

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOSHUA WOJCIK

Located At 47 LAFAYETTE ST

Job ID: 2011-10-2475-ALTR

CBL: 014- C-007-001

has permission to Rebuild Second Level/ add Third Floor Addition (with Partial Interior Renovations to the Third Floor), 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

12/01/2011

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ 10-13 20 11 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 4770

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 11-C-7

Check #: CC

Total Collected \$ 4770

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development

Job ID: 2011-10-2475-ALTR

Located At: 47 LAFAYETTE ST

CBL: 014- C-007-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This building is legally nonconforming to setbacks. The expansion is being approved using section 14-436(b). The first floor area is 1244 sf. The addition is adding 792 sf of floor area. This is a 63.7% increase which is under the maximum 80% increase allowed.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
5. **R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.**
6. Glass glazing required adjacent to stairways when exposed surface of the glass is less than 60 inches above the nose of the tread.
7. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
8. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in each bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
9. Mechanical or natural ventilation is required in the bathroom.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.


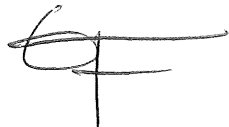
- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Insulation prior to Close-In
 4. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2475-ALTR	Date Applied: 10/18/2011	CBL: 014- C-007-001	
Location of Construction: 47 LAFAYETTE ST	Owner Name: JOSHUA WOJCIK	Owner Address: 49 LAFAYETTE ST PORTLAND, ME 04101	Phone: 207-749-9656
Business Name:	Contractor Name: Josh Wojcik, Upright Frameworks, LLC	Contractor Address: 912 School ST WILTON ME 04294	Phone: (207) 749-9656
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-addition	Zone: R-6
Past Use: Two family	Proposed Use: Same - Two family - remove 2 nd floor & rebuild adding a partial 3 rd floor	<p>NEED OFF Kitchen Spkls. RE-worked- WAIT FOR OK SM. sign off Before closing</p>	
Proposed Project Description: Replace 2nd level add 1/2 level		<p>Inspection: Use Group: R3 Type: SB MUBEL Signature: </p>	
Permit Taken By:	<p>CLOSED</p> 		

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Z</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: OK w/ cond. sign 10/26/11 ARW</p>	<p>Miscellaneous</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Preservation</p> <p>Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: ARW</p>
	<p>CERTIFICATION</p>		

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 _____

6-13-12 DWM Josh 749-9656 Pre Framms SIPs

Provides

Cleanout in foot vent, Str Eng to review floor framing,
Lateral deck detail, Letter re: Headers details + revisions
Can not inspect because they are installed at factory

7-2-12 GF Electrical fail not ready plumbing ok: provide cleanout in
foot vents after island install.

1-7-13 GF/BKL/JM - SPKLR
LOC. KITCHEN

WINDOWS
DO NOT
MEET EGRESS

FIRE
SUPPRESSIVE
PAINT ON
SPRAY FOAM

BSMT
GFI
LOOSE WIRES
ARC FAULTS.

SMOKES NEED TO BE
PHOTO | OUTLET
MISSING AFI
OUTLETS

1-31-13 GF/BKL/JM

BKL: PASS

GF: ~~BY~~ PASS

JM: SPRINKLER STILL NON-COM. - 1st FL KITCHEN

4-16-13 GF Received Confirmation from J.M. - Sprklr. OK -

OK to CLOSE GF

Structural Integrity

Consulting Engineers, Inc.

June 28, 2012

Mr. Josh Wojcik
Upright Frame Works
Wilton, Maine

Reference:
Lafayette Street Reconstruction
Portland, ME

Structural Integrity Job: #11-0087

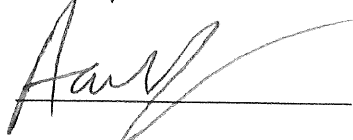
Dear Josh,

This letter is to confirm that a representative of this office visited the above referenced site on June 18th to observe the completed framing at the above referenced site.

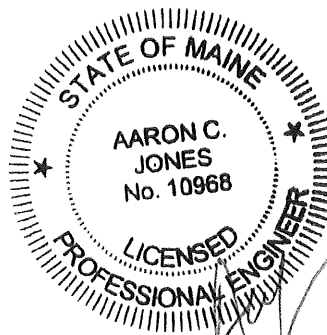
Based on our observations and instructions to the contractor while on site, we are of the opinion that the construction has been completed in substantial conformance to the construction documents and should be accepted by the code official as such.

Please do not hesitate to call with any questions or if I can be of further assistance.

Sincerely,



Aaron C. Jones, P.E., SECB, LEED AP
President



Handwritten signature and date: 6/29/12

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JUL 02 2012

Dept. of Building Inspections
City of Portland Maine

UPRIGHT FRAMEWORKS LLC

BUILDING EFFICIENCY

RECEIVED

JUL 02 2012

Date: July 2, 2012

Dept. of Building Inspections
City of Portland Maine

Regarding: Verification of Posts in Exterior Wall Panels

City of Portland
Inspections Division
Planning & Urban Development Department
389 Congress Street
Portland, ME 04101-3509

To whom it may concern:

This letter is confirmation that the framing posts required by the structural framing plan developed by Aaron Jones of Structural Integrity have been installed in the exterior SIP walls on levels 2 and 3 at 47-49 Lafayette Street, Portland, ME.

I have attached a photograph that we took of one of the posts, for your records. If you have any questions (or would like clarification) please do not hesitate to contact me at 207-749-9656.

Regards,



Joshua Wojcik
Owner, Upright Frameworks LLC

Dept. of Building Inspections
City of Portland Maine

JUL 12 2012

RECEIVED

10. See attached documentation for bathroom fixtures clearance and headroom requirements.
11. Owner will submit a third floor railing detail prior to construction; all habitable space have a minimal headroom of 7 foot.

R302.3 Two-family dwellings. *Dwelling units* in two family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the *exterior wall*, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. A fire-resistance rating of $\frac{1}{2}$ hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through *attic* spaces when the ceiling is protected by not less than $\frac{3}{8}$ -inch (15.9 mm) Type X gypsum board and an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwellings*. The structural framing supporting the ceiling shall also be protected by not less than $\frac{1}{2}$ -inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. When floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
6. **Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

R311.7.7.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.7.7.3 Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2¼ inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6¼ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of ¾ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least ¾ inch (10 mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾ inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

R311.7.7.4 Exterior wood/plastic composite handrails. Wood/plastic composite handrails shall comply with the provisions of Section R317.4.

R311.7.8 Illumination. All stairs shall be provided with illumination in accordance with Section R303.6.

R311.7.9 Special stairways. Spiral stairways and bulkhead enclosure stairways shall comply with all requirements of Section R311.7 except as specified below.

R311.7.9.1 Spiral stairways. Spiral stairways are permitted, provided the minimum clear width at and below the handrail shall be 26 inches (660 mm) with each tread having a 7½-inch (190 mm) minimum tread depth at 12 inches (914 mm) from the narrower edge. All treads shall be identical, and the rise shall be no more than 9½ inches (241 mm). A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided.

R311.7.9.2 Bulkhead enclosure stairways. Stairways serving bulkhead enclosures, not part of the required building egress, providing access from the outside *grade* level to the *basement* shall be exempt from the requirements of Sections R311.3 and R311.7 where the maximum height from the *basement* finished floor level to *grade* adjacent to the stairway does not exceed 8 feet (2438 mm) and the *grade* level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other *approved* means.

R311.8 Ramps.

R311.8.1 Maximum slope. Ramps shall have a maximum slope of 1 unit vertical in 12 units horizontal (8.3 percent slope).

Exception: Where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of one unit vertical in eight horizontal (12.5 percent slope).

R311.8.2 Landings required. A minimum 3-foot-by-3-foot (914 mm by 914 mm) landing shall be provided:

1. At the top and bottom of ramps.
2. Where doors open onto ramps.
3. Where ramps change direction.

R311.8.3 Handrails required. Handrails shall be provided on at least one side of all ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.8.3.1 Height. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.8.3.2 Grip size. Handrails on ramps shall comply with Section R311.7.7.3.

R311.8.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inches (38 mm) between the wall and the handrails.



2011-10-2475 (

General Building Permit Application X^{TV}

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>47-49 Lafayette St. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>3200 total 800 (addition)</u>	Square Footage of Lot <u>3575</u>	Number of Stories <u>2.5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>014 C007</u>	Applicant: (must be owner, lessee or buyer) Name <u>Joshua Wojcik</u> Address <u>126 North St. #1R</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-749-9656</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>125K</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>1770</u>
Current legal use (i.e. single family) <u>2-unit</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>2 unit</u> Proposed Specific use: <u>primary residence & rental</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Replacing 2nd level, adding 1/2 level</u>		
Contractor's name: <u>Upright Frameworker LLC</u>		Email: <u>upright-frameworker@gmail.com</u>
Address: <u>912 School St.</u>		
City, State & Zip: <u>Perkins Twp ME 04294</u>		Telephone: <u>207-749-9656</u>
Who should we contact when the permit is ready: <u>Josh Wojcik</u>		Telephone: _____
Mailing address: _____		

10.19.11

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

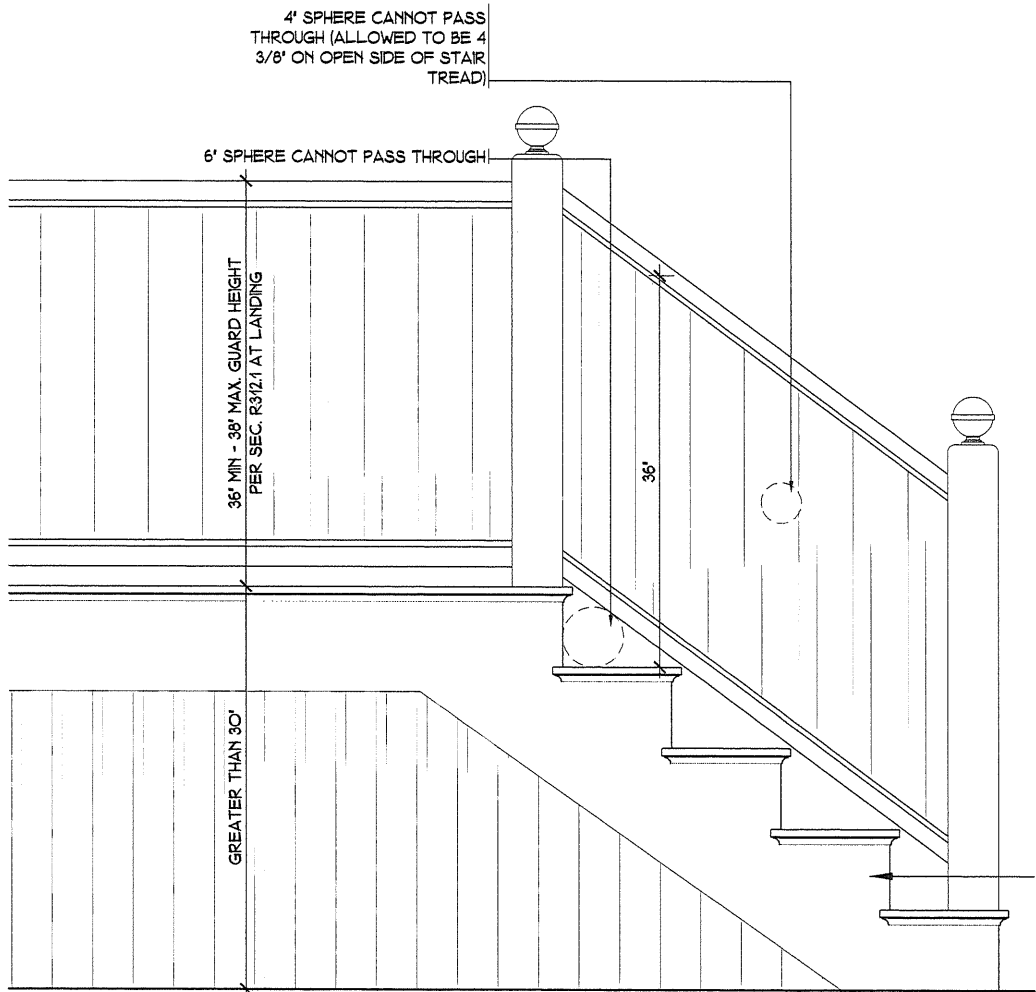
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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.

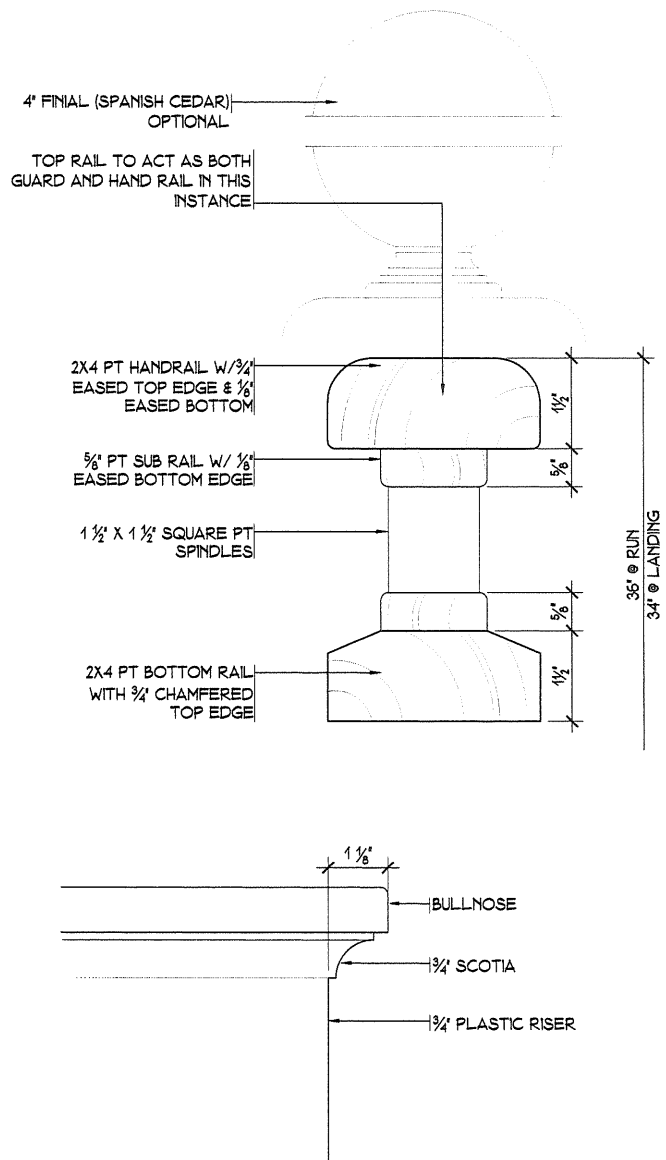
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Signature:	Date: <u>10/18/11</u>	OCT 18 2011
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This is not a permit; you may not commence ANY work until the permit is issued.
Dept. of Building Inspections
City of Portland Maine



13 SECTIONS: PROPOSED STAIRS - TYP.
SCALE: 1/2" = 1'-0"



14 DETAILS: PROPOSED STAIRS - TYP.
SCALE: 6" = 1'-0"

WOJCIK RENOVATION
49 LAFAYETTE
PORTLAND, MAINE

NOTE:
ADDED 10-18-11

47-49 Lafayette (Wojcik)

