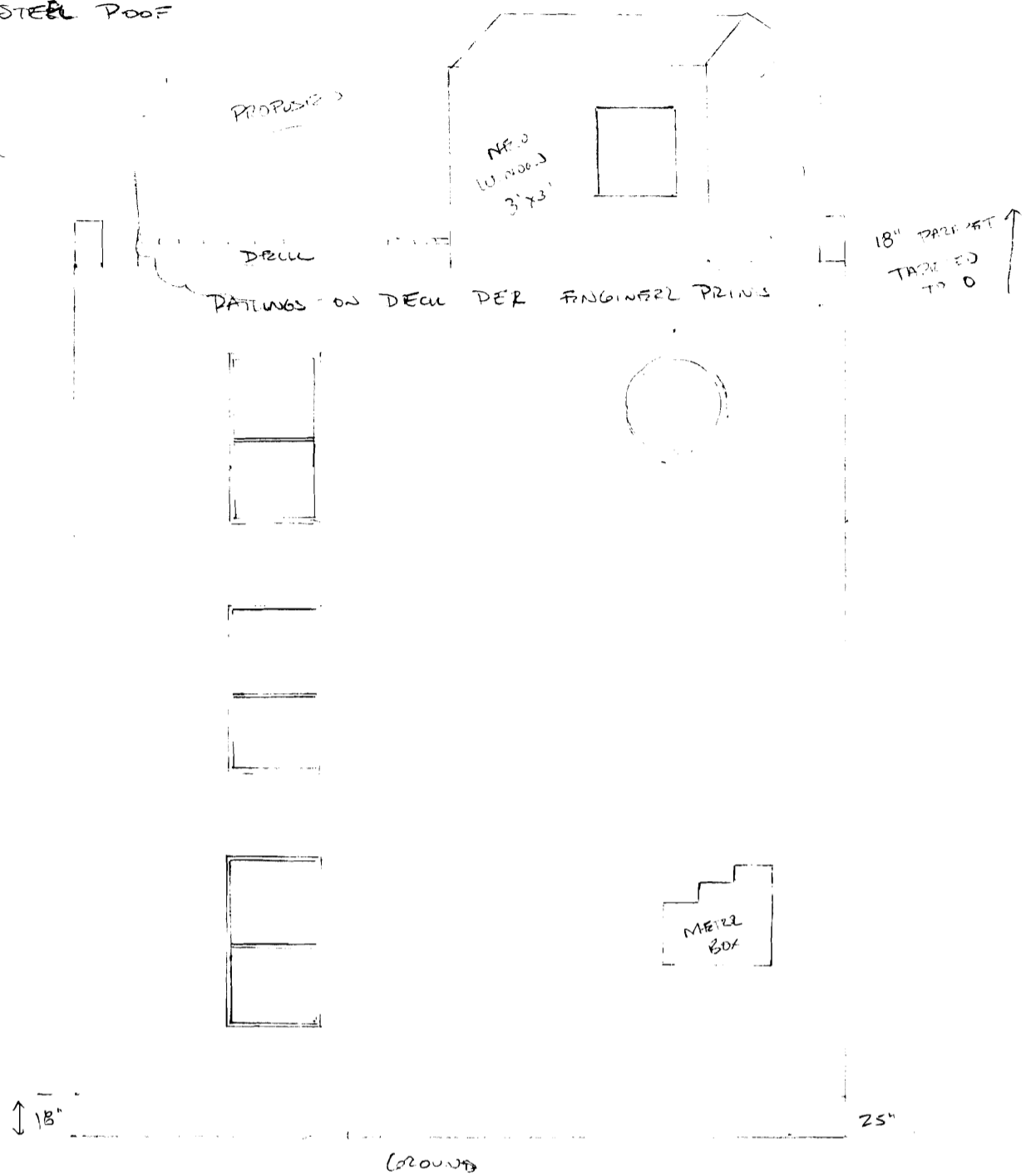


Descriptor/Area

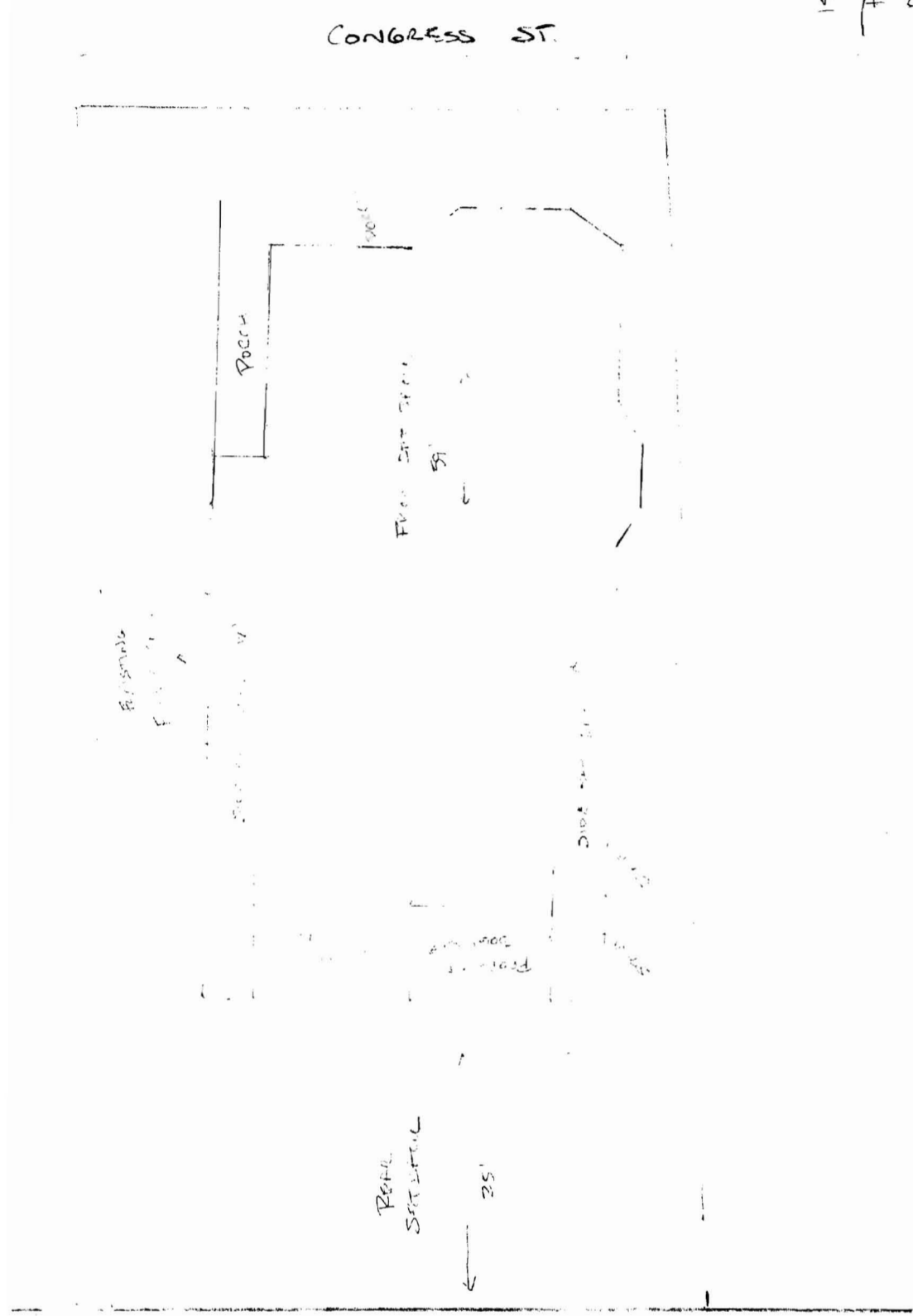
- A: 3SFR/B
1852 sqft
- B: 3SFRBAY/B
27 sqft
- C: OFP
36 sqft
- D: OFP
88 sqft
- E: OFP
60 sqft
- F: 3SFRBAY/B
36 sqft

DOG HOUSE W/ SIDING TO MATCH
EXISTING PROPERTY
STEEL ROOF

7X10 DOG HOUSE
43'9" TO RIDGE FROM
GRADE
7'6" WALL HEIGHT

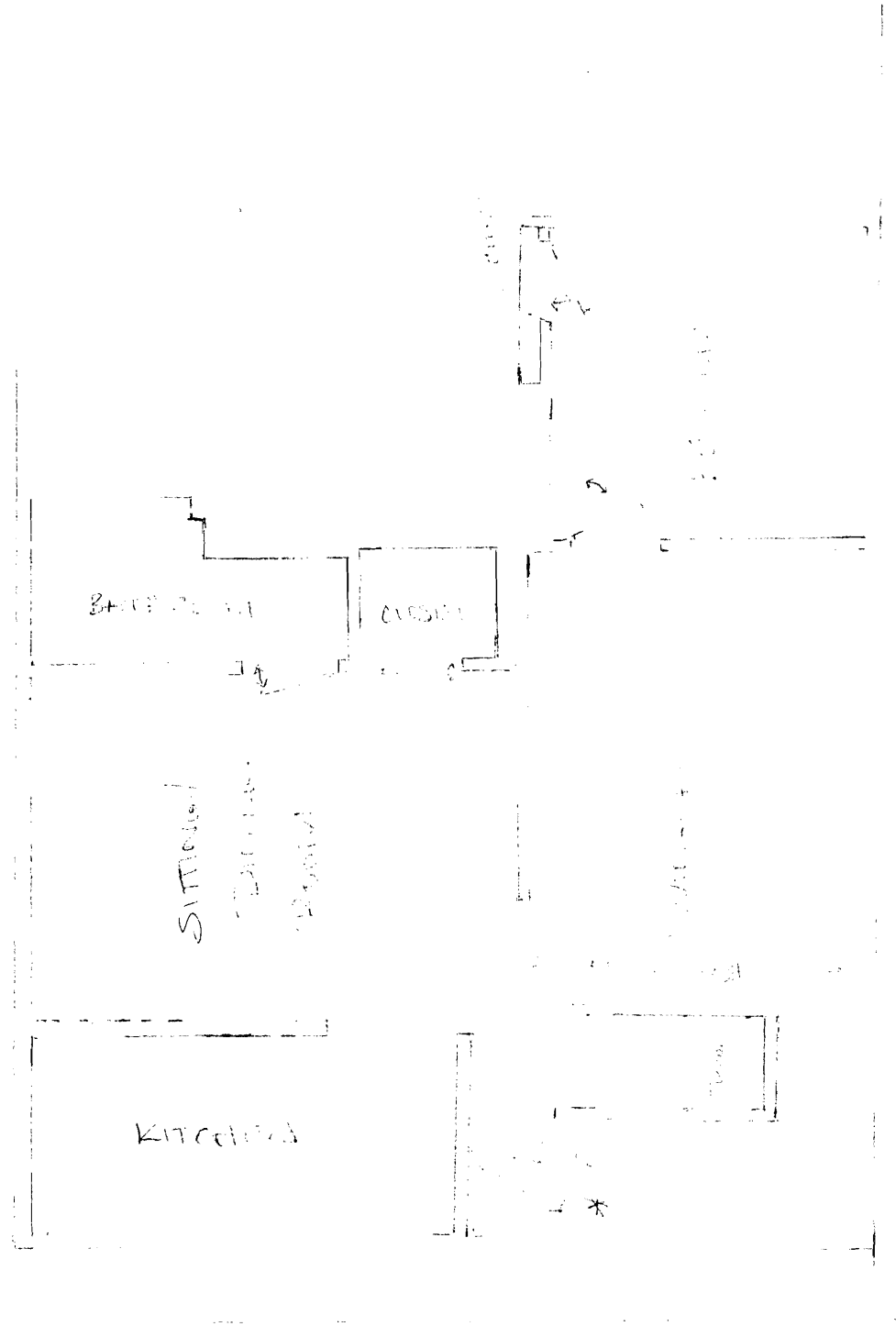


151 CONGRESS REAR ELEVATION
PROPOSED DECK & DOG HOUSE
1/4" = 1'



151 CONGRESS STREET
 PLOT PLAN
 MAP 12 BLOCK L LOT 18
 1/8" = 1' SCALE

PROPOSED DECK IS IN A PART OF WALL + WITHIN
 PROPOSED WORK WITHIN EXISTING FOOT PRINT OF BUILDING

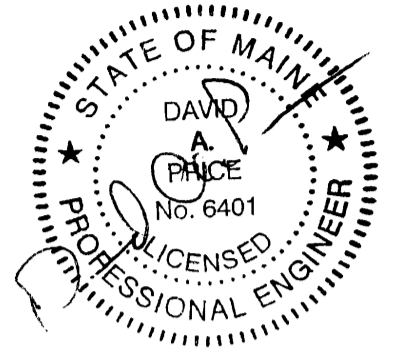


UNIT #15

BY THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA
 CORRECTIONS TO THE ORIGINAL PLAN # 110 PSI PERM
 151 CORRECTIONS SHEET UNIT 6
 FLOOR PLAN
 1/2" = 1'-0"

