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GENERAL STRUCTURAL SPECIFICATIONS

**#7 and #11 TURNER STREET
PORTLAND, MAINE
December 29, 2005**

GENERAL REQUIREMENTS

1. Work and materials shall conform to the 2003 International Building Code, State of Maine Building Codes, and other applicable codes and standards and shall meet the requirements of local authorities having jurisdiction.
2. See project drawings, specifications and other construction documents prepared by Barba + Wheelock Architects for additional requirements.
3. Number 11 Turner St. is shown on the attached structural plans and details. Structural requirements at Number 7 Turner Street are "opposite hand" and similar to those shown.
4. Reference to "Engineer" within these specifications refers to Price Structural Engineers, Inc.
5. Prior to fabricating or installing new materials, notify the Engineer if existing conditions differ from those indicated on attached plans and details.
6. Coordinate work schedule, daily hours of construction, location of material storage, access to utilities, security measures and final cleanup requirements with owner prior to construction.
7. Notify Barba + Wheelock Architects after rough carpentry has been completed (prior to applying wall finishes) so that site visit can be arranged by the engineer (if requested by owner).
8. See attached page labeled "Abbreviations" for description of abbreviations used on sketches.

9. Structural drawings and specifications do not include provisions for site-work, ventilation, plumbing, water-tightness of building, **NFPA** fire code requirements, Americans with Disabilities Act (**ADA**) requirements, guard-rails, lighting, egress requirements, flashing, finishes, hazardous waste, or other architectural and environmental features. Coordinate these requirements with others as necessary.
10. The following list of drawings and sketches form a part of this specification:
- | | |
|---------------------|--|
| Plans: | Foundation, 1 st Floor, 2 nd Floor, 3 rd Floor and Roof |
| Framing Details: | S1- S28 |
| Foundation Details: | F1 – F7 |
11. The structural design is based on the full interaction **of** all its connected parts. No provisions have been made for any temporary conditions that may arise during construction prior to the completion of the structure. The Contractor shall be responsible for adequate design and construction of **all** forms, shoring and temporary bracing during the progress of the project.
12. **All** work, including demolition, shall be performed by experienced workman and coordinated with adequate supervision by the contractor's project supervisor.
13. Alternate details may be used only if such details are submitted in writing to the Structural Engineer for review and written acceptance is granted prior to construction. However, the Structural Engineer shall be the sole judge of acceptability and the Contractor's Bid shall anticipate the use of those specific details shown on the Drawings.
14. The Contractor shall be completely responsible for the safety of adjacent structures, property, and the public. The Contractor **shall** comply with **all** federal, state and local safety requirements.
15. Do not scale from Drawings.
16. All materials shall be new except those labeled "**EXIST.**"(existing).
17. Work not indicated on **a** part of the Drawings but reasonably implied to be similar to that shown at corresponding places shall be included.
18. These structural documents shall be used for this project only and not for any other purpose. The Contractor shall not modify these documents **or** make changes in construction from the intent **of** these documents without written approval from the engineer. Use of part but not all of these documents is not permitted.
19. The Contractor is required to examine the Drawings and Specifications carefully, visit the site and fully inform themselves as to **all** existing conditions and limitations, prior to submitting their Bid. Failure to visit the site and familiarize

themselves with the existing conditions, interferences and other limitations **will** in no way relieve the successful Bidder from furnishing any materials or performing any work in accordance with Drawings and specifications (at no additional cost to the Owner).

20. Details indicating existing conditions are based on assumptions, some of which have not yet been field verified. It is critical that the contractor verify actual existing conditions prior to purchasing or fabricating new materials and notify the engineer immediately if actual conditions differ **from** those indicated on the structural details.
21. Remove and legally dispose of demolished materials.
22. Contractor shall take **all** necessary precautions to ensure that existing building components are not damaged during construction. All damaged areas shall be completely restored to the full satisfaction of the Owner at no additional cost to the Owner.
23. Stored materials shall be kept under cover and *dry*. Protect from weather and contact with damp or wet surfaces. Stack materials in such a manner that prevents warping or crushing.
24. Pre-manufactured materials shall be installed in accordance with manufacturer's requirements and recommendations.
25. Except where slope is specified, new materials shall be installed plumb, level, and square.
26. Substitutions for specified pre-manufactured materials may be made but only after specific written approval has been provided by the owner's engineer prior to installation.
27. Contractor shall not fabricate materials until interferences have been identified and resolved.
28. At areas where existing structural components are uncovered and found to be inadequate, the contractor shall either properly reinforce the components **or** contact the Engineer (PSE) for the structural design of the modifications.

DMSION 2 - FOUNDATIONS

Section 02200 - Foundations and Backfill

1. Foundation excavations shall extend to undisturbed soil capable of providing sound, stable bearing below footings. Engineer assumes no responsibility for subsurface soil conditions. Owner is advised to obtain the services of a qualified geotechnical engineer.
2. No footings shall be placed in water **or** on frozen ground.
3. All anchor bolts in concrete shall be galvanized.
4. When excavating for new footings at existing concrete slabs on grade, contractor shall take the necessary precautions to avoid disturbing existing utilities which may exist below grade.
5. Foundations shall be carried down a minimum of **4'-6"** below grade to prevent frost heave, and shall be configured per Structural Drawings to resist uplifting during freeze thaw cycles.
6. Contractor will inspect and certify excavation bottoms, footing bearings, and structural backfill for conformance with Specifications and applicable codes.
7. Structural fill adjacent to foundations shall be a coarse granular material consisting of hard, durable, angular material conforming to the following gradation (MDOT **703.06** – Type **B** Aggregate):

<u>Sieve Size</u>	<u>% Passing by Weight</u>
4 in.	100
½ in.	35-75
¼ in.	25-60
No. 40	0-25
No. 200	0-5

8. Structural backfill shall be placed to **95%** of maximum density compaction as determined by **ASTM D 1557**. Lifts shall be no greater than **6 in.** each and compacted with a vibratory compactor at each lift.

DIVISION 3 - CONCRETE

Section 03300 - Cast-in-Place Concrete

1. All concrete work shall conform to the most recent edition of the American Concrete Institute (ACI) "Specifications for Structural Concrete for Buildings" (ACI 301) and "Building Code Requirements for Reinforced Concrete" (ACI 318).
2. All concrete slabs shall have a minimum compressive strength of 4000 psi at 28 days, with water/cement ratio not exceeding **0.45**. Concrete shall be made with $\frac{3}{4}$ " stone aggregate; shall have 5-7% **air** entrainment; shall be made with Type I or Type II cement; and shall have a 3"-4" slump. Concrete for slabs shall contain polypropylene fibers engineered for use in concrete complying with ASTM-C 116, Type III, $\frac{1}{2}$ " to 1 $\frac{1}{2}$ " long, 1.5 pounds per cubic yd.
3. Other concrete shall be as specified above in Note **2**, except that the minimum compressive strength may be reduced to 3000 psi at 28 days, and polypropylene fibers may be omitted.
4. No foundations shall be placed in water or on frozen ground.
5. **All** embedments in concrete, including anchor bolts, shall be firmly secured by tie wire to prevent movement during concrete placement.
6. All concrete materials, reinforcement and forms shall be free from frost or debris.
7. Concrete shall be maintained above 50 degrees F, and in moist condition for at least the first seven days after placement.
8. Consolidate all concrete with a vibrator or other means recommended by ACI **301**.
9. All concrete reinforcing bars shall conform to ASTM A615, Grade 60.
10. Reinforcing bars may not be welded except where designated in writing by the Structural Engineer.
11. Vapor barrier below slabs on grade shall be "Vaporshield" by J-Pro.
12. Apply curing compound to slab surface in accordance with manufacturer's guidelines.

DIVISION 6 - WOOD

Section 06000 - Rough Carpentry (General)

1. Lumber shall bear the grade and trademark of the association under whose rules it is produced and a mark of mill identification. Except for heavy timbers and pressure treated wood, lumber shall be kiln-dried to a moisture content not exceeding **19%**.
2. Except as noted below or designated otherwise, lumber used for beams, rafters, joists, plates, columns or posts shall be No. 2 grade or better Spruce, Pine, Fir (SPF) and surfaced four sides. Wall studs shall be "stud" grade **SPF**.
3. Pressure Treated (**PT**) lumber shall be Southern Yellow Pine, Number 2 grade and surfaced four sides.
4. Lumber and wood in exterior applications, at sills, at porches and in contact with concrete and masonry shall be pressure treated using **CCA** preservative with a minimum net retention of 0.40 pcf. Connect wood posts to concrete with Simpson Post Base Connector.
5. All fasteners (including nails, lag screws, and bolts) for pressure treated lumber shall be hot-dip galvanized. If ACQ preservative is used, fasteners shall either be stainless-steel or be clearly specified as having a **G-185** galvanized coating and joists/beam hangers shall have additional galvanizing suitable for ACQ treatment.
6. Holes for bolts shall be drilled to a diameter that is **1/16"** larger than the nominal diameter of the bolt.
7. Holes for the unthreaded portion of lag screws shall be drilled to a diameter that is the same as the nominal diameter of the lag screw shank. A pilot hole for the threaded portion of the lag screw shall be drilled and shall have a diameter that is half the nominal diameter of the lag screw shank.
8. Cut ends of pressure treated (**PT**) lumber and timber posts and sills shall be dipped in a preservative treatment for a minimum of fifteen minutes.
9. Fabricate horizontal and inclined members, units of less than 1:1 slope, with natural convex bow (crown) up to provide camber.
10. Carpentry work shall comply with AFPA's "National Design Specification for Wood Construction," 1997 Edition. Wood components shall be securely attached with sound connections and without splitting. **As** a minimum, wood fasteners shall conform to BOCA 1999, Table 2305.2, "Fastening Schedule" unless otherwise noted.

11. Reference to "Simpson" on Drawings indicates metal connectors manufactured by **Simpson Strong-Tie**.
12. Where joists (or rafters) are framed to the sides of beams, the gap between the ends of joists (or rafters) and the beam to which they are connected shall not exceed 1/16 inch.
13. At locations where portions of wood floor or roof deck are added or replaced, the finish floor elevation of the new wood deck shall match the adjacent existing wood floor elevation.
14. Plywood for new floors shall be 3/4" thick, **APA** rated sheathing with 48/24 span rating, tongue and groove. Use full size sheets as much as possible. Plywood for floors shall be installed with 12-gage screws (.216 " diameter) at 6" o.c. at supported edges and 12" o.c. elsewhere.
15. Floor sheathing shall be glued to top of supports with 3/8-inch diameter bead of "PL400 Subfloor Adhesive" manufactured by "OSI Sealants, Inc." or approved equal conforming to ASTM D3498 and APA AFG-01.
16. Floor framing around chase openings for mechanical ducts and stairs shall consist of the following (unless otherwise noted):
 - a) Double 2x10 joists each side of opening.
 - b) Members connected with Simpson HUS210-2TF double joist hangers.
17. Plywood for new roofs shall be 5/8" thick, **APA** rated sheathing with **48/24** span rating. Install "H clips where recommended by **APA**. Use full size sheets as much as possible and fasten with 8d nails at 6" o.c. at supported edges and 12" o.c. elsewhere.
18. Plywood end joints for floors and roof shall be staggered. Plywood surface grain shall be transverse to joist span.
19. Exterior wall sheathing shall be 7/16 thick, **APA** rated sheathing suitable for exterior use. Use full size sheets as much as possible. Wall sheathing shall be fastened with galvanized 8d common nails having 6" spacing at supported edges and 12" spacing elsewhere.
20. All sheathing shall conform to **APA** "Plywood Specification Grade Guide" and Product Standard PS-1. Plywood construction shall conform to **APA** Design/Construction Guide - Residential and Commercial, Form E30B for required applications.

21. Reference to “Versalam” or “BCIJoist” indicates products manufactured by Boise Cascade Company.
22. Double top plate at exterior walls shall be lapped a minimum of 4'-0” and be fastened together with not less than (2) rows of 16d nails spaced at 6” on center (total of 18 nails).
23. Spike together all framing members which are built up using two rows of 16d nails at 8” O.C. staggered.
24. Shims, if necessary, shall be centered below bearing points and shall be spaced at 16 inches on center (maximum). Shims shall be a minimum of three inches wide and extend the full width of the lumber being supported. Shims shall be fabricated from an approved solid hard wood including but not limited to oak, beach, hickory, Douglas fir or southern pine.
25. Expansion bolts shall be Rawl Bolt (manufactured by Rawl Company) or approved equal.
26. Dimensions labeled “VIF” shall be verified in field by the contractor prior to fabricating new components. **Any** discrepancies shall be brought immediately to the attention of the owner’s engineer.
27. Provide double top plate in **all** exterior walls and **all** interior bearing walls.
28. Posts at corners of exterior walls shall be **6x6** or (3) **2x6** minimum.
29. Provide full depth blocking at ends and interior supports of all joists and rafters where joists and rafters Game over supports.
30. Provide 1x3 diagonal bridging or full depth blocking for each 8 feet of span for **all** joists and rafters.
31. Additional wall studs shall be added in exterior walls such that at least one stud is located below the centerline of each truss bearing point. A minimum of 3 studs (nailed together) shall be centered below each truss girder bearing point and extend continuously down to foundation bearing.
32. APA rated OSB wall sheathing shall be placed at all exterior walls and also at interior walls where indicated.
33. Holes through framing members shall be drilled through middle third of lumber and shall not exceed 1 ½” diameter. Contact structural engineer if larger holes are required.
34. “AdvanTech sheathing (as manufactured by Huber Corporation”) may be used in place of stair, floor, roof and wall sheathing provided it is the same thickness

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

35. Pre-manufactured materials, including expansion bolts and Simpson hangers, shall be installed in strict accordance with the manufacturer's requirements and recommendations.
36. Substitution for the specified pre-manufactured materials may be made only after specific written approval has been provided by the engineer prior to the installation.
37. Lumber **2x12** stair stringers and **2x6** "sisters" shall be ~~Spruce/Pine/Fir~~ of Select Structural or Number 1 Grade. Check stringers in field to verify that the portion of the stringer which is un-notched for the stair treads is sound and contains only small, tight knots with minimal checking.
38. Contractor shall take all necessary precautions when cutting notches in stair stringers to prevent cutting more deeply into stringers than necessary. Over-cutting of stringers will be cause for rejection.
39. Install double floor joists directly below wall partitions that are parallel to joist span or full depth transverse blocking at **4** feet on center.

Section 06176 - Metal Plate Connected Roof Trusses

1. Design, fabrication, and erection of trusses shall comply with applicable standards of the Truss Plate Institute and the most recent edition of the BOCA National Building Code.
2. Trusses shall be designed by the truss fabricator's structural engineer, licensed in Maine. Stamped shop drawings and calculations shall be submitted to the Owner's engineer for approval prior to fabrication.
3. Trusses and truss girders shall provide for a continuous 10-footwide (minimum) open corridor without truss webbing for attic storage. Trusses and truss bottom chords shall be designed for a **30** psf attic storage live load at corridor locations. Provide $\frac{3}{4}$ " **T&G** MA-rated plywood (48/24 span rating) at corridor floor areas.
4. Trusses shall not be released from crane cables until truss top chord is straight, with bracing nailed in place, and truss is plumb.
5. Contractor shall sequence roof construction to avoid unbalanced construction loads on hip or valley or ridge members.
6. Minimum lumber size shall be **2x4** for trusses.
7. Provide additional temporary bracing (not shown on drawings) for trusses as recommended by Truss Plate Institute (TPI).
8. Trusses shall be anchored to top of walls with Simpson Hurricane Ties at each end.
9. Coordinate requirements for truss bracing with truss designer. Truss bracing shown is a minimum. Provide additional bracing as specified by truss designer at no additional expense to the owner. Bracing shall be installed during truss erection.
10. Wood roof trusses shall be designed for the following loads (loads shown do not include truss self-weight or weight of valley sets):
 - a. Uniform snow load distributed over a horizontal projection of the roof surface equal to **39** psf.
 - b. Unbalanced snow load equal to **59** psf distributed over a horizontal projection at one side of the ridge while snow load at the other side of the ridge equals zero psf.
 - c. Additional sliding and/or drifting snow load where applicable.
 - d. Other loads shown on drawings.

ABBREVIATION

AB	Anchor Bolts	TOF	Top of Footing Elevation
BO	By Others	TOW	Top of Wall Elevation
BS	Both Sides	T & B	Top and Bottom
BTWN	Between	TYP	Typical
CL	Centerline	UON	Unless otherwise noted
CLR	Clear Distance	VERT	Vertical
COL	Column	W/	With
CONC	Concrete	VIF	Verify in Field
CONT	Continuous	VLAM	Versalam
CIP	Cast-In-Place	@	At
DIA	Diameter	&	And
EB	Expansion Bolt		
EMBT	Embedment		
EA	Each		
EQ	Equal		
EXG	Existing		
FB	Flat Bar		
FDN	Foundation		
FF	Finish Floor		
FT	Feet		
FTG	Footing		
GA	Gauge		
GC	General Contractor		
GALV	Hot-Dip Galvanized		
HORIZ	Horizontal		
IN.	Inches		
MAX	Maximum		
MIN	Minimum		
MO	Masonry Opening		
NTS	Not To Scale		
N&W	Nut and Washer		
O.C.	On Center		
OPNG	Opening		
OH	Opposite Hand		
PL	Plate		
PT	Pressure Treated		
RO	Rough Opening		
REQ'D	Required		
SCH	Schedule		
SIM	Similar		
SPECS	Specifications		
SS	Stainless Steel		
SYP	Southern Yellow Pine		



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Project	Werner St.	Sheet	S6
Subject		of	
Date:	12/05	Job #	122-05
Designed by	DAP		

(1) FULL HGT
 KING STUD
 @ EA. SIDE

INFILL STUDS
 @ 16" oc

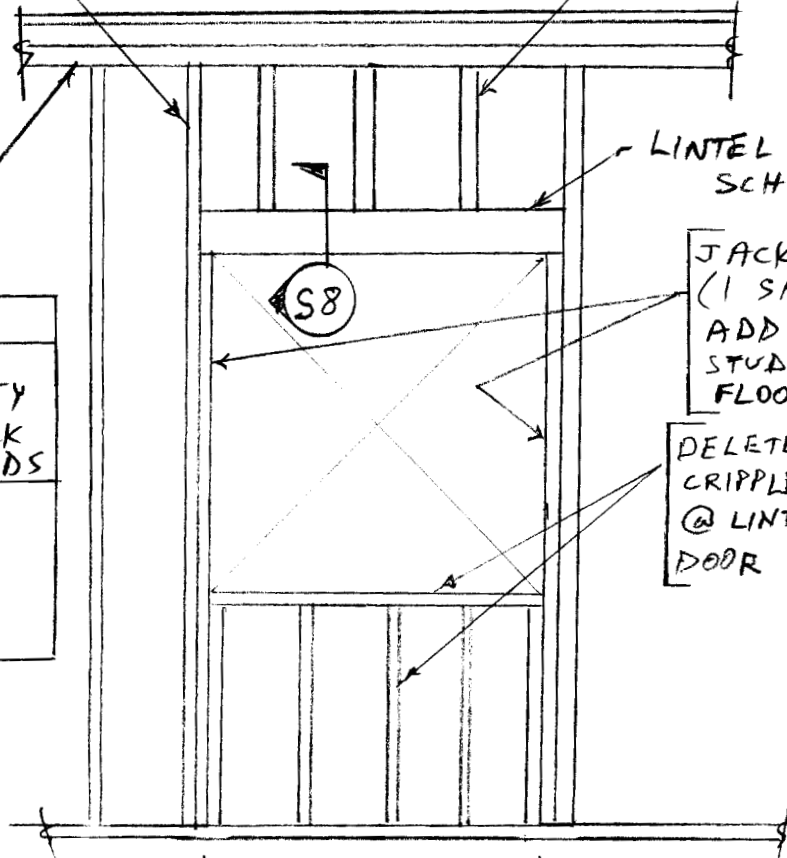
Double
 Top Plate

LINTEL (SEE
 SCHEDULE)

JACK STUDS
 (1 SHOWN, ADD
 ADDITIONAL JACK
 STUD @ GROUND
 FLOOR LINTEL)

