

← Indicates Direction Of Span Of $\frac{3}{4}$ " T&G Plywood Floor Sheathing

Floor Framing Shall Be 2x12's At 16' o.c. (Unless Noted Otherwise)

O.F.C. = Outside Face Of Concrete

O.F.S. = Outside Face Of Studs

SW-7 Indicates Location Of Interior Walls To Be Sheathed With $\frac{1}{2}$ " Plywood.

FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

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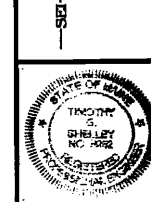
Title: Drawings to be issued	
<input type="checkbox"/> Non Per Construction <input type="checkbox"/> Per Construction	<input type="checkbox"/> For Construction <input type="checkbox"/> For Permit
#	DATE
1	12-07-07
DESCRIPTION	
FIRST FLOOR	

DRN BY:	PHF
CHKD BY:	TDS
DATE:	DECEMBER 7, 2007
SCALE:	AS NOTED
JOB NO.:	2007-147

HAGGE RESIDENCE

PORTLAND MAINE

Shelby Engineering, Inc.
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 80 Broad Street
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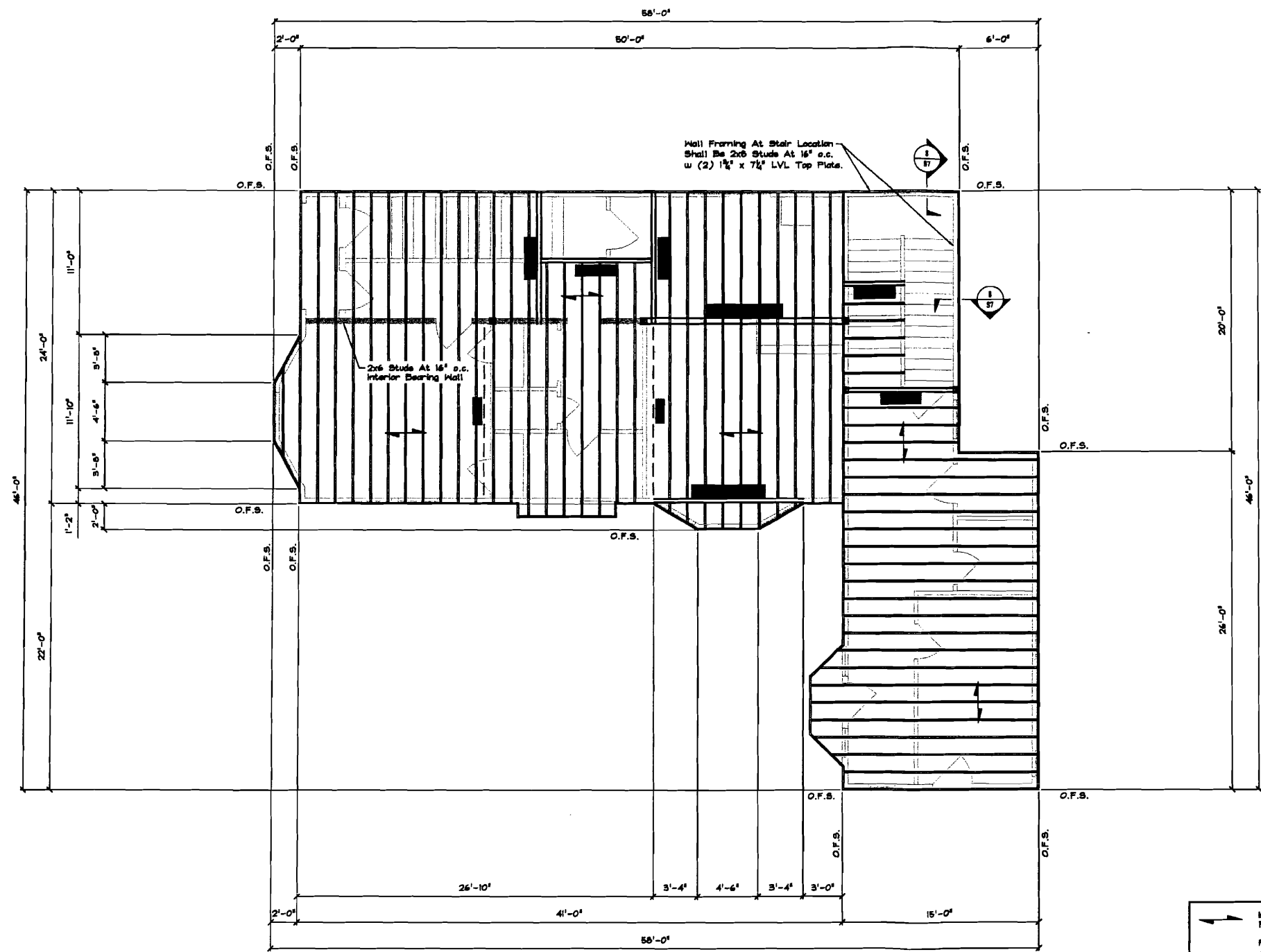


SHEET TITLE:

FIRST FLOOR FRAMING PLAN

S2 OF 8

CADD 2007-147



Wall Framing At Stair Location
 Shall Be 2x6 Studs At 16" o.c.
 w (2) 1 1/2" x 7/8" LVL Top Plate.

