

Front

R-6 Zone
 Front: 10' min req - 38.5' sh
 Sides: 10' each - 11.5' & 12.5'
 Rear: 20' min - 60' + S

Single Fam 50% MAX lot cov
 $6552 \times 50\% = 3276$ MAX lot cov
~~1695.488~~ fig

NOT

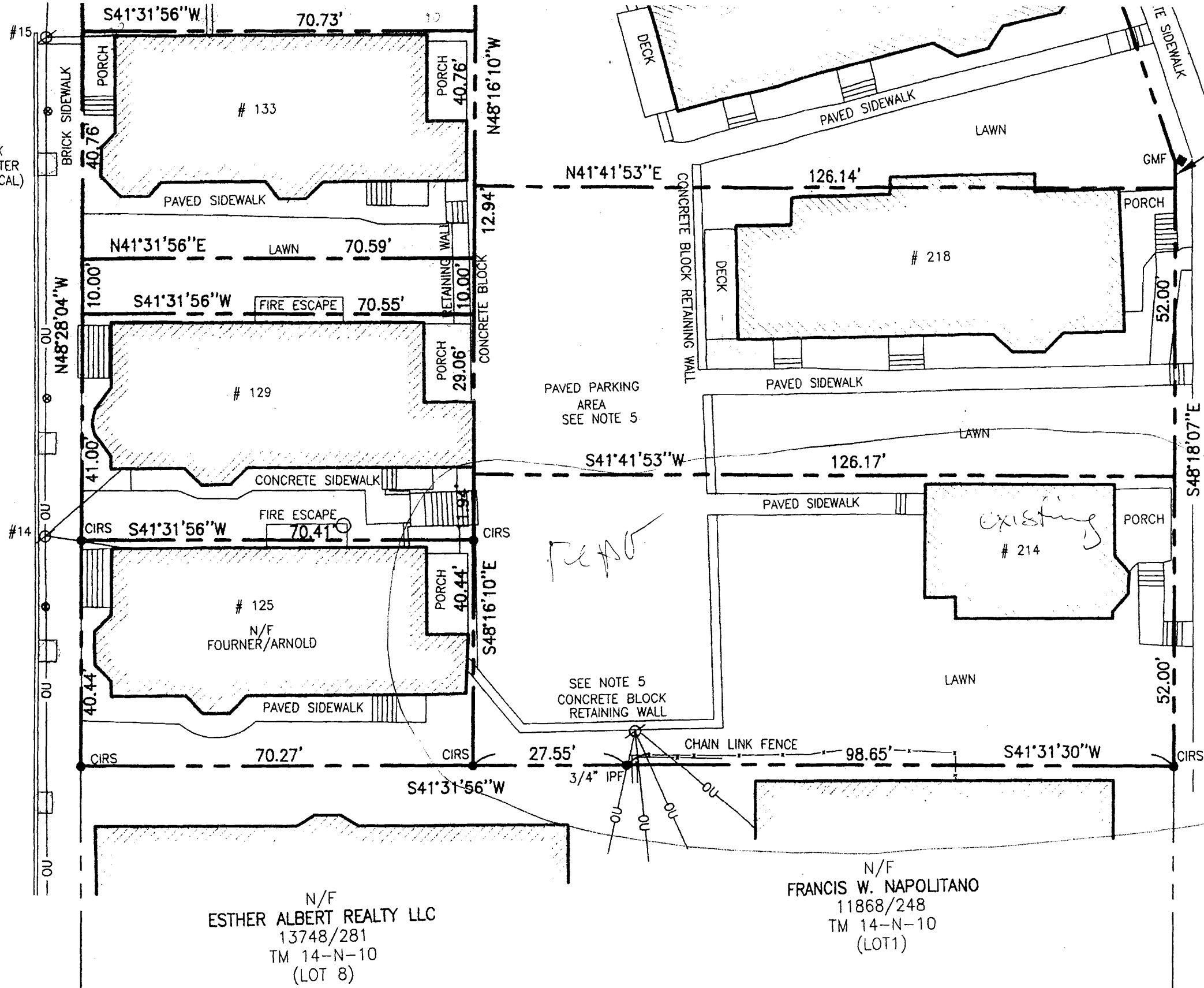
MORIN DRAFTING GORHAM, ME.
RENOVATION PROJE 214 EASTERN PROMENADE
SITE PLAN
DRAWN: J. MORIN
SCALE: 1"=10'-0"
DATE: 11.02.06

MORNING STREET

PAVED - PUBLIC

BRICK PLANTER (TYPICAL)

MENADE



N/F
ESTHER ALBERT REALTY LLC
13748/281
TM 14-N-10
(LOT 8)

N/F
FRANCIS W. NAPOLITANO
11868/248
TM 14-N-10
(LOT 1)

Reps

front

Su

PLAN REFERENCE

CERTIFICATION:

STRUCTURAL NOTES:

CODE: Comply with the 2003 International Residential Code.

DESIGN LOADS:

Dead Loads: Roof = 15.0 psf., Floor = 10.0 psf.
 Live Loads: Roof = 45.0 psf (Plus Drift), Floor = 40.0 psf.
 Wind Load: Building = 31.0 psf

FOUNDATIONS:

- Bear footings on firm, undisturbed dense native soil at 4'-0" minimum below lowest adjacent finish or natural grade, which ever is lower.
- Assumed soil bearing pressure = 2,000 psf.
- Place foundation concrete only on clean, firm, dry bearing material.
- Engineer shall be notified if stone ledge or marine clay is found during excavation.

CONCRETE:

- Concrete regular weight (144 pcf) with Type II cement per ASTM C150, aggregate per ASTM C33, and potable water. No fly-ash permitted in floor slab. Aggregate size = 1" maximum for footings and slab. Minimum compressive strength = 3000 psi for foundations and slab on grade and 4,000 psi for exterior slabs and sidewalks.

REINFORCING:

- ASTM A 615-S1, Grade 60 except #2 and #3 bars ASTM A615-S1: Grade 40.
- Lap splices in concrete: 42 bar diameters.
- Provide bent corner reinforcing to match and lap with horizontal reinforcing at corners and intersections of walls, and footings.

STEEL:

- Rolled sections and plates: ASTM A-36, Fy = 36 ksi.
- Steel Pipe Column: (not lally columns) ASTM A-36, Fy = 36 ksi.
- Bolts and plain anchors: ASTM A 307.

WOOD:

1. General:

- Each piece of lumber shall be "S-DRY" and bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
- Double up studs at jacks and under beams.
- Do not notch or drill joists, beams or load bearing studs without approval.

2. Connections:

- Nail roof plywood with 8d common at 6" o.c. at all edges and boundary members and 10" o.c. at intermediate supports.
- Glue floor plywood to all framing members and nail with 8d common at 6" o.c. at all plywood edges and boundary members and 10" o.c. at intermediate supports.
- Nail wall plywood with 10d common nails at 6" o.c. at all edges and boundary members and 12" o.c. at intermediate supports.

3. Structural Sawn Lumber:

- 2 x 6 thru 2 x 14 joists: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.
- Studs: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.

