

INDIA STREET RENOVATION
INDIA STREET - PORTLAND, ME
CBL 28-J-13

PROJECT DESCRIPTION

76 India is an existing 2 1/2 story 2 family structure with a single story barber shop attached on the SE side. The barber shop is a business occupancy and the structure is evident in the 1924 tax photo. The entire structure is 12" thick triple wythe brick walls with wood frame floors and roof.

This application is for the renovation to the upper unit of the two family which consists of the second and third floor. These two floors will be completely renovated including mostly new systems. There is a recently updated boiler that will remain in service.

The front common stairway is currently not separated from the units. This will be separated with a one hour enclosure as part of the renovation. A new rated entry door will be added to the first floor unit and two additional doorways will be removed. The front stair will remain a common area and the rear stairs will be only part of the upper unit.

Renovation to the first floor unit will be limited to the new entry door, bringing the bathroom up to code and installing new interconnected smoke alarms.

There will be no renovation to the barber shop. The barber shop will get an exit sign over the front entrance, a fire extinguisher and interconnected smoke detectors.

CODE SUMMARY
IBC 2009
NFPA 101 2009

Building Type III, Unprotected

This project is a renovation to a two family dwelling, however because of the attached business use, it is considered a mixed occupancy and the IBC was applied. Chapters 24 and 39 of NFPA 101 were used for life safety review.

IBC Mixed use occupancy R-3, B
Required Separation of Occupancies Table 508.4, 1 Hr.

NFPA 101

Chapter 24 Residential

24.1.2.3 Multiple Occupancies, 1 Hr. Separation

24.2.2.3.3 Secondary means of egress provided to bedrooms on third floor

24.3.4.1 Smoke alarms shall be installed in all sleeping rooms, outside of each sleeping area, and on each level of dwelling unit including basement.

Chapter 39 Existing Business

39.1.7 Occupant load: 679 sq.ft. @ 100 sq.ft. per occupant = 7 Occupants

39.2.4.3 Single exit permitted

39.2.5.2 Arrangement of means of egress: Dead end is less than 50'

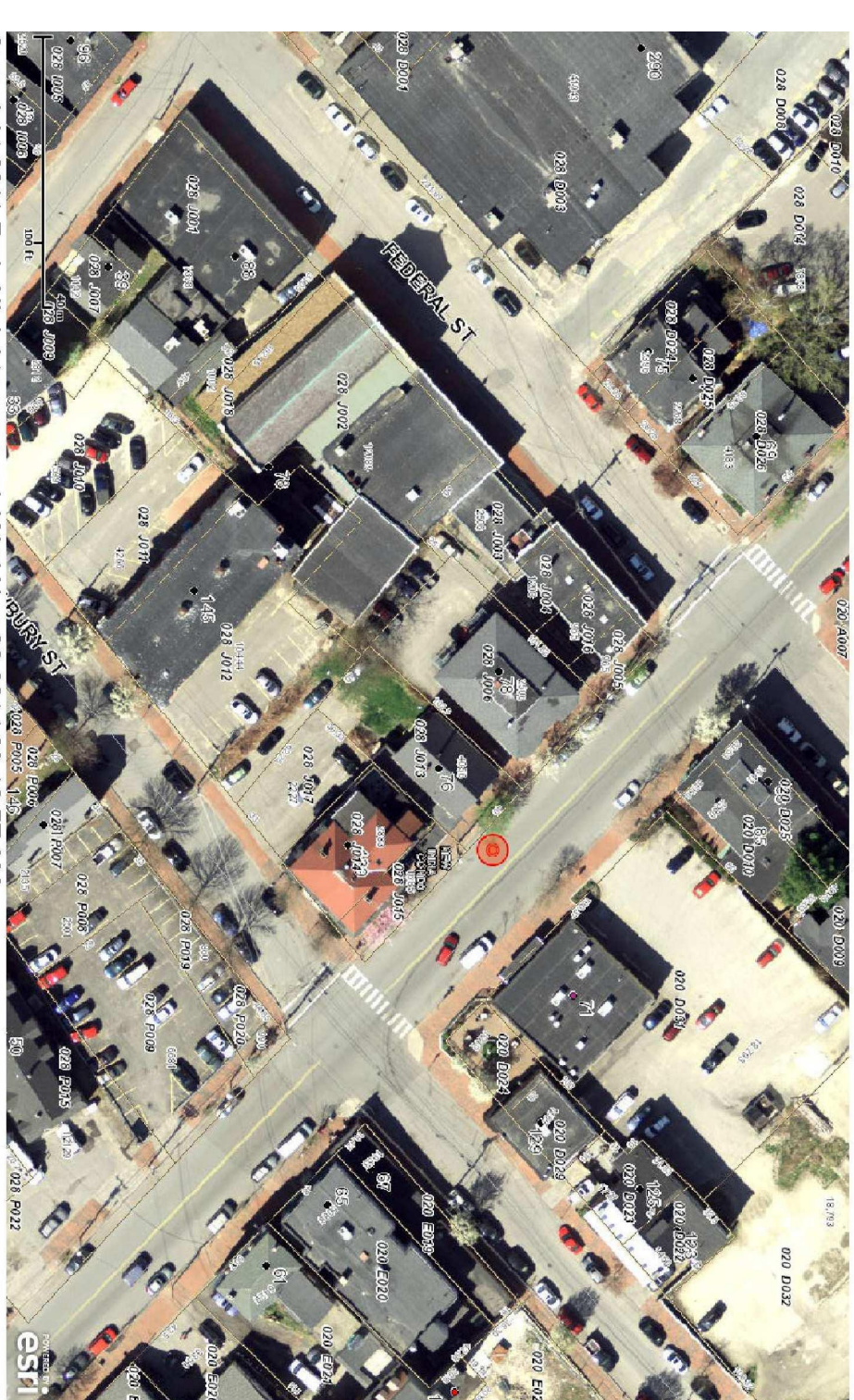
39.2.9.1 Emergency lighting not required

39.2.10 Provide exit sign

39.3.4 Detection, alarm, and communication systems are not required

39.3.5 Provide fire extinguisher per 9.7.4.1

76 INDIA

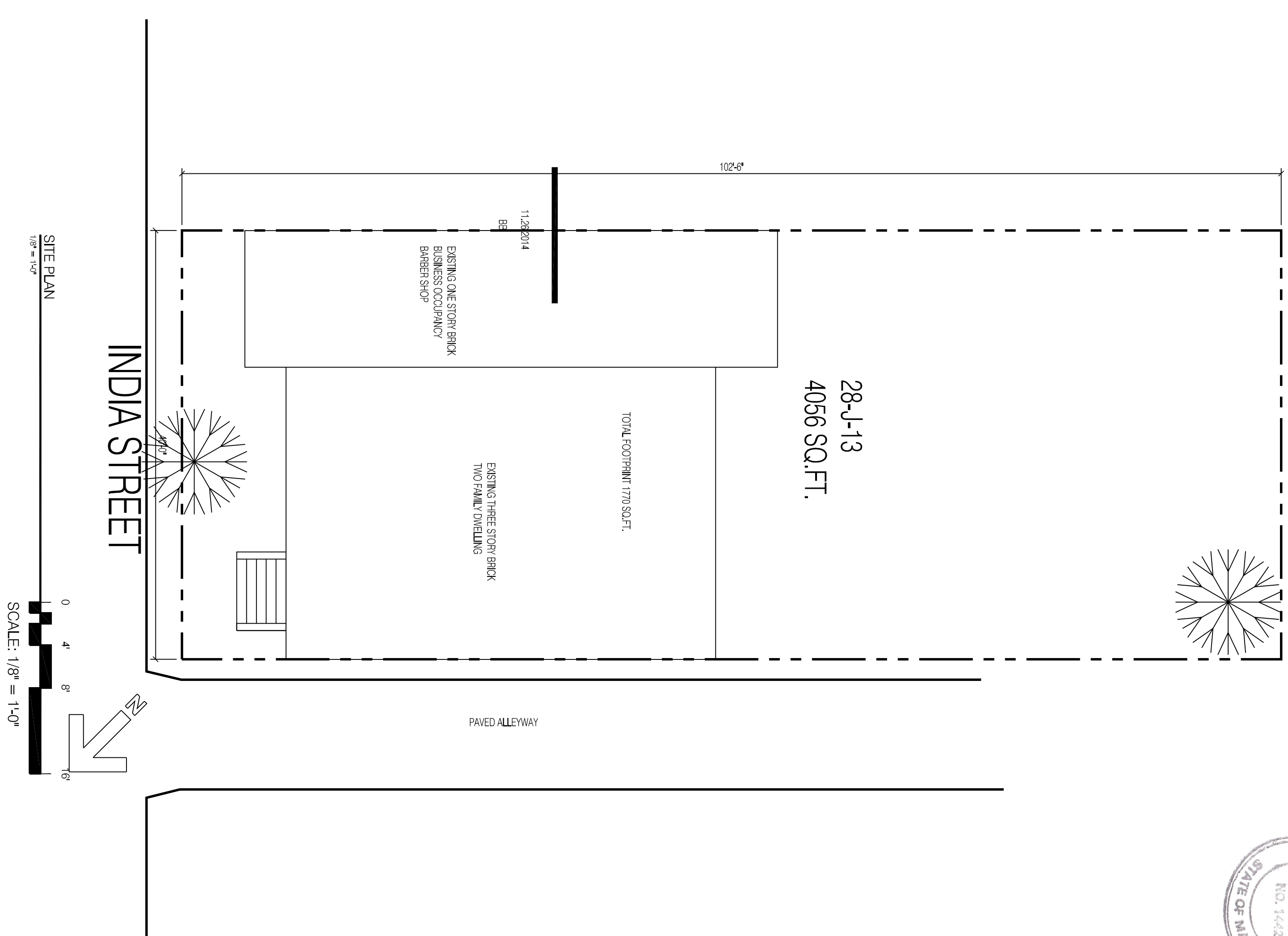


MCINTYRE
76 INDIA STREET
MOLLY MCINTYRE

PROSPECT
RD
DESIGN
58 FORT ST. PORTLAND, ME
www.prospectdesign.me
T. 207-749-7400

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COVER AND SITE PLAN

PERMIT SET

SHEET TITLE	COVER AND SITE PLAN
REVISION	
DATE	November 26, 2014
DESIGNER	PROSPECT DESIGN
OWNER	MARY EVELYN MCINTYRE

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Reviewed for Code Compliance
Inspection Division
Approved with Conditions

Date: 12/08/14

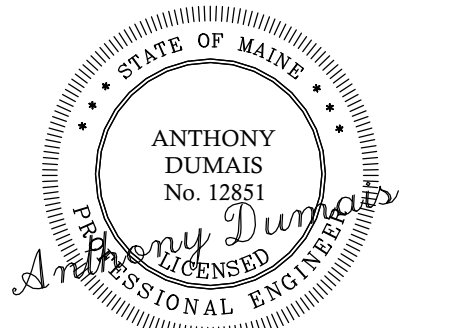


424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

CLIENT:

MOLLY McINTYRE

76 INDIA STREET
PORTLAND, ME 04101



PORTLAND, ME
76 INDIA STREET

McINTYRE RESIDENCE

BUILDING RENOVATION

THE FOLLOWING BUILDING CODES AND STANDARDS SHALL BE REFERENCED DURING CONSTRUCTION:

IBC 2009 ASCE 7	EDITION OF THE IBC INTERNATIONAL BUILDING CODE AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ACI 318 ACI 301 ACI 308 ASTM NDMS	AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AMERICAN SOCIETY OF TESTING AND MATERIALS NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION, 2005.

REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.

EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE CONTRACT DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.

THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.

USE DEFORMED BILLET-STEEL REINFORCING BARS, GRADE 60, IN CONFORMANCE WITH ASTM A615. REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED PRIOR TO CONCRETE PLACEMENT, AND SHALL BE SECURED AGAINST DISPLACEMENT.

THE CONTRACTOR SHALL SUBMIT REINFORCING SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCING FABRICATION. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES". SHOP DRAWINGS SHALL SHOW REINFORCING STEEL PLACEMENT DETAILS AND SECTIONS.

MINIMUM CONCRETE COVER FOR REINFORCEMENT	
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER	2 INCHES
CONCRETE NOT EXPOSED TO EARTH OR WEATHER IN SLABS AND WALLS (FOR PRIMARY REINFORCEMENT, TIES, AND STRIPUPS)	1½ INCHES
CONCRETE NOT EXPOSED TO EARTH OR WEATHER IN COLUMNS AND BEAMS	1½ INCHES

CONTINUOUS REINFORCEMENT SHALL BE TENSION LAP SPLICED PER LAP SPlice LENGTH TABLE, U.N.O.

LAP SPlice LENGTH TABLE								
BAR SIZE	#3	#4	#5	#6	#7	#8	#9	
MIN LAP SPlice (INCHES)	18	24	30	36	48	64	81	

REINFORCEMENT HOOKS SHALL CONFORM TO STANDARD HOOKS ACCORDING TO ACI 318. WELDING OF REINFORCEMENT IS NOT PERMITTED, U.N.O.

ALL STRUCTURAL STEEL WORK SHALL CONFORM TO:

AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, NINTH EDITION
AISC	CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES

STRUCTURAL STEEL MEMBERS SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

WIDE FLANGE SHAPES AND TEES	ASTM A992
ANGLES, PLATES, CHANNELS	ASTM A36, Fy=36 KSI
SQUARE AND RECTANGULAR HSS	ASTM A500, GRADE B, Fy=46 KSI
STEEL PIPE	ASTM A53, TYPE E OR S, GRADE B, Fy=35 KSI

SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO COMMENCING FABRICATION.

SHOP DRAWINGS SUBMITTALS SHALL INCLUDE:

- STRUCTURAL STEEL FABRICATION AND ERECTION DRAWINGS WHICH INCLUDE BOLTED CONNECTIONS (SHOP AND FIELD) AND WELDED CONNECTIONS (SHOP AND FIELD) DEPICTING AWS WELDING SYMBOLS.
- METAL DECK SHOP DRAWINGS DEPICTING SHEAR STUD LAYOUT ON BEAMS AND GRIDERS.

OWNER SHALL RETAIN A QUALIFIED TESTING AGENCY TO PERFORM AND VERIFY THE FOLLOWING:

- VISUAL INSPECTION OF ALL WELDS.
- ULTRASONIC TESTING, IN ACCORDANCE WITH ASTM E-164, ON 100% OF ALL FIELD FULL PENETRATION WELDS.
- PROVIDE RANDOM VERIFICATION VIA ULTRASONIC TESTING OF SHOP FULL PENETRATION WELDS.
- FIELD BOLTED CONNECTIONS, INCLUDING VERIFICATION OF BOLT GRADES.
- SHEAR STUD QUANTITY, PROPER INSTALLATION, SIZE, AND SPACING. SHEAR STUDS SHALL CONFORM TO AWS D1.1.

BOLTED CONNECTIONS:

- FIELD CONNECTIONS SHALL UTILIZE MINIMUM ¾" DIAMETER A325 HIGH STRENGTH BOLTS, U.N.O.. BOLTED CONNECTION SHALL BE SLIP CRITICAL (SC) AT ALL MOMENT FRAMES, BRACED FRAMES, AND AT ADDITIONAL LOCATIONS INDICATED IN THE DRAWINGS. SLIP CRITICAL CONNECTIONS SHALL UTILIZE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. BOLT HOLES SHALL BE STANDARD SIZE, U.N.O..
- HIGH STRENGTH BOLTS SHALL BE INSTALLED AND TIGHTENED PER AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS.
- ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36, STANDARD HEX HEAD FURNISHED WITH HEAVY HEX NUTS AND LOCK WASHERS.
- CONTRACTOR SHALL DESIGN CONNECTIONS NOT ALREADY DETAILED ON STRUCTURAL DRAWINGS. DESIGN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER AND SUBMITTED PRIOR TO COMMENCING FABRICATION.

WELDED CONNECTIONS:

- WELDING SHALL CONFORM TO AWS D1.1. USE LOW-HYDROGEN SMAW ELECTRODES WITH MINIMUM TENSILE STRENGTH OF 70 KSI.

STRUCTURAL STEEL SHALL RECEIVE THE FOLLOWING PROTECTIVE COATINGS:

- DO NOT PAINT SURFACES TO RECEIVE METAL DECK AND/OR SHEAR CONNECTORS FASTENED BY WELDING, CONTACT SURFACES OF HIGH STRENGTH BOLTED CONNECTIONS, FINISHED BEARING SURFACES, AND SURFACES TO BE WELDED IN THE FIELD. IF REQUIRED, PROTECT THESE SURFACES BY RUST-INHIBITING COATING THAT CAN BE REMOVED EASILY PRIOR TO ERECTION.
- UNEPOISED STRUCTURAL STEEL SHALL BE CLEANED IN ACCORDANCE WITH SSPC-SP3 AND PAINTED WITH PRIMER PAINT, INMCC-10-99, OR EQUIVALENT, U.N.O..
- EXPOSED STRUCTURAL STEEL TO RECEIVE ZINC-RICH EPOXY PAINT SHALL BE FIRST CLEANED IN ACCORDANCE WITH SSPC-SP6 ,COMMERCIAL BLAST CLEANING. USE INMCC ZIN-RICH EPOXY PAINT, OR EQUIVALENT. APPLY FINISH COAT PER ARCHITECT.
- EXPOSED STRUCTURAL STEEL TO BE HOT-DIPPED GALVANIZED SHALL BE IN ACCORDANCE WITH ASTM A123.

SHEAR CONNECTOR STUDS:

- SHEAR CONNECTOR STUDS SHALL BE NELSON, OR EQUIVALENT, ¾" DIAMETER, U.N.O.. WELD STUDS PER STUD MANUFACTURER'S RECOMMENDATIONS THROUGH METAL DECKING. STUD LENGTH SHALL BE 1" BELOW TOP OF CONCRETE SLAB-ON-DECK.
- SHEAR STUDS, WHERE REQUIRED, ARE INDICATED ON THE DRAWINGS AS [XX], WHERE XX IS THE NUMBER OF STUDS EQUALLY SPACED BETWEEN SUPPORTS ON A BEAM OR GIRDER.