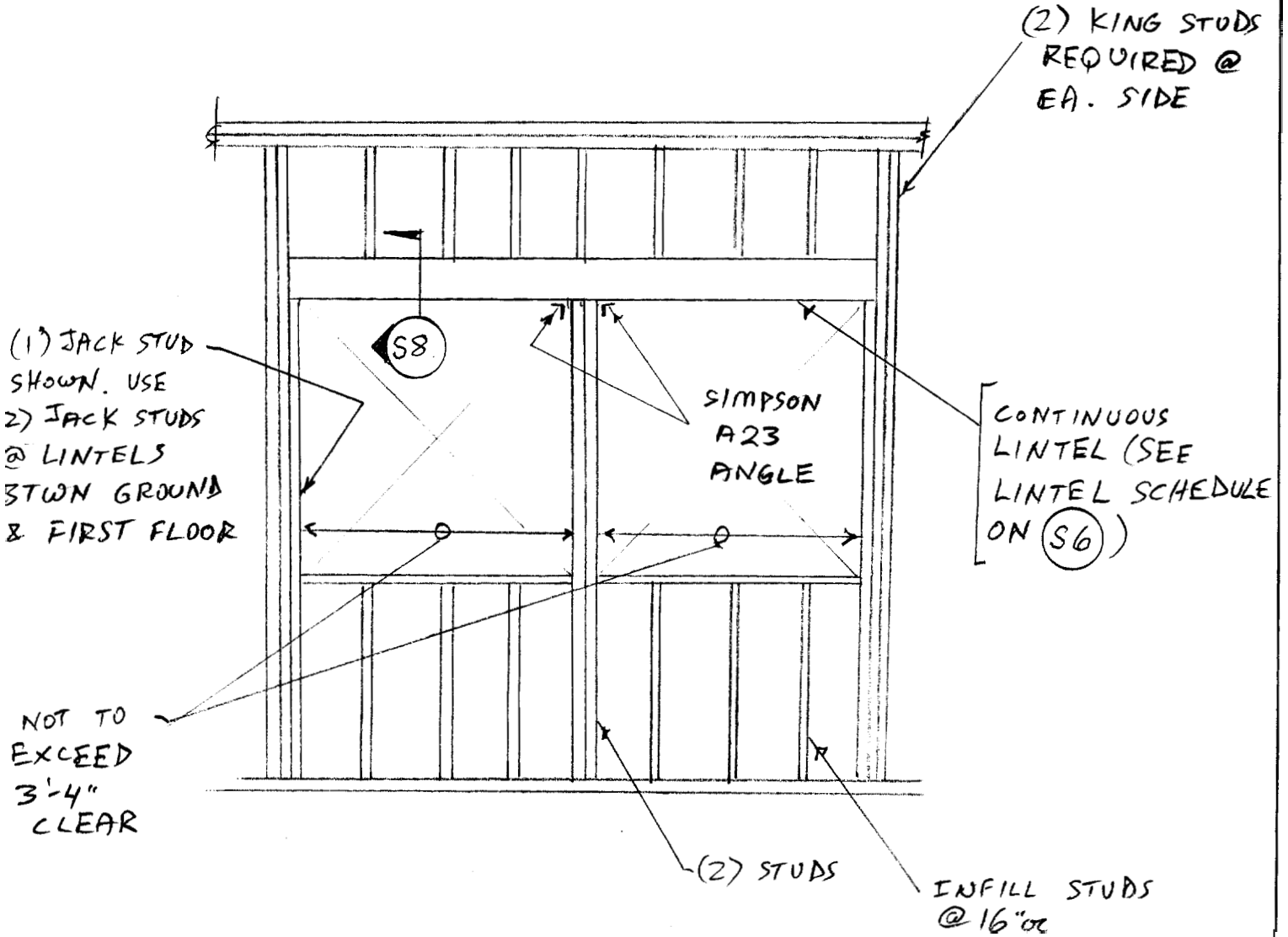
DELETE SILL &
 CRIPPLE STUDS
 @ LINTEL ABOVE
 DOOR

LINTEL SCHEDULE		
FLOOR LEVEL LOCATION	SIZE OF LINTEL	QTY JACK STUDS
3rd to Roof	(3) 2x8	1
2nd to 3rd	(2) 2x8	1
Ground to 2nd	(2) 2x10	2

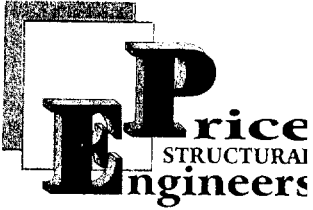


ROUGH OPNG
 SHALL NOT
 EXCEED 3'-4"

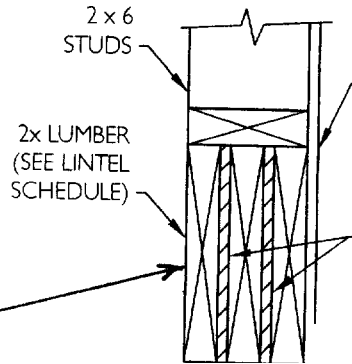
(S6) TYP. LINTEL DETAIL @ SINGLE DOOR/WINDOW
 1/2" = 1'-0"



(S7) TYP. LINTEL DETAIL @ DOUBLE WINDOWS
 $\frac{1}{2}'' = 1'-0''$

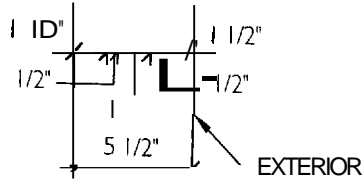


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(3) 2x8 SHOWN

3rd FLOOR @ ROOF.
 LINTELS BTWN
 GROUND FLOOR &



&

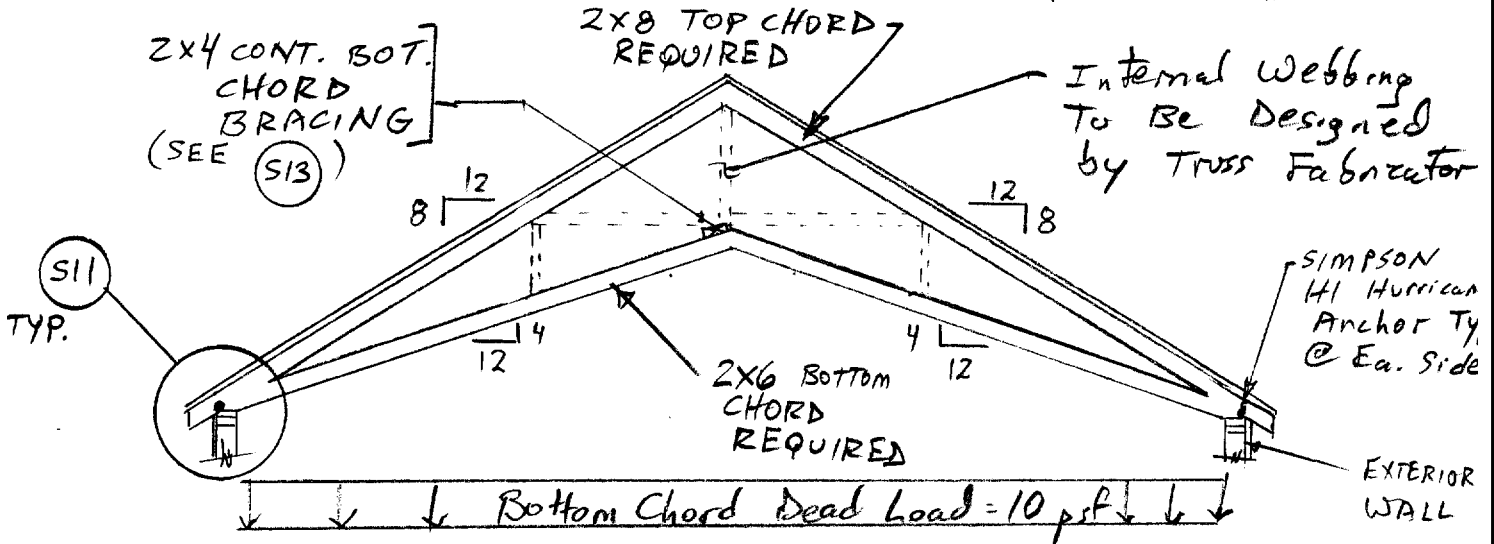
(2) 2x10 PER
 LINTEL SCHEDULE

S8 SECTION
 NTS

UNBALANCED SNOW = 59 psf

UNIFORM SNOW = 39 psf

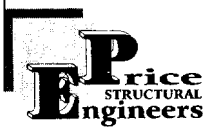
TOP CHORD DEAD LOAD = 15 psf



Notes:

1. Truss self weight shall be added to loads shown
2. Unbalanced snow may occur on either side of truss.
3. See "General Structural Specifications" for additional notes pertaining to trusses.
4. See Architectural Drawings for truss profile requirements.

S9 SECTION
NTS



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Project	Turner St	Sheet	1
Subject:		of	S10
Date	12/05	Job #	122-05
Designed by:	DAP	Checked by	

SIMPSON HGA10
 ANCHOR @ 6'-0"
 ON CENTER

(4) SIMPSON
 SDS 1/4 x 1 1/2"
 NAILS

(4) SIMPSON
 SDS 1/4 x 3" NAILS

7/16" OSB @ SECTION
 LABELED "SIM"

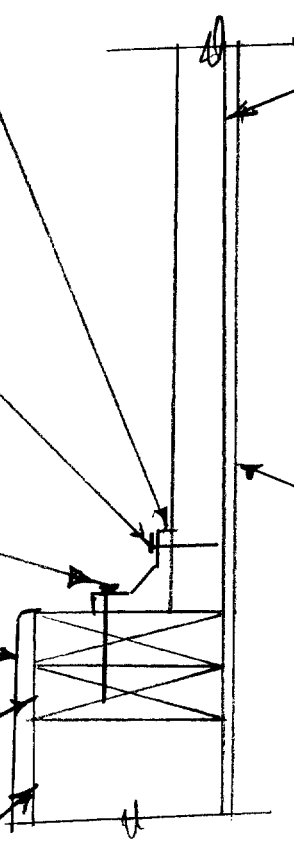
CONT. DOUBLE
 TOP PLATE

2x6
 STUDS @
 16" oc

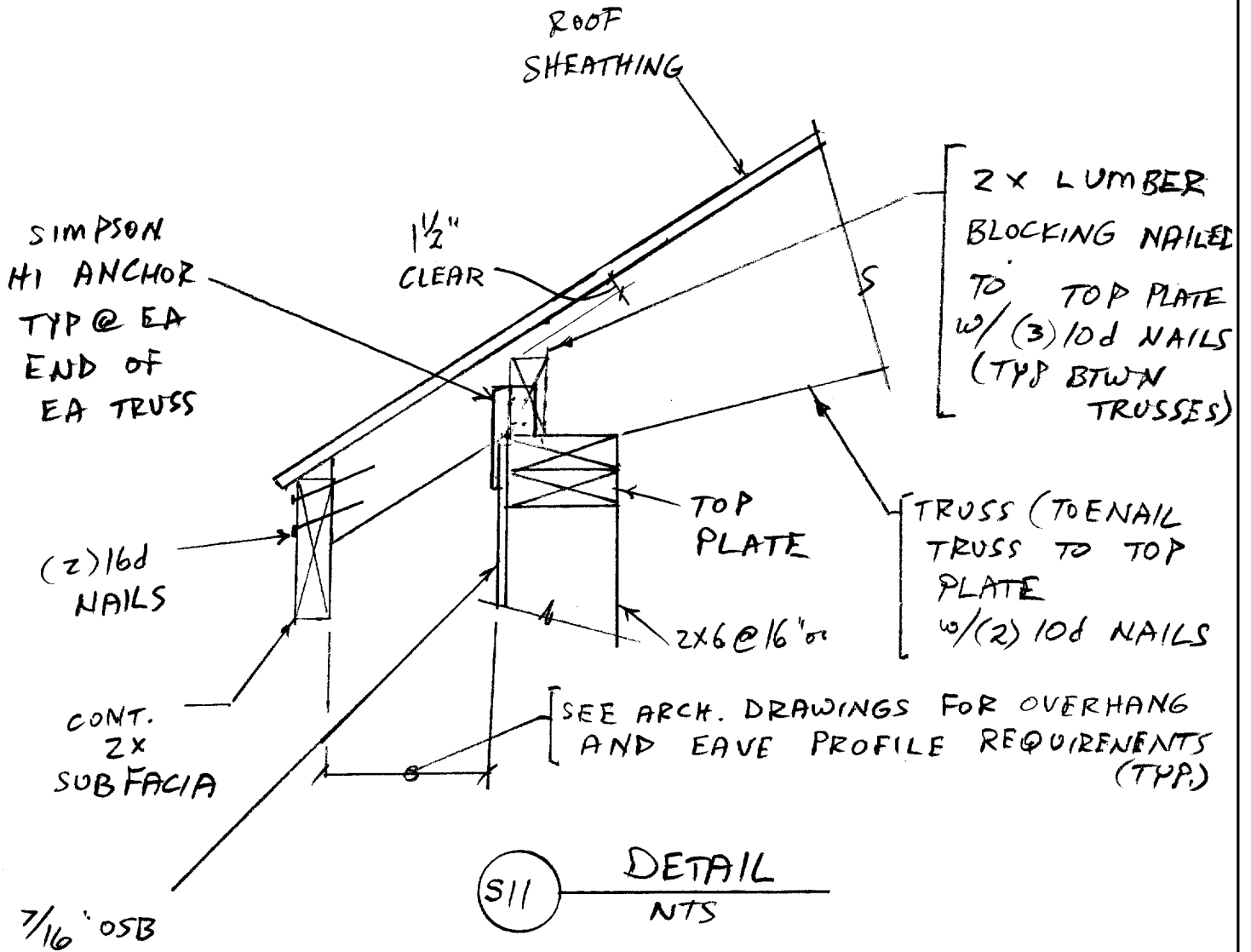
GABLE TRUSS SHALL BE
 DESIGNED FOR
 25 PSF WIND
 LOAD

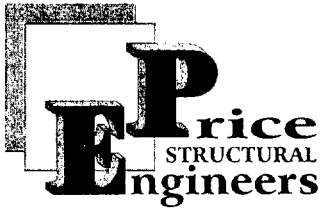
7/16" OSB SHEATHING

S10 SECTION

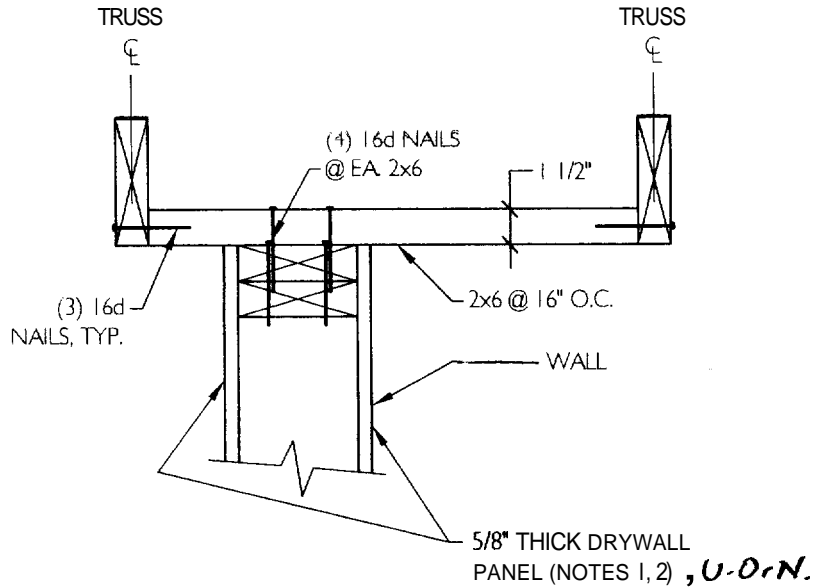


Project:	Turner St	Sheet:	511
Subject:		of	
Date:	12/05	Job#:	122-05
Designed by:	DAP	Checked by:	





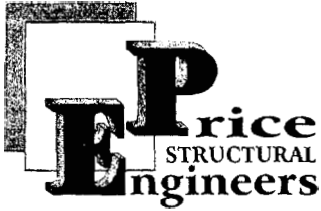
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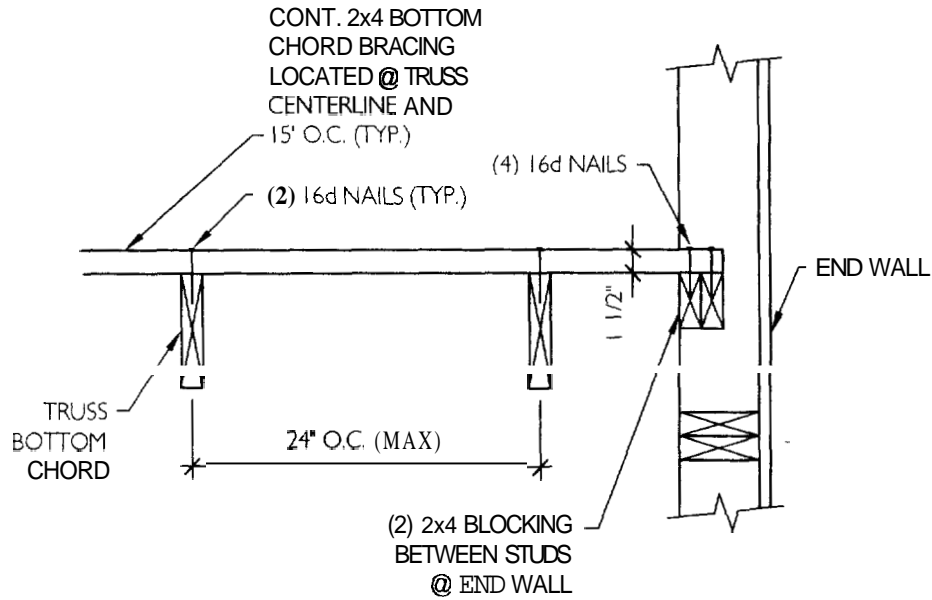
NOTES

1. All edges of Drywall panels shall bear on lumber framing. Add 2x6 blocking between studs as necessary at panel edges.
2. Fasten all panel edges to lumber w/ #6 x 1 5/8" screws at 4" o.c. and 7" o.c. at other supports.

S12 SECTION (TYP. @ ALL 3RD FLOOR WALLS)
 NTS



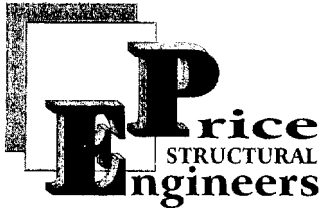
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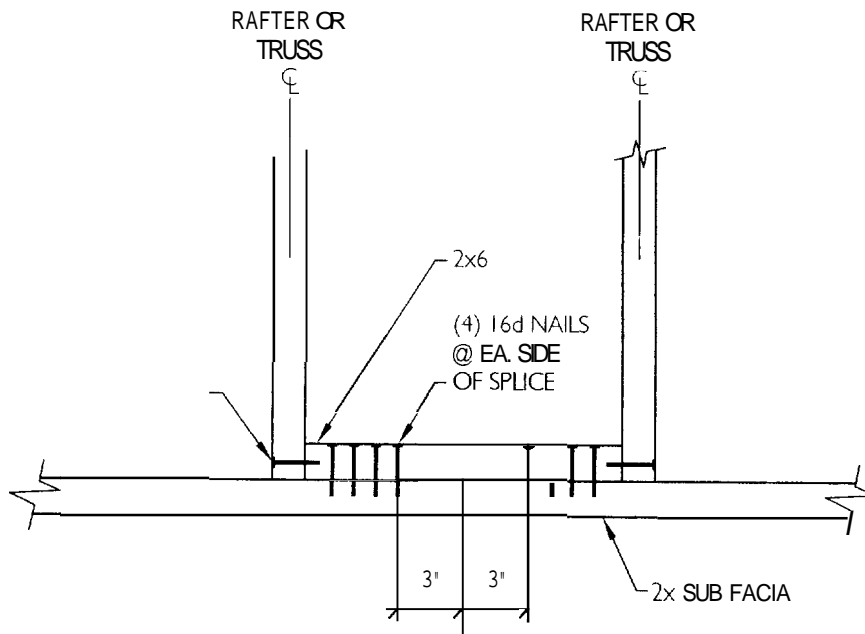
NOTE Lap splices @ 2x4 bottom chord braces shall extend over two trusses, minimum.