STRUCTURAL NOTES

**"DOG-HOUSE" ON ROOF
151 CONGRESS STREET
PORTLAND, MAINE
May 9, 2008**



GENERAL REQUIREMENTS

1. Work and materials shall conform to the 2003 International Building Code, State of Maine Building Codes, and other applicable codes and standards and shall meet the requirements of local authorities having jurisdiction.
2. Reference to "Engineer" within these specifications refers to Price Structural Engineers, Inc.
3. Not all existing structural components within the existing building have been reviewed by the engineer. The improvements contained within the attached details pertain only to the specific items requested by the general contractor.
4. Guard rail system around deck shall be "Design-Rail" as pre-engineered and fabricated by Feeney Architectural Products using 2 3/8" x 2 3/8" x 3/32" square tube aluminum posts spaced at approximately 4 feet on center and installed in strict accordance with manufacturer's requirements. A copy of the installation instructions is attached with these drawings and sketches. Contact information for Feeney is as follows:

Feeney Architectural Products
2603 Union Street
Oakland, California 94607-2423

Ph: 1-800-888-2418
Email: www.designrail.com

5. Coordinate work schedule, daily hours of construction, location of material storage, access to utilities, security measures and final cleanup requirements with owner prior to construction.

6. See attached page labeled "Abbreviations" for description of abbreviations used on sketches.
7. Structural drawings and specifications do not include provisions for site-work, ventilation, plumbing, water-tightness of building, fire code requirements, Americans with Disabilities Act (ADA) requirements, stairs, lighting, egress requirements, flashing, finishes, hazardous waste, or other architectural and environmental features. Coordinate these requirements with others as necessary.
8. The following list of drawings and sketches form a part of this specification:

SK-1 through SK- 10
9. The structural design is based on the full interaction of all its connected parts. No provisions have been made for any temporary conditions that may arise during construction prior to the completion of the structure. The Contractor shall be responsible for adequate design and construction of all forms, shoring and temporary bracing during the progress of the project.
10. All work, including demolition, shall be performed by experienced workman and coordinated with adequate supervision by the contractor's project supervisor. Remove and legally dispose of demolished materials.
11. Alternate details may be used only if such details are submitted in writing to the Structural Engineer for review and written acceptance is granted prior to construction.
12. The Contractor shall be completely responsible for the safety of adjacent structures, property, and the public. The Contractor shall comply with all federal, state and local safety requirements.
13. Do not scale from Drawings. All materials shall be new except those labeled "EXIST." (existing). Work not indicated on a part of the Drawings but reasonably implied to be similar to that shown at corresponding places shall be included.
14. These structural documents shall be used for this project only and not for any other purpose. The Contractor shall not modify these documents or make changes in construction from the intent of these documents without written approval from the engineer. Use of part but not all of these documents is not permitted.
15. Details indicating existing conditions are based on assumptions, some of which have not yet been field verified. It is critical that the contractor verify actual existing conditions prior to purchasing or fabricating new materials and notify the engineer immediately if actual conditions differ from those indicated on the structural details.

16. Pre-manufactured materials shall be installed in accordance with manufacturer's requirements and recommendations.
17. Substitutions for specified pre-manufactured materials may be made but only after specific written approval has been provided by the owner's engineer prior to installation.
18. At areas where existing structural components are uncovered and found to be inadequate, the contractor shall either properly reinforce the components or contact the Engineer (PSE) for the structural design of the modifications.

ROUGH CARPENTRY

1. Lumber shall bear the grade and trademark of the association under whose rules it is produced and a mark of mill identification. Except for heavy timbers and pressure treated wood, lumber shall be kiln-dried to a moisture content not exceeding 19%.
2. Except as noted below or designated otherwise, lumber used for beams, rafters, joists, plates, columns or posts shall be No. 2 grade or better Spruce, Pine, Fir (SPF) and surfaced four sides. Wall studs shall be "stud" grade SPF.
3. Pressure Treated (PT) lumber shall be Southern Yellow Pine, Number 2 grade and surfaced four sides.
4. All fasteners (including nails, lag screws, and bolts) for pressure treated lumber shall be hot-dip galvanized. If ACQ preservative is used, fasteners shall either be stainless-steel or be clearly specified as having a G-185 galvanized coating and joists/beam hangers shall have additional galvanizing suitable for ACQ treatment.
5. Holes for bolts shall be drilled to a diameter that is 1/16" larger than the nominal diameter of the bolt.
6. Holes for the unthreaded portion of lag screws shall be drilled to a diameter that is the same as the nominal diameter of the lag screw shank. A pilot hole for the threaded portion of the lag screw shall be drilled and shall have a diameter that is half the nominal diameter of the lag screw shank.
7. Carpentry work shall comply with AFPA's "National Design Specification for Wood Construction," 1997 Edition. Wood components shall be securely attached with sound connections and without splitting. As a minimum, wood fasteners shall conform to BOCA 1999, Table 2305.2, "Fastening Schedule" unless otherwise noted.

8. Reference to "Simpson" on Drawings indicates metal connectors manufactured by Simpson Strong-Tie.
9. Where joists (or rafters) are framed to the sides of beams, the gap between the ends of joists (or rafters) and the beam to which they are connected shall not exceed 1/16 inch.
10. At locations where portions of wood floor or roof deck are added or replaced, the finish floor elevation of the new wood deck shall match the adjacent existing wood floor elevation.
11. Plywood for floors shall be 3/4" thick, APA rated sheathing with 48/24 span rating, tongue and groove. Use full size sheets as much as possible. Plywood for floors shall be installed with 12-gage screws (.216 " diameter) at 6" o.c. at supported edges and 12" o.c. elsewhere. Floor sheathing shall be glued to top of supports with 3/8-inch diameter bead of "PL400 Subfloor Adhesive" manufactured by "OSI Sealants, Inc." or approved equal conforming to ASTM D3498 and APA AFG-01.
12. Sheathing for roofs shall be 5/8" thick, APA rated sheathing with 48/24 span rating. Use full size sheets as much as possible and fasten with 8d nails at 6" o.c. at supported edges and 12" o.c. elsewhere. Sheathing end joints for floors and roof shall be staggered. Plywood surface grain shall be transverse to joist span.
13. Exterior wall sheathing shall be 1/2" thick, APA rated sheathing suitable for exterior use. Use full size sheets as much as possible. Wall sheathing shall be fastened with galvanized 8d common nails having 4" spacing at supported edges and 12" spacing elsewhere.
14. Reference to "Parallam" and "Microllam" on Drawings indicates materials manufactured by Trus-Joist-Macmillan Company. Reference to "Versalam" or "BCI Joist" indicates products manufactured by Boise Cascade Company. *
15. Double top plate at exterior walls shall be lapped a minimum of 4'-0" and be fastened together with not less than (2) rows of 16d nails spaced at 6" on center (total of 18 nails).
16. Provide double top plate in all exterior walls and all interior bearing walls. Posts at corners of exterior walls shall be (3) studs minimum.
17. Holes through framing members shall be drilled through middle third of lumber and shall not exceed 1 1/2" diameter. Contact structural engineer if larger holes are required.
18. "AdvanTech" sheathing (as manufactured by Huber Corporation") may be used in place of stair, floor, roof and wall sheathing provided it is the same thickness

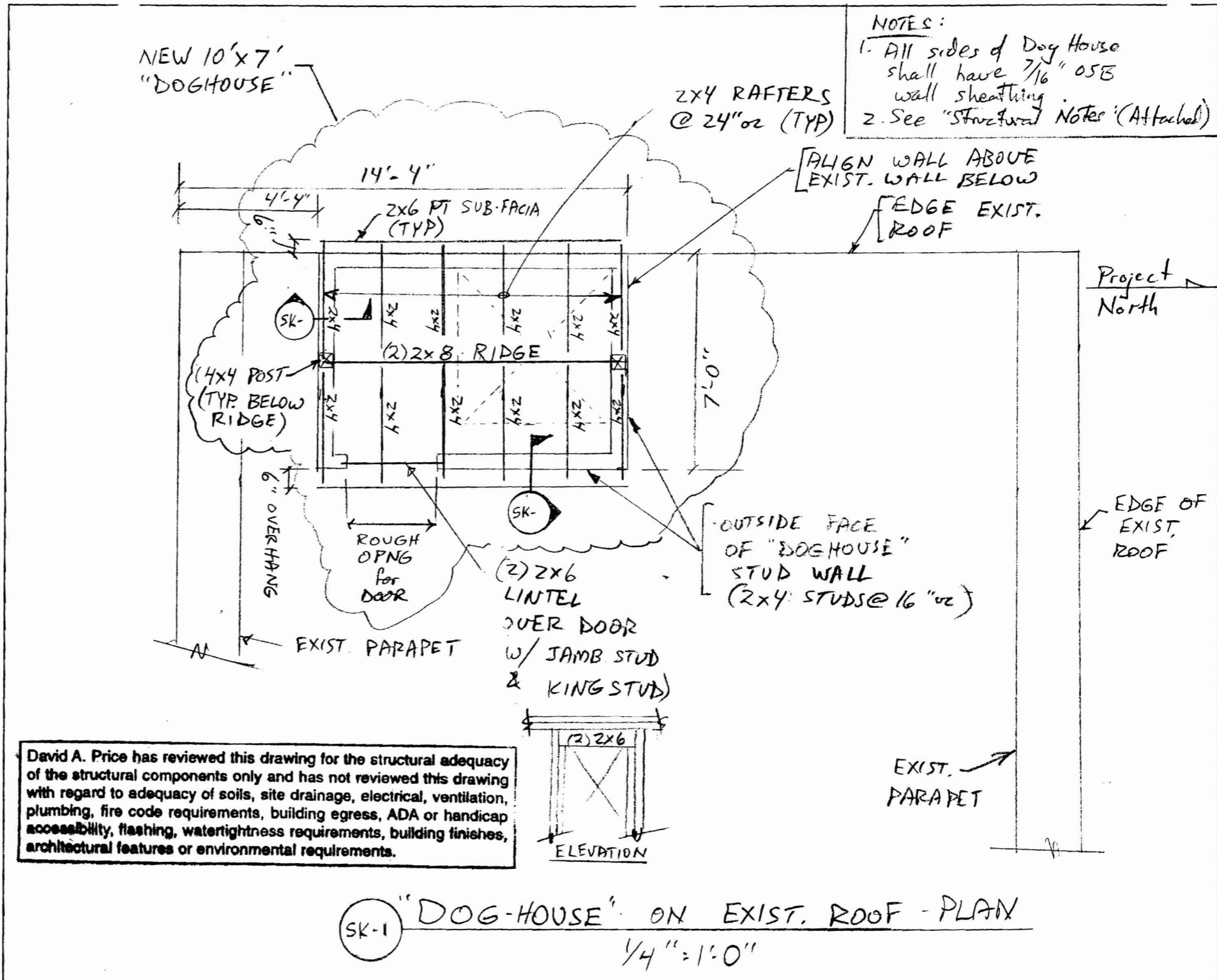
as the sheathing specified in these documents. Contractor shall be responsible to verify that any paints or adhesives are compatible and will have adequate bond.

19. Pre-manufactured materials, including expansion bolts and Simpson hangers, shall be installed in strict accordance with the manufacturer's requirements and recommendations.

