

HAGGE RESIDENCE

PORTLAND MAINE

<p>DESIGNED BY: PHF</p> <p>CHECKED BY: TCS</p> <p>DATE: DECEMBER 7, 2007</p> <p>SCALE: AS NOTED</p> <p>JOB NO.: 8007-147</p>	<p>Job Description: <input type="checkbox"/> New Construction <input type="checkbox"/> Renovation</p> <p>Owner: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial</p> <p>DATE: 12/07</p> <p>DESCRIPTION: FOUR PERMIT</p>
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SHEET TITLE:

SECTIONS AND DETAILS

S7 OF 8

CADD 2007-147

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14:V02-147 Home Structural\0205-147 Hagge Res. S4.DWG, Dec 20, 2007, 4:28pm
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GENERAL NOTES:

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, RISERS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND/OR ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

FOUNDATION NOTES:

- FOUNDATION DESIGNED BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSF. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY. NOTIFY THE ENGINEER AND STOP WORK IF CLAY, WET BOILS, FILL, OR OTHER DELETERIOUS MATERIALS ARE ENCOUNTERED.
- DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FROST DEPTH OF 4'-0" BELOW FINISHED GRADE.
- NO HORIZONTAL JOINT WILL BE PERMITTED IN THE WALLS OR SLABS UNLESS NOTED OTHERWISE.
- FOUNDATION CONTRACTOR SHALL SET COLUMN ANCHOR BOLTS AND LEVELING PLATES, INCLUDING GROUTING, AS PER THE STRUCTURAL STEEL CONTRACTOR'S DRAWINGS.
- EXCAVATING AND BACK FILLING AT NEW AND EXISTING FOUNDATION WALLS SHALL BE DONE SUCH THAT SYMMETRICAL LOADING SHALL BE MAINTAINED ON BOTH SIDES. WHERE DESIGN CONDITIONS REQUIRE DIFFERENT BACK FILL HEIGHTS, WALLS SHALL BE FIRMLY SHORED IN POSITION, AND SHORES SHALL REMAIN UNTIL FLOORS ARE PLACED AND PROPERLY SET, TO PROVIDE FULL SUPPORT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, INSTALLATION, AND FINAL CLEARANCE OF ANY NEEDLING, SHORING, OR BRACING OF EXISTING STRUCTURES.

STRUCTURAL DESIGN CRITERIA:

- BUILDING CODE: 2008 EDITION OF THE INTERNATIONAL BUILDING CODE
- DESIGN WIND LOADS - MAIN WIND FORCE RESISTING SYSTEM:
DESIGN WIND SPEED = 100 MPH
BUILDING USE IMPORTANCE FACTOR (WIND) = 1.0
BUILDING EXPOSURE CATEGORY = C
- SNOW:
GROUND SNOW LOAD = 60 PSF
IMPORTANCE FACTOR, I = 1.0
EXPOSURE FACTOR, C_e = 0.7
FLAT ROOF SNOW LOAD = 42 PSF
- ROOF DEAD LOAD = 15 PSF
- FLOOR LOADS:
DEAD LOAD = 10 PSF
LIVE LOAD = 40 PSF

CONCRETE NOTES:

- ALL CONCRETE WORK SHALL CONFORM TO ACI-318-LATEST EDITION.
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, MAXIMUM SIZE AGGREGATE SHALL BE 3/4".
- CONCRETE TO REMAIN EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60. DEFORMED BARS SHALL BE DETAILED AND FABRICATED IN ACCORDANCE TO ACI-318 LATEST EDITION, AND PLACED IN ACCORDANCE WITH ACI-318.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND BE PROVIDED IN FLAT SHEETS.
- SPLICING OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI-318. SPLICES OF WWP SHALL BE 6" MINIMUM.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A307.
- HOOKS NOT DIMENSIONED SHALL BE ACI STANDARD HOOKS.
- CONCRETE COVER OVER REINFORCEMENT SHALL BE AS FOLLOWS:
CONCRETE CAST AGAINST EARTH = 3"
CONCRETE EXPOSED TO EARTH OR WEATHER = 1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER = 4"
- CONCRETE CONTROL JOINT SPACING SHOWN IS AN ATTEMPT TO CONTROL THE CRACKING OF THE SLAB WHILE IT CURES. THE LAYOUT SHOWN DOES NOT WARRANT THAT ALL CRACKS WILL BE CONTROLLED.

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER: No. 2 SPRUCE PINE FIR OR BETTER.
F_b = 760 PSI F_v = 70 PSI
F_c = 975 PSI E = 1100000 PSI
- DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE, 2008 EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD ROOF DECK:
PROVIDE 8d NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE:
8d NAILS @ 6" o.c. ALONG PANEL EDGES
8d NAILS @ 12" o.c. ALONG INTERMEDIATE MEMBERS
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
- PROVIDE GALVANIZED METAL TIES EQUAL TO SIMPSON H2.5 HURRICANE TIES BETWEEN ROOF TRUSSES AND SUPPORTING WALL MEMBERS (U.N.O.)
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- ROOF SHEATHING: 5/8" APA RATED ZIP SYSTEM SHEATHING BY HUBER ENGINEERED WOOD. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
- WALL SHEATHING: 1/2" APA RATED ZIP SYSTEM SHEATHING BY HUBER ENGINEERED WOOD. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.

STRUCTURAL STEEL NOTES - GENERAL:

- STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL" 9th EDITION.
- ALL STEEL WIDE FLANGE SHAPES TO BE A572/A992 50 KSI AND STEEL PLATES TO BE ASTM A56 UNLESS NOTED OTHERWISE.
- THE DESIGN OF CONNECTIONS NOT SHOWN ON THE DRAWINGS SHALL BE PROVIDED BY THE FABRICATOR. CONNECTIONS SHALL BE DESIGNED FOR THE FORCES SHOWN, OR IF NOT SHOWN, EACH CONNECTION SHALL BE CAPABLE OF SUPPORTING ONE HALF THE TOTAL ALLOWABLE UNIFORM LOAD CAPACITY OF THE MEMBER, PER AISC MANUAL OF STEEL CONSTRUCTION.
- ALL BOLTED CONNECTIONS SHALL BE MADE WITH 3/4" ASTH A325 HIGH STRENGTH BOLTS.
- WELDING SHALL BE IN ACCORDANCE WITH AWS D11 - LATEST EDITION. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES.
- STEEL BEAMS AND COLUMNS SHALL BE CUT FROM FULL LENGTH STOCK. UNAUTHORIZED SPLICES WILL BE CAUSE FOR REJECTION.
- STRUCTURAL STEEL SHALL BE PAINTED WITH A SHOP APPLIED COAT OF THE FABRICATOR'S RUST INHIBITIVE PRIMER.
- SUBMIT COMPLETE STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION.