2x6 Studs At 16" o.c.
 Interior Bearing Wall

Indicates Direction Of Span Of 3/4" T&G
 Plywood Roof Sheathing

Floor Framing Shall Be 2x12 Wood Joists
 At 16" o.c. (Unless Noted Otherwise)

O.F.S. = Outside Face Of Stud

1st Floor Exterior Walls Shall Be (2) 2x6
 Studs At 16" o.c. Or 2x8 Studs At 16" o.c.
 With (2) 2x Top Plates.

O.F.S. = Outside Face Of Stud

SW-7 Indicates Location Of Interior Walls
 To Be Sheathed With 1/2" Plywood.

HEADER SCHEDULE			
SPAN	HEADER	JACK STUDS	KING STUDS
Up To 5'-0"	(3) 2x10	(1) 2x6	(1) 2x6
From 5'-0" To 7'-0"	(3) 2x12	(2) 2x6	(1) 2x6
From 7'-0" To 10'-0"	5 1/2" x 9 1/2" LVL	(2) 2x6	(2) 2x6

SECOND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

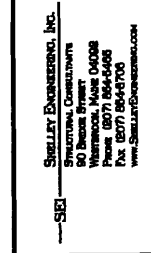
Drawn By: PJP
 Check By: TJB
 Date: DECEMBER 7, 2007
 Scale: AS NOTED
 Job No.: 2007-147

Not For Construction
 For Construction
 Check: []
 Date: 1/18/10
 Description: FOR PERMIT

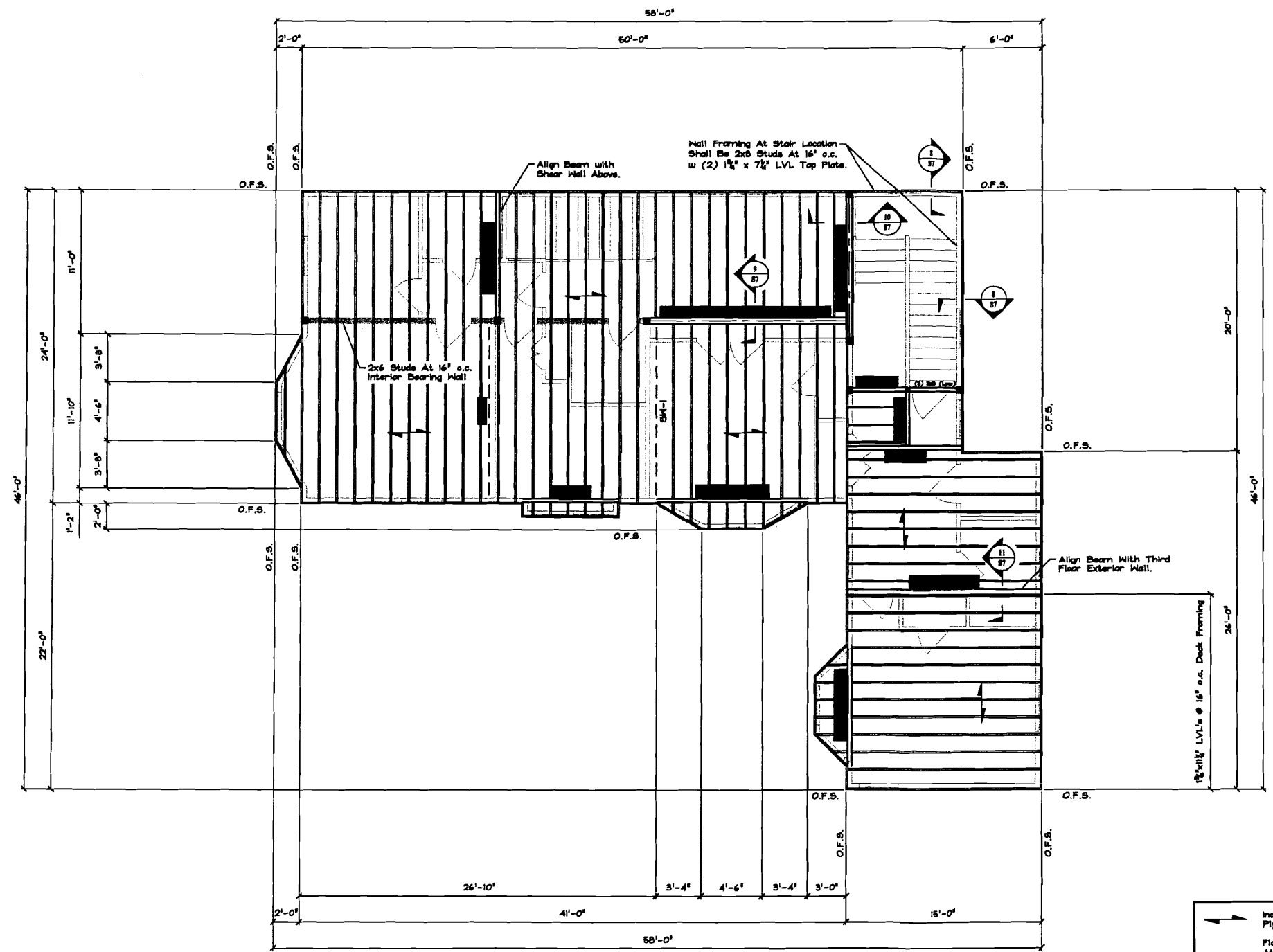
SHEET TITLE:
**END FLOOR
 FRAMING
 PLAN**
 S3 OF 8
 CADD 2007-147