Price Structural Engineers, Inc.
 75 Farms Edge Road
 North Yarmouth, ME 04097
 Tel: 207-846-0099
 Fax: 207-846-1633

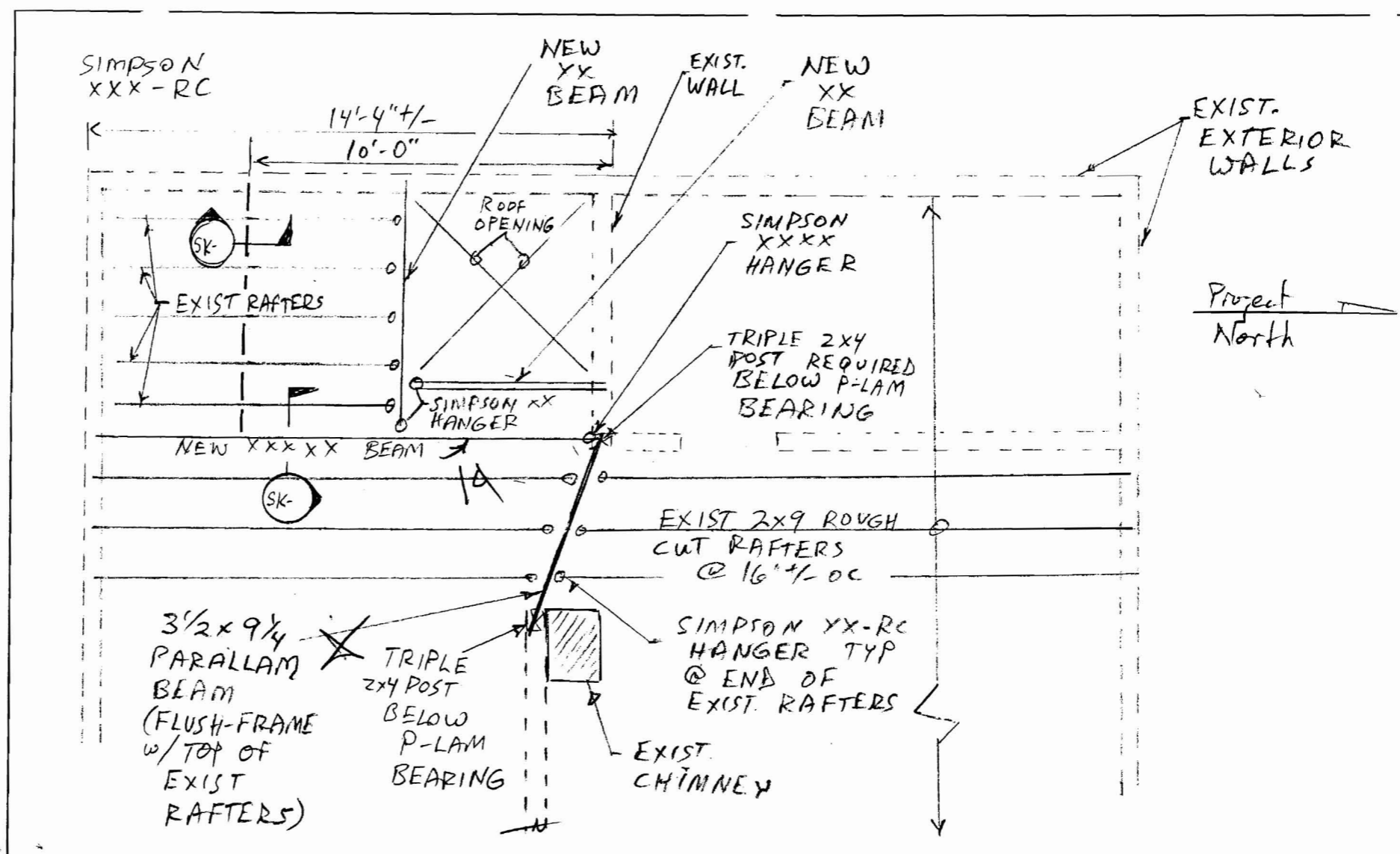
Project: ISI Congress
 Subject: Dog House on Roof
 Date: 4/10/08
 Designed by: DAA
 Sheet: 6 of 106-08
 Job #: 106-08
 Checked by: [Signature]
 Postcard SK-1

NOTES:
 1. All sides of Dog House shall have 7/16" OSB wall sheathing
 2. See "Structural Notes" (Attached)



David A. Price has reviewed this drawing for the structural adequacy of the structural components only and has not reviewed this drawing with regard to adequacy of soils, site drainage, electrical, ventilation, plumbing, fire code requirements, building egress, ADA or handicap accessibility, flashing, watertightness requirements, building finishes, architectural features or environmental requirements.

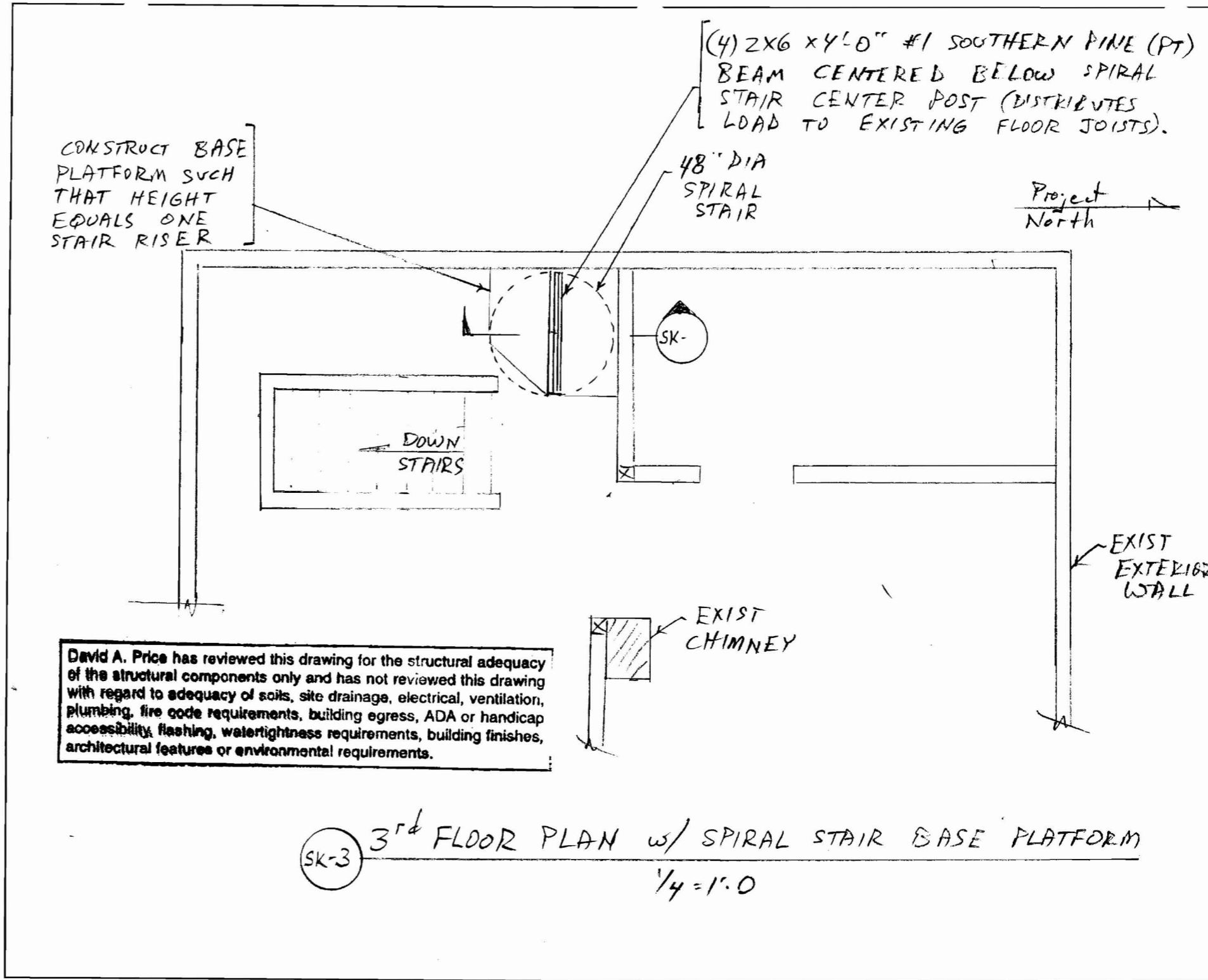
SK-1 "DOG-HOUSE" ON EXIST. ROOF - PLAN
 1/4" = 1'-0"



David A. Price has reviewed this drawing for the structural adequacy of the structural components only and has not reviewed this drawing with regard to adequacy of soils, site drainage, electrical, ventilation, plumbing, fire code requirements, building egress, ADA or handicap accessibility, flashing, watertightness requirements, building finishes, architectural features or environmental requirements.

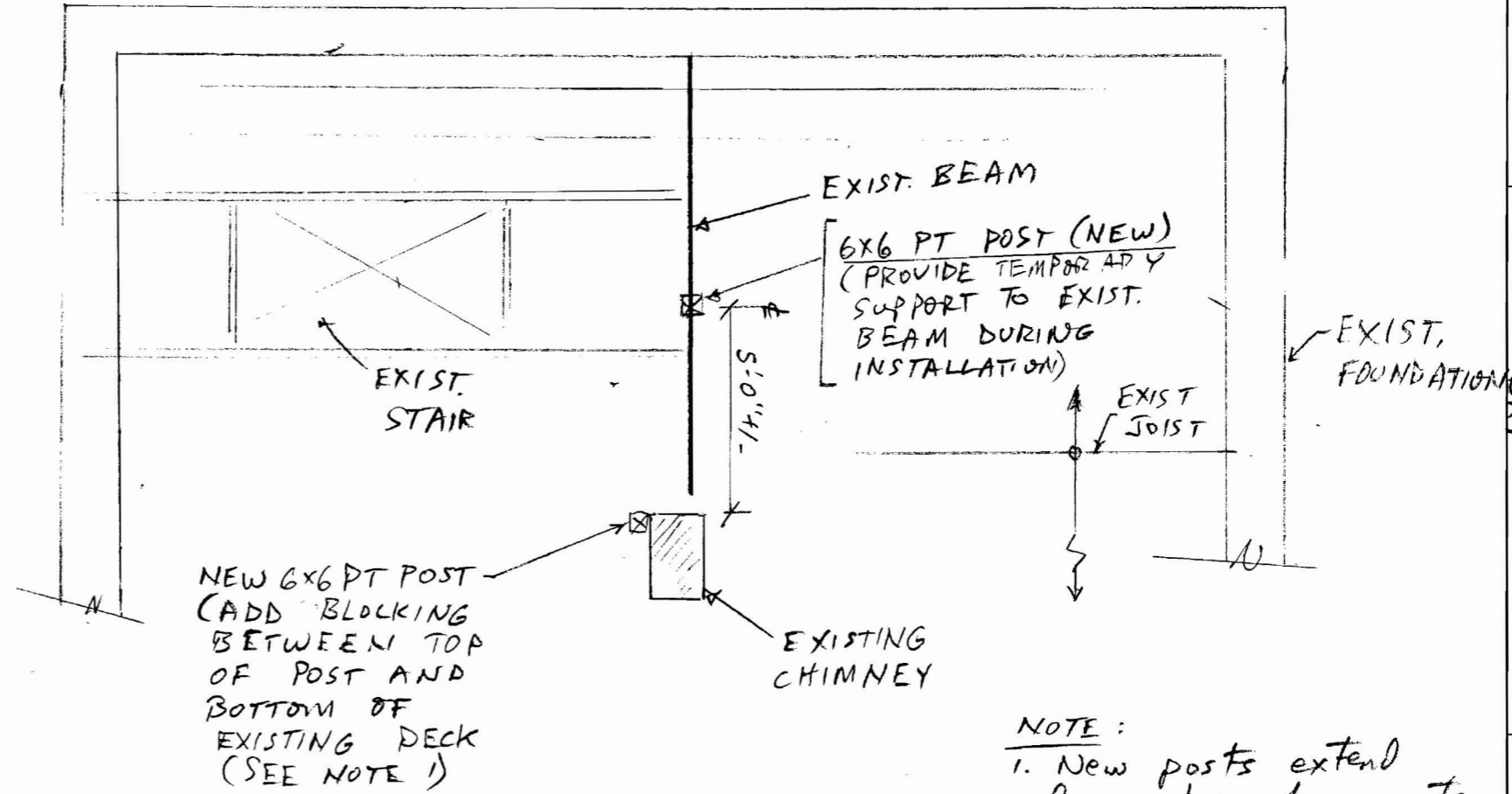
NOTES:
 1. Other rafters not shown for clarity.

