

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

12/01/2011

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

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



47-49 Lafayette (Wojcik)

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

47-49 Lafayette Cwojzk

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

Dept. of Building Inspectors  
City of Portland Maine

OCT 18

RECEIVED

**Jonathan Rioux - Re: 47-79 Lafayette St**

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

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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](mailto: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)  
[rioux@portlandmaine.gov](mailto:rioux@portlandmaine.gov)

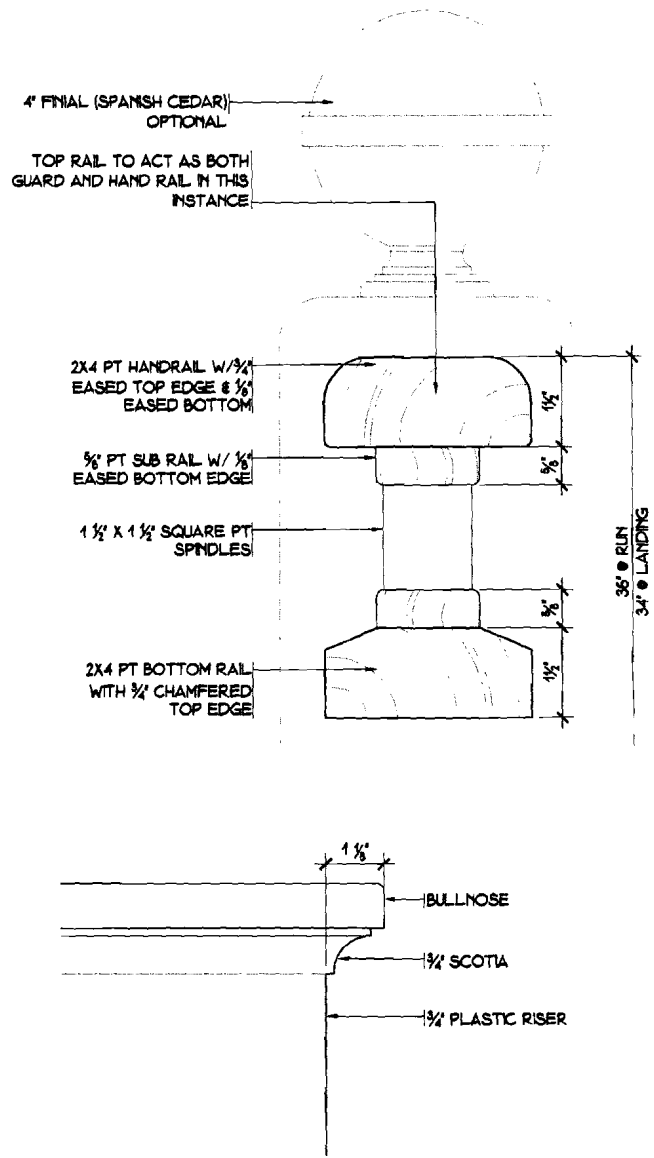
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Joshua Wojcik

Upright Frameworks LLC  
phone: 207-749-9656  
fax: 207-585-2677

PO Box 833  
Wilton, ME 04294

[www.uprightframeworks.com](http://www.uprightframeworks.com)



4" FINIAL (SPANISH CEDAR)  
OPTIONAL

TOP RAIL TO ACT AS BOTH  
GUARD AND HAND RAIL IN THIS  
INSTANCE

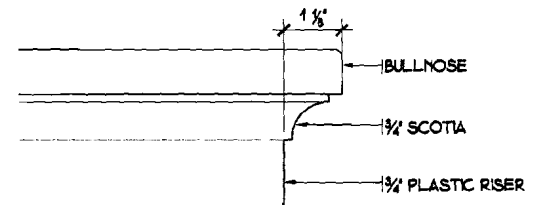
2X4 PT HANDRAIL W/ 3/4"  
EASED TOP EDGE & 1/4"  
EASED BOTTOM

3/8" PT SUB RAIL W/ 1/4"  
EASED BOTTOM EDGE

1 1/2" X 1 1/2" SQUARE PT  
SPINDLES

2X4 PT BOTTOM RAIL  
WITH 3/4" CHAMFERED  
TOP EDGE

36" O RUN  
34" O LANDING



1 1/2"

BULLNOSE

3/4" SCOTIA

3/4" PLASTIC RISER

4" SPHERE CANNOT PASS  
THROUGH (ALLOWED TO BE 4  
3/8" ON OPEN SIDE OF STAIR  
TREAD)

6" SPHERE CANNOT PASS THROUGH

36" MIN - 36" MAX. GUARD HEIGHT  
PER SEC. R302.4 AT LANDING

36"

GREATER THAN 30"

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

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

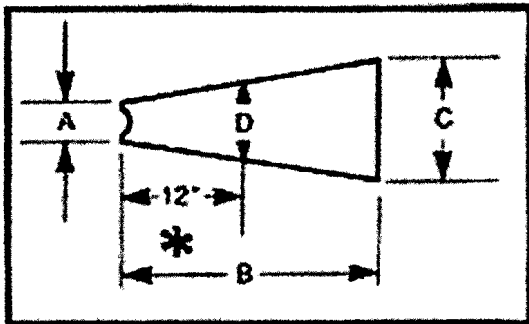
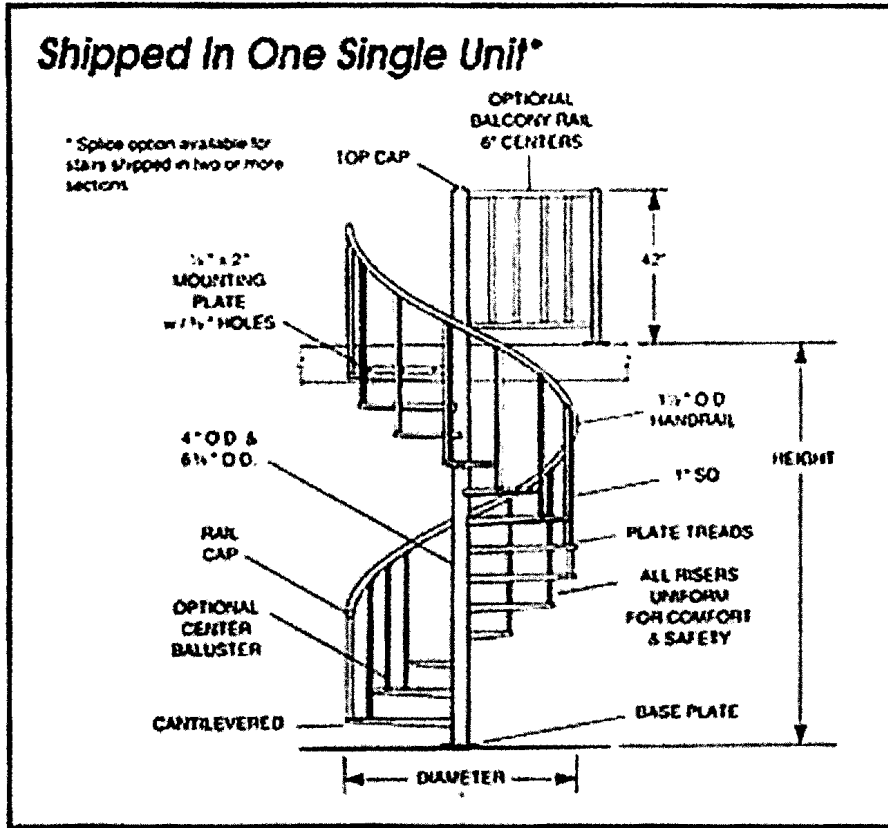
NOTE:  
ADDED 10-18-11

WOJCIK RENOVATION  
49 LAFAYETTE  
PORTLAND, MAINE



47-49 Lafayette (Wojcik)

Spiral  
Stair  
Detail



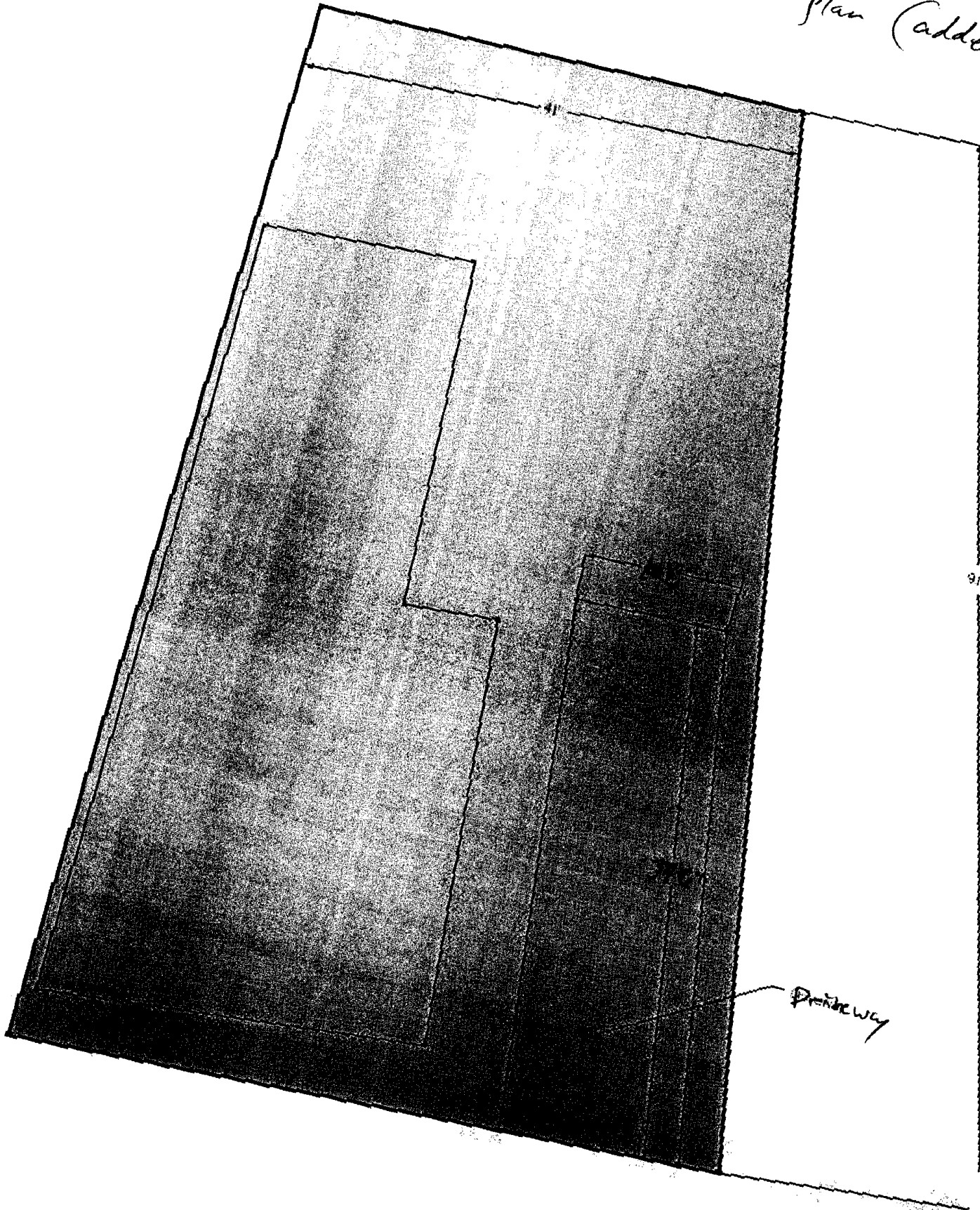
Height between finished floors: 99"  
Diameter of stairs: 60"  
Total rotation between floors: 300 degrees  
Riser height: 8.833"  
Tread Detail (A): 3.5"  
Tread Detail (B): 28"  
Tread Detail (C): 14"  
Tread Detail (D): 8"