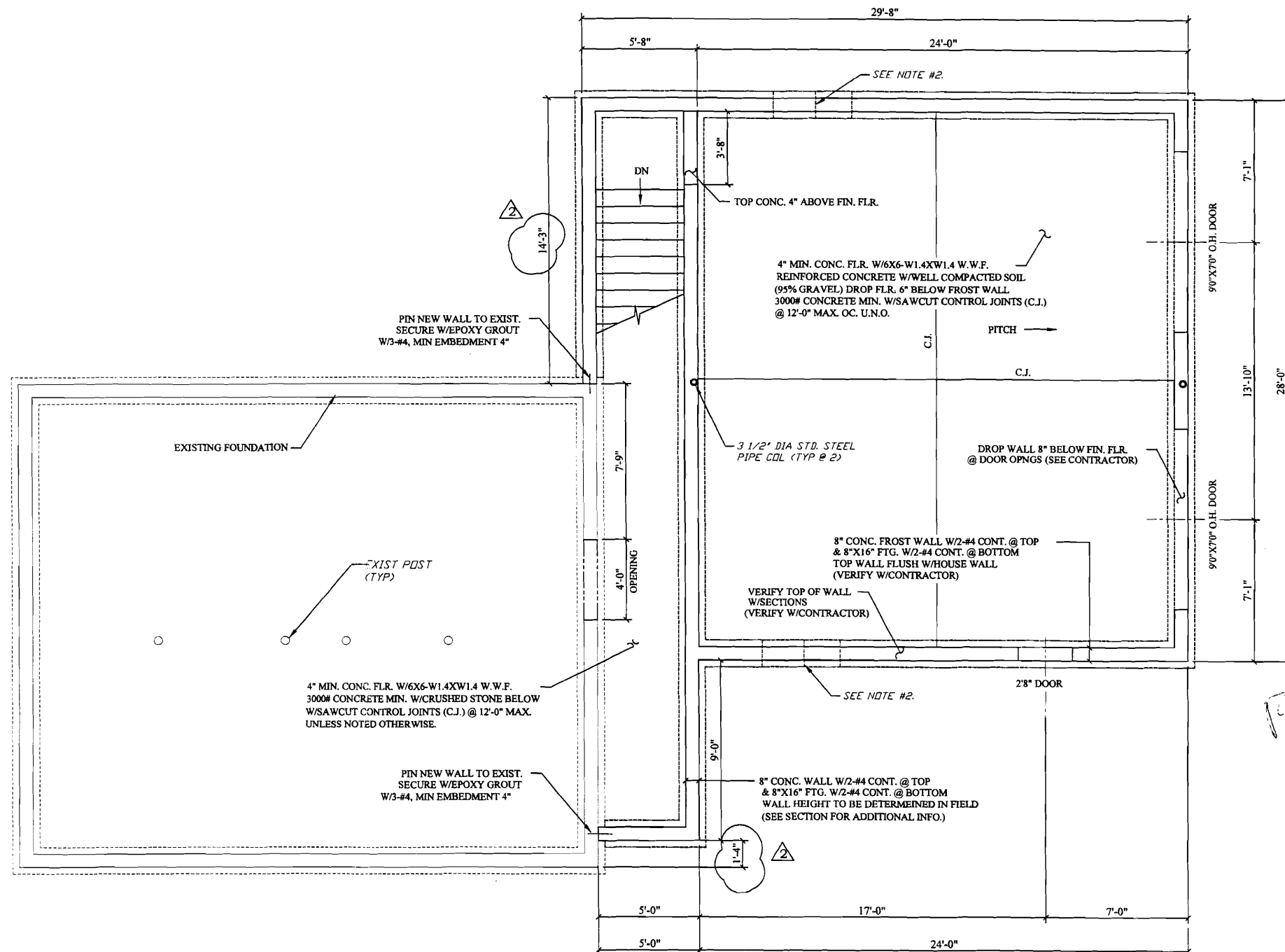
4. Laminated Veneer Lumber (LVL): Fb = 2800 psi, Fv = 285 psi, E = 2,000 ksi

5. Plywood:

- Roof Sheathing: C-D INT-APA (PSI-94) with exterior glue; 1/2" with Identification Index 48/24. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
- Sub-flooring: C-D INT-APA (PSI-94) with exterior glue; 3/4" with Identification Index 48/24. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
- Wall Sheathing: C-D INT-APA (PSI-74) with exterior glue; 1/2" with Identification Index 24/0. All panel edges backed with 2" nominal or wider framing.

SUPPLEMENTARY NOTES:

- Verify all dimensions and conditions in field and with architectural drawings prior to starting work. Notify the Engineer of any discrepancies or inconsistencies.
- Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.



FOUNDATION PLAN

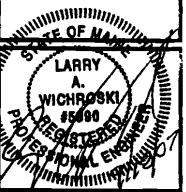
FOUNDATION NOTES:

- See structural notes, sheet S-1.
- Step footings as required to achieve recommended footing frost depth.
- Saw cut slab joints within 6 hours of slab pour.
- Do Not backfill full height basement walls until first floor framing is complete.
- See architectural drawings for dimensions not shown.

ENGINEERING DESIGN PROFESSIONALS
 Consulting Engineers
 P.O. BOX 975, FREETOWN, MAINE 04032 (207) 865-9508



GARAGE ADDITION
 214 Eastern Promenade * Portland, Maine
 FOUNDATION PLAN



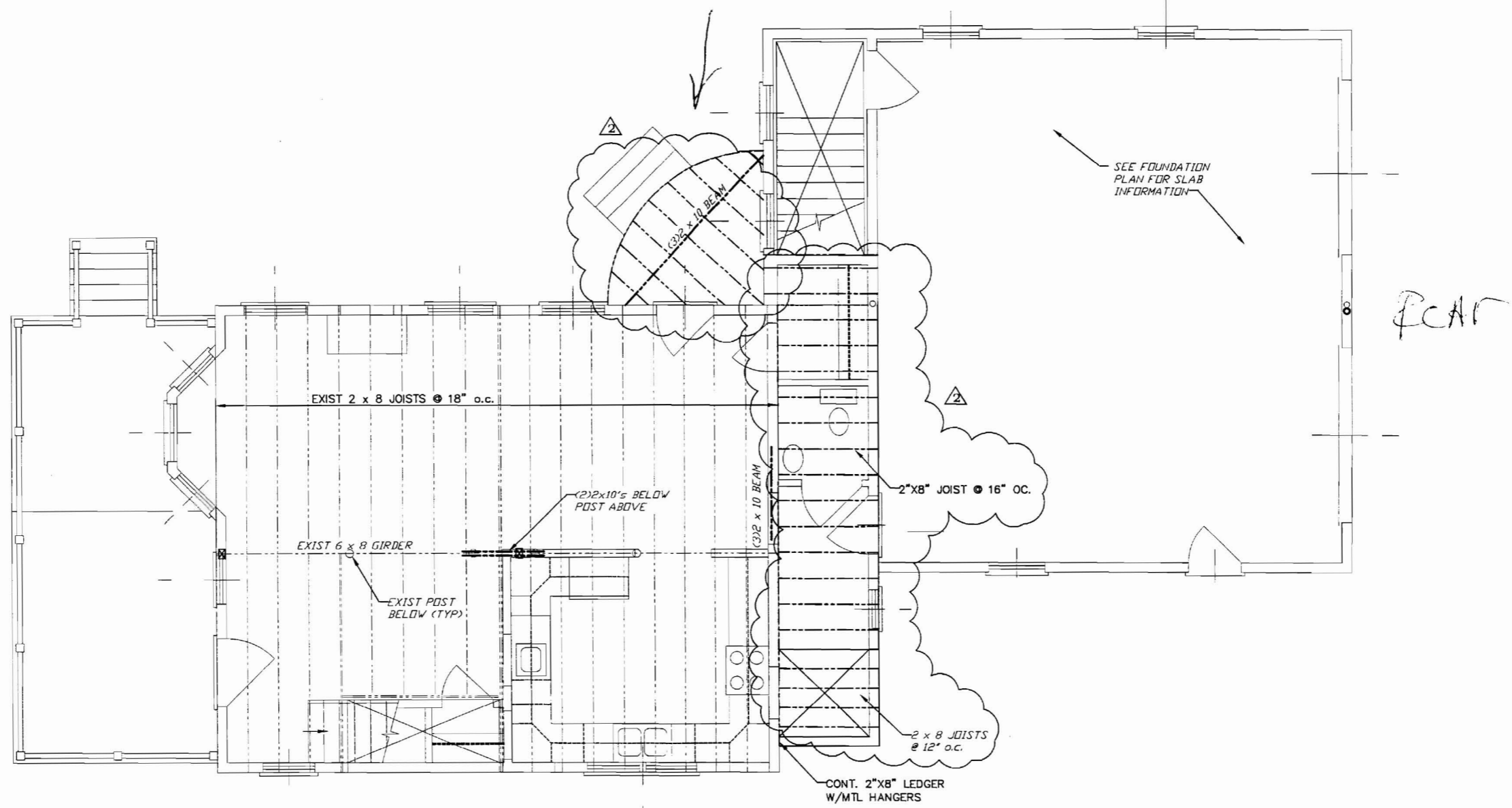
DESIGNED BY:
 Larry Wichroski, P.E.
 DRAWN BY:
 LAW
 JOB NO.:
 03706
 DATE:
 10-18-06