Time Drawings In Progress: Not For Construction For Construction

Consent: Design Description

DATE DESCRIPTION FOR PERMIT

1 10-21-07

DRN BY: PJP
CHKD BY: TOS
DATE: DECEMBER 7, 2007
SCALE: AS NOTED
JOB NO.: 9007-147

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SEI



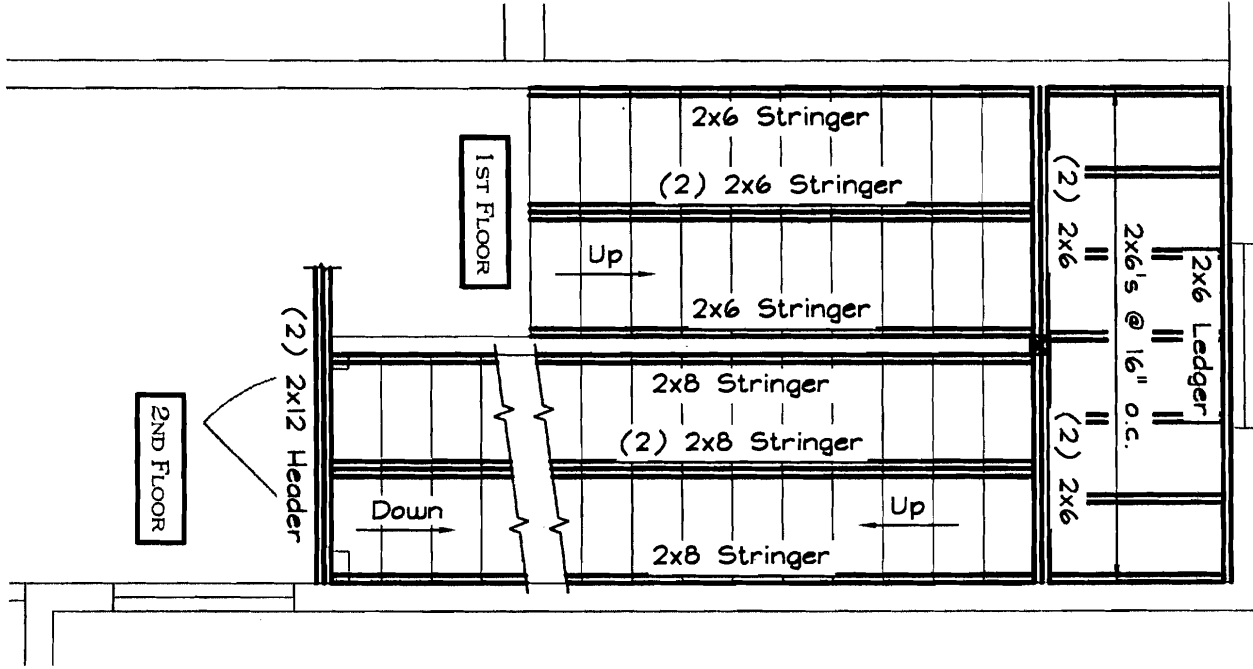
SHEET TITLE:

NOTES

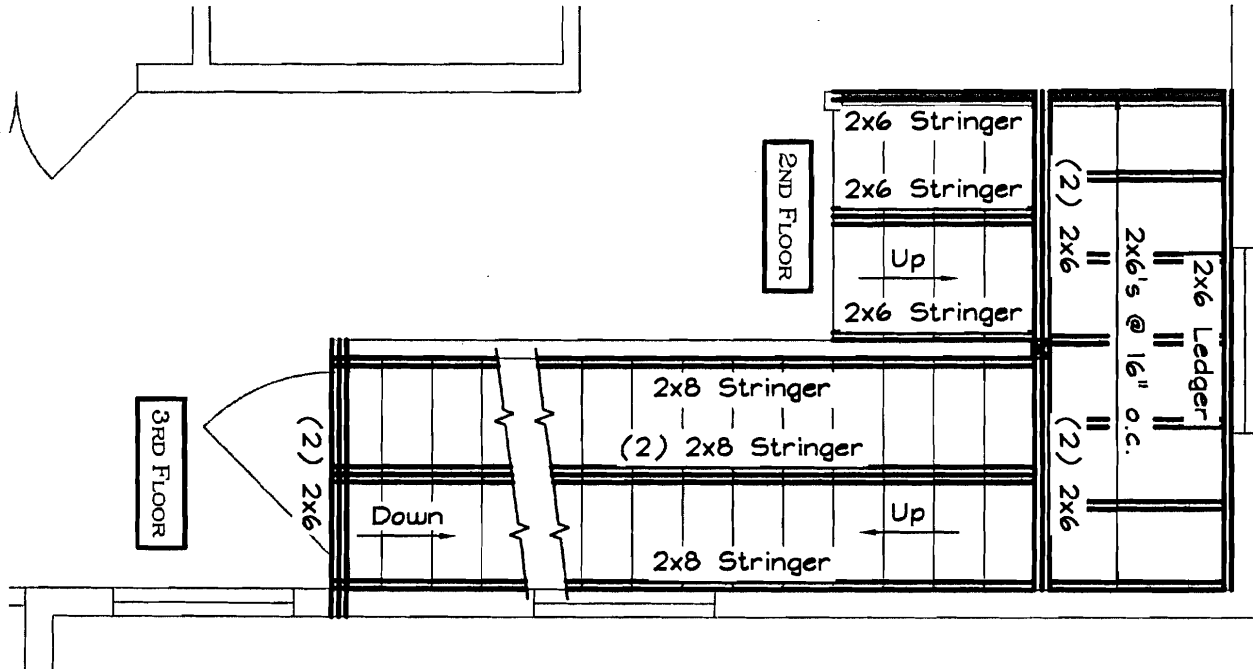
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CADD 2007-147