Hand railing height: 36"  
Baluster spacing: 4"



47-49

Lafayette Plot plan (addendum)



Driveway

91

**Jonathan Rioux - 47 Lafayette St**

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

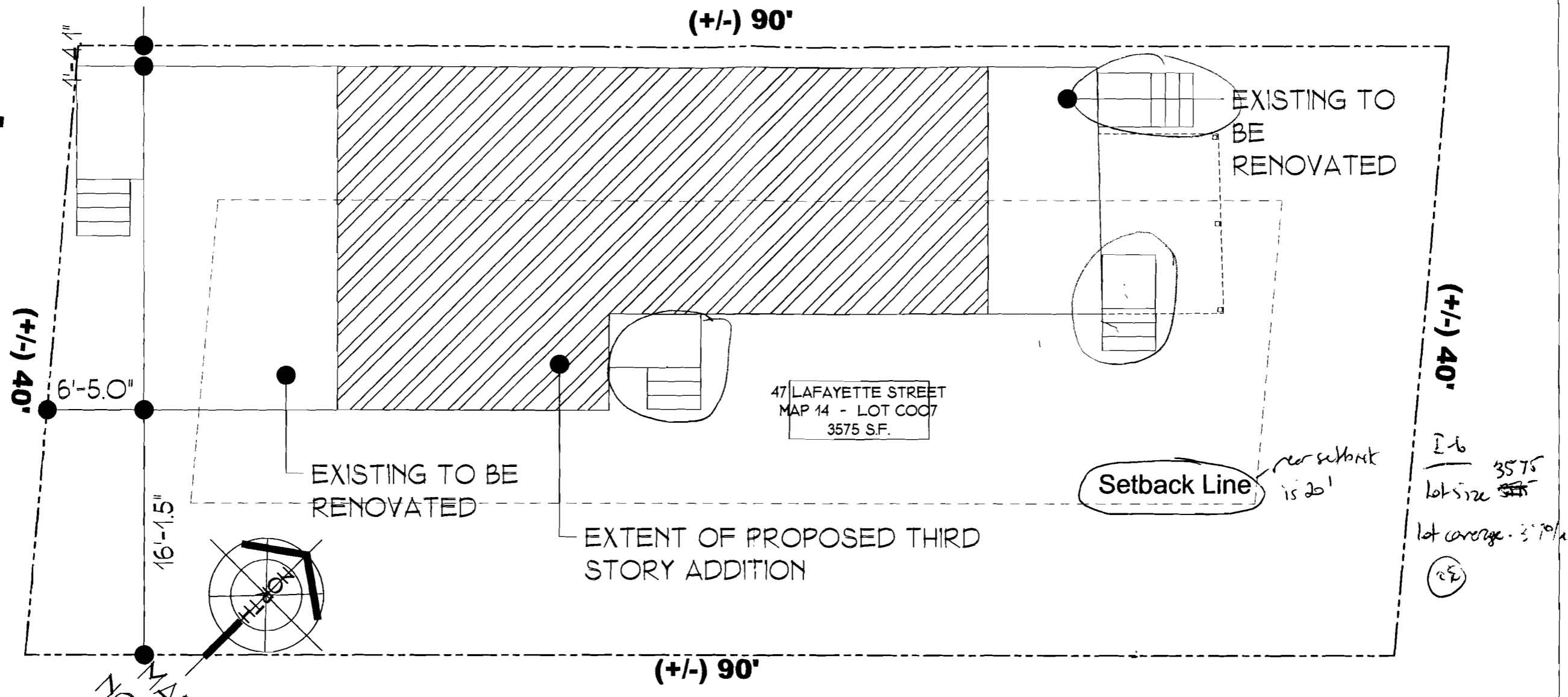
Joshua,

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](mailto:jrioux@portlandmaine.gov)

Lafayette Street

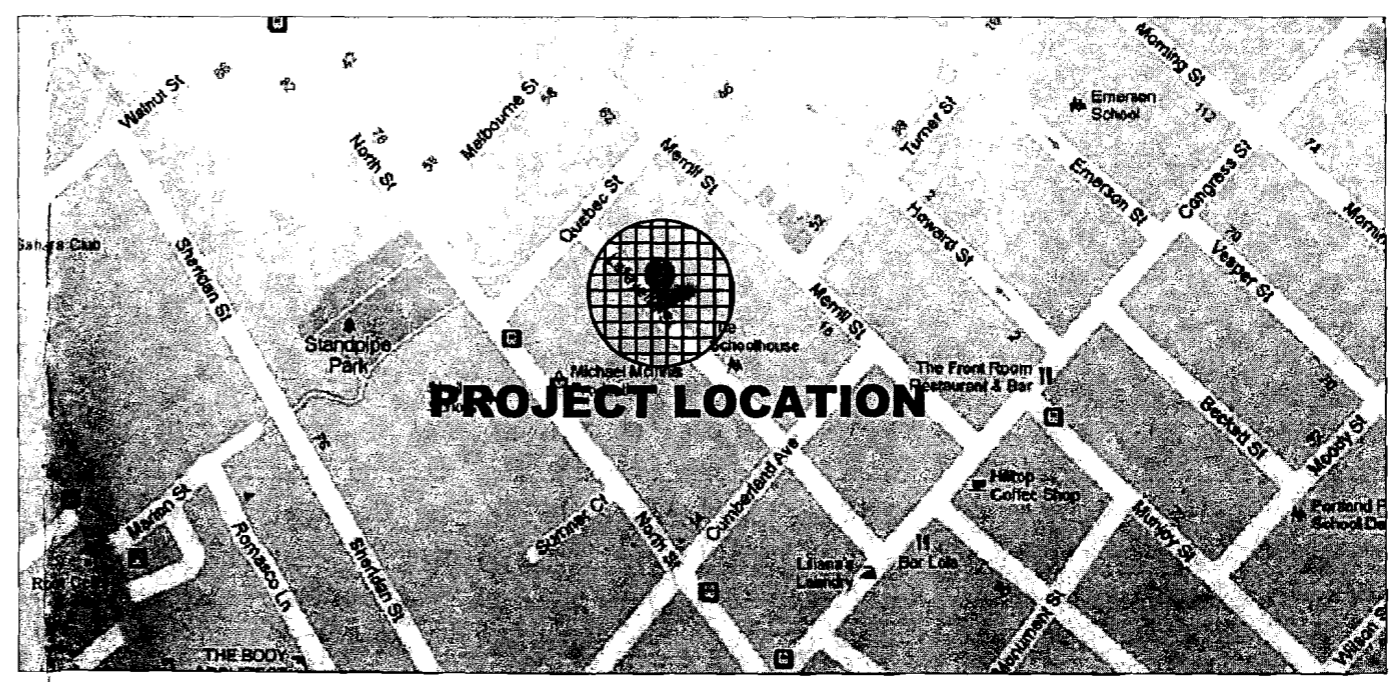


1 PLOT PLAN - PROPOSED  
SCALE: 1"=10'-0"  
NOTE:  
-INFORMATION FOR THIS SURVEY WAS OBTAINED FROM THE CITY OF PORTLAND TAX RECORDS, ADDITIONALLY IT WAS ALTERED BASED ON A FIELD SURVEY OF THE PROPERTY