SHILEY ENGINEERING, INC.
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PORTLAND
HAGGE RESIDENCE
 MAINE



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HEADER SCHEDULE			
SPAN	HEADER	JACK STUDS	KING STUDS
Up To 5'-0"	(5) 2x10	(1) 2x6	(1) 2x6
From 5'-0" To 7'-0"	(5) 2x12	(2) 2x6	(1) 2x6
From 7'-0" To 10'-0"	5 1/2" x 9 1/2" LVL	(2) 2x6	(2) 2x6

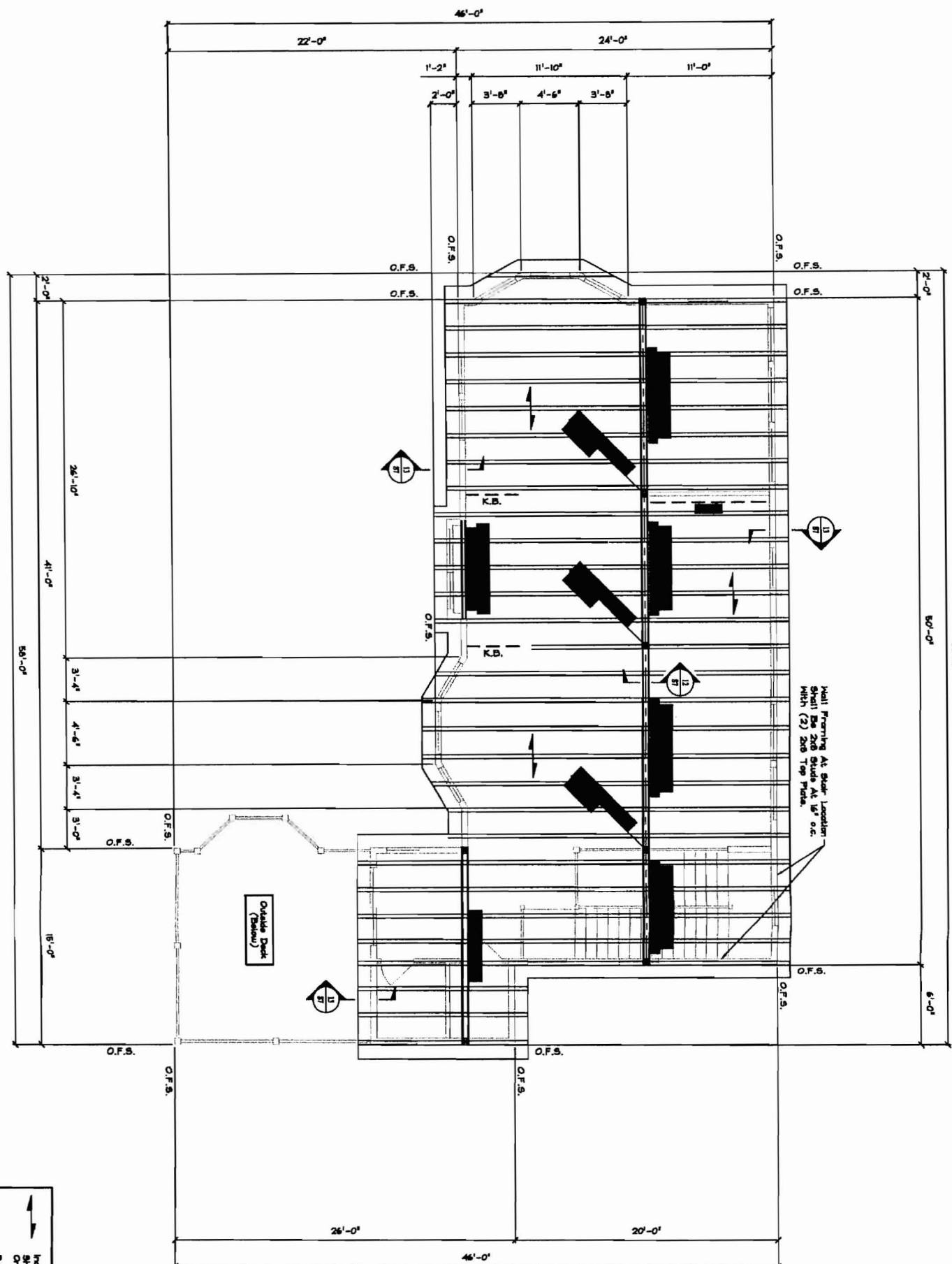
Indicates Direction Of Span Of 1/2" T&G Plywood Roof Sheathing
 Floor Framing Shall Be 2x12 Wood Joists At 16" o.c. (Unless Noted Otherwise)
 O.F.S. = Outside Face Of Stud
 2nd Floor Exterior Walls Shall Be (2) 2x6 Stude At 16" o.c. Or 2x6 Stude At 16" o.c. With (2) 2x Top Plate.
 O.F.S. = Outside Face Of Stud
 SH-? Indicates Location Of Interior Walls To Be Sheathed With 1/2" Plywood.