SK-2 ROOF FRAMING - PLAN
 1/4" = 1'-0"



David A. Price has reviewed this drawing for the structural adequacy of the structural components only and has not reviewed this drawing with regard to adequacy of soils, site drainage, electrical, ventilation, plumbing, fire code requirements, building egress, ADA or handicap accessibility, flashing, watertightness requirements, building finishes, architectural features or environmental requirements.

Project North



NOTE:
 1. New posts extend from top of concrete basement slab on grade to 1st Floor framing. Add shoring as necessary during installation.

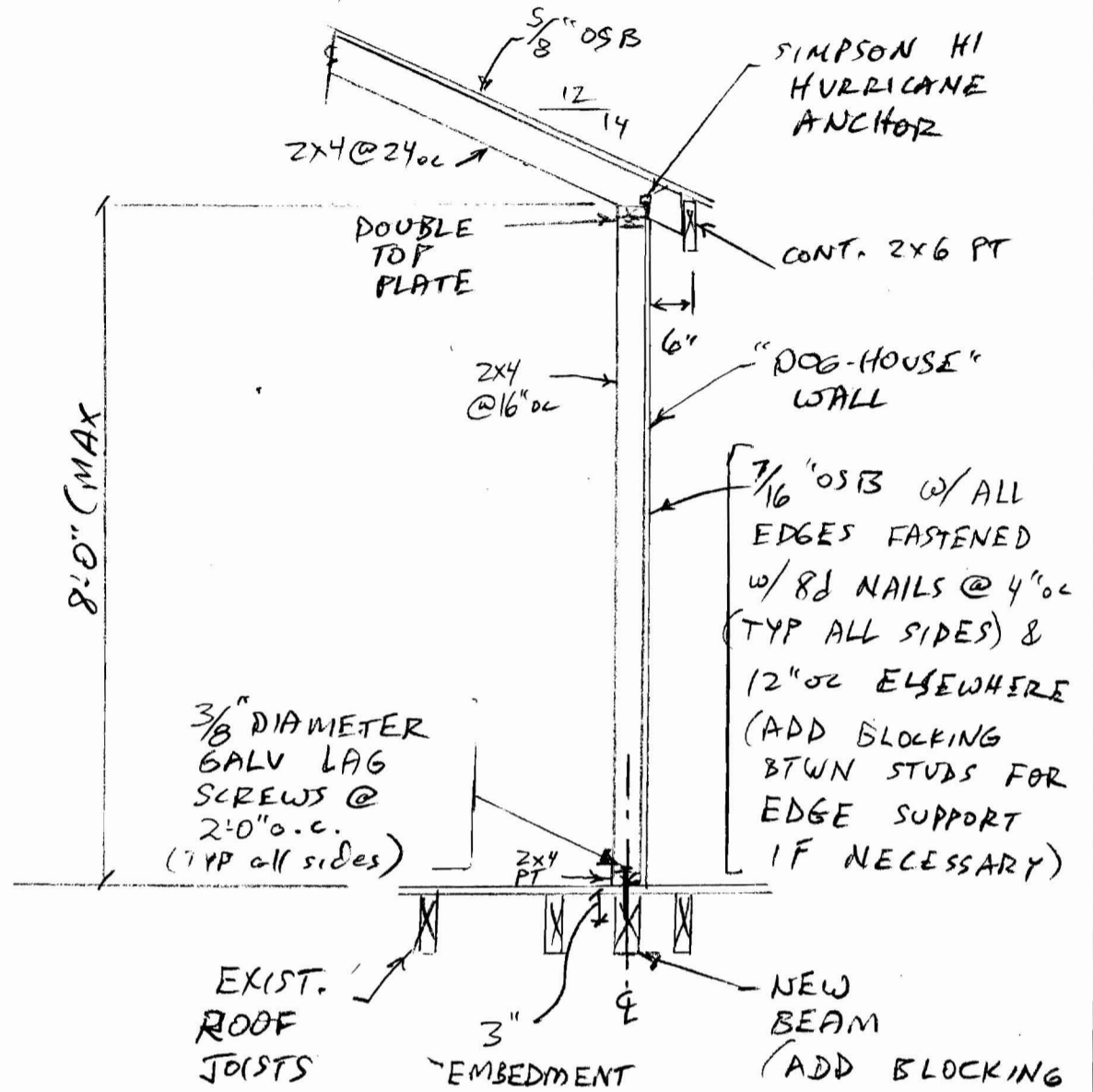
SK-4 EXIST. 1ST FLOOR FRAMING - PLAN
 1/4" = 1'-0"

Price Structural Engineers, Inc.

75 Farms Edge Road
 North Yarmouth, ME 04097
 Tel: 207-846-0099
 Fax: 207-846-1633

Project:	151 Congress	Sheet:	SK-4
Subject:	Log Hoist on Roof	Job #:	106-08
Date:	4/10/08	Checked by:	
Designed by:	DAP		

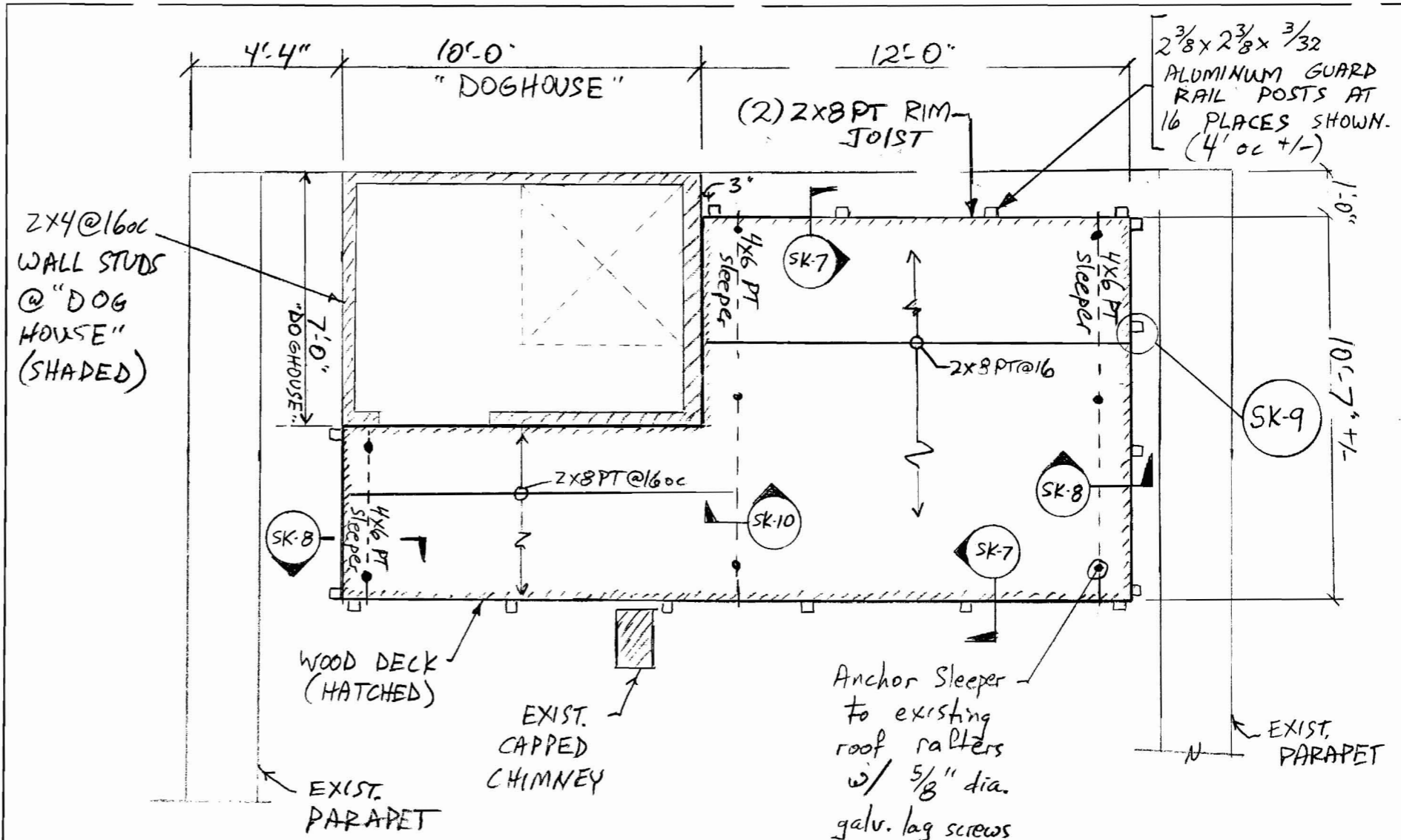
David A. Price has reviewed this drawing for the structural adequacy of the structural components only and has not reviewed this drawing with regard to adequacy of soils, site drainage, electrical, ventilation, plumbing, fire code requirements, building egress, ADA or handicap accessibility, flashing, watertightness requirements, building finishes, architectural features or environmental requirements.



NOTES:

1. It is the sole responsibility of the contractor to provide a water tight roof system. Contact an architect if necessary.

SK-5 SECTION
1/2 = 1:0



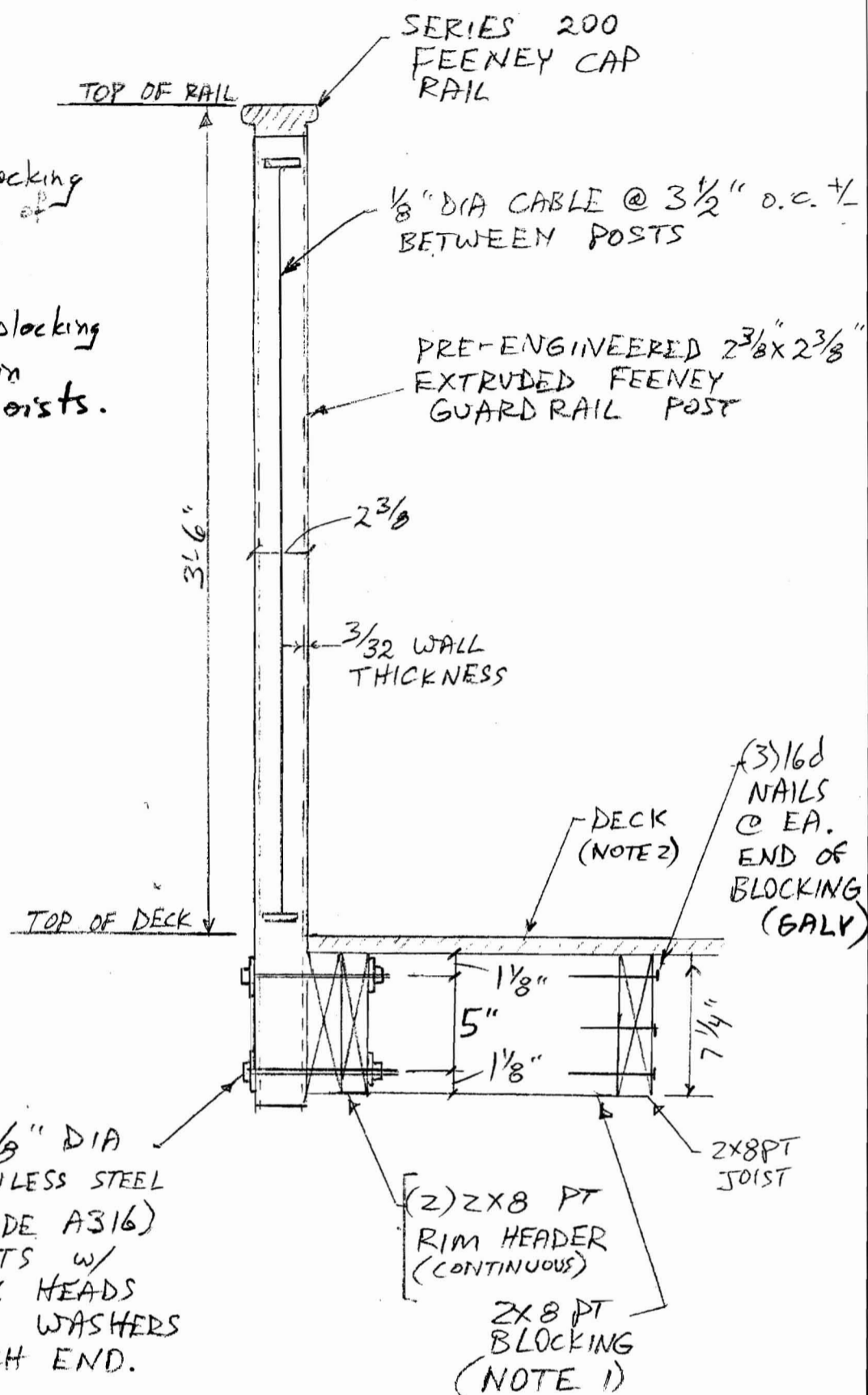
NOTES:

1. Pre-engineered Feeney guard-rail system shall be installed in strict accordance with manufacturer's instructions. See specifications.