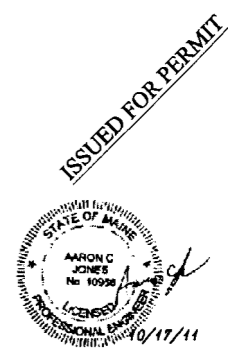
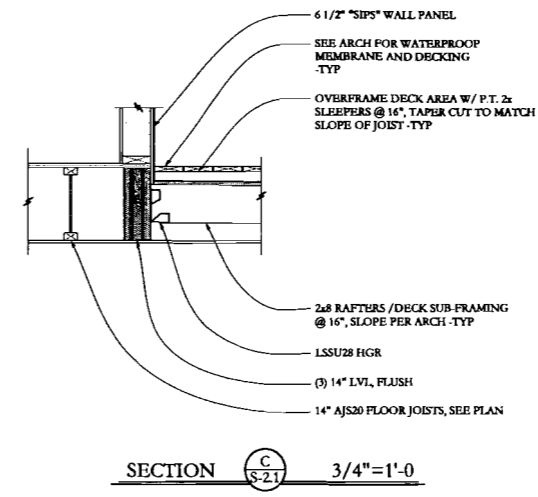
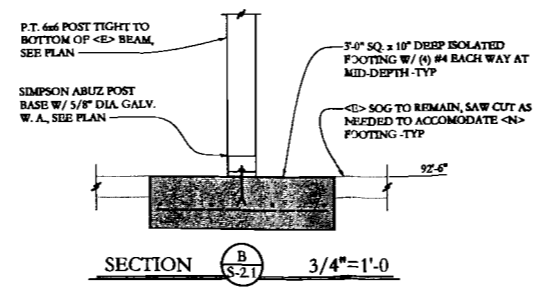
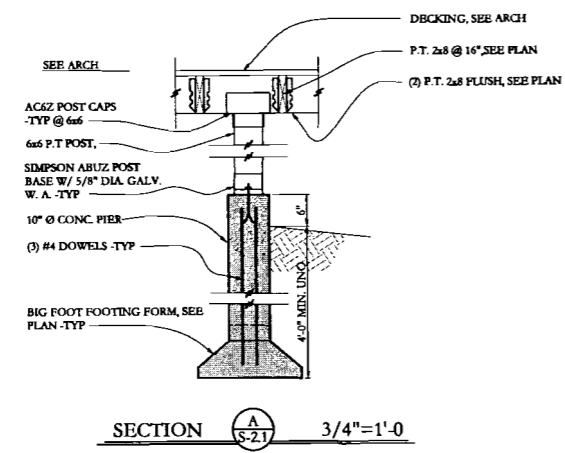
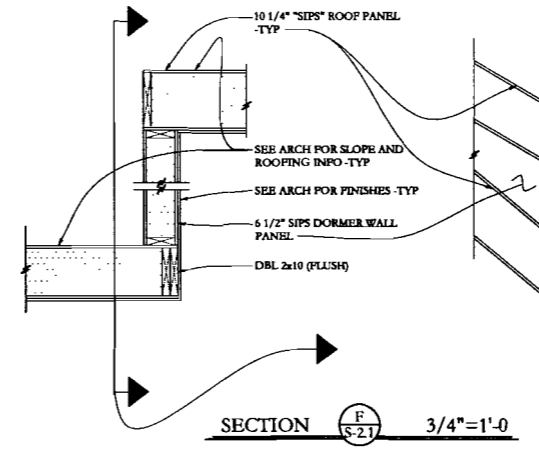
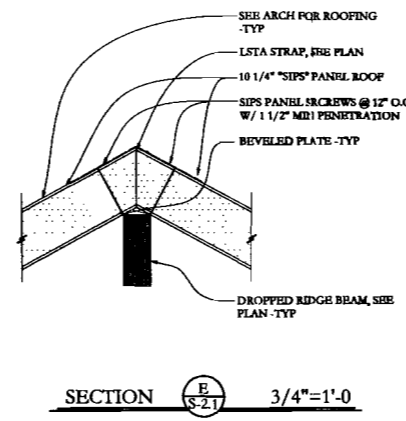
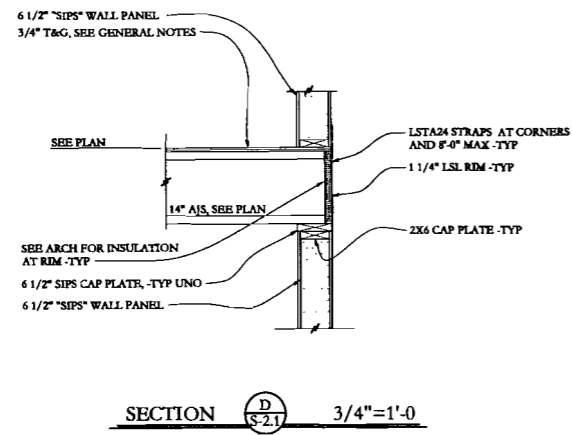
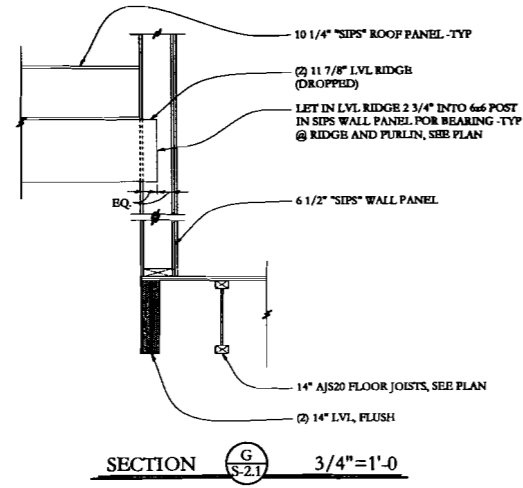
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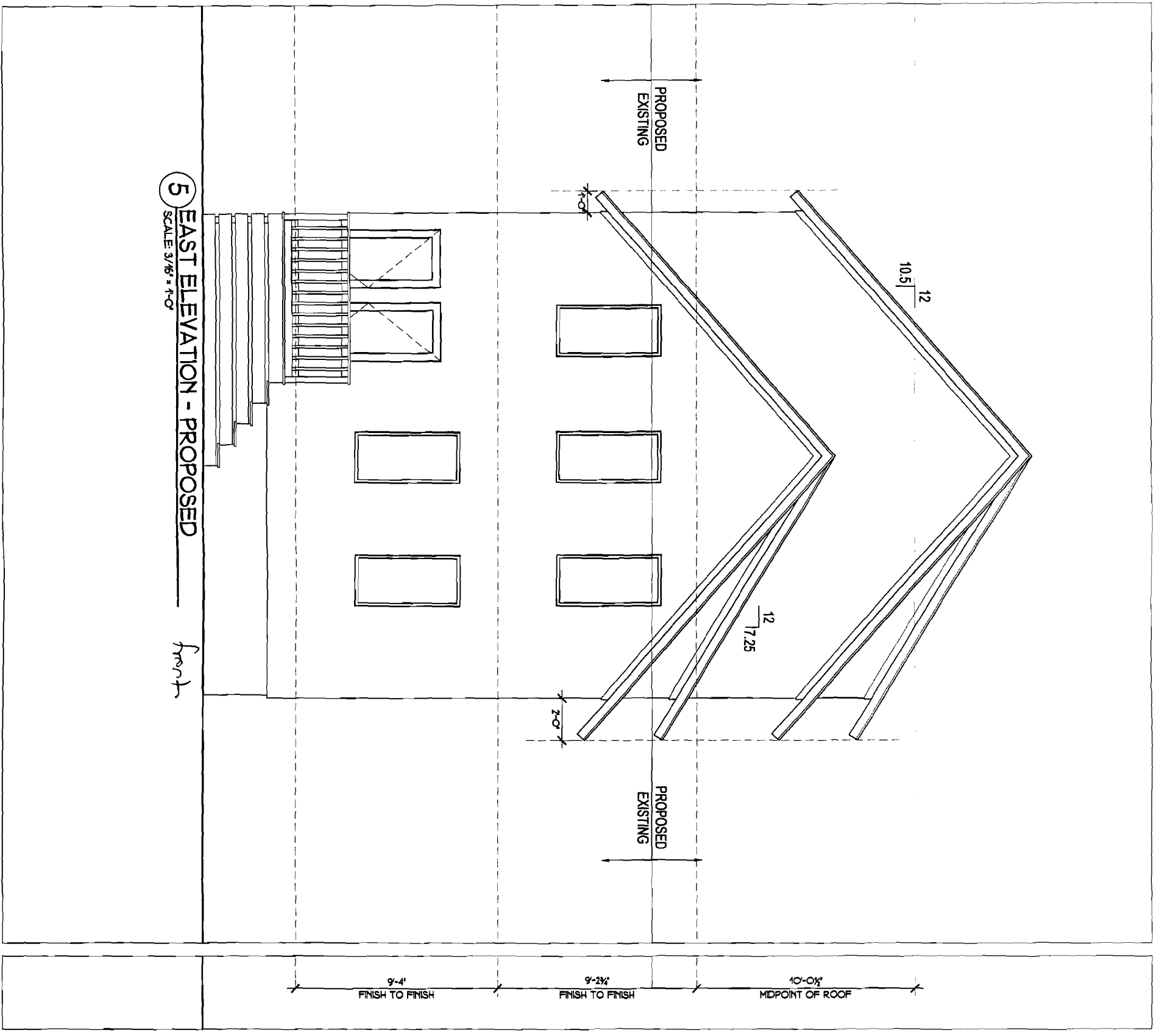
OCT 18 2011

