

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 081316

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that KATZ, JAMES & CHARLOTTE KASSA on Crosby Centerhas permission to Multi-unit condo #501- adding 1 extra bedroom & bathroom 280 sqAT 99 SILVER ST #501

CE 029 0001501

provided that the person or persons, firm or corporation accounting for this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Chas

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Christy S. Nd 11/17/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

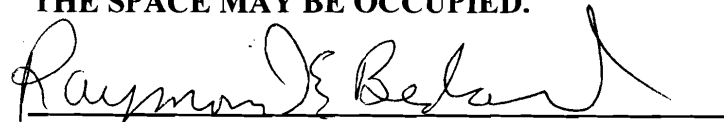
Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

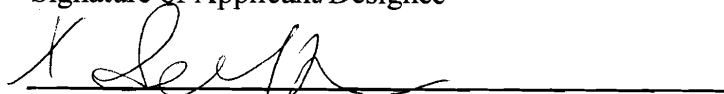
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

11-17-09

Date



Signature of Inspections Official

11-17-08

Date

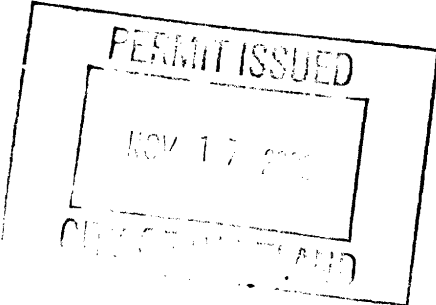


City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1316	Issue Date: 11/17/08	CBL: 029 0001501
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Location of Construction: 99 SILVER ST #501	Owner Name: KATZ JAMES & CHARLOTTE K	Owner Address: 99 SILVER ST # 5-1	Phone:
Business Name:	Contractor Name: Ryan Crosby Construction	Contractor Address: 4 Cranberry Lane Saco	Phone: 2074232160
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-3

Past Use: Multi-unit condo /commercial	Proposed Use: Commercial / Multi-unit condo #501- adding extra bedroom & bath app.280 sq ft	Permit Fee: \$470.00	Cost of Work: \$45,000.00	CEO District: 1
<p><i>legal use: 37 residential condos</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: R-2 Type: SB IBC-2003	
Proposed Project Description: Multi-unit condo #501- adding extra bedroom & bath app.280 sq ft		Signature: <i>Crosby</i>	Signature: <i>CL 11/17/08</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 10/15/2008	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews	Zoning Appeal	Historic Preservation <i>to D.A.</i>
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		Date: <i>10/20/08</i>		Date: <i>11/4/08</i>

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1316	Date Applied For: 10/15/2008	CBL: 029 0001501
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Location of Construction: 99 SILVER ST #501	Owner Name: KATZ JAMES & CHARLOTTE K	Owner Address: 99 SILVER ST # 5-1	Phone:
Business Name:	Contractor Name: Ryan Crosby Construction	Contractor Address: 4 Cranberry Lane Saco	Phone (207) 423-2160
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial / Multi-unit condo #501- adding extra bedroom & bath app.280 sq ft	Proposed Project Description: Multi-unit condo #501- adding extra bedroom & bath app.280 sq ft
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Dept: Historic Status: Approved Reviewer: Scott Hanson Approval Date: 11/04/2008
 Note: Ok to Issue:

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 10/20/2008
 Note: Ok to Issue:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain thirty-seven (37) residential condominiums. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Chris Hanson Approval Date: 11/17/2008
 Note: Ok to Issue:

- 1) ANY exterior work requires separate review and approval thru Historic Preservation
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 7) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 8) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Greg Cass Approval Date: 11/06/2008
 Note: Need 2 means of egress. Called 11/5 R. Crosby will update plan. Moved to Insp. Received update 11/06 Ok to Issue:

- 1) Written approval for this project required from condo assoc. And unit # 4

Location of Construction: 99 SILVER ST #501	Owner Name: KATZ JAMES & CHARLOTTE K	Owner Address: 99 SILVER ST # 5-1	Phone:
Business Name:	Contractor Name: Ryan Crosby Construction	Contractor Address: 4 Cranberry Lane Saco	Phone (207) 423-2160
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

- 2) All construction shall comply with NFPA 101
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 4) All means of egress to remain accessible at all times



General Building Permit Application

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

Location/Address of Construction: <u>99 Silver Street Unit # 510</u>		
Total Square Footage of Proposed Structure/Area <u>APP. 280 sq ft.</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>029 - 0 - 001501</u> Block# <u>MAP 029</u> Lot# <u>1-501</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>JAMES KATZ & CHARLOTTE KASSAB</u> Address <u>99 Silver St. # 510</u> City, State & Zip <u>Portland ME. 04101</u>	Telephone: <u>207-939-1281</u> <u>207-423-2160</u> <u>Builder/G.C.</u>
Lessee/DBA (If Applicable) <u>OCT 15 2008</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>APP. 45,000 -</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units _____ If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Adding Extra Bedroom & Bath APP. 280 sq ft. BUILDING IS SPRINKLED AND HAS FIRE PROTECTION</u>		
Contractor's name: <u>RYAN CROSBY CONSTRUCTION</u>		
Address: <u>4 CRAWBERRY LANE</u>		
City, State & Zip: <u>SACO ME 04072</u>		Telephone: <u>207-571-4389</u>
Who should we contact when the permit is ready: <u>RYAN CROSBY</u>		Telephone: <u>207-423-2160</u>
Mailing address: <u>4 CRAWBERRY LANE SACO ME 04072</u> <u>CONTACT RYAN - 423-2160</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

QUESTION

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 www.portlandmaine.gov, 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: _____ Date: Sept 23, 2008

This is not a permit; you may not commence ANY work until the permit is issue



Marg or Ann

Plot Plan

~~CLASS D survey~~

This is Not A
CLASS "D" Survey
It is Not even A Survey



\$125 per sq ft. 200 New 200 old

Commercial Interior & Change of Use 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.