ANCHOR BOLT
ADDITIONAL ARCHITECT AND
B/F/TG, BOF
BLDG
BM
BOT
BRG
BTWN
C
CANT
CIP
CJ
CL
CLR
CMU
CONJ
COL
CONC
CONN
CONT
CONTR
CP
CY
DIA
DIM
DISCONT
DWG
(E), EX, EXIST
EA
EF
EL, ELEV
EQ
EQUIP
ES
EW
EXP
EXT
F
FDN
FF
FLG
FLR
FT
FTG
FV
G
GALV
HOR, HORIZ
HSS
HT
IF
IN
INFO
JT
K
KSI
ANGLE
DOUBLE ANGLE
FOUND
LINEAR FOOT
LONG LEG HORIZONTAL
LONG LEG VERTICAL
MAX
MECH
MFR
MIN
MISC
STRUCTURAL STEEL CHANNEL
CANTILEVER
CAST-IN-PLACE CONCRETE
CONTROL JOINT
CENTERLINE
CLEAR
CONCRETE MASONRY UNIT
CONSTRUCTION JOINT
OPENING
OPP
P
PL
PP
PREFAB
PSF
PSI
DIAMETER
DIMENSION
DISCONTINUOUS
DRAWING
EXISTING
EACH
EACH FACE
ELEVATION
EQUAL
EQUIPMENT
EACH SIDE
EACH WAY
EXPANSION
EXTERIOR
FOOTING DESIGNATION
FOUNDATION
FINISH FLOOR
FLANGE
FLOOR
FOOT
FOOTING
FIELD VERIFY
GAGE
GALVANIZED
HORIZONTAL
HOLLOW STRUCTURAL SHAPE
HEIGHT
INSIDE FACE
INCH
INFORMATION
JOINT
KIP (1 KIP = 1,000 LBS)
KIPS PER SQUARE INCH
L
LL
LB
LF
LLH
LLV
MAXIMUM
MECHANICAL MANUFACTURER
MINIMUM
MISCELLANEOUS
NF
NO
NS
NTS
OC
OF
OPNG
OPP
P
PL
PP
PREFAB
PSF
PSI
SC
SECT
SHEATH
SIM
SOG
SPAC
SPCS
SS
STD
STIFF
STL
STR
STRUCT
T
T&B
TOC, T/CONC
T/FTG, TOF
TEMP
T/SHELF
T/SLAB
T/STL
T/WALL
TS
TYP
UNO
UNLESS NOTED OTHERWISE
VER, VERT
VIF
W
w/
w/O
WP
WT
WWF
ANGLE
DOUBLE ANGLE
FOUND
LINEAR FOOT
LONG LEG HORIZONTAL
LONG LEG VERTICAL
MAXIMUM
MECHANICAL MANUFACTURER
MINIMUM
MISCELLANEOUS
NEAR FACE
NUMBER
NEAR SIDE
NOT TO SCALE
ON CENTER
OUTSIDE FACE
OPENING
OPPOSITE
PIER DESIGNATION
PLATE
PARTIAL PENETRATION WELD
PREFABRICATED
POUNDS PER SQUARE FOOT
POUNDS PER SQUARE INCH
REINFORCED
REQUIRED
RD
REINFORCING STEEL
ROOF DRAIN
SLIP CRITICAL
SECTION
SHEATHING
SIMILAR
SLAB-ON-GRADE
SPACING
SPECIFICATIONS
STAINLESS STEEL
STANDARD
STIFFENER
STEEL
STRAIGHT
STRUCTURAL
TOP
TOP AND BOTTOM
TOP OF CONCRETE
TOP OF FOOTING
TEMPERATURE
TOP OF SHELF
TOP OF SLAB
TOP OF STEEL
TOP OF WALL
STRUCTURAL TUBING
TYPICAL
UNLESS NOTED OTHERWISE
VERTICAL
VERIFY IN FIELD
STRUCTURAL STEEL WIDE FLANGE
WITH
WITHOUT
WORK POINT
WEIGHT
WELDED WIRE FABRIC

GENERAL NOTES SCALE: NTS

CONCRETE REINFORCING NOTES SCALE: NTS

LIVE LOAD:
FIRST FLOOR LIVING AREAS = 40 PSF
SECOND FLOOR SLEEPING AREAS = 30 PSF

SNOW LOADS:
GROUND SNOW LOAD, P_g = 60 PSF
SNOW EXPOSURE FACTOR, C_e = 1.0
SNOW LOAD IMPORTANCE FACTOR, I = 1.0
THERMAL FACTOR, C_t = 1.1
FLAT ROOF SNOW LOAD, P_f = 46.2 PSF + DRIFT

LATERAL ANALYSIS NOT PERFORMED BY CASCO BAY ENGINEERING

SUBGRADE PREPARATION AND DETERMINATION (INCLUDING ALLOWABLE BEARING PRESSURE, STRUCTURAL FILL GRADATION REQUIREMENTS, COMPACTION REQUIREMENTS AND POST-CONSTRUCTION SETTLEMENT ANALYSIS) BENEATH FOOTINGS AND SLABS-ON-GRADE AND BEHIND FOUNDATION WALLS SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER. ALL FILL USED TO SUPPORT FOUNDATIONS AND SLABS-ON-GRADE SHALL CONSIST OF A WELL-GRADED, GRANULAR MATERIAL PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. STRUCTURAL SLABS SHALL BE CONSTRUCTED ON A MINIMUM 12" THICK LAYER OF STRUCTURAL FILL SOIL WITH PROPERTIES PER THE GEOTECHNICAL ENGINEER.

PRESUMED ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN = 2,000 PSF. BEARING CAPACITIES SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER. MINIMUM FROST DEPTH COVER = 4"-6" FOR EXTERIOR FOOTINGS BELOW FINAL EXTERIOR GRADE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL, UNLESS NOTED OTHERWISE. BEARING ELEVATIONS SHALL BE LOWERED WHERE SUITABLE SOILS ARE NOT ENCOUNTERED. WHERE OVEREXCAVATION HAS OCCURRED, CONTRACTOR MAY PLACE LEAN CONCRETE ON TOP OF NATIVE SOIL. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER IF ANY UNSUITABLE SOILS ARE ENCOUNTERED PRIOR TO PLACING FOUNDATIONS.

FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES OF THE WALL. FOUNDATION WALLS AND SLAB-ON-GRADES SHALL REACH THEIR FULL 28 DAY COMPRESSIVE STRENGTH PRIOR TO BACKFILLING. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING/BRACING FOR WALLS WHEN BACKFILL IS PLACED PRIOR TO CONCRETE ACHIEVING ITS FULL 28 DAY STRENGTH. BACKFILL FOR FOUNDATION WALLS IS BASED ON DRAINED CONDITIONS. SEE ARCHITECTURAL, CIVIL, AND MECHANICAL DRAWINGS FOR FOUNDATION DRAINAGE SYSTEM.

PROTECT FOUNDATIONS FROM FROST AND KEEP BOTTOM OF TRENCH DRY DURING CONSTRUCTION. IF GROUNDWATER IS ENCOUNTERED NEAR OR ABOVE THE BASE OF THE FOOTINGS, EXCAVATIONS SHALL BE DEWATERED DURING CONSTRUCTION. SURFACE WATER SHALL BE DIVERTED AWAY FROM EXCAVATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING AND BRACING OF EXISTING STRUCTURES DURING EXCAVATION, BACKFILLING, AND CONSTRUCTION. CONTRACTOR SHALL SLOPE EXCAVATIONS TO ACHIEVE SOIL STABILITY.

DESIGN CRITERIA SCALE: NTS

FOUNDATION NOTES SCALE: NTS

STRUCTURAL STEEL NOTES SCALE: NTS

ALL CONCRETE WORK, INCLUDING MATERIAL SELECTION, ADMIXTURES, MIXING, AND PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES. IN ADDITION, REFERENCE THE FOLLOWING CONCRETE STANDARDS AND SPECIFICATIONS:

ALL LUMBER SHALL BE VISUALLY GRADED AND STAMPED WITH GRADE DESIGNATION, SPECIES, AND ADDITIONAL INSPECTION INFORMATION, U.N.O..

ACI 318	AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ACI 301	AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE
ACI 305	STANDARD SPECIFICATION FOR HOT WEATHER CONCRETING
ACI 306	STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING
ACI 308	STANDARD PRACTICE FOR CURING CONCRETE

REQUIRED CONCRETE PARAMETERS ARE AS FOLLOWS:

LOCATION	MAX W/C RATIO	f _c	AIR-ENTRAINMENT
INT. WALLS/ELEV. SLABS	.52	3,000 PSI	2% ± ½%
FOUNDATIONS, FOOTINGS, & FOUNDATION WALLS	.45	4,500 PSI	6% ± ½%
INT. SLAB-ON-GRADE	.45	4,500 PSI	2% ± ½%
EXT. SLAB-ON-GRADE	.45	4,500 PSI	6% ± ½%

WHERE: W/C = WATER TO CEMENT RATIO AND
f_c = COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS

MAXIMUM AGGREGATE SIZE SHALL BE ¾", IN CONFORMANCE WITH ASTM C33. USE PORTLAND CEMENT TYPE II, IN CONFORMANCE WITH ASTM 150. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C 260. ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE" ASTM C 494. FLY ASH USED AS ADMIXTURES SHALL CONFORM TO ASTM C 618. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE IS NOT PERMITTED.

MAXIMUM SLUMP AFTER THE ADDITION OF A WATER-REDUCING ADMIXTURE IS 8 INCHES.

CONTRACTOR SHALL NOT PLACE CONCRETE ON FROZEN GROUND OR IN WATER. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING NEAR-FREEZING OR FREEZING WEATHER. REFERENCE ACI 306, AS NOTED ABOVE, FOR RECOMMENDATIONS FOR COLD WEATHER CONCRETING.

CONTRACTOR SHALL SUBMIT PROPOSED CONCRETE MIX DESIGN AND LABORATORY TESTS OF FABRICATED CYLINDERS VERIFYING CONCRETE STRENGTH OR PERFORMANCE HISTORY OF MIX TO ENGINEER FOR ACCEPTANCE PRIOR TO PLACEMENT OF CONCRETE. CONCRETE USED ON SITE SHALL BE FIELD TESTED IN ACCORDANCE WITH AND IN THE PRESENCE OF AN APPROVED TESTING AGENCY. FIELD TESTING INFORMATION SHALL INDICATE SLUMP, AIR CONTENT, AND TEMPERATURE. COMPRESSION TEST 1 CYLINDER AT 7 DAYS AND 2 AT 28 DAYS. HOLD AN ADDITIONAL CYLINDER FOR A 56 DAY BREAK, IF NECESSARY. PROVIDE A SET OF 4 CYLINDERS FOR EACH PLACEMENT AND PER 50 CUBIC YARDS OF CONCRETE PLACED. THE OWNER SHALL PAY FOR ALL CONCRETE TESTING.

CONSTRUCTION JOINTS IN WALLS SHALL BE PERMITTED AS DETAILED ON THE STRUCTURAL DRAWINGS. SURFACES OF CONCRETE CONSTRUCTION JOINTS SHALL BE CLEANED AND LANTANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED. VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL NOT EXCEED A SPACING OF 40 FEET.

WHERE ELECTRICAL CONDUIT/ RADIANT HEATING TUBES RUN IN THE SLAB, THEY SHALL BE LOCATED AT MID-DEPTH OF THE SLAB. ALUMINUM CONDUIT AND SLEEVES ARE NOT PERMITTED.

ANCHOR BOLTS SHALL CONFORM TO ASTM F1554. ANCHOR BOLTS SHALL HAVE HEAVY HEX NUTS AND LOCK WASHERS.

CARE SHALL BE TAKEN TO PROTECT TIMBER FROM WEATHER AND DAMPNESS. DO NOT STACK IN SUCH A WAY AS TO CAUSE WARPING OR PREVENT ADEQUATE AIR CIRCULATION.

WOOD GRADES AND SPECIES:

- SPRUCE-PINE-FIR, No.1/No.2 OR BETTER FOR TYPICAL LUMBER (JOISTS, WALLS, ETC) U.N.O.
- USE SOUTHERN YELLOW PINE FOR EXTERIOR EXPOSURE APPLICATIONS AND WHERE SHOWN ON DRAWINGS AS PRESERVATIVE PRESSURE TREATED LUMBER (PT OR PPT).
- WHERE NOTED LVL ON DRAWINGS, PROVIDE VERSA LAM 3100 BY BOISE CASCADE, OR EQUIVALENT, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

A. LVL PROPERTIES:	
F _b = 3100 PSI	F _c = 2510 PSI (PARALLEL TO GRAIN)
F _v = 285 PSI	F _c = 750 PSI (PERPENDICULAR TO GRAIN)
F _t = 1555 PSI	E = 2,000,000 PSI

STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.

PROVIDE PRESSURE TREATED OR WOLVANIZED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE. ALL CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED, U.N.O..

NOMINAL SIZES ARE TYPICALLY REFERENCED ON THE DRAWINGS. PROVIDE ACTUAL SIZES AS SET FORTH IN U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD PS20-99.

ALL PLYWOOD SHALL BE APA RATED CDX SHEATHING:

- USE ½" PLYWOOD WALL SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO WALL STUDS. STAGGER PANEL ENDS AND BLOCK ALL PANEL EDGES.
- USE ¾" PLYWOOD ROOF SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS. USE SHEATHING CLIPS BETWEEN SHEETS WHERE BLOCKING IS NOT REQUIRED.
- USE ¾" PLYWOOD FLOOR SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS.

PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.

WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPlice BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.

FASTENERS SHALL COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF REFERENCED BUILDING CODE, U.N.O. ON DRAWINGS, SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED, UNLESS OTHERWISE NOTED ON THE DRAWINGS. NAIL MULTIPLE LVL'S TOGETHER AS RECOMMENDED BY THE MANUFACTURER USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" o.c. STAGGERED. ALL FASTENERS, NUTS, AND WASHERS SHALL BE HOT-DIPPED GALVANIZED.

ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT.

PROVIDE HORIZONTAL BLOCKING FOR ALL LOAD BEARING WALLS AT 4'-0" O.C. VERTICAL, MAXIMUM.

SUBMIT SHOP DRAWINGS FOR ALL PREFABRICATED WOOD JOISTS AND WALL PANELS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

CONCRETE NOTES SCALE: NTS

WOOD NOTES SCALE: NTS

ABBREVIATIONS SCALE: NTS

SLOPE DESIGNATION		UNDISTURBED EARTH	
ELEVATION MARK		LEDGE	
ROOF PITCH		COMPACTED STRUCTURAL FILL	
SPAN DIRECTION		CONCRETE	
SECTION MARK		GROUT	
		BRICK	
		CMU	