Dept. of Building Inspections  
City of Portland Maine

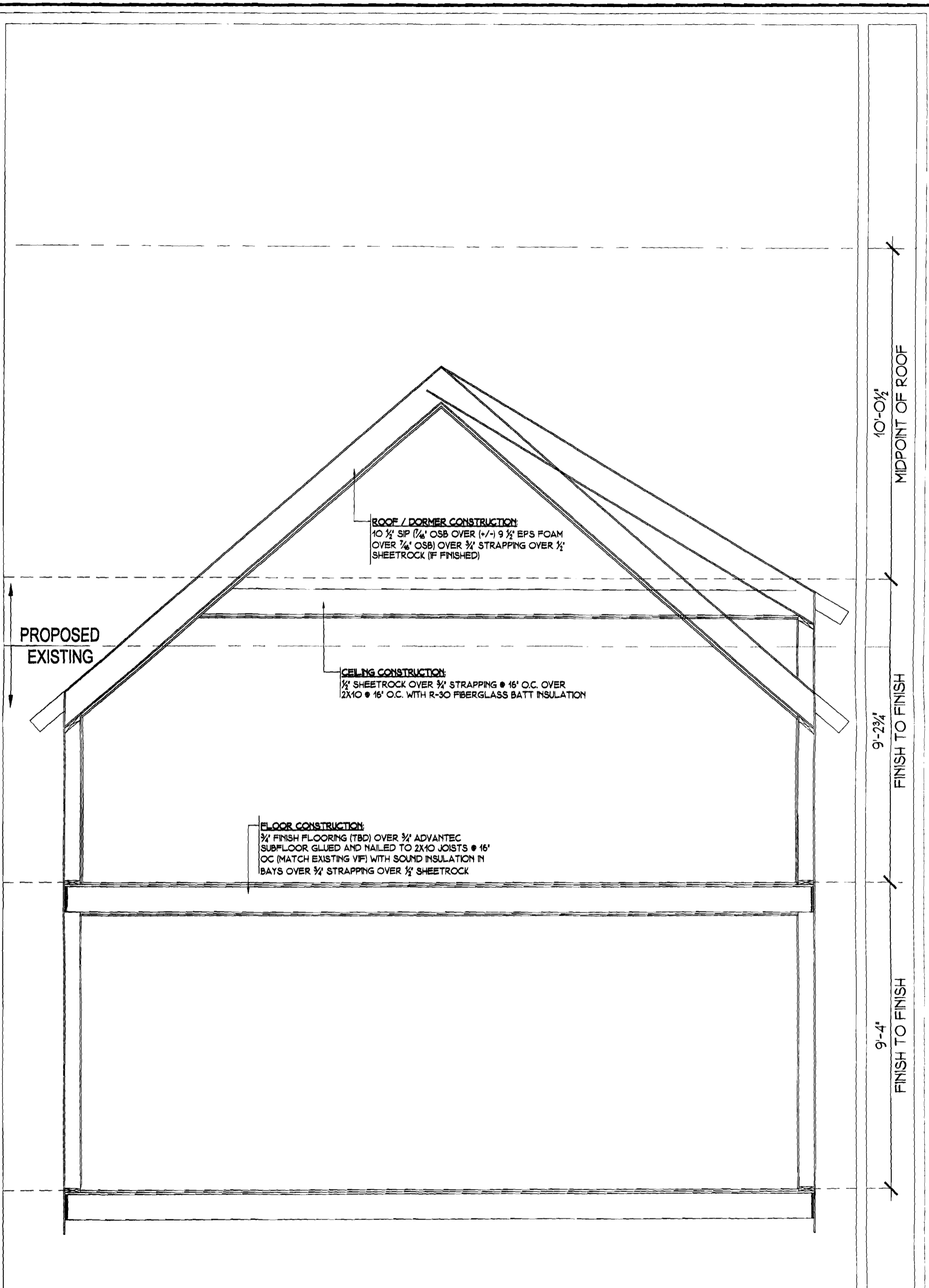


WOJCIK RENOVATION  
49 LAFAYETTE  
PORTLAND, MAINE





**WOJCIK RENOVATION**  
49 LAFAYETTE  
PORTLAND, MAINE



**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

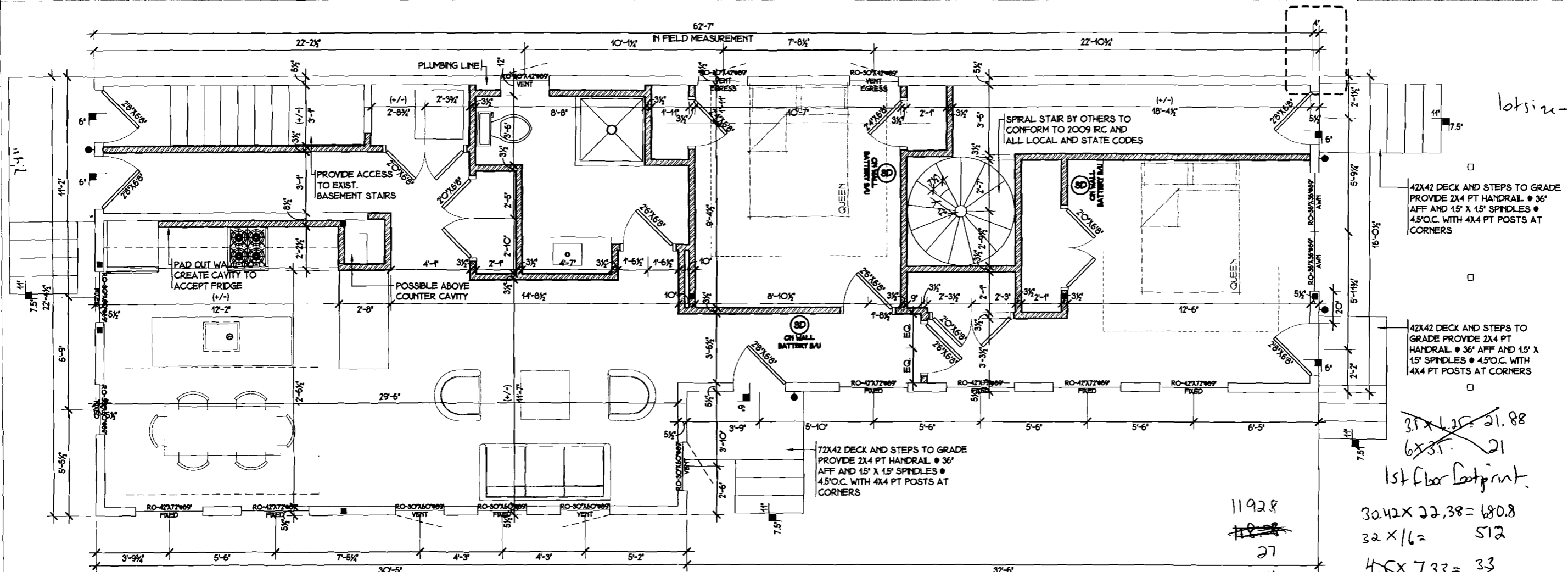
**FLOOR CONSTRUCTION:**  
 3/4" FINISH FLOORING (TBD) OVER 3/4" ADVANTEC  
 SUBFLOOR GLUED AND NAILED TO 2X10 JOISTS @ 16"  
 OC (MATCH EXISTING VIF) WITH SOUND INSULATION IN  
 BAYS OVER 3/4" STRAPPING OVER 1/2" SHEETROCK

PROPOSED  
 EXISTING

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

9 FRONT SECTION - PROPOSED  
 SCALE: 3/8" = 1'-0"





**2 FIRST FLOOR - PROPOSED RENOVATED**

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

11928  
~~1828~~  
 27  
 24  
 12438

lots in - 35K  
 50% = 1787.5  
 3.5 x 1.25 = 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

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

VARIABLES 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 1/2" SHEET ROCK BOTH SIDES

**EXTERIOR WALL CONSTRUCTION**  
 SIDING BY OWNER OVER MOISTURE BARRIER OVER 1/2" ADVANTAGE OVER 2X6 STUDS @ 16" O.C. W/ R-21 FIBERGLASS BATT INSULATION OVER PLASTIC OVER 1/2" SHEETROCK

VARIABLES 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 DENSHELD 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) PH DRIVE EXPANSION ANCHORS (STAGGERED @ 24" O.C.)

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

VARIABLES SEE PLANS

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

**ROOF CONSTRUCTION**  
 ASPHALT SHINGLES OVER #15 FELT PAPER OVER 1/2" 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. TERMINATOR SHIELD

CONTINUOUS ALUM. DRIP EDGE

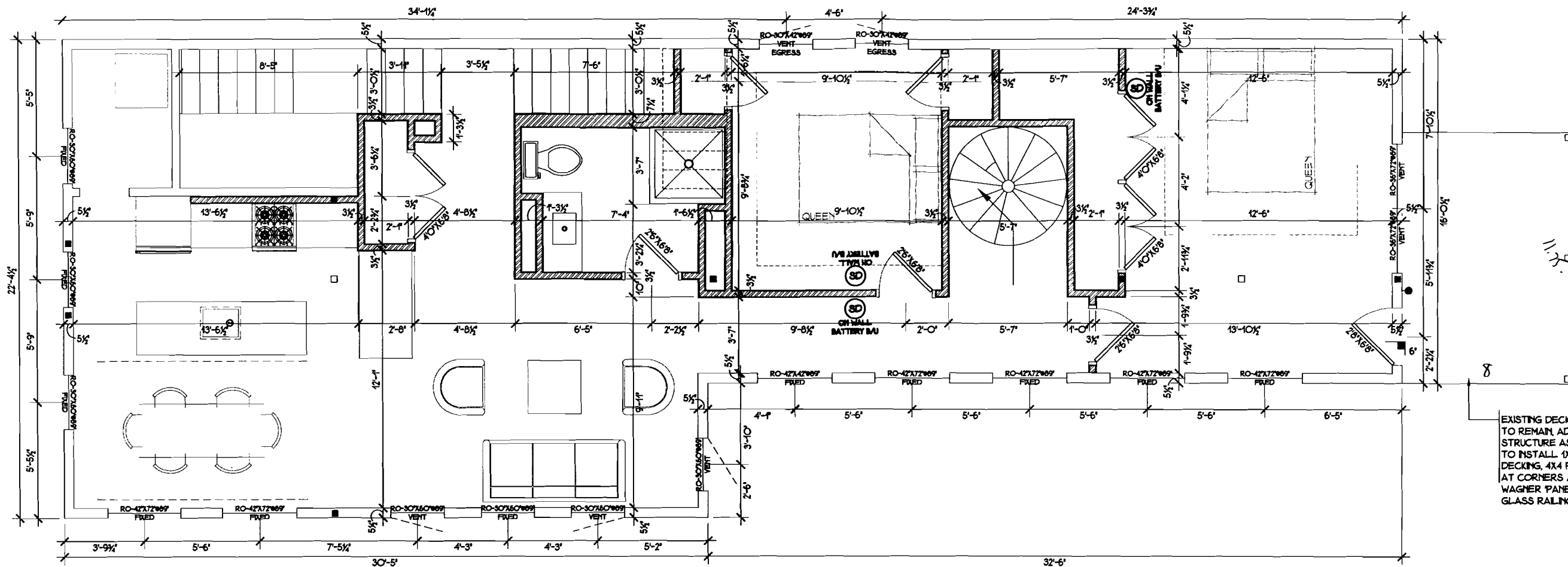
FINAL SOFFIT DESIGN BY CONTRACTOR

**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



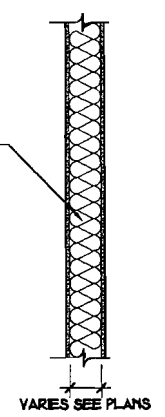


EXISTING DECK FRAMING TO REMAIN, ADD STRUCTURE AS REQUIRED TO INSTALL 1X6 PT DECKING, 4X4 PT POSTS AT CORNERS AND WAGNER PANEL GRIP GLASS RAILING SYSTEM

**3 SECOND FLOOR - PROPOSED RENOVATED**

SCALE: 1/4" = 1'-0"  
 NOTES:  
 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