First Floor	Wall	Quantity	Width	Height	Glazing Type	Opening Type
	West	2	30.5	53	Double Pane (existing window)	(existing...?)
	South	2	36	66	STD, no Low-E, as high of SHGC as possible	fixed
		2	42	66	STD, no Low-E, as high of SHGC as possible	casement (1 RH and 1 LH)
		2	42	66	STD, no Low-E, as high of SHGC as possible	fixed
		2	42	42	STD, no Low-E, as high of SHGC as possible	fixed
	East	1	30.5	56.5	Double Pane (existing window)	(existing...?)
		1	42	42	Double pane, argon, Low-E	casement (LH)
	North	2	30	42	Casement	casement (1 RH and 1 LH)
Exterior Insulated Doors	East, South, West	5	32	80		
Second Floor	Wall	Quantity	Width	Height	Glazing Type	Opening Type
	West	2	30.5	53	Double Pane (existing window)	(existing...?)
	South	2	36	66	STD, no Low-E, as high of SHGC as possible	fixed
		2	42	66	STD, no Low-E, as high of SHGC as possible	casement (1 RH and 1 LH)
		2	42	66	STD, no Low-E, as high of SHGC as possible	fixed

47-49

Lafayette

Cwojzka

First Floor	Wall	Quantity	Width	Height	Glazing Type	Opening Type
			2	42	42 STD, no Low-E, as high of SHGC as possible	fixed
	East		1	30.5	56.5 Double Pane (existing window)	(existing...?)
			1	42	42 Double pane, argon, Low-E	casement (LH)
	North		2	30	42 Double pane, argon, Low-E	casement (1 RH and 1 LH)
Third Floor	Wall	Quantity	Width	Height	Glazing Type	Opening Type
	West		0			
	South		2	42	66 STD, no Low-E, as high of SHGC as possible	fixed
			2	42	66 STD, no Low-E, as high of SHGC as possible	casement (1 RH and 1 LH)
			1	42	24 STD, no Low-E, as high of SHGC as possible	fixed
	East		1	42	66 Double pane, argon, Low-E	DH
	North		0			

Dept. of Building Inspectors
City of Portland Maine

OCT 18 2011

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Jonathan Rioux - Re: 47-79 Lafayette St

From: Josh Wojcik <uprightframeworks@gmail.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 11/30/2011 3:26 PM
Subject: Re: 47-79 Lafayette St

Which addition? We only went up. There is no part of the building that is being expanded beyond the original foot-print.

The closest inhabited building is the building to the north, which is probably 15+ feet away. There is a garage - which appears to be used for storage off of the northeast corner of the building. But again, we're not expanding anything outwards towards any of these buildings...

-J

On Wed, Nov 30, 2011 at 3:19 PM, Jonathan Rioux <JRIOUX@portlandmaine.gov> wrote:

Josh,

I received the stair detail.

Can you review section R302, see attachment? I took a look at your plot plan, the addition section is > 3 feet.

This would affect window openings and provide protection to the underside of the exterior sheathing.

How far is the adjacent properties? JAR.

Jonathan Rioux

Code Enforcement Officer/ Plan Reviewer

City of Portland

Planning and Urban Development Department

Inspection Services Division

389 Congress St. Rm 315

Portland, ME 04101

Office: [207.874.8702](tel:207.874.8702)

Support Staff: [207.874.8703](tel:207.874.8703)

jrioux@portlandmaine.gov

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Joshua Wojcik

Upright Frameworks LLC

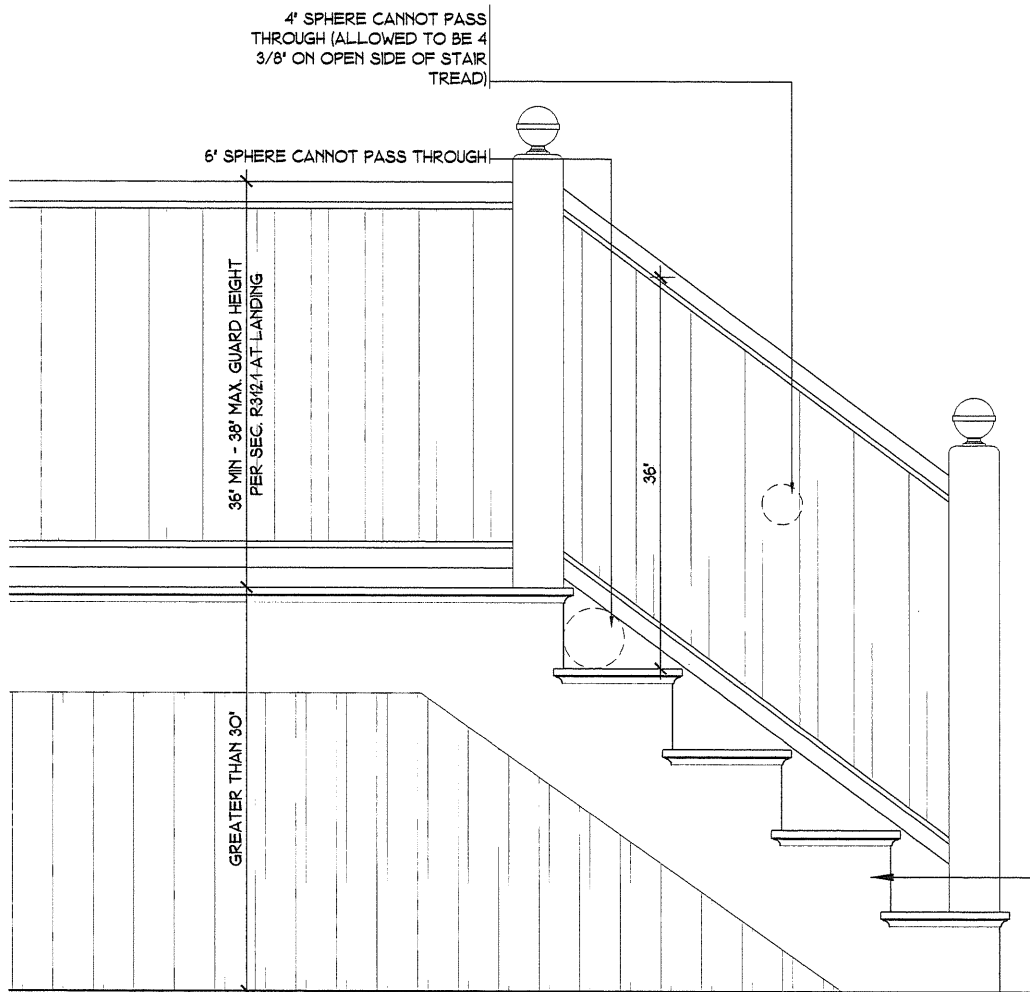
phone: 207-749-9656

fax: 207-585-2677

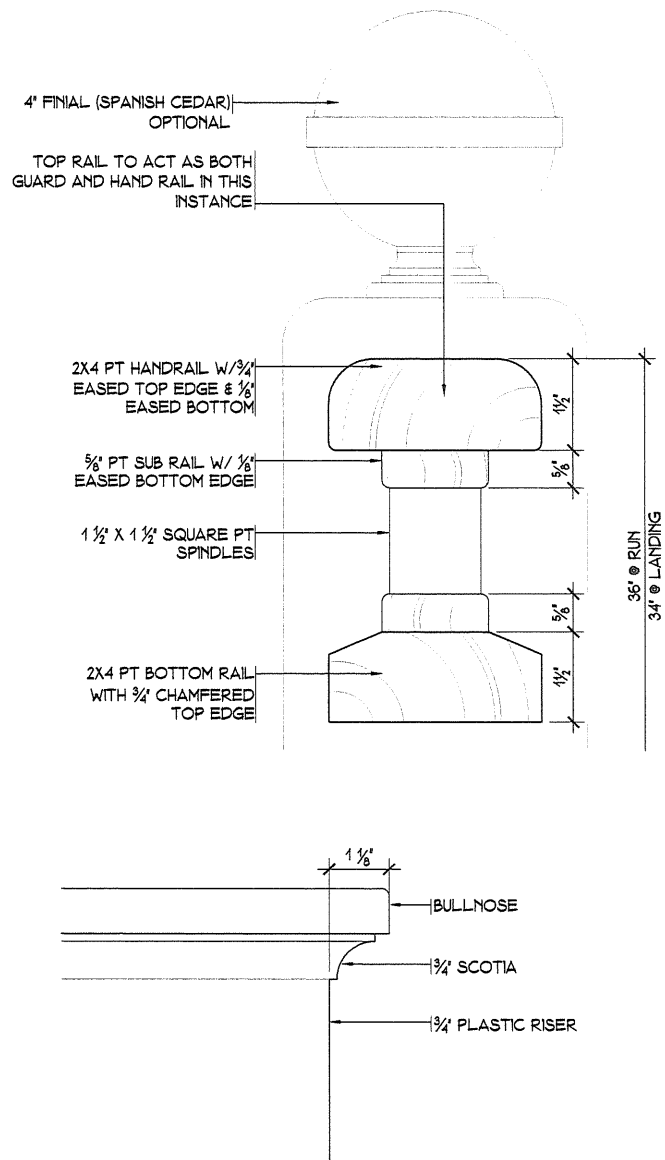
PO Box 833

Wilton, ME 04294

www.uprightframeworks.com



13 SECTIONS: PROPOSED STAIRS - TYP.
SCALE: 1/2" = 1'-0"



14 DETAILS: PROPOSED STAIRS - TYP.
SCALE: 6" = 1'-0"

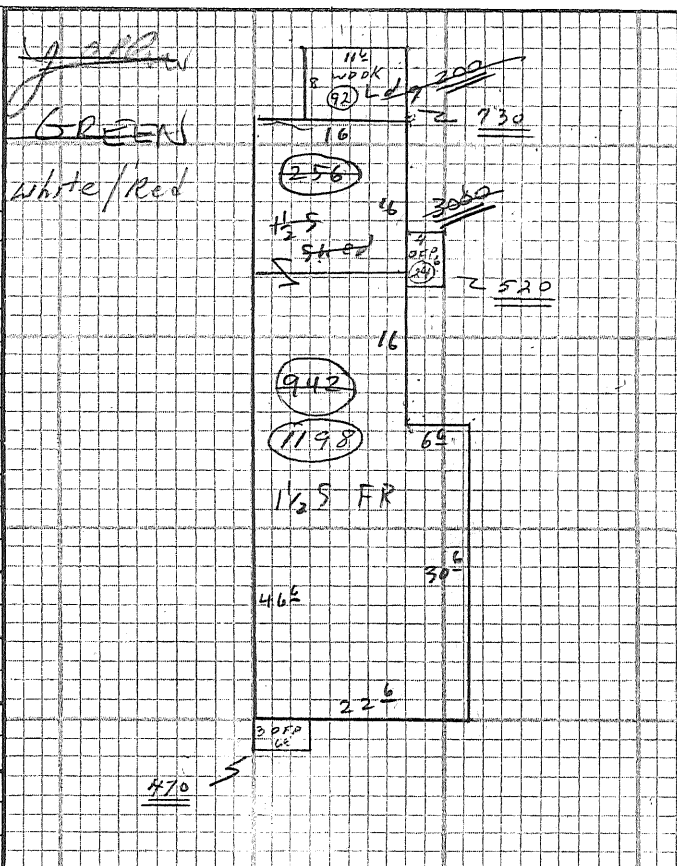
WOJCIK RENOVATION
49 LAFAYETTE
PORTLAND, MAINE

NOTE:
ADDED 10-18-11

C-5 / DT10

V ①	VACANT LOT DWELLING DATA	EST	OCCUPANCY	
CONSTRUCTION		GROUND FLOOR AREA		0
1.5 STORY 2		SINGLE FAMILY		0
1 BRICK 4 CONC. BLK. 7 STONE		TWO FAMILY		0
2 SPLIT-LEVEL 2 FRAME 5 STUCCO 8		APARTMENT		0
3 FR. & MAS. 6 9		NO. UNITS		0
AGE		OTHER		0
ERECTED 1 874		COTTAGE		0
REMODELED 19 70		UNFIN.		0
LIVING ACCOMMODATIONS		FIN. OPEN		0
TOTAL ROOMS 06 BED ROOMS 2 FAMILY ROOMS 0		FIN. DIV.		0
FULL BATHS 2 HALF BATHS 0 TOTAL FIXTURES 1.0		PLUMBING		0
FOUNDATION		BATHROOM		1 P
BASEMENT & ATTIC		TOILET ROOM		0
CONCRETE		FLUSH		0
FIN. BSMT. AREA NO		LAVATORY		0
CONC. BLOCK WALLS		SHOWER - EXTRA		0
RICK STONE WALLS		KITCHEN SINK		2 0
ERS/SLAB/CRAWL		HOT WATER HEATER		2
BASEMENT - FULL		NO PLUMBING		0
ATTIC - FL. & STR.		WATER ONLY		0
FINISHED ATTIC		REMODELING DATA		0
DORMER L/F		KITCHEN		9/90 Both units
EXTERIOR WALLS		PLUMBING		0
WOOD VINYL ALUM. ST 1/4		HEATING		0
SHINGLES - WOOD		GENERAL		0
SHINGLES - ASPHALT		ECONOMIC CLASS		0
SHINGLES - ASBESTOS		OVER BUILT		0
RICK VENEER		UNDER BUILT		0
LANKET INSULATION		FLOOR FURNACE		0
DOOF INSULATION		ELECTRIC		0
ROOFING		AIR CONDITIONING		0
SHINGLES - ASPHALT		UNIT HEATER		0
SHINGLES - WOOD		NO. OF HTG. STS.		0
SHINGLES - ASBESTOS		NO HEAT 1 2 3		0
STEAM		SOLAR		0
HOT AIR - FORCED		NO HEAT 1 2 3		0
FLOORS		ROOFING		0
CONCRETE		ROOFING		0
ARTH		ROOFING		0
NE		ROOFING		0
ARDWOOD		ROOFING		0
SPH. TILE		ROOFING		0
ARPET		ROOFING		0
NOTES:		ROOFING		0
FENCED IN WITH DOGS		ROOFING		0
OWNER		ROOFING		0
TENANT		ROOFING		0
NO ANSWER		ROOFING		0
INSPECTED		ROOFING		0
REFUSED ENTRY		ROOFING		0
INFO @ DOOR		ROOFING		0
REFUSED INFO		ROOFING		0

OTHER FEATURES			
0	MASONRY TRIM		
0	MODERNIZED KITCHEN		
0	RECREATION ROOM		
0	WOODBURNING FIREPLACE		
0	BASEMENT GARAGE		
0	ATTACHED GARAGE		
TOTAL OTHER FEATURE POINTS			
DWELLING COMPUTATIONS			
	19	1988/89	19 88/90
BASE PRICE	46,770	46,770	54,090
PLUMBING	2,500	2,500	2,500
BASEMENT	—	—	-1,000
BASEMENT FIN.	—	—	—
ATTIC	—	—	—
HEATING	—	—	—
ADDITIONS	3,200	3,200	1,720
DORMERS	—	—	—
TOTAL BASE	52,470	52,470	57,310
GRADE FACTOR	95	95	110
TOTAL	49,850	49,850	63,040
OTHER FEATURES	—	—	—
TOTAL	49,850	49,850	63,040
C & D FACTOR	—	105	105
REPL. COST	49,850	52,340	66,190
DEPREC.	55	50	35
R.C.L.D.	22,430	26,170	43,020