REVISIONS:
 11-01-06

SHEET:
S-1
 of 5

Front

too close to the property line
OK AS/2 17' - 10" min by



FIRST FLOOR FRAMING PLAN

FIRST FLOOR FRAMING NOTES:

1. See General Structural Notes on Sheet S-1.
2. Verify all dimensions and existing conditions in field and with architectural drawings prior to commencing work. Notify engineer of any discrepancies.

ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
P.O. BOX 575, FREETOWN, MAINE 04032 (207) 866-9605



GARAGE ADDITION
214 Eastern Promenade * Portland, Maine
FIRST FLOOR FRAMING PLAN



DESIGNED BY:
Larry Wichroski, P.E.

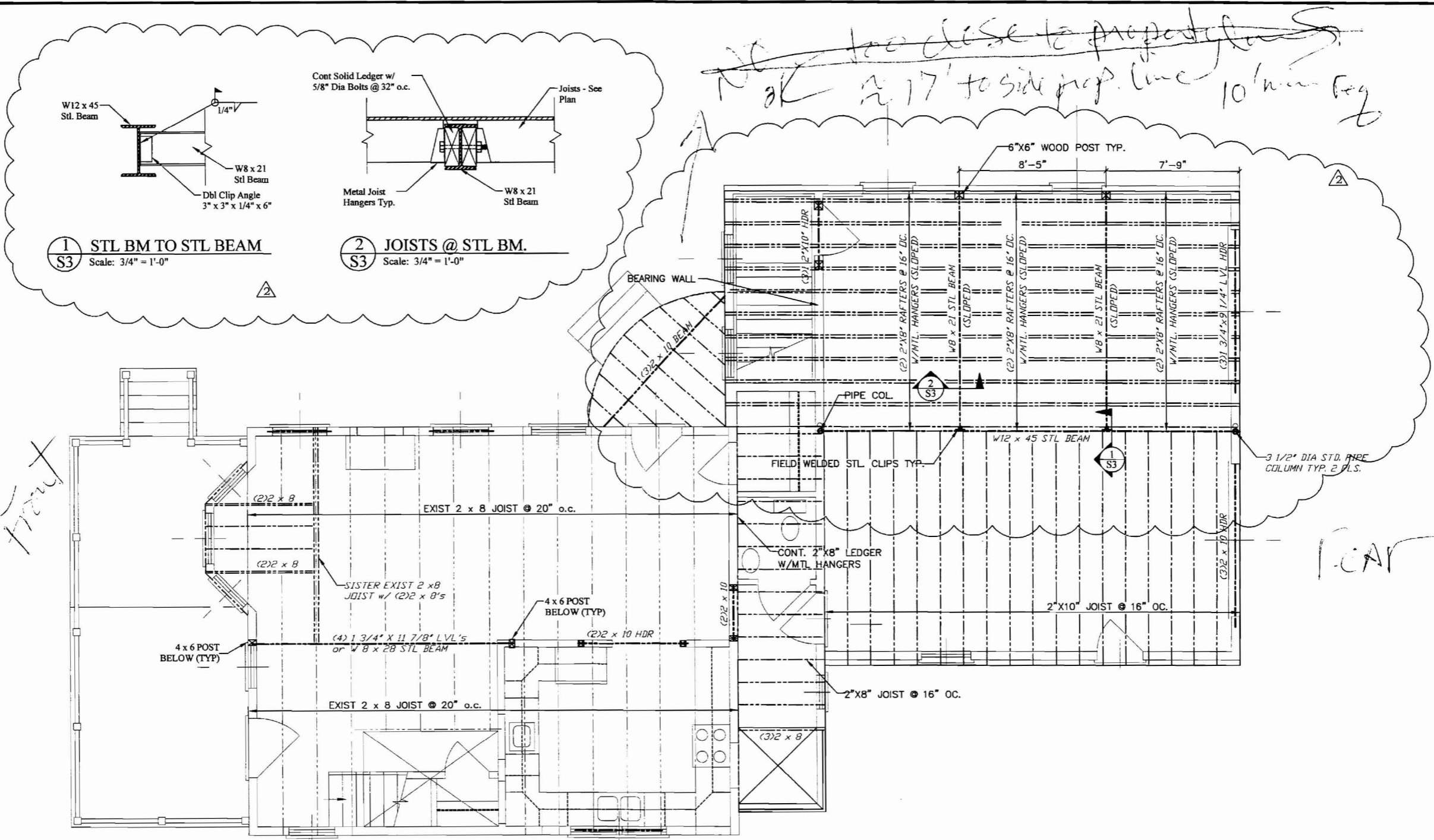
DRAWN BY:
LAW

JOB NO.:
03706

DATE:
10-18-06

REVISIONS:
11-01-06

SHEET:
S-2
of 5



1
S3 STL BM TO STL BEAM
Scale: 3/4" = 1'-0"

2
S3 JOISTS @ STL BM.
Scale: 3/4" = 1'-0"

SECOND FLOOR FRAMING PLAN

- SECOND FLOOR FRAMING NOTES:**
1. See General Structural Notes on Sheet S-1.
 2. Verify all dimensions and existing conditions in field and with architectural drawings prior to commencing work. Notify engineer of any discrepancies.
 3. Provide (3) 2 x 10 headers at all door and window openings unless noted on plans.

ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
P.O. BOX 575, FREETOWN, MAINE 04032 (207) 866-9005