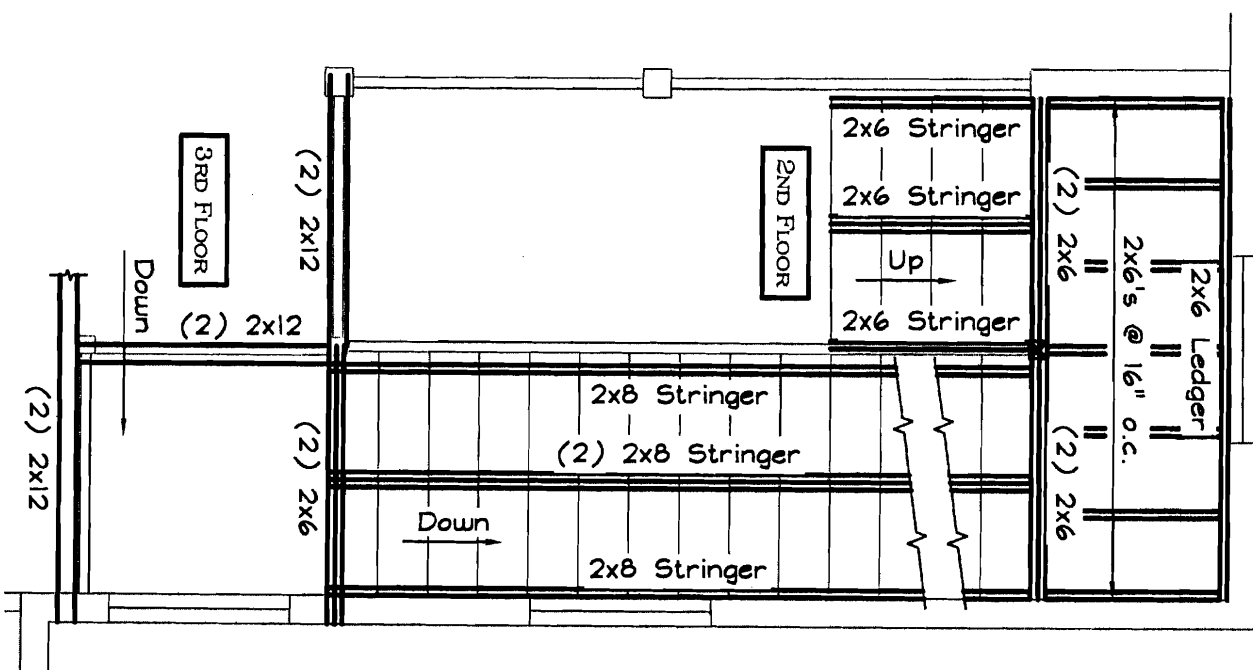
REAR STAIR FRAMING PLAN
 SCALE: 3/8" = 1'-0"
 1ST FLOOR - 2ND FLOOR



REAR STAIR FRAMING PLAN
 SCALE: 3/8" = 1'-0"
 2ND FLOOR - 3RD FLOOR

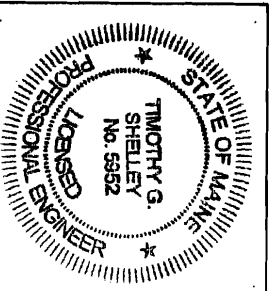


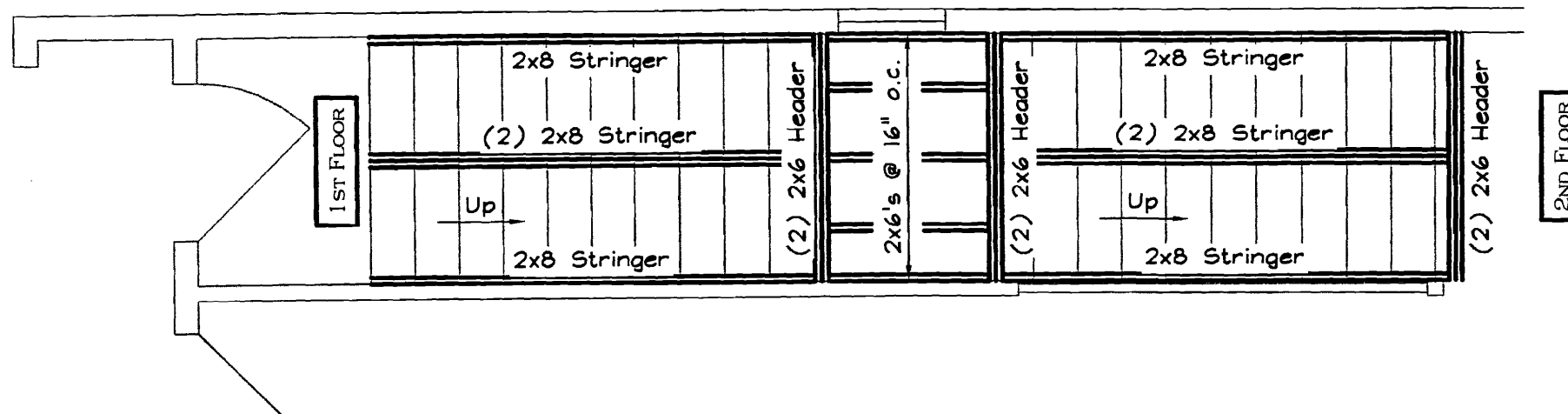
REAR STAIR FRAMING PLAN
 SCALE: 3/8" = 1'-0"
 3RD FLOOR



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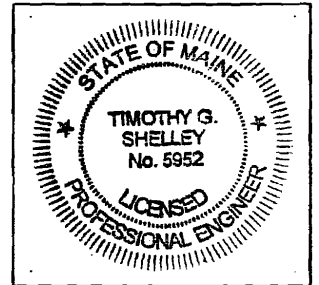
HAGGE RESIDENCE		
PORTLAND		MAINE
DRAWN BY: PHF	DATE: 03-05-08	SHEET No. : SK2
CHECKED BY: TGS	SCALE: AS NOTED	Job No.: 2007-147