TYPICAL TRUSS BOTTOM CHORD BRACING

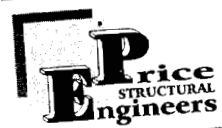
S13 NTS



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S14 PLAN
NTS

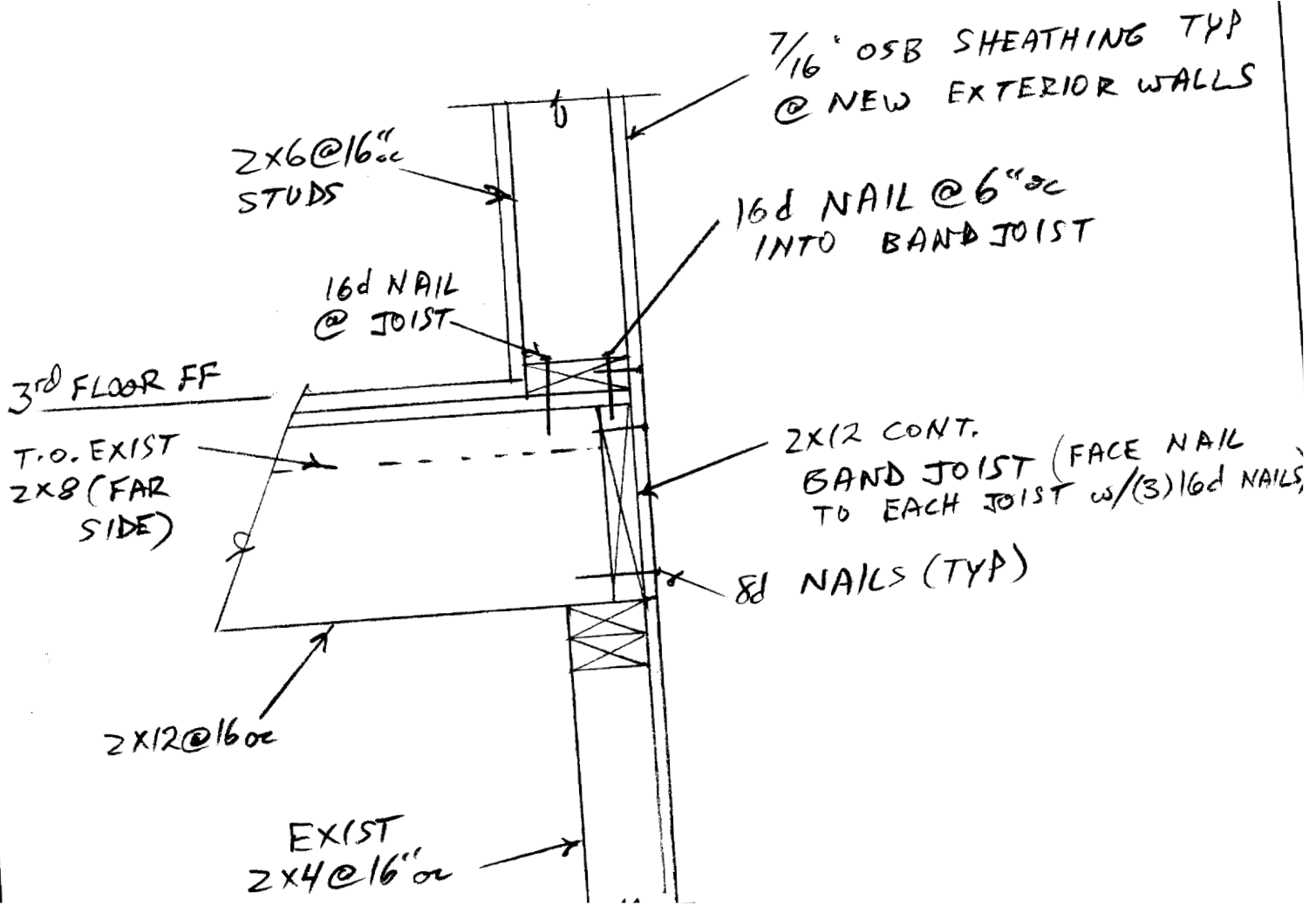


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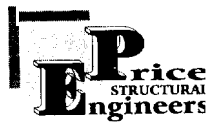
Project: Turner St
Subject:
Date: 12/05
Designed by: DAP

Sheet: of
Job #: 122-05
Checked by:

S15

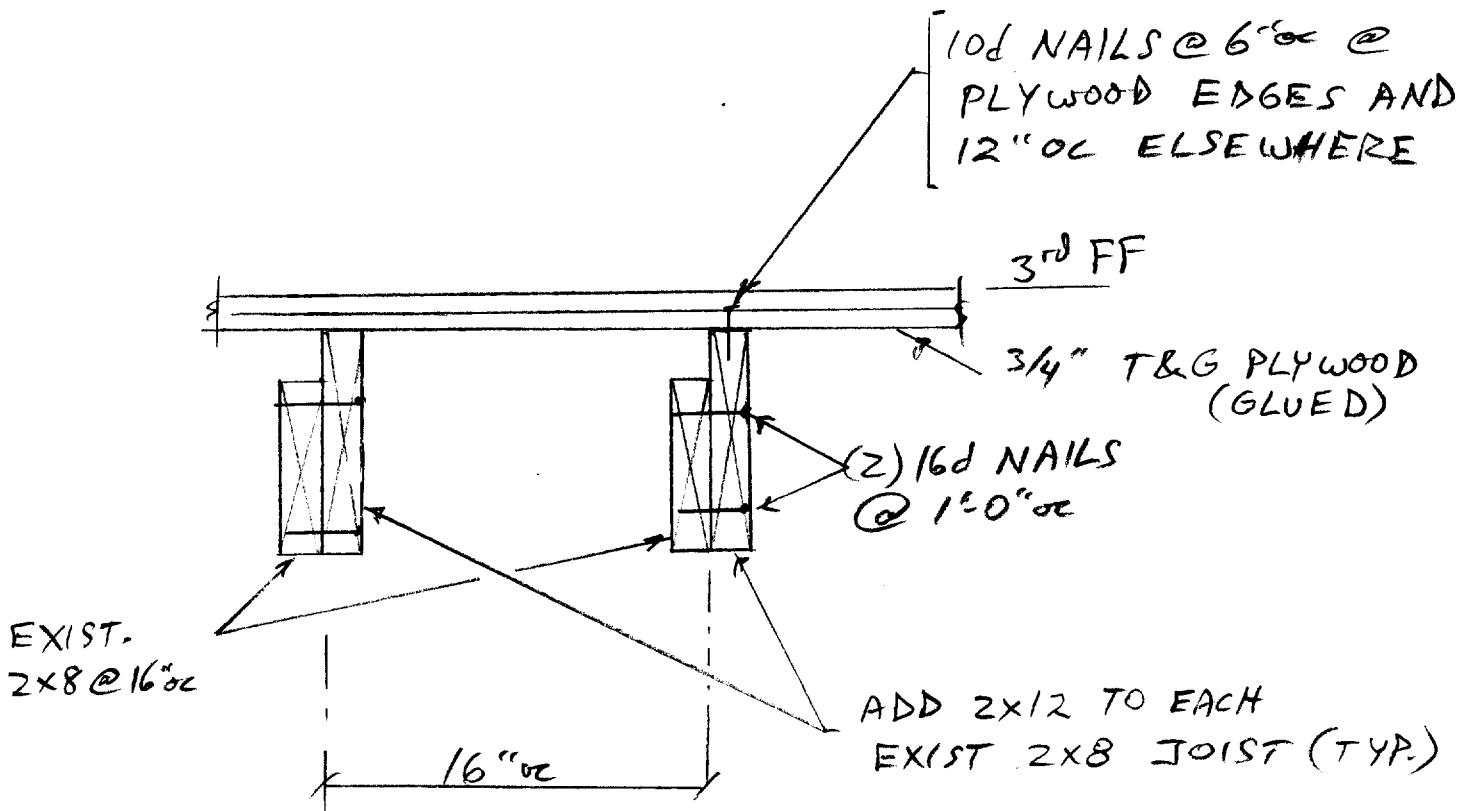


(S15) SECTION
1/2 = 1:0

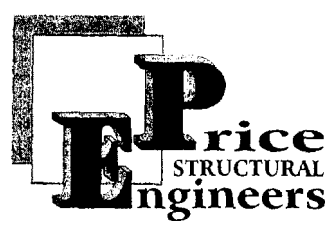


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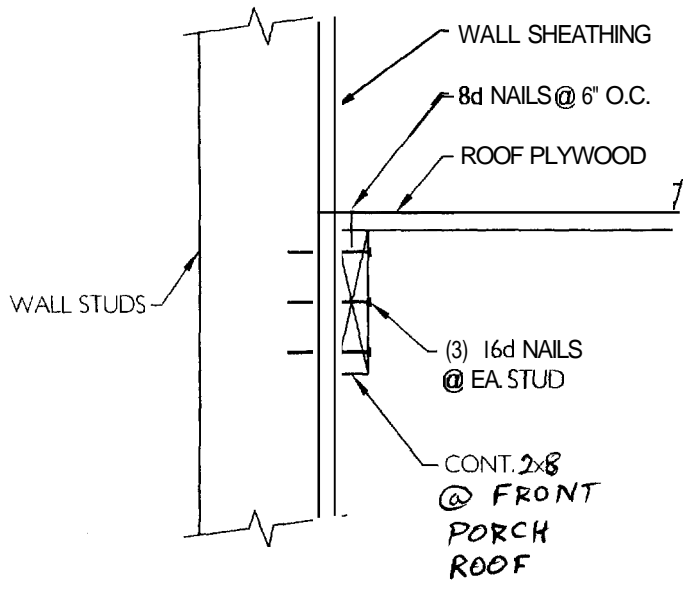
Project	Turn St.	Sheet	of	S16
Subject		Job #	122-05	
Date	12/05	Checked by		
Designed by	DAF			



(S16) SECTION TYP @ 3rd FLOOR
1 1/2 = 1'-0"

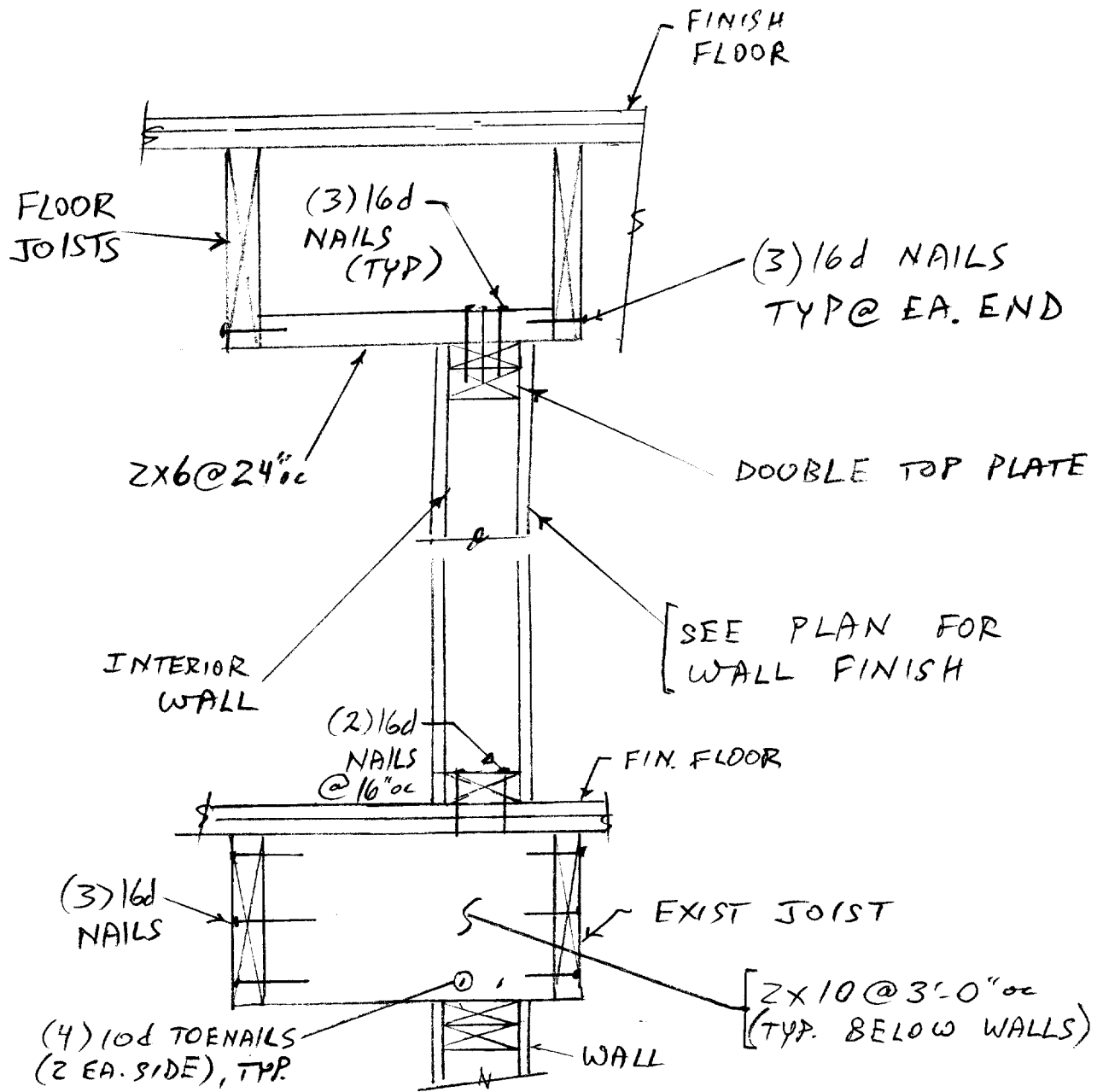


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Tel: 207-846-0099
Fax: 207-846-1633
E-Mail: PriceEngrs@aol.com

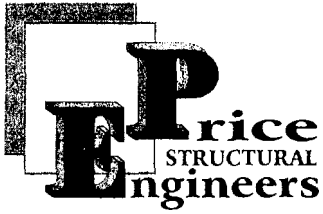


SECTION
S17
1 1/2" = 1'-0"

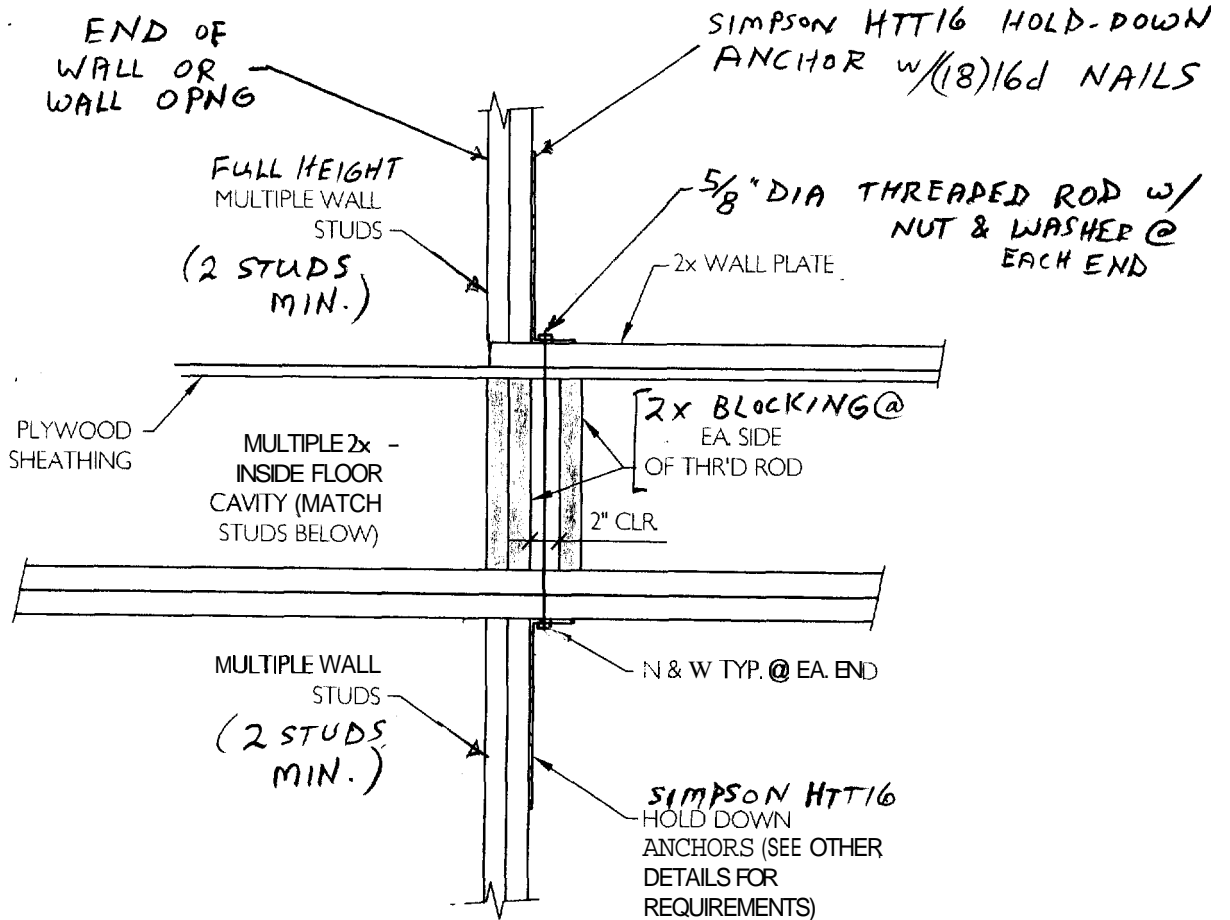
Project:	Turner St.	Sheet:	518 of
Subject:		Job #:	122-05
Date:	12/05	Checked by:	
Designed by:	DAP		



(S18) TYP. WALL TO FLOOR CONNECTION
NTS



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519 DETAIL
NTS

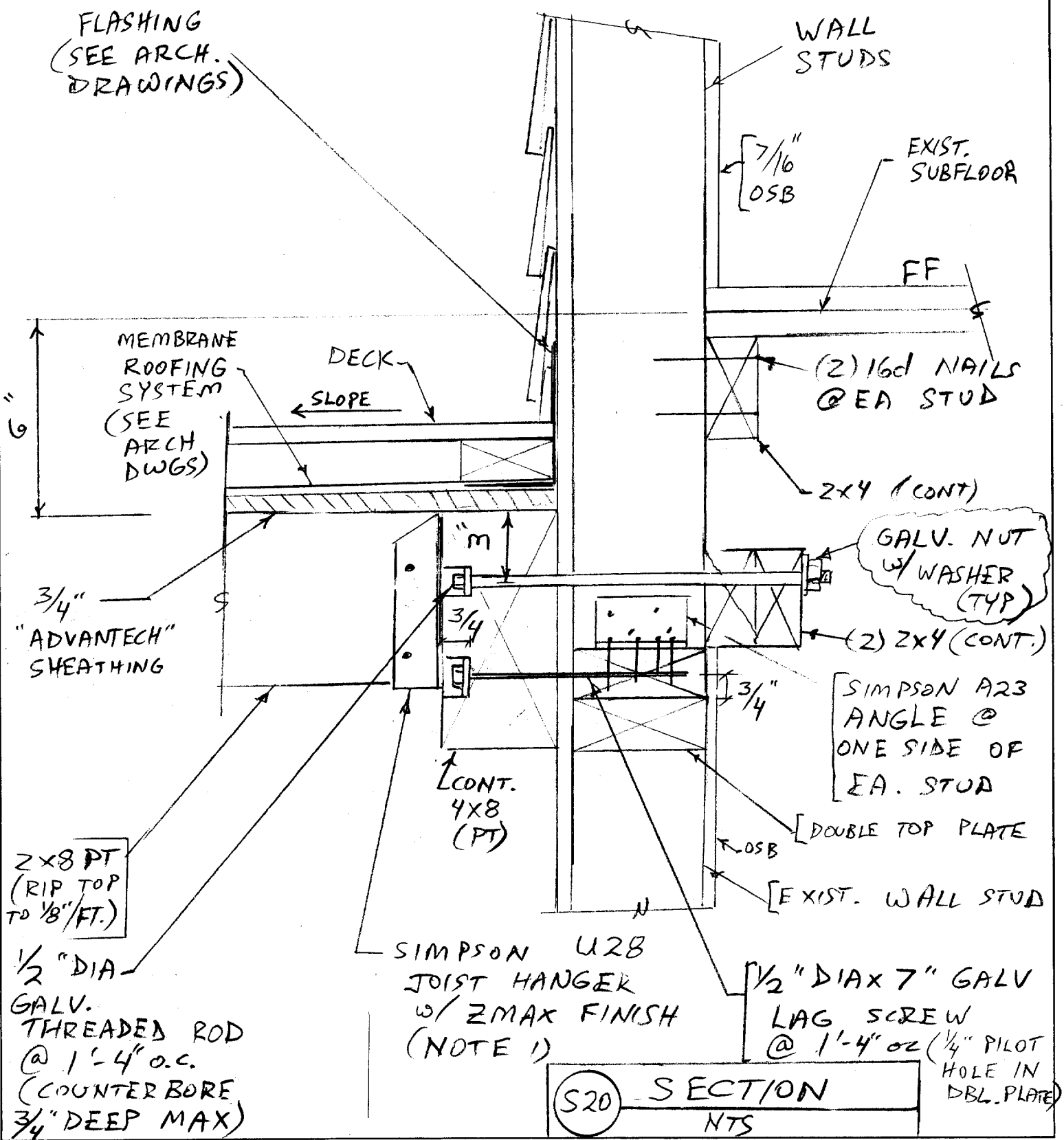


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Project:	Turner St.	Sheet:	S20
Subject:		of	
Date:	12/05	Job #:	122-05
Designed by:	DAP	Checked by:	

Contractor shall verify existing conditions prior to construction.