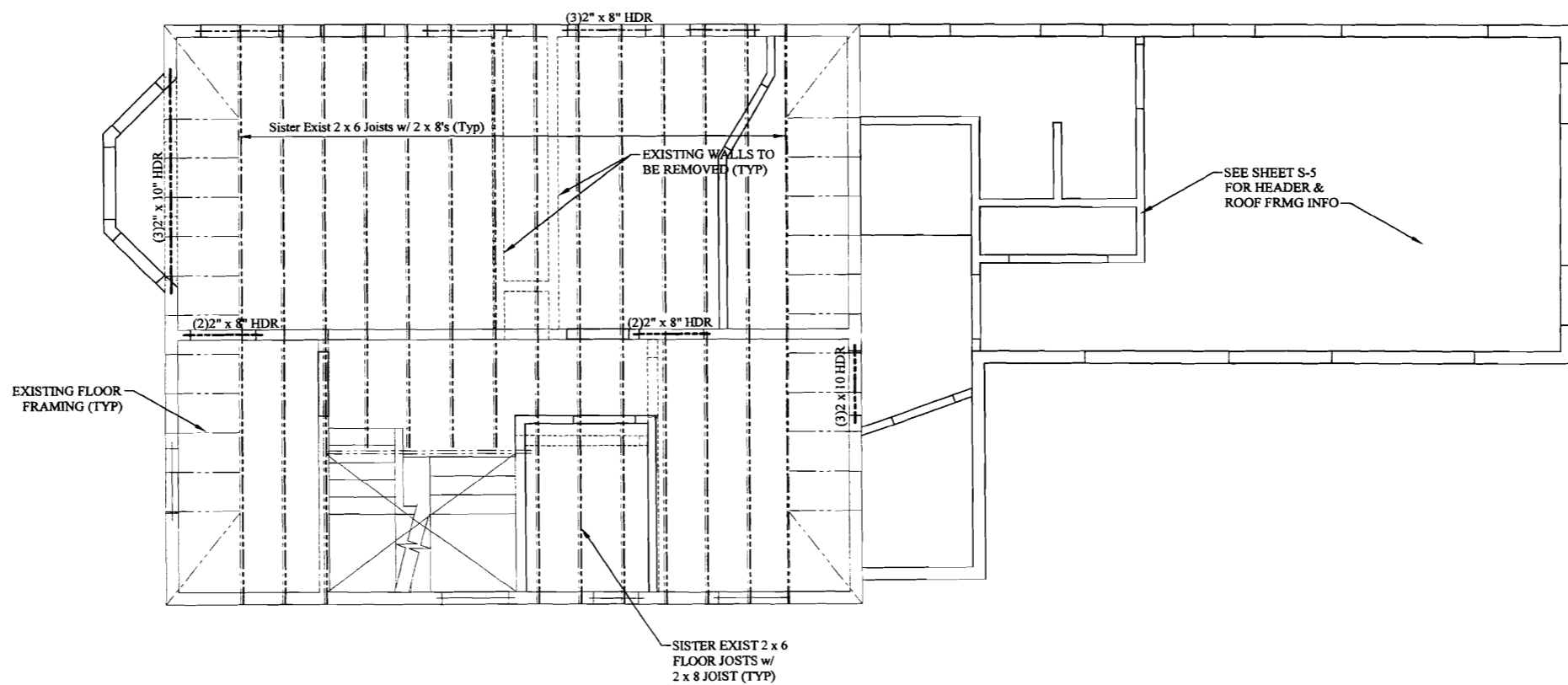
GARAGE ADDITION
214 Eastern Promenade * Portland, Maine
SECOND FLOOR FRAMING PLAN



DESIGNED BY:
Larry Wichroski, P.E.
DRAWN BY:
LAW
JOB NO.:
03706
DATE:
10-18-06

REVISIONS:
11-01-06
07-06-07

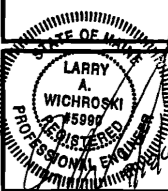
SHEET:
S-3
of 5



THIRD FLOOR FRAMING PLAN

THIRD FLOOR FRAMING NOTES:

1. See General Structural Notes on Sheet S-1.
2. Verify all dimensions and existing conditions in field and with architectural drawings prior to commencing work. Notify engineer of any discrepancies.
3. Provide (3) 2 x 10 headers at all door and window openings unless noted on plans.



DESIGNED BY:
Larry Wichroski, P.E.
DRAWN BY:
LAW
JOB NO.:
03706
DATE:
10-18-06

REVISIONS:
▲ 11-01-06

SHEET:
S-4
of 5

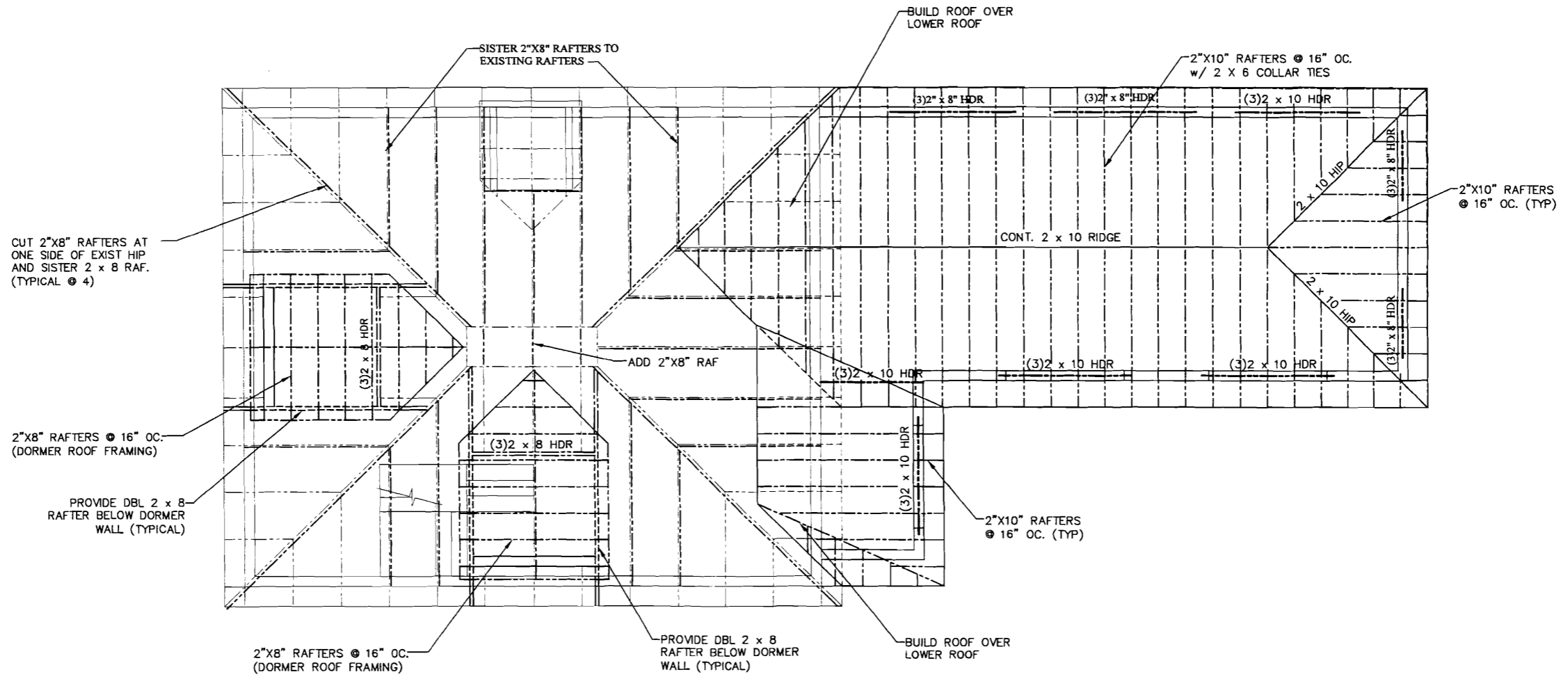
GARAGE ADDITION
214 Eastern Promenade * Portland, Maine
THIRD FLOOR FRAMING PLAN



ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
P.O. BOX 375, FREETOWN, MAINE 04032 (207) 865-8505



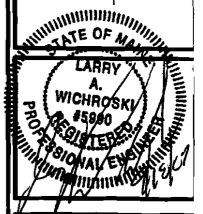
GARAGE ADDITION
 214 Eastern Promenade * Portland, Maine
ROOF FRAMING PLAN



UPPER ROOF FRAMING PLAN

ROOF FRAMING NOTES:

1. See General Structural Notes on Sheet S-1.
2. Verify all dimensions and existing conditions in field and with architectural drawings prior to commencing work. Notify engineer of any discrepancies.
3. Provide (3) 2 x 10 headers at all door and window openings unless noted on plans.
4. Spike all sistered members w/ 2 rows of 12d nails @ 12" o.c. typical.