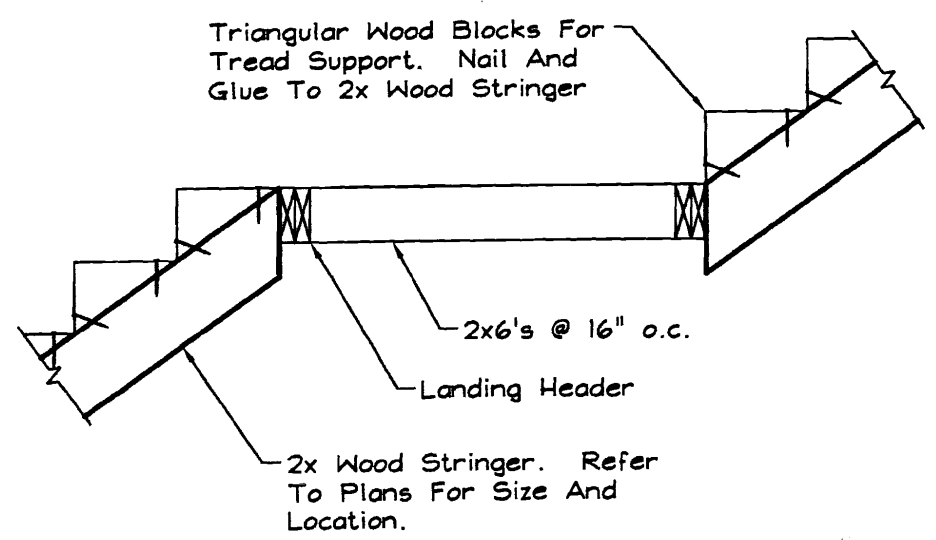
FRONT STAIR FRAMING PLAN

SCALE: 3/8" = 1'-0" 1ST FLOOR - 2ND FLOOR



HAGGE RESIDENCE		MAINE	
DATE:	03-05-08	SHEET No.:	SKI
DRAWN BY:	PHF	JOB No.:	2007-147
CHECKED BY:	TGS	SCALE:	AS NOTED

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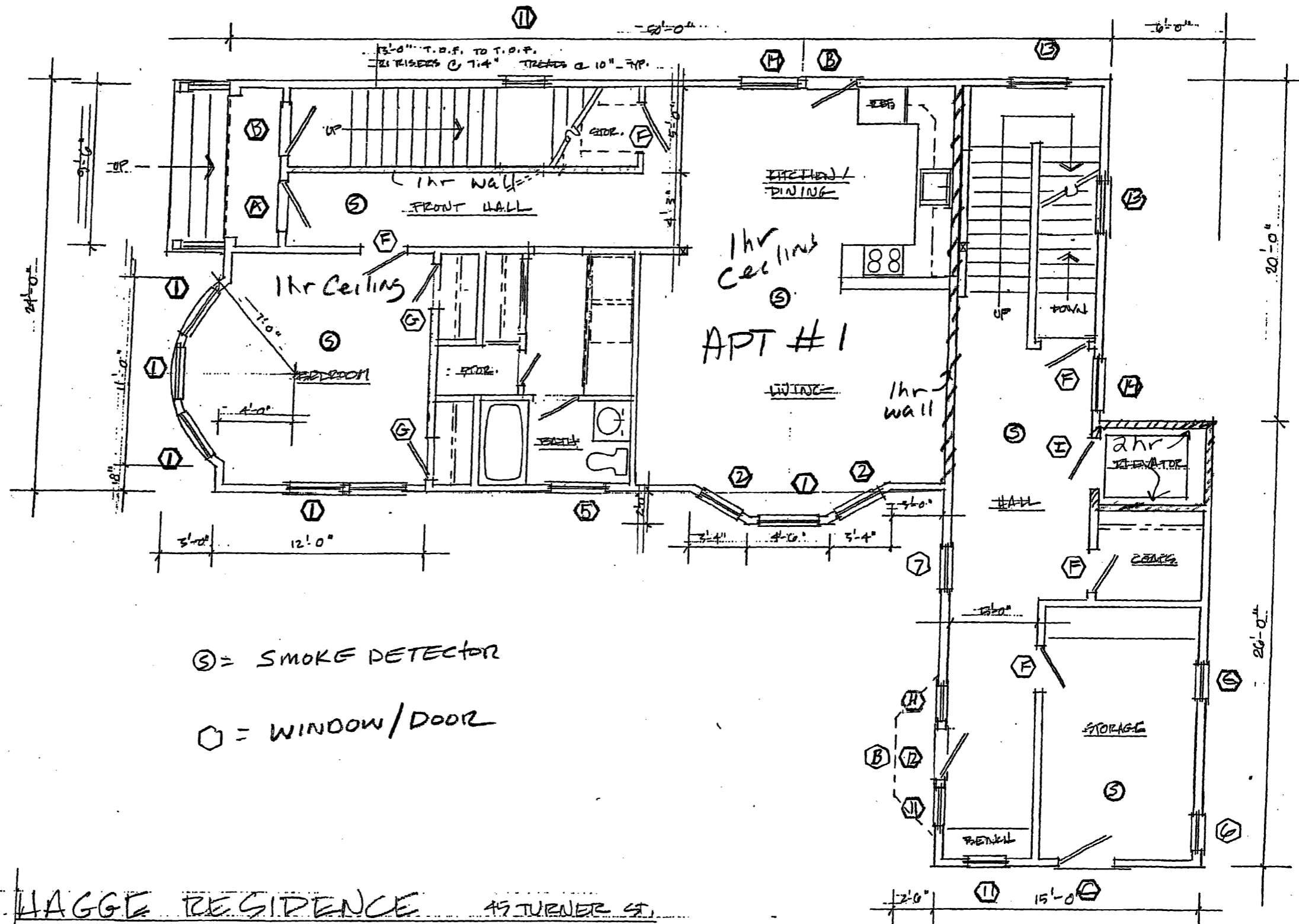
DETAIL - TYPICAL STRINGER CONSTRUCTION

SCALE: 1" = 1'-0"

1. REFER TO ARCHITECTURAL DRAWINGS FOR RISE AND RUN OF STAIRS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR LIFE SAFETY REQUIREMENTS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
4. STAIR DESIGN LIVE LOAD = 40 PSF (PER IBC 2003 FOR ONE AND TWO FAMILY DWELLINGS)

Notes: First Floor Apartment

1. All common and stairwell wall are 1 hour rated with 5/8" fire code drywall applied to both sides. All other walls to have 5/8" fire code drywall. See attached assembly sheet.
2. Ceiling Assembly shall be 1 hour fire rated with a STC rating of 57. See attached assembly sheet.
3. Insulation: Floor 6" fiberglass batt R19, exterior walls sprayed foam R 24-26.
4. Drywall shall be applied from the floor to the top of wall to provide a fire stop for all interior and exterior walls.
5. Windows see attached Anderson Window Spec Sheet.



Ⓢ = SMOKE DETECTOR

Ⓦ = WINDOW/DOOR

HAGGE RESIDENCE 49 TURNER ST.