SECTION No. [X/XX]
DWG. WHERE SHOWN

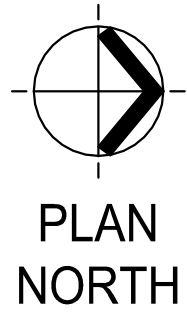
LEGEND SCALE: NTS

BR	CRQ.	DATE							
BY	BY	BY	11-25-14						
ISSUED	DESCRIPTION	ISSUED FOR PERMIT							
No.	0								

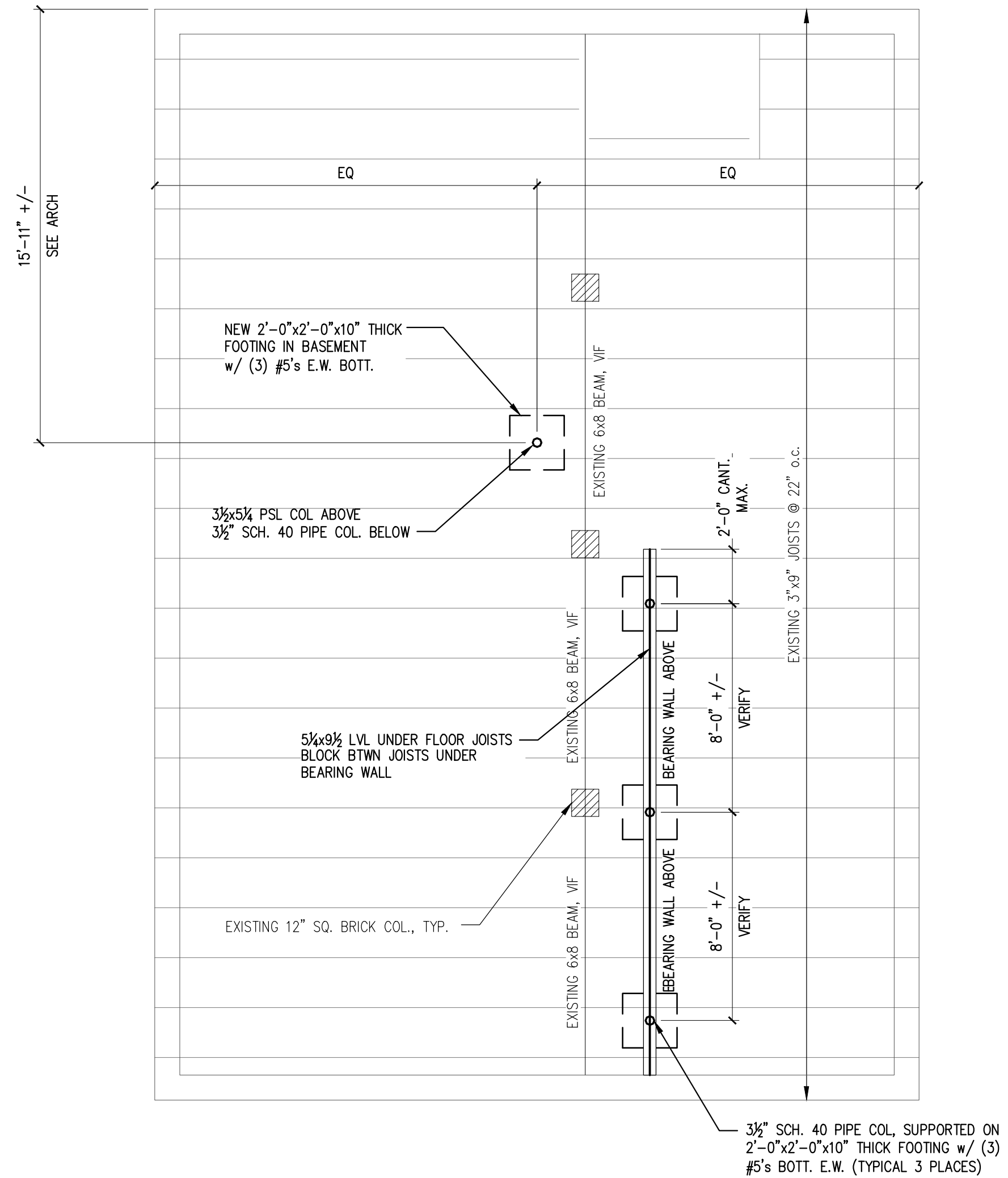
SHEET TITLE: **STRUCTURAL NOTES**

DESIGNED: TD
DRAWN: TD
DATE: 11-24-14
PROJECT NUMBER: 14-138

S0.0



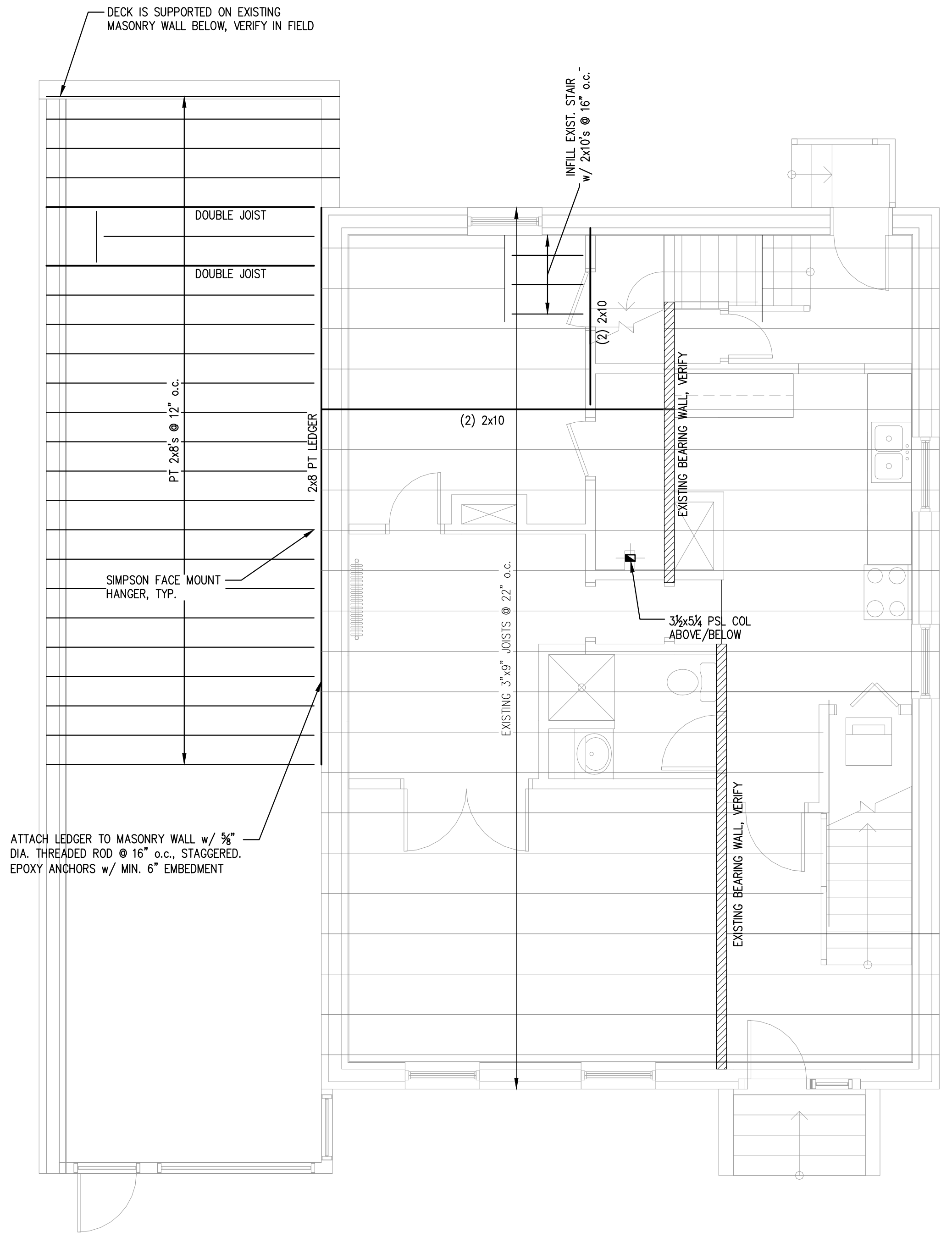
PLAN
NORTH



- NOTES:
1. PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST ENDS, TYP.
 2. WINDOW HEADERS SHALL BE (2)-2x8's, MIN.
 3. ENSURE ALL COLUMNS HAVE CONTINUOUS BEARING BETWEEN FLOORS (PACK SOLID BETWEEN JOISTS AS REQUIRED)

FIRST FLOOR FRAMING PLAN

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



- NOTES:
1. PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST ENDS, TYP.
 2. WINDOW HEADERS SHALL BE (2)-2x8's, MIN.
 3. ENSURE ALL COLUMNS HAVE CONTINUOUS BEARING BETWEEN FLOORS (PACK SOLID BETWEEN JOISTS AS REQUIRED)

SECOND FLOOR FRAMING PLAN

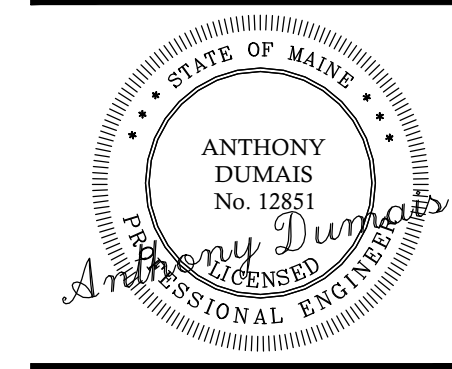
SCALE: 1/4"=1'-0" 2

PLAN LEGEND

	SHEAR WALL
	BEAM
	HSS COLUMN
	COLUMN FROM ABOVE
	COLUMN BELOW
	COLUMN ABOVE AND BELOW
	HOLD-DOWN

Date: 12/08/14
CASCO BAY ENGINEERING
 424 Fore Street
 Portland, ME 04101
 Phone 207.842.2800
 Fax 207.842.2828
 www.cascobayengineering.com

CLIENT:
MOLLY McINTYRE
 76 INDIA STREET
 PORTLAND, ME 04101



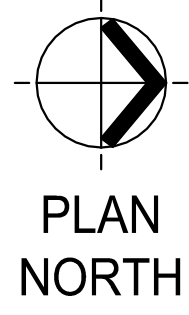
McINTYRE RESIDENCE
 76 INDIA STREET
 PORTLAND, ME
BUILDING RENOVATION

ISSUED	NO.	DESCRIPTION	CHKD.	DATE
	0	ISSUED FOR PERMIT	BT	11-25-14
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			TD	
			TD	
			TD	
			TD	
			TD	
			TD	
			TD	
			TD	

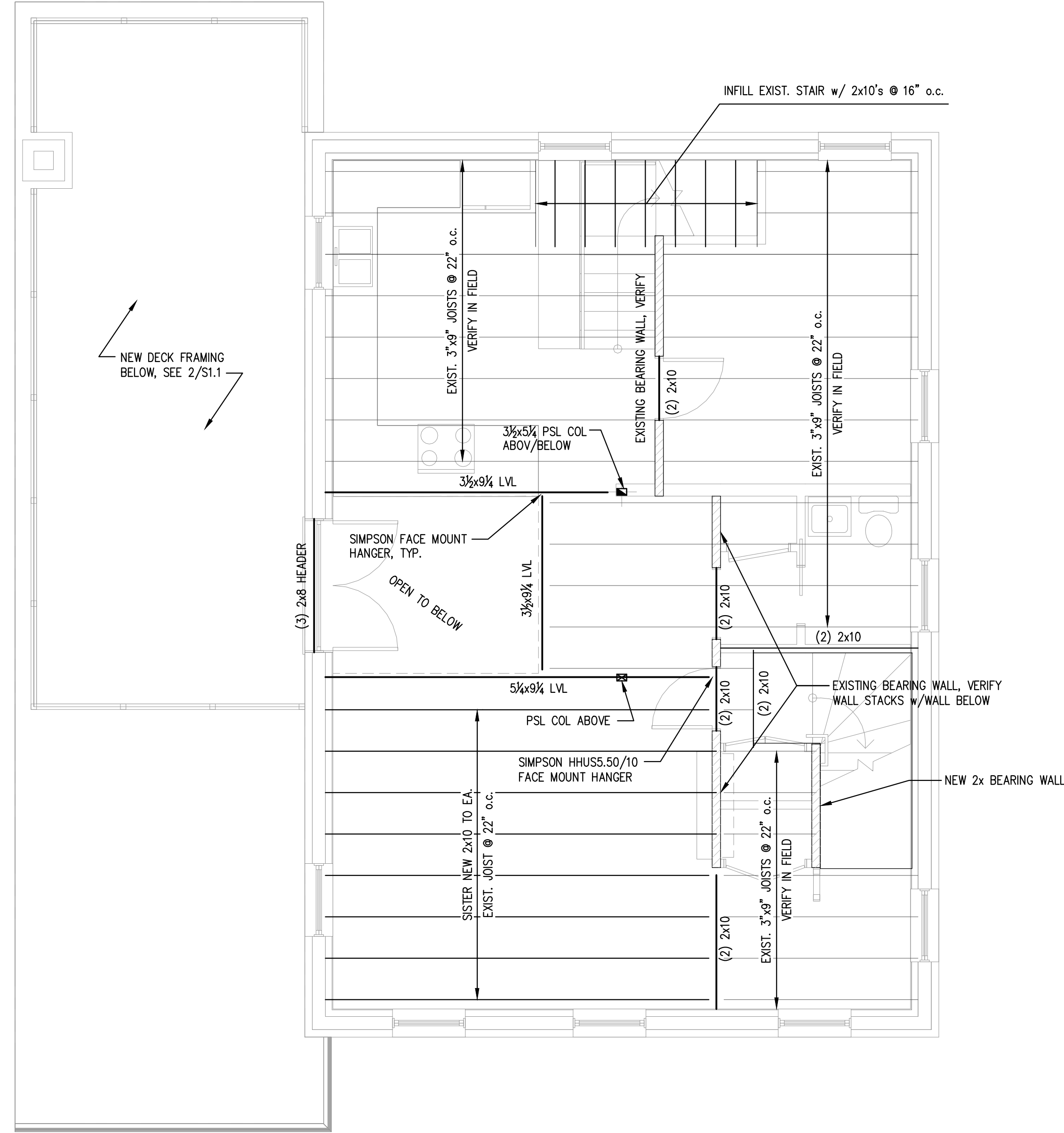
SHEET TITLE:
FIRST & SECOND FLOOR FRAMING PLAN

DESIGNED: TD
 DRAWN: TD
 DATE: 11-24-14
 PROJECT NUMBER: 14-138

S1.1



PLAN
NORTH

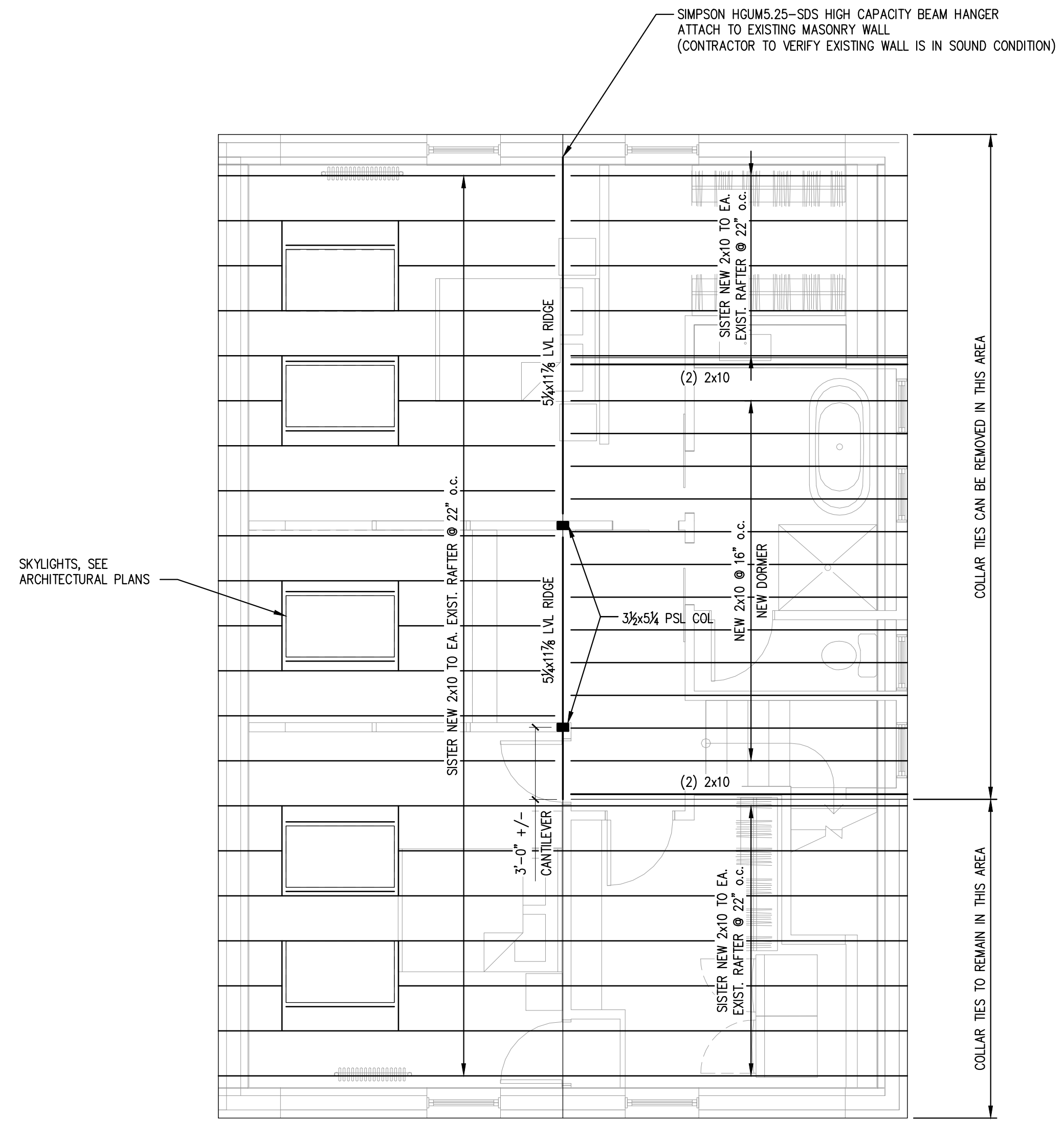


- NOTES:**
1. PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST ENDS, TYP.
 2. WINDOW HEADERS SHALL BE (2)-2x8's, MIN.
 3. ENSURE ALL COLUMNS HAVE CONTINUOUS BEARING BETWEEN FLOORS (PACK SOLID BETWEEN JOISTS AS REQUIRED)

THIRD FLOOR FRAMING PLAN

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

1



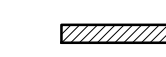
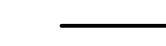





- NOTES:**
1. RIDGE BEAM SHALL BE INSTALLED UNDER THE EXISTING RAFTERS. PROVIDE SOLID BEARING TO SUPPORT RAFTER ENDS
 2. WINDOW HEADERS SHALL BE (2)-2x8's, MIN.