DESIGNED BY:
 Larry Wichroski, P.E.
 DRAWN BY:
 LAW
 JOB NO.: 03706
 DATE: 10-18-06

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 11-01-06

SHEET:
S-5
 of 5



REAR ELEVATION



FRONT ELEVATION

MORIN DRAFTING GORHAM, ME. 893-2462	
RENOVATION PROJECT EASTERN PROMENADE	
ELEVATION	
DRAWN: J. MORIN	
SCALE: 1/4"=1'-0"	
DATE: 10-19-06	
△ REVISED 9-17-07	

A1



~~RIGHT~~ SIDE ELEVATION

MORIN DRAFTING GORHAM, ME. 893-2462	
RENOVATION PROJECT 214 EASTERN PROMENADE	
ELEVATION	
DRAWN: J. MORIN	A2
SCALE: 1/4"=1'-0"	
DATE: 10-19-06	
△ REVISED 9-17-07	

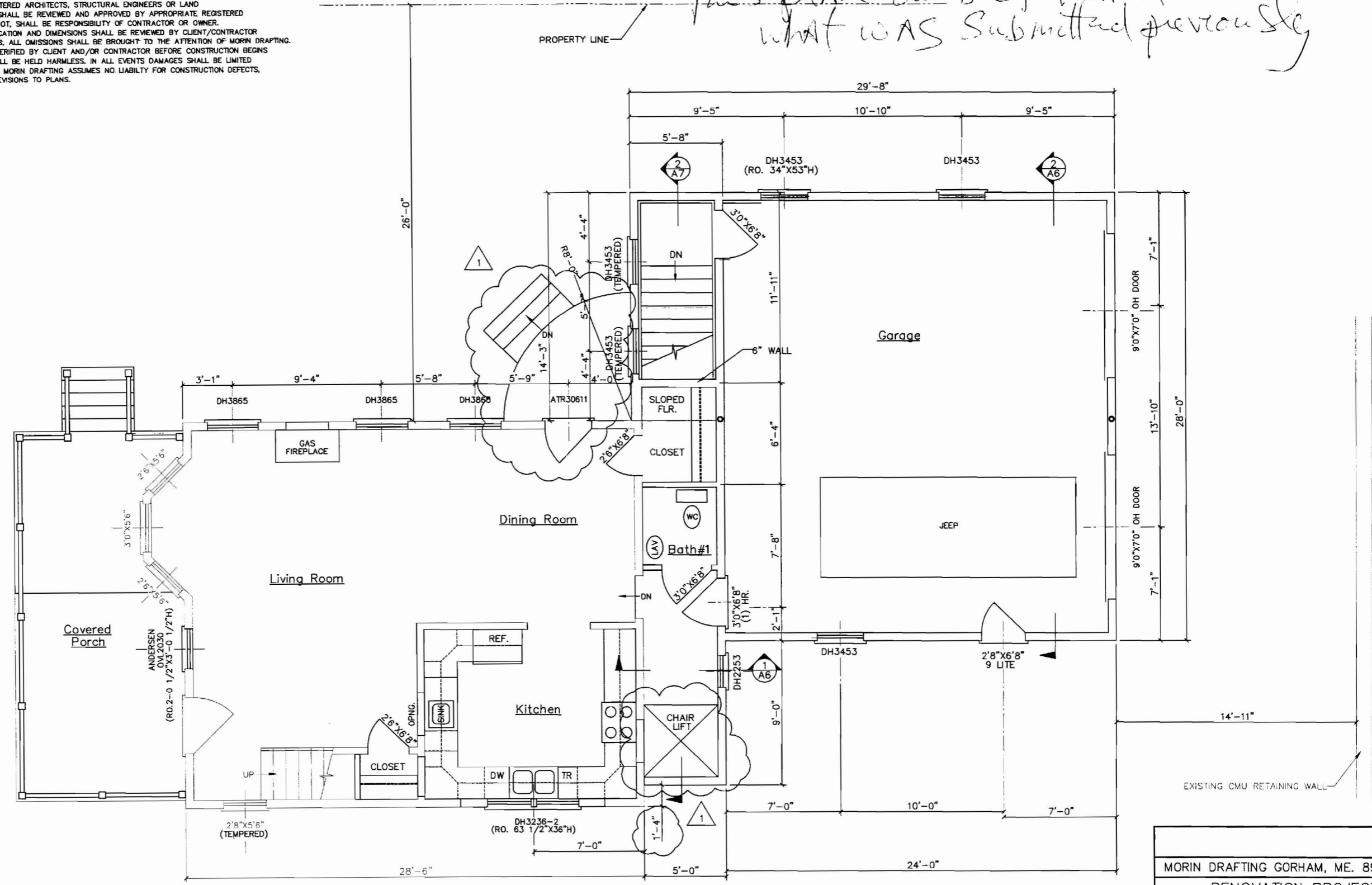


LEFT SIDE ELEVATION

MORIN DRAFTING GORHAM, ME. 893-2462	
RENOVATION PROJECT 214 EASTERN PROMENADE	
ELEVATION	
DRAWN: J. MORIN	A3
SCALE: 1/4"=1'-0"	
DATE: 10-19-06	
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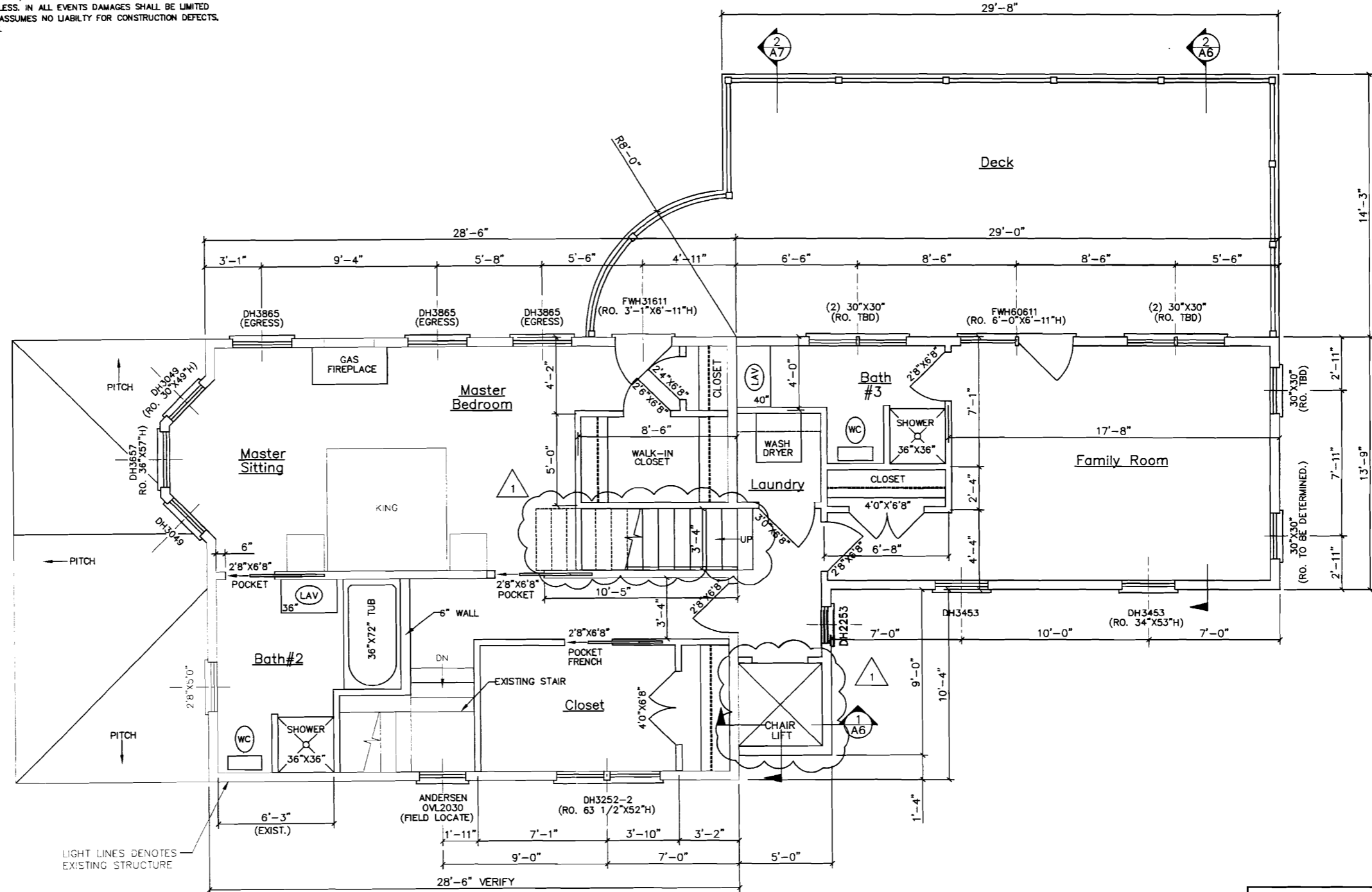
This plan doesn't match what was submitted previously