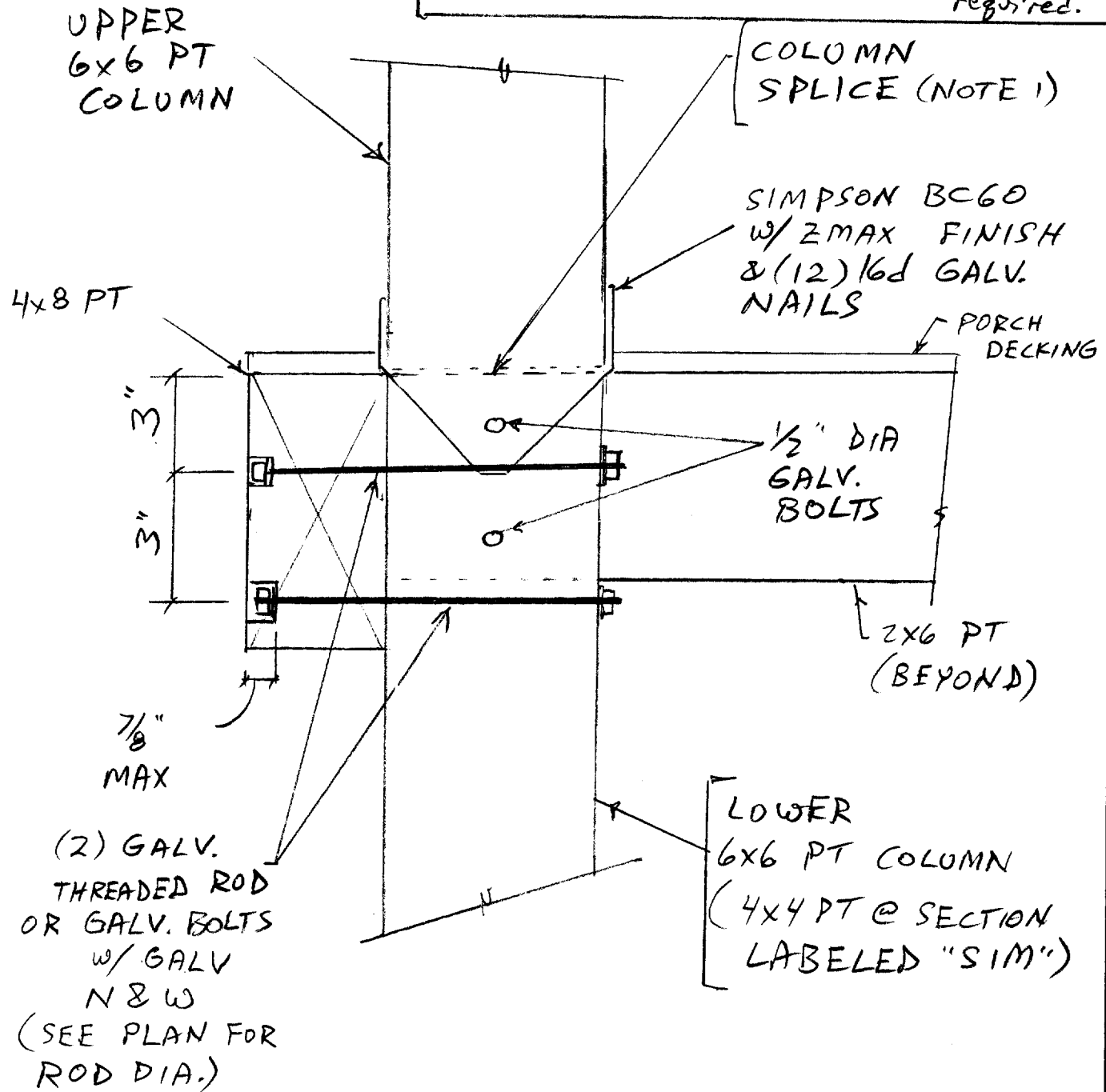
NOTES: 1. Fasten hanger w/ (6) 16d nails into 4x6 and (4) 10d x 1 1/2" nails into joist (all nails shall be galvanized).



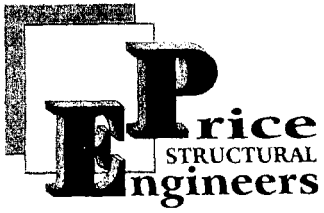
S20 SECTION NTS

Project: <u>Turner St.</u>	Sheet: <u>S21</u>
Subject:	of
Date: <u>12/05</u>	Job #: <u>122-05</u>
Designed by: <u>DAP</u>	Checked by:

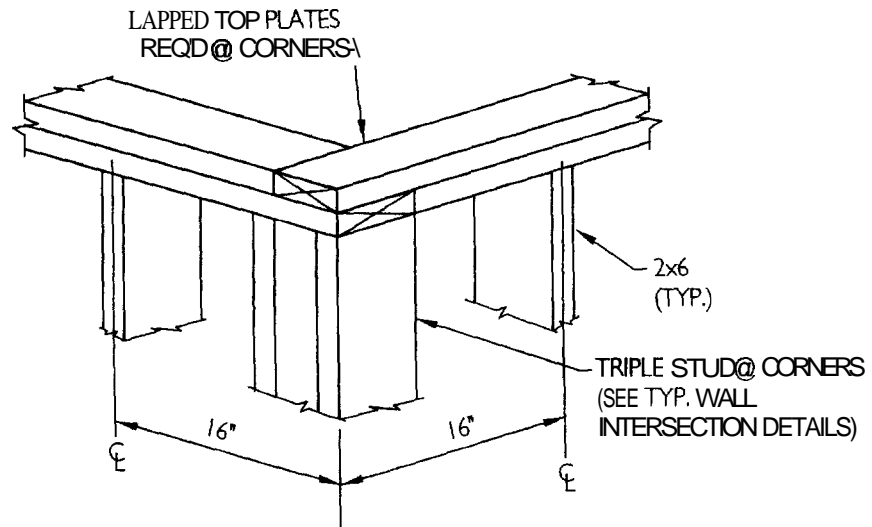
NOTES
1. If column is continuous without splice the omit Simpson BC60 connector. The 1/2" bolts are still required.



S21 SECTION
3" = 1'-0"

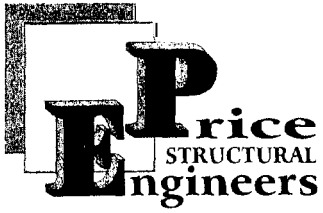


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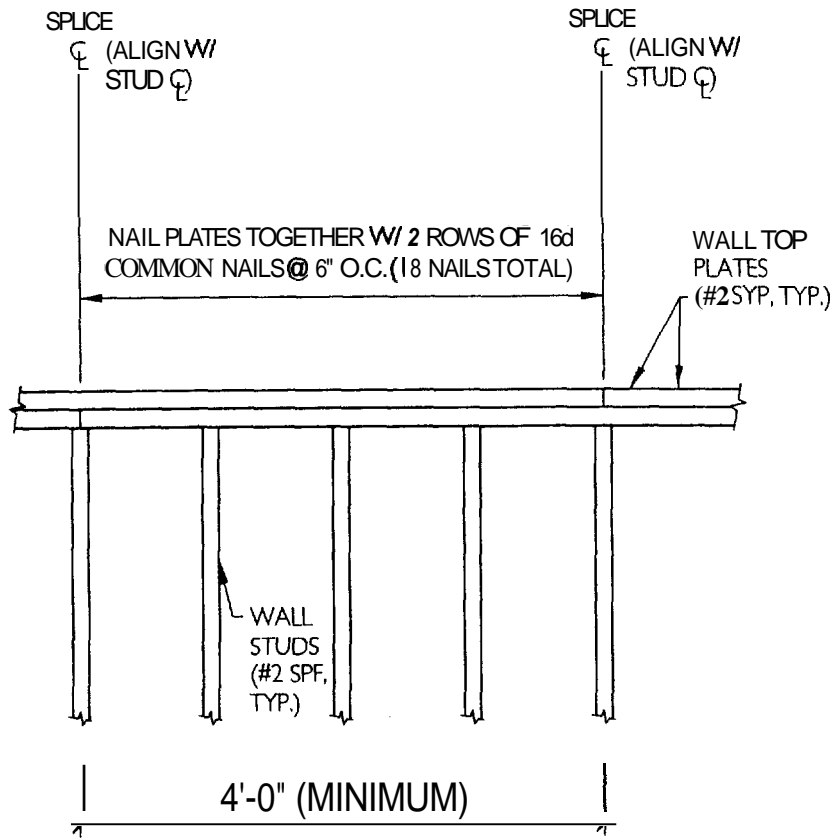


TYPICAL CORNER DETAIL
AT LOAD BEARING WALLS (NEW CONSTRUCTION)

S22
NTS

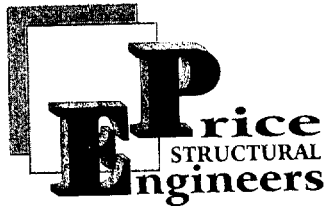


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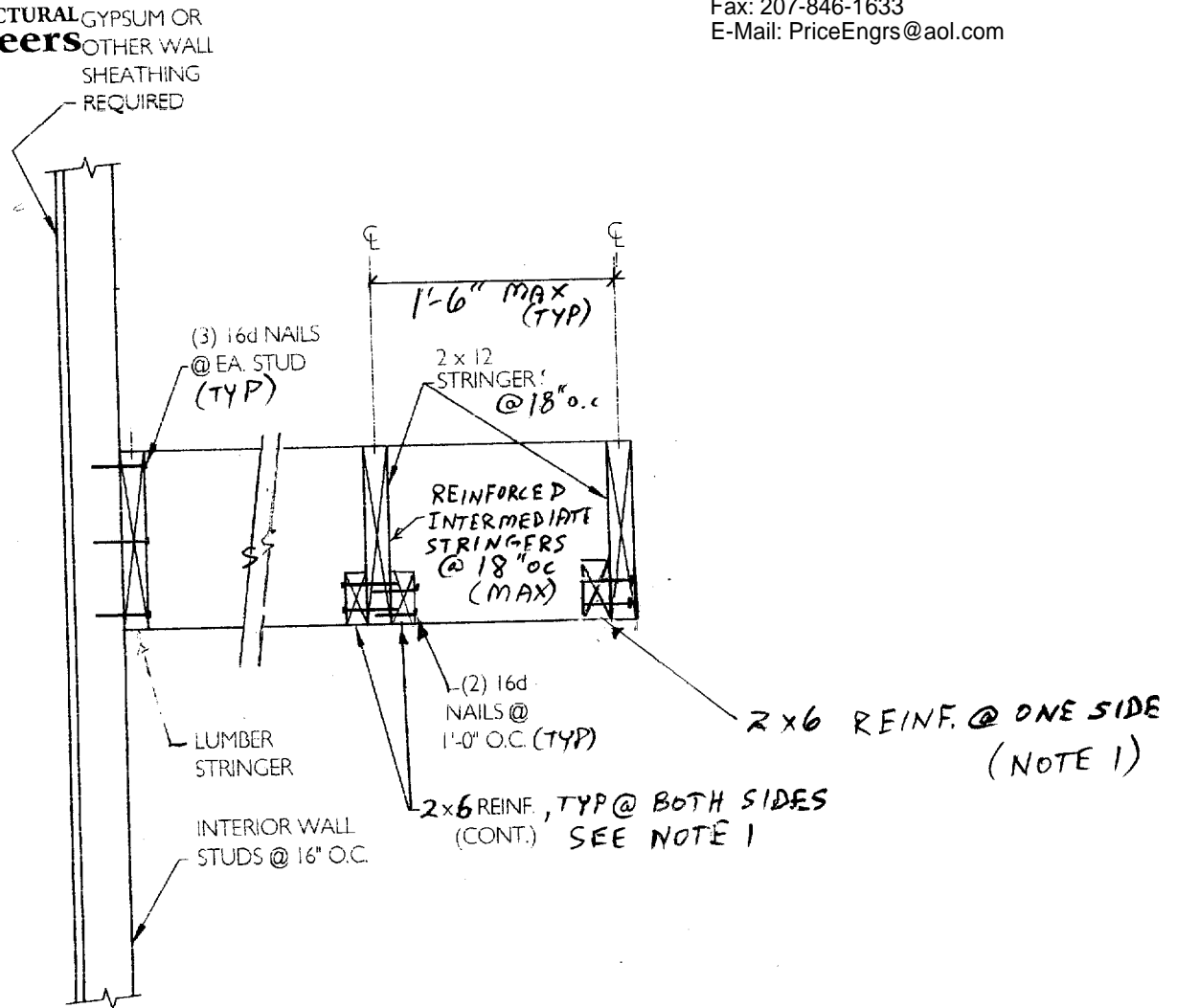


TYPICAL STUD WALL TOP PLATE
 SPLICE REQUIREMENT (NEW CONSTRUCTION)

S23
 NTS



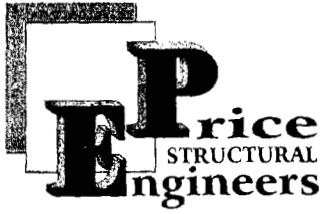
75 Farms Edge Road
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Fax: 207-846-1633
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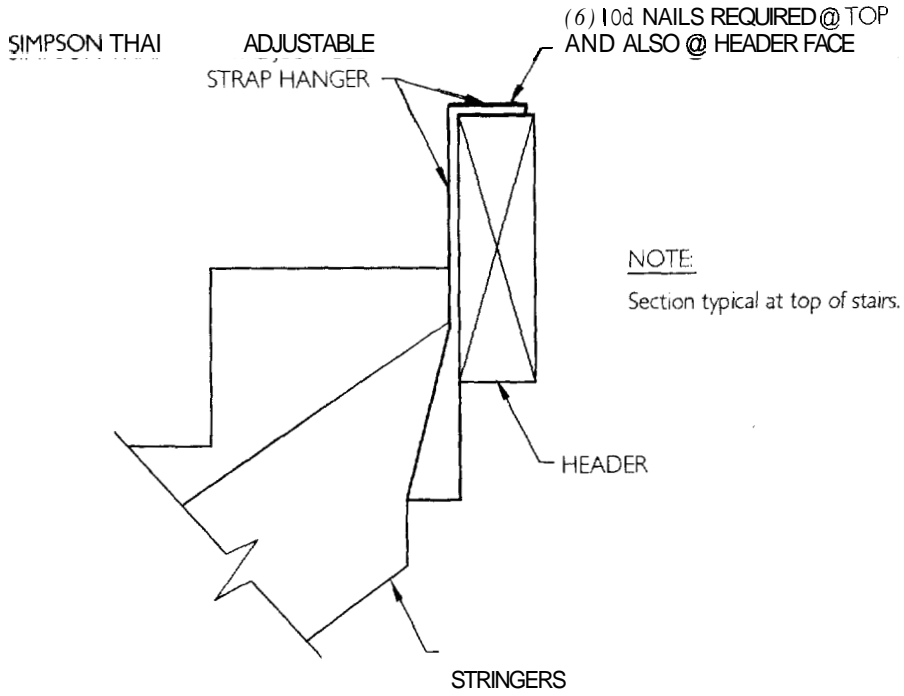
S24 TYPICAL STAIR SECTION (UON)
NTS

NOTES:

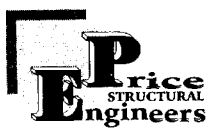
1. Rip 2x6 to 5" width. The 2x6 shall be continuous full length of 2x12 stringers.



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S25 SECTION
NTS



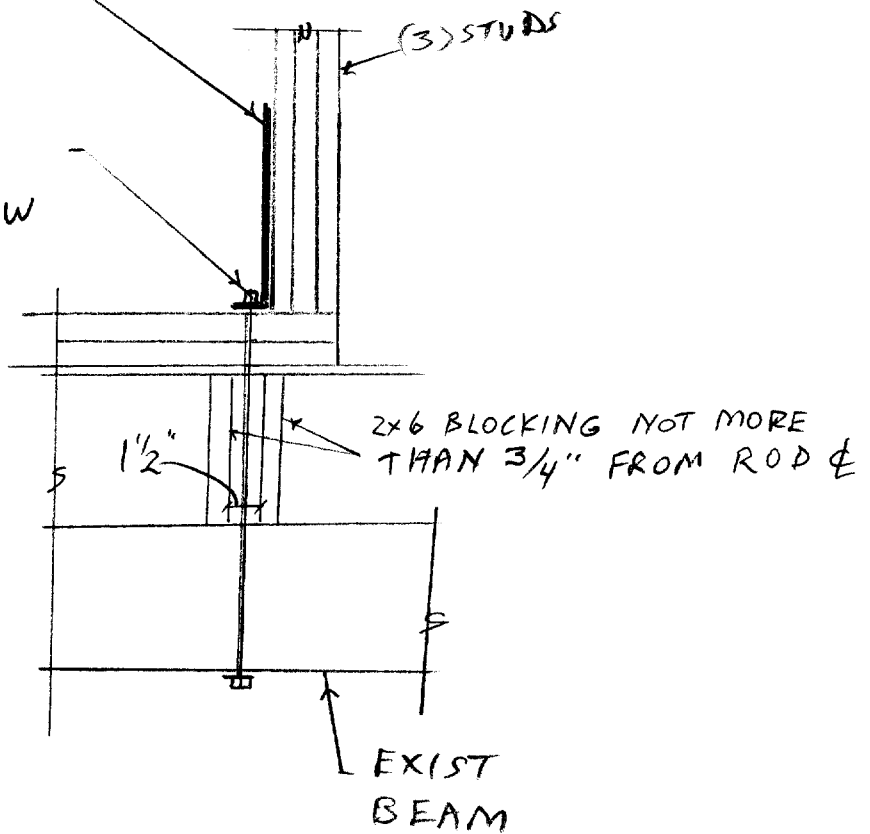
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Fax: (207) 846-1633

Project: <i>Turner St.</i>	Sheet: <i>S26</i>
Subject:	of
Date: <i>12/05</i>	Job #: <i>122-05</i>
Designed by: <i>DAP</i>	Checked by:

SIMPSON
HTT16 HOLD-DOWN
ANCHOR
4/ () 16d NAILS

5/8" DIA
THREADED
ROD 4/ N & W
@ EA. END

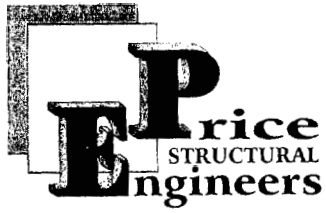
1st FLOOR



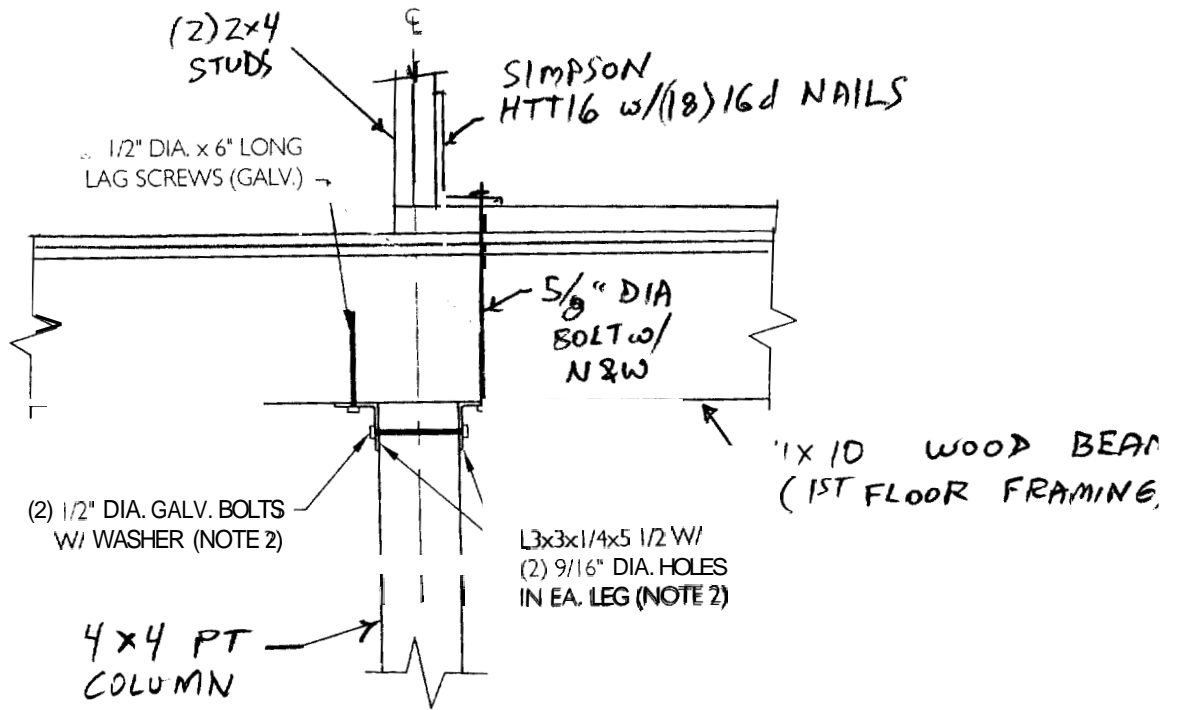
(S26)

DETAIL

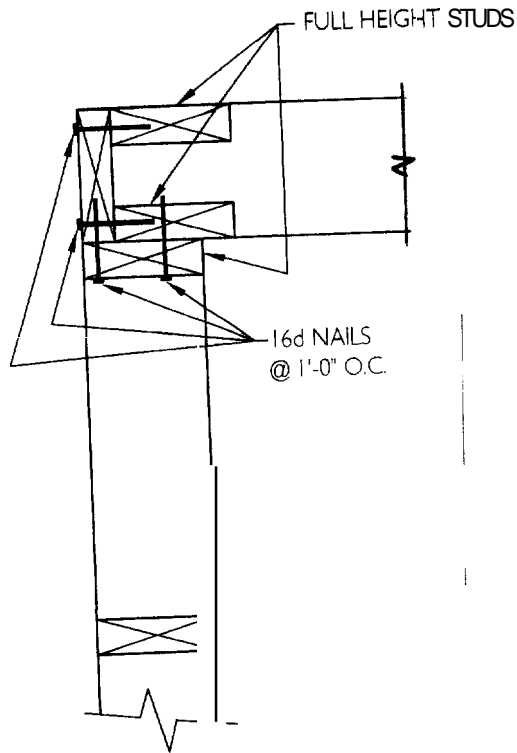
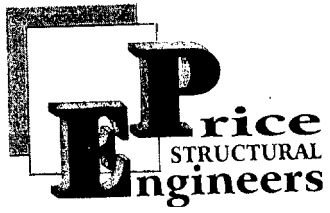
1" = 1'-0"



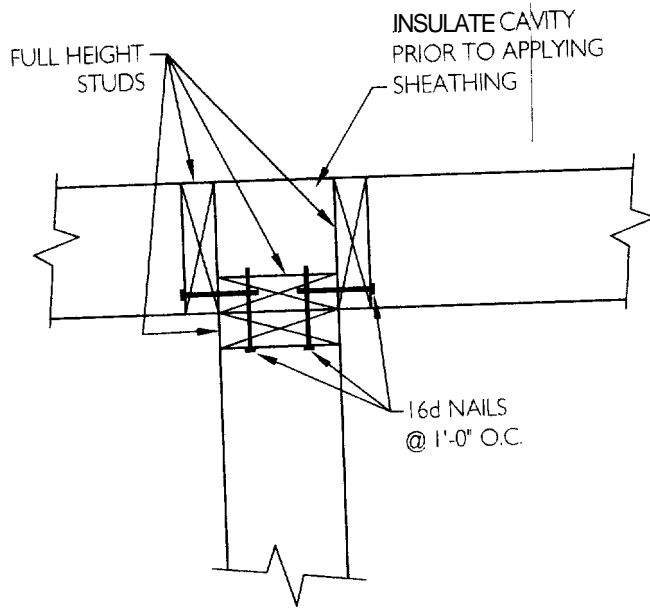
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 Fax. 207-846-1633
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S27 SECTION
 NTS



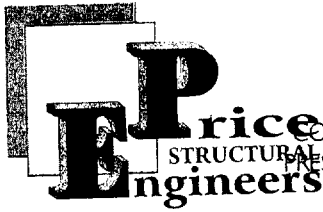
EXTERIOR WALL INTERSECTION
PLAN



INTERIOR WALL INTERSECTION
PLAN

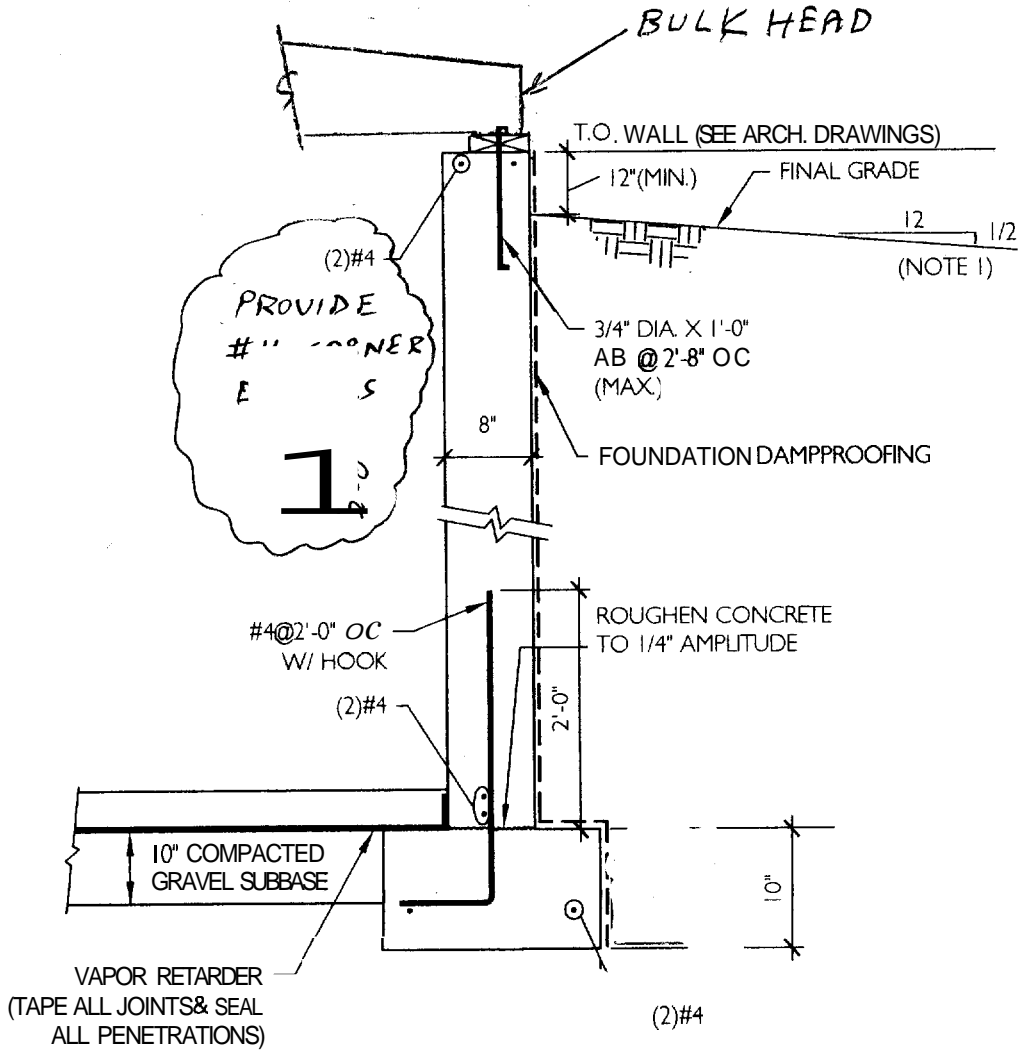
TYPICAL WALL
INTERSECTION DETAILS

S28
NTS



CONTINUOUS 2x6
STRUCTURAL
PRESSURE TREATED

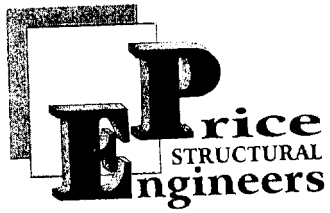
75 Farms Edge Road
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Fax: 207-846-1633
E-Mail: PriceEngrs@aol.com



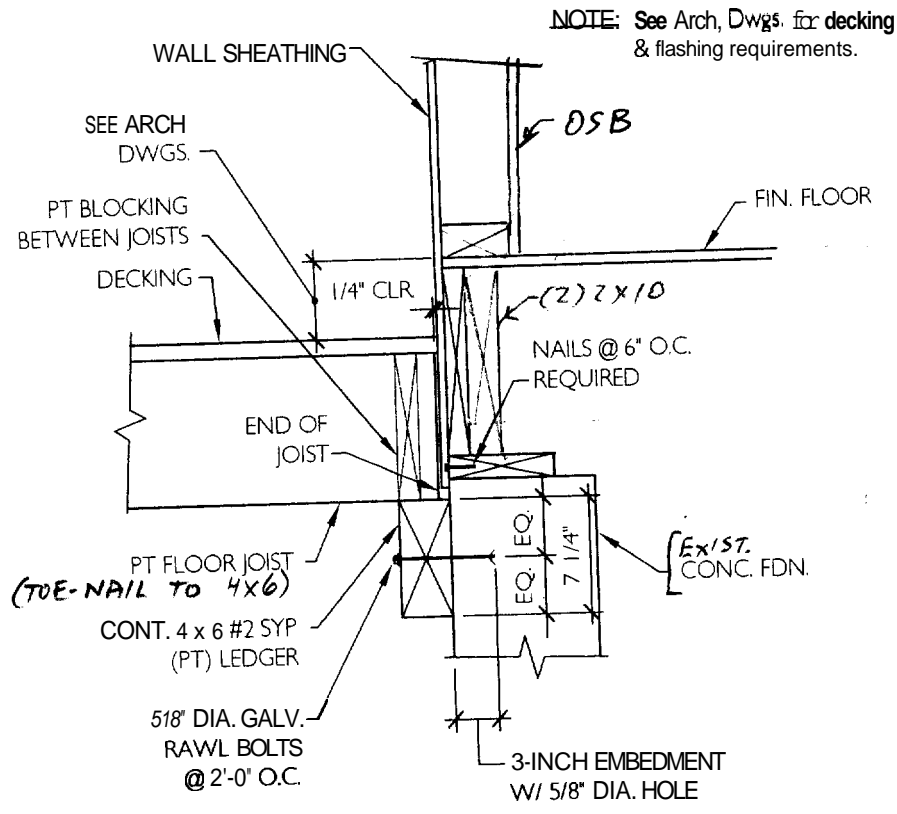
NOTES:

1. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of 1/2" vertical to 12" horizontal for a minimum distance of 8'-0". This condition shall exist after settlement of backfill has occurred.

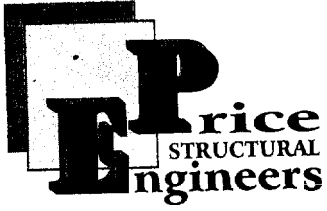
F1 SECTION
NTS



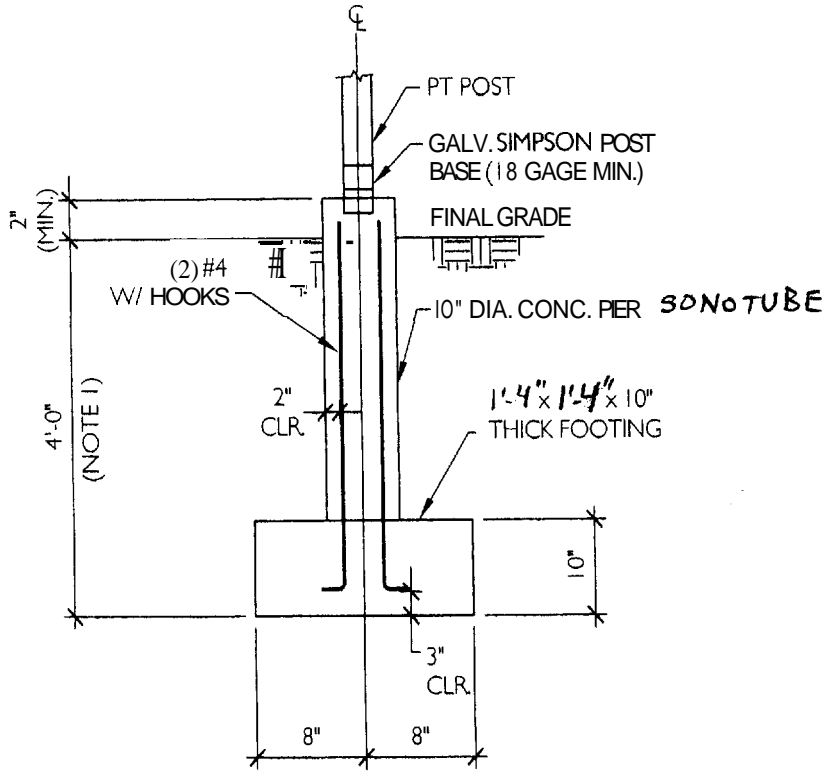
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TYPICAL DECK CONNECTION
 F2
 NTS



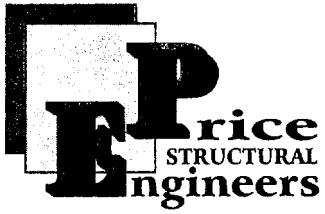
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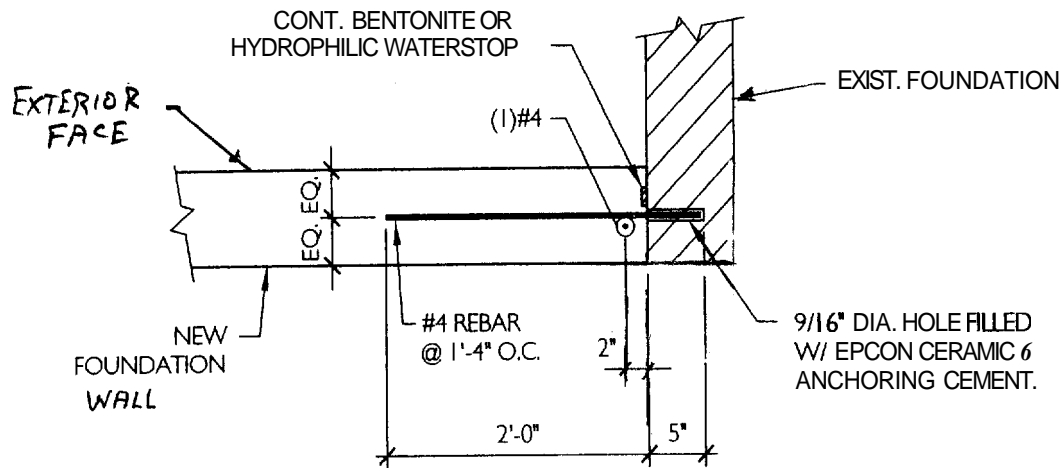
NOTES: 1. Footing depth may be reduced only if footing is bearing directly on clean and level bedrock

Precast "pyramid shape" concrete pier may be used in lieu of this detail.

F3 SECTION
NTS



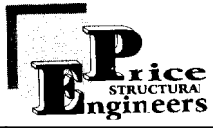
75 Farms Edge Road
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PLAN

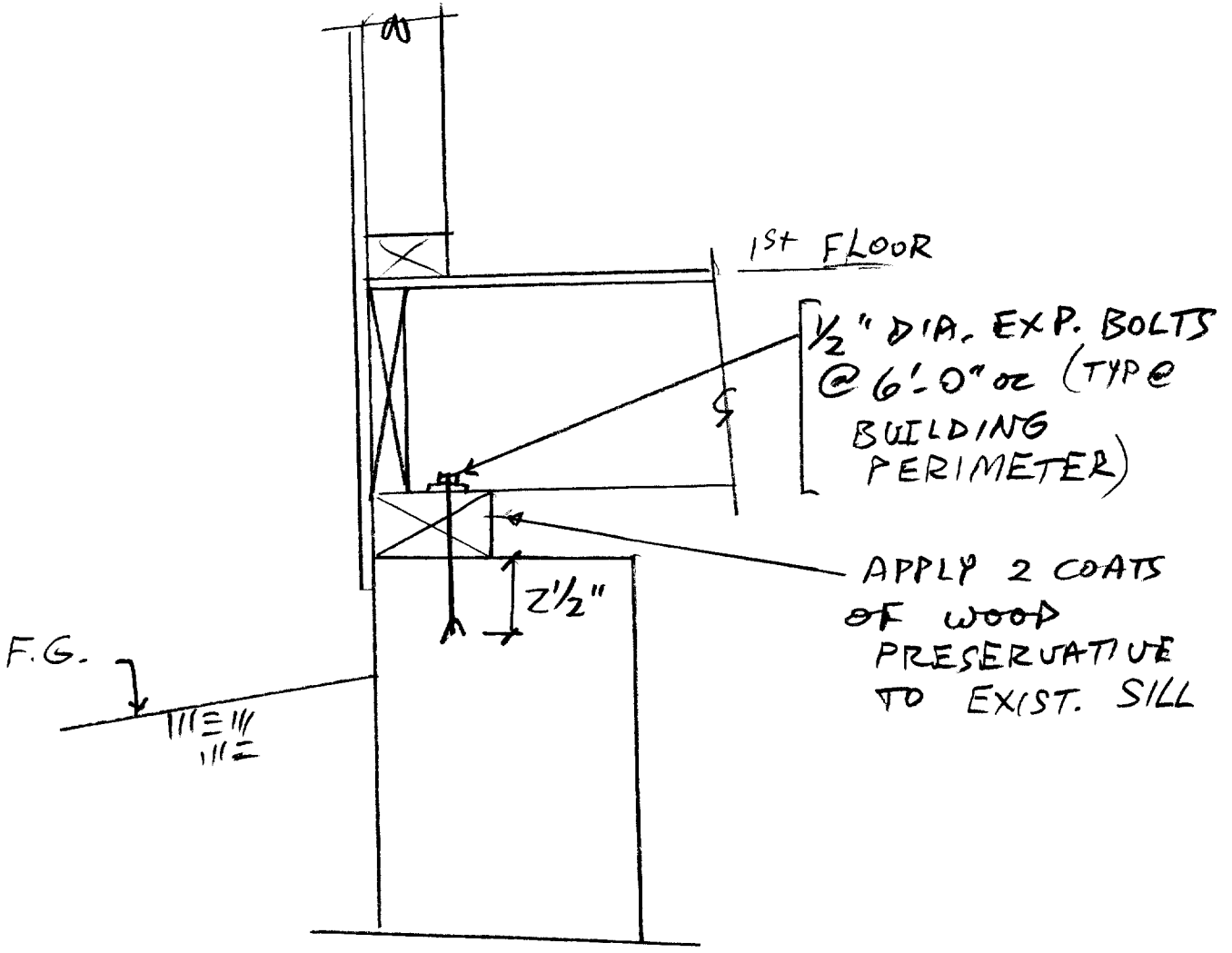
TYPICAL NEW TO EXISTING
 FOUNDATION CONNECTION

F4
 3/4" = 1'-0"



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Project: <u>Turner St.</u>	Sheet: _____ of <u>F5</u>
Date: _____	Job #: <u>122-05</u>



F.G.
 III III
 III II

1/2" DIA. EXP. BOLTS
 @ 6'-0" OC (TYPE @
 BUILDING
 PERIMETER)