FIRST FLOOR PLAN PROPOSAL

12/17/07

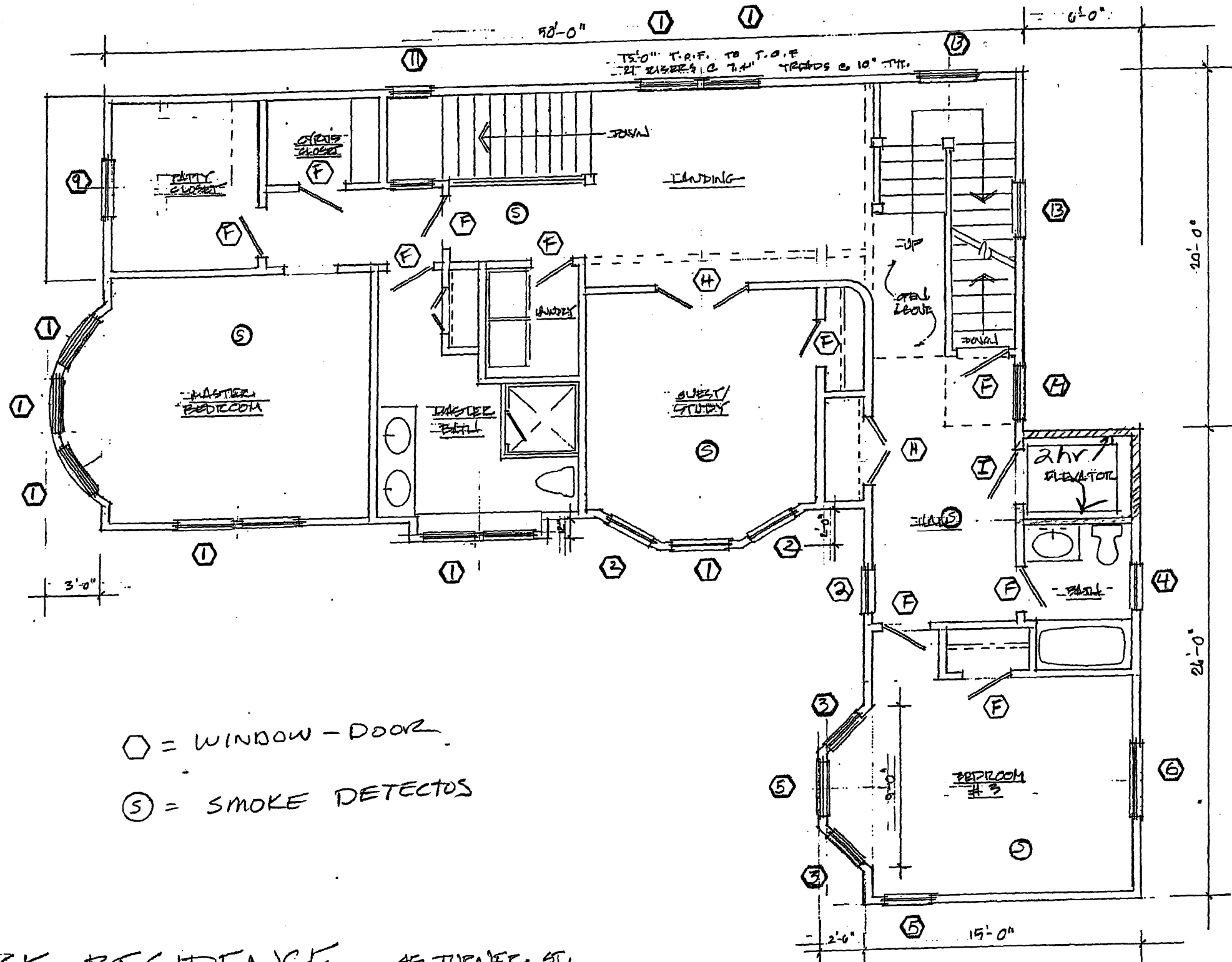


LELAND HULST
ARCHITECTURAL SERVICES

878 Spring Street / Portland, Maine 04103 / (207) 773-2843

Notes: Second Floor

1. All common and stairwell wall are 1 hour rated with 5/8" fire code drywall applied to both sides. All other walls to have 5/8" fire code drywall. See attached assembly sheet.
2. Insulation: Floor 6" fiberglass batt R19, exterior walls sprayed foam R 24-26. Roof 8" ridged insulation R 50.
3. Drywall shall be applied from the floor to the top of wall to provide a fire stop for all interior and exterior walls.
4. Windows see attached Anderson Window Spec Sheet.