FLOOR PLAN—FIRST FLOOR

MORIN DRAFTING GORHAM, ME. 893-2462	
RENOVATION PROJECT 214 EASTERN PROMENADE	
FLOOR PLAN—1ST FLOOR	
DRAWN: J. MORIN	A4
SCALE: 1/4"=1'-0"	
DATE: 10-19-06	
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FLOOR PLAN—SECOND FLOOR

MORIN DRAFTING GORHAM, ME. 893-2462

RENOVATION PROJECT
214 EASTERN PROMENADE

FLOOR PLAN—2ND FLOOR

DRAWN: J. MORIN

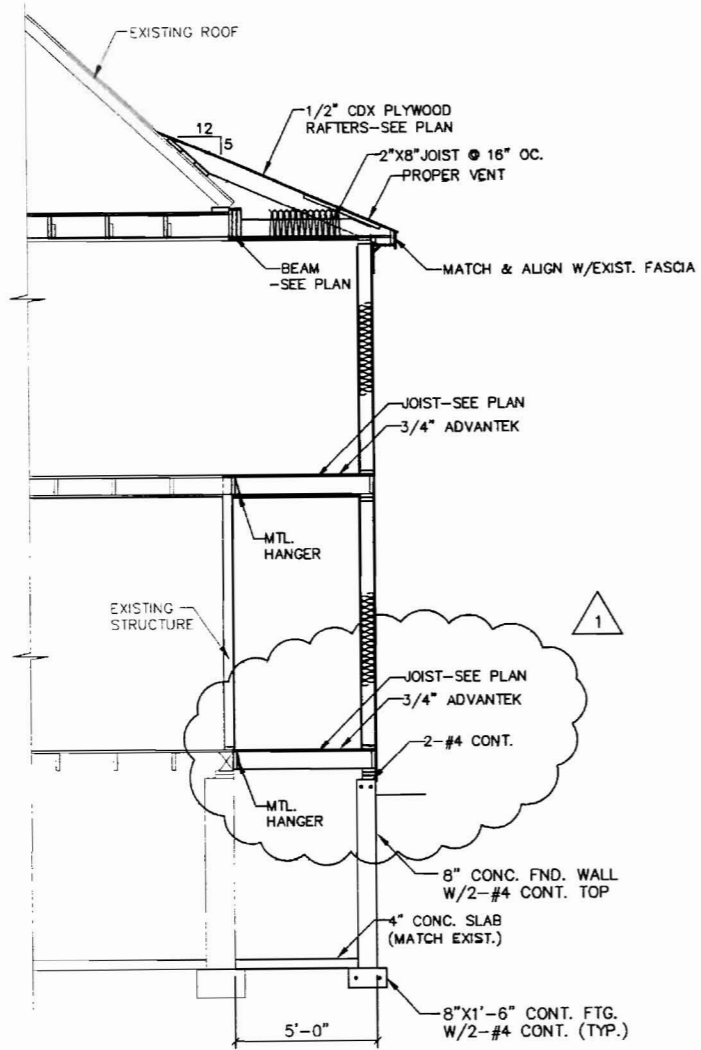
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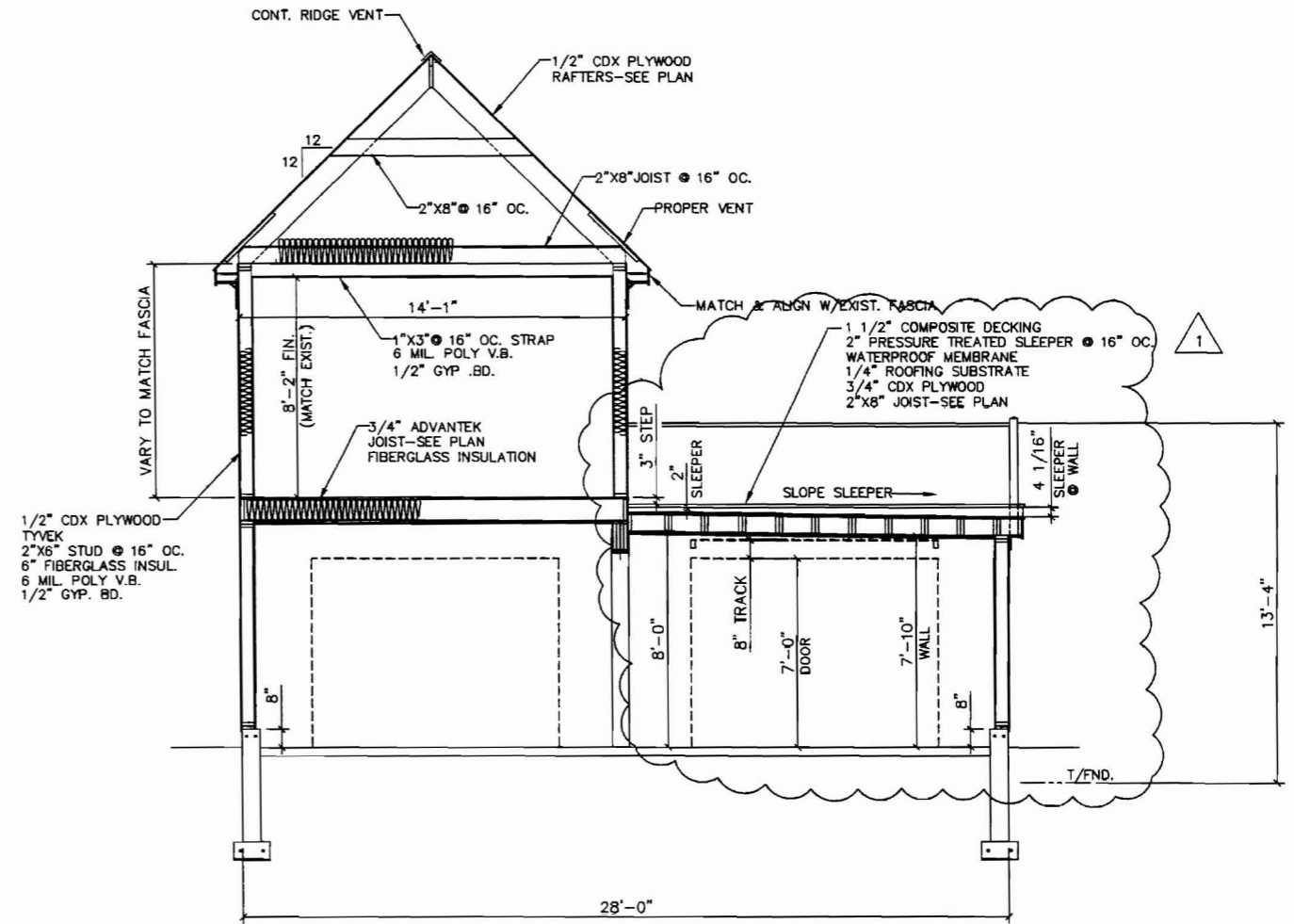
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A5