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

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This Drawing Is Intended For: <input checked="" type="checkbox"/> New For Construction <input type="checkbox"/> For Construction Comment: DATE: 11-28-07 DRAWN BY: PJP CHECKED BY: TCS DATE: DECEMBER 7, 2007 SCALE: AS NOTED JOB NO.: 2007-147	
HAGGE RESIDENCE PORTLAND MAINE	
SEI STANLEY ENGINEERING, INC. Structural Consultants 90 Bruce Street Warrumoc, Maine 04986 Phone: 603-885-8700 Fax: 603-885-8700 www.StanleyEngineering.com	
SHEET TITLE: 3RD FLOOR FRAMING PLAN S4 OF 8 CADD 2007-147	

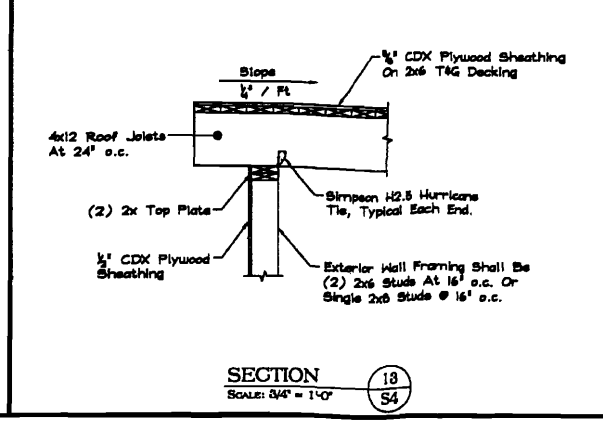
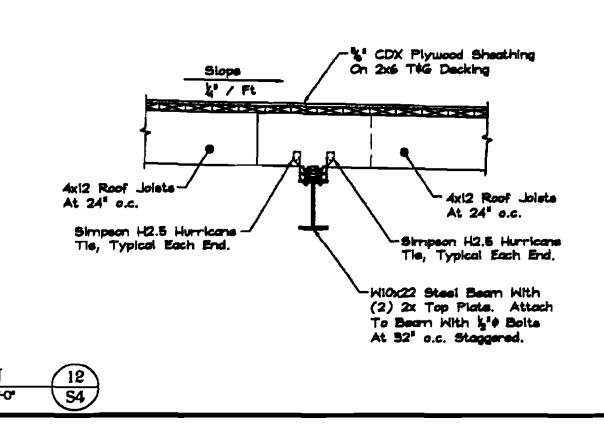