OTHER BUILDINGS AND YARD								
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1						%		01 GARAGE
2						%		02 CARPORT
3						%		03 PATIO
4						%		04 SHED
5						%		05 POOL
6						%		06 BARN
# NO. OF ENTRIES								TOTAL VALUE

NOTES:

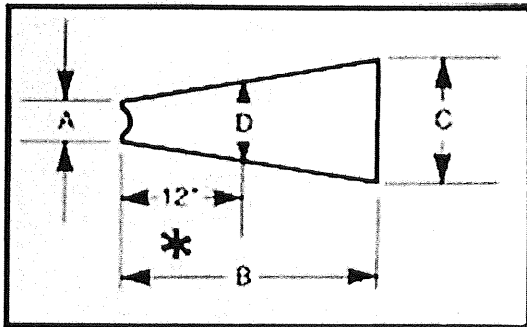
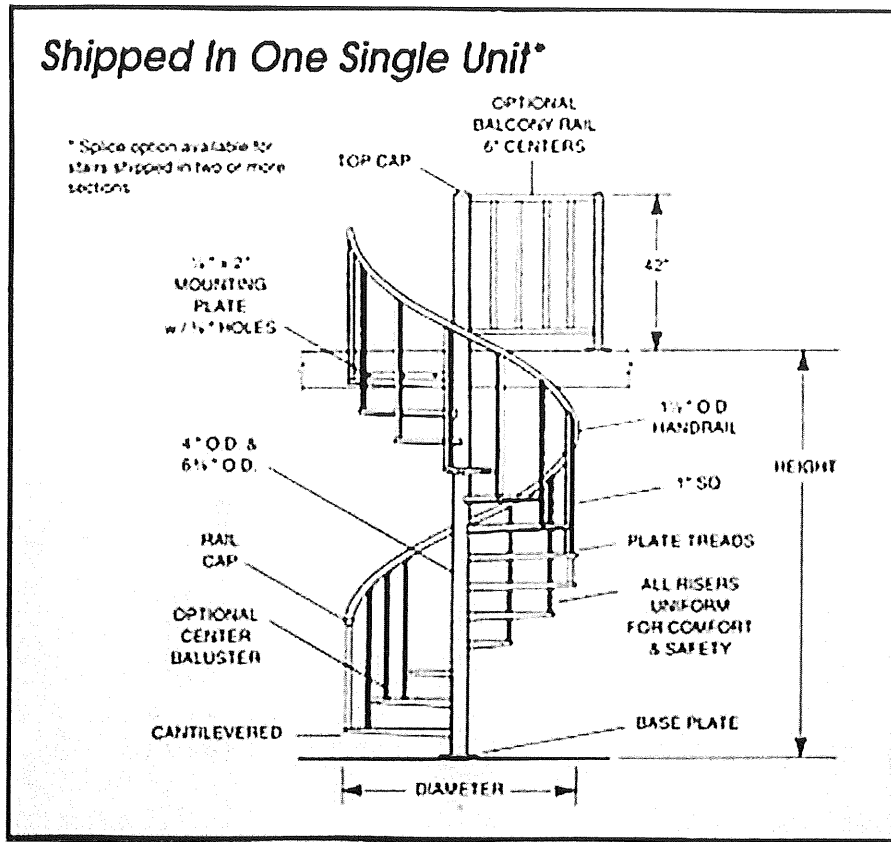
TOTAL VALUE - BUILDINGS	YEAR	NOTES:
22,430		
26,170	88/89	
43,020	87/90	

NOTES:
FENCED IN WITH DOGS

OWNER	
TENANT	
NO ANSWER	
INSPECTED	
REFUSED ENTRY	✓
INFO @ DOOR	X
REFUSED INFO	

47-49 Lafayette (Wojcik)

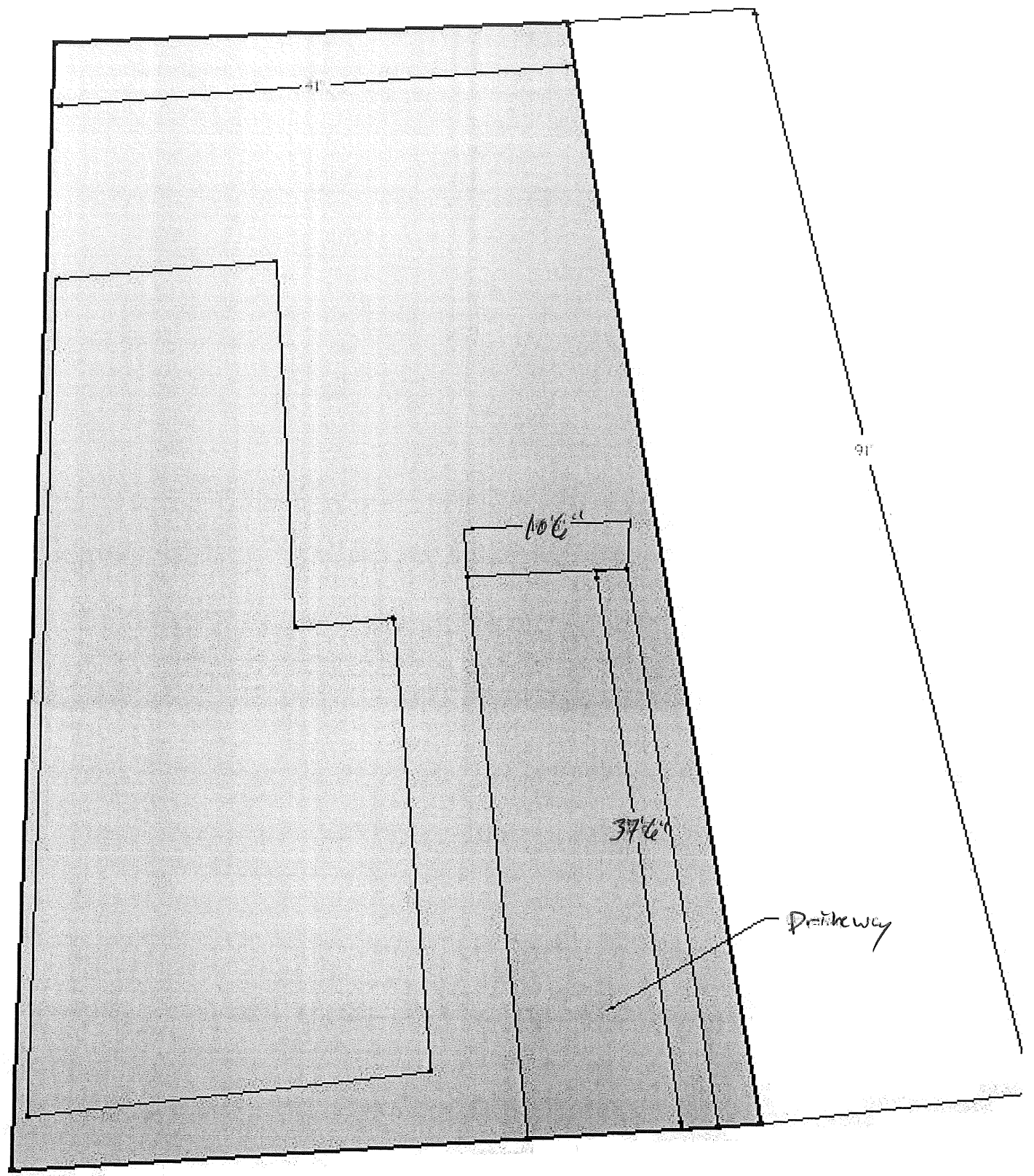
Spiral
Stair
Detail



- Height between finished floors: 99"
- Diameter of stairs: 60"
- Total rotation between floors: 300 degrees
- Riser height: 8.833"
- Tread Detail (A): 3.5"
- Tread Detail (B): 28"
- Tread Detail (C): 14"
- Tread Detail (D): 8"

- Hand railing height: 36"
- Baluster spacing: 4"

47-49 Lafayette Plot plan (addendum)



Jonathan Rioux - 47 Lafayette St

From: Jonathan Rioux
To: uprightframeworks@gmail.com
Date: 12/1/2011 1:02 PM
Subject: 47 Lafayette St
Attachments: 20111201123422656.pdf

Joshua,

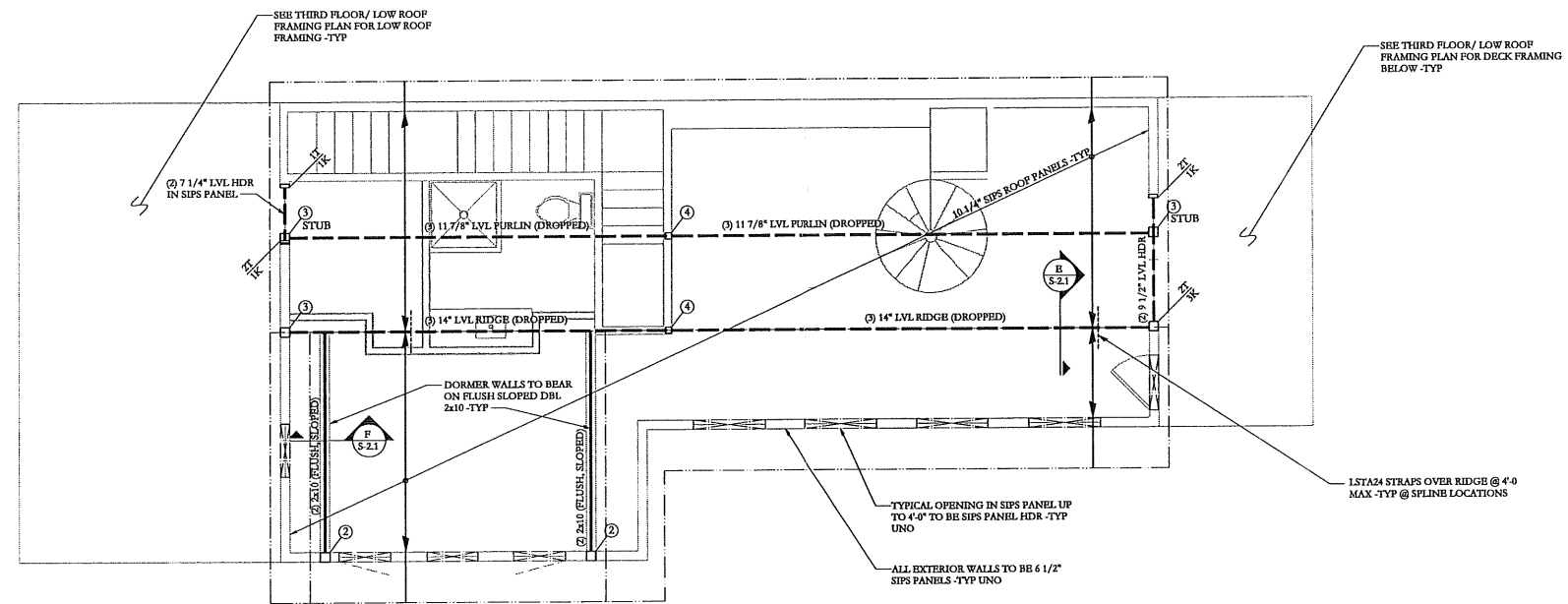
I received your stair detail; the handrail must comply with MUBEC. Attached is the commentary section. JGR.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

High Roof Framing Plan

Addition and Renovation at
 49 Lafayette St.
 Portland, Maine

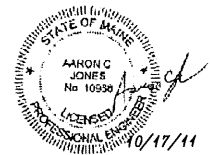


ROOF FRAMING PLAN

- NOTES: SCALE: 1/4"=1'-0"
1. ROOF FRAMING SHALL BE 10 1/4" *SIPS* PANELS - TYP.
 2. ALL WOOD BEAMS ARE DROPPED, UNO
 3. ALL EXTERIOR WALLS SHALL BE 6 1/2" *SIPS* PANELS
 4. ALL OPENINGS IN EXTERIOR WALL UP TO 4'-0" SHALL USE *SIPS* PANEL HEADERS, UNO
 5. ALL WOOD POSTS SHALL BE 2x6, UNO
 6. COORDINATE ALL DIMENSIONS W/ LATEST ARCH. DRAWINGS PRIOR TO START OF CONSTRUCTION.
 7. SEE S-1.0 FOR GENERAL STRUCTURAL NOTES

FRAMING PLAN SYMBOLS KEY	
□	WOOD POST
⊗	NUMBER OF WOOD STUDS IN POST BELOW
—	FRAMING BEARING
—X—	NUMBER OF TRIM STUDS UNDER HEADER
—X—X—	NUMBER OF KING STUDS ADJACENT TO HEADER

ISSUED FOR PERMIT



DATE: 10/17/11
 SCALE: 1/4"=1'-0"

S-1.5

SI Job # 11-0087
Lafayette Street Reconstruction
Portland, ME

GENERAL STRUCTURAL NOTES

DESIGN LIVE LOADS: 2009 IBC/IRC/MUEBC, U.O.N.

* Snow	50 psf (Pg)=ground snow load
* Wind	100 mph, exp B, 3 second gust
* Floor	40 psf
* Exterior Decks	60 psf

FOUNDATION:

- * Foundations are designed without an engineer's soil investigation. Foundation design criteria was assumed for purposes of foundation design and shall be confirmed by a soils engineer, at owner's expense, prior to construction. (This procedure may require revisions to foundation design, at additional expense to the owner, if soils engineer determines that such design criteria are inappropriate for this building site.)
- * Footings shall be placed on undisturbed natural soil or compacted fill tested and approved by soils engineer.
- * Maximum design soil pressure: 1,500 psf

CONCRETE AND REINFORCEMENT:

- * Concrete shall conform to applicable provisions of ACI-301 and 318. Minimum 28 day compressive strength (F_c) as follows:
Footings: 3,000 psi
Exterior Slabs: 4,000 psi w/4-6% air entrainment and fiber mesh
- * Cement Type: I/II
- * Deformed reinforcement: ASTM A615 grade 60, except bars specified to be field-bent, stirrups, and ties which shall be grade 40.
- * Fibermesh: 100% virgin polypropylene, fibrillated fibers as manufactured by Fibremesh Co. per ASTM C-1116 type 111 4.1.3 and ASTM C-1116 performance level one, 1.5 lb. per cubic yard.
- * Minimum 2 #4 around all four sides of all openings, extend min. 2'-0" beyond openings.
- * Keep reinforcement clean and free of dirt, oil, and scale. Oil forms prior to placing reinforcement.