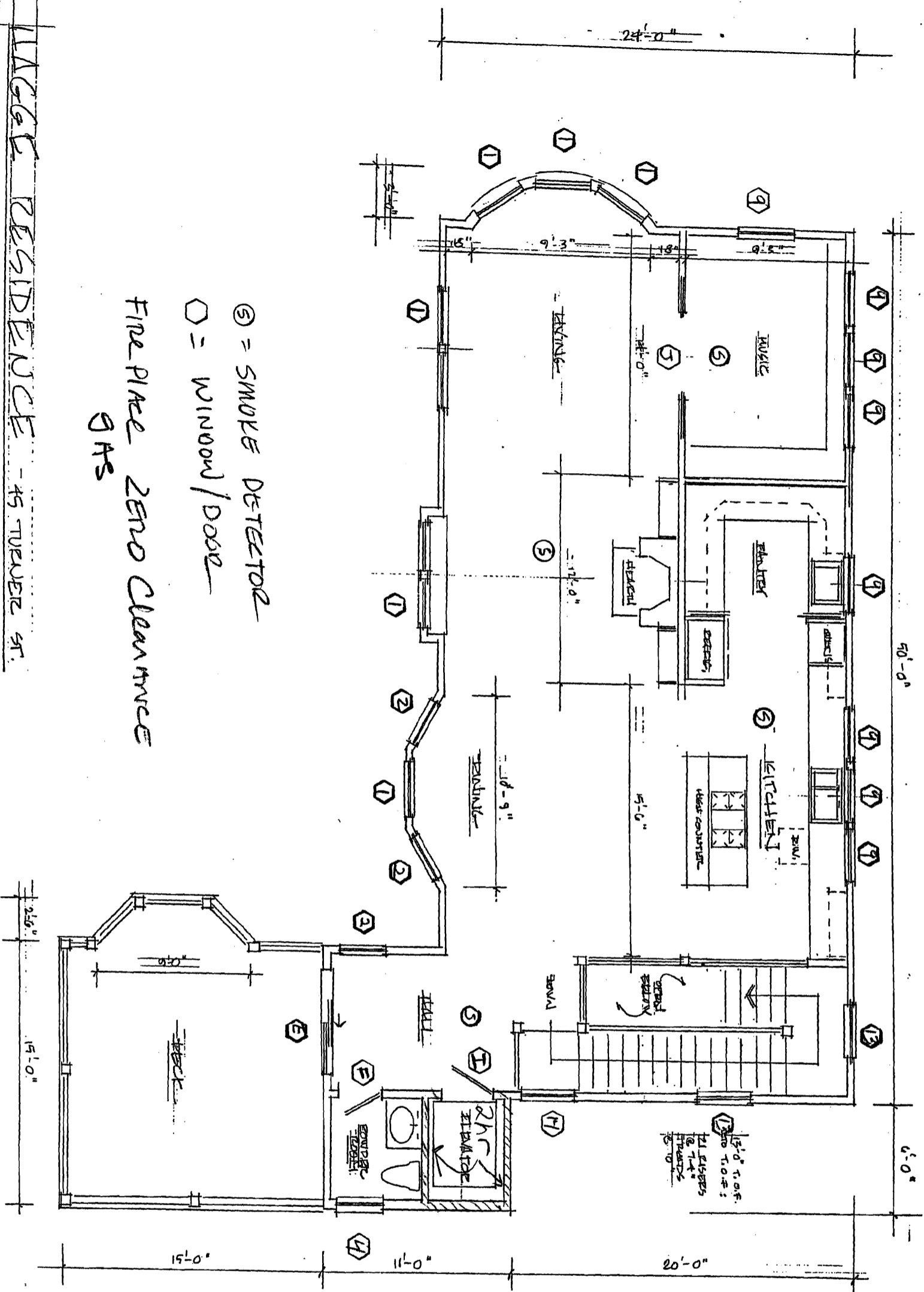
⬡ = WINDOW - DOOR
 (5) = SMOKE DETECTORS

HAGGE RESIDENCE 45 TURNER ST.
 SECOND FLOOR PLAN PROPOSAL
 12/17/07
 1/4" = 1'-0"



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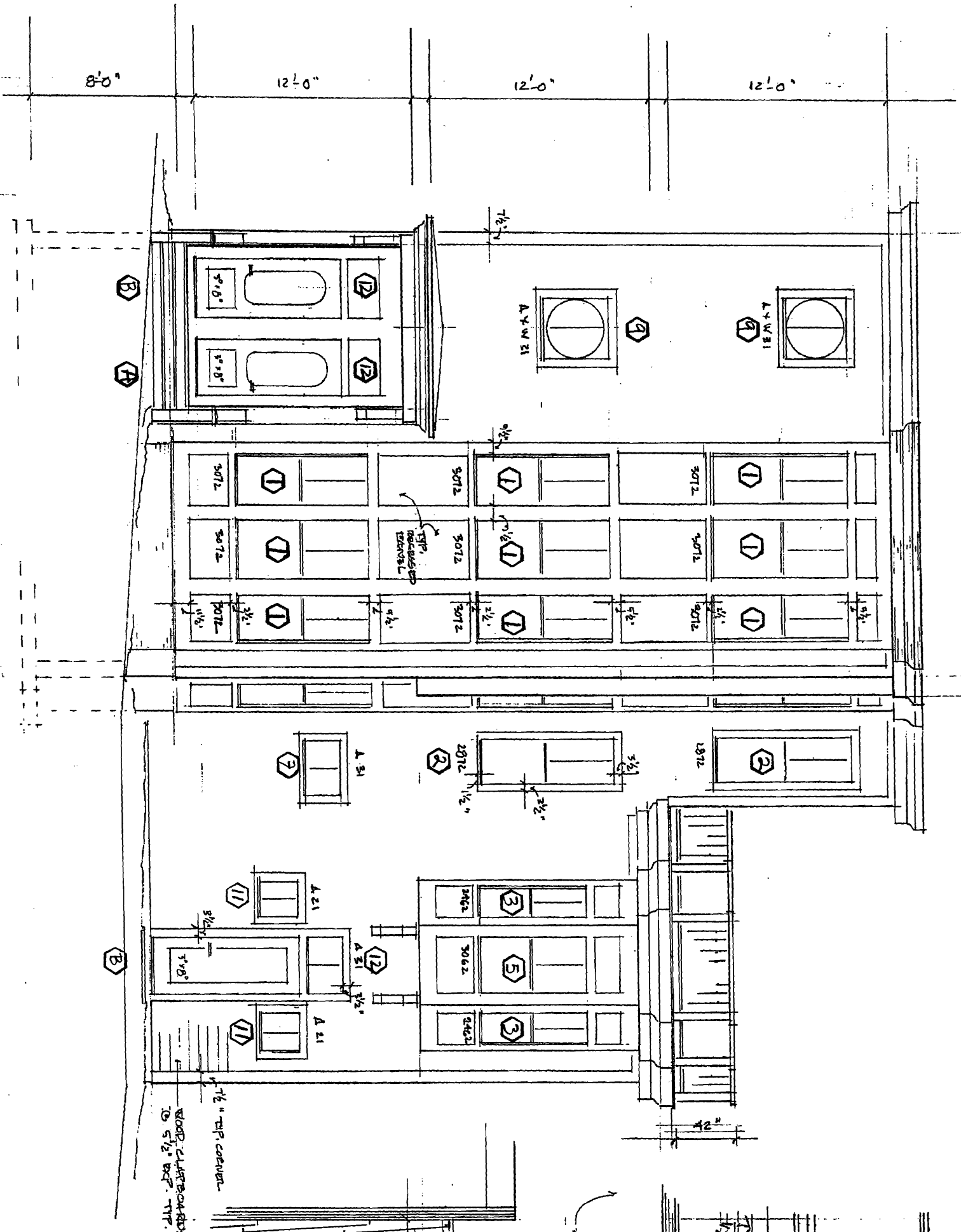
LAGGE RESIDENCE - 45 TWEEDER ST.
 THIRD FLOOR PLAN
 12/17/07