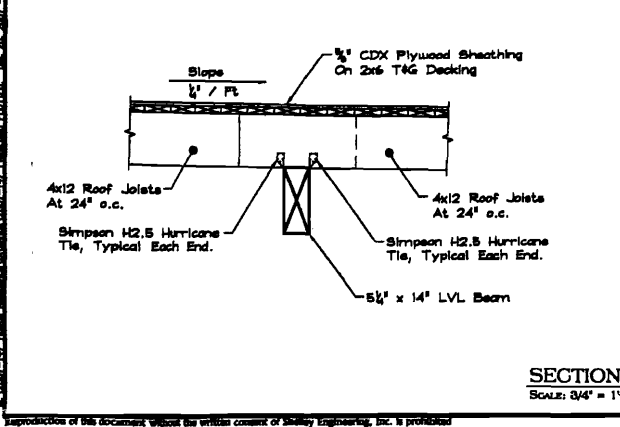
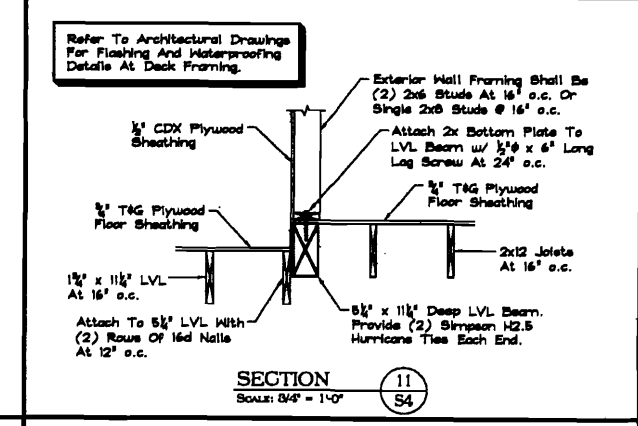
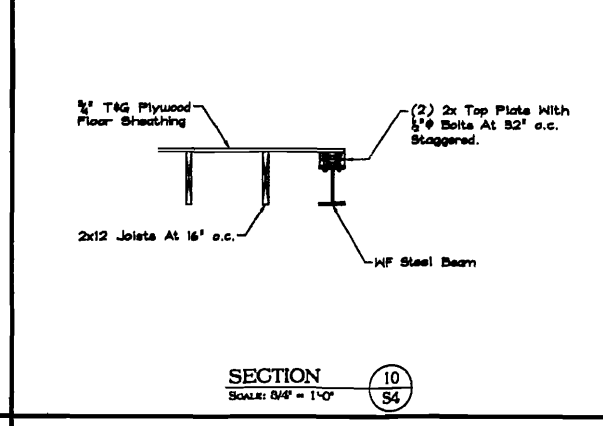
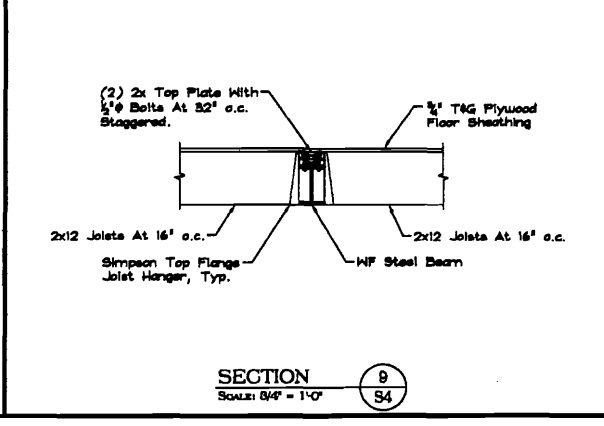
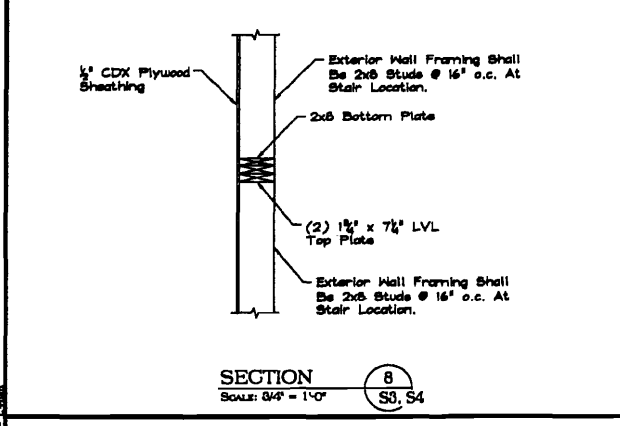
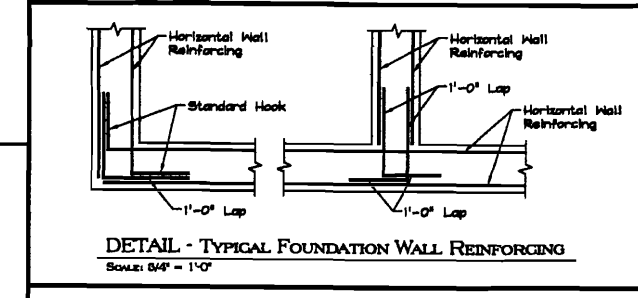
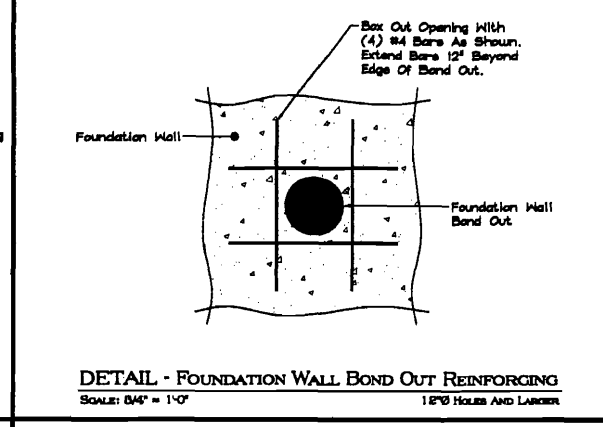
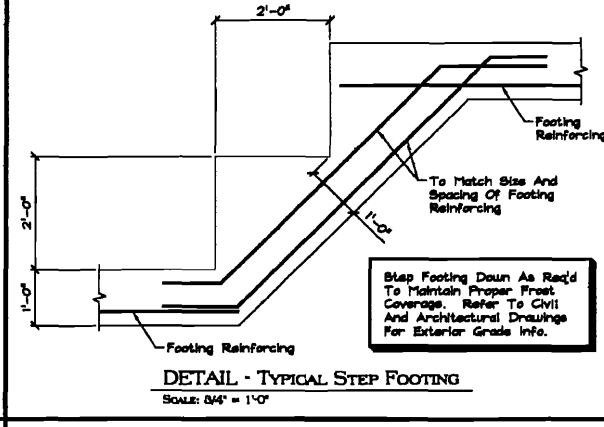
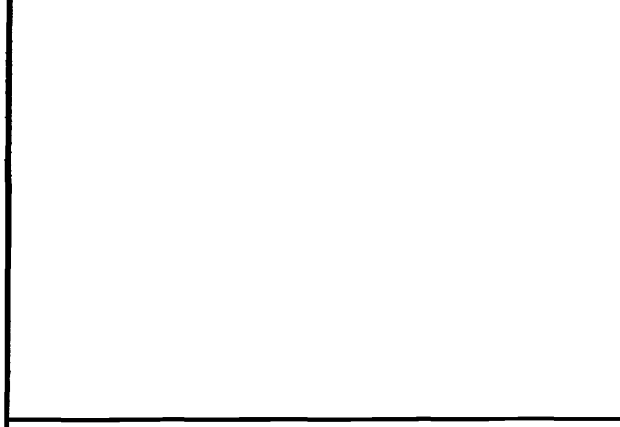
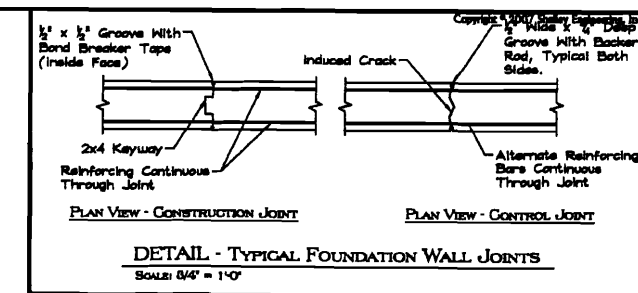
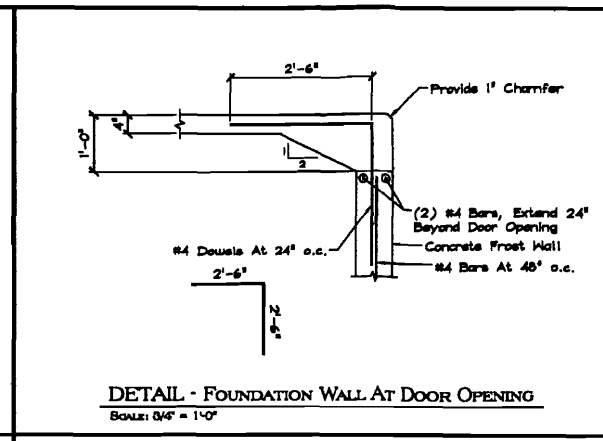
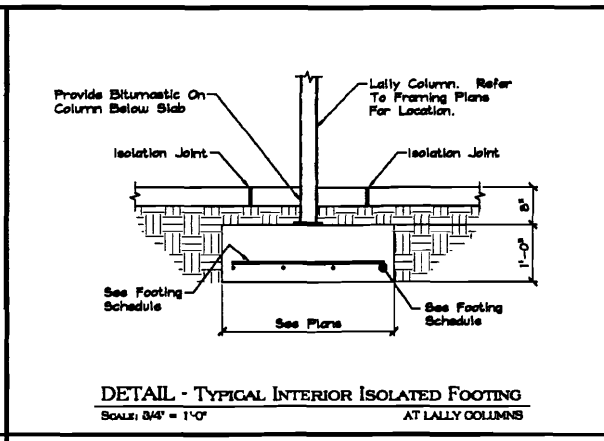
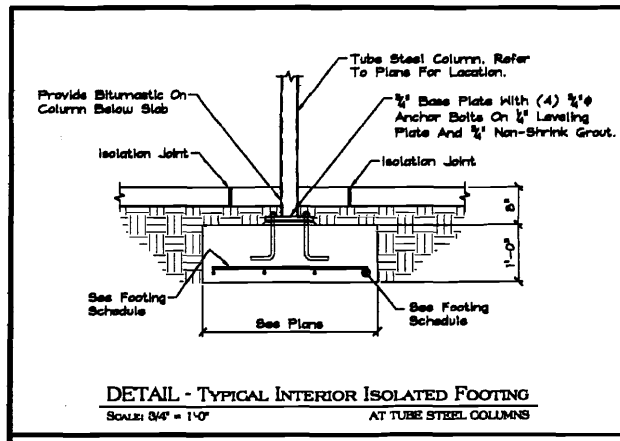
HEADER SCHEDULE			
SPAN	HEADER	JACK STUDS	KING STUDS
Up To 8'-0"	(3) 2x10	(1) 2x6	(1) 2x6
From 8'-0" To 7'-0"	(3) 2x12	(2) 2x6	(1) 2x6
From 7'-0" To 10'-0"	4" x 4" LVL	(2) 2x6	(2) 2x6