STRUCTURAL STEEL:

- * Anchor Bolts: ASTM A307 or A36.
- * Expansion Anchors shall be ICC-ES approved, installed in accordance with manufacturers specifications.
In concrete: Wedge Type
In solid masonry: Sleeve Type

WOOD FRAMING:

- * Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria.
- * SPF #2 and better (Maximum Moisture Content 19%) U.O.N.
Plates: Sill plates: Pressure Treated SPF or Southern Pine.
"Pressure treated lumber" shall be framing material of the specified species which has been pressure treated with a decay and insect resistant solution, meeting all current standards for wood in contact with concrete or earth.
Sill plates in contact with masonry or concrete foundations, footings or slabs may be treated Timber Strand LSL (zinc borate treatment). Sodium borate treatment may also be acceptable for sill plate applications when protected from weather.
Acceptable treatment mediums for wood in contact with earth or in exterior applications include ACQ-C and ACQ-D (Alkaline Copper Quaternary) and copper azole (CBA-A and CBA-B).
DO NOT USE WOODS WHICH HAVE BEEN TREATED WITH AMMONIA BASED CARRIERS.
All connectors shall meet the recommendations of the pressure treated wood manufacturer, but shall be not less than Hot Dipped Galvanized meeting requirements of ASTM A653, such as Simpson ZMAX (G185). All screws, nails and bolts shall match hangers and other connectors, and shall meet ASTM A123 for individual connectors, and ASTM A153 for fasteners.
For durability, it is our recommendation that connectors used in exposed conditions with treated lumber be stainless steel.
Do not mix galvanized and stainless products.
Do not allow aluminum to contact treated wood.

Top and Bottom Plates: SPF No 2 and better

Hem Fir Studs U.O.N: 2 x 4 and 2 x 6 to 8'-0: stud grade
2 x 4 over 8'-0: standard and better
2x 6 over 8'-0: No. 2 and better

Floor Joists: See Plans

- Rafters: SIPS Panels See Plans
- Laminated Veneer Lumber (LVL): Manufactured 1 3/4" wide Microllams (ML) by Ilevel/Trus Joist or equivalent.
Fb=2,600 psi, E=1,900,000 psi, Fv=285 psi, depth noted on plans.
- * LSL Rim Joists = 1-1/8" x depth indicated laminated strand lumber or OSB. No substitutions.
- * All plywood and oriented strand board (OSB) sheathing shall be engineered grades with APA grade stamp indicating appropriate maximum spacing of supports.
Floor sheathing: nominal 3/4", APA Sturd-I-Floor "24" tongue & groove glued and nailed.
Roof sheathing: minimum 5/8" CDX plywood, or 19/32" OSB, APA 40/20, nailed.
Wall sheathing: 1/2" CDX plywood or 1/4" OSB, APA 24/16, blocked and nailed.
- * Nail wall sheathing with 8d commons at 6" o.c. at panel edges, and 12" o.c. intermediate framing U.N.O. BLOCK AND NAIL ALL EDGES BETWEEN STUDS. Sheathing shall be continuous from bottom plate to top plate. Cut in "L" and "T" shapes around openings. Lap sheathing over rim joists min. 4" at all floors to tie upper and lower stud walls together. Minimum height of sheathing panels shall be 16" to assure that plates are tied to studs. Use minimum 3-8d per stud and nail plates with edge nail spacing.
- * Sole plate at all perimeter walls and at designated shear walls shall be nailed as for braced panels with 3-16d x 3 1/2" long box nails (coated or deformed shank) per 16". 12d nails are not acceptable.
- * Minimum nailing shall comply with IBC Table 2304.9.1 except where more or larger nailing shown on drawings.
- * All roof rafters, joists, trusses, beams shall be anchored to supports with metal framing anchors.
- * Double joists under partitions where joists are parallel to partitions.
- * Provide continuous wall studs each side of wall openings equal to one half or greater of number of studs interrupted by openings.
- * All wall studs shall be continuous from floor to floor or from floor to roof.
- * Cross bridge all dimension lumber roof and floor joists at midspan and provide solid blocking or rim joists at all joist supports and joist ends.
- * Metal connectors: Simpson Strong Tie unless otherwise noted, installed with number and type of nails to achieve maximum rated capacity. Note that heavy duty and skewed hangers may require special order.
- * All beams shall be braced against rotation at points of bearing.
- * Drypack grout all beam pockets full after beams are set.
- * Unless otherwise indicated, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads. Columns must have a continuous load path to foundation.
- * Lead holes for lag bolts shall be 60% to 70% of lag shank diameter in compliance with AITC criteria.

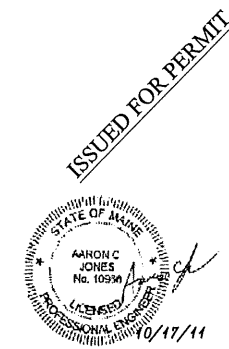
STRUCTURAL INSULATED PANELS:

Structural Insulated Panels (SIPs) consist of oriented strand board (OSB) laminated to EPS insulation cores with structural adhesives.
EPS core shall be UL certified and comply with ASTM C578
OSB identified with APA or TEICO performance mark with Exposure 1 durability rating and performance in accordance with DOC PS-2 span rating 24/16 or greater.
Adhesives shall be in conformance with ICC-ES AC05 - Acceptance Criteria for Sandwich Panel Adhesives
Panels shall be treated for mold and mildew.
Accessories shall be provided by SIPs manufacturer and include: splines, fasteners, SIP Sealant, dimensional lumber, vapor barrier SIP tape, and etc. as needed to complete panel installation.
Hold sill plate back from edge of rim board 7/16" (11 mm) to allow full bearing of OSB skins.
Provide adequate bracing of SIPs during erection and remove debris from plate area prior to SIP placement.
Connect SIPs per manufacturer's specifications at a minimum. See structural drawings for additional information
Provide vapor retarders mandated by building code on SIP applications which are connected using methods other than surface splines.
Restrictions: Do not install SIPs directly on concrete. Do not put plumbing in SIPs without consulting SIP manufacturer. Do not overcut skins for field-cut openings and do not cut skins for electrical chases. SIPs shall be protected from exposure to solvents and their vapors that damage the EPS foam core.
Protect product and finish surfaces from damage during construction.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

- * The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.
- * These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at Any Other building site. Plans shall not be used for construction at any other building site without specific review by the engineer.
- * Observations of foundation reinforcing or framing required by the owner, lender, insurer, building department or any other party will be accomplished by the engineer at the owner's expense. At least 24 hours advance notice is requested.
- * All slabs on grade shall be separated from adjacent structural and finish elements to allow free movement of the slab, unless specifically shown and noted otherwise.

Structural Drawing Index	
S-1.0	General Notes, Etc.
S-1.1	Foundation Plan
S-1.2	First Floor Framing Plan
S-1.3	Second Floor Framing Plan
S-1.4	Third Floor/ Low Roof Framing Plan
S-1.5	High Roof Framing Plan
S-2.1	Sections



ISSUED FOR PERMIT

Structural Integrity
CONSTRUCTION

General Notes Etc.

Addition and Renovation at
49 Lafayette St.
Portland, Maine

DATE: 10/17/11
SCALE:
S-1.0

10/17/11

STRUCTURAL RIDGE REQUIRED AT VAULTED AREAS - SEE STRUCTURALS FOR SIZING

ROOF / DORMER CONSTRUCTION:
10 1/2" SIP (1/4" OSB OVER +/-) 9 1/2" EPS FOAM OVER 1/4" OSB OVER 3/4" STRAPPING OVER 1/2" SHEETROCK (IF FINISHED)

CEILING CONSTRUCTION:
1/2" SHEETROCK OVER 3/4" STRAPPING @ 16" O.C. OVER 2X10 @ 16" O.C. WITH R-30 FIBERGLASS BATT INSULATION

FLOOR CONSTRUCTION:
3/4" FINISH FLOORING (TBD) OVER 3/4" ADVANTEC SUBFLOOR GLUED AND NAILED TO 11 7/8" TJI JOISTS @ 16" OC (MTO ALLOW FOR 9 1/2" TJI @ ROOF DECK) WITH SOUND INSULATION IN BAYS OVER 3/4" STRAPPING OVER 1/2" SHEETROCK

FLOOR CONSTRUCTION:
3/4" FINISH FLOORING (TBD) OVER 3/4" ADVANTEC SUBFLOOR GLUED AND NAILED TO 2X10 JOISTS @ 16" OC (MATCH EXISTING VIF) WITH SOUND INSULATION IN BAYS OVER 3/4" STRAPPING OVER 1/2" SHEETROCK

PROPOSED
EXISTING

10'-0 1/2" MIDPOINT OF ROOF

9'-2 3/4" FINISH TO FINISH

9'-4" FINISH TO FINISH

11 REAR SECTION - PROPOSED

SCALE: 3/8" = 1'-0"

WOJCIK RENOVATION

49 LAFAYETTE
PORTLAND, MAINE

STRUCTURAL RIDGE REQUIRED AT VAULTED AREAS - SEE STRUCTURALS FOR SIZING

ROOF / DORMER CONSTRUCTION:
10 1/2" SIP (7/8" OSB OVER +/-) 9 1/2" EPS FOAM OVER 7/4" OSB) OVER 3/4" STRAPPING OVER 1/2" SHEETROCK (IF FINISHED)

CEILING CONSTRUCTION:
1/2" SHEETROCK OVER 3/4" STRAPPING @ 16" O.C. OVER 2X10 @ 16" O.C. WITH R-30 FIBERGLASS BATT INSULATION

FLOOR CONSTRUCTION:
3/4" FINISH FLOORING (TBD) OVER 3/4" ADVANTEC SUBFLOOR GLUED AND NAILED TO 11 7/8" TJI JOISTS @ 16" OC (MTO ALLOW FOR 9 1/2" TJI @ ROOF DECK) WITH SOUND INSULATION IN BAYS OVER 3/4" STRAPPING OVER 1/2" SHEETROCK

FLOOR CONSTRUCTION:
3/4" FINISH FLOORING (TBD) OVER 3/4" ADVANTEC SUBFLOOR GLUED AND NAILED TO 2X10 JOISTS @ 16" OC (MATCH EXISTING VFI) WITH SOUND INSULATION IN BAYS OVER 3/4" STRAPPING OVER 1/2" SHEETROCK

10'-0 1/2" MIDPOINT OF ROOF

9'-2 3/4" FINISH TO FINISH

9'-4" FINISH TO FINISH

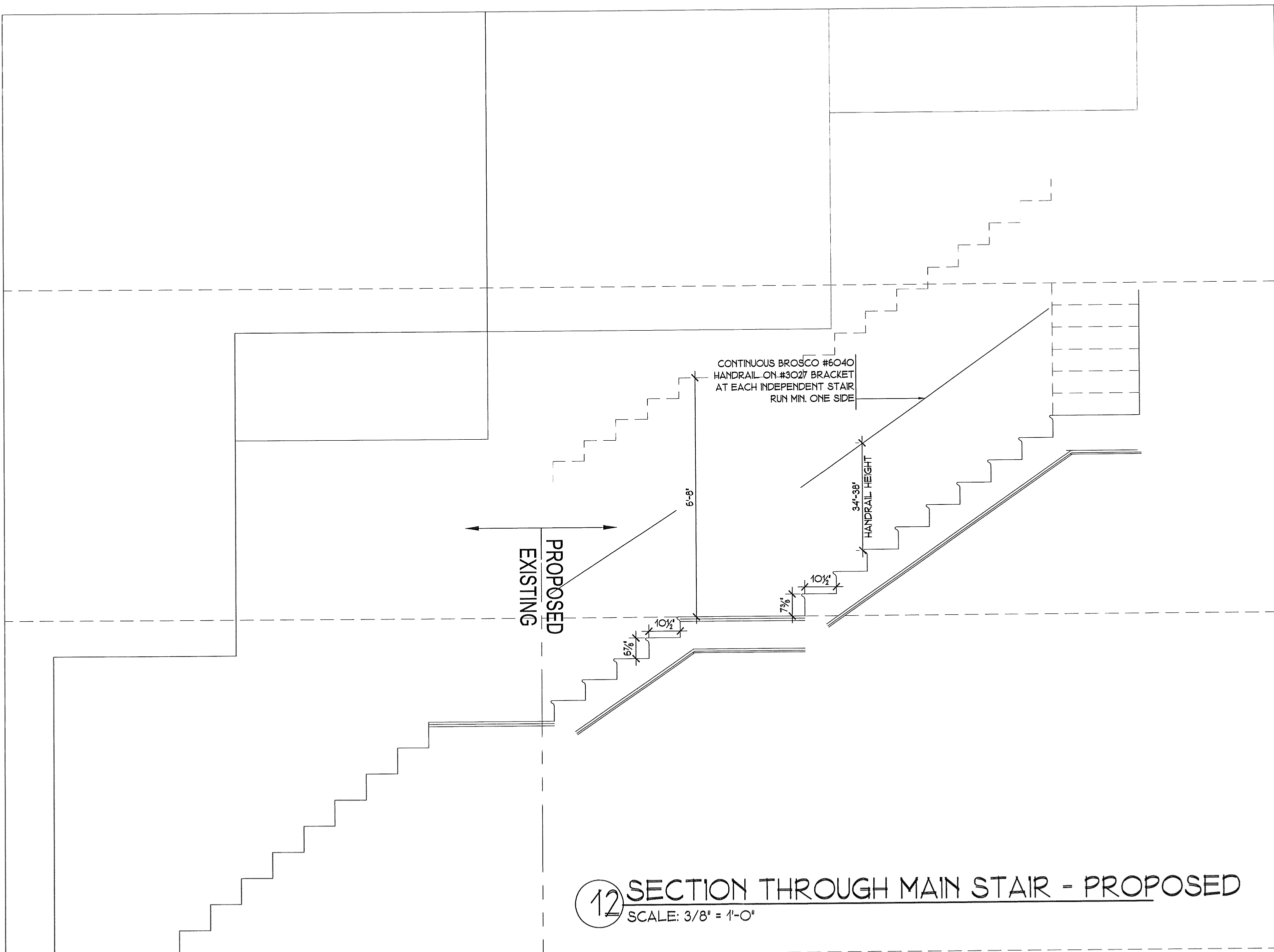
USED
TING

10 MIDDLE SECTION - PROPOSED

SCALE: 3/8" = 1'-0"

WOJCIK RENOVATION

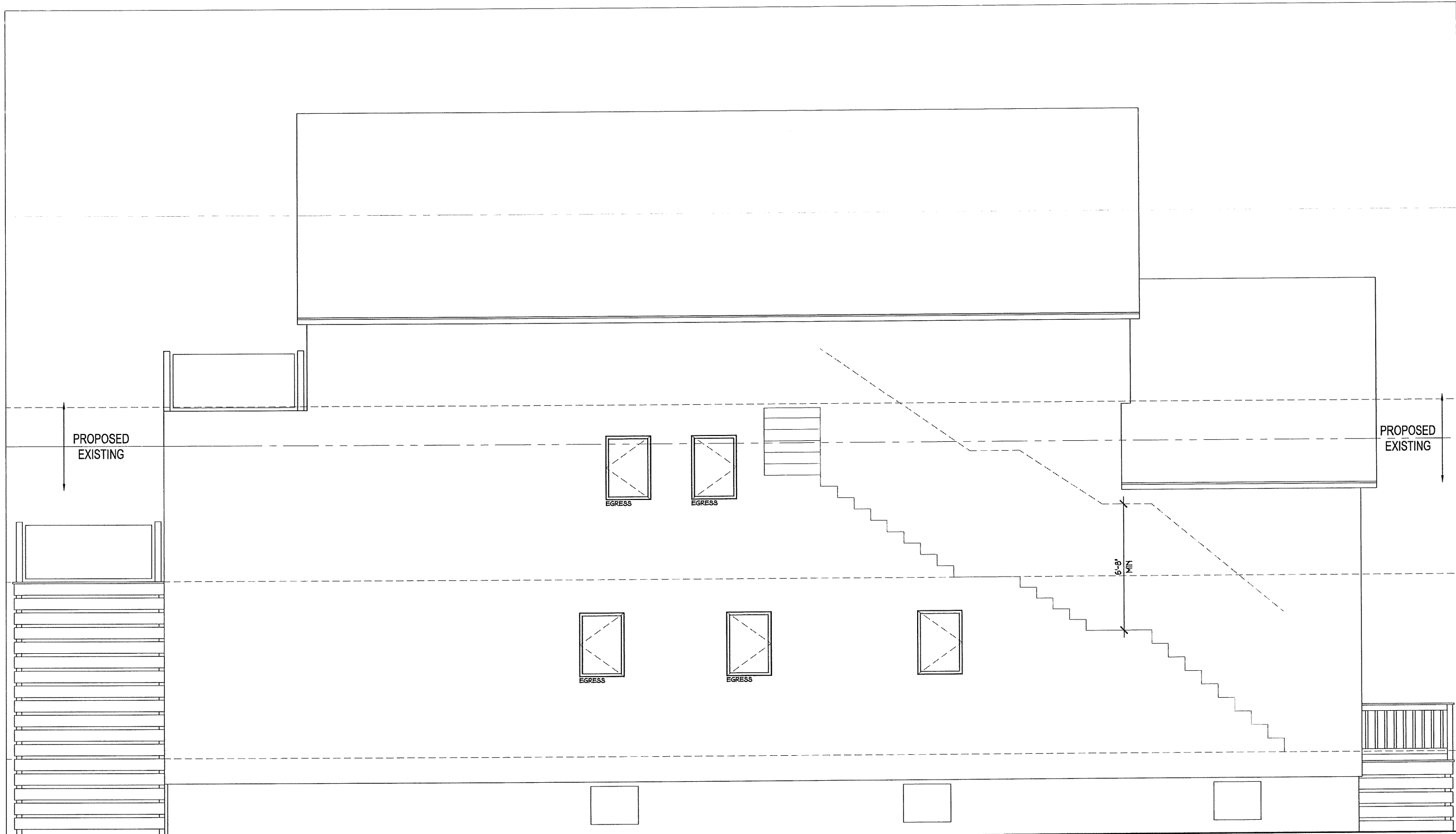
49 LAFAYETTE
PORTLAND, MAINE



12 SECTION THROUGH MAIN STAIR - PROPOSED
 SCALE: 3/8" = 1'-0"

9'-4"	FINISH TO FINISH
9'-2 3/4"	FINISH TO FINISH
10'-0 1/2"	MIDPOINT OF ROOF

WOJCIK RENOVATION
 49 LAFAYETTE
 PORTLAND, MAINE



10'-0"
MIDPOINT OF ROOF

9'-2 1/4"
FINISH TO FINISH

9'-4"
FINISH TO FINISH

6 SOUTH ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0"

left side.

WOJCIK RENOVATION
49 LAFAYETTE
PORTLAND, MAINE

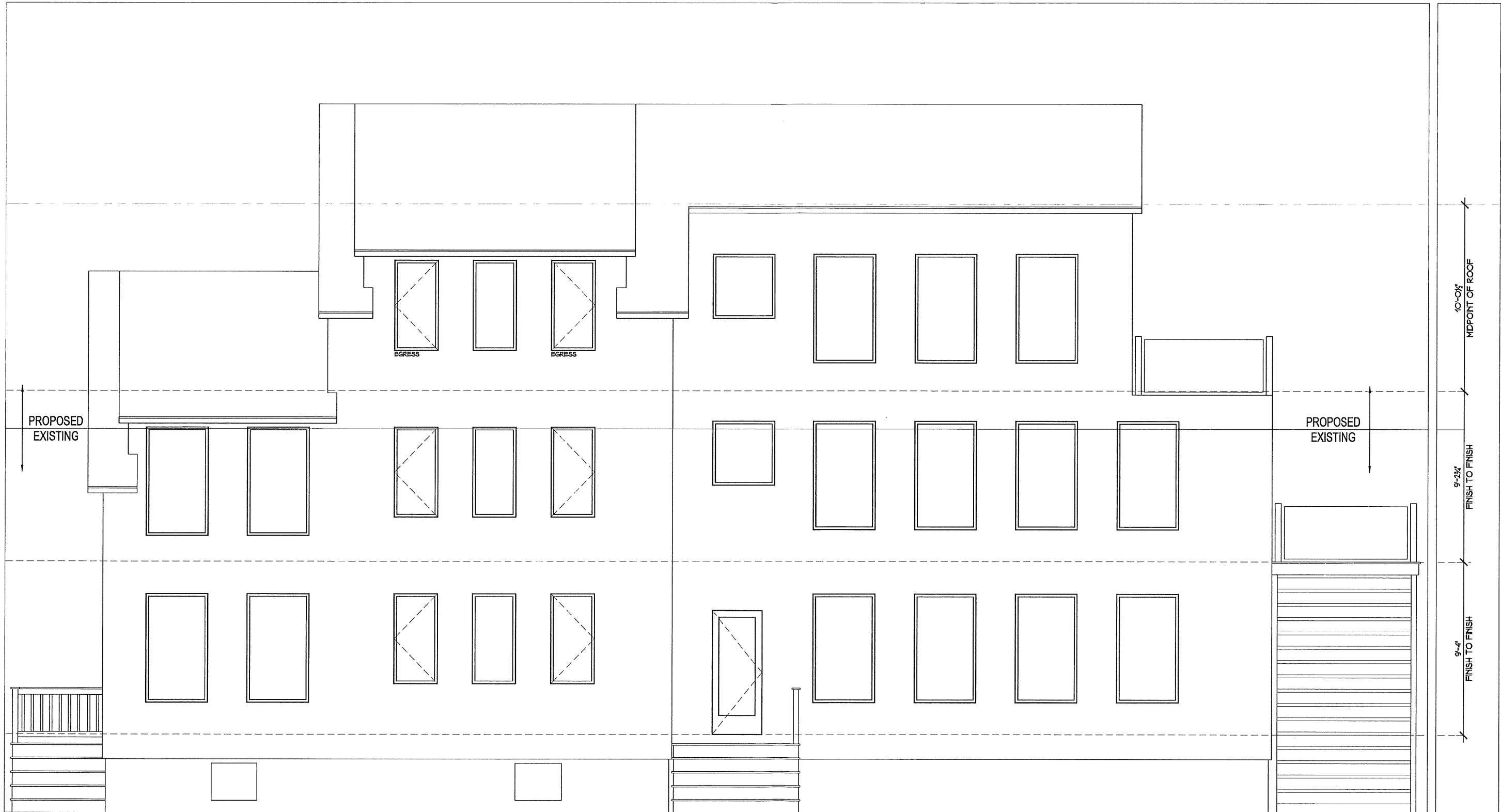


7 WEST ELEVATION - PROPOSED
 SCALE: 3/16" = 1'-0"

rear.

10'-0 1/2" MIDPOINT OF ROOF
 9'-2 1/2" FINISH TO FINISH
 9'-4" FINISH TO FINISH

WOJCIK RENOVATION
 49 LAFAYETTE
 PORTLAND, MAINE

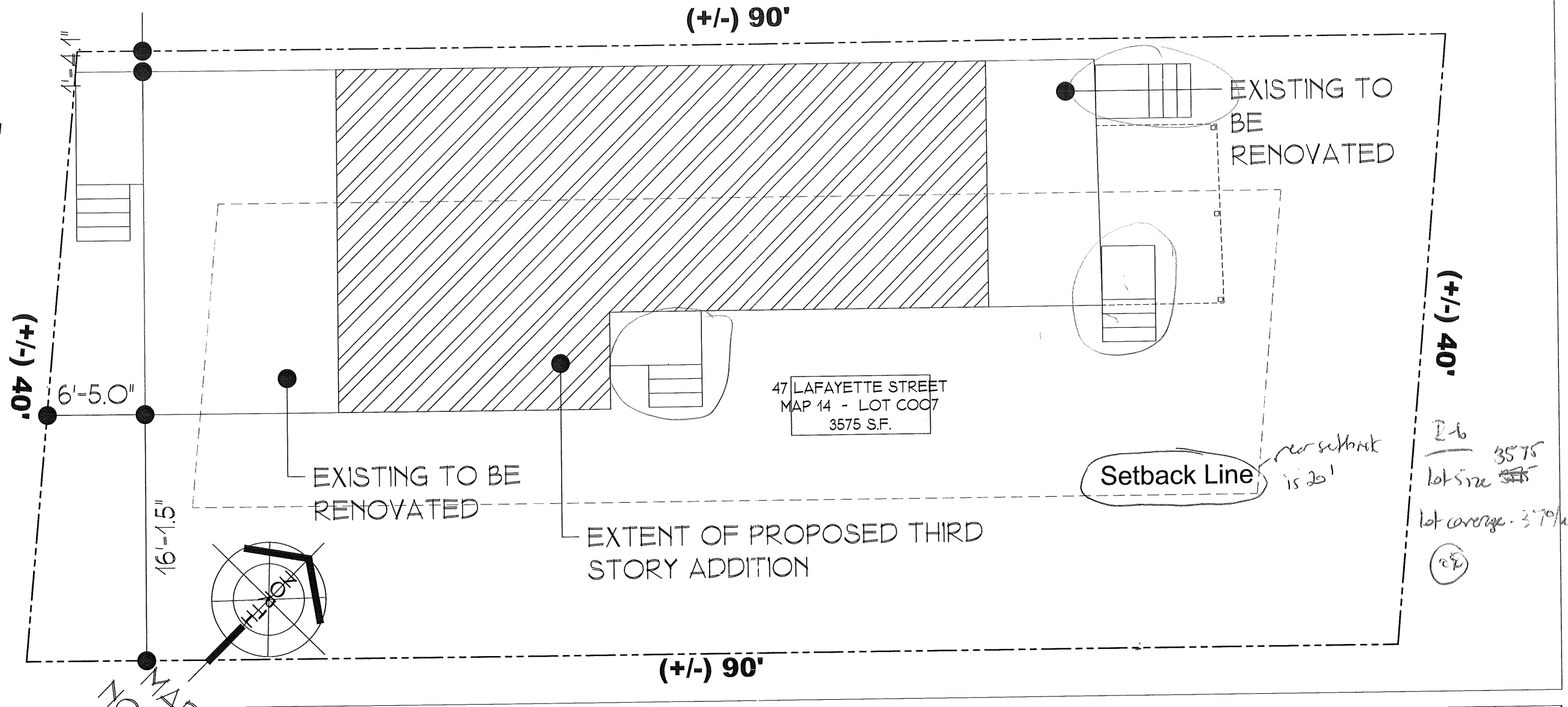


8 SOUTH ELEVATION - PROPOSED
 SCALE: 3/16" = 1'-0"

Right side

WOJCIK RENOVATION
 49 LAFAYETTE
 PORTLAND, MAINE

Lafayette Street



1 PLOT PLAN - PROPOSED

SCALE: 1"=10'-0"

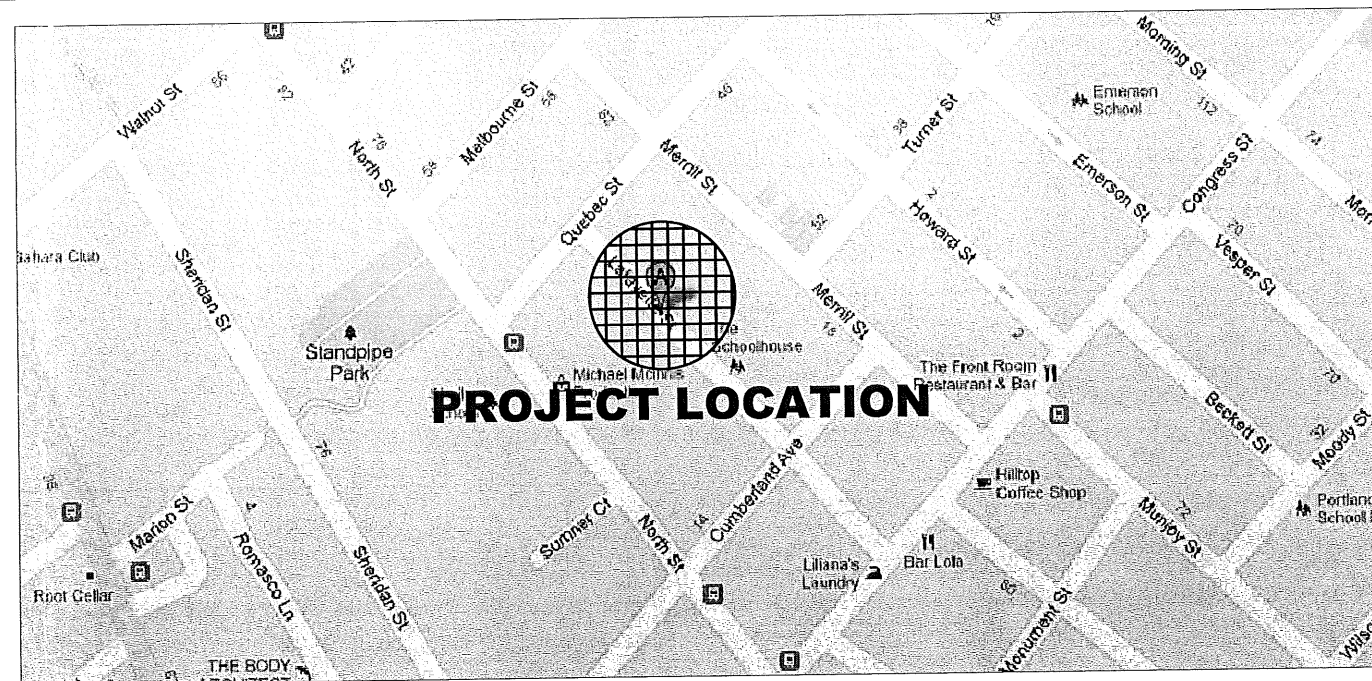
NOTE:

-INFORMATION FOR THIS SURVEY WAS OBTAINED FROM THE CITY OF PORTLAND TAX RECORDS, ADDITIONALLY IT WAS ALTERED BASED ON A FIELD SURVEY OF THE PROPERTY

RECEIVED

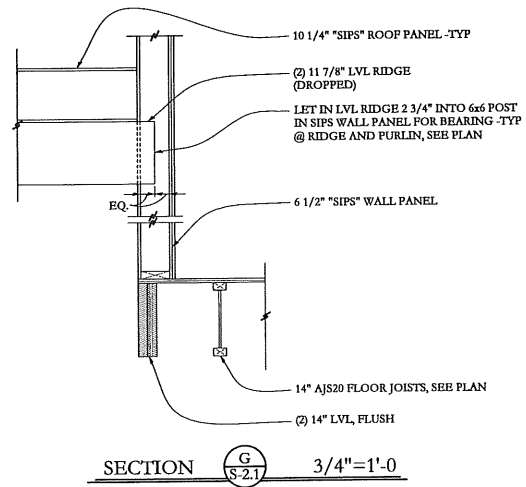
OCT 18 2011

Dept. of Building Inspections
City of Portland Maine

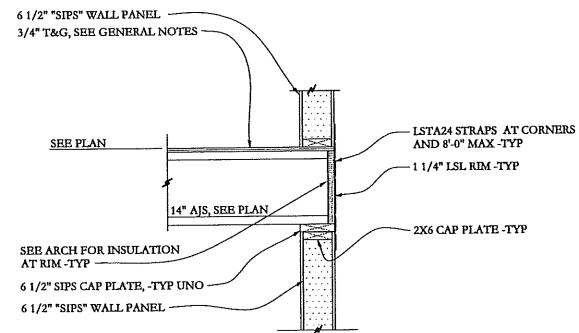


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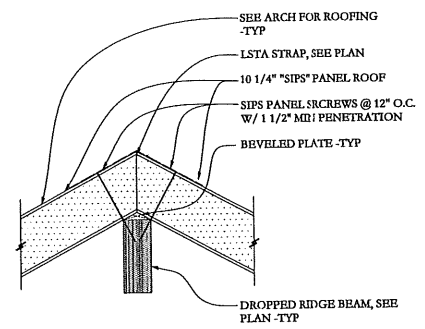
49 LAFAYETTE
PORTLAND, MAINE



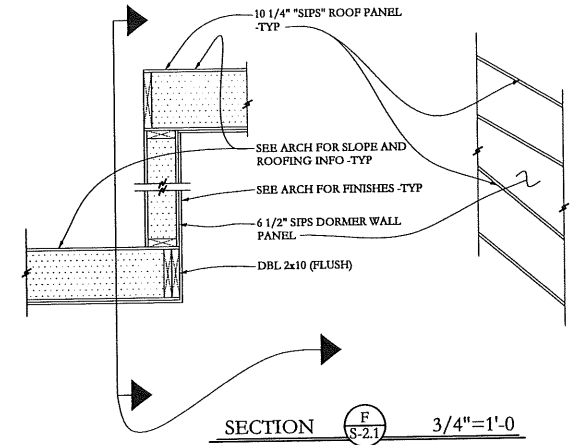
SECTION G 3/4"=1'-0



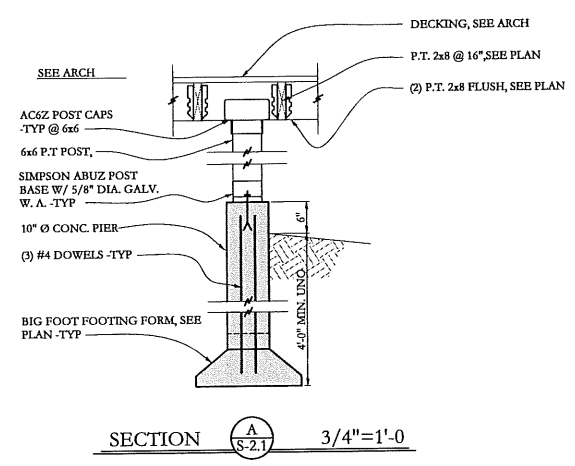
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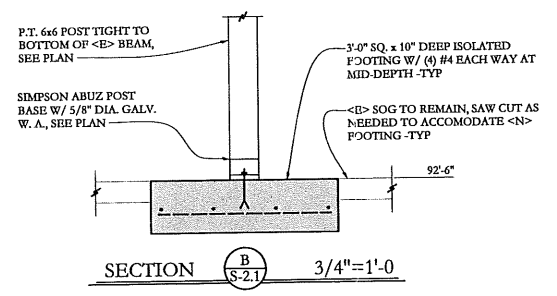
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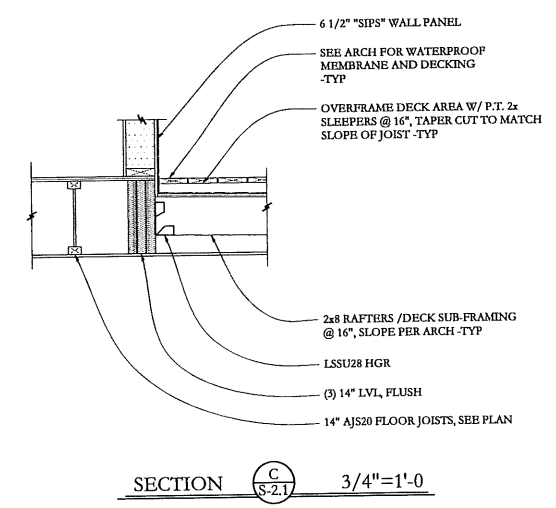
SECTION F 3/4"=1'-0



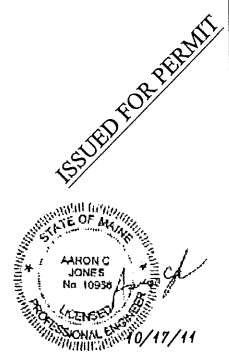
SECTION A 3/4"=1'-0



SECTION B 3/4"=1'-0



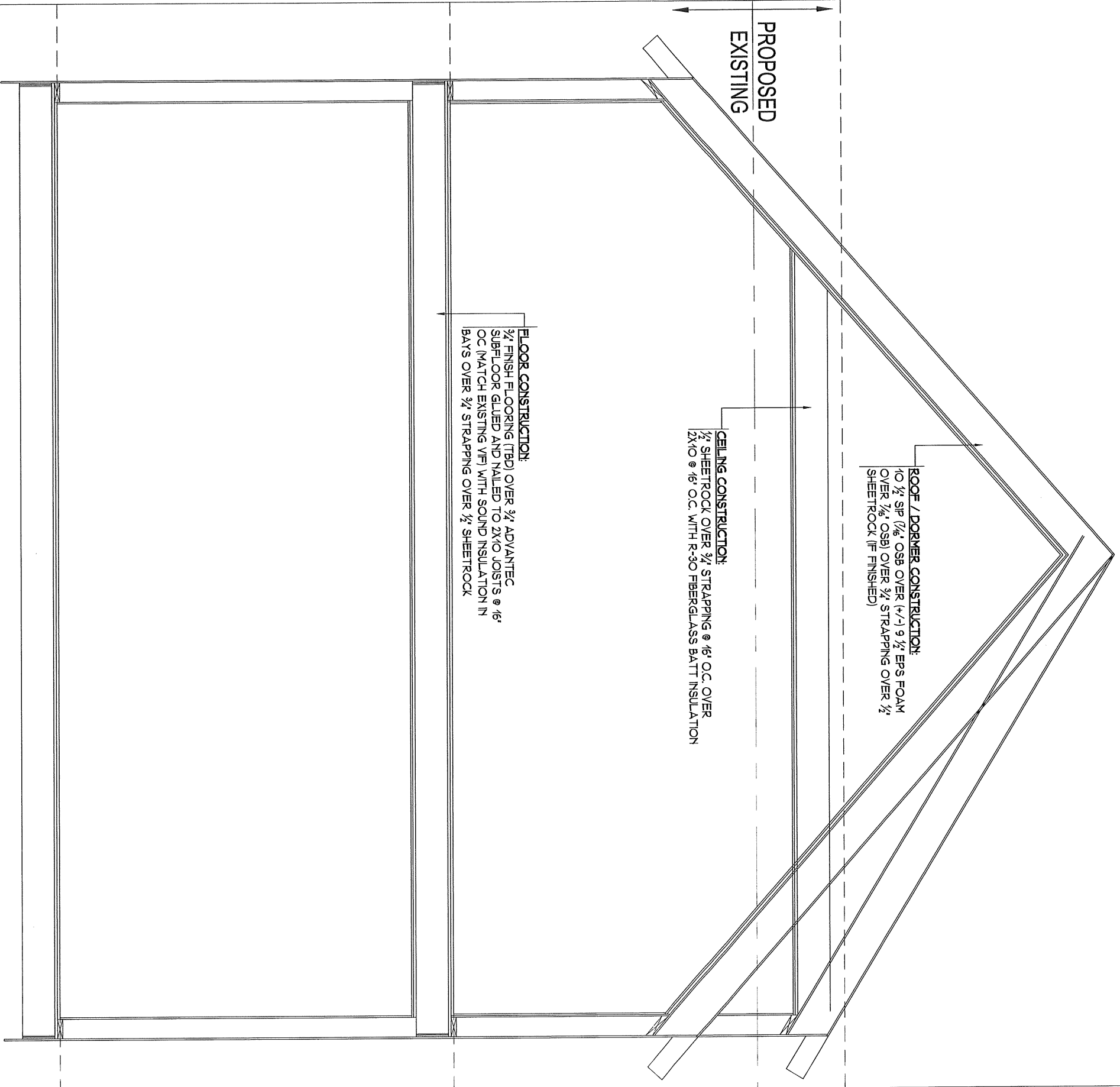
SECTION C 3/4"=1'-0





5 EAST ELEVATION - PROPOSED *front*
 SCALE: 3/16" = 1'-0"

WOJCIK RENOVATION
 49 LAFAYETTE
 PORTLAND, MAINE



ROOF / DORMER CONSTRUCTION:
 10 1/2" SIP (1/4" OSB OVER +/-) 9 1/2" EPS FOAM
 OVER 7/8" OSB OVER 3/4" STRAPPING OVER 1/2"
 SHEETROCK (IF FINISHED)

CEILING CONSTRUCTION:
 1/2" SHEETROCK OVER 3/4" STRAPPING @ 16" O.C. OVER
 2X10 @ 16" O.C. WITH R-30 FIBERGLASS BATT INSULATION

FLOOR CONSTRUCTION:
 3/4" FINISH FLOORING (TBD) OVER 3/4" ADVANTEC
 SUBFLOOR GLUED AND NAILED TO 2X10 JOISTS @ 16"
 O.C. (MATCH EXISTING V/F) WITH SOUND INSULATION IN
 BAYS OVER 3/4" STRAPPING OVER 1/2" SHEETROCK

PROPOSED
 EXISTING

9'-4"
 FINISH TO FINISH

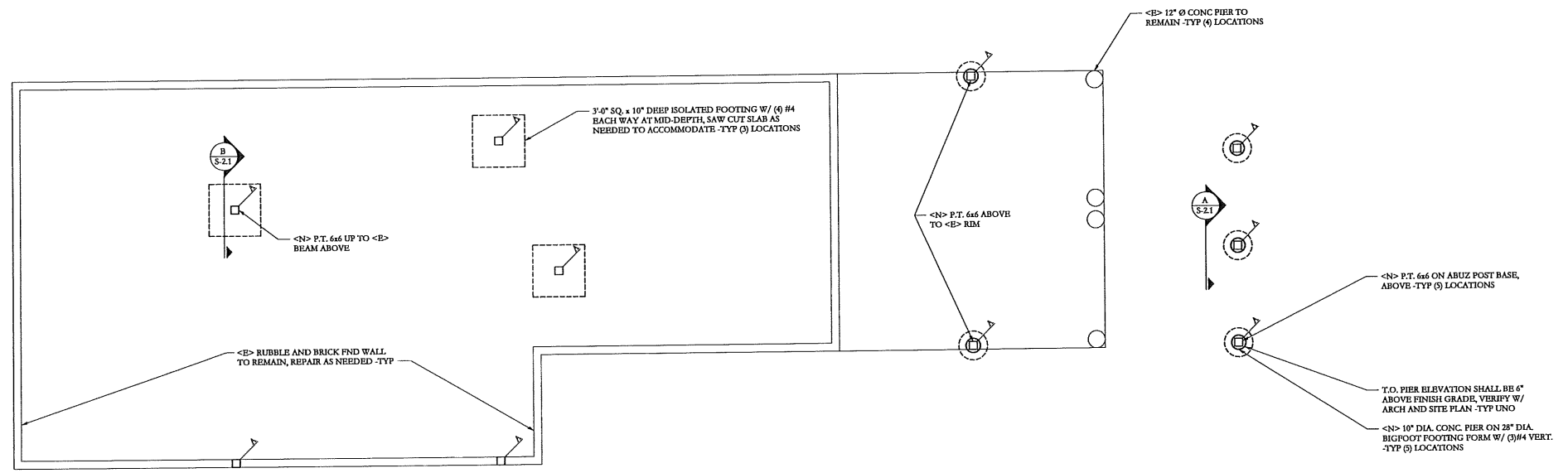
9'-2 3/4"
 FINISH TO FINISH


10'-0 1/2"
 MIDPOINT OF ROOF


9 FRONT SECTION - PROPOSED

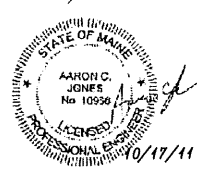
SCALE: 3/8" = 1'-0"

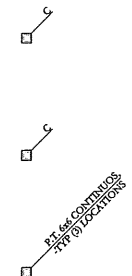
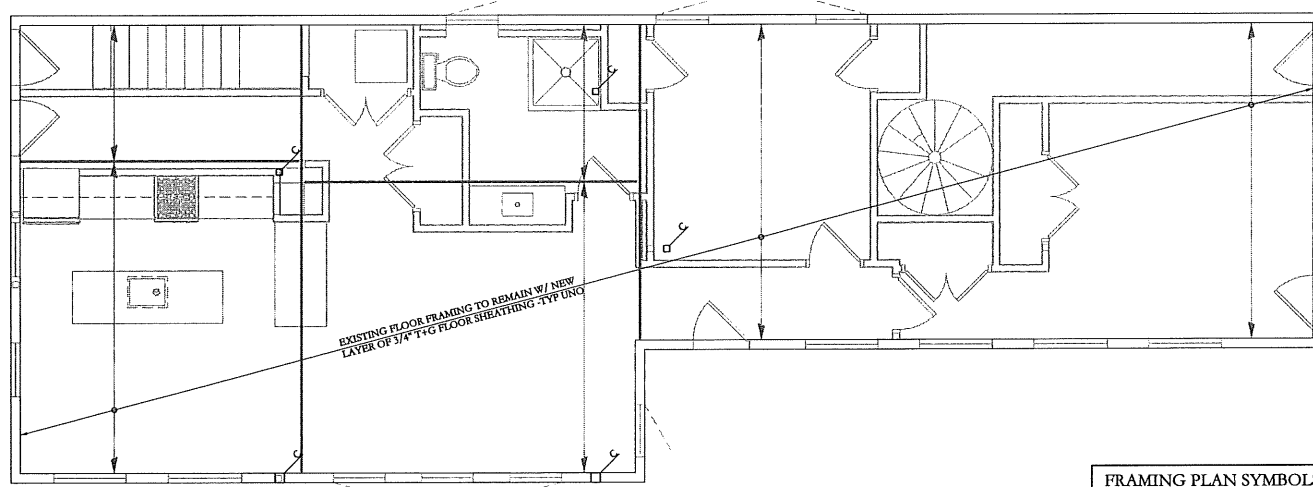
WOJCIK RENOVATION
 49 LAFAYETTE
 PORTLAND, MAINE




FOUNDATION PLAN
 NOTES:
 1. SEE S-1.0 FOR STRUCTURAL GENERAL NOTES
 2. VERIFY ALL ALL CONDITIONS IN FIELD, CONTACT SI Inc. W/ ANY DISCREPANCIES
 SCALE 1/4"=1'-0"

 <small>Professional Engineering 1000 State Street Portland, ME 04101 Tel: 603.761.1111 Fax: 603.761.1112 www.structuralintegrity.com</small>	<h2 style="margin: 0;">Foundation Plan</h2>	<small>SEP 11-0087</small>
Addition and Renovation at 49 Lafayette St. Portland, Maine		
DATE: 10/17/11 SCALE: 1/4"=1'-0"		
S-1.1		

ISSUED FOR PERMIT

 10/17/11

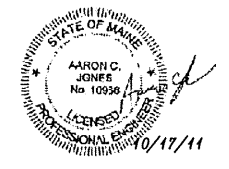


FRAMING PLAN SYMBOLS KEY	
□	WOOD POST
⊗	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
↔	TRUSS OR JOIST BEARING
↔	FLUSH FRAMED JOIST BEARING WITH HANGER
↔	WOOD STUD BEARING WALL BELOW
====	SHEAR WALL
	EXISTING FRAMING MEMBER
<N>	NEW FRAMING MEMBER
X<T	NUMBER OF TRIM STUDS UNDER HEADER
X<K	NUMBER OF KING STUDS ADJACENT TO HEADER

FIRST FLOOR FRAMING PLAN

- NOTES: SCALE 1/4"=1'-0"
1. ALL WOOD COLUMNS IN 2x6 WALLS SHALL BE 3-2x6 AND IN 2x4 WALLS SHALL BE 3-2x4 UNLESS NOTED OTHERWISE ON PLANS
 2. ALL WOOD BEAMS ARE DROPPED, UNO
 3. FLOOR SHEATHING TO BE 3/4" T+G, SEE GENERAL NOTES FOR ADDITIONAL INFORMATION -TYP
 4. COORDINATE ALL DIMENSIONS W/ LATEST ARCH. DRAWINGS PRIOR TO START OF CONSTRUCTION.
 5. SEE S-1.0 FOR GENERAL STRUCTURAL NOTES
 6. VERIFY ALL ALL CONDITIONS IN FIELD, CONTACT SI loc. W/ ANY DISCREPANCIES

ISSUED FOR PERMIT

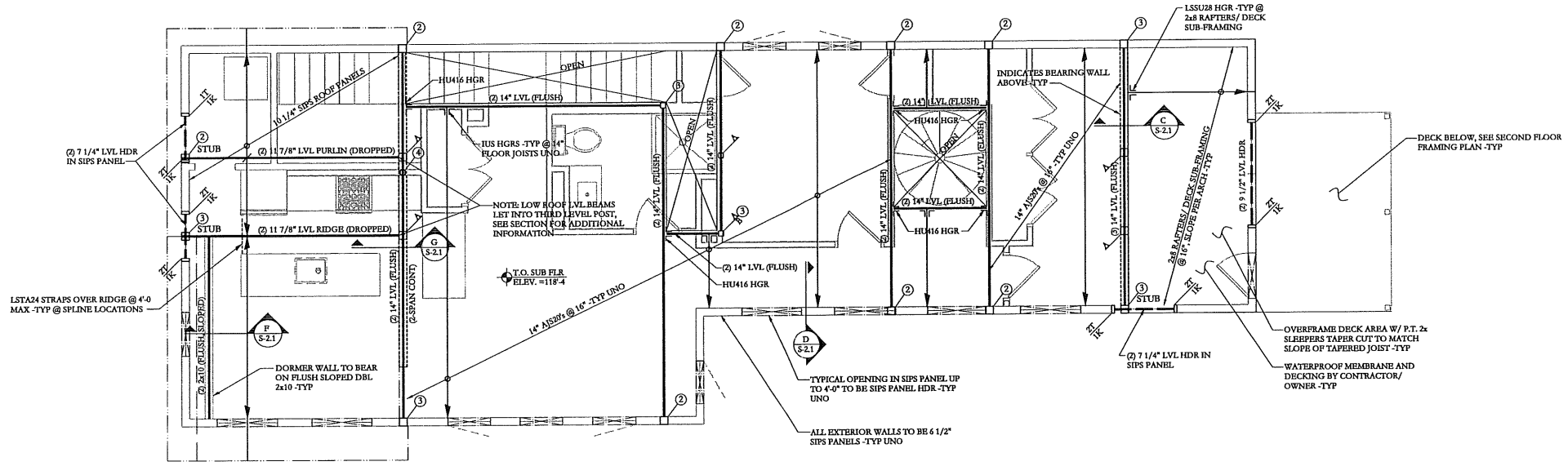


DATE: 10/17/11
 SCALE: 1/4"=1'-0"

S-1.2

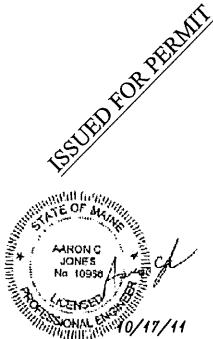
Third Floor/ Low
Roof Framing Plan

Addition and Renovation at
49 Lafayette St.
Portland, Maine



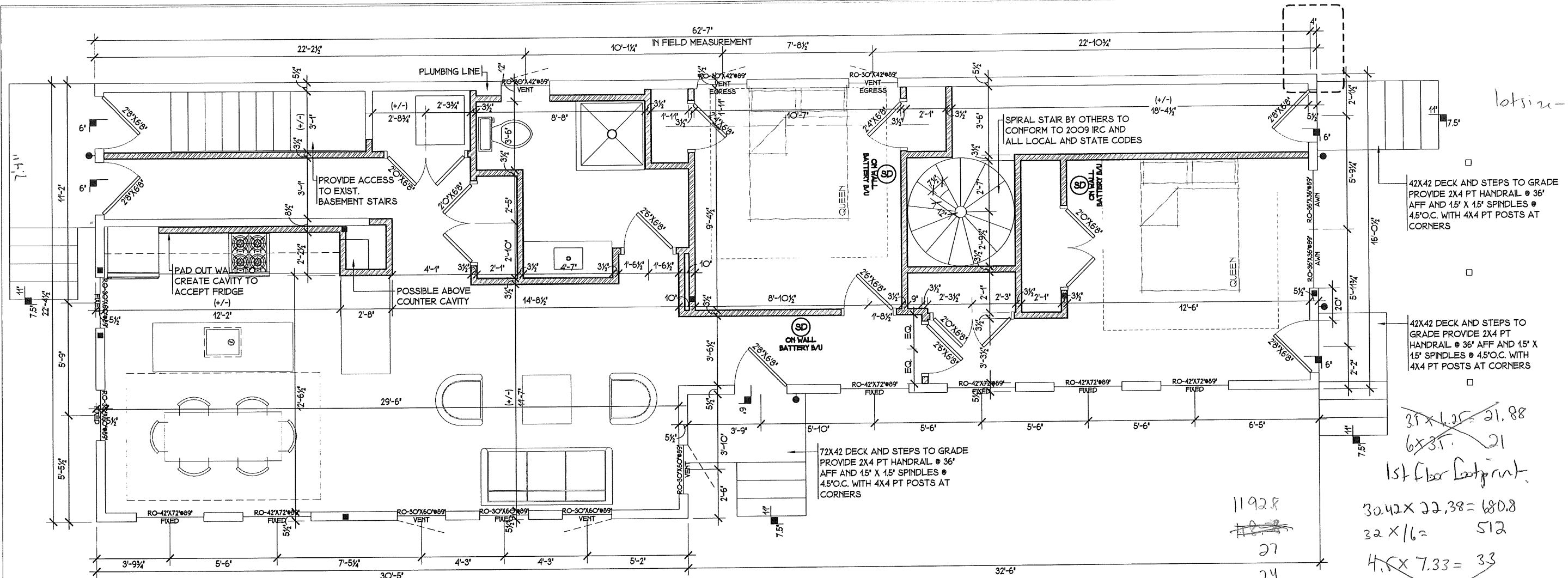
THIRD FLOOR/ LOW ROOF FRAMING PLAN

- NOTES: SCALE 1/4"=1'-0"
1. ROOF FRAMING TO BE 10 1/4" "SIPS" PANELS -TYP UNO
 2. ALL WOOD COLUMNS IN 2x6 WALLS SHALL BE 3-2x6 AND IN 2x4 WALLS SHALL BE 3-2x4 UNLESS NOTED OTHERWISE ON PLANS
 3. ALL WOOD BEAMS ARE DROPPED, UNO
 4. ALL FLOOR JOIST TO BE 14" AJS20 @ 16" -TYP UNO
 5. FLOOR SHEATHING TO BE 3/4" T+G, SEE GENERAL NOTES FOR ADDITIONAL INFORMATION -TYP
 6. ALL EXTERIOR WALLS SHALL BE 6 1/2" "SIPS" PANELS
 7. ALL OPENINGS IN EXTERIOR WALL UP TO 4'-0" SHALL USE "SIPS" PANEL HEADERS, UNO
 8. ALL WOOD POSTS IN EXTERIOR WALLS SHALL BE 2x6, UNO
 9. COORDINATE ALL DIMENSIONS W/ LATEST ARCH. DRAWINGS PRIOR TO START OF CONSTRUCTION.
 10. SEE S-1.0 FOR GENERAL STRUCTURAL NOTES



DATE: 10/17/11
SCALE: 1/4"=1'-0"

S-1.4



lots in - 3575
50% = 1787.5
OK

42X42 DECK AND STEPS TO GRADE PROVIDE 2X4 PT HANDRAIL @ 36\"/>

42X42 DECK AND STEPS TO GRADE PROVIDE 2X4 PT HANDRAIL @ 36\"/>

72X42 DECK AND STEPS TO GRADE PROVIDE 2X4 PT HANDRAIL @ 36\"/>

11928
~~1028~~
27
24
12438

3.5 x 6.25 = 21.88
6 x 3.5 = 21
1st floor footprint.
30.42 x 22.38 = 680.8
32 x 16 = 512
4.5 x 7.33 = 33
3.5 x 3.5 = 12.3
6 x 3.5 = 21
3.5 x 2.75 = 9.6
1311.58

2 FIRST FLOOR - PROPOSED RENOVATED

SCALE: 3/16" = 1'-0"
NOTES:
1202 SQ. FT. FOOTPRINT
FLOOR TO BE SPRINKLED

INTERIOR WALL CONSTRUCTION
ONE LAYER 1/2" SHEETROCK EACH SIDE OVER 2X STUD WALL WITH FIBERGLASS SOUND INSULATION AT ALL CAVITIES

VARES SEE PLANS

A TYPICAL INTERIOR WALL DETAIL
SCALE - 3/8" = 1'-0"
NOTES:
-ALL WET WALLS REQUIRE 1 1/2" GAP BOTH SIDES BETWEEN PLUMBING AND FACE OF STRUCTURE
-SUBSTITUTE WATER RESISTANT OR DURASHIELD WHERE APPROPRIATE
-ALL POCKET DOOR WALLS TO BE 2X6

A1 INTERIOR WALL DETAIL 1 HR. FIRE RATED
SCALE - 3/8" = 1'-0"
NOTES:
-SUBSTITUTE 5/8" SHEET ROCK BOTH SIDES

EXTERIOR WALL CONSTRUCTION
SIDING BY OWNER OVER MOISTURE BARRIER OVER 3/4" ADVANTEK OVER 2X6 STUDS @ 16" OC W/ R-21 FIBERGLASS BATT INSULATION OVER PLASTIC OVER 1/2" SHEETROCK

VARES SEE PLANS

INTERIOR FINISH:
1/2" SHEETROCK - SEE SCHEDULES FOR FINISHES

B TYPICAL EXTERIOR WALL DETAIL
SCALE - 3/8" = 1'-0"
NOTES:
-ALL WET WALLS REQUIRE 1 1/2" GAP BOTH SIDES BETWEEN PLUMBING AND FACE OF STRUCTURE
-SUBSTITUTE WATER RESISTANT OR DENSHIELD WHERE APPROPRIATE

B1 EXTERIOR WALL DETAIL (S.I.P.)
SCALE - NOT SHOWN
NOTES:
-SEE SIP DOCUMENTATION FROM MANUFACTURER
-PANELS TO MEET OR EXCEED 2009 IRC REQUIREMENTS

RAILING CONSTRUCTION
TO BE DETERMINED

DECK CONSTRUCTION
1 1/2" PT DECKING OVER PRESSURE TREATED 2X8 JOISTS @ 16" O.C. SINK 3" INTO GRADE USE JOIST HANGERS FOR CONNECTIONS

2X8 PRESSURE TREATED LEDGER FASTENED TO CONCRETE WITH (2) PIN DRIVE EXPANSION ANCHORS STAGGERED @ 24" O.C.

(2) 2X8 PRESSURE TREATED BEAM (FLUSH) SECURED TO CONCRETE WITH A BRACKET. BACKFILL TO FINISH GRADE

C TYPICAL DECK DETAIL
SCALE - 3/8" = 1'-0"

ROOF CONSTRUCTION
ASPHALT SHINGLES OVER #15 FELT PAPER OVER 5/8" EXTERIOR PLYWOOD OVER RAFTERS - SEE STRUCTURALS FOR SPECIFICATIONS - W/ R-49 BATT INSULATION. FRAME RAFTERS OFF 2X PLATE.

INTERIOR FINISH:
1/2" SHEETROCK OVER 3/4" STRAPPING @ 16" O.C. OVER VAPOR BARRIER - SEE SCHEDULES FOR FINISHES

2x4 MIN. EAVE WATER SHIELD

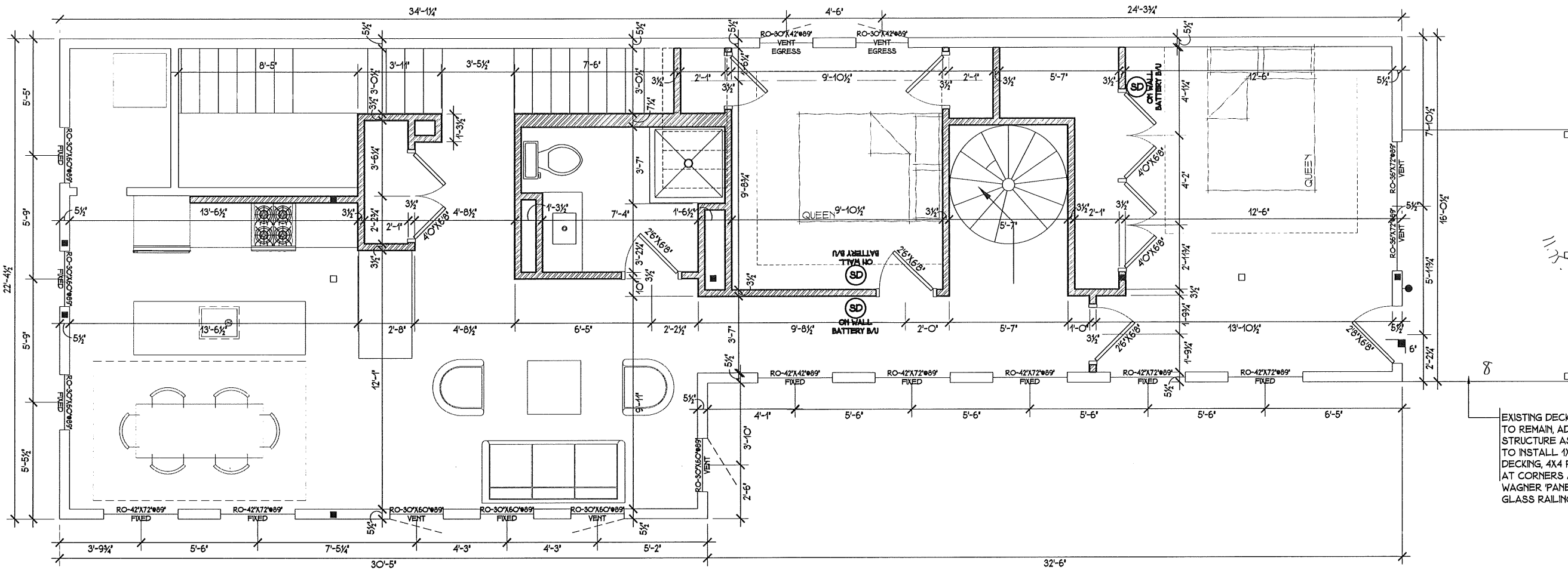
CONTINUOUS ALUM. DRIP EDGE

FINAL SOFFIT DESIGN BY CONTRACTOR

D TYPICAL ROOF / CEILING DETAIL
SCALE - 3/8" = 1'-0"
NOTES:
-INSULATION MUST MAINTAIN FULL HEIGHT ABOVE SHOE PLATE

D1 ROOF DETAIL (S.I.P.)
SCALE - NOT SHOWN
NOTES:
-SEE SIP DOCUMENTATION FROM MANUFACTURER
-PANELS TO MEET OR EXCEED 2009 IRC REQUIREMENTS

WOJCIK RENOVATION
49 LAFAYETTE
PORTLAND, MAINE

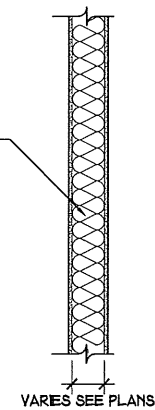


3 SECOND FLOOR - PROPOSED RENOVATED

SCALE: 1/4" = 1'-0"
 NOTES:
 FLOOR TO BE SPRINKLED

3/16 3/11

INTERIOR WALL CONSTRUCTION
 ONE LAYER 1/2 SHEETROCK EACH SIDE OVER 2X STUD WALL WITH FIBERGLASS SOUND INSULATION AT ALL CAVITIES



VARES SEE PLANS

A TYPICAL INTERIOR WALL DETAIL

SCALE - 3/8" = 1'-0"

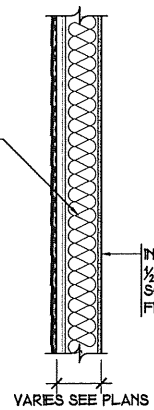
NOTES:
 -ALL WET WALLS REQUIRE 1 1/2" GAP BOTH SIDES BETWEEN PLUMBING AND FACE OF STRUCTURE
 -SUBSTITUTE WATER RESISTANT OR DURASHIELD WHERE APPROPRIATE
 -ALL POCKET DOOR WALLS TO BE 2X6

A1 INTERIOR WALL DETAIL 1 HR. FIRE RATED

SCALE - 3/8" = 1'-0"

NOTES:
 -SUBSTITUTE 5/8" SHEET ROCK BOTH SIDES

EXTERIOR WALL CONSTRUCTION
 SIDING BY OWNER OVER MOISTURE BARRIER OVER 3/4" ADVANTEK OVER 2X6 STUDS @ 16" OC W/ R-21 FIBERGLASS BATT INSULATION OVER PLASTIC OVER 1/2 SHEETROCK



VARES SEE PLANS

INTERIOR FINISH:
 1/2 SHEETROCK - SEE SCHEDULES FOR FINISHES

B TYPICAL EXTERIOR WALL DETAIL

SCALE - 3/8" = 1'-0"

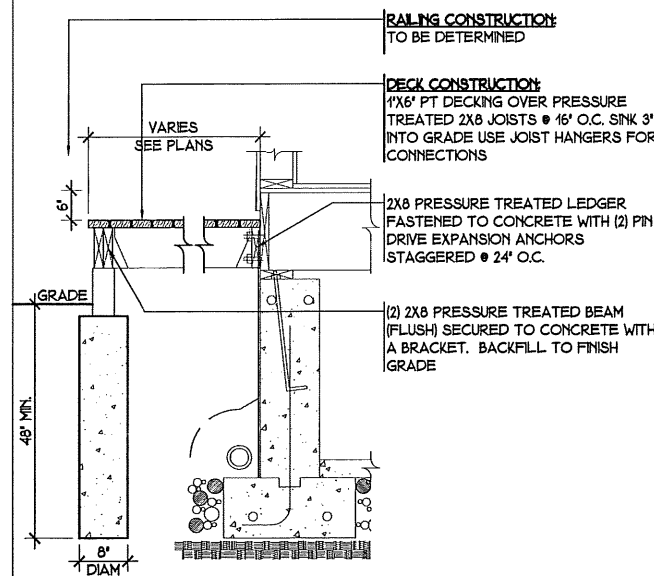
NOTES:
 -ALL WET WALLS REQUIRE 1 1/2" GAP BOTH SIDES BETWEEN PLUMBING AND FACE OF STRUCTURE
 -SUBSTITUTE WATER RESISTANT OR DENSHIELD WHERE APPROPRIATE

B1 EXTERIOR WALL DETAIL (S.I.P)

SCALE - NOT SHOWN

NOTES:
 -SEE SIP DOCUMENTATION FROM MANUFACTURER
 -PANELS TO MEET OR EXCEED 2009 IRC REQUIREMENTS

RAILING CONSTRUCTION:
 TO BE DETERMINED

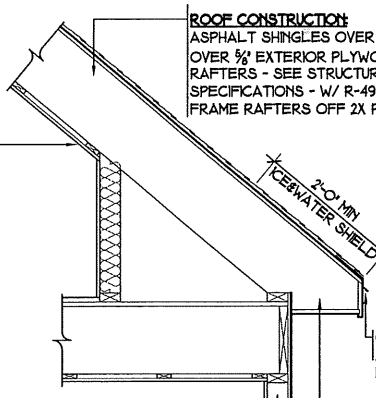


48" MIN. DIAM

C TYPICAL DECK DETAIL

SCALE - 3/8" = 1'-0"

DECK CONSTRUCTION:
 1X6 PT DECKING OVER PRESSURE TREATED 2X8 JOISTS @ 16' O.C. SINK 3" INTO GRADE. USE JOIST HANGERS FOR CONNECTIONS



INTERIOR FINISH:
 1/2 SHEETROCK OVER 3/4 STRAPPING @ 16' O.C. OVER VAPOR BARRIER - SEE SCHEDULES FOR FINISHES

ROOF CONSTRUCTION:
 ASPHALT SHINGLES OVER #15 FELT PAPER OVER 5/8" EXTERIOR PLYWOOD OVER RAFTERS - SEE STRUCTURALS FOR SPECIFICATIONS - W/ R-49 BATT INSULATION. FRAME RAFTERS OFF 2X PLATE.

CONTINUOUS ALUM. DRIP EDGE

FINAL SOFFIT DESIGN BY CONTRACTOR

D TYPICAL ROOF / CEILING DETAIL

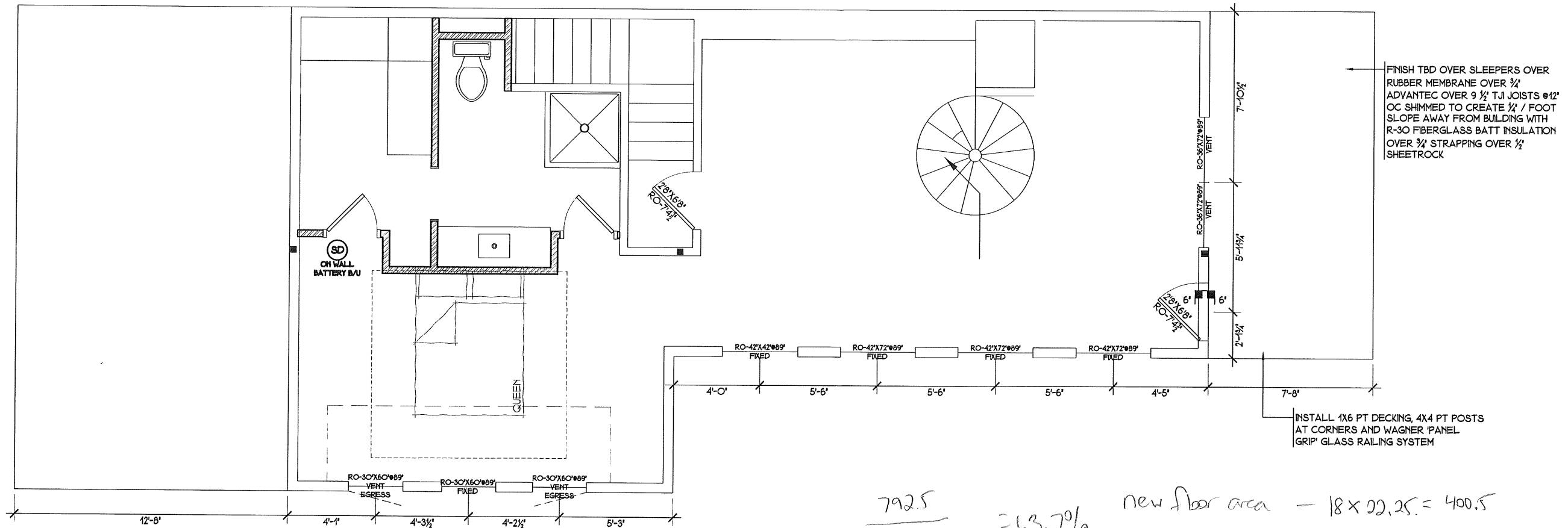
SCALE - 3/8" = 1'-0"

NOTES:
 -INSULATION MUST MAINTAIN FULL HEIGHT ABOVE SHOE PLATE

D1 ROOF DETAIL (S.I.P)

SCALE - NOT SHOWN

NOTES:
 -SEE SIP DOCUMENTATION FROM MANUFACTURER
 -PANELS TO MEET OR EXCEED 2009 IRC REQUIREMENTS



4 THIRD FLOOR - PROPOSED ADDITION
 SCALE: 1/4" = 1'-0"
 NOTES:
 797 SQ. FT. FOOTPRINT
 FLOOR TO BE SPRINKLED

792.5
~~1243.8~~ = 63.7%
 new floor area - 18 x 22.25 = 400.5
 24.5 x 16 = 392
 792.5

INTERIOR WALL CONSTRUCTION
 ONE LAYER 1/2" SHEETROCK EACH SIDE OVER 2X STUD WALL WITH FIBERGLASS SOUND INSULATION AT ALL CAVITIES

VARES SEE PLANS

A TYPICAL INTERIOR WALL DETAIL
 SCALE - 3/8" = 1'-0"
 NOTES:
 -ALL WET WALLS REQUIRE 1 1/2" GAP BOTH SIDES BETWEEN PLUMBING AND FACE OF STRUCTURE
 -SUBSTITUTE WATER RESISTANT OR DURASHIELD WHERE APPROPRIATE
 -ALL POCKET DOOR WALLS TO BE 2X6

A1 INTERIOR WALL DETAIL 1 HR. FIRE RATED
 SCALE - 3/8" = 1'-0"
 NOTES:
 -SUBSTITUTE 5/8" SHEET ROCK BOTH SIDES

EXTERIOR WALL CONSTRUCTION
 SIDING BY OWNER OVER MOISTURE BARRIER OVER 3/8" ADVANTEK OVER 2X6 STUDS @ 16" OC W/ R-21 FIBERGLASS BATT INSULATION OVER PLASTIC OVER 1/2" SHEETROCK

VARES SEE PLANS

B TYPICAL EXTERIOR WALL DETAIL
 SCALE - 3/8" = 1'-0"
 NOTES:
 -ALL WET WALLS REQUIRE 1 1/2" GAP BOTH SIDES BETWEEN PLUMBING AND FACE OF STRUCTURE
 -SUBSTITUTE WATER RESISTANT OR DENSHIELD WHERE APPROPRIATE

B1 EXTERIOR WALL DETAIL (S.I.P)
 SCALE - NOT SHOWN
 NOTES:
 -SEE SIP DOCUMENTATION FROM MANUFACTURER
 -PANELS TO MEET OR EXCEED 2009 IRC REQUIREMENTS

RAILING CONSTRUCTION
 TO BE DETERMINED

DECK CONSTRUCTION
 1X6" PT DECKING OVER PRESSURE TREATED 2X8 JOISTS @ 16" O.C. SINK 3" INTO GRADE USE JOIST HANGERS FOR CONNECTIONS

2X8 PRESSURE TREATED LEDGER FASTENED TO CONCRETE WITH (2) PIN DRIVE EXPANSION ANCHORS STAGGERED @ 24" O.C.

(2) 2X8 PRESSURE TREATED BEAM (FLUSH) SECURED TO CONCRETE WITH A BRACKET. BACKFILL TO FINISH GRADE

VARES SEE PLANS

48" MIN. 8" DIAM.

C TYPICAL DECK DETAIL
 SCALE - 3/8" = 1'-0"

ROOF CONSTRUCTION
 ASPHALT SHINGLES OVER #15 FELT PAPER OVER 5/8" EXTERIOR PLYWOOD OVER RAFTERS - SEE STRUCTURALS FOR SPECIFICATIONS - W/ R-49 BATT INSULATION. FRAME RAFTERS OFF 2X PLATE.

INTERIOR FINISH:
 1/2" SHEETROCK OVER 3/4" STRAPPING @ 16" O.C. OVER VAPOR BARRIER - SEE SCHEDULES FOR FINISHES

2x6 MIN. CEILING SHELDY

CONTINUOUS ALUM. DRIP EDGE

FINAL SOFFIT DESIGN BY CONTRACTOR

D TYPICAL ROOF / CEILING DETAIL
 SCALE - 3/8" = 1'-0"
 NOTES:
 -INSULATION MUST MAINTAIN FULL HEIGHT ABOVE SHOE PLATE

D1 ROOF DETAIL (S.I.P)
 SCALE - NOT SHOWN
 NOTES:
 -SEE SIP DOCUMENTATION FROM MANUFACTURER
 -PANELS TO MEET OR EXCEED 2009 IRC REQUIREMENTS