VARIABLES SEE PLANS

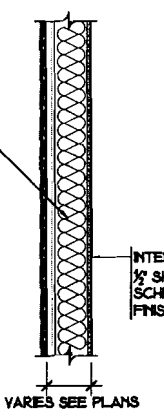
**A TYPICAL INTERIOR WALL DETAIL**

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 1/2" SHEET ROCK BOTH SIDES

**EXTERIOR WALL CONSTRUCTION:**  
 SIDING BY OWNER OVER MOISTURE BARRIER OVER 3/4" ADVANTEK OVER 2X6 STUDS @ 16" O.C. W/ R-24 FIBERGLASS BATT INSULATION OVER PLASTIC OVER 1/2" SHEETROCK



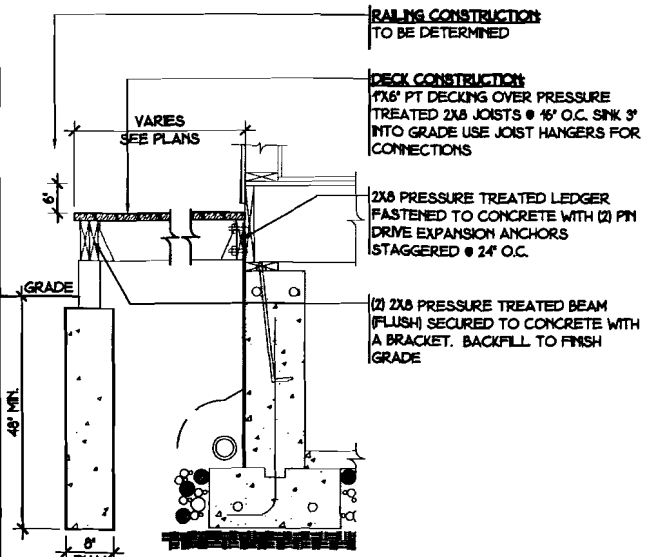
VARIABLES SEE PLANS

**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 DENSIELD 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



**C TYPICAL DECK DETAIL**

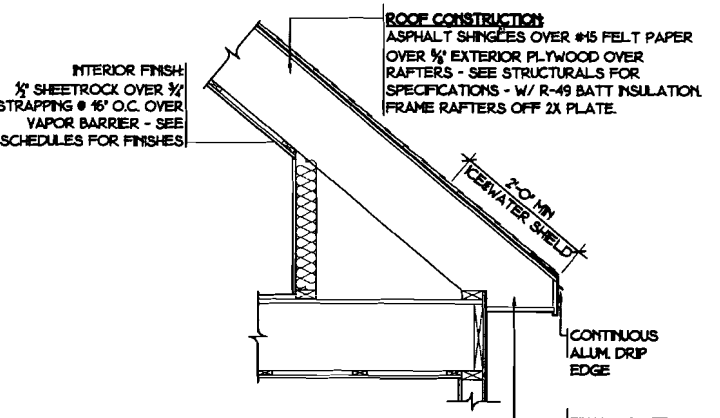
SCALE - 3/8" = 1'-0"

**RAILING CONSTRUCTION:**  
 TO BE DETERMINED

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

2X6 PRESSURE TREATED LEDGER FASTENED TO CONCRETE WITH (2) PIN DRIVE EXPANSION ANCHORS (STAGGERED @ 24" O.C.)

(2) 2X6 PRESSURE TREATED BEAM (FLUSH) SECURED TO CONCRETE WITH A BRACKET. BACKFILL TO FINISH GRADE



**D TYPICAL ROOF / CEILING DETAIL**

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

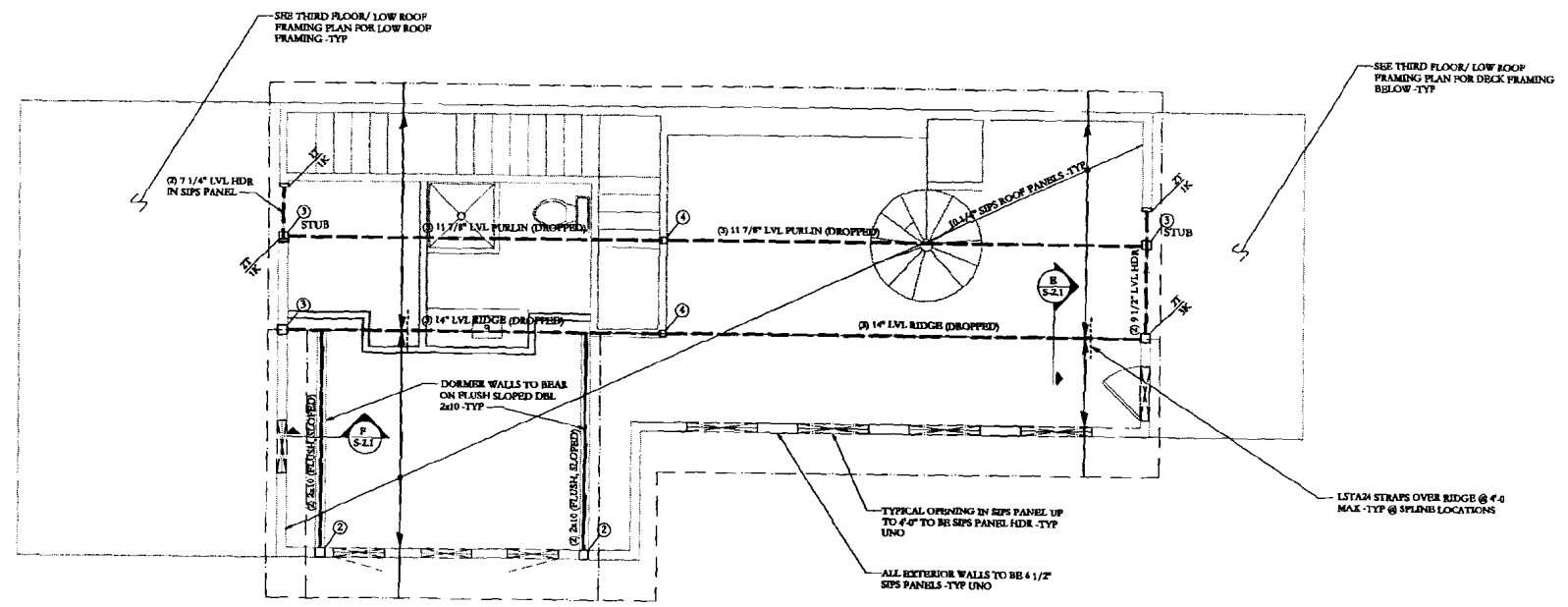
**D1 ROOF DETAIL (S.I.P.)**

SCALE - NOT SHOWN  
 NOTES:  
 -SEE SIP DOCUMENTATION FROM MANUFACTURER  
 -PANELS TO MEET OR EXCEED 2009 IRC REQUIREMENTS

**WOJCIK RENOVATION**  
 49 LAFAYETTE  
 PORTLAND, MAINE

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-10 FOR GENERAL STRUCTURAL NOTES

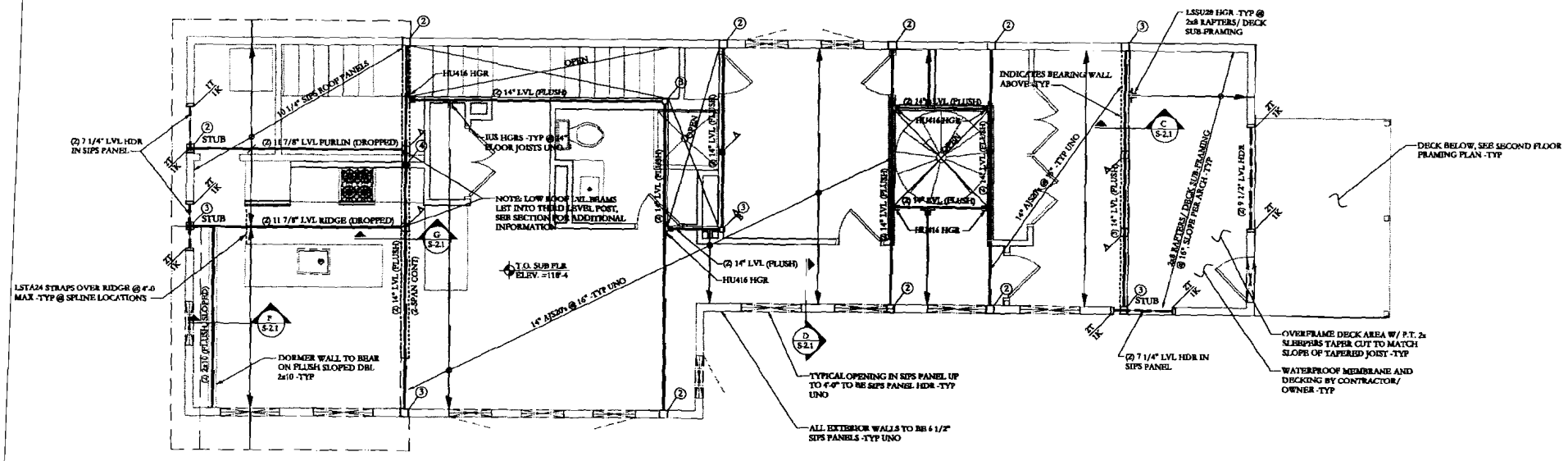
FRAMING PLAN SYMBOLS KEY	
□	WOOD POST
⊙	NUMBER OF WOOD STUDS IN POST BELOW
—	FRAMING BEARING
⊕	NUMBER OF TRIM STUDS UNDER HEADER
⊗	NUMBER OF KING STUDS ADJACENT TO HEADER

ISSUED FOR PERMIT

STATE OF MAINE  
 MAHON C. JONES  
 No. 10950  
 PROFESSIONAL ENGINEER  
 10/17/11

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

S-1.5



**THIRD FLOOR/ LOW ROOF FRAMING PLAN**  
 SCALE: 1/4"=1'-0"

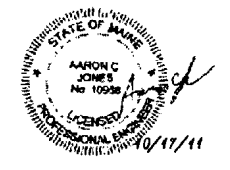
**NOTES:**  
 1. ROOF FRAMING TO BE 10 1/4" SIPS PANELS - TYP UNO  
 2. ALL WOOD COLUMNS IN 2x6 WALLS SHALL BE 3x6 AND IN 2x4 WALLS SHALL BE 3x4 UNLESS NOTED OTHERWISE ON PLANS  
 3. ALL WOOD BEAMS ARE DROPPED, UNO  
 4. ALL FLOOR JOIST TO BE 14" A3274 @ 16" TYP UNO  
 5. FLOOR SHEATHING TO BE 3/4" T&G, 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