ROOF FRAMING PLAN

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

2

PLAN LEGEND

-  SHEAR WALL
-  BEAM
-  HSS COLUMN
-  COLUMN FROM ABOVE
-  COLUMN BELOW
-  COLUMN ABOVE AND BELOW
-  HOLD-DOWN



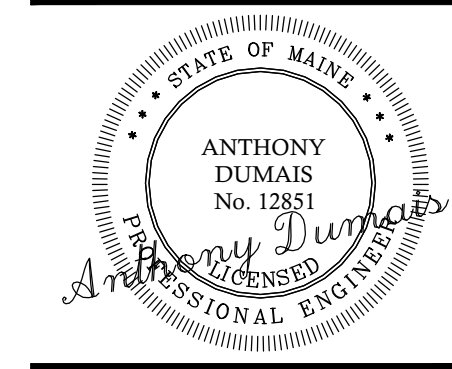
Date: 12/08/14

CASCO BAY ENGINEERING

424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

CLIENT:

MOLLY McINTYRE
76 INDIA STREET
PORTLAND, ME 04101



McINTYRE RESIDENCE
76 INDIA STREET
PORTLAND, ME

BUILDING RENOVATION

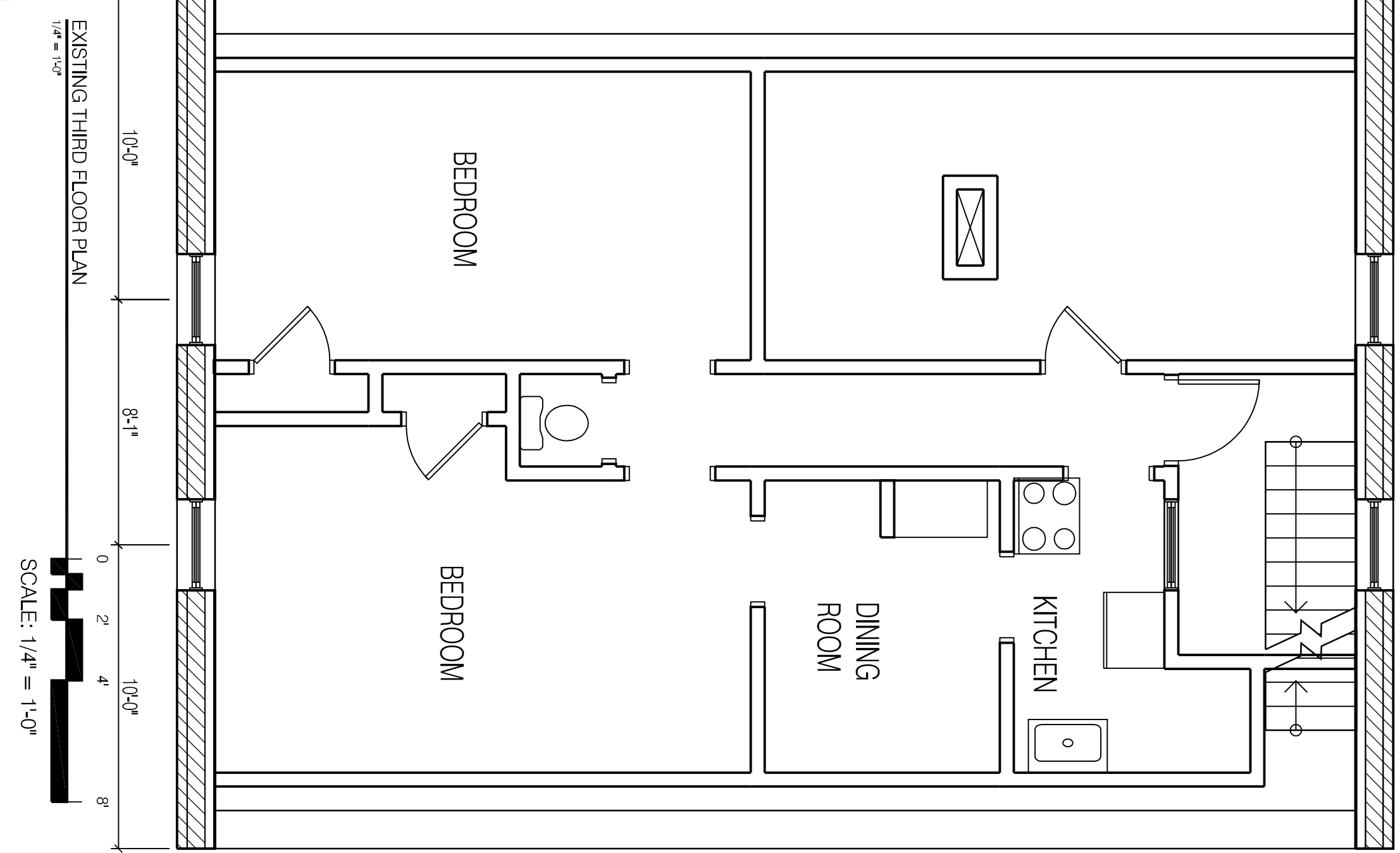
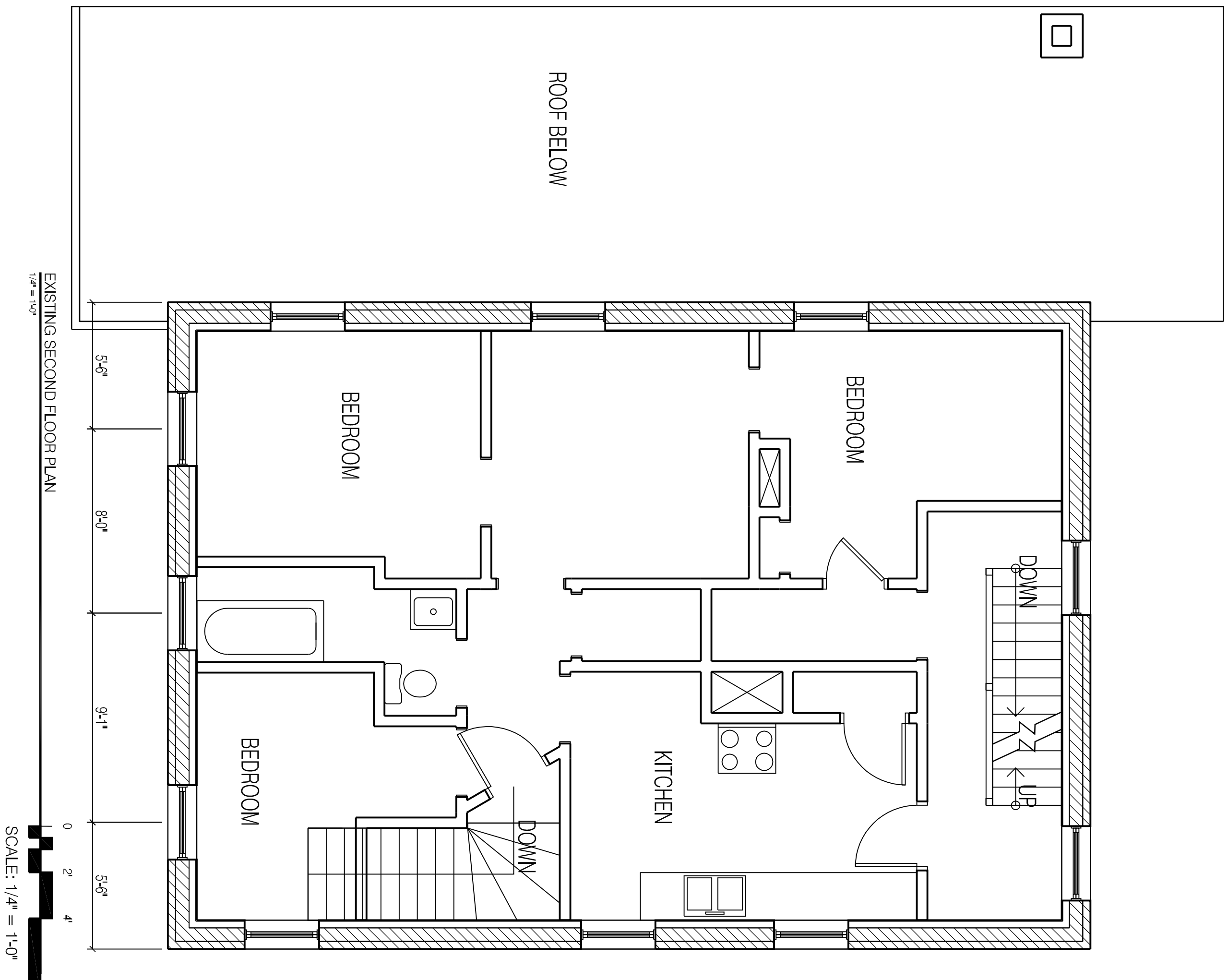
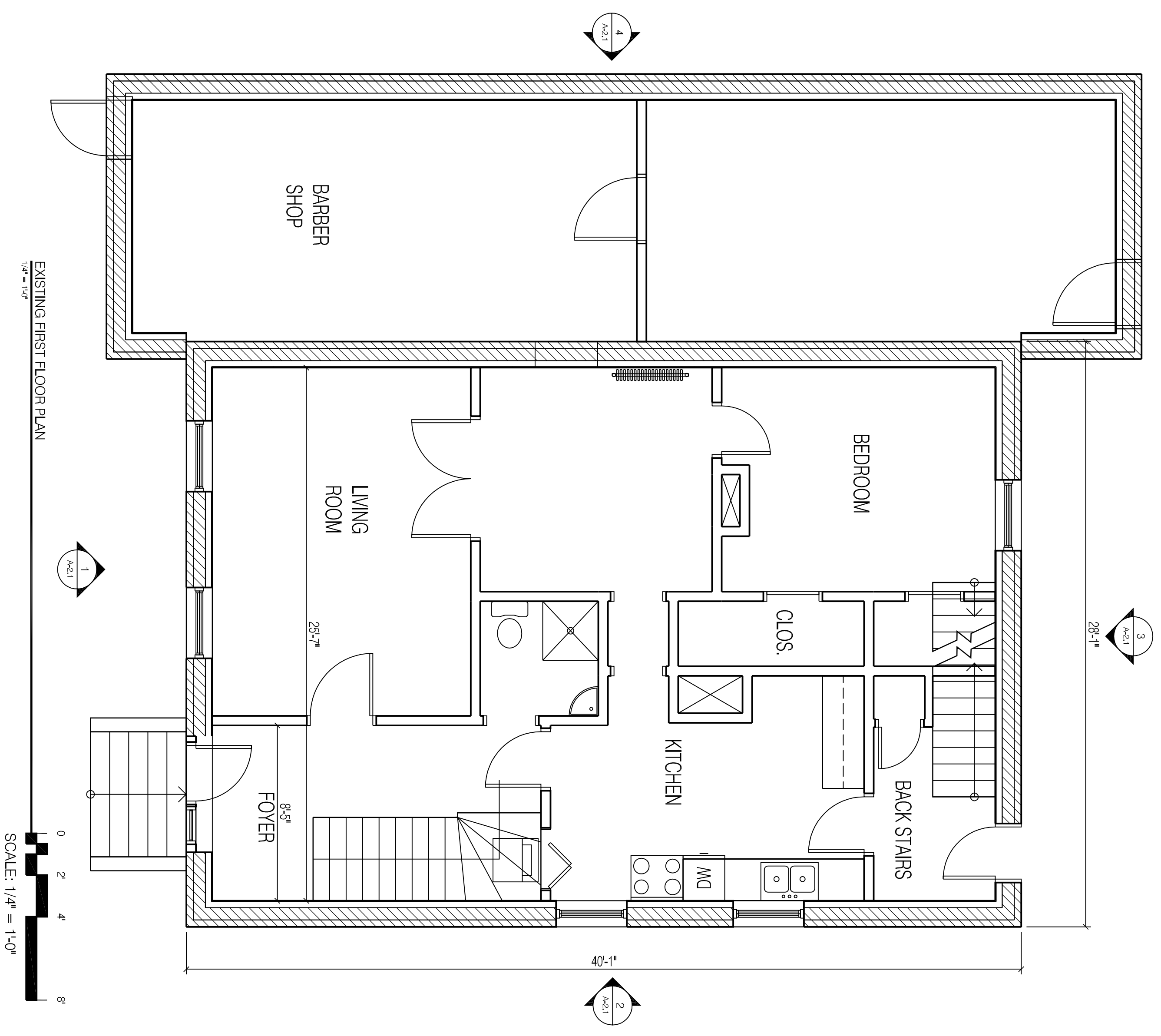
No.	DESCRIPTION	ISSUED FOR PERMIT	DATE	BY	CHKD.
0			11-25-14		

SHEET TITLE:

THIRD FLOOR & ROOF FRAMING PLAN

DESIGNED: TD
DRAWN: TD
DATE: 11-24-14
PROJECT NUMBER: 14-138

S1.2



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MCINTYRE
76 INDIA STREET
MOLLY MCINTYRE

EXISTING FLOOR PLANS

PERMIT SET

SHEET TITLE

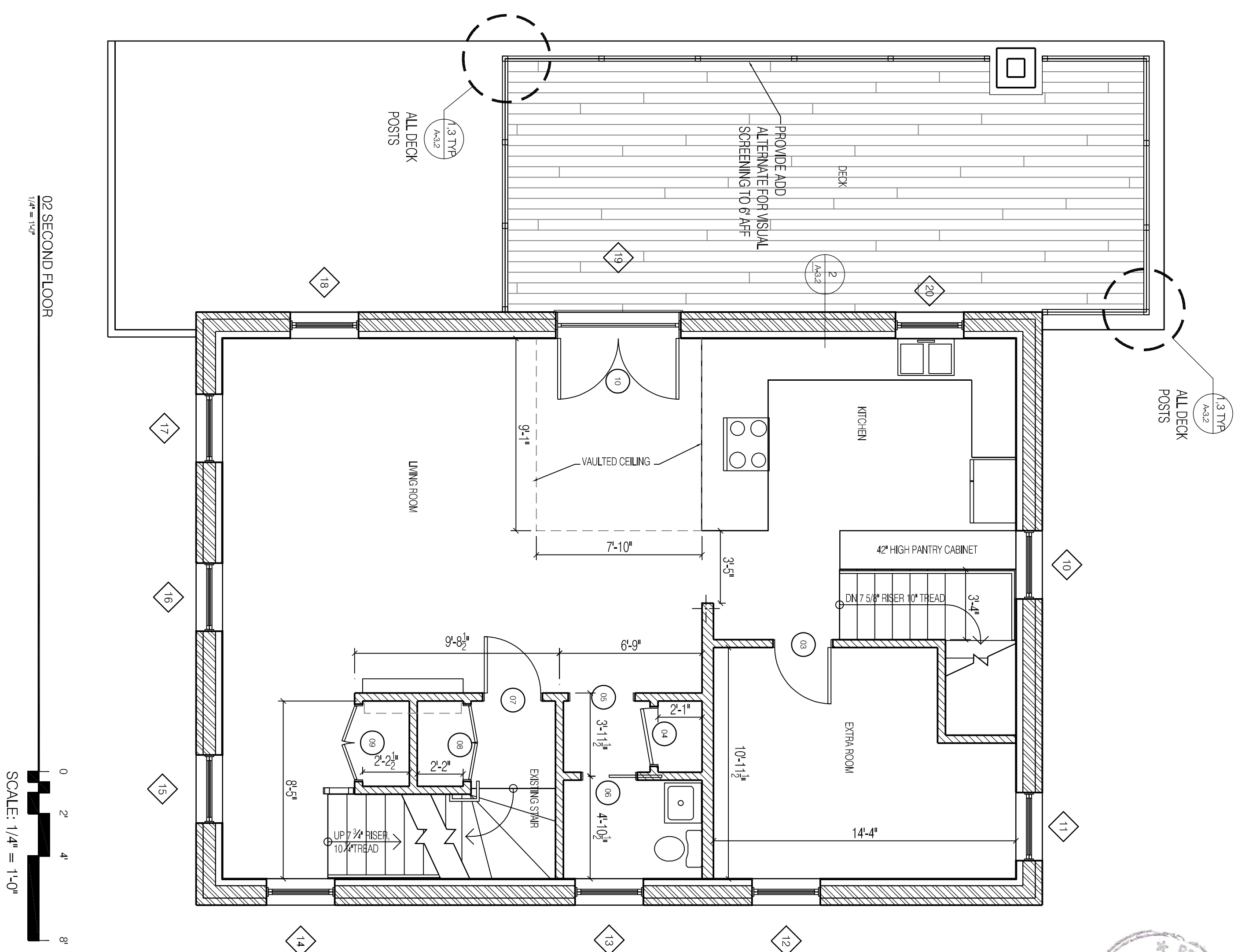
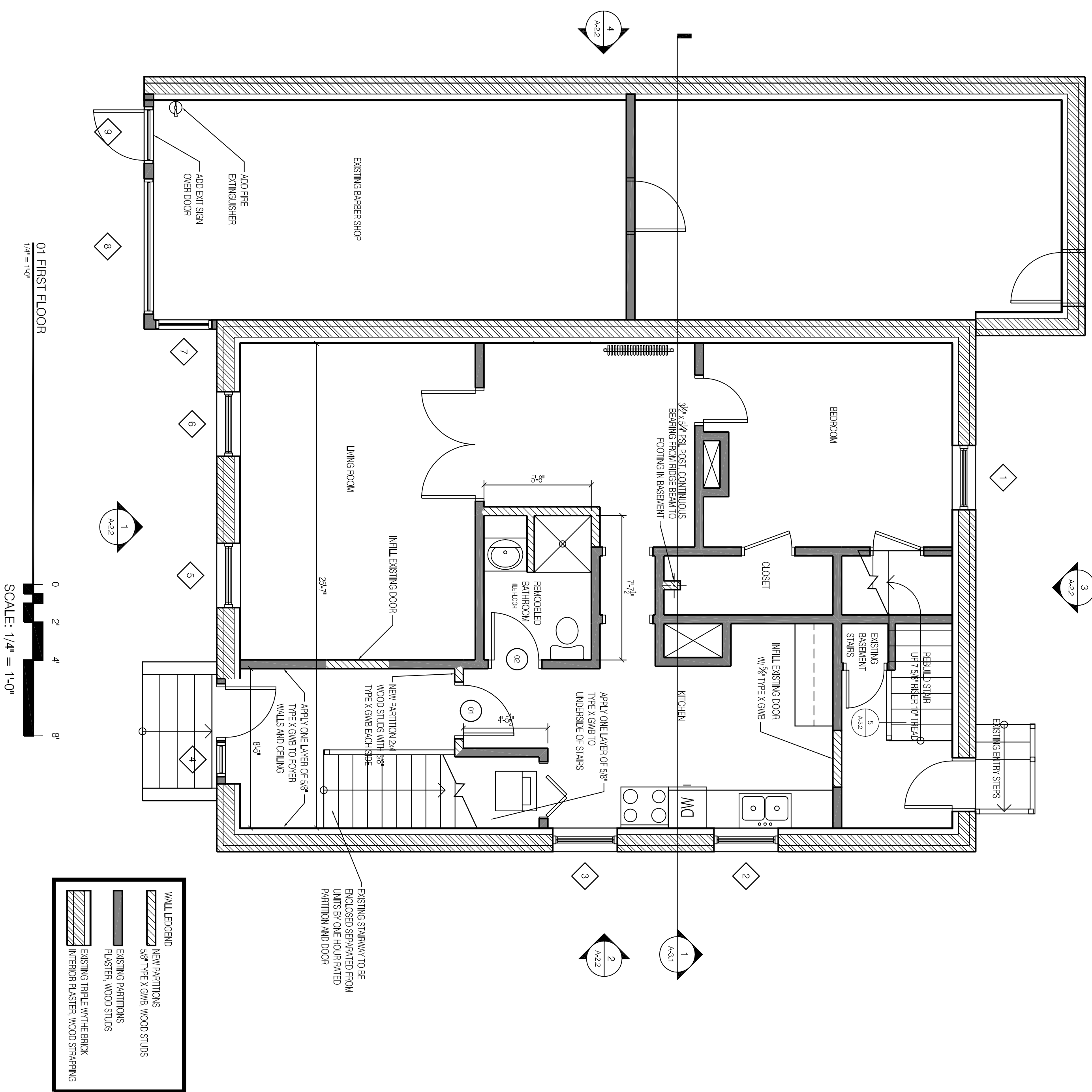
REVISION