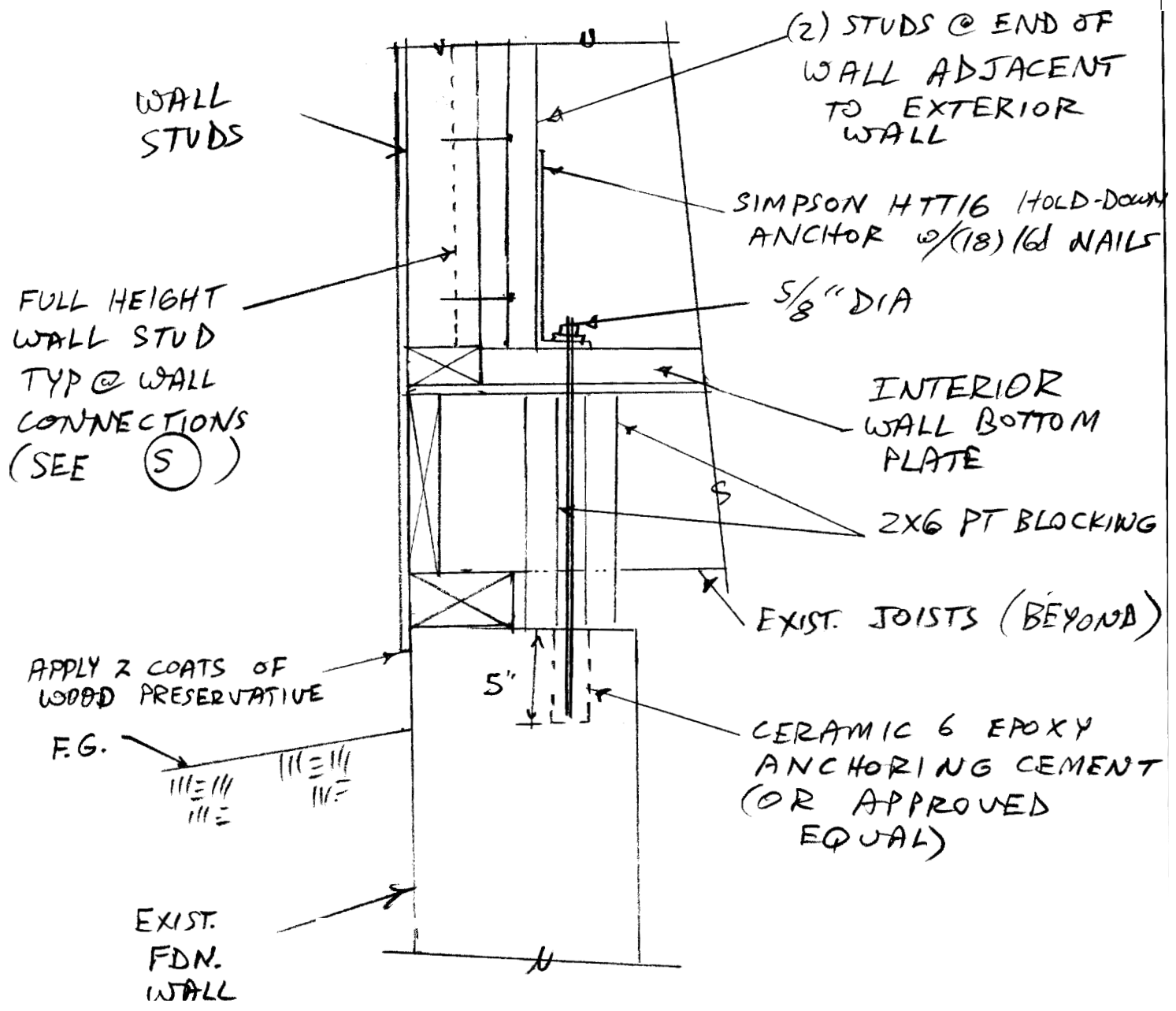
APPLY 2 COATS
 OF WOOD
 PRESERVATIVE
 TO EXIST. SILL

(F5) SECTION

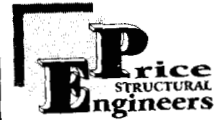


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Project	Turner St.	Sheet	F6
Date	12/05	of	
		Job #	122-05

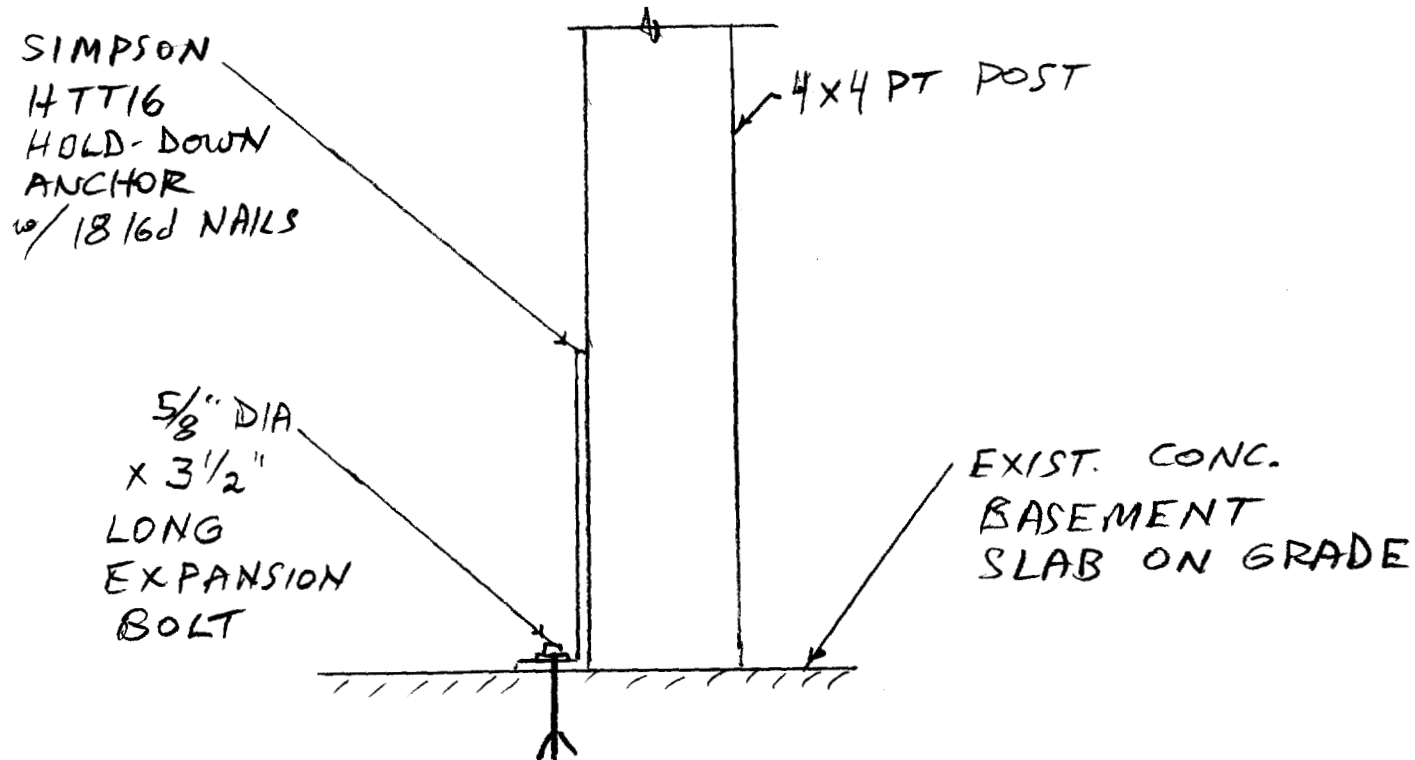


(F6) DETAIL
1/2" = 1'-0"



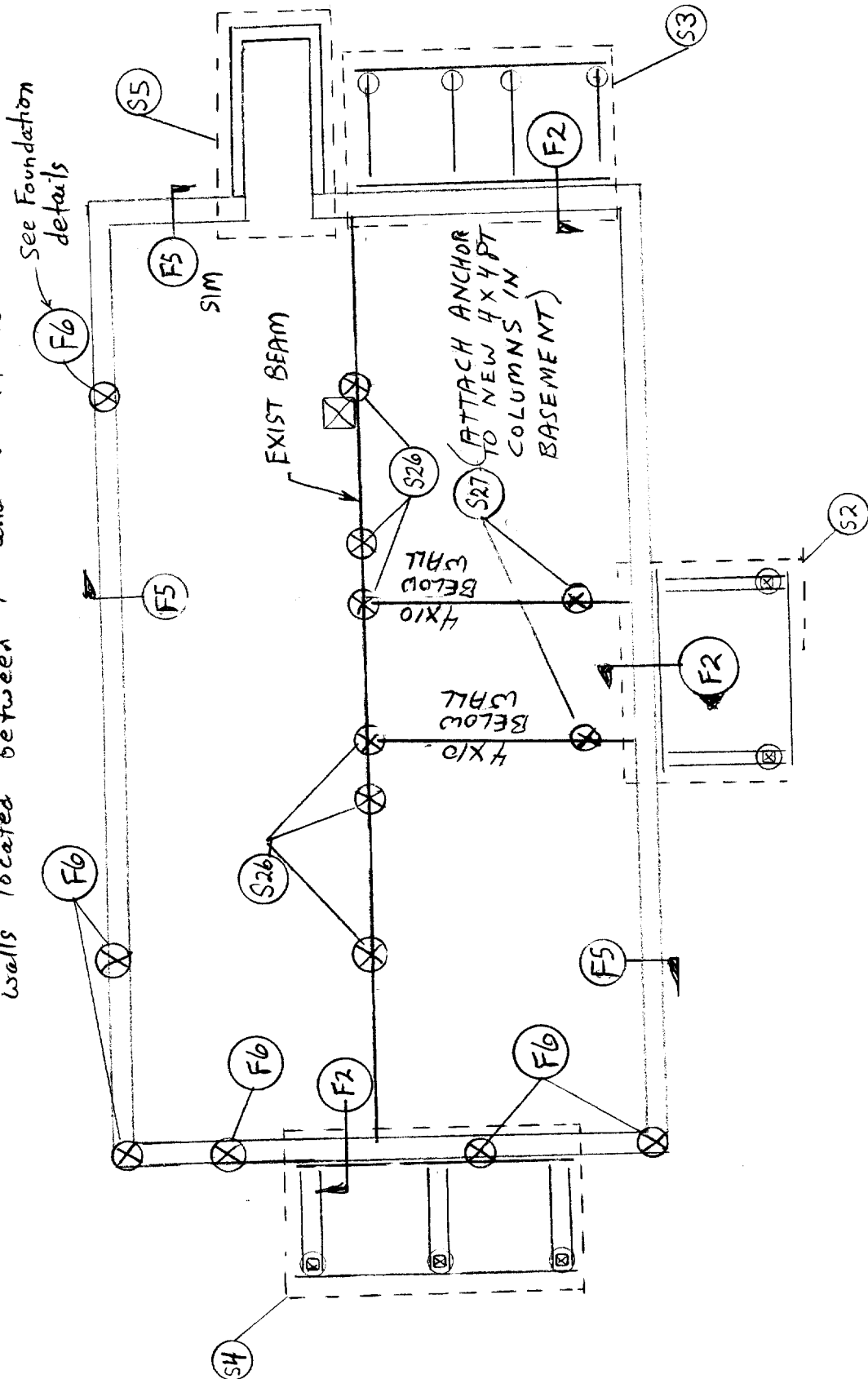
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Project:	Turner St.	Sheet:	F7
Subject:		of	
Date:	12/05	Job #:	122-05
Designed by:	DAP	Checked by:	



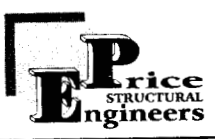
(F7) BASEMENT POST CONNECTION
1/2 = 1:0

NOTE: Hold Down Anchors occur at ends of walls or adjacent to wall openings at the 1⁴ locations shown. No interior walls occur in basement so locate anchors adjacent to wall openings within walls located between 1st and 2nd floor.



1ST FLOOR FRAMING PLAN
1/8" = 1'-0"

- 1ST FLOOR FRAMING PLAN - NOTES**
1. Walls and posts shown on this plan extend between the basement slab and the first-floor.
 2. See Structural Specifications (attached) for additional notes and requirements.

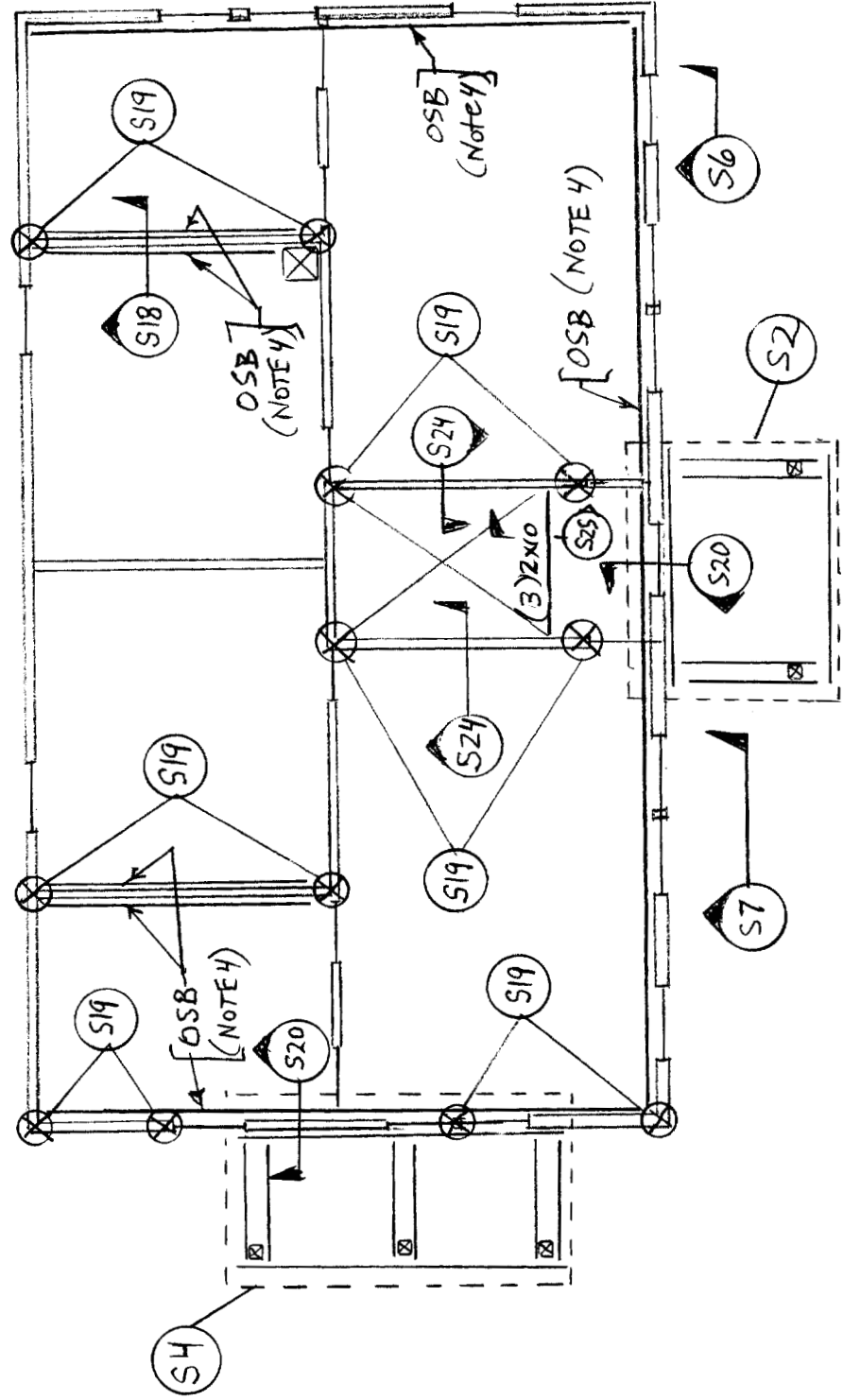


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Project #11 Turner St.
 (#7 Similar)
 Date 12/05
 Designed by: DAI

2nd FLOOR
 Sheet Plan 3 of 5
 Job# 122-05
 Checked by:

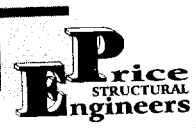
NOTE: Hold-Down Anchors (Detail S19) connecting walls above 2nd floor to walls below 2nd floor are required at the 12 locations shown. Align Hold-Down anchors above and below floor (typ.) Anchors occur adjacent to wall openings or at ends of walls (typ.).



2nd FLOOR
 FRAMING PLAN
 1/8" = 1'-0"

2ND FLOOR FRAMING PLAN - NOTES

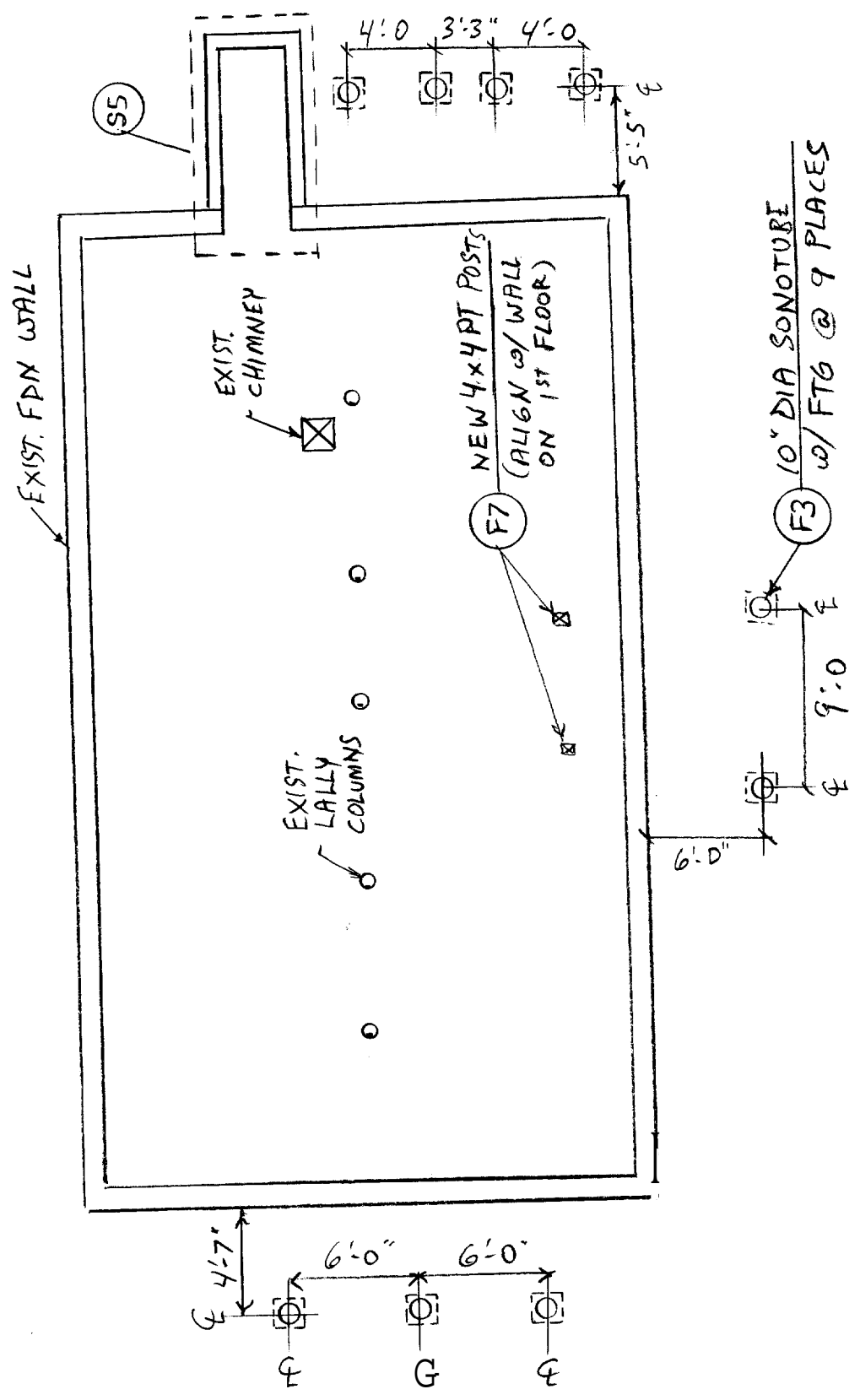
1. Walls shown on this plan extend between the first floor and the second-floor.
2. See Structural Specifications (attached) for additional notes and requirements.
3. All walls shown, including wall finishes, are permanent and shall not be removed. As a minimum, walls shall have 5/8 inch drywall attached to all interior surfaces, unless otherwise noted. Drywall screws shall be #6x1 5/8 - inch long spaced at 4 inches on center at all drywall edges and 7 inches on center elsewhere.
4. Interior wall surfaces designated as "OSB" shall have 7/16-inch thick Oriented Strand Board applied to entire wall surface and anchored directly to wall studs using eight penny (8d) nails at 4 inches on center at all OSB edges and 12 inches on center elsewhere. All drywall and OSB edges shall be supported by lumber framing. Add additional blocking between studs as necessary.