⑤ = SMOKE DETECTOR
 ○ = WINDOW/DOOR
 ⑤ = FIRE PLACE ZERO CLEARANCE
 GHS



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LAGGE RESIDENCE
 SOUTH ELEVATION
 45 TURNER ST.
 1/4" = 1'-0"
 12 | 17 | 07

3" SPACER
 1 1/2" W.P. 4 1/8"

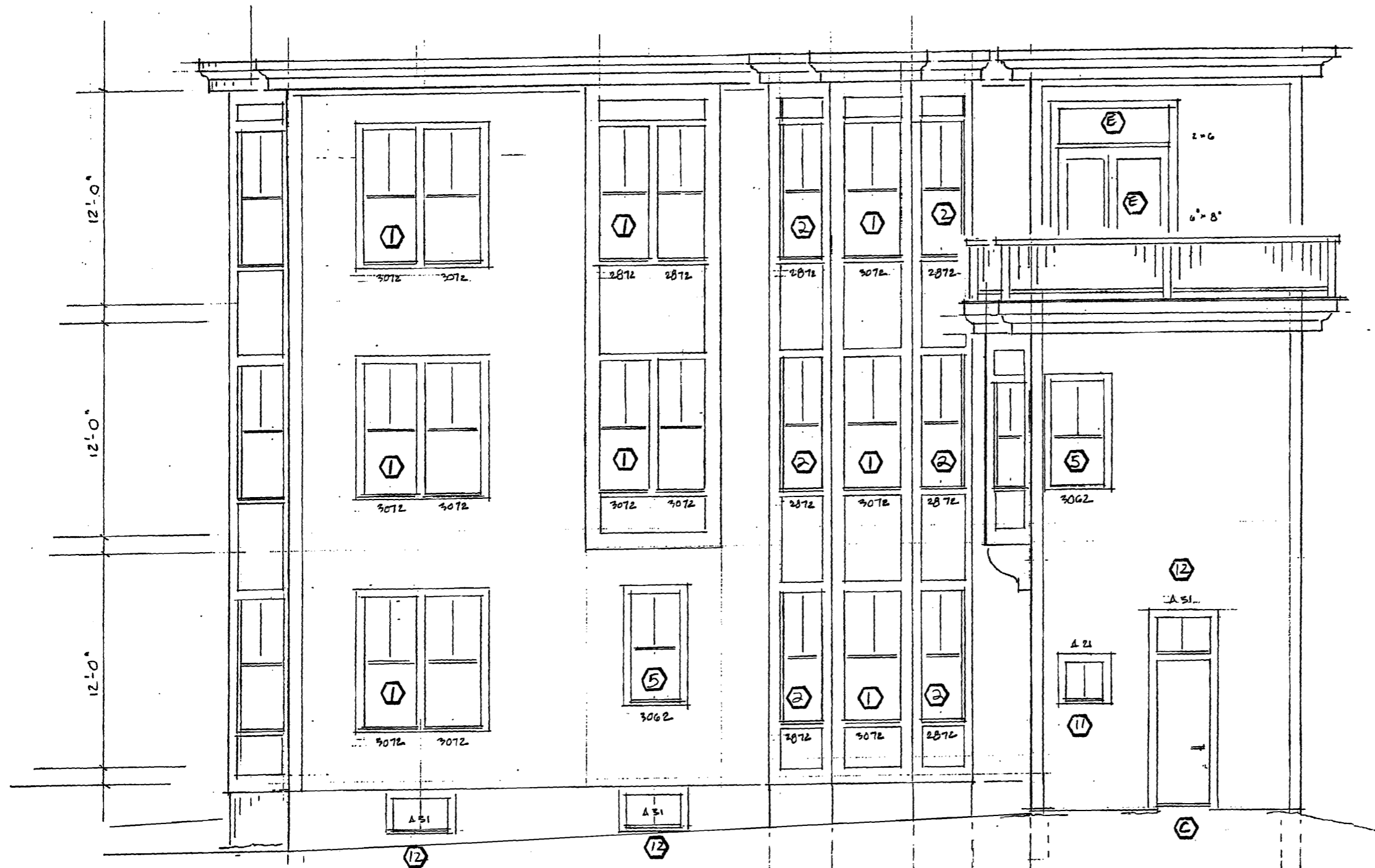
HILLTOP
CAPP

SPECIAL CASE DETAIL
1/2" = 1'-0"

TYPICAL CORNICE DETAIL
3/8" = 1'-0"



L E L A N D H U L L I S T
 A R C H I T E C T U R A L S E R V I C E S
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LIAGGE RESIDENCE
EAST ELEVATION