DESIGNED BY

DATE:

November 25, 2014

A-1.1



<h1>A-1.2</h1>	<p>MCINTYRE 76 INDIA STREET MOLLY MCINTYRE</p>	<p>PROSPECT RD DESIGN 58 FORE ST. PORTLAND, ME www.prospectdesign.me T. 207-749-7400</p>
	<p>FIRST AND SECOND FLOOR PLANS</p> <h2>PERMIT SET</h2>	

MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
1	3'-0" 3/4"	5'-9"	--	--	--
2	3'-0" 3/4"	5'-9"	--	--	--
3	3'-0" 3/4"	5'-9"	--	--	--
4	1'-9" 3/4"	4'-11"	--	--	--
5	3'-0" 3/4"	5'-9"	--	--	--
6	3'-0" 3/4"	5'-9"	--	--	--
7	2'-7" 1/2"	6'-6"	--	--	--
8	6'-9" 3/4"	6'-6"	--	--	--
9	2'-8"	2'-0"	--	--	--
10	3'-0" 3/4"	5'-9"	--	--	Tempered Glazing
11	3'-0" 3/4"	5'-9"	--	--	--
12	3'-0" 3/4"	5'-9"	--	--	--
13	3'-0" 3/4"	5'-9"	--	--	--
14	3'-0" 3/4"	5'-9"	--	--	Tempered Glazing
15	3'-0" 3/4"	5'-9"	--	--	Tempered Glazing
16	3'-0" 3/4"	5'-9"	--	--	--
17	3'-0" 3/4"	5'-9"	--	--	--
18	3'-0" 3/4"	5'-9"	--	--	--
19	5'-11"	1'-4"	--	--	--
20	3'-0" 3/4"	5'-9"	--	--	--
21	2'-10"	3'-1"	--	--	Egress Window
22	2'-10"	5'-1"	--	--	--
23	2'-3"	4'-0"	--	--	--
24	2'-3"	4'-0"	--	--	--
25	2'-3"	4'-0"	--	--	--
26	2'-3"	4'-0"	--	--	--
27	2'-10"	5'-1"	--	--	--
28	2'-10"	3'-1"	--	--	Egress Window

MARK	DOOR SIZE		MATL	GLAZING	FIRE RATING LABEL	NOTES
	WD	HGT				
1	2'-8"	7'-0"	1 3/4"	--	--	1 Hr fire rating, self closing hinges
2	2'-6"	7'-0"	1 3/4"	--	--	
3	2'-8"	7'-0"	1 3/4"	--	--	
4	2'-8"	7'-0"	1 3/4"	--	--	
5	3'-0"	6'-10"	NA	--	--	
6	2'-6"	7'-0"	1 3/8"	--	--	1 Hr rating, self closing hinges
7	2'-8"	6'-10"	1 3/4"	--	--	
8	3'-6"	7'-0"	1 3/8"	--	--	
9	3'-6"	7'-0"	1 3/8"	--	--	
10	3'-11"	6'-10"	1 3/4"	--	--	
11	2'-8"	7'-0"	1/2"	--	--	
12	2'-6"	7'-0"	1/2"	--	--	
13	2'-6"	7'-0"	1 3/4"	--	--	
14	2'-6"	7'-0"	1 3/4"	--	--	
15	2'-6"	7'-0"	1 3/4"	--	--	
16	2'-6"	7'-0"	1 3/4"	--	--	
17	2'-6"	7'-0"	1 3/4"	--	--	

DOOR AND FRAME SCHEDULE

WINDOW SCHEDULE

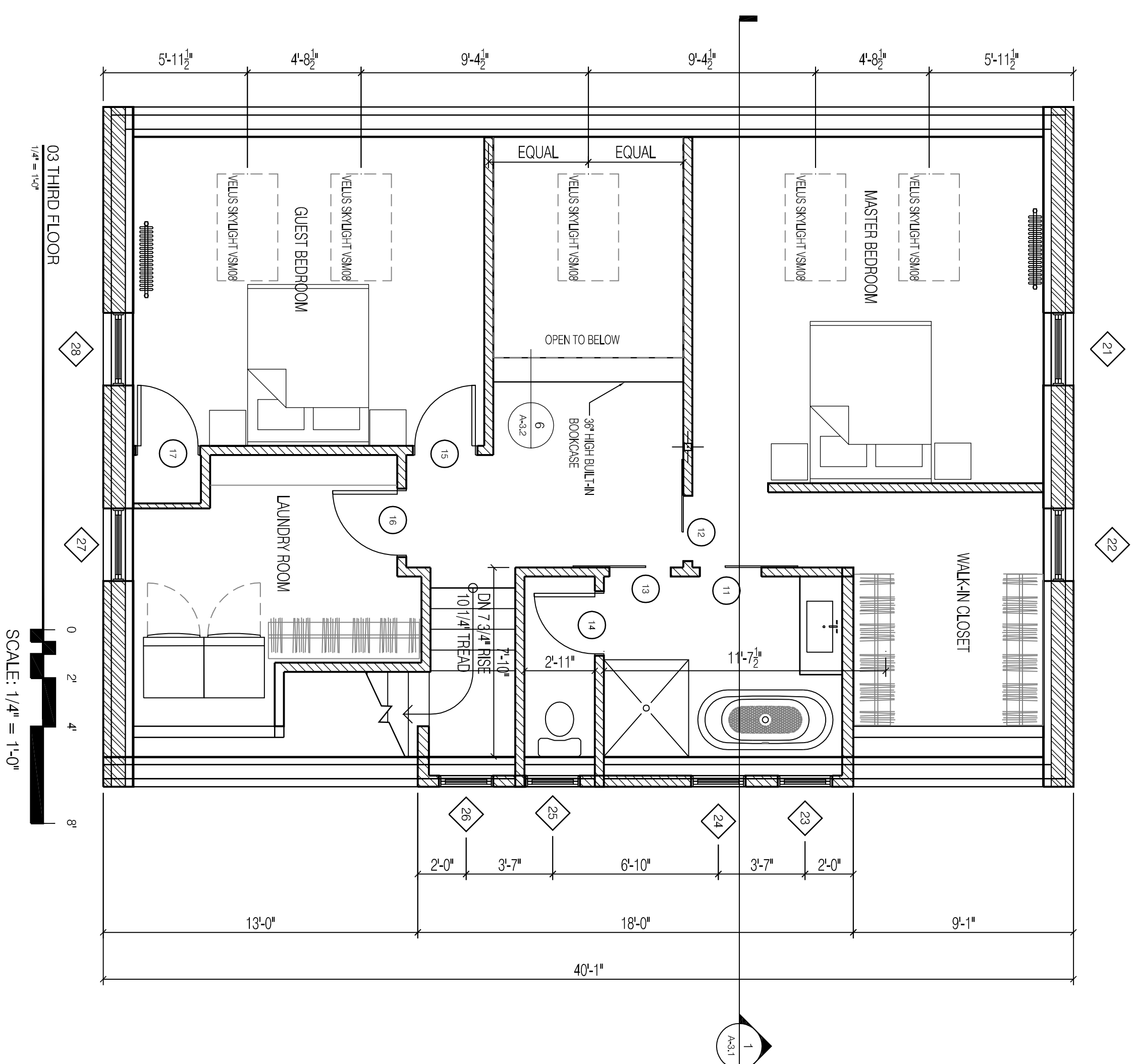
WINDOW NOTES:
ALL WINDOWS SHALL BE LOW E, ARGON FILLED INSULATING GLASS. ALL WINDOWS TO HAVE A U-FACTOR RATING OF 0.30 OR BETTER. ALL WINDOW GRILLES SHALL BE SIMULATED DIVIDED LITE.

ALL GLAZING SHALL CONFORM TO IRC 2012 R308
WINDOW GLAZING WITH SILL HTS LESS THAN 18" TO BE TEMPERED. WINDOW GLAZING 24" OR CLOSER TO DOORS SHALL BE TEMPERED. WINDOW GLAZING 36" OR CLOSER TO STAIRWAYS AND 36" OR LESS ABOVE FLOOR SHALL BE TEMPERED.
WINDOW GLAZING WITHIN 60" OF THE BOTTOM OF A STAIRWAY AND LESS THAN 36" ABOVE THE FLOOR SHALL BE TEMPERED.

ALL WINDOWS SHALL CONFORM TO R3122 WINDOW FALL PROTECTION
ALL WINDOWS WITH SILL HTS LESS THAN 24" AND MORE THAN 72" ABOVE GRADE TO HAVE OPENING LIMITERS TO RESTRICT OPENING TO 4".

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS
SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WITH A SILL HT OF NOT MORE THAN 44". A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20"

HEADER NOTES:
SEE PLAN FOR HEADER SIZES.
ALL HEADERS SPANS GREATER THAN 5'-0" SHALL HAVE 2 JACK STUDS AT EACH END.



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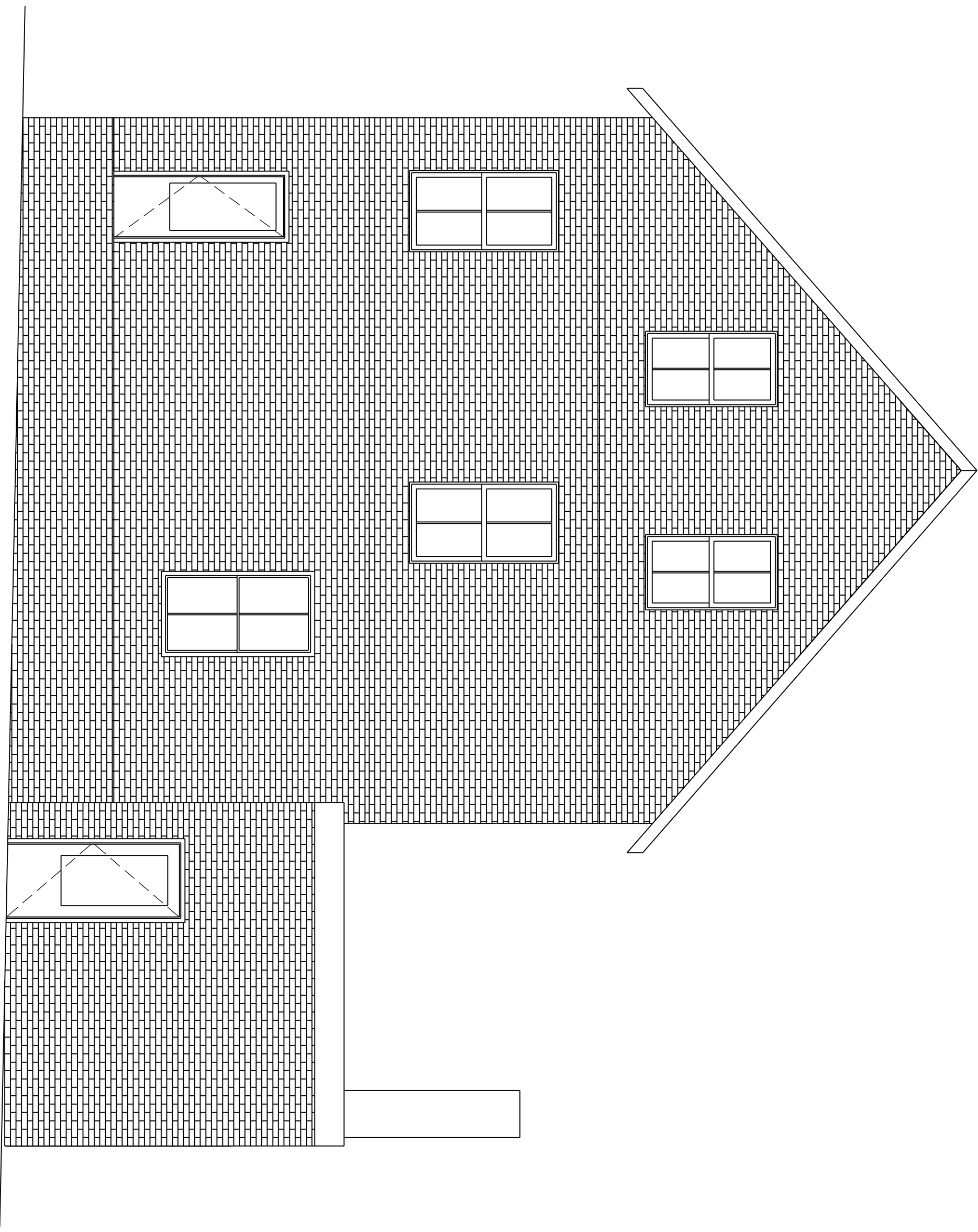
MCINTYRE
76 INDIA STREET
MOLLY MCINTYRE