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Project: #11 Turner St.
 Subject: (#7 similar)
 Date: 12/05
 Designed by: DAP

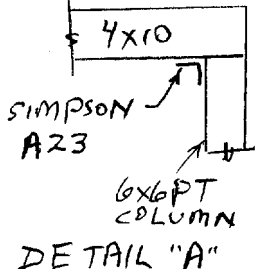
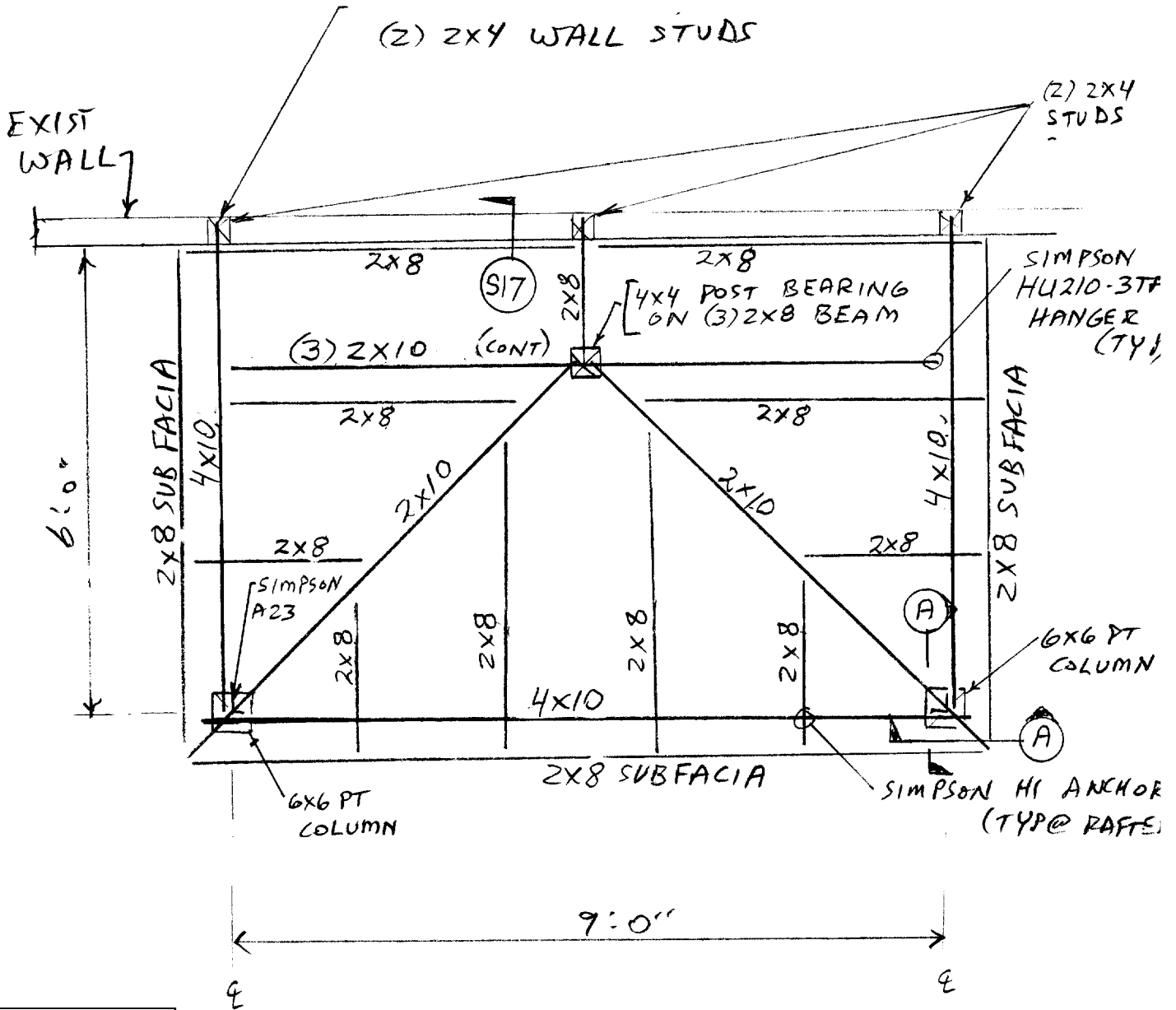
FOUNDATION
 Sheet: Plan 1 of 5
 Job #: 122-05
 Checked by:



FOUNDATION PLAN
 1/8" = 1'-0"

FOUNDATION PLAN - NOTES

1. Walls and posts shown on this plan extend between the basement slab and the first-floor.
2. See Structural Specifications (attached) for additional notes and requirements.
3. As much as possible, revise exterior grading at building perimeter such that soil is at least 8-inches away from non-pressure treated wood surfaces and slopes away from the building at a slope of 1/2" (vertical) to 12" (horizontal) to improve drainage and reduce the potential of basement flooding.



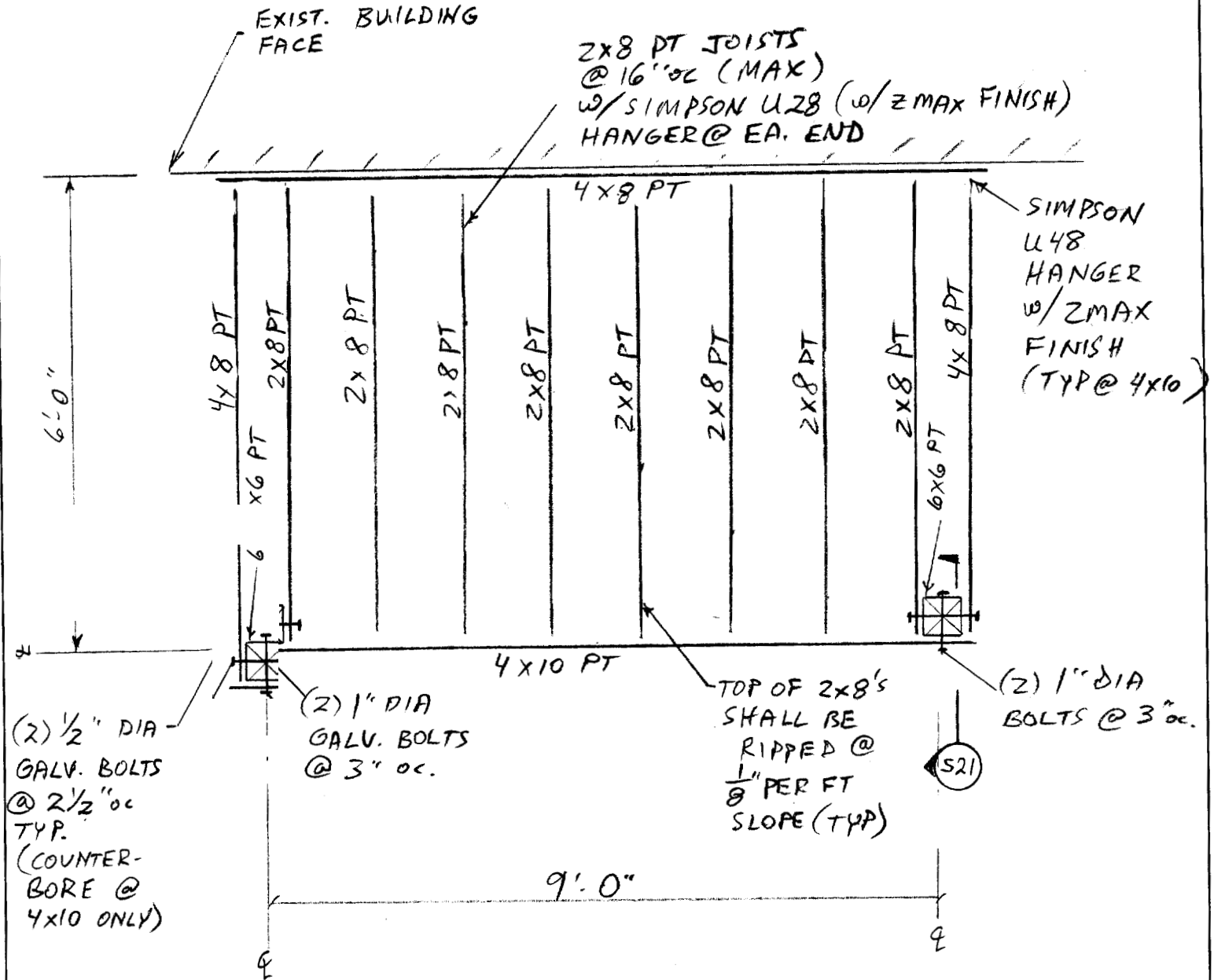
(S1) FRONT PORCH ROOF FRAMING PLAN
1/2" = 1'-0"



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Project: Turner St.
 Date: 12/05
 Designed by: DAP

Sheet of 52
 Job # 122-05
 Checked by:



EXIST. BUILDING FACE
 2x8 PT JOISTS @ 16" oc (MAX)
 w/ SIMPSON U28 (w/ ZMAX FINISH)
 HANGER @ EA. END

SIMPSON U48 HANGER w/ ZMAX FINISH (TYP @ 4x10)

(2) 1/2" DIA GALV. BOLTS @ 2 1/2" oc TYP. (COUNTER-BORE @ 4x10 ONLY)

(2) 1" DIA GALV. BOLTS @ 3" oc.

TOP OF 2x8'S SHALL BE RIPPED @ 1/8" PER FT SLOPE (TYP)

(2) 1" DIA BOLTS @ 3" oc.

NOTES:

Contractor shall construct guard rail capable of resisting a 200 pound horizontal concentrated force at any location along guard rail.

(52) FRONT DECK PART. PLAN
 1/2" = 1'-0"



EXIST. BUILDING FACE

SIMPSON U26 HANGER TYP. @ EA. END OF EACH 2X6 PT

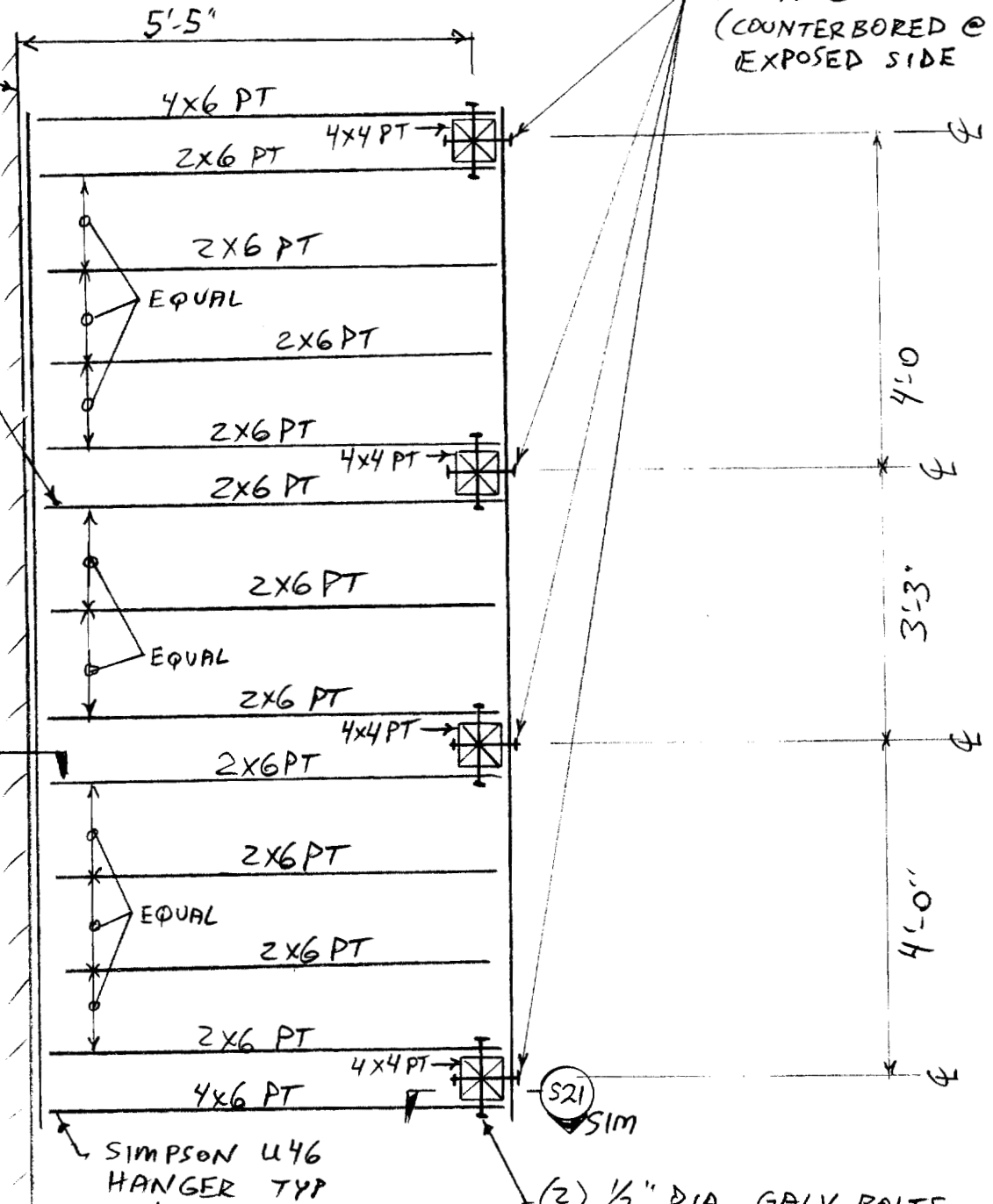
F2

SIMPSON U46 HANGER TYP @ 4X6 PT

S21 SIM

(2) 3/4" DIA GALV BOLTS @ 3' oc (COUNTERBORED @ EXPOSED SIDE)

(2) 1/2" DIA GALV. BOLTS @ 2 1/2" o.c., TYP (COUNTER-BORE @ 4X6 ONLY)



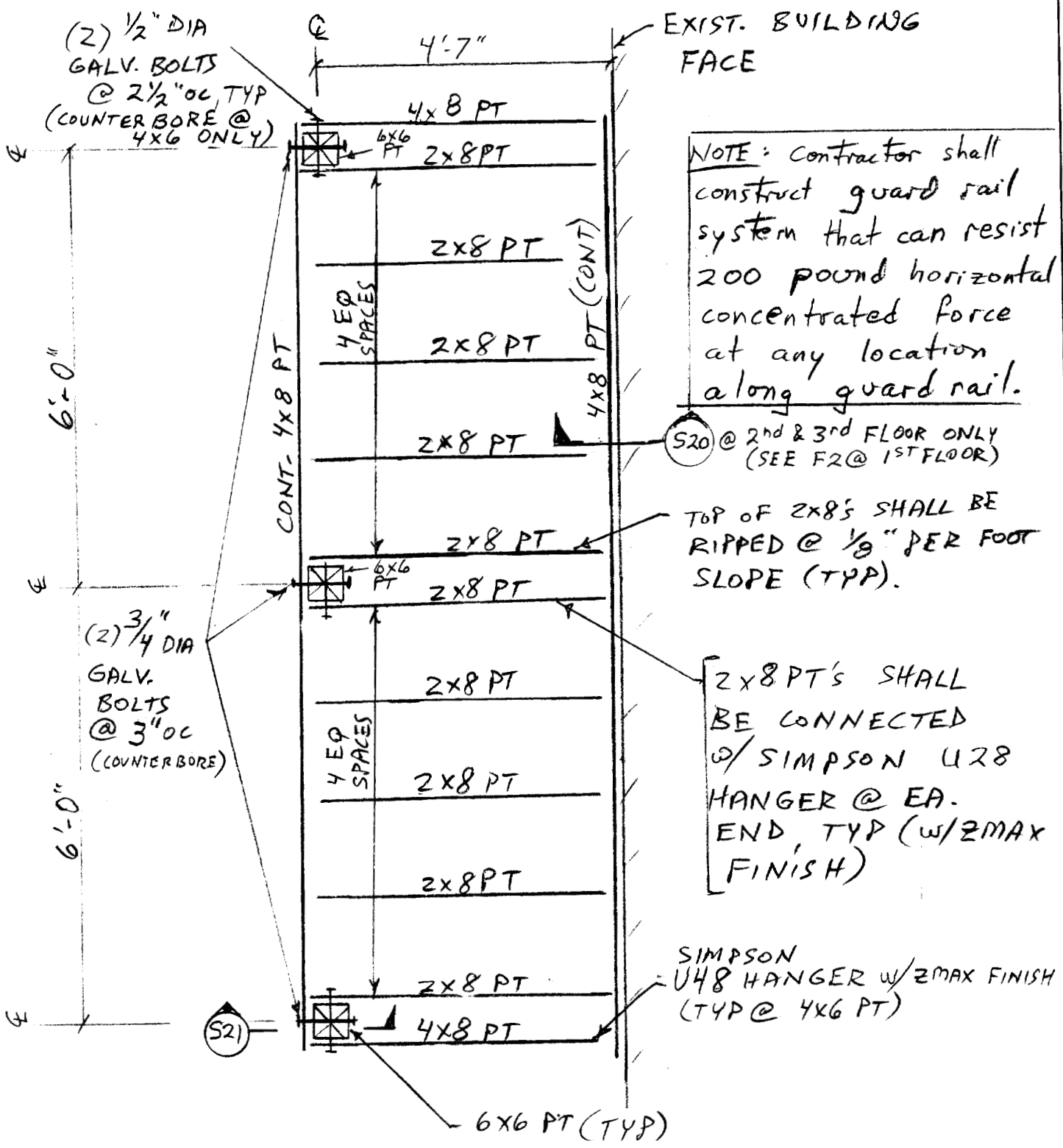
S3 DECK ON GRADE - PLAN
1/2" = 1'-0"



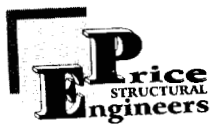
75 Farms Edge Road
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Project: Turner St.
 Date: 12/05
 Designed by: [Signature]

Sheet: 54 of
 Job #: 122-05
 Checked by:

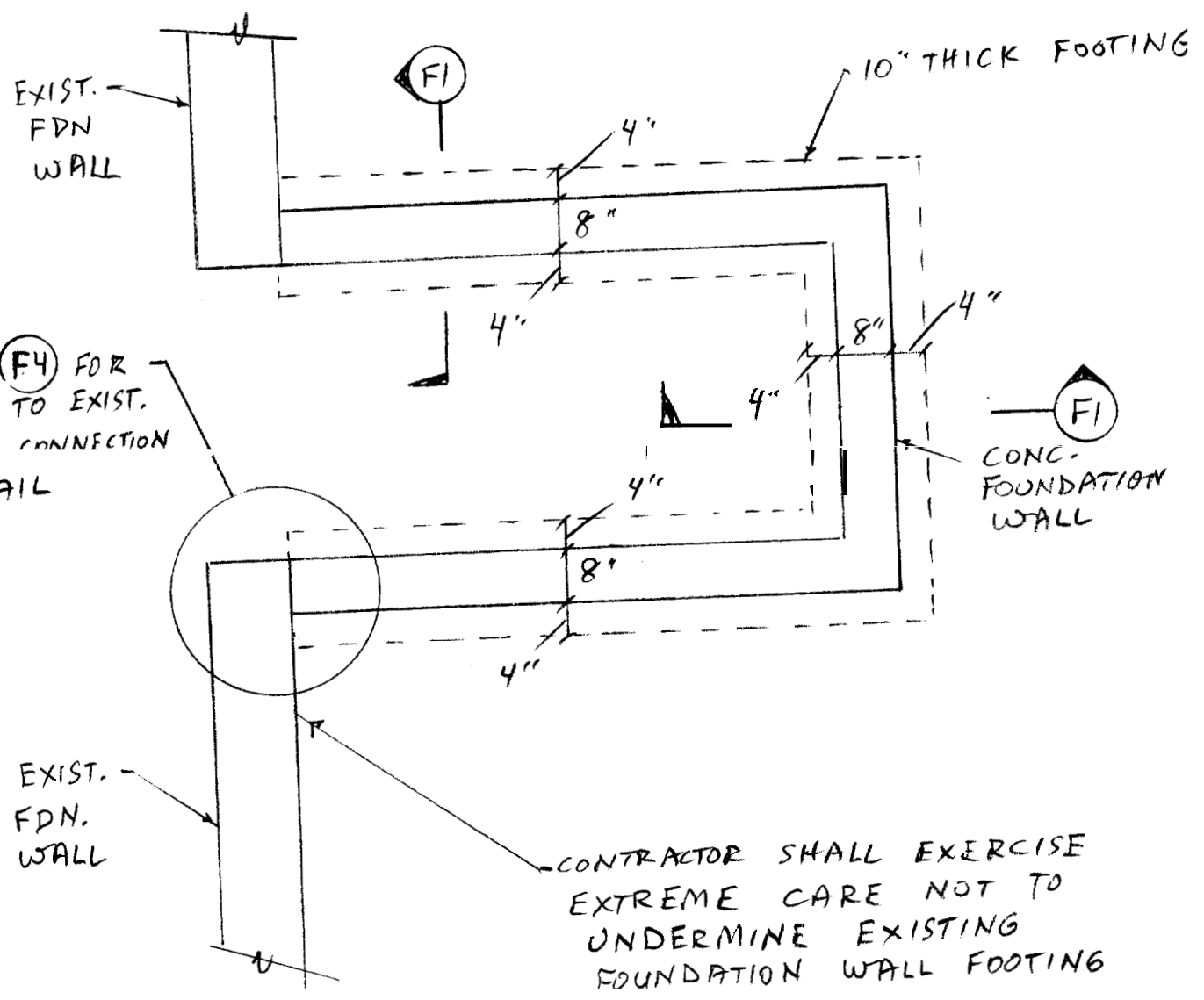


(S4) MULT-STORY DECK PART. PLAN
 1/2" = 1'-0"



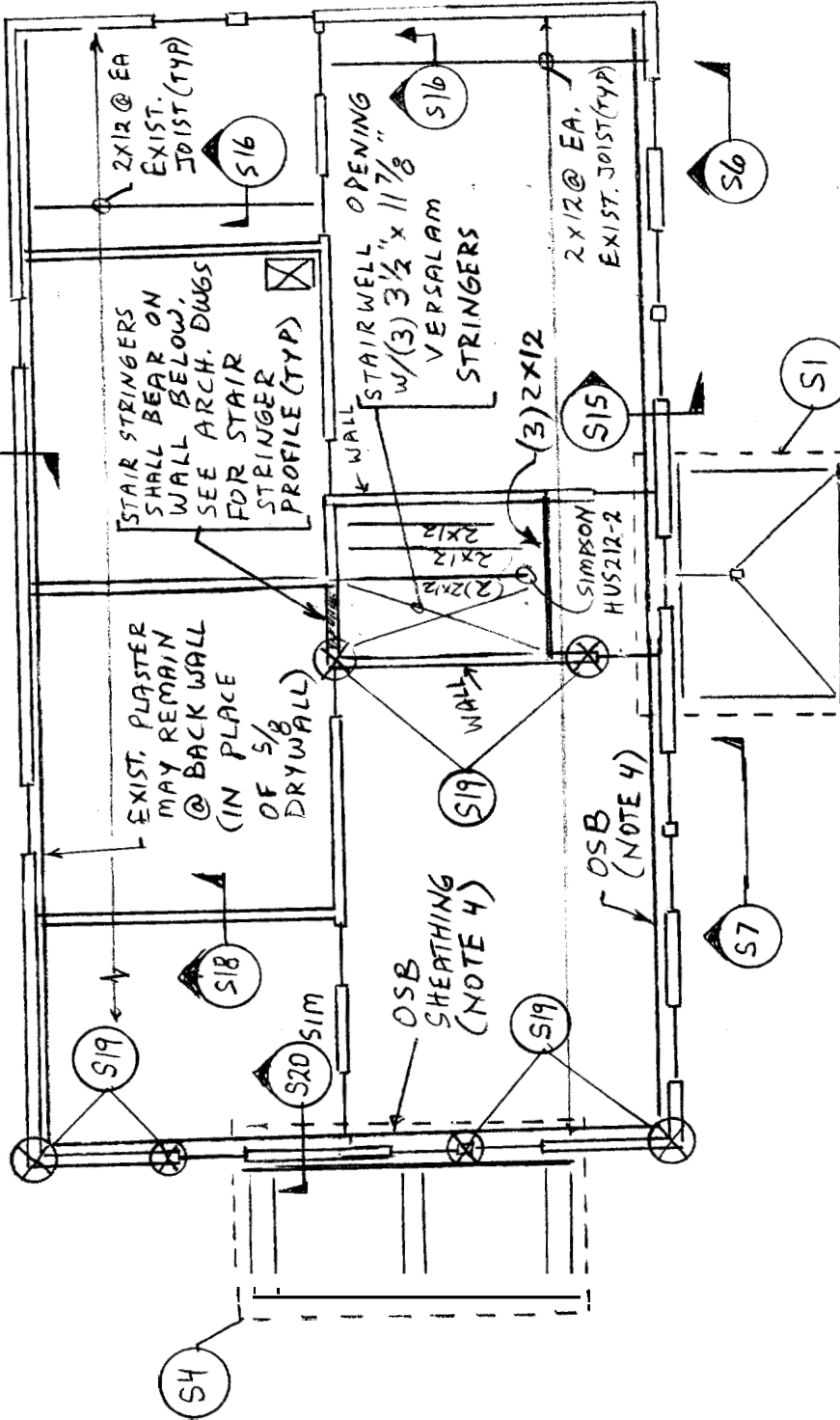
75 Farms Edge Road
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 Fax: (207) 846-1633

Project:	Turner St.	Sheet:	SS
Subject:		of	
Date:	12/05	Job #:	122-05
Designed by:	DAP	Checked by:	



(SS) BULK HEAD FOUNDATION PART. PLAN
 1/2" = 1'-0"

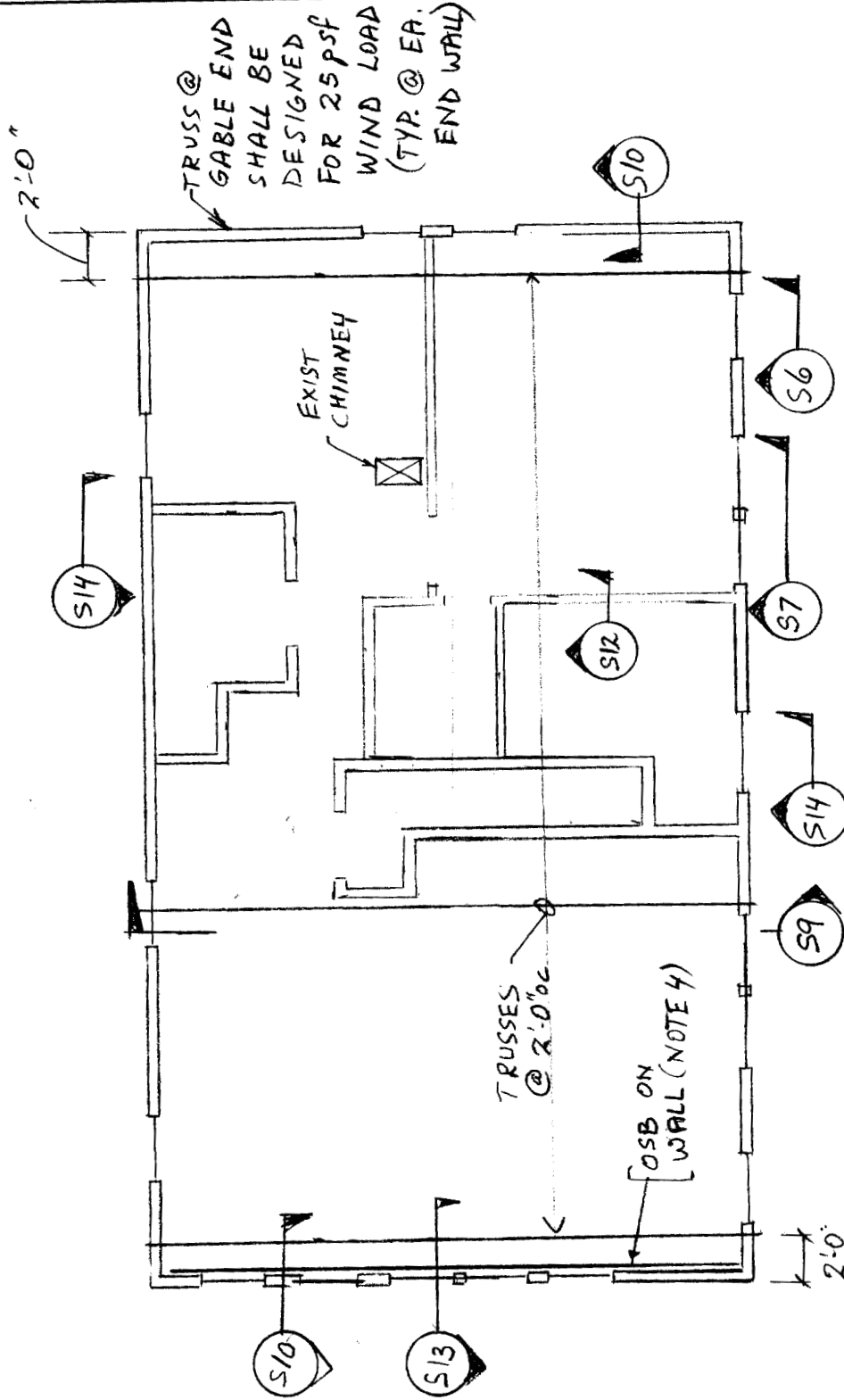
Note: Hold-Down Anchors (Detail S19) connecting walls above 3rd floor to walls below 3rd floor are required at 6 locations shown. Align hold down anchors above and below floor.



3RD FLOOR
FRAMING PLAN
1/8" = 1'-0"

3RD FLOOR FRAMING PLAN - NOTES

- Walls shown on this plan extend between the second floor and the third-floor.
- See Structural Specifications (attached) for additional notes and requirements.
- All walls shown, including wall finishes, are permanent and shall not be removed. As a minimum, walls shall have 5/8 inch drywall attached to all interior surfaces, unless otherwise noted. Drywall screws shall be #6x1 5/8 - inch long spaced at 4 inches on center at all drywall edges and 7 inches on center elsewhere.
- Interior wall surfaces designated as "OSB" shall have 7/16-inch thick Oriented Strand Board applied to entire wall surface and anchored directly to wall studs using eight penny (8d) nails at 4 inches on center at all OSB edges and 12 inches on center elsewhere. All drywall and OSB edges shall be supported by lumber framing. Add additional blocking between studs as necessary.



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

ROOF FRAMING PLAN - NOTES:

Walls shown on this plan extend between the third floor and the roof. See Structural Specifications (attached) for additional notes and requirements. All walls shown, including wall finishes, are permanent and shall not be removed. As a minimum, walls shall have 5/8 inch drywall attached to all interior surfaces, unless otherwise noted. Drywall screws shall be #6x1 5/8 - inch long spaced at 4 inches on center at all drywall edges and 7 inches on center elsewhere. Interior wall surfaces designated as "OSB" shall have 7/16-inch thick Oriented Strand Board applied to entire wall surface and anchored directly to wall studs using eight penny (8d) nails at 4 inches on center at all OSB edges and 12 inches on center elsewhere. All drywall and OSB edges shall be supported by lumber framing. Add additional blocking between studs as necessary.

HP Fax **Series 900**
Plain Paper Fax/Copier

Fax History **Report** for
Price Structural Engr Inc
2078461633
Dec 13 2005 7:26pm

Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
Dec 13	7:12pm	Sent	7723667	14:36	21	OK

Result:

OK - black and white fax

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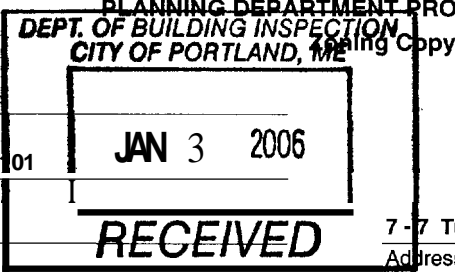
Fax History Report **for**
Price Structural Engr Inc
2078461633
Dec **13** 2005 7:45pm

Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
Dec 13	7:27pm	Sent	7723667	17:41	21	OK

Result:,
OK - black and white fax

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION



2005-0276
Application I. D. Number

12/29/2005
Application Date

Turner Street Renovations
Project Name/Description

Barba and Wheeloch
Applicant
500 Congress Street, Portland, ME 04101
Applicant's Mailing Address

7-7 Turner St, Portland, Maine
Address of Proposed Site
014 1013001

Consultant/Agent
Applicant Ph: (207) 772-2772 Applicant Fax: (207) 772-3667
Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **R 6**

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **12/30/2005**

Zoning Approval Status:

Reviewer Morgan S. - JMAP

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____
signature _____ date _____

Performance Guarantee Required' Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Total Square Footage of Proposed Structure: #7 - 4,174* #11 - 4,260* * heated space			Square Footage of Lot: 14444 sq ft.		
Tax Assessor's Chart, Block & lot: Chart# Block# Lot#		Property owner's mailing address:		Telephone #:	
14 I - 13		PO Box 4271 Portland, ME 04101		252-6264	
Consultant/Agent, mailing address, phone # & contact person: Barba + Wheelock Architects Inc 500 Congress Street Portland, ME 04101		Applicant's name, mailing address, telephone#/Fax#/Pager#: Nancy Barba for Crandall Toothaker Barba + Wheelock 500 Congress St. Portland, ME 04101 P: 207.772.2772. F: 207.772.3667		Project name: Turner Eastern Promenade LLC	
<p style="text-align: center;">Development (check)</p> <p> <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition </p>					
<p>Major Development (more than 10,000 sq. ft.)</p> <p> <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee) </p>					
- Please see next page -					

Minor Site Plan Review

Less than 10,000 sq. ft. (\$400.00)

After-the-fact Review (\$1,000.00+ applicable application fee)

Plan Amendments

Planning Staff Review (\$250.00)

Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

See attached check #15130

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

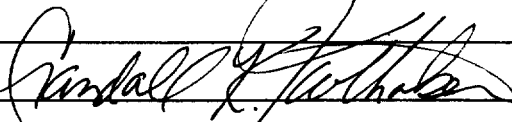
Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:



Date:

12/28/05

This application is for **site** review ONLY, a building Permit application and associated fees **will** be required prior to construction.

29 December 2005

BARBĀ+WHEELLOCK

Sarah Hopkins
Planning Division
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Ms. Hopkins:

On behalf of our client Crandall Toothaker, I am pleased to submit this Site Plan Application for renovations to 7 and 11 Turner Street. The changes to these properties are limited primarily to adding a full habitable third floor to each of the buildings and increasing the number of living units in each from four to five. It is our intention to apply for a building permit immediately upon site plan approval.

While the footprint of each building will remain the same, back decks and stairs will be removed from each of the buildings and front entries will be replaced with new two-story porches. Three-story decks will be added to the side of each unit. A one-story deck is added to the Turner Street side of #11. In addition, each building will have a bulkhead to provide access to the basement from outside of the buildings.

Very few changes to the existing site are proposed. The current parking lot and driveway, which accommodate a total of 12 parking spaces, will remain. As requested by the City, the owner will be adding four trees to the property, to be selected in concert with the city arborist – suggested location of trees are shown on the site plan. An existing concrete walkway which connects the brick sidewalk to the property will remain.

As requested, the following drawings are included in this submission, for your review:

Provided by Northeast Civil Solutions
Site Survey, August 23, 2005

Provided by Barba + Wheelock Architecture Preservation and Design
EX2.0, Existing Elevations
EX3.0, Existing Sections
G1.1, Proposed Site Plan
A2.0, Proposed Elevations 7 Turner Street
A2.1, Proposed Elevations 7 Turner Street
A2.2, Proposed Elevations 11 Turner Street
A2.3, Proposed Elevations 11 Turner Street

ARCHITECTURE
PRESERVATION
DESIGN

500 CONGRESS ST-MEET
PORTLAND, MAINE 04101
FAX 207.772-3667
TEL 207.772.2722

Sarah Hopkins
29 December 2005
page 2 of 2

A3.0, Proposed Section

Thank you for your attention to this application. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads "Robin Tannenbaum". The signature is written in a cursive, flowing style with a prominent initial "R".

Robin Tannenbaum

c: Crandall Toothaker

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Turner Eastern Promenade, 7 #11 Turner St.
Project Name, Address of Project

Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
NA	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
NA	(8)	Existing soil conditions	a
NA	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
Prop. lines only (survey)	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
NA	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
NA	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
NA	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
4 New Trees	(23)	Location of existing proposed vegetation	h
NA	(24)	Type of vegetation	h
NA	(25)	Quantity of plantings	h
NA	(26)	Size of proposed landscaping	h
NA	(27)	Existing areas to be preserved	h
NA	(28)	Preservation measures to be employed	h
NA	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
NA	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	1
✓	(35)	Quantity and type of residential, if any	1
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
NA	(38)	General summary of existing and proposed easements or other burdens	c3
Private	(39)	Method of handling solid waste disposal	4
NA	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
NA	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
6 months	(42)	An estimate of the time period required for completion of the development	7
NA	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
✓	(44)	The status of any pending applications	8
ASAP	(45)	Anticipated timeframe for obtaining such permits	h8

NA
Private

- (46) A letter of non jurisdiction h8
- (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- and
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions;
- a wind impact analysis.

Other comments:

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0060	Date Applied For: 01/11/2006	CBL: 014 I013001
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Location of Construction: 7 TURNER ST	Owner Name: TURNER EASTERN PROMENAD	Owner Address: 200 HIGH ST	Phone:
Business Name:	Contractor Name: Toothacker, Crandall	Contractor Address: 200 High Street Portland	Phone (207) 252-6264
Lessee/Buyer's Name	Phone:	Permit Type:	

Proposed Use: Multi-Family- Renovations, add full third floor to each building, increase living units for each building from four to five for a total of 10d.u.	Proposed Project Description: Renovations, add full third floor to each building, increase living units for each building from four to five for a total of 10d.u.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/24/2006

Note: the expansion upward is ok under 14-436- allowed 80% - using 45.5% **Ok to Issue:**

1j 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 ten (10) family dwelling (leased du) with the issuance of this permit and subsequent issuance of certificates of occupancy. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: 1/24/06 back to Mike **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 01/16/2006

Note: **Ok to Issue:**

1) Sprinkler system required.

Construction to comply with NFPA 101 Chapter 30

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 01/04/2006

Note: **Ok to Issue:**

1) Project will require the buildings to comply with NFPA 101
New Apartments shall install a sprinkler system

Dept: DRC **Status:** Approved **Reviewer:** Residential Plan Revie **Approval Date:** 01/19/2006

Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 01/19/2006

Note: Need Inspection fee payment of \$300.00. **Ok to Issue:**

1j A sewer capacity letter shall be obtained prior to issuance of a building permit.

2) Applicant shall coordinate with the City Arborist on the final location of the required (4) street trees.

Comments:

1/27/2006-mjn: Left a message with Nancy Barbe, have numerous questions on this project.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life [™] www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Robin Tannenbaum
Barbā + Wheelock
500 Congress Street
Portland, ME 04101

January 20, 2006

Re: 7-11 Turner Street; CBL 0141013; ID#2005-0276

Dear Robin,

On January 20, 2006, the Portland Planning Authority approved the Turner Street Renovations as shown on the approved plan with the following conditions:

1. *Curbing **or** wheel stops shall be installed in the parking lot on the Eastern Promenade side of the parking area.*
2. ***The** pavement encroachment shall not be utilized for parking.*
3. *A sewer capacity letter shall be obtained by the applicant prior to issuance of a building permit.*
4. *The final locations of the required street trees (4 total) shall be coordinated with the City Arborist.*

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic AutoCAD files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements will not be required; however, an inspection ~~fee~~ payment of \$300.00 shall be submitted prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or with a time period agreed upon

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389 Congress Street • Portland, Maine 04101 • Ph (207) 874-8721 or 874-8719 • Fx 756-8258 • TTY 874-8936