Structural Integrity  
 1000 Main Street  
 Portland, ME 04101  
 207.761.1000  
 www.structuralintegrity.com  
 SEP 11-0097

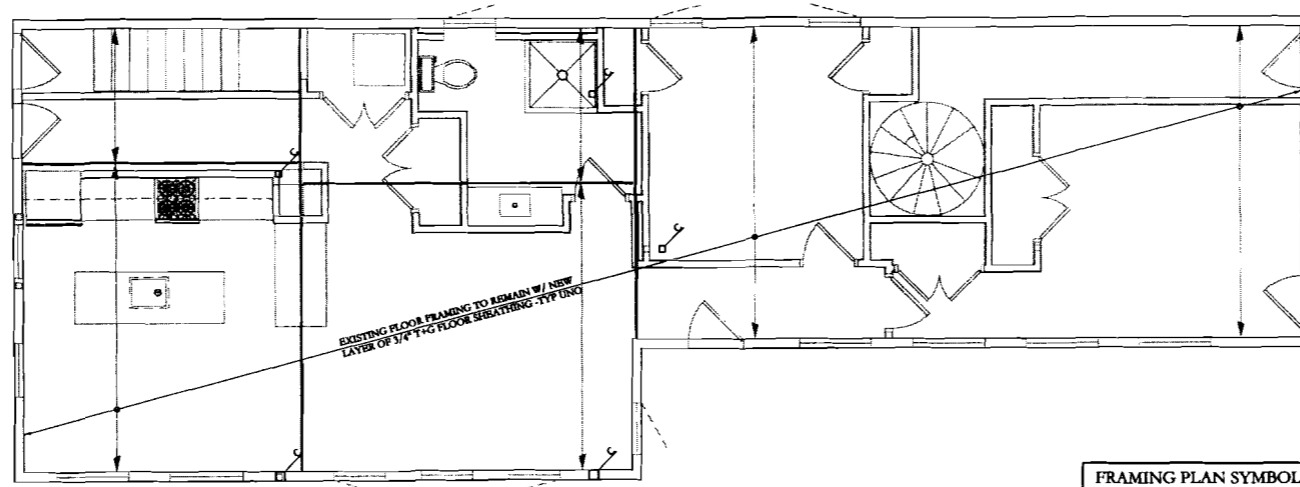
**Third Floor/ Low  
 Roof Framing Plan**

Addition and Renovation at  
 49 Lafayette St.  
 Portland, Maine

**ISSUED FOR PERMIT**  
 DATE: 10/17/11  
 SCALE: 1/4"=1'-0"  
 S-1.4







FRAMING PLAN SYMBOLS KEY	
D	WOOD POST
(X)	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
<E>	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** SCALE: 1/4"=1'-0"

NOTES:

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 Inc. W/ ANY DISCREPANCIES



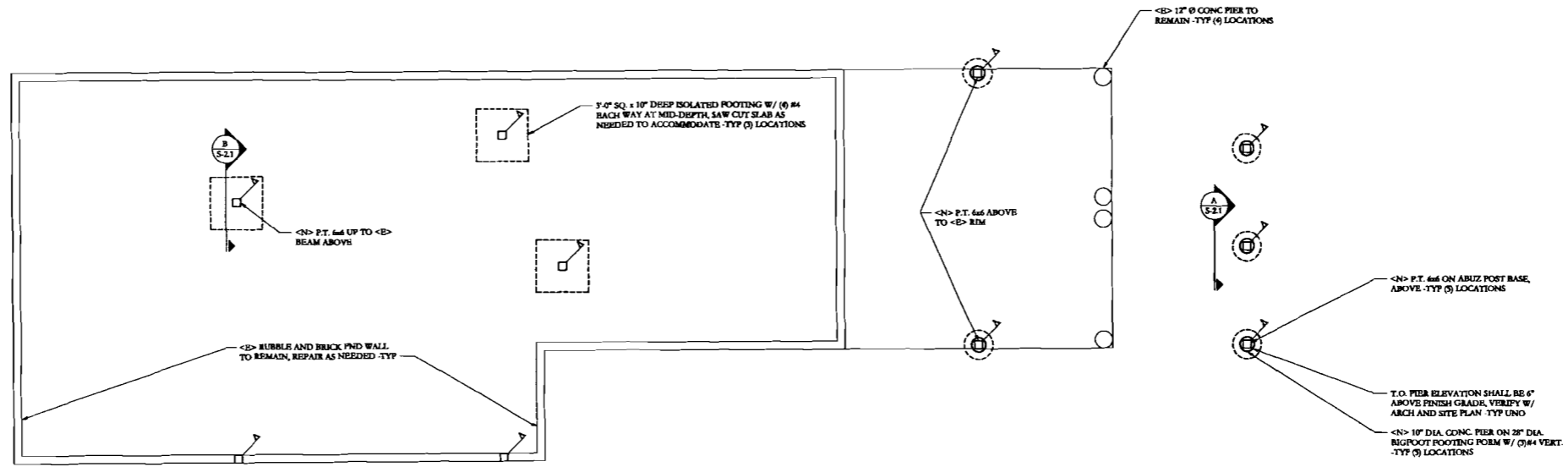
Structural Integrity  
17 Oak Hill  
Portland, ME 04103  
SEP 11-5097

First Floor Framing Plan

Addition and Renovation at  
49 Lafayette St.  
Portland, Maine

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

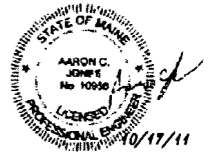
S-1.2



**FOUNDATION PLAN**

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

ISSUED FOR PERMIT



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

S-1.1

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<sub>c</sub>) 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.
- Fibremesh: 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 (sine 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  
 2 x 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 Microlams (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 Stud-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 7/16" 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 and/or 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:**

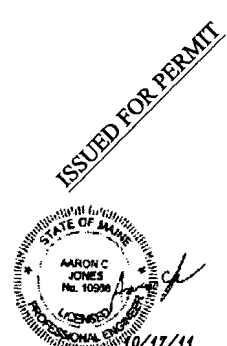
Structural Insulated Panels (SIPs) consist of oriented strand board (OSB) laminated to EPS insulation cores with structural adhesives.  
 EPS core shall be UL certified and comply with ASTM C578  
 OSB identified with APA or TEICO performance mark with Exposure 1 durability rating and performance in 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



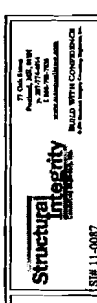
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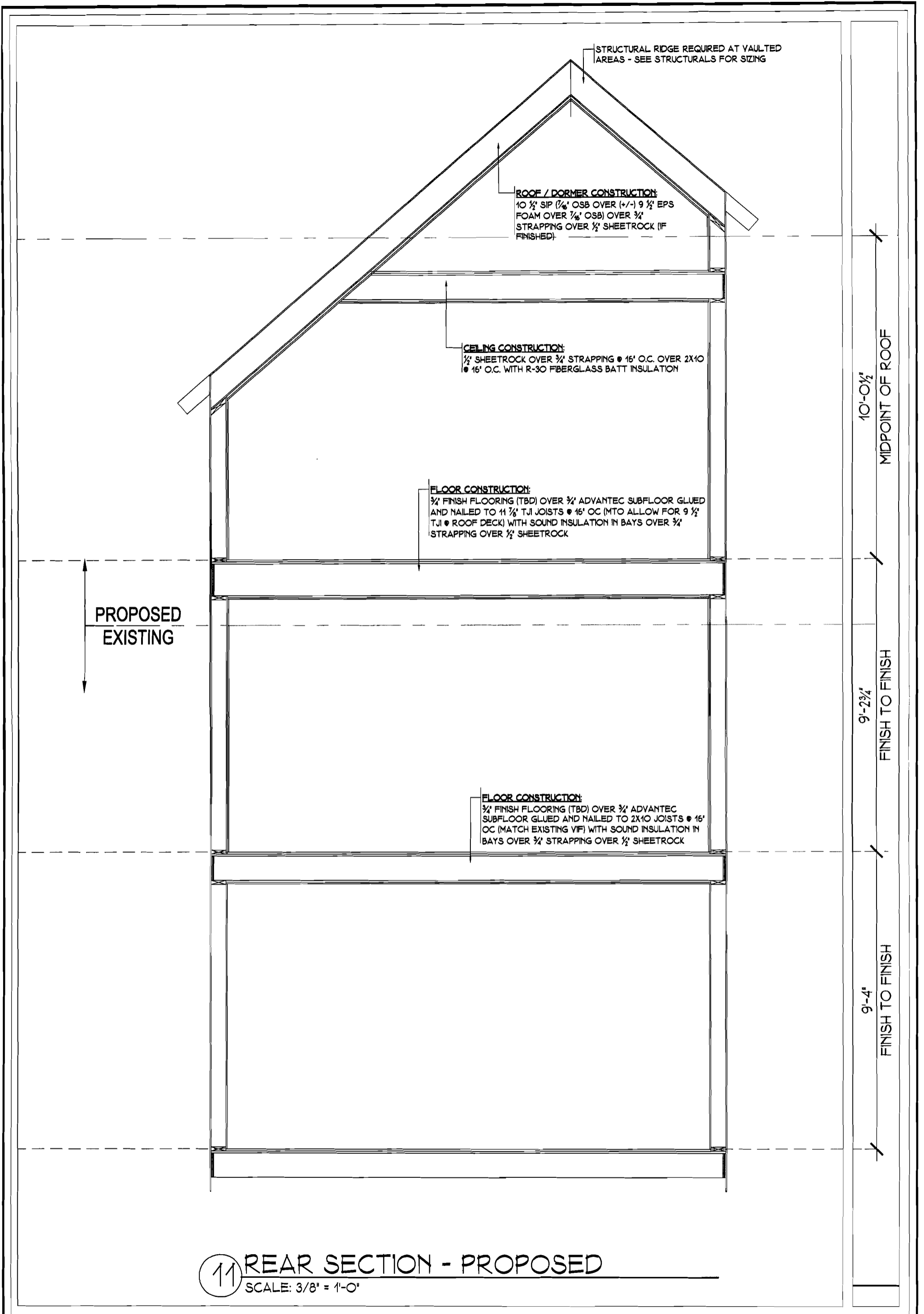
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S-1.0

General Notes Etc.