THIRD FLOOR PLAN AND SCHEDULES

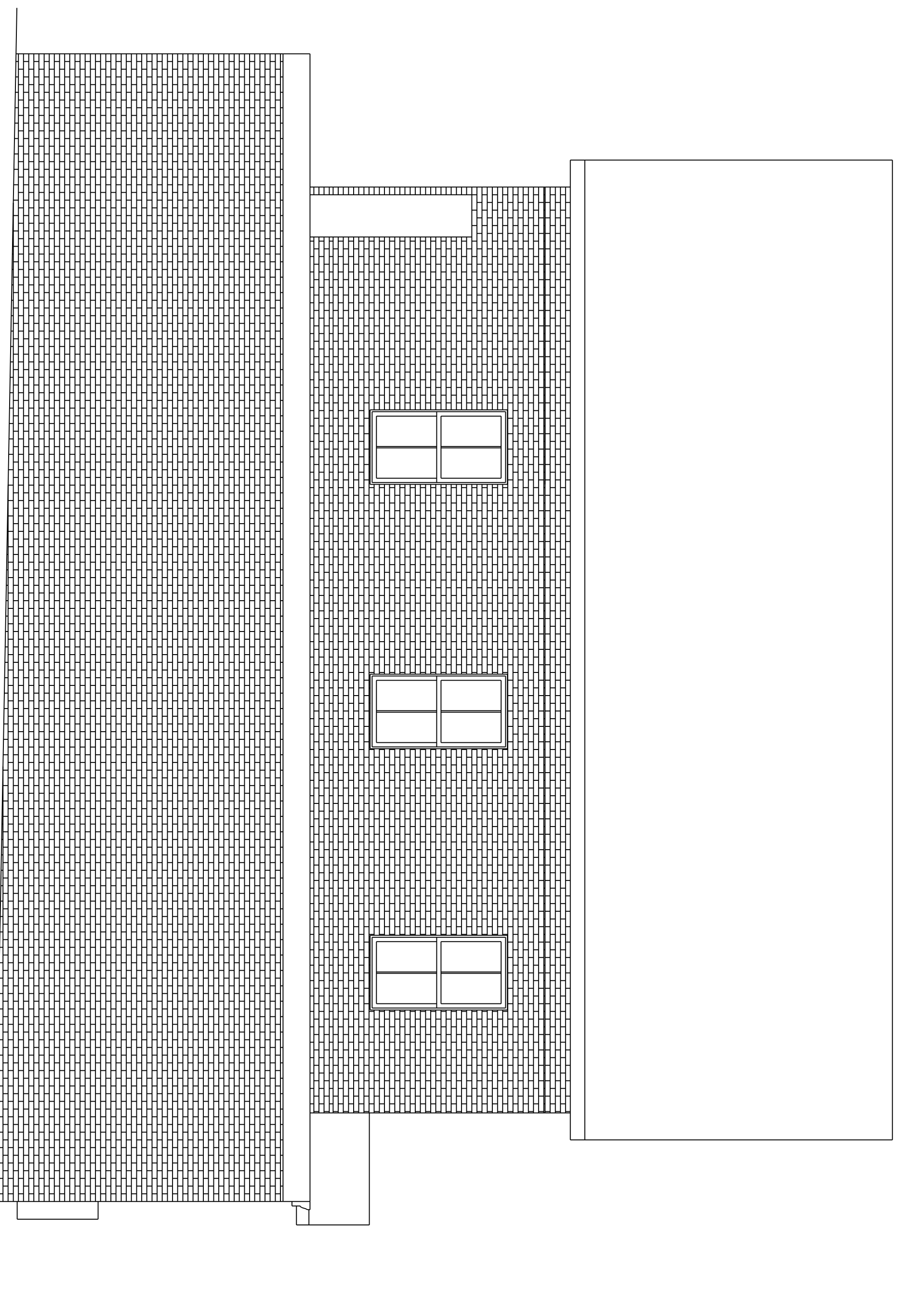
PERMIT SET

A-1.3

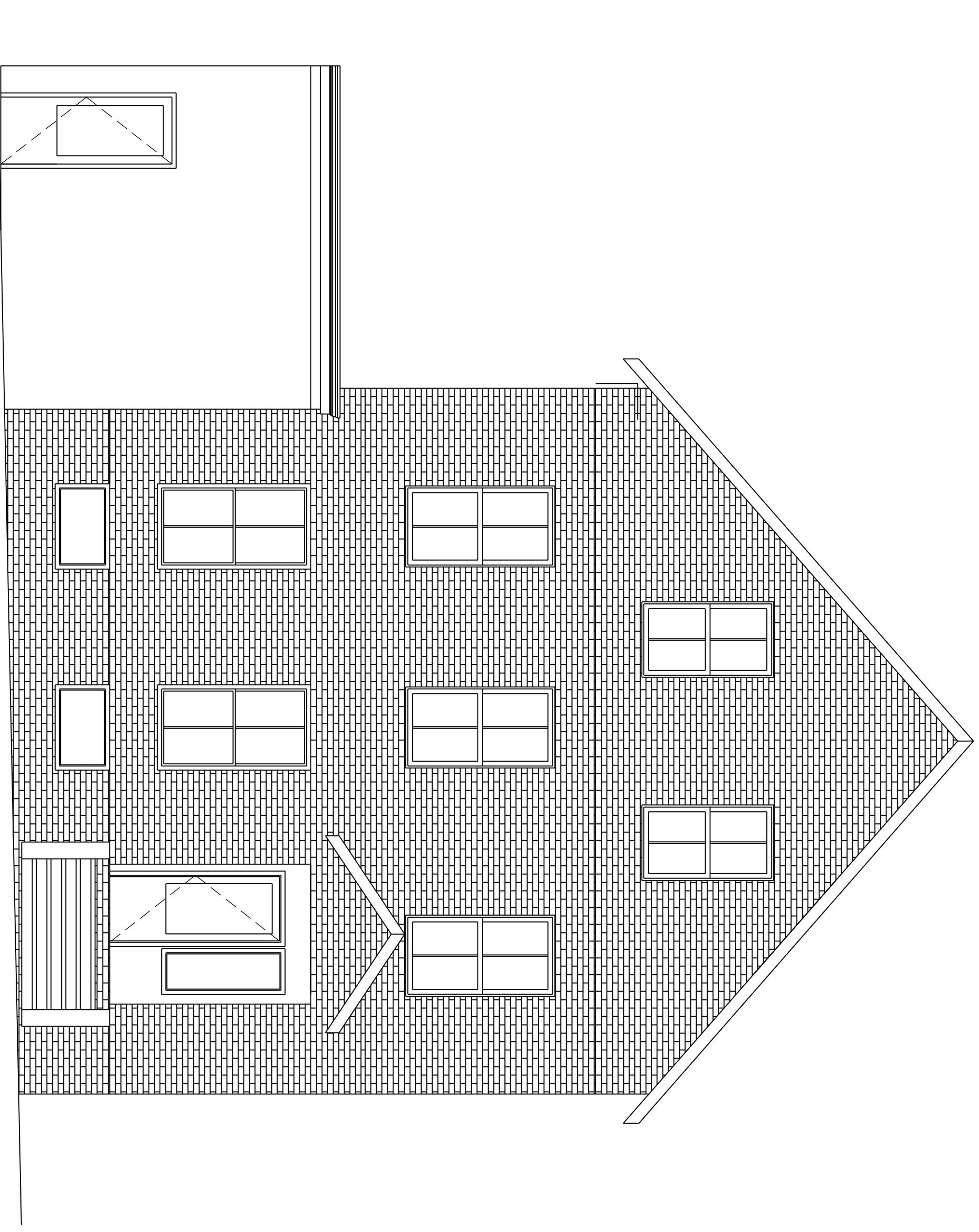
DESIGNER: BB
DATE: November 26, 2014



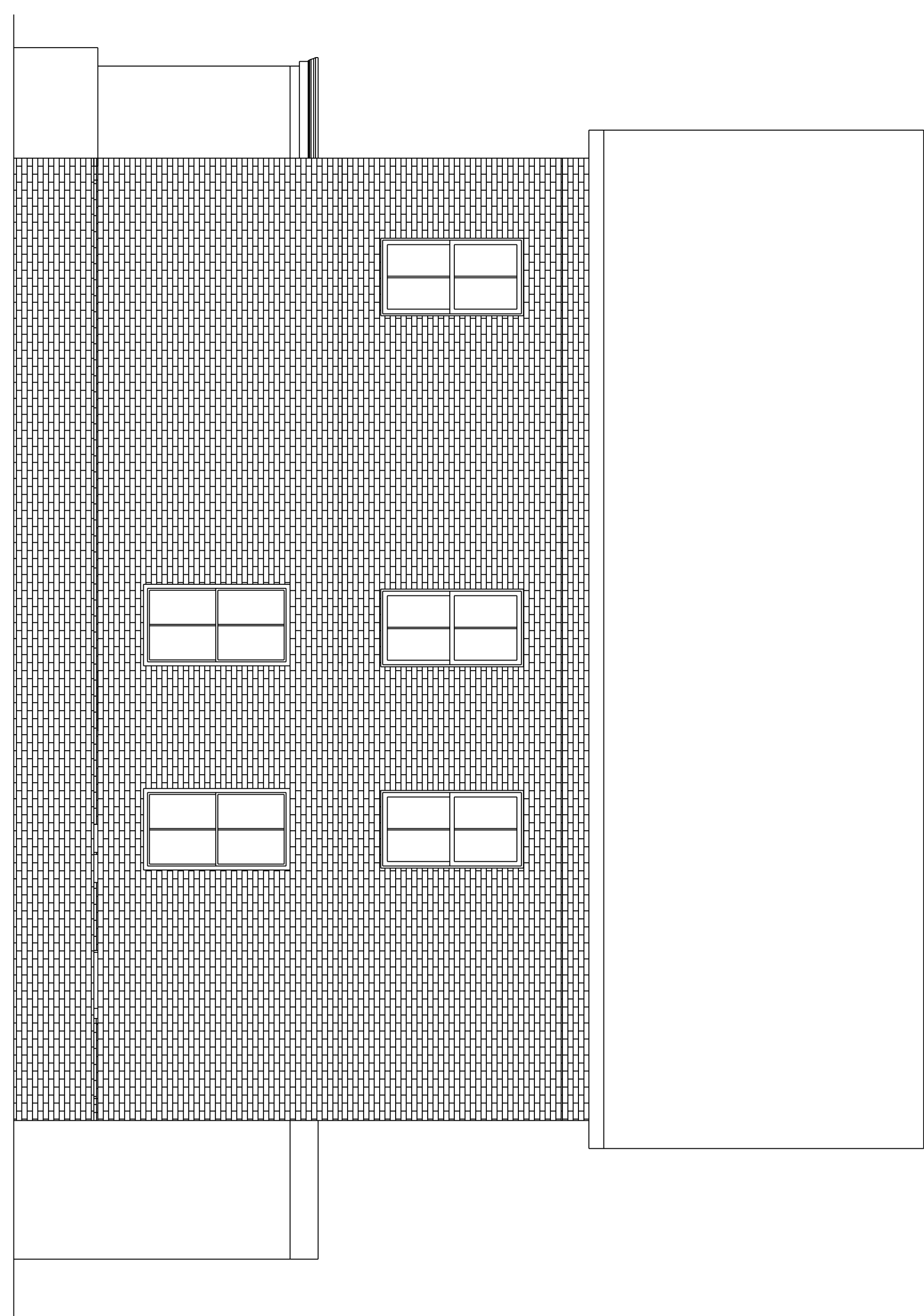
3
1/4" = 1'-0"
SOUTHWEST ELEVATION



4
1/4" = 1'-0"
EXISTING SOUTHEAST ELEVATION



1
1/4" = 1'-0"
EXISTING NORTHEAST ELEVATION



2
1/4" = 1'-0"
NORTHWEST ELEVATION

PROSPECT

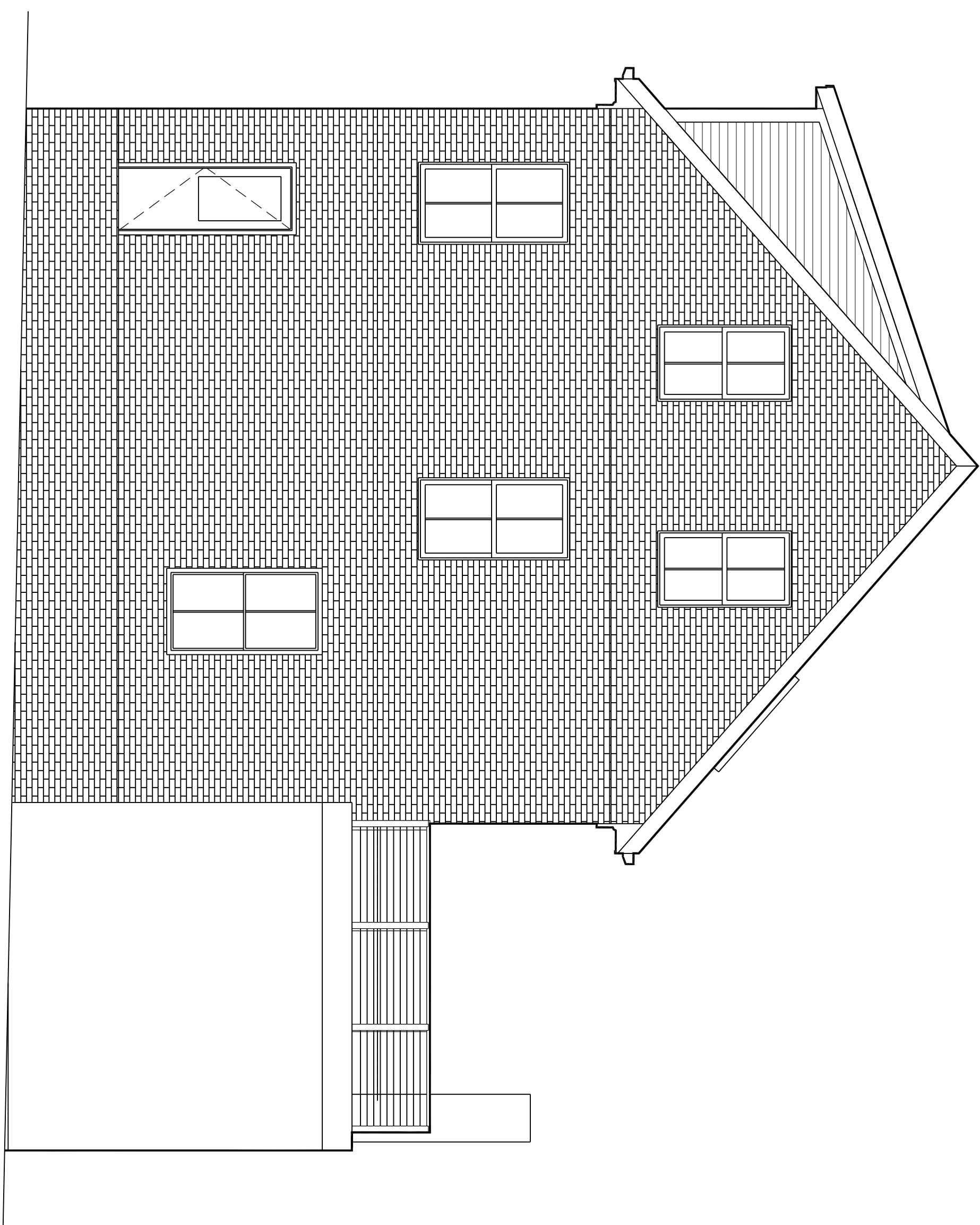
 DESIGN
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MCINTYRE
 76 INDIA STREET
 MOLLY MCINTYRE

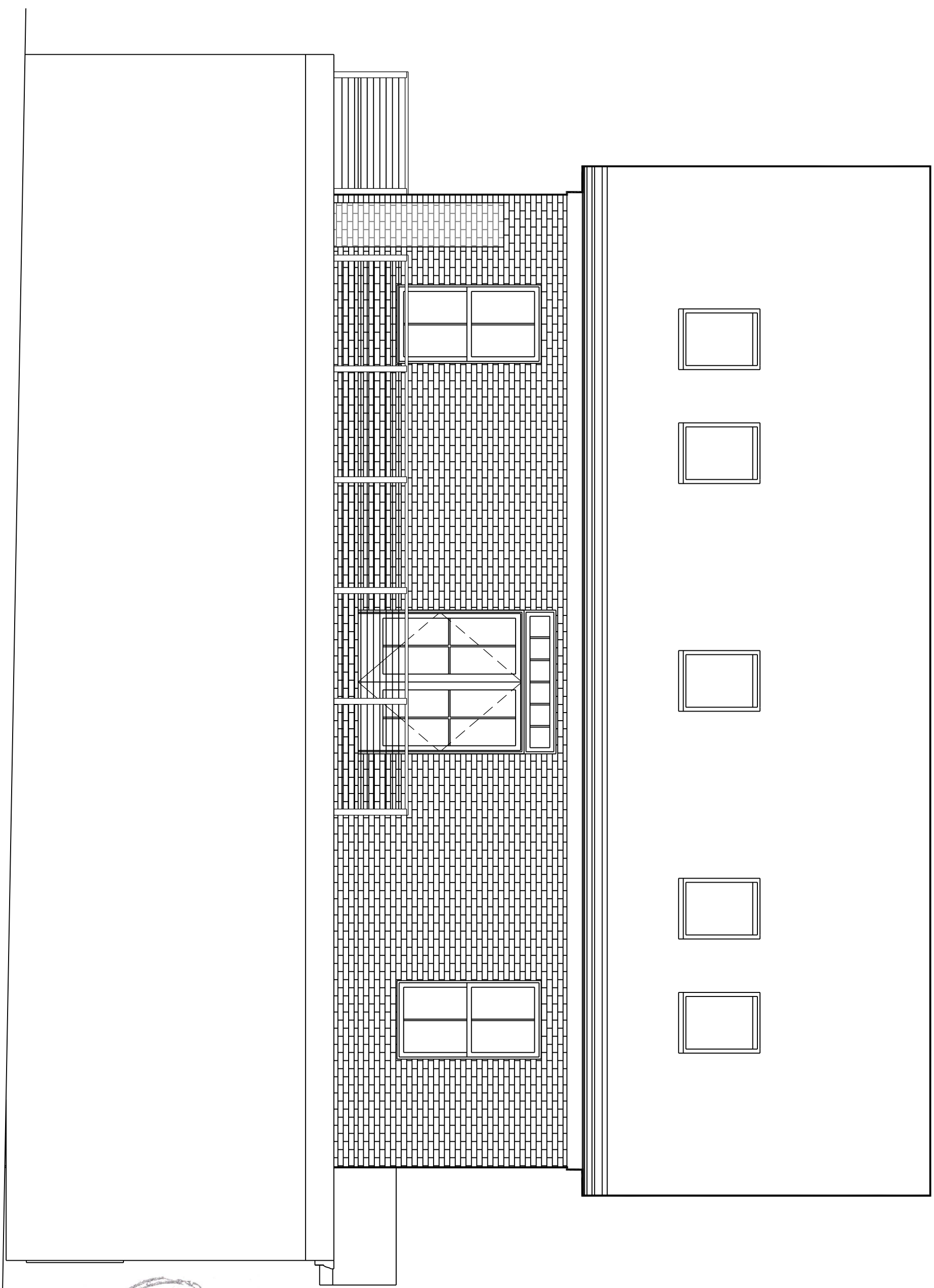
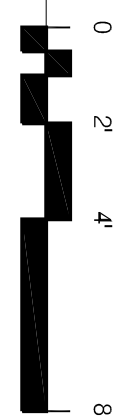
SHEET TITLE
 EXISTING ELEVATIONS
 PERMIT SET