ROOF FRAMING PLAN
Scale 1/8" = 1'-0"

Indicates Direction Of Span Of 2x6 Top Decking
Shall Be Decking With 3/4" CDX Plywood Sheathing
Oriented "X" To Decking.
Roof Framing Shall Be 4x12 Wood Joists
At 24" o.c. (Unless Noted Otherwise)
O.F.S. = Outside Face Of Studs
2nd Floor Exterior Walls Shall Be (2) 2x6
With 4" x 2" Top Plates.
Refer To Architectural Drawings For Zone
Dimensions And Details.

	SHELLEY ENGINEERING, INC. STRUCTURAL CONSULTANTS 50 BROAD STREET WESTBROOK, MAINE 04092 PHONE: (603) 864-6405 FAX: (603) 864-6705 www.shelleyengineering.com	HAGGE RESIDENCE PORTLAND MAINE		DRN BY: PHF ORDN BY: TGS DATE: DECEMBER 7, 2007 SCALE: AS NOTED JOB NO.: 8007-147	This Drawing Is Issued: <input checked="" type="checkbox"/> Not For Construction <input type="checkbox"/> For Construction Change Revision <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12-21-07</td> <td>FOR PERMIT</td> </tr> </tbody> </table>	#	DATE	DESCRIPTION	1	12-21-07	FOR PERMIT
		#	DATE	DESCRIPTION							
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SHEET TITLE: ROOF FRAMING PLAN 55 OF 8 CAD: 2007-147											



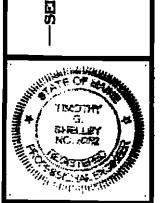
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<input type="checkbox"/> For Revision	<input type="checkbox"/> For Revision
DATE	DESCRIPTION
1/18/21/07	FOR PERMIT

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

MAINE
PORTLAND

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SHEET TITLE:
SECTIONS AND DETAILS
S7 OF 8
CADD 2007-147

16-10001-147 Issues Building Department 10/20/07 - 147

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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, REGLETS, 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, GUTS 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.