Addition and Renovation at  
49 Lafayette St.  
Portland, Maine

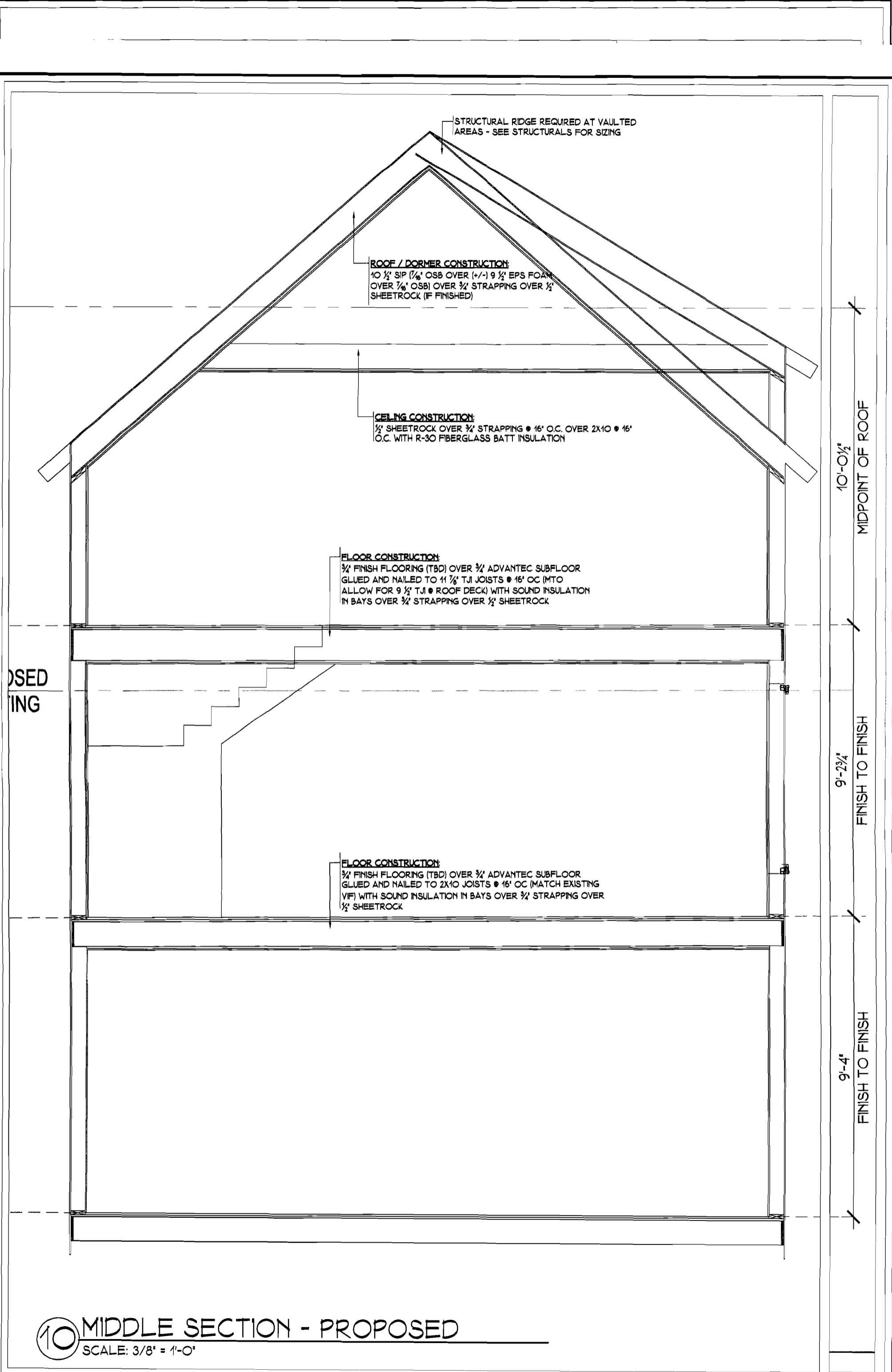




11 REAR SECTION - PROPOSED  
 SCALE: 3/8" = 1'-0"

**WOJCIK RENOVATION**  
 49 LAFAYETTE  
 PORTLAND, MAINE



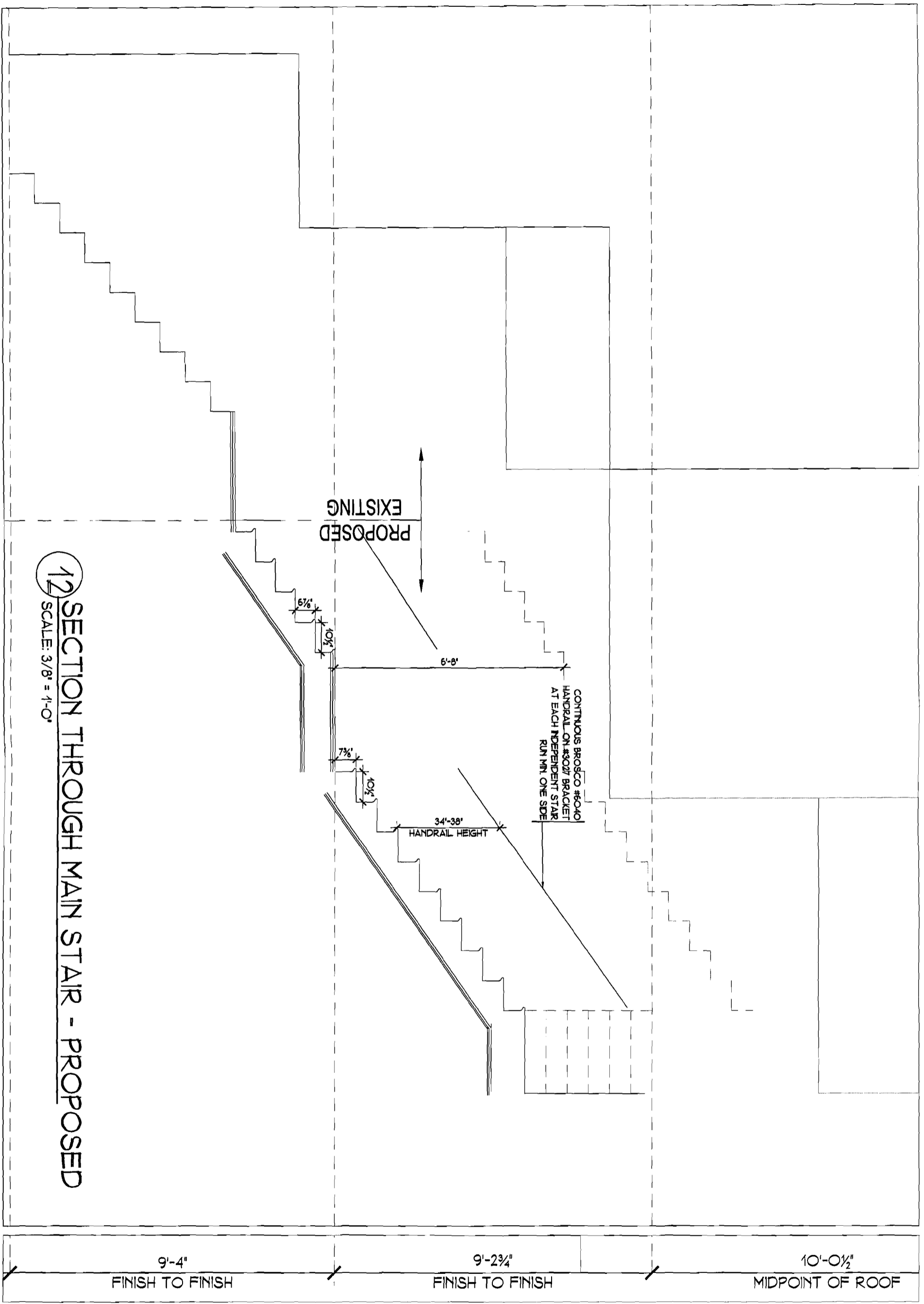


USED  
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**10 MIDDLE SECTION - PROPOSED**  
SCALE: 3/8" = 1'-0"

**WOJCIK RENOVATION**  
49 LAFAYETTE  
PORTLAND, MAINE

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



**WOJCIK RENOVATION**  
49 LAFAYETTE  
PORTLAND, MAINE

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

left side.