SK-6 ROOF DECK LAYOUT PLAN
1/4" = 1'-0"

NOTES:

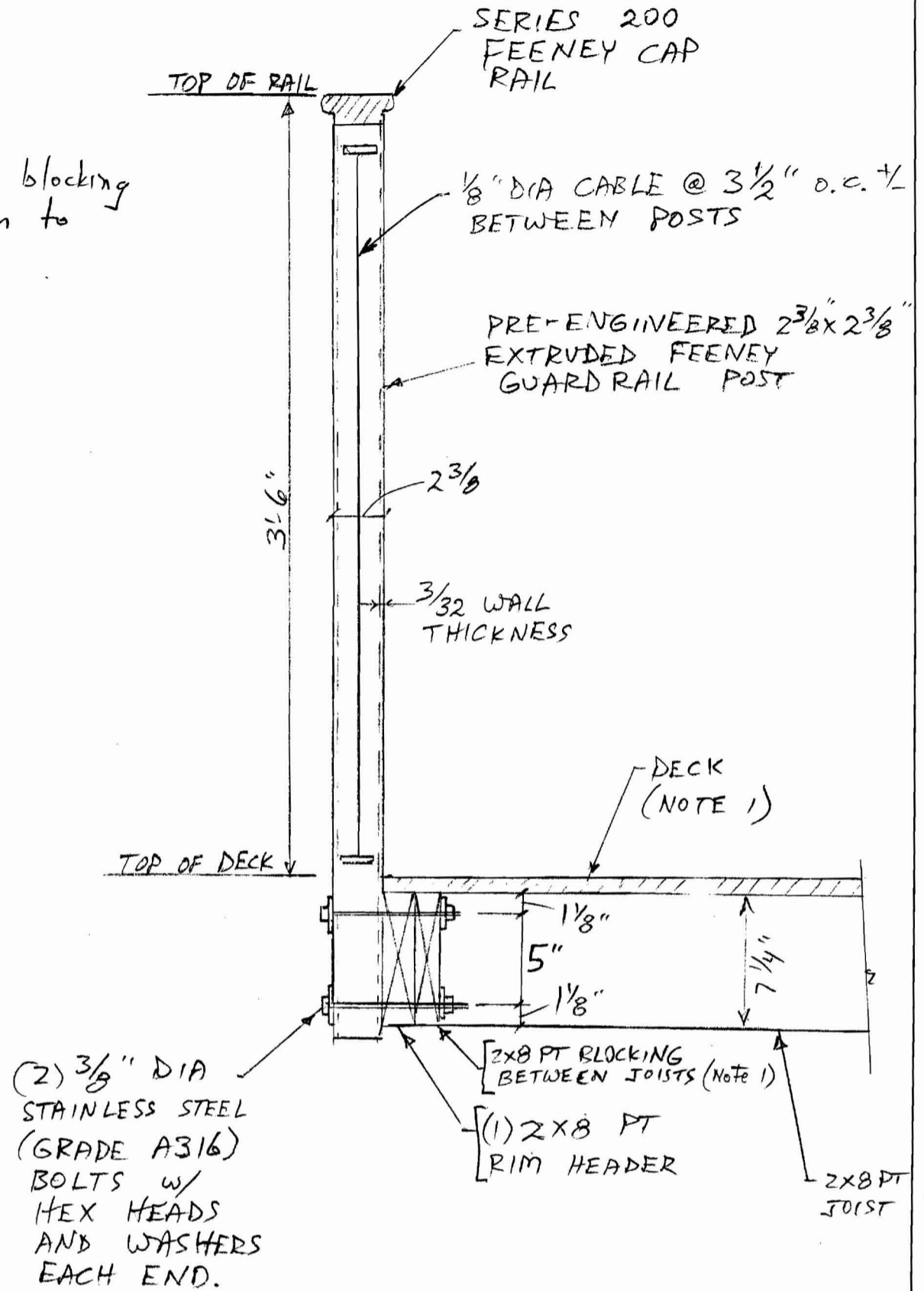
1. Install 2x8 PT blocking @ 5" each side of GUARDRAIL POST CENTERLINE.
2. Nail deck to blocking between joists in addition to joists.



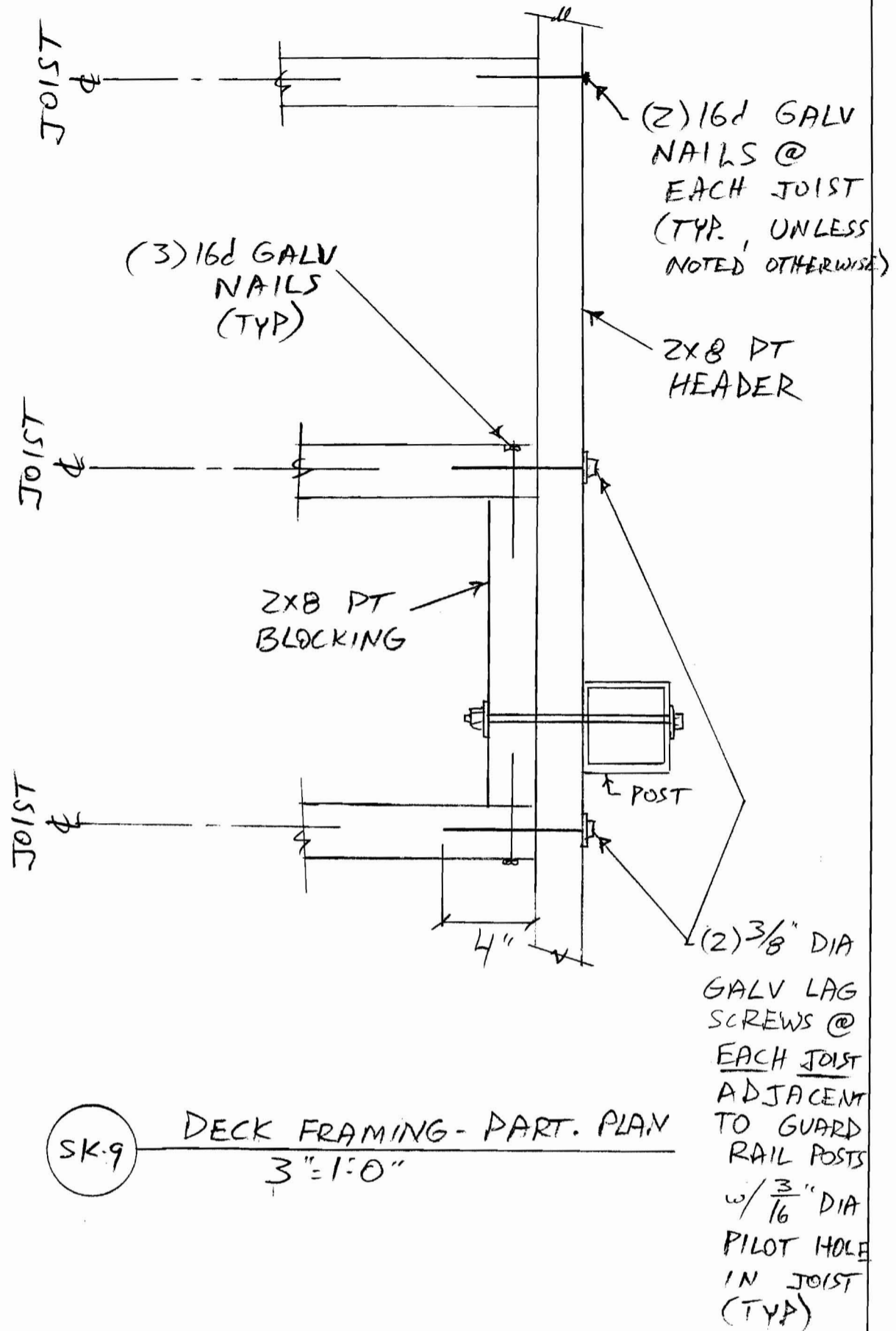
SK-7 SECTION
1 1/2" = 1'-0"

NOTES:

1. Nail deck to blocking in addition to joists.



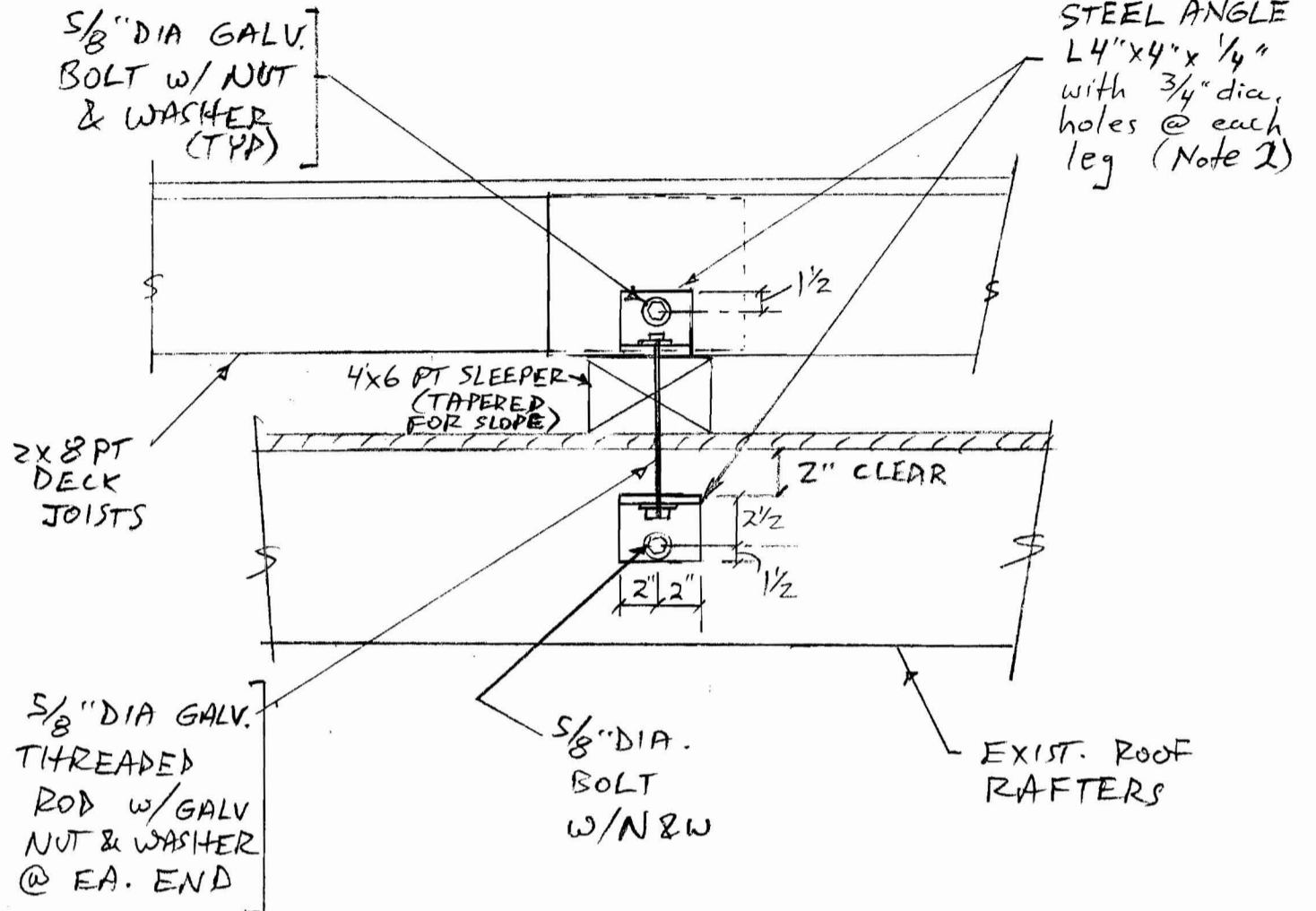
SECTION
1 1/2 = 1'-0"



SK-9 DECK FRAMING - PART. PLAN
3" = 1'-0"

Notes:

1. It is the sole responsibility of the contractor to provide a water-tight roofing system. Contact an architect if necessary.
2. Steel angles shall be coated with 2 coats of rust inhibitor zinc rich paint.