49 TURNER ST.

PROPOSAL

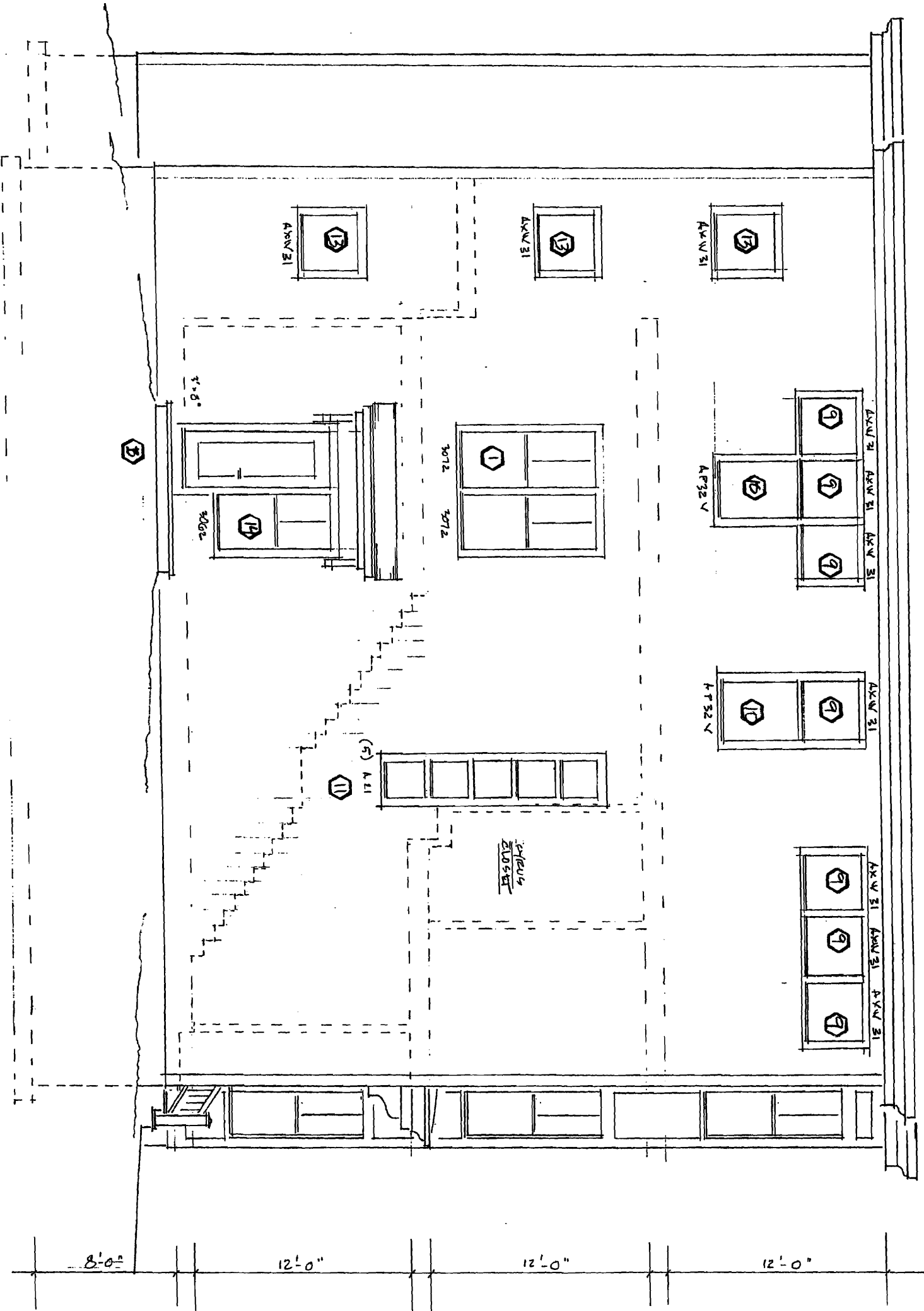
12 / 17 / 07

1/4" = 1'-0"



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ARCHITECTURAL SERVICES

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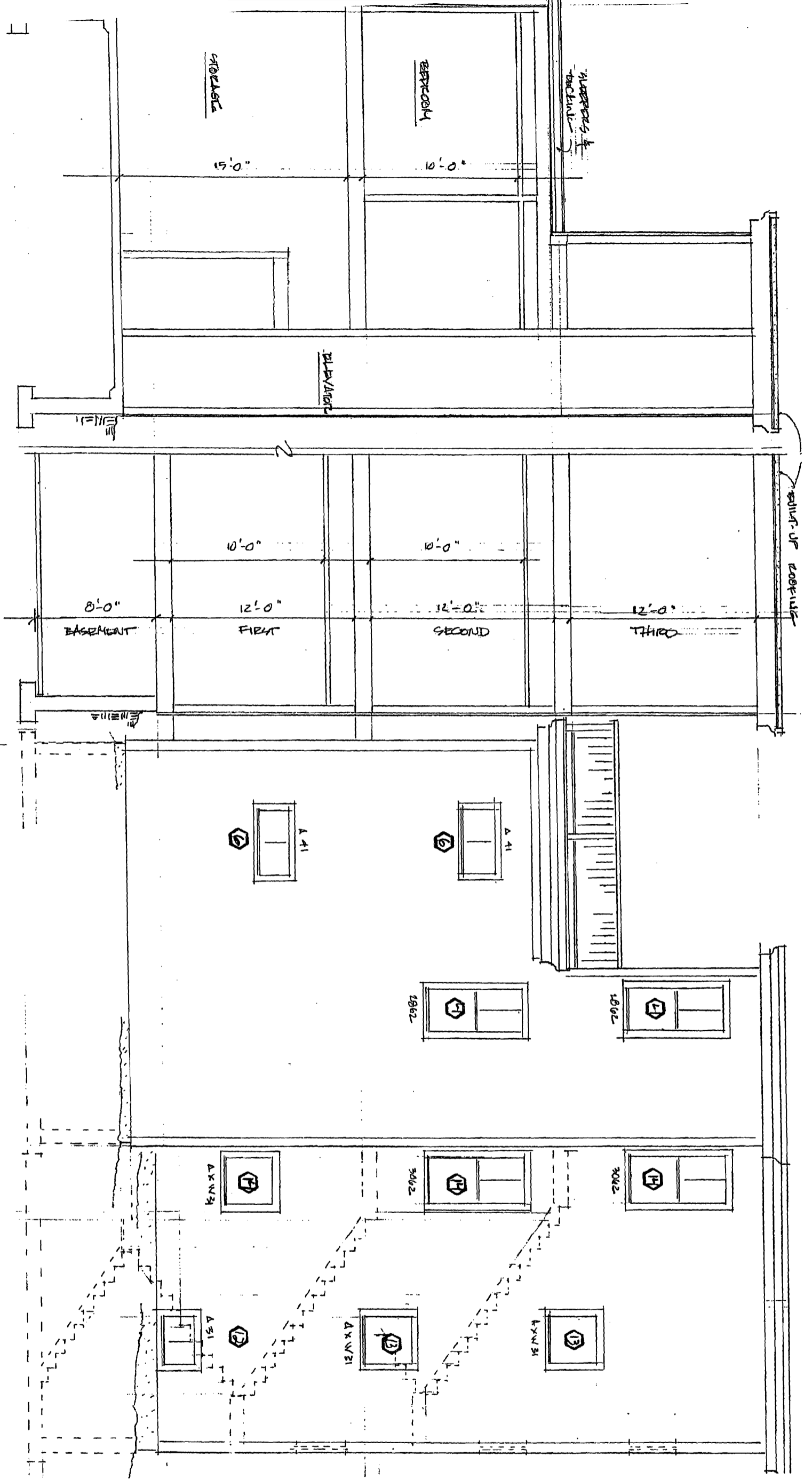


LAGGE RESIDENCE 49 TURNER ST.
 WEST ELEVATION
 1/4" = 1'-0"
 PROPOSED
 12 / 17 / 07



LELAND HUSTON
 ARCHITECTURAL SERVICES
 278 Spring Street / Portland, Maine 04102 / (207) 773-8813

WEDGE RESIDENCE
 BUILDING SECTION
 1/4" = 1'-0"
 49 TURNER ST.



NORTH ELEVATION
 1/4" = 1'-0"
 12 | 17 | 07



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