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, Ce = 0.7
 FLAT ROOF SNOW LOAD = 42 PSF
- ROOF DEAD LOAD = 15 PSF
- FLOOR LOADS:
 DEAD LOAD = 10 PSF
 LIVE LOAD = 40 PSF

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER: No. 2 SPRUCE PINE FIR OR BETTER.
 Fb = 760 PSI Fv = 70 PSI
 Ec = 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 D4 NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE:
 D4 NAILS @ 6" o.c. ALONG PANEL EDGES
 D4 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.

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 SOILS, 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.

CONCRETE NOTES:

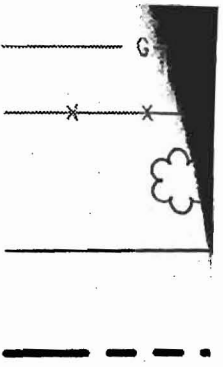
- ALL CONCRETE WORK SHALL CONFORM TO ACI-318-LATEST EDITION.
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, MAXIMUM SIZE AGGREGATE SHALL BE 3/4".
- CONCRETE TO REMAIN EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- REINFORCING BARS SHALL CONFORM TO ASTM A618 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 = 1"
- 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.

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" ASTM A325 HIGH STRENGTH BOLTS.
- WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 - 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.

<input type="checkbox"/> New For Construction <input type="checkbox"/> For Construction	
DATE: 12-21-07	DESCRIPTION: FOR PERMIT
JOB NO.: 2007-147	SCALE: AS NOTED
HAGE RESIDENCE	
PORTLAND	
MAINE	
SHELBLY ENGINEERING, INC. 60 Bureau Rd. Westbrook, Maine 04092 Phone: (207) 864-6488 Fax: (207) 864-6708 www.shelbyengineering.com	
SHEET TITLE:	
NOTES	
S8 OF 8	
CADD 2007-147	

PORTLAND, MAINE ZONING APPLICATION



9. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:

GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04

10. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.

11. BUILDING SUMMARY: PROPOSED 4,549 S.F.

12. **ZONING DATA**
R-6 RESIDENTIAL (SEE SECTION 14-139(2))
PER SECTION 14-139(2) THE PROPOSED SITE IS A LOT OF RECORD PRIOR TO 01/01/05 AS RECORDED AT THE C.C.R.D. 11/05/1995 BOOK 12198, PAGE 262.

SPACE AND BULK REGULATIONS	REQUIRED	ACTUAL
MINIMUM LOT AREA	NONE	5,512 S.F.
MINIMUM LOT WIDTH	NONE	72.88'
MINIMUM PRINCIPAL STRUCTURE HEIGHT	2 STORIES	3 STORIES
MAXIMUM PRINCIPAL STRUCTURE HEIGHT	45'	44'
MINIMUM STRUCTURE SETBACKS		
FRONT YARD	<10'	3'
EAST SIDE YARD	15'	15.99'
WEST SIDE YARD	NONE	9'

ABUTTING HEIGHT CALCULATIONS;

ABUTTING HOUSE HEIGHT	30'	30
ABUTTING HOUSE SIDE YARD	14.2'	44
PROPOSED BUILDING HEIGHT	44'	74'-5"
PROPOSED SIDE YARD	9'	14.8' min
COMBINED BUILDING HEIGHT	74'	
MINIMUM SEPARATION (COMBINED HEIGHT / 5)	14.8'	23.2' between Bldgs

REAR YARD

ABUTTING HEIGHT CALCULATIONS;

ABUTTING HOUSE HEIGHT	29'	29
ABUTTING HOUSE SIDE YARD	15.3'	44
PROPOSED BUILDING HEIGHT	44'	73
PROPOSED SIDE YARD	12' → ?	
COMBINED BUILDING HEIGHT	73'	
MINIMUM SEPARATION (COMBINED HEIGHT / 5)	14.6'	27.3'

14-139(2)F - OPEN SPACES REQUIREMENT

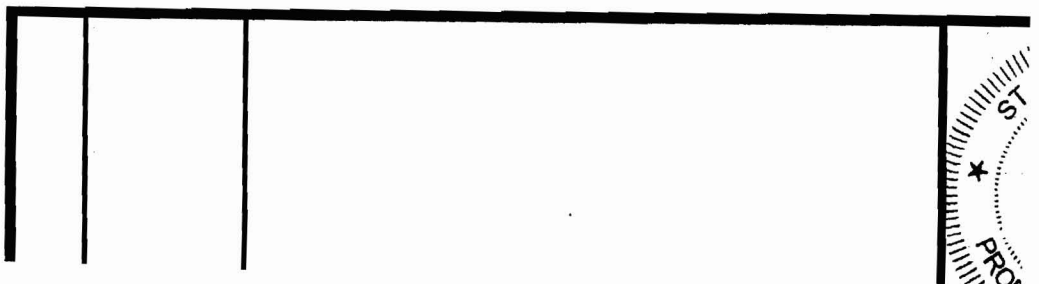
-DESIGNATED OPEN SPACE 24'X24' OR 576 SF OR 10.44% OF LOT.