SK-10 SECTION
1 1/2" = 1'-0"

Vertical Cable Systems

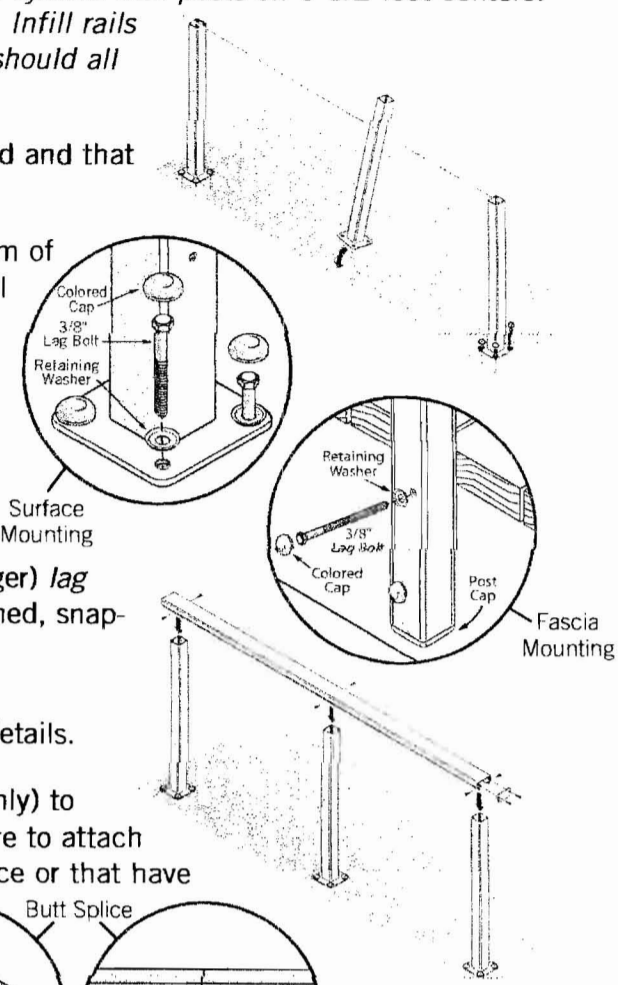


Important Note: These instructions are for a standardized frame system with posts on 5-1/2 foot centers. Bay infills may vary depending on your distance between posts. Infill rails should be cut so the space between pickets, cables and posts should all appear to be consistent.

1) Check Contents Of Packages: Verify that all parts have arrived and that they match the packing list.

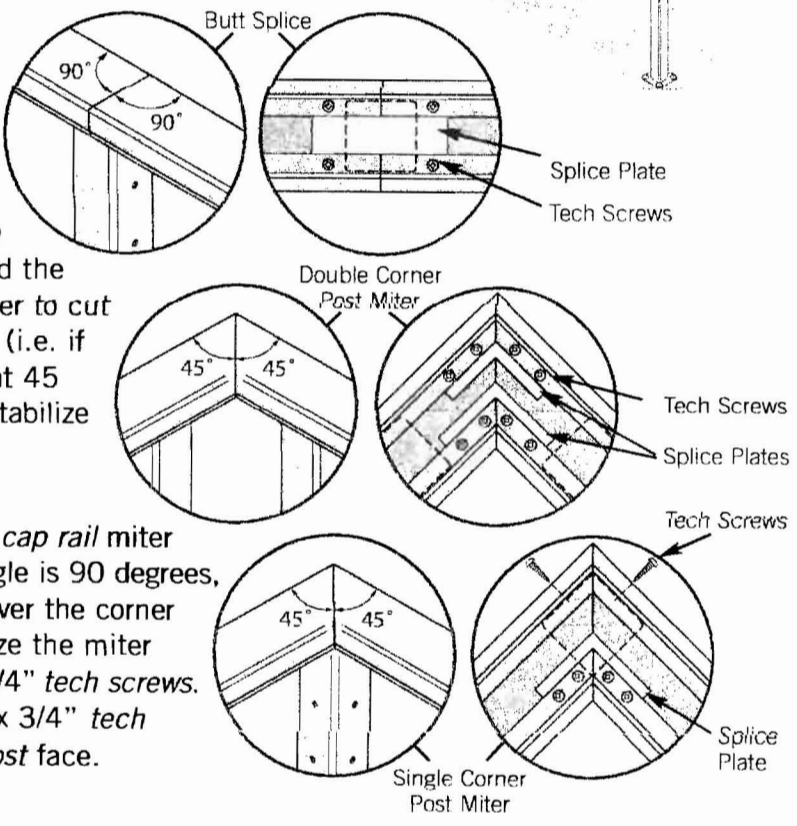
2) Anchor Posts: Position all main posts. Space posts a maximum of 5-1/2 ft. on center for residential applications (5 ft. commercial applications). Remember, you must have a minimum of 3" of thread penetration into solid wood for proper attachment; additional wood blocking and/or longer bolts may be required. Expansion anchors can be supplied for concrete base

- *Surface mounting:* anchor each post using four 3/8"x 3-1/2" (or longer) lag bolts with retaining washers and colored caps.
- *Fascia mounting:* anchor each post using two 3/8"x 6" (or longer) lag bolts with retaining washers and colored end caps. When finished, snap on decorative internal post caps to the bottom of each post.
- If you are mounting posts using the *stanchion mount* or *fascia bracket mount* methods, please call for additional installation details.



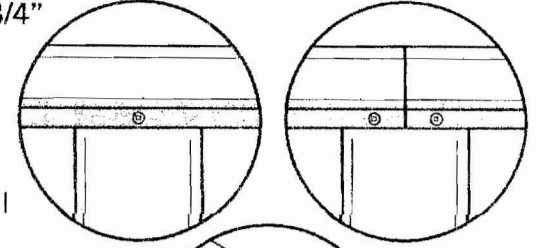
3) Cut & Snap Cap Rails: Cut the cap rail (Series 200 & 300 only) to length and then snap it into position on top of the posts. Be sure to attach decorative end plates to any ends that butt-up against a wall face or that have limited access.

- *Butt splices:* always cut the cap rail at 90 degrees and center the joint over a post. Use a rectangular splice plate with four #8 x 3/4" tech screws to secure this joint.
- *Mitered joints with double corner posts:* the cap rail will extend past each of the corner posts and the actual miter joint will be unsupported. Remember to cut each cap rail miter at 1/2 the total corner angle (i.e. if the corner angle is 90 degrees, cut each miter at 45 degrees). Add two splice plates to connect and stabilize the miter joint; each splice plate is secured with four #8 x 3/4" tech screws.
- *Mitered joints with single corner posts:* cut each cap rail miter at 1/2 the total corner angle (i.e. if the corner angle is 90 degrees, cut each miter at 45 degrees) Center the joint over the corner post. Add one splice plate to connect and stabilize the miter joint; each splice plate is secured with four 8 x 3/4" tech screws. Also, on each side of the miter cut, screw a #8 x 3/4" tech screw through the cap rail flange and into the post face.

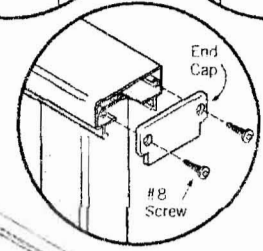


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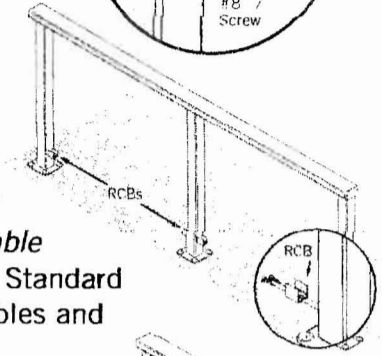
4) Fasten Cap Rails: Secure the *cap rail* to each *post* using two #8 x 3/4" *tech screws* (four screws for butt splices); screws should run through the *cap rail* flange and into the center of the *post* face. Attach screws to both the front and back of each post.



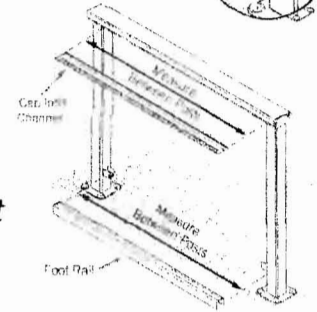
5) Attach Decorative End Caps: Attach the *decorative end caps* to all of the exposed *cap rail* ends using two #8 x 1" *flat head screws*.



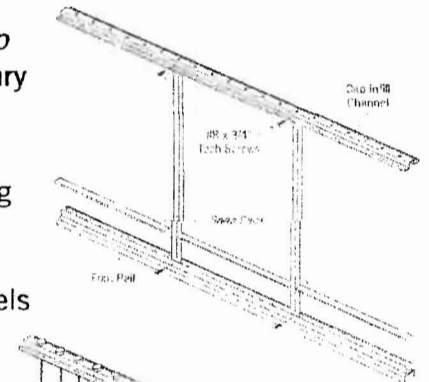
6) Attach RCBs: For the *foot rail*, locate the *rail connecting block (RCB)* holes on each *post* (these are pre-drilled) except on stair rail *posts* where all the holes must be drilled in the field). Attach the *RCBs* to the posts using two #8 x 1" *pan head screws*. The *RCBs* should be mounted wings up for frames using *vertical cable systems*.



7) Cut Cap Infill Channels: Measure between each set of *posts* just below the *cap rail*. Cut the *cap infill channel* for each section to $-1/16"$ of your corresponding measurement. Do not attach the *cap infill channels* to the *cap rail* at this time. The distance between *post* and *cable* holes should be between 1-1/2" and 3 inches and equal on both ends. Standard configurations have 6 cables between *posts* and *pickets*. Number of cables and pickets may vary due to panel size. Consult your layout sheet.

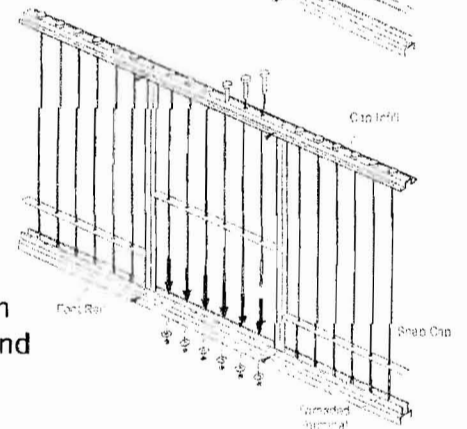


8) Cut Foot Rails: Measure between each set of *posts* just above the *RCBs*. Cut the *foot rail* for each section to $-1/16"$ of your corresponding measurement. Make sure the holes in the foot rail are in similar placement to the *cap infill channel* so the cables run plumb vertically. Do not attach the *foot rails* to the frame at this time.



9) Cut Snap Caps: Measure distance between *posts* and *pickets*, cut *snap caps* to $-1/16"$ length. Standard infill bays will have 20 1/4" length of *snap cap* to use between the two installed *pickets*. End *snap cap* sections will vary depending on size of bay.

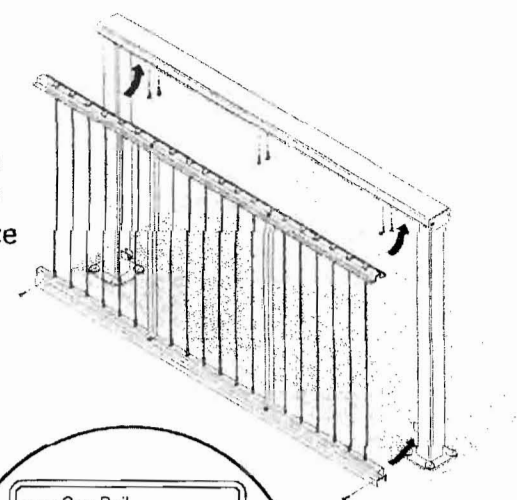
10) Cut & Install Pickets: Pickets should come cut to length for level railing installations, if not, call for measurements for your particular installation (residential or commercial). Pickets slip in slots in *cap infill channel* and *foot rail* and are secured with #8 x 3/4" *tech screws* through side of channels (see illustration).