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

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- OK Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

2HR Floor - Fire -
Sprinklers -

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

Grey Cass 874-8405

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- N/A Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)



Chis -



**EMERALD
MANAGEMENT**

Real Estate Management, Development & Maintenance

November 17th, 2008

NOV 17 2008

*Portland City Hall
Chris Hansen
Congress Street
Building Codes Division
Portland, Maine 04101*

RE: 99 Silver Street, 5th floor Expansion

Dear Chris,

Please be informed the 99 Silver Street Association / Board of Directors has approved the renovation of the 5th floor penthouse. The Board of Directors has met with the General Contractor, Ryan Crosby, and reviewed the blueprints with approval.

The expansion consists of a 9x28 foot bedroom and bath addition to the roof area of 99 Silver Street by the unit owner Dr. James Katz.

Any questions, please contact me at 854-2606.

Respectfully,

Emerald Management



752 Main Street
Phone (207) 854-2606
Toll Free 1-800-235-0040

Westbrook, Maine 04092
Fax (207) 854-2837
TDD # 1-800-545-1933 EW 340



Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Certificate of Design Application

From Designer: Glenn L. Smith / Peter D. Rind
 Date: Oct 15/2008
 Job Name: Katz 99 Silver St.
 Address of Construction: 99 Silver St. Portland ME.

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003 Use Group Classification (s) RESIDENTIAL
 Type of Construction WOOD FRAME WB
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC ?
 Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) N/A - SEE?
 Supervisory alarm System? ? Geotechnical/Soils report required? (See Section 1802.2) NO, NOT REQ'D

Structural Design Calculations

Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>1st fl.</u>	<u>40 psf</u>

Wind loads (1603.1.4, 1609)

ASCE 7-02
METHOD 2 Design option utilized (1609.1.1, 1609.6)
100 mph Basic wind speed (1809.3)
II, 1.0 Building category and wind importance Factor, I_w
 table 1604.5, 1609.5)
B Wind exposure category (1609.4)
 Internal pressure coefficient (ASCE 7)
 Component and cladding pressures (1609.1.1, 1609.6.2.2)
 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

E.L.P. Design option utilized (1614.1)
II Seismic use group ("Category")
0.3, 0.16 Spectral response coefficients, S_D s & S_{D1} (1615.1)
D Site class (1615.1.5)

NOT TAKEN Live load reduction
20 psf Roof live loads (1603.1.2, 1607.11)
42 psf Roof snow loads (1603.7.3, 1608)
60 psf Ground snow load, P_g (1608.2)
N/A If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
B Seismic design category (1616.3)
SHEAR WALLS Basic seismic force resisting system (1617.6.2)
0.5, 4 Response modification coefficient, R , and
 deflection amplification factor C_d (1617.6.2)
E.L.P. Analysis procedure (1616.6, 1617.5)
2.910 k Design base shear (1617.4, 1617.5.1)
Flood loads (1803.1.6, 1612)
N/A Flood Hazard area (1612.3)
? Elevation of structure
Other loads
N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
 1607.12, 1607.13, 1610, 1611, 2404)

4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) SABATINO JAMES R.	4b) SSN or Federal ID 006-70-9552
	4c) Name (LAST, FIRST, MI)	4d) SSN or Federal ID
	4e) Mailing Address 99 SILVER STREET, UNIT #510	
	4f) City PORTLAND	4g) State ME
		4h) Zip Code 04101

EXHIBIT A

WARRANTY DEED

JAMES R. SABATINO

of 99 Silver Street, Unit #510, Portland, ME 04101

for consideration paid, grants to

JAMES KATZ AND CHARLOTTE KASSAB

of 143 Vaughan Street, Portland, ME 04102, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my/our hands and seals this 15th day of November, 2007.

Witness

James R. Sabatino

State of Maine
Cumberland, ss.

November 15, 2007

Personally appeared before me the above-named James R. Sabatino and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Nicholas J. Morrill, Attorney-at-Law