PROPOSED  
EXISTING

PROPOSED  
EXISTING

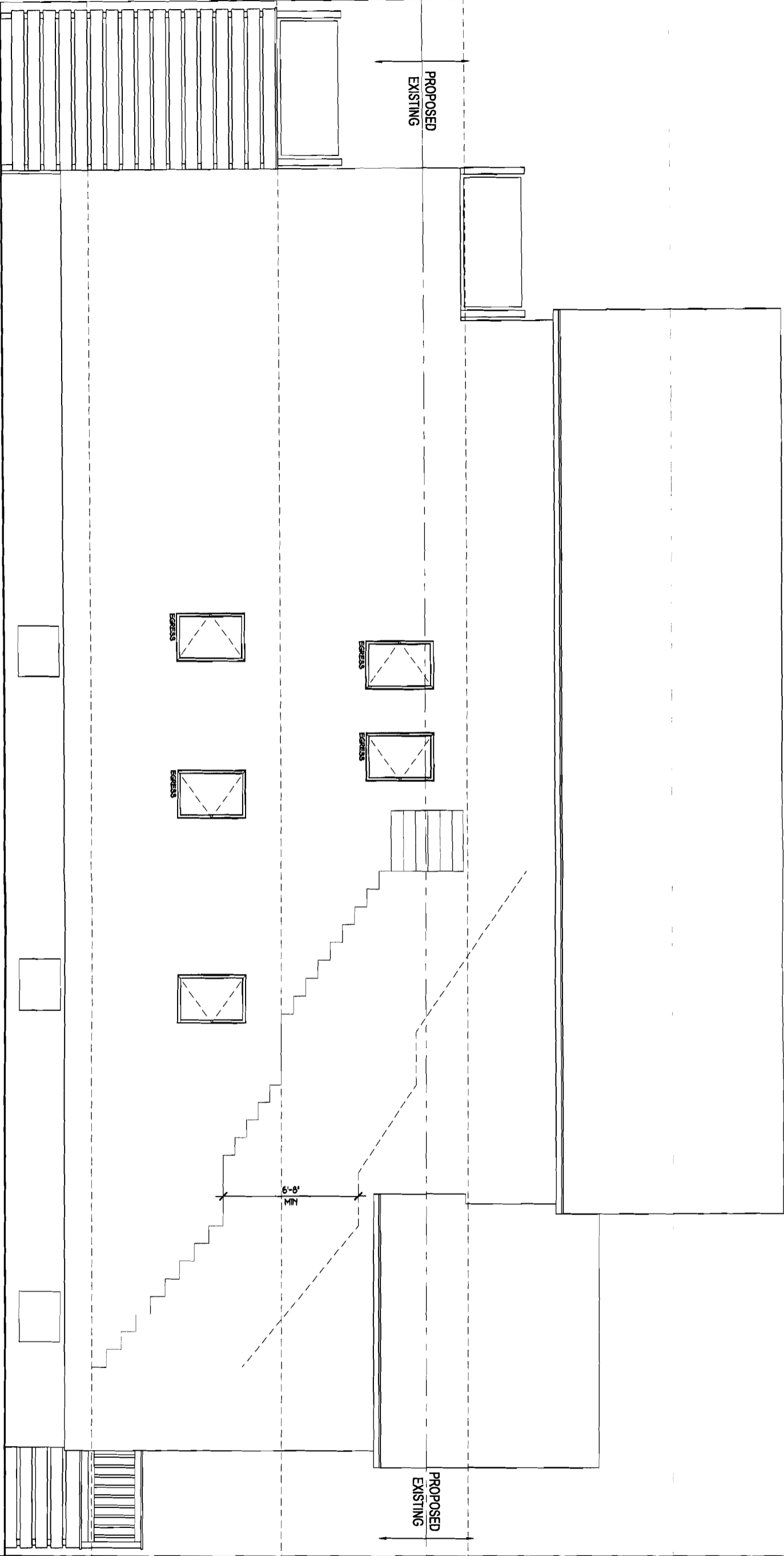
9'-4"  
FINISH TO FINISH

9'-2 1/2"  
FINISH TO FINISH

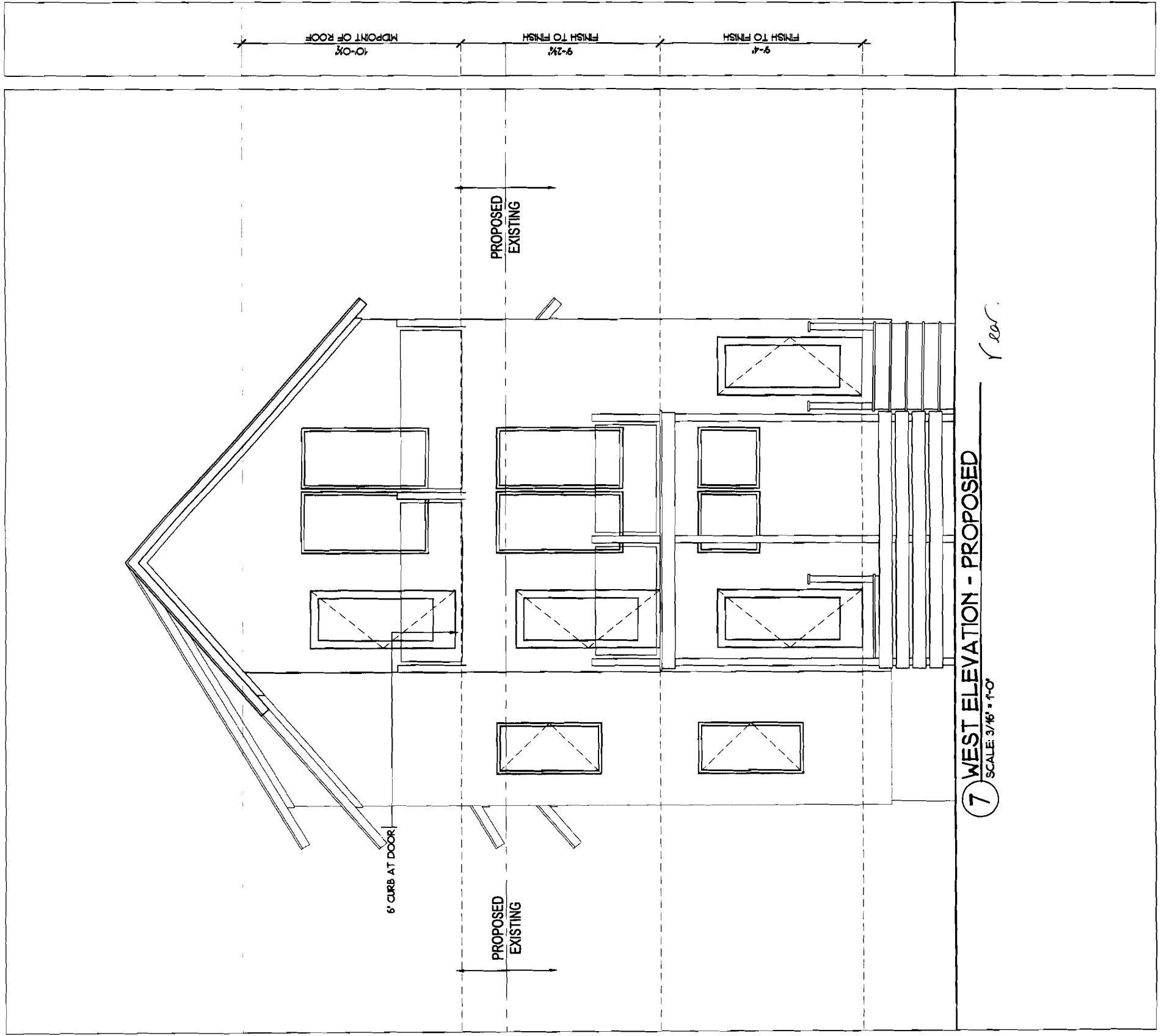
10'-0 1/2"  
MDPOINT OF ROOF

WOJCIK RENOVATION

49 LAFAYETTE  
PORTLAND, MAINE



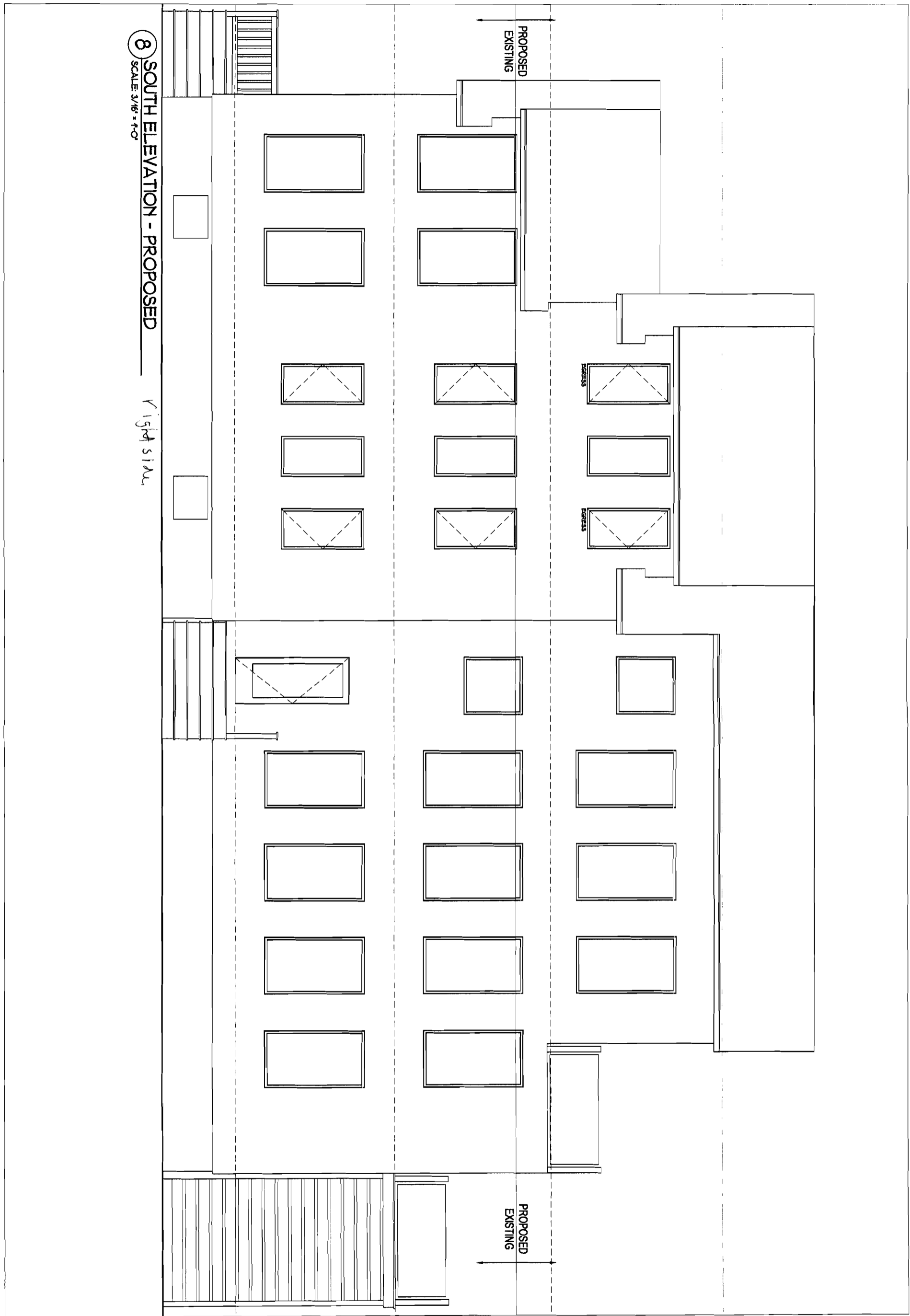
WOJCIK RENOVATION  
49 LAFAYETTE  
PORTLAND, MAINE



8 SOUTH ELEVATION - PROPOSED

SCALE: 3/16" = 1'-0"

RIGHT SIDE



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

**WOJCIK RENOVATION**  
49 LAFAYETTE  
PORTLAND, MAINE