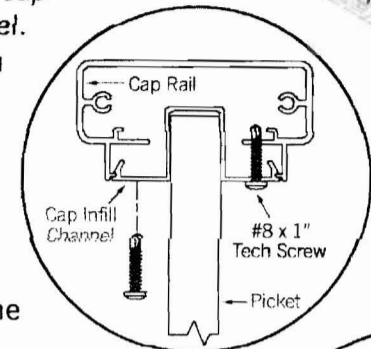
11) Assemble Panels: Thread center cables through center holes on the *cap infill channel*. The *threaded terminal* of the *cable* feeds through first, to eventually lace through the foot rail channel. Position the 20-1/4" section of *snap cap* over the *foot rail* in between the *two pickets*. Thread the cable through the *snap cap* and continue through the holes in the *foot rail*. Hold *snap cap* up at this time. Attach *washers* and *nuts* on the protruding *threaded terminals*. Drop the remaining *cable* assemblies through the remaining holes in the *cap rail channel* and thread through *snap caps* and *foot rail*. Attach remaining *washers* and *nuts*.

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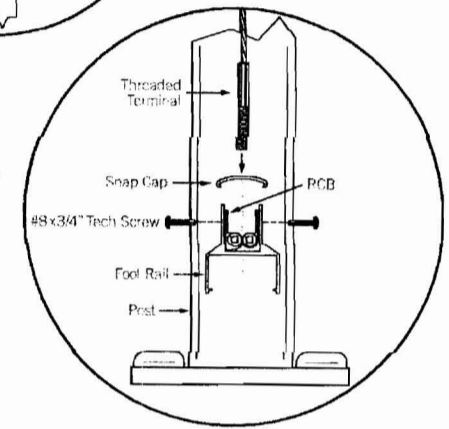
12) Install Panels: Place the assembled panel between posts and lift up into opening of the underside of the cap rail. Make sure the RCBs fit into the upper channel of the foot rail below the snap cap. Snap the cap infill channel into the cap rail once the infill is aligned.



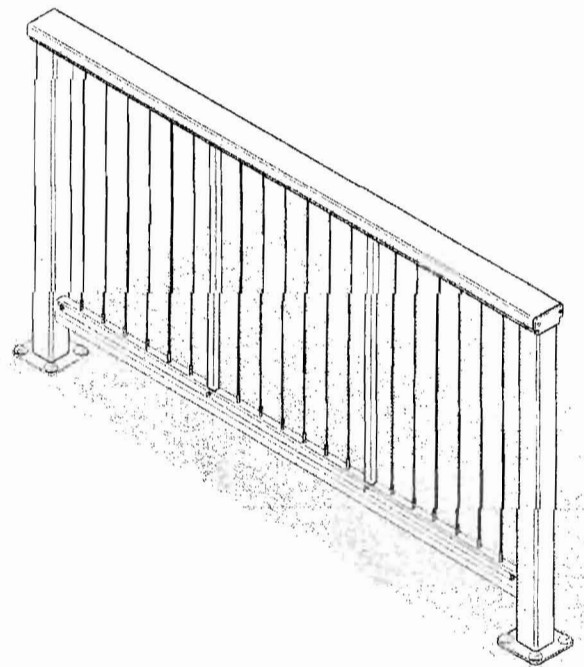
13) Secure Panels: Screw the cap infill channel into the cap rail from underneath with 6 #8 x 1" tech screws per panel. 2 on each end, 2 in center. Install foot rails to RCBs with #8 x 3/4" tech screws.




14) Tension Cables: Tension cables by spinning nuts concealed under foot rail. Hold the threaded terminal above the foot rail with vise-grip pliers while tightening the nut with a socket below. Tension evenly until taught.



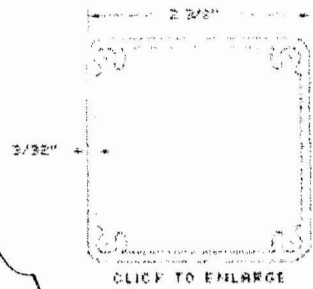
15) Fasten Snap Caps: Fasten snap caps to top of foot rail after tensioning cables. Push down and snap into place.



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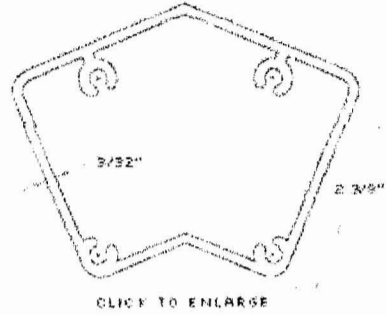
DesignRail : Posts

Customize Your Railing - Posts



Posts are made from heavy duty 2-3/8" square tube extrusions and come pre-cut to meet minimum railing height standards for residential (minimum 36" & 38" high) or commercial (minimum 42" high). Posts also come pre-drilled for cables when using horizontal cable infill (except stair posts which must be field-drilled). Square posts can be fascia mounted, fascia bracket mounted, surface mounted or stanchion mounted.

GUARD
RAIL
POSTS



We also offer a 45° corner post which allows single post construction at 45° corners. As with the square posts above, these extrusions come pre-cut and pre-drilled. They can be either surface mounted using a pre-attached standard 5" square base plate or fascia mounted.

Fascia Mount

For side mounting to fascia boards, joists or walls. Fascia Mount posts come with pre-drilled bolt holes.



CLICK FOR
MORE DETAIL

Surface Mount

For top mounting to deck, patio or stair tread surfaces. (5" square base plates come pre-attached).



CLICK FOR
MORE DETAIL

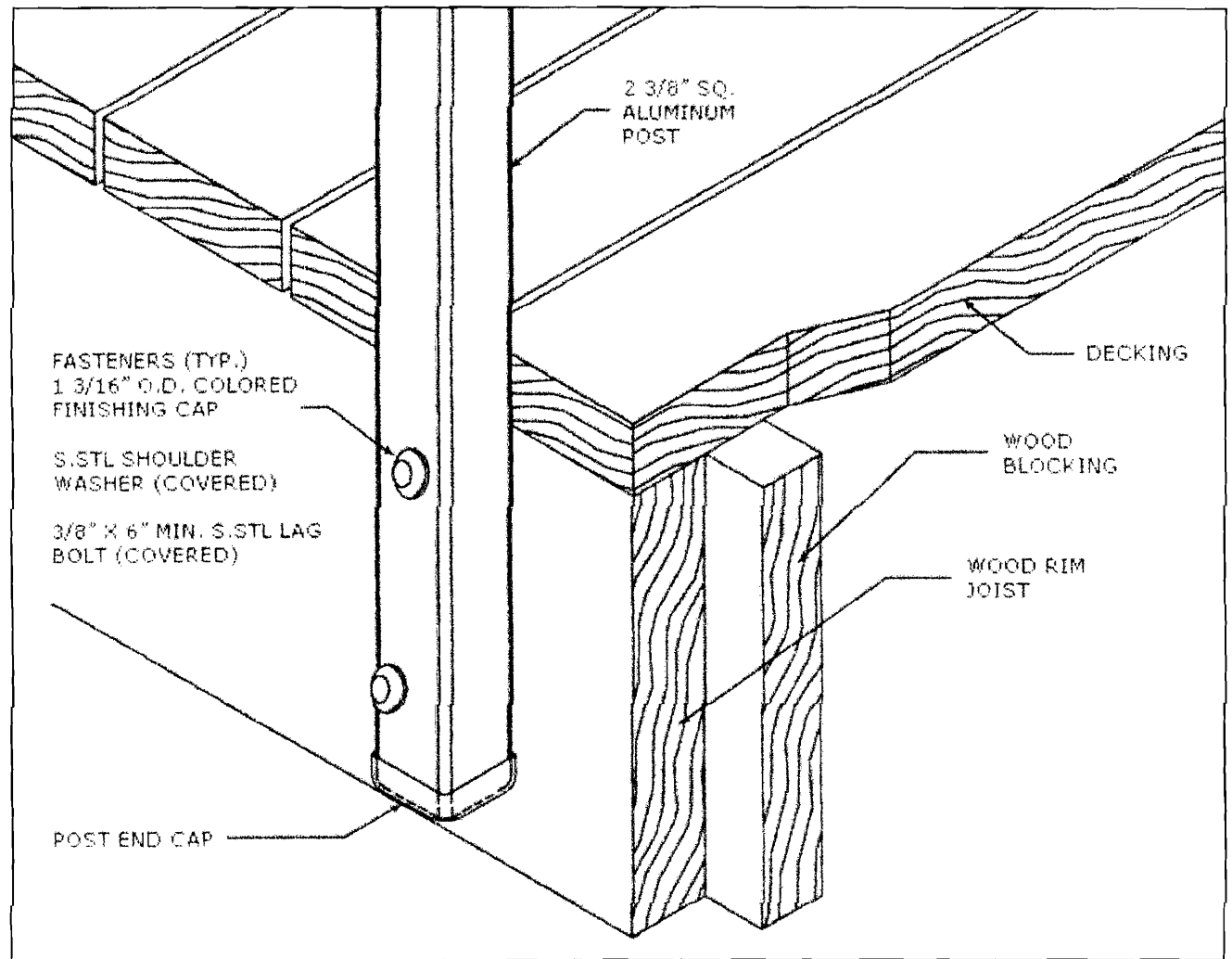
Fascia Bracket Mount

For side mounting to fascia or rim joists when decking or nosing trim extends beyond the edge of the fascia board. Posts are attached using metal brackets that are available with either a 3/4" or 1-1/4" stand-off. A bottom rail is required when using the Fascia Bracket Mount.

Stanchion Mount

For mounting on stone or tile covered concrete slabs or on roof decks where penetration of waterproof roofing membranes must be minimized. Short stanchions are attached to the structural members prior to pouring the slab or laying the roof membrane. Railing posts are then sleeved over the protruding stanchion ends and secured with screws.

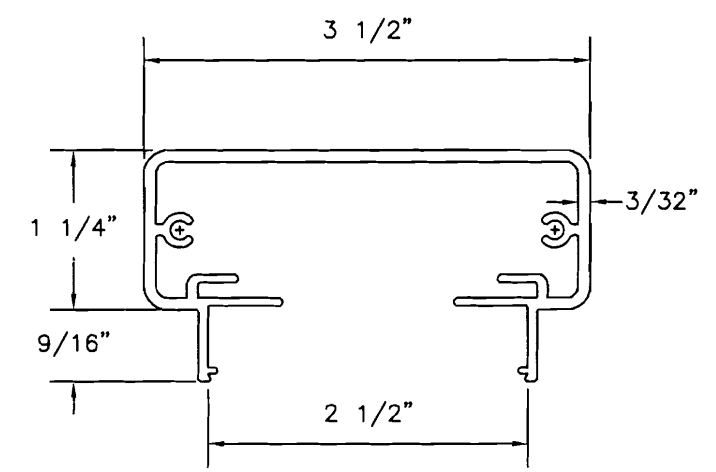
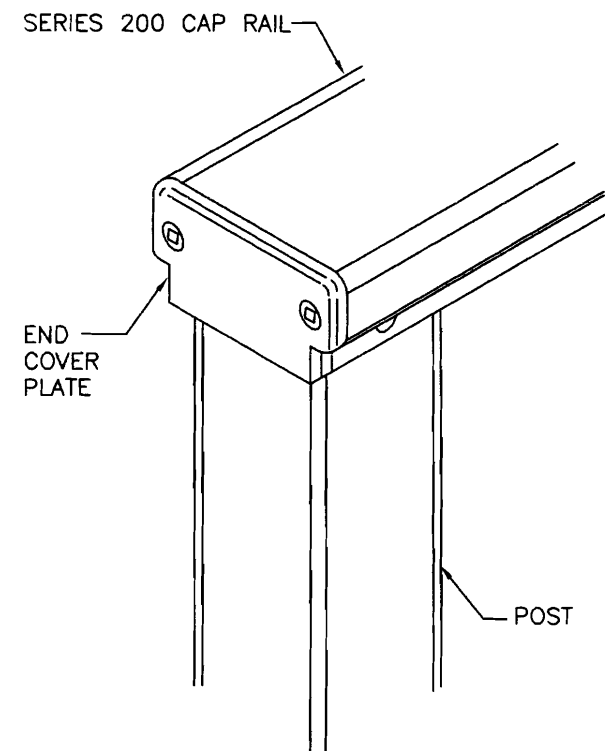
S/S