H-KATZ

897-2748
TOBU

EXHIBIT A

A certain Condominium Unit, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

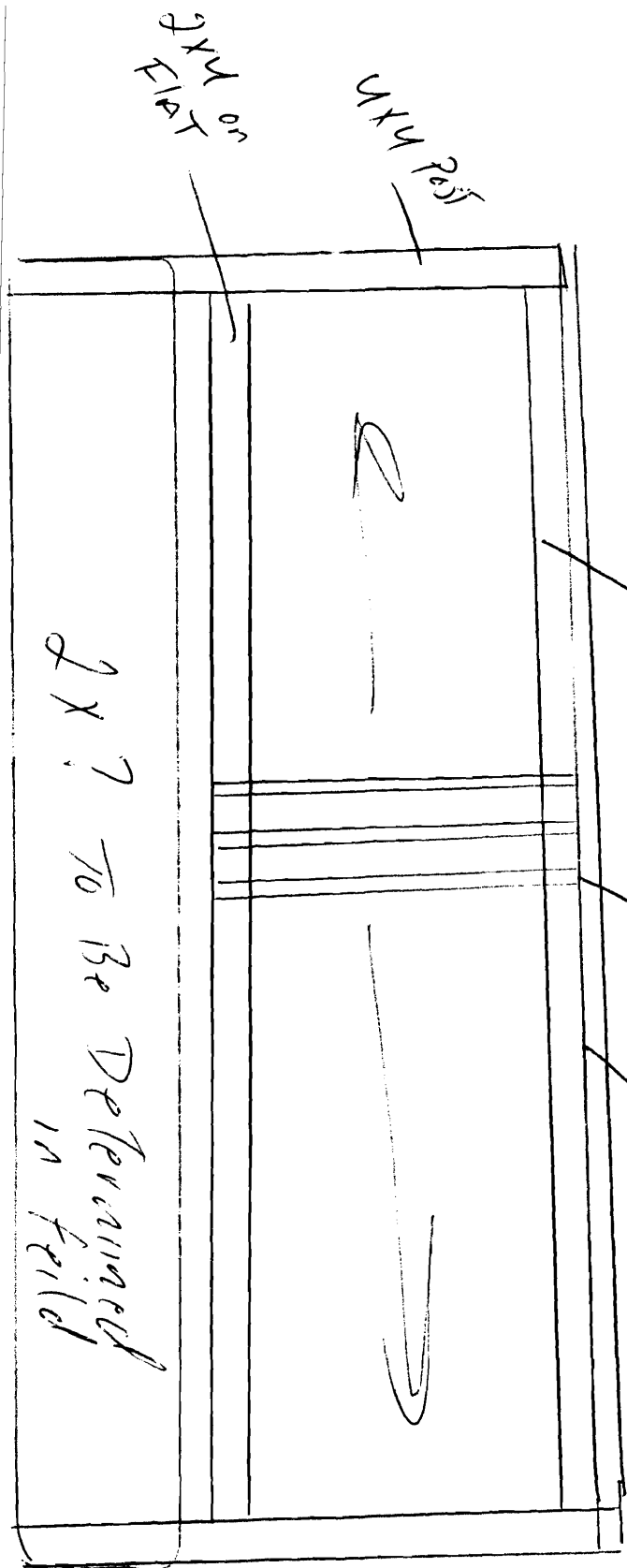
Unit #5-1 of 99 Silver Street a Condominium situated in the City of Portland, County of Cumberland and State of Maine, as shown on the survey of H.I. and E.C. Jordan-Surveyors, dated October 9, 1981, entitled "Property known as 99 Silver Street", recorded in the Cumberland County Registry of Deeds in Unit Ownership File 68, and Floor Plans by John W. Whipple - Registered Architect, dated October 23, 1981 and entitled "Floor Plans: 99 Silver Street", and recorded in the Cumberland County Registry of Deeds in Unit Ownership File 68, being Condominium Living Unit subject to and with the benefit of the 99 Silver Street Condominium Declaration dated October 15, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4877, Page 210, which Declaration has been made pursuant to the Unit Ownership Act of the State of Maine, Chapter 10 of Title 33 of the Maine Revised Statutes of 1964 as amended, and as amended by an amendment dated November 5, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8593, Page 338, and a Second Amendment dated December 16, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8600, Page 29, and a Third Amendment dated December 28, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11780, Page 3, and by a Fourth Amendment dated June 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16489, Page 72. Including with this conveyance the respective percentage interest in the Condominium Common areas as more fully described in said Declaration, its schedules, surveys and floor plans; this conveyance is made subject to, but with the benefit of, the terms, provisions and easements set forth or referred to in said Unit Ownership Act, the 99 Silver Street Condominium Declaration, Surveys, Floor Plans, and the Bylaws of the 99 Silver Street Condominium Association, the Association formed to manage the Common Areas and facilities of the Condominium.

For title reference see Deed by Augustus D. Lookner to James R. Sabatino dated May 24, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21317, Page 328.

H-KATZ

After Recording Return to:
Hopkinson & Abbondanza, P.A.
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845

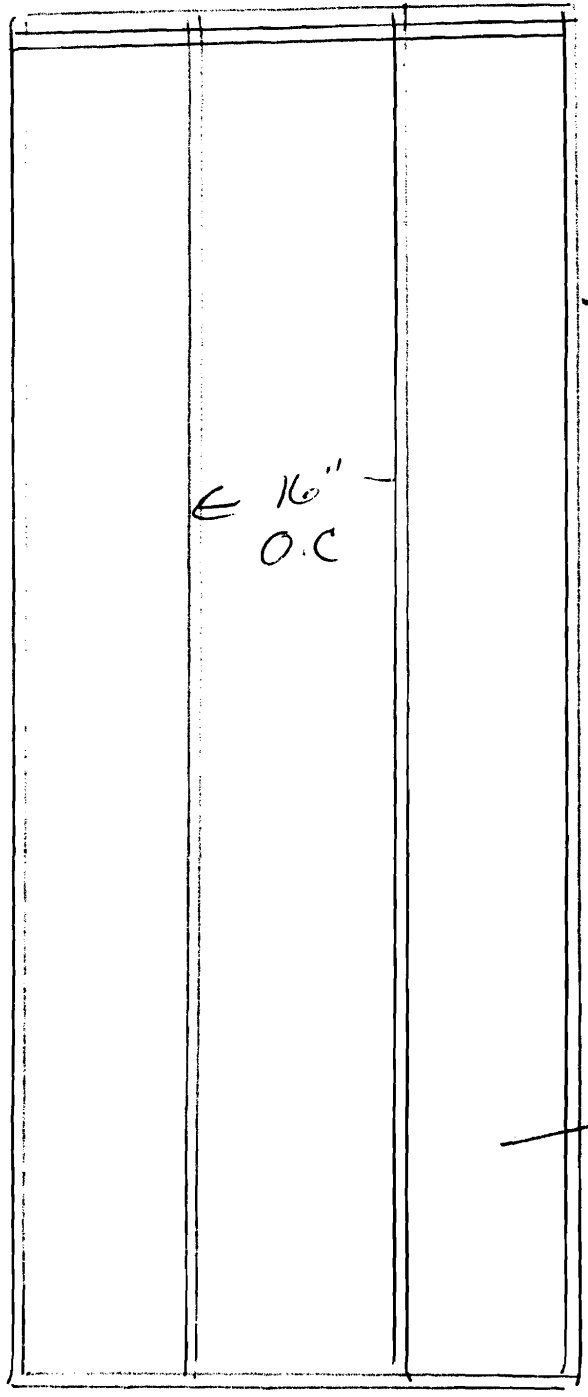
Railing Detail on Walk



3x4 F14T 2" Balusters to Code
Cap Rail Code Height

2x? to Be Determined
in Field

CAT WALK FRAMING
(FIRE ESCAPE)



2X ? To be
Determined
in field
PRESSURE
TREATED

DECK BOARDS
5/4 TRAX OR SIMILAR
w/ STAINLESS STEEL SCREWS

Tilt-Wash Window Opening Specifications

Unit No.	Clear Opg. Sq. Ft. (m ²)	Clear Opening in Full Open Position		Glass Sq. Ft. (m ²)	Crack Opening Vent Sash Only Lineal Ft. (mm)	Vent Sq. Ft. (m ²)	Top of Subfloor to Top of Inside Sill Stop Inches (mm)	Overall Unit Area Sq. Ft. (m ²)
		Width Inches (mm)	Height Inches (mm)					
TW2856*	6.27 (.583)	29 7/8" (759)	30 1/4" (768)	11.22 (1.042)	18' 9" (5715)	6.30 (.585)	16 1/2" (418)	16.08 (1.494)
TW28510*	6.69 (.622)	29 7/8" (759)	32 1/4" (819)	11.97 (1.112)	19' 5" (5918)	6.71 (.623)	12 1/2" (317)	17.01 (1.580)
TW2862*	7.10 (.660)	29 7/8" (759)	34 1/4" (870)	12.72 (1.182)	20' 1" (6121)	7.13 (.662)	8 1/2" (215)	17.95 (1.668)
TW2872*	8.35 (.776)	29 7/8" (759)	40 1/4" (1022)	14.98 (1.392)	22' 1" (6731)	8.38 (.779)	10 1/4"*** (260)**	20.75 (1.930)
TW2876*	8.77 (.814)	29 7/8" (759)	42 1/4" (1073)	15.72 (1.460)	22' 9" (6934)	8.80 (.817)	6 1/4"*** (159)**	21.69 (2.010)
TW210210	3.15 (.293)	31 7/8" (809)	14 1/4" (362)	5.62 (.522)	13' 11" (4242)	3.18 (.295)	48 1/2" (1231)	9.12 (.847)
TW21032	3.59 (.334)	31 7/8" (809)	16 1/4" (412)	6.42 (.596)	14' 7" (4445)	3.62 (.336)	44 1/2" (1130)	10.11 (.939)
TW21038	4.04 (.375)	31 7/8" (809)	18 1/4" (463)	7.23 (.672)	15' 3" (4648)	4.06 (.377)	40 1/2" (1028)	11.10 (1.031)
TW210310	4.48 (.416)	31 7/8" (809)	20 1/4" (514)	8.03 (.746)	15' 11" (4852)	4.51 (.419)	36 1/2" (926)	12.09 (1.123)
TW21042	4.92 (.457)	31 7/8" (809)	22 1/4" (565)	8.84 (.821)	16' 7" (5055)	4.95 (.460)	32 1/2" (825)	13.08 (1.215)
TW21046	5.36 (.498)	31 7/8" (809)	24 1/4" (616)	9.64 (.896)	17' 3" (5258)	5.39 (.501)	28 1/2" (723)	14.07 (1.307)
TW210410*	5.81 (.540)	31 7/8" (809)	26 1/4" (666)	10.45 (.971)	17' 11" (5461)	5.83 (.542)	24 1/2" (622)	15.05 (1.398)
TW21052*	6.25 (.581)	31 7/8" (809)	28 1/4" (717)	11.25 (1.045)	18' 7" (5664)	6.28 (.583)	20 1/2" (520)	16.04 (1.490)
TW21058*	6.69 (.622)	31 7/8" (809)	30 1/4" (768)	12.06 (1.120)	19' 3" (5867)	6.72 (.624)	16 1/2" (418)	17.03 (1.587)
TW210510*	7.14 (.663)	31 7/8" (809)	32 1/4" (819)	12.86 (1.195)	19' 11" (6071)	7.16 (.665)	12 1/2" (317)	18.02 (1.674)
TW21062*	7.58 (.704)	31 7/8" (809)	34 1/4" (870)	13.67 (1.270)	20' 7" (6274)	7.60 (.706)	8 1/2" (215)	19.01 (1.766)
TW21072*	8.91 (.828)	31 7/8" (810)	40 1/4" (1022)	16.08 (1.492)	22' 7" (6883)	8.94 (.831)	10 1/4"*** (260)**	21.99 (2.040)
TW21076*	9.35 (.869)	31 7/8" (810)	42 1/4" (1073)	16.90 (1.570)	23' 3" (7087)	9.38 (.872)	6 1/4"*** (159)**	22.98 (2.130)
TW30210	3.35 (.311)	33 7/8" (860)	14 1/4" (362)	6.01 (.558)	14' 5" (4394)	3.38 (.314)	48 1/2" (1231)	9.63 (.895)
TW3032	3.82 (.355)	33 7/8" (860)	16 1/4" (412)	6.87 (.638)	15' 1" (4597)	3.85 (.358)	44 1/2" (1130)	10.67 (.991)
TW3036	4.29 (.399)	33 7/8" (860)	18 1/4" (463)	7.73 (.718)	15' 9" (4801)	4.32 (.401)	40 1/2" (1028)	11.72 (1.089)
TW30310	4.76 (.442)	33 7/8" (860)	20 1/4" (514)	8.59 (.798)	16' 5" (5004)	4.79 (.445)	36 1/2" (926)	12.76 (1.185)
TW3042	5.23 (.486)	33 7/8" (860)	22 1/4" (565)	9.45 (.878)	17' 1" (5207)	5.26 (.489)	32 1/2" (825)	13.81 (1.283)
TW3048*	5.70 (.530)	33 7/8" (860)	24 1/4" (616)	10.31 (.958)	17' 9" (5410)	5.73 (.532)	28 1/2" (723)	14.85 (1.380)
TW30410*	6.17 (.573)	33 7/8" (860)	26 1/4" (666)	11.17 (1.038)	18' 5" (5614)	6.20 (.576)	24 1/2" (622)	15.90 (1.477)
TW3052*	6.64 (.617)	33 7/8" (860)	28 1/4" (717)	12.03 (1.118)	19' 1" (5817)	6.67 (.620)	20 1/2" (520)	16.95 (1.575)
TW3056*	7.11 (.661)	33 7/8" (860)	30 1/4" (768)	12.89 (1.198)	19' 9" (6020)	7.14 (.663)	16 1/2" (418)	17.99 (1.671)
TW30510*	7.58 (.704)	33 7/8" (860)	32 1/4" (819)	13.75 (1.277)	20' 5" (6223)	7.61 (.707)	12 1/2" (317)	19.04 (1.769)
TW3062*	8.05 (.748)	33 7/8" (860)	34 1/4" (870)	14.61 (1.357)	21' 1" (6426)	8.08 (.751)	8 1/2" (215)	20.08 (1.865)
TW3072*	9.47 (.880)	33 7/8" (860)	40 1/4" (1022)	17.20 (1.598)	23' 1" (7036)	9.50 (.882)	10 1/4"*** (260)**	23.22 (2.160)
TW3076*	9.94 (.923)	33 7/8" (860)	42 1/4" (1073)	18.06 (1.678)	23' 9" (7239)	9.97 (.926)	6 1/4"*** (159)**	24.27 (2.25)
TW34210	3.74 (.347)	37 7/8" (962)	14 1/2" (362)	6.79 (.631)	15' 5" (4699)	3.78 (.351)	48 1/2" (1231)	10.65 (.989)
TW3432	4.27 (.397)	37 7/8" (962)	16 1/4" (412)	7.76 (.721)	16' 1" (4902)	4.30 (.399)	44 1/2" (1130)	11.81 (1.097)
TW3436	4.80 (.446)	37 7/8" (962)	18 1/4" (463)	8.73 (.811)	16' 9" (5105)	4.83 (.449)	40 1/2" (1028)	12.97 (1.205)
TW34310	5.32 (.494)	37 7/8" (962)	20 1/4" (514)	9.70 (.901)	17' 5" (5309)	5.35 (.497)	36 1/2" (926)	14.12 (1.312)
TW3442	5.85 (.543)	37 7/8" (962)	22 1/4" (565)	10.67 (.991)	18' 1" (5512)	5.88 (.546)	32 1/2" (825)	15.28 (1.420)
TW3446*	6.37 (.592)	37 7/8" (962)	24 1/4" (616)	11.64 (1.081)	18' 9" (5715)	6.41 (.596)	28 1/2" (723)	16.43 (1.526)
TW34410*	6.90 (.641)	37 7/8" (962)	26 1/4" (666)	12.61 (1.172)	19' 5" (5918)	6.93 (.644)	24 1/2" (622)	17.59 (1.634)
TW3452*	7.43 (.690)	37 7/8" (962)	28 1/4" (717)	13.58 (1.262)	20' 1" (6121)	7.46 (.693)	20 1/2" (520)	18.75 (1.742)
TW3456*	7.95 (.739)	37 7/8" (962)	30 1/4" (768)	14.55 (1.352)	20' 9" (6325)	7.98 (.742)	16 1/2" (418)	19.90 (1.849)
TW34510*	8.48 (.788)	37 7/8" (962)	32 1/4" (819)	15.53 (1.443)	21' 5" (6528)	8.51 (.791)	12 1/2" (317)	21.06 (1.957)
TW3462*	9.01 (.837)	37 7/8" (962)	34 1/4" (870)	16.50 (1.533)	21' 1" (6731)	9.04 (.840)	8 1/2" (215)	22.22 (2.064)
TW3472*	10.59 (.984)	37 7/8" (962)	40 1/4" (1022)	19.42 (1.804)	24' 1" (7340)	10.62 (.986)	10 1/4"*** (260)**	25.69 (2.390)
TW3476*	11.11 (1.032)	37 7/8" (962)	42 1/4" (1073)	20.38 (1.893)	24' 9" (7544)	11.14 (1.035)	6 1/4"*** (159)**	26.85 (2.490)
TW38210	4.14 (.385)	41 7/8" (1064)	14 1/4" (362)	7.56 (.702)	16' 5" (5004)	4.17 (.387)	48 1/2" (1231)	11.68 (1.085)
TW3832	4.72 (.439)	41 7/8" (1064)	16 1/4" (412)	8.64 (.803)	17' 1" (5207)	4.76 (.442)	44 1/2" (1130)	12.94 (1.202)
TW3836	5.30 (.492)	41 7/8" (1064)	18 1/4" (463)	9.72 (.903)	17' 9" (5410)	5.34 (.496)	40 1/2" (1028)	14.21 (1.320)
TW38310	5.88 (.546)	41 7/8" (1064)	20 1/4" (514)	10.81 (1.004)	18' 5" (5614)	5.92 (.550)	36 1/2" (926)	15.48 (1.438)
TW3842	6.47 (.601)	41 7/8" (1064)	22 1/4" (565)	11.89 (1.105)	19' 1" (5817)	6.50 (.604)	32 1/2" (825)	16.75 (1.556)
TW3846*	7.05 (.655)	41 7/8" (1064)	24 1/4" (616)	12.97 (1.205)	19' 9" (6020)	7.08 (.658)	28 1/2" (723)	18.01 (1.673)
TW38410*	7.63 (.709)	41 7/8" (1064)	26 1/4" (666)	14.05 (1.305)	20' 5" (6223)	7.66 (.712)	24 1/2" (622)	19.28 (1.791)
TW3852*	8.21 (.763)	41 7/8" (1064)	28 1/4" (717)	15.14 (1.407)	21' 1" (6426)	8.25 (.766)	20 1/2" (520)	20.55 (1.909)
TW3856*	8.79 (.817)	41 7/8" (1064)	30 1/4" (768)	16.22 (1.507)	21' 9" (6629)	8.83 (.820)	16 1/2" (418)	21.62 (2.009)
TW38510*	9.37 (.871)	41 7/8" (1064)	32 1/4" (819)	17.30 (1.607)	22' 5" (6833)	9.41 (.874)	12 1/2" (317)	23.08 (2.144)
TW3862*	9.96 (.925)	41 7/8" (1064)	34 1/4" (870)	18.38 (1.708)	23' 1" (7036)	9.99 (.928)	8 1/2" (215)	24.35 (2.262)
TW3872*	11.70 (1.087)	41 7/8" (1064)	40 1/4" (1022)	21.64 (2.010)	25' 1" (7645)	11.73 (1.090)	10 1/4"*** (260)**	28.16 (2.260)
TW3876*	12.29 (1.141)	41 7/8" (1064)	42 1/4" (1073)	22.72 (2.111)	25' 9" (7849)	12.32 (1.144)	6 1/4"*** (159)**	29.43 (2.730)

Complete opening specification tables for all Cottage style and reverse Cottage style units are available online at andersenwindows.com. From the home page, select the following links: [PRODUCT INDEX FOR PROFESSIONALS](#) → [400 Series Tilt-Wash Double-Hung Window](#), then click on the [For Professionals](#) tab.

Tilt-Wash Double-Hung Windows

= 7.4 # gc. al

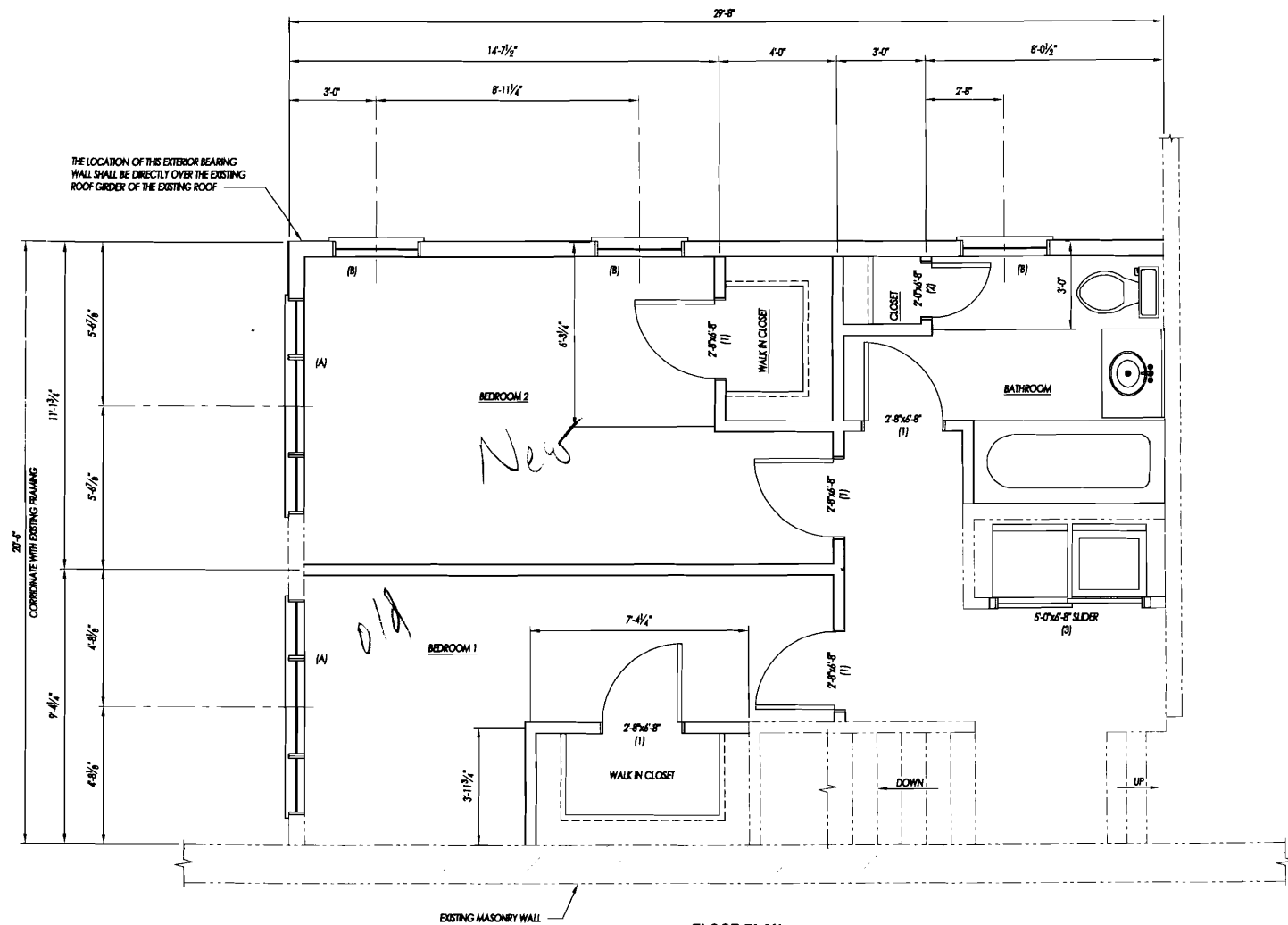
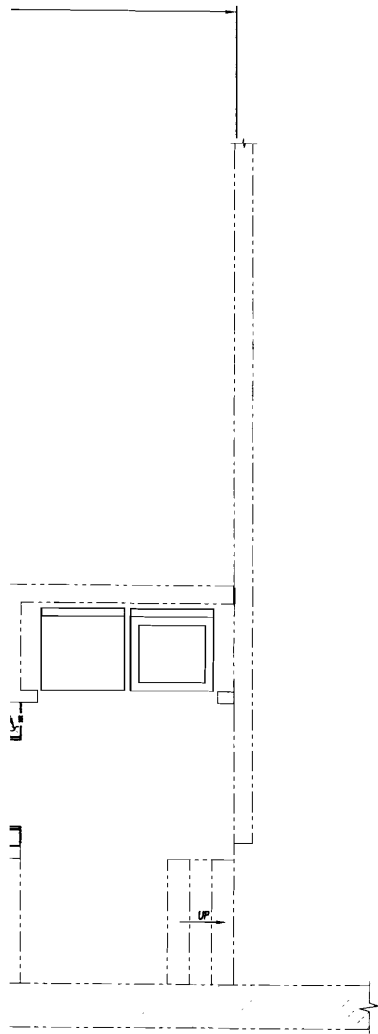
* These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24".

** Floor to sill heights are calculated based upon a structural header height of 6'-10 1/2" except for 7'5" and 7'9" units which are calculated using an 8' header height.

Change to overside EGRESS window







FLOOR PLAN

SCALE: $\frac{3}{8}'' = 1'-0''$

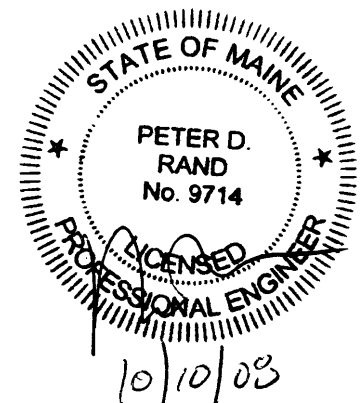
WINDOW SCHEDULE

MARK	QTY	TYPE	DESCRIPTION	REMARKS
A	2	HARVEY	3052-2	RO 16'2 1/4 x 5'5 1/2
B	3	HARVEY	2052-2	RO 4'2 1/4 x 5'5 1/2

DOOR SCHEDULE

MARK	QTY	TYPE	DESCRIPTION	REMARKS
1	3	2'8 x 6'8	Solid Slat	
2	1	2'0 x 6'8	Solid Slat	
3	1	5'0 x 6'8	B. Fold	

OCT 15 2008



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GLENN L. SMITH

CUSTOM HOME DESIGN
186 SOUTH WATERBORO RD.
LYMAN, MAINE 04002
(207) 499-2811 / CELL (207) 590-3352

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DRAWING NO.

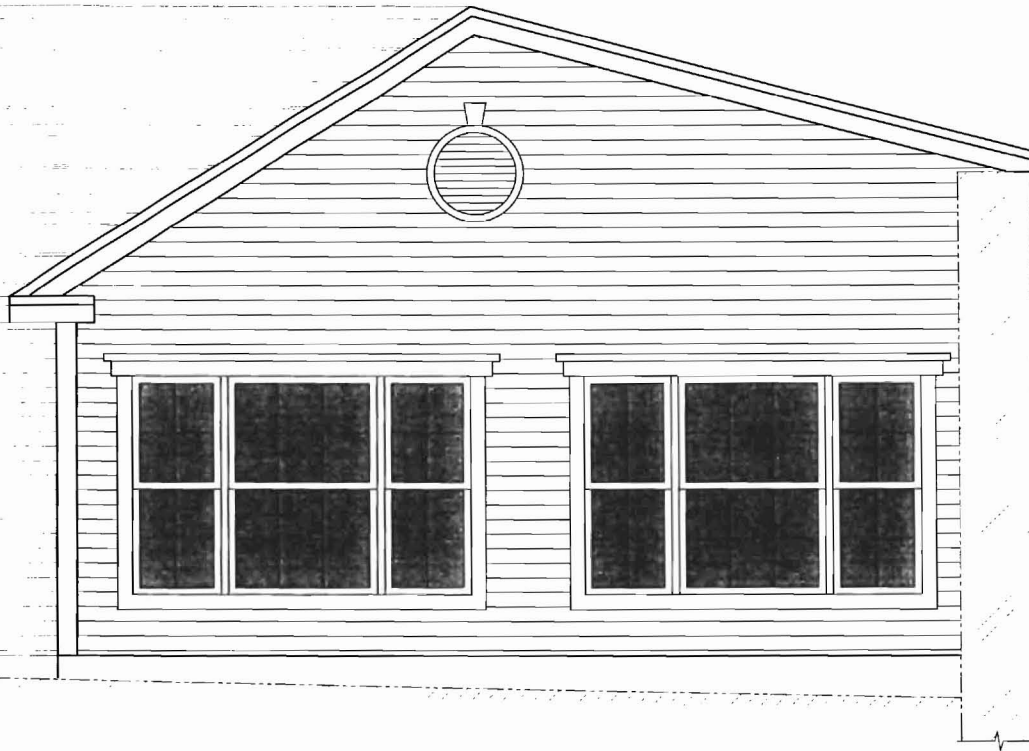
S-2

CLIENT

RYAN CROSBY CONSTRUCTION
SACO, MAINE

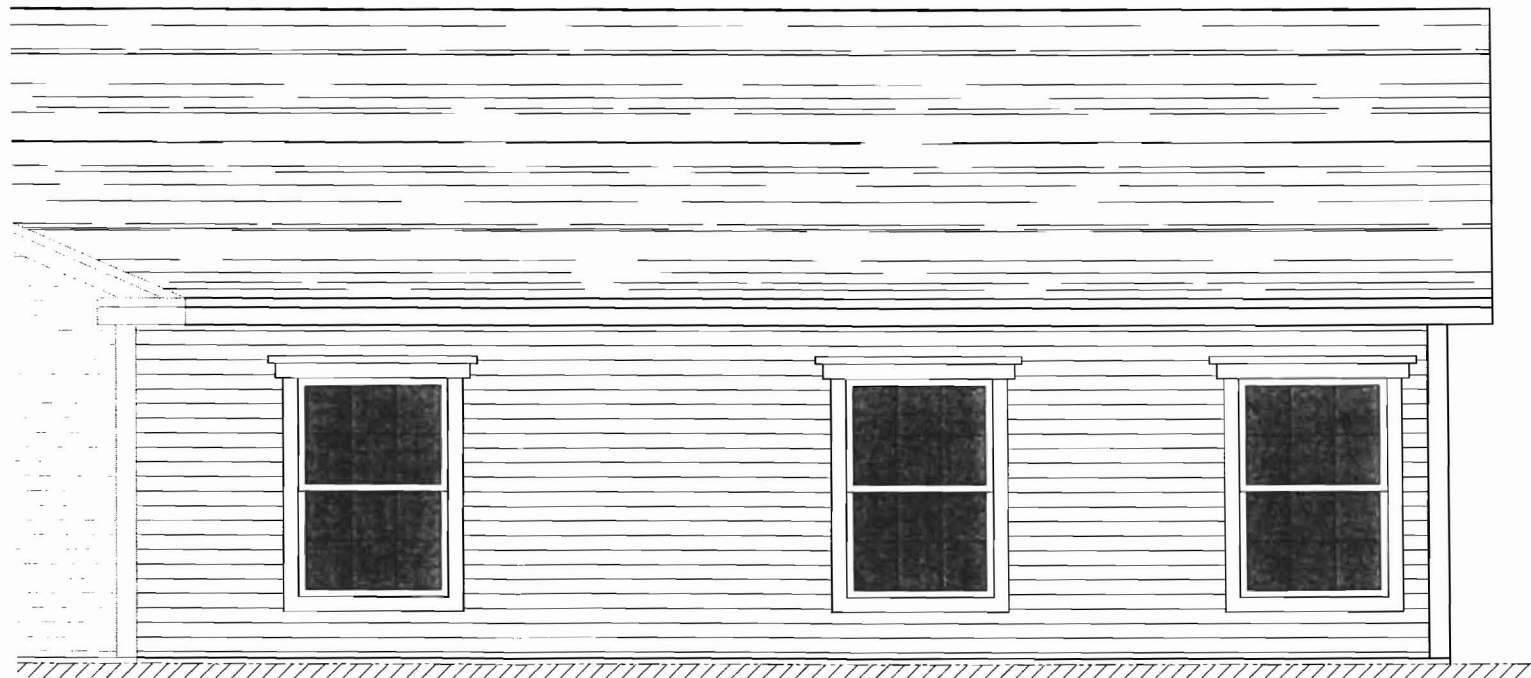
TITLE

PORTLAND, MAINE
OLD PORT JOB
FLOOR PLANS



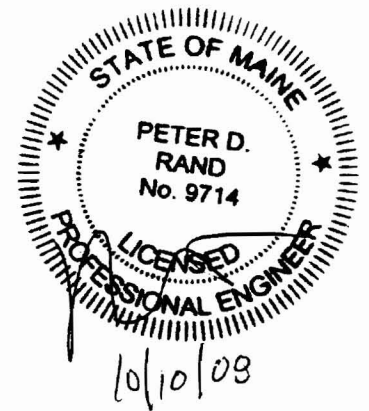
REAR ELEVATION

SCALE 1/2" = 1'-0"



SIDE ELEVATION

SCALE 1/2" = 1'-0"



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