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SECTION @ MUDROOM
SCALE: 1/4"=1'-0"



SECTION @ GARAGE
SCALE: 1/4"=1'-0"

MORIN DRAFTING GORHAM, ME. 893-2462

RENOVATION PROJECT
214 EASTERN PROMENADE

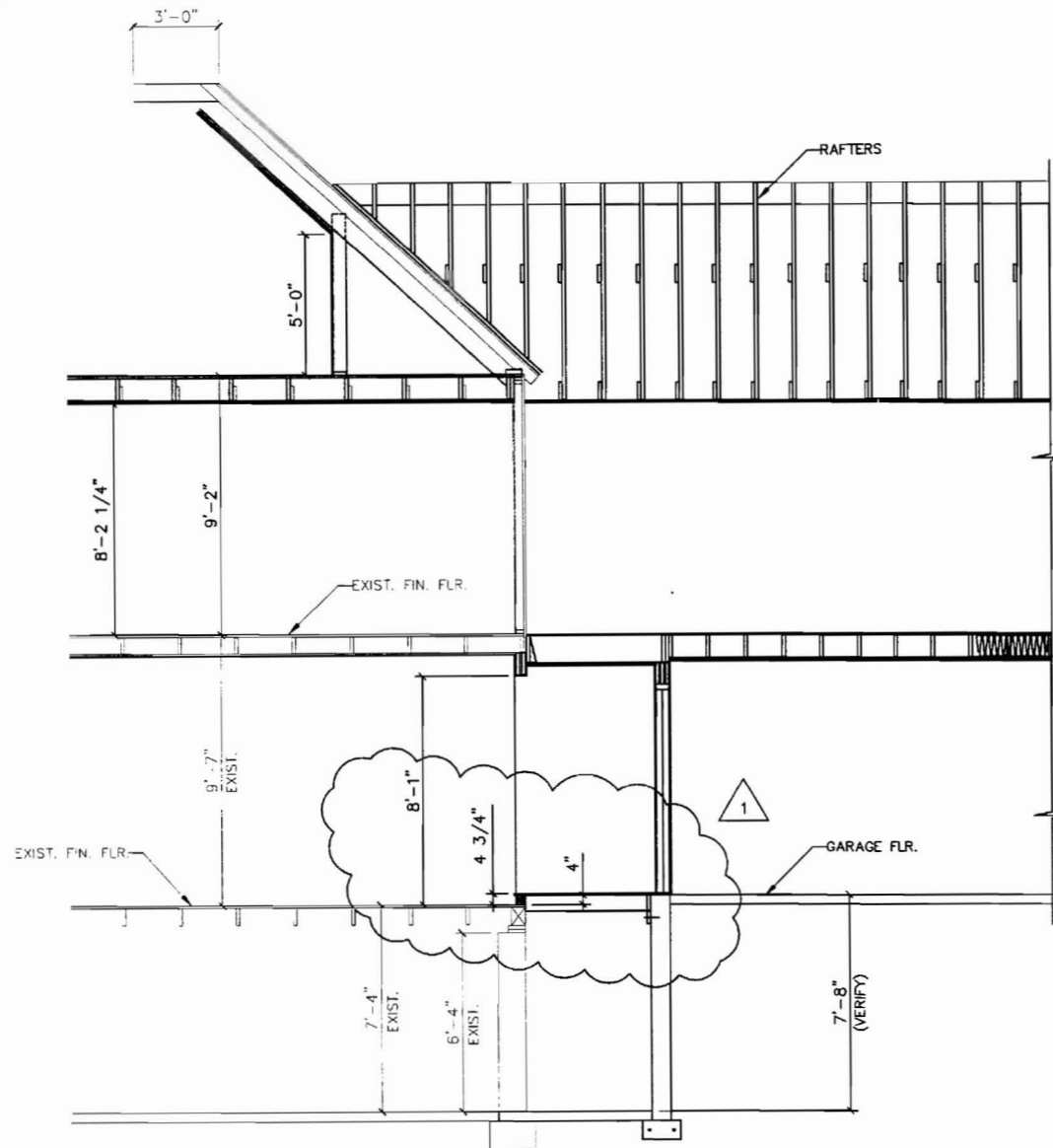
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DRAWN: J. MORIN
SCALE: 1/4"=1'-0"
DATE: 10-19-06

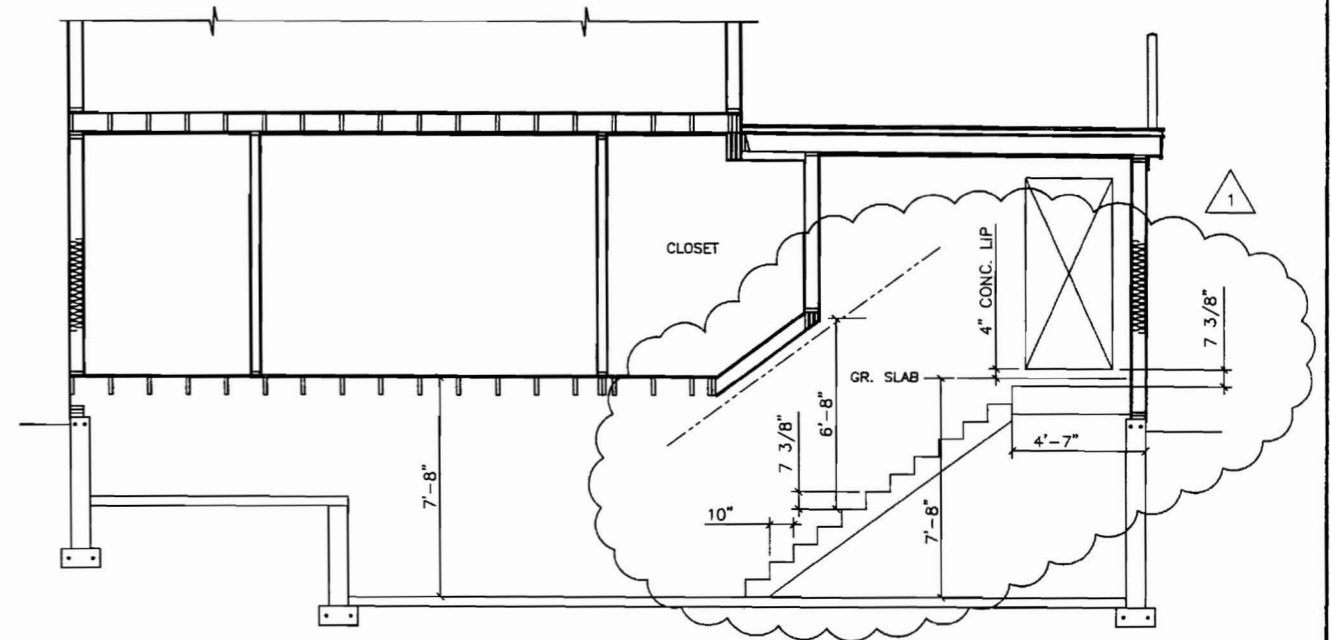
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A6