REVISION	DATE	DESIGNER

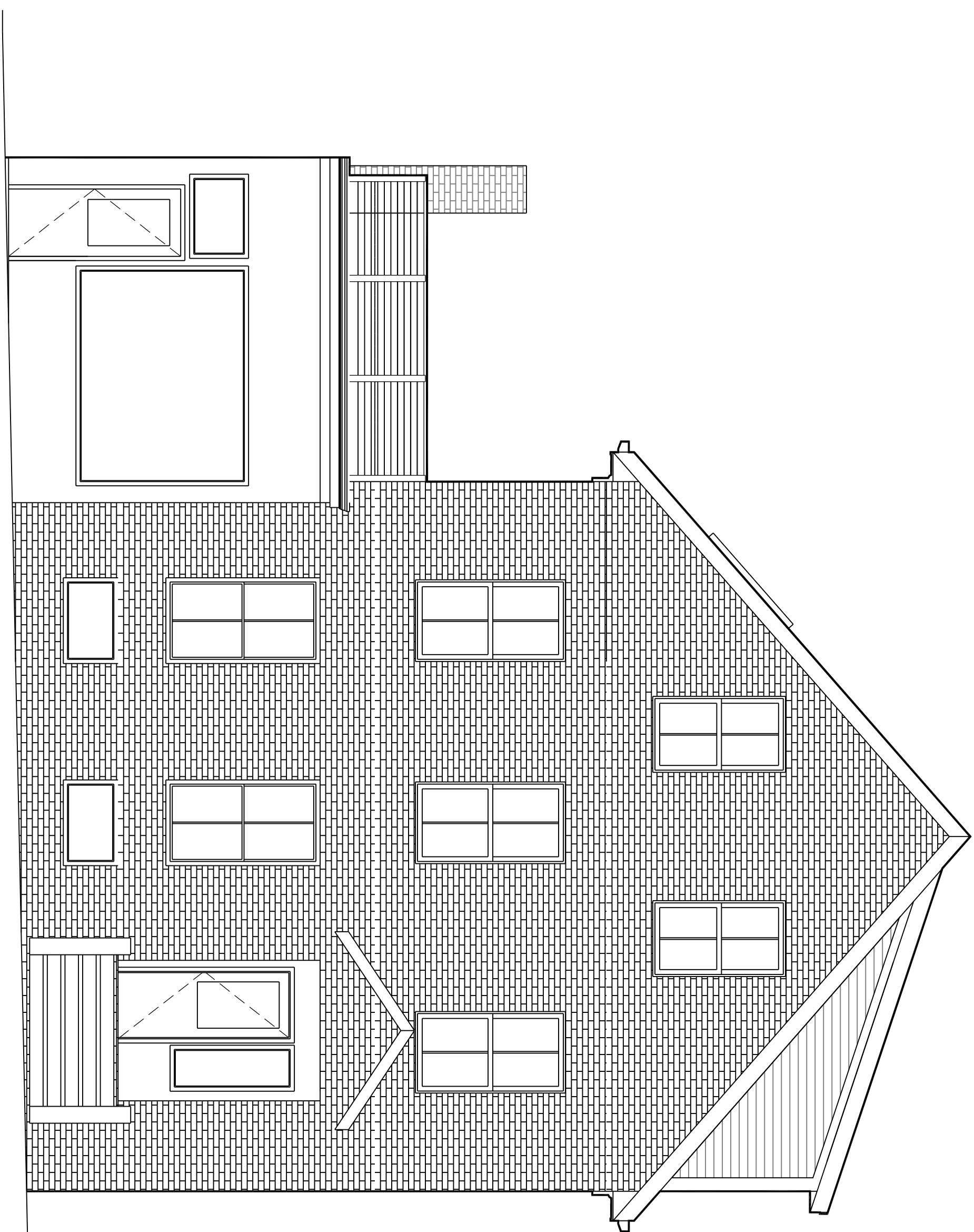
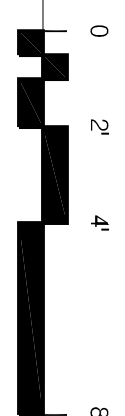
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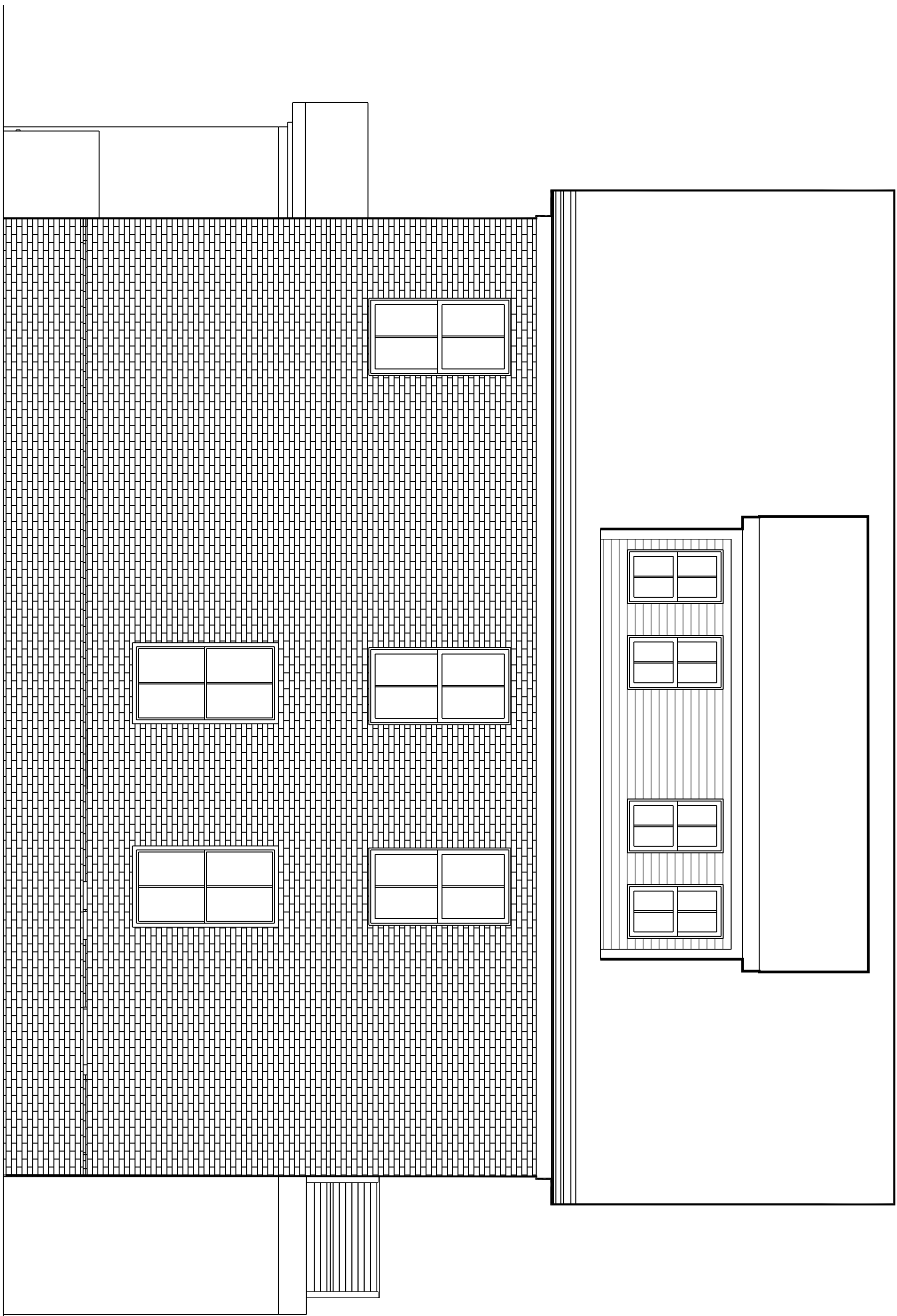
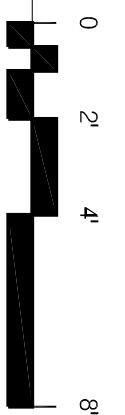
3 NW ELEVATION



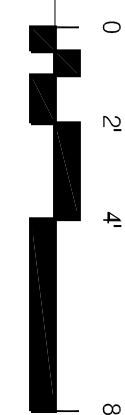
4 SE ELEVATION



1 SW ELEVATION



2 NE ELEVATION



ELEVATIONS

PERMIT SET

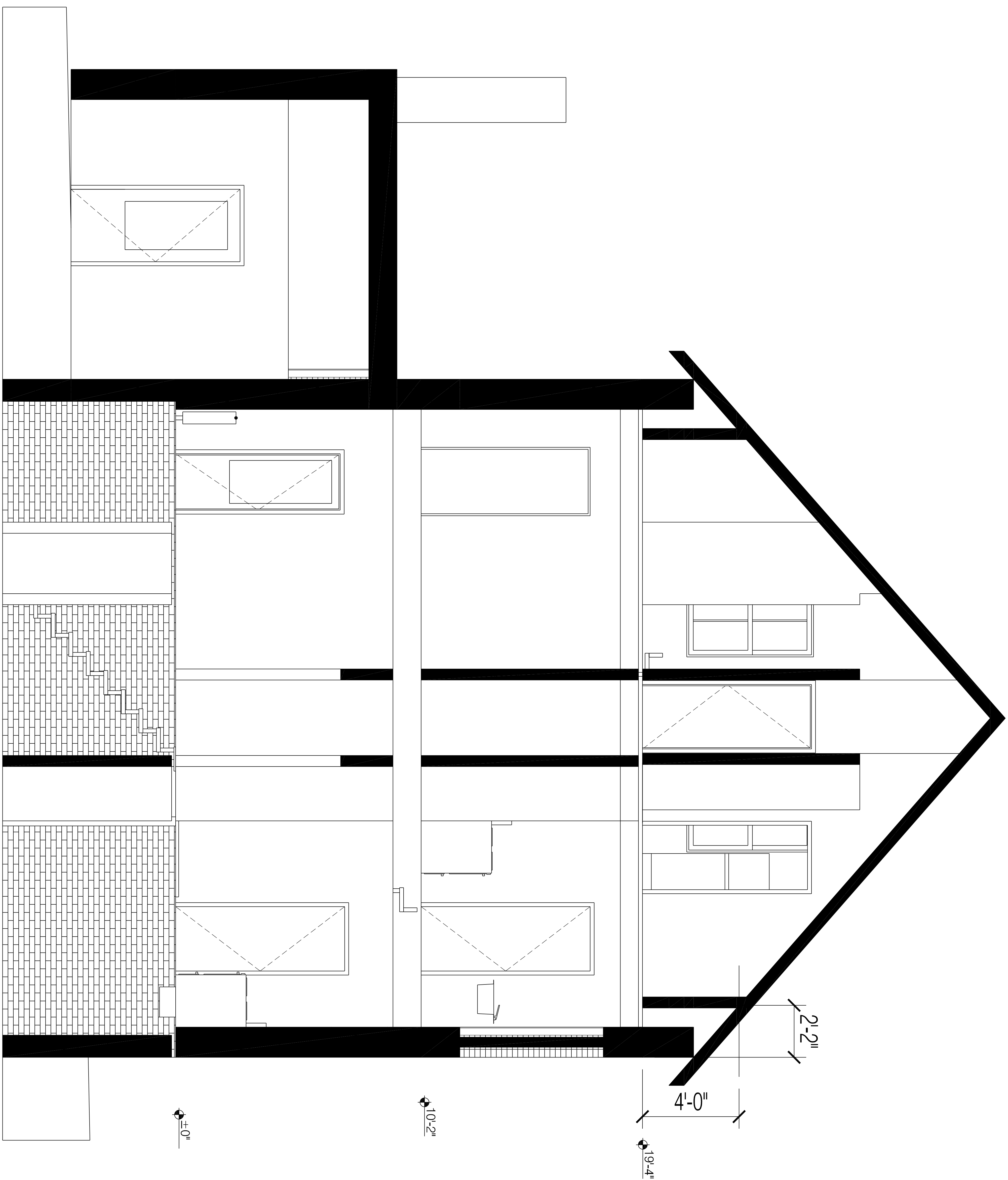
MCINTYRE
 76 INDIA STREET
 MOLLY MCINTYRE

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A-2.2

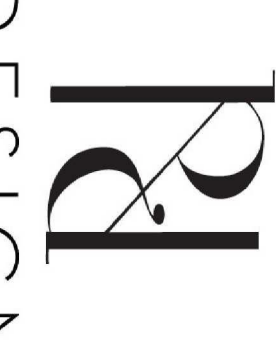
DESIGNED BY
 DATE: November 26, 2014

SHEET TITLE
 REVISION

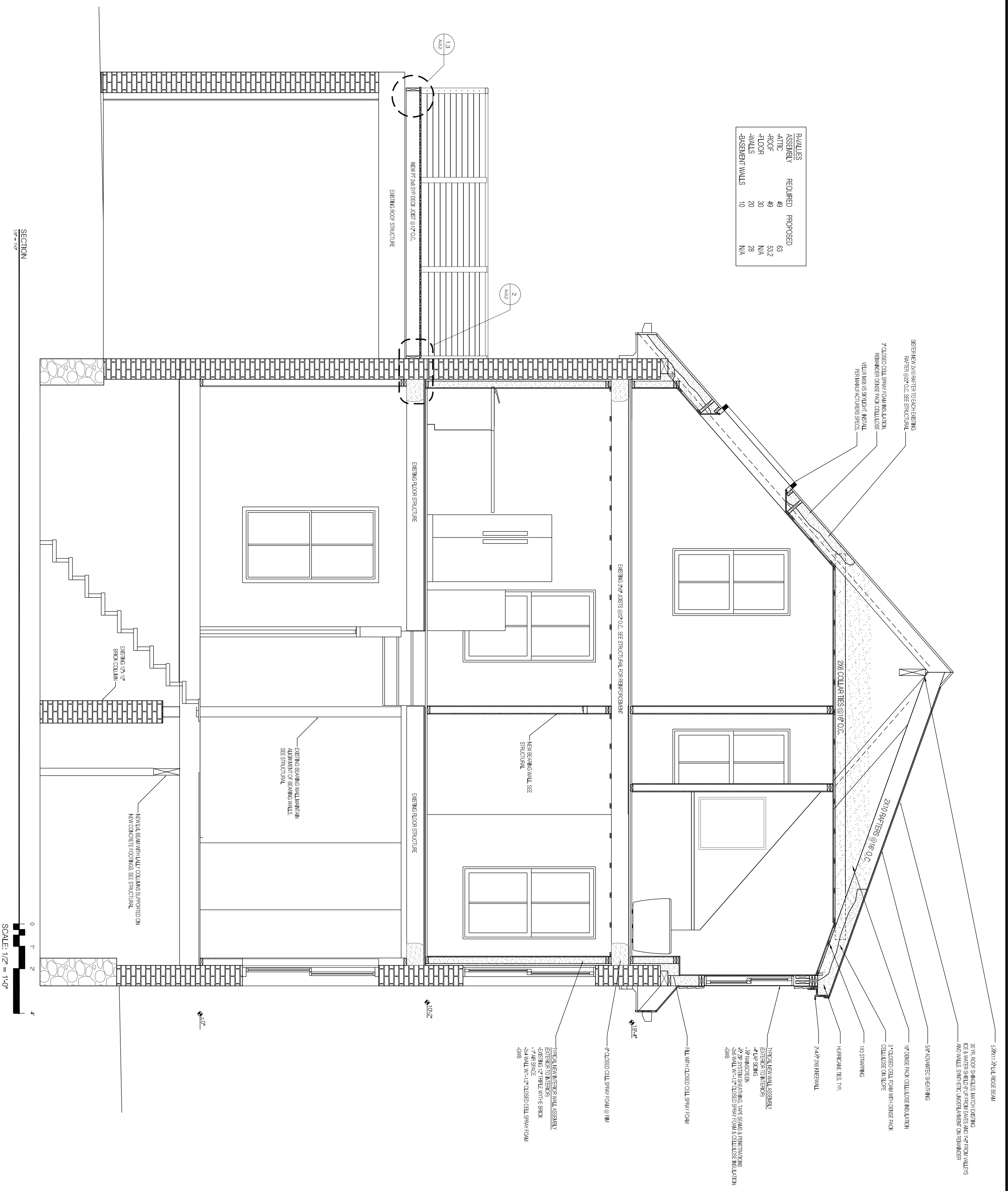


1 EXISTING SECTION

SCALE: 1/2" = 1'-0"

A-3.0	SHEET TITLE EXISTING SECTION	MCINTYRE 76 INDIA STREET MOLLY MCINTYRE	PROSPECT  DESIGN 58 FORE ST. PORTLAND, ME www.prospectdesign.me T. 207.749.7400
	REVISION 		