-1 EXTERIOR DECK 15'X15' OR 225 SF.

14-139(2)H - MINIMUM LAND AREA PER DWELLING ~725 SF. ACTUAL PROVIDED IS 2,756 SF PER DWELLING UNIT.

OFF STREET PARKING (SECTION 14-1401)

PARKING STALL DIMENSION	9'x18'	9'x18'
# OF SPACES	2	2



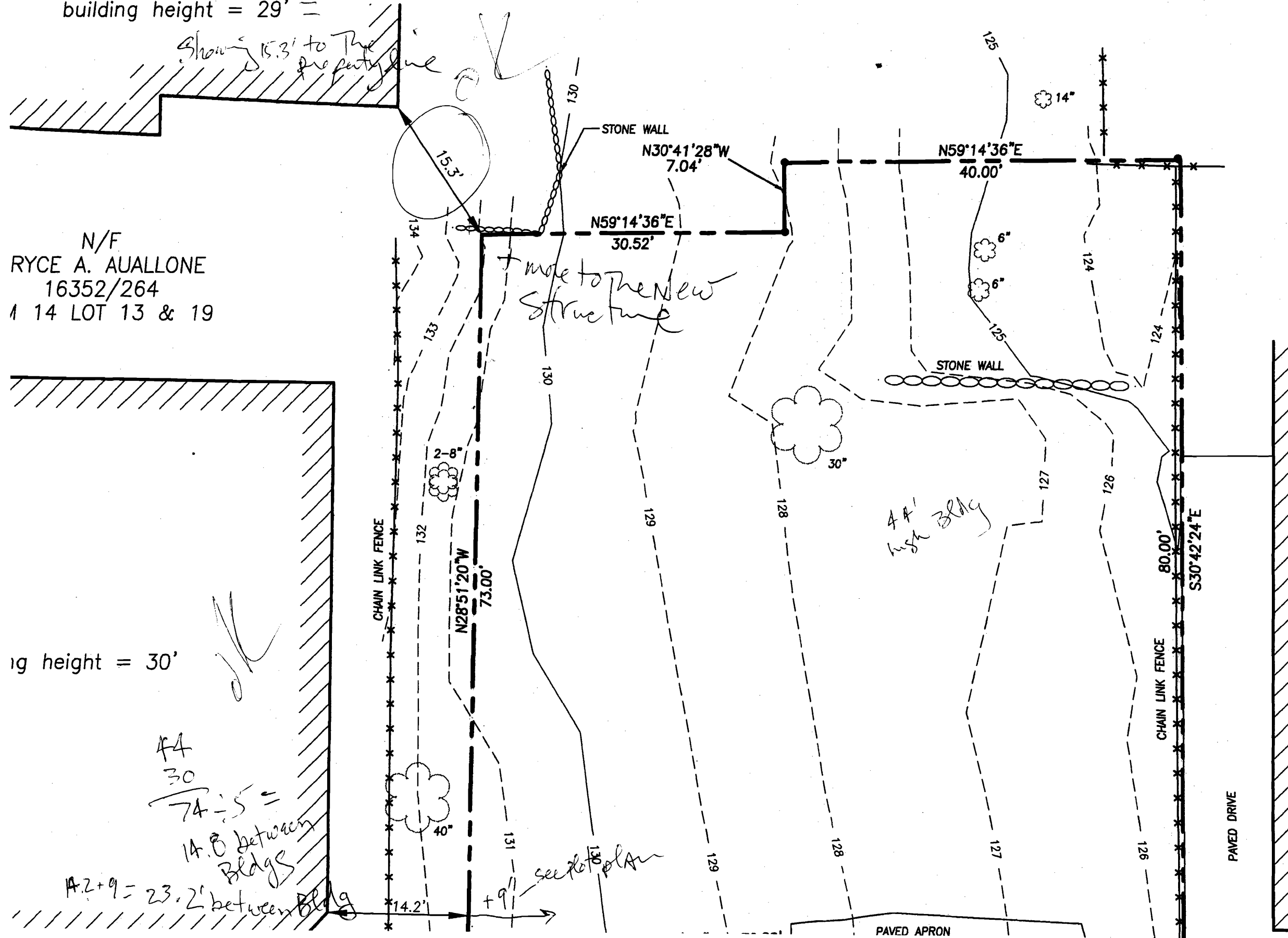
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER.

ST
PROF

N/F
 ERICK & CHRISTINE PEDERSON
 16698/259
 TM 14 LOT 11

$$\frac{44}{29} \div 5 = 14.6'$$

building height = 29'



N/F
 RYCE A. AUALLONE
 16352/264
 1 14 LOT 13 & 19

ing height = 30'

$$\frac{44}{30} \div 5 = 14.8'$$

14.8' between Bldgs
 $14.2 + 9 = 23.2'$ between Bldg

N/F
 RAYMOND & KAREN ST. PIERF
 19561/279
 TM 14 LOT 16

building height = 27'

$$\frac{44}{27} \div 5 = 14.2'$$

between bldg
 showing a 15.99' to just property line
 OK