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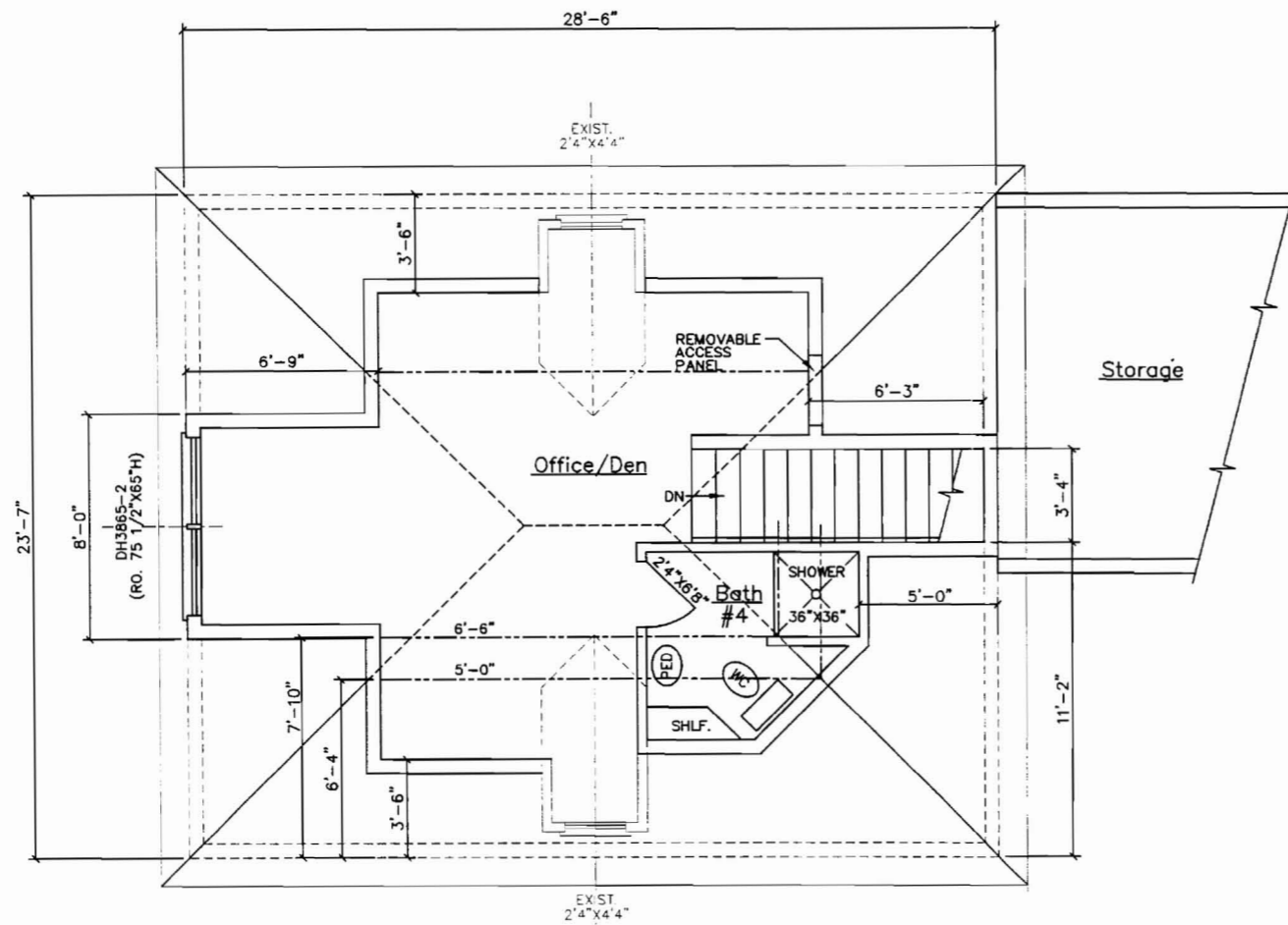


1 SECTION @ STAIR
A4 SCALE: 1/4"=1'-0"

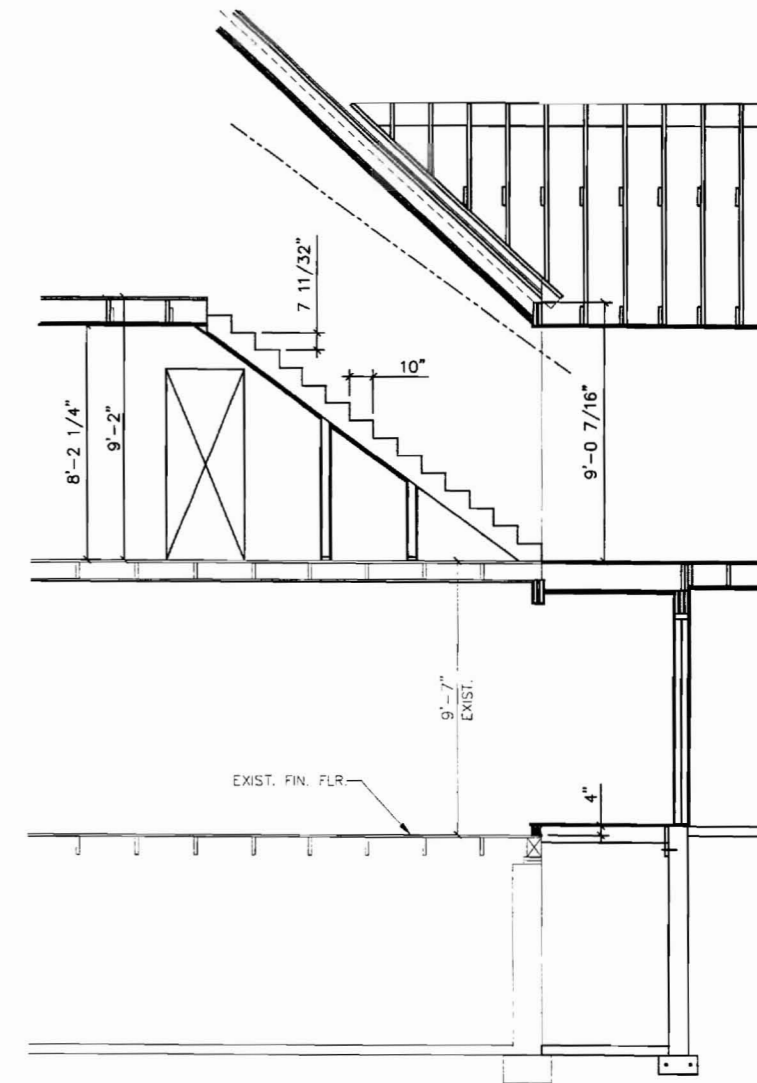


2 SECTION @ BASEMENT STAIR
A4 SCALE: 1/4"=1'-0"

MORIN DRAFTING GORHAM, ME. 893-2462	
RENOVATION PROJECT 214 EASTERN PROMENADE	
SECTION	
DRAWN: J. MORIN	A7
SCALE: 1/4"=1'-0"	
DATE: 10-19-06	
REVISD 9-17-07	



FLOOR PLAN-THIRD FLOOR



SECTION @ STAIR
SCALE: 1/4"=1'-0"

MORIN DRAFTING GORHAM, ME. 893-2462	
RENOVATION PROJECT 214 EASTERN PROMENADE	
FLOOR PLAN-3RD FLOOR	
DRAWN: J. MORIN	A8
SCALE: 1/4"=1'-0"	
DATE: 10-19-06	