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CAP RAIL: SERIES 200 RECTANGULAR

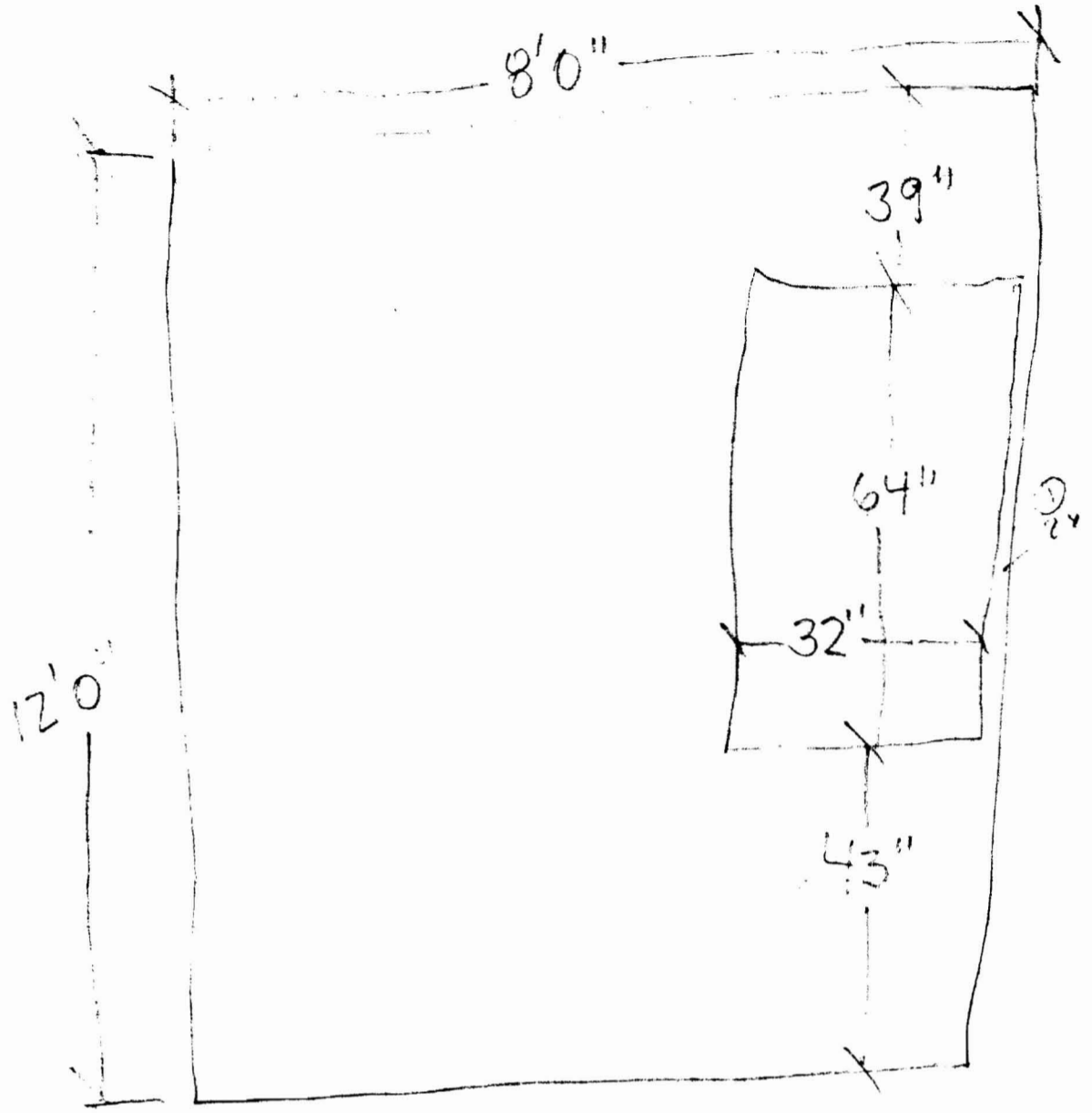
DWG # CAP 200 REV 1
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151 CONGRESS ST.



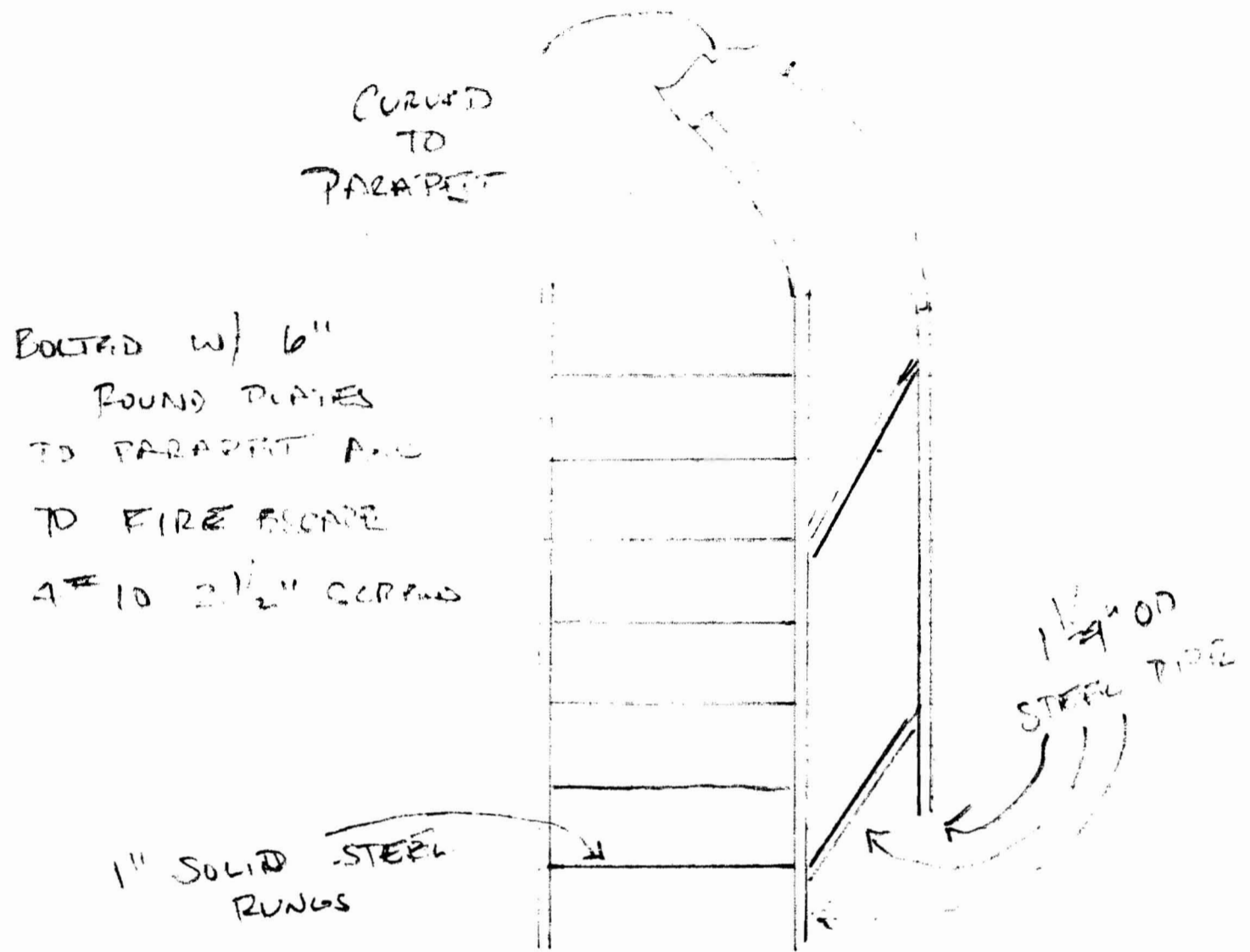
8" TREAD
10½" RISER-OPEN

HIA FLOOR PLAN

Job Name _____ Job Number _____
 Location _____ Sheet _____ of _____
 Technical Representative _____ By _____ Date _____

151 CONGRESS SIDEWALK

1C FIRE LADDER



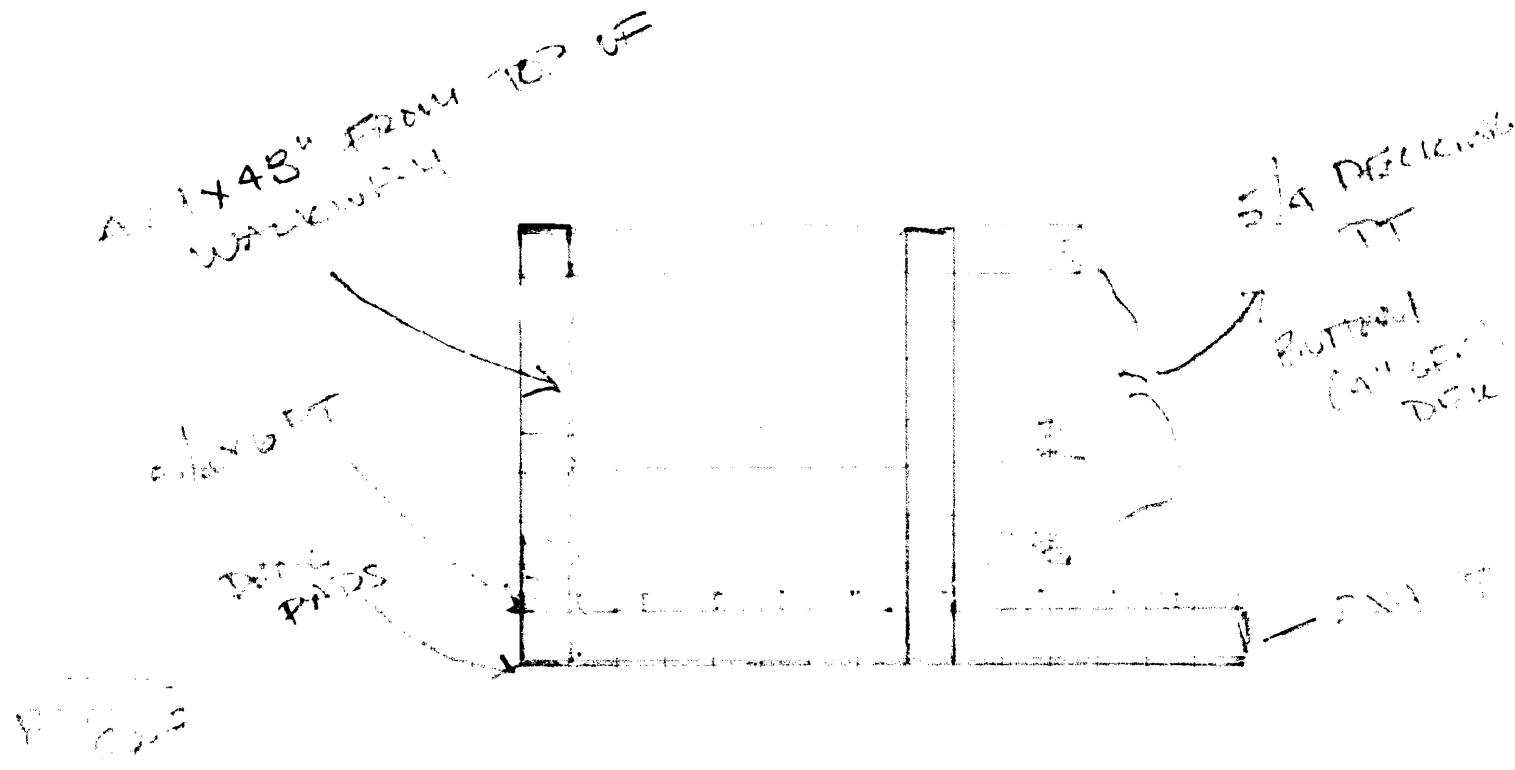
SCALE 1/2" = 1"

Job Name _____ Job Number _____
 Location _____ Sheet _____ of _____
 Technical Representative _____ By _____ Date _____

351 CONGRESS STREET

12 MOVABLE WALL UNIT

NUMBER AND TYPE OF JOISTS TO BE USED FOR WALL
FOR SCREENING AREA



SCALE $\frac{1}{2}'' = 1'$

Job Name _____ Job Number _____
 Location _____ Sheet _____ of _____
 Technical Representative _____ By _____ Date _____