VALUES ASSEMBLY	REQUIRED	PROPOSED
ATTIC	49	63
FLOOR	49	53.2
WALLS	30	N/A
BASEMENT WALLS	20	28
	10	N/A

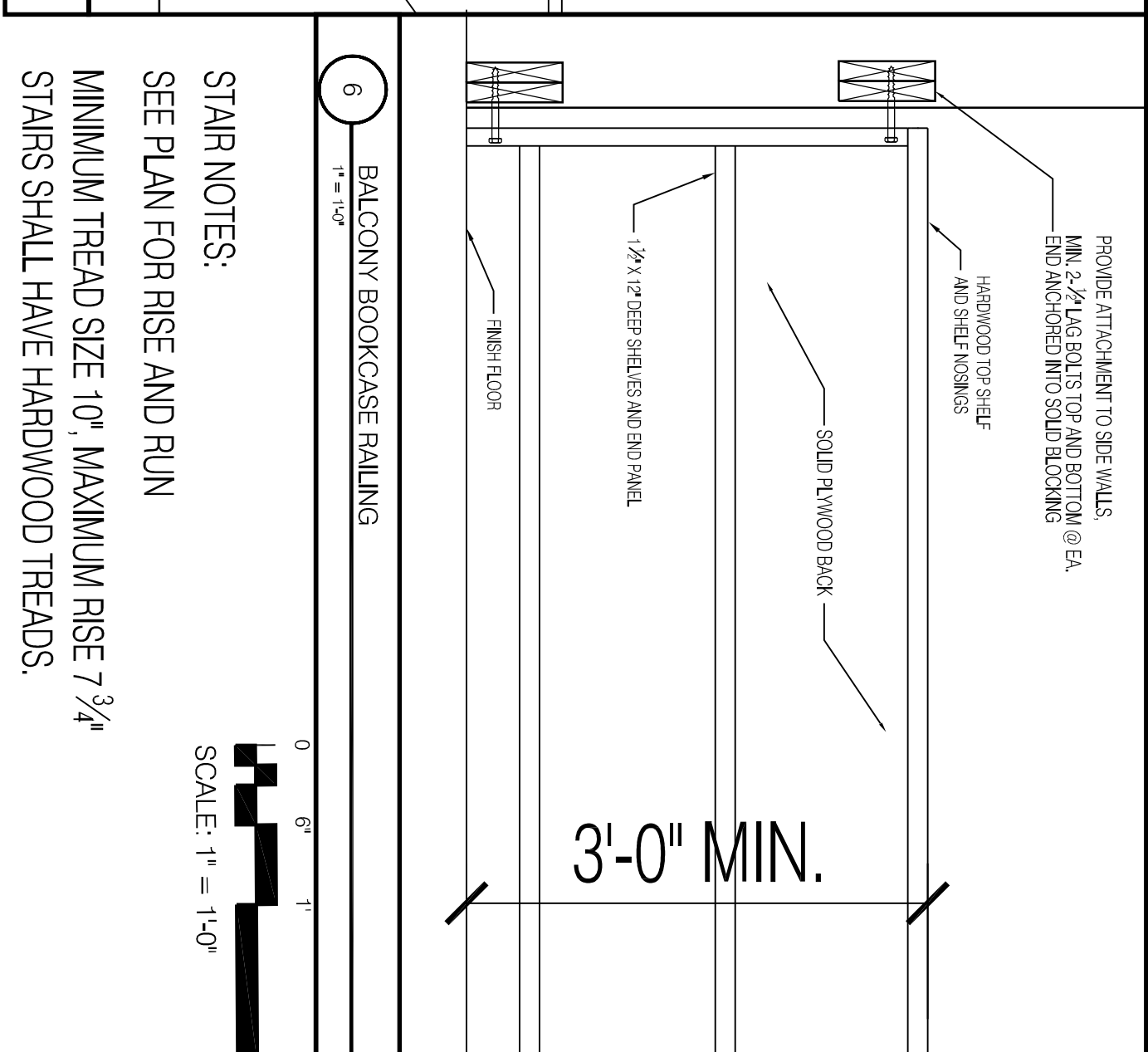
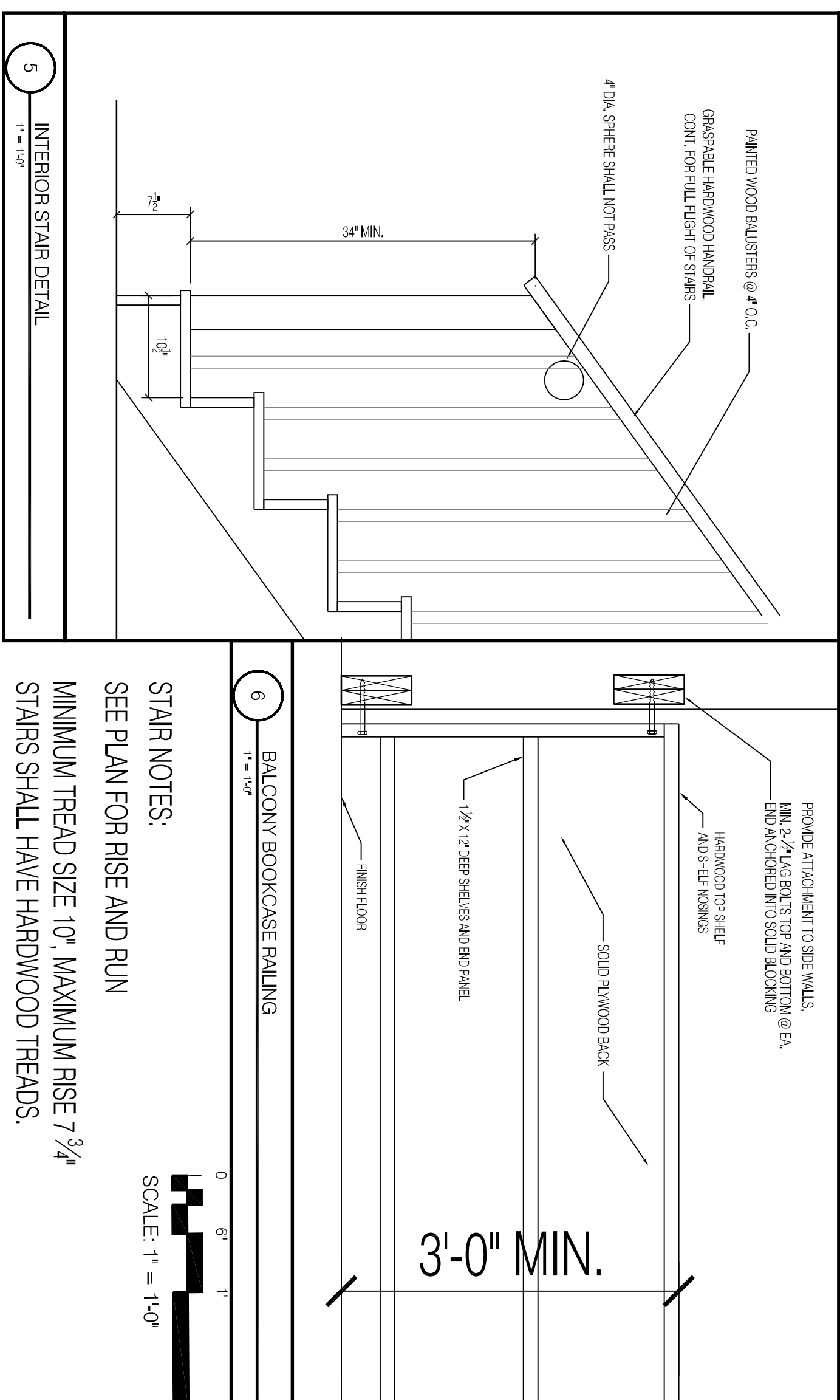
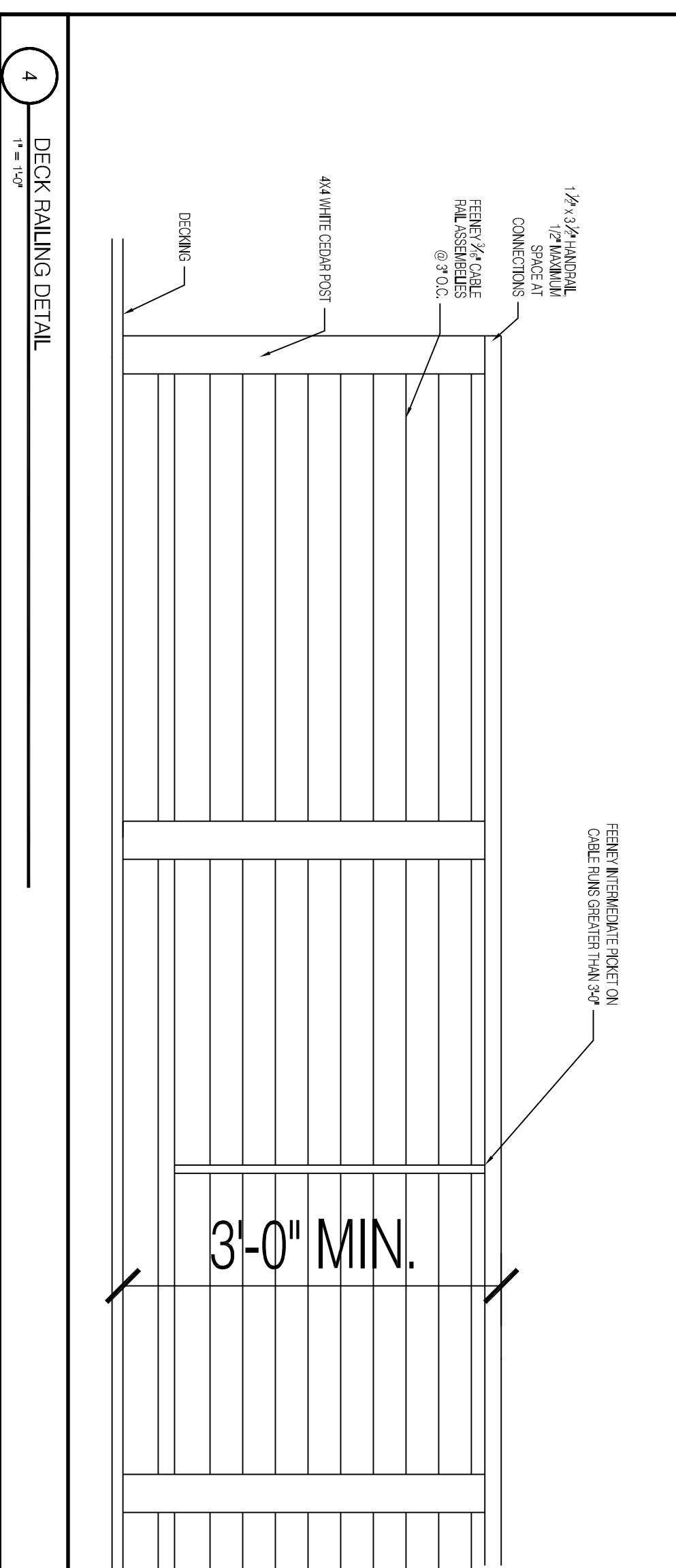
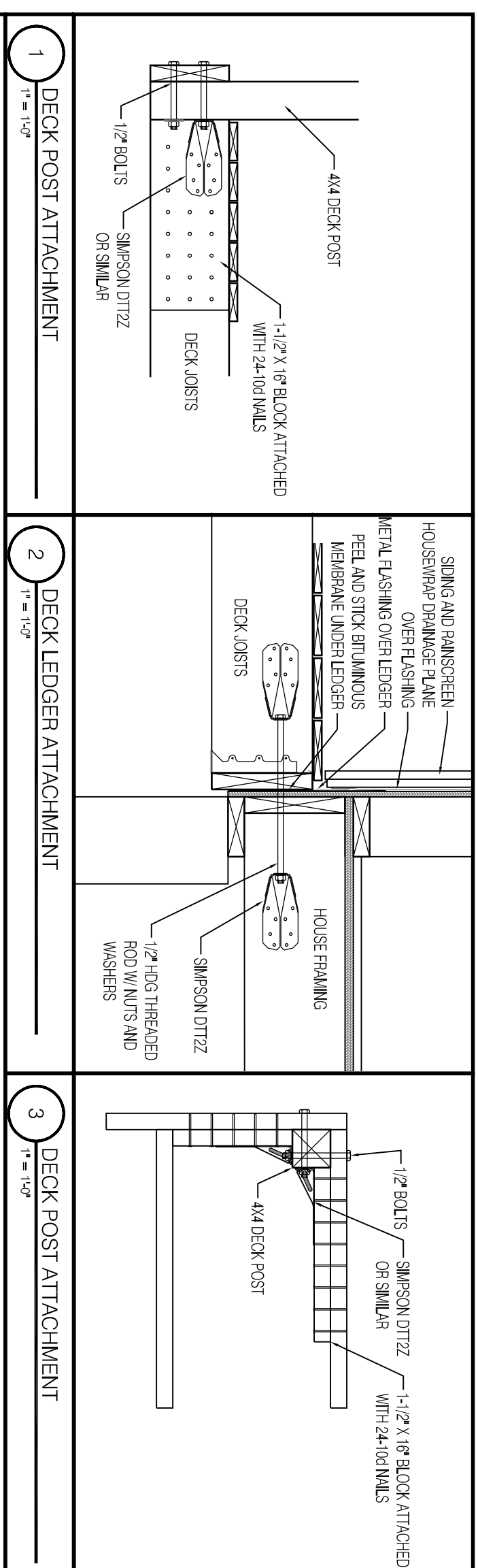


SECTION
1/2" = 1'-0"

SCALE: 1/2" = 1'-0"



<p>REVISION</p> <p>DATE: November 20, 2014</p> <p>DESIGNER: MB</p>	<p>SHEET TITLE</p> <h1 style="margin: 0;">SECTIONS</h1> <h1 style="margin: 0;">PERMIT SET</h1>	<p>MCINTYRE</p> <p>76 INDIA STREET</p> <p>MOLLY MCINTYRE</p>	<p>PROSPECT</p> <h1 style="font-size: 2em; margin: 0;">R</h1> <p>DESIGN</p> <p>58 FORE ST. PORTLAND, ME</p> <p>www.prospectdesign.me</p> <p>T. 207-749-7400</p>
<h1 style="font-size: 3em; margin: 0;">A-3.1</h1>			



STAR NOTES:
SEE PLAN FOR RISE AND RUN
MINIMUM TREAD SIZE 10" MAXIMUM RISE 7 3/4"
STARS SHALL HAVE HARDWOOD TREADS.
STAR NOSING SHALL EXTEND 1/2" BEYOND RISER.
PROVIDE WALL MOUNTED 1 1/2" ROUND HANDRAIL 34" ABOVE NOSING.
NEW BALCONY RAILING ON THIRD FLOOR SHALL BE 36" HIGH BOOKCASE.
MINIMUM SPACING BETWEEN BALUSTERS IS 3 7/8".
MINIMUM HEADROOM IS 7'-0"
EXISTING STARWAYS TO BE PAINTED.



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MCINTYRE
76 INDIA STREET
MOLLY MCINTYRE

SHEET TITLE
DETAILS

REVISION

PERMIT SET

DESIGNED BY
DATE: November 26, 2014

A-3.2



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

STEIN & O'DONOVAN, LLP • PORTLAND, MAINE

MAINE REAL ESTATE TAX PAID

REBECCA C. WAITLEY
Notary Public, Maine
My Commission Expires October 2, 2016

Date: 12/08/14

Rebecca Waitley
Notary Public

On this 13th day of August, 2014, personally appeared before me the above named DONNA J. MCINTYRE who signed the foregoing instrument and acknowledged the same to

REBECCA C. WAITLEY
Notary Public, Maine
My Commission Expires October 2, 2016

STATE OF MAINE
COUNTY OF CUMBERLAND, ss:

Rebecca Waitley
Notary Public

On this 13th day of August, 2014, personally appeared before me the above named MARK A. MCINTYRE who signed the foregoing instrument and acknowledged the same to be his free act and deed.

STATE OF MAINE
COUNTY OF CUMBERLAND, ss:

Mark A. McIntyre
(T.S.)
Donna J. McIntyre
(T.S.)

Paola Pato
Witness
Paola Pato
Witness

In the presence of:
SIGNED, SEALED and DELIVERED

IN WITNESS WHEREOF, I, MARK A. MCINTYRE, have hereunto set my hand and seal this 13 day of August, 2014.

I, DONNA J. MCINTYRE, being the spouse of Mark A. McIntyre, hereby join in this deed for the purpose of conveying all of my right, title and interest in the property described in Exhibit A of this deed.

KNOW ALL BY THESE PRESENTS THAT, I, MARK A. MCINTYRE of Scarborough, in the County of Cumberland and State of Maine, do hereby grant and convey to MARY EVELYN MCINTYRE of Falmouth, in the County of Cumberland and State of Maine, and with a mailing address of 40 Old Mill Road, Falmouth, Maine 04105, with quietclaim covenant, the real property, together with any buildings and improvements thereon, situated in Portland, in the County of Cumberland and State of Maine, being more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

QUITCLAIM DEED WITH COVENANT

SEAL

SEAL



Exhibit A

Grantors: **Mark A. McIntyre**
Donna J. McIntyre

Grantee: **Mary Evelyn McIntyre**

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of India Street, in Portland, in the County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the northeasterly corner of land now or formerly of Abel Chase and Emery Cushing; thence running southwesterly by said Chase and Cushing land about one hundred two and one-half (102½) feet, to land now or formerly of Edward Johnson, thence northwesterly by said Johnson land and land formerly of Capt. Samuel Colby forty (40) feet; thence northeasterly and parallel to the northwesterly side of said Chase and Cushing land one hundred two and one-half (102½) feet, more or less, to a point on the westerly side of said India Street forty (40) feet, to the point of the beginning. Said premises are numbered 74 and 76 on said India Street according to Assessors' Plans of the City of Portland.

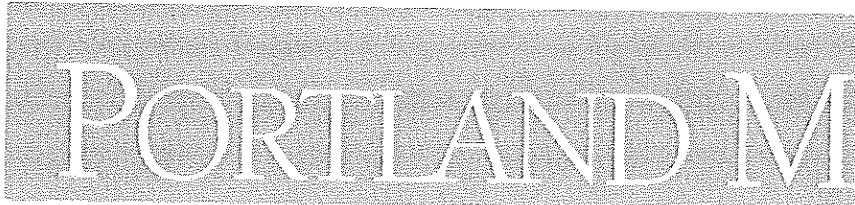
ALSO a certain other lot or parcel of land, with the buildings thereon, situated to the northerly side of Newbury Street in said Portland, Maine, and bounded and described as follows:

Beginning at a point on the northerly side line of said Newbury Street sixty-five (65) feet eight (8) inches from the northwesterly corner of Newbury and India Streets; thence westerly thirty-three (33) feet to said Newbury Street to land now or formerly of one Johnson; thence northerly by said Johnson's land sixty-two (62) feet three (3) inches to land now or formerly of one Damery; thence northeasterly by said Damery's land thirty-six (36) feet four (4) inches to land formerly of A. Chase, now or formerly of one Pratt; thence southerly by said Pratt's land sixty-six (66) feet eight (8) inches, more or less, to the point of beginning, and containing two thousand two hundred twenty-seven and one-tenth (2227.1) square feet.

BOTH PARCELS HEREIN DESCRIBED BEING the same premises conveyed to the said Mark A. McIntyre, a Grantor herein, by deed of Barbara D. Pelosi, dated January 7, 2001 and recorded in the Cumberland County Registry of Deeds in Book 17178 at Page 90.

EPSTEIN & O'DONOVAN, LLP • PORTLAND, MAINE

Received
Recorded Register of Deeds
Sep 15, 2014 10:38:42A
Cumberland County
Pamela E. Lovley



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/08/14

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Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

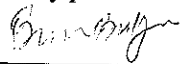
I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

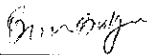
Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. *After all approvals have been met and completed, I will then be issued my permit via e-mail.* No work shall be started until I have received my permit.

Applicant Signature:  2014.11.26 10:38:40 -05'00' Date: 11.26.14

I have provided digital copies and sent them on:  2014.11.26 10:53:45 -05'00' Date: 11.26.14

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges within the City, payment arrangements must be made before permits of any kind are issued.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/08/14

Address/Location of Construction: 76 India Street		
Total Square Footage of Proposed Structure:		3819
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 28-J-13	Applicant Name: Mary Evelyn McIntyre Address 76 India Street City, State & Zip Portland 04101	Telephone: 207-332-5206 Email: mollyevelynmcintyre@gmail.com
Lessee/Owner Name : (if different than applicant) Address: City, State & Zip: Telephone E-mail:	Contractor Name: Emery Obrien Corp. (if different from Applicant) Address: Lafayette St City, State & Zip: Portland 04101 Telephone 207-749-0056 E-mail: EODesignandconstruction@gmail.com	Cost Of Work: \$ 190,000 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) <input checked="" type="checkbox"/> single family <input type="checkbox"/> two family		
If vacant, what was the previous use? _____		
Proposed Specific use: <input checked="" type="checkbox"/> two family <input type="checkbox"/> single family		
Is property part of a subdivision? <input type="checkbox"/> If yes, please name _____		
Project description: Renovation of upper unit of two family dwelling, separation of common entrance.		
Who should we contact when the permit is ready: Molly McIntyre		
Address: 76 India Street		
City, State & Zip: Portland ME 04101		
E-mail Address: mollyevelynmcintyre@gmail.com		
Telephone: 207-332-5206		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at <http://www.portlandmaine.gov/754/Applications-Fees> or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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:	2014.11.26 10:53:17 -05'00'	Date: 11.26.14
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This is not a permit; you may not commence ANY work until the permit is issued.



Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Muns
Inspectio

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Residential Additions/Alteration: Date: 12/08/14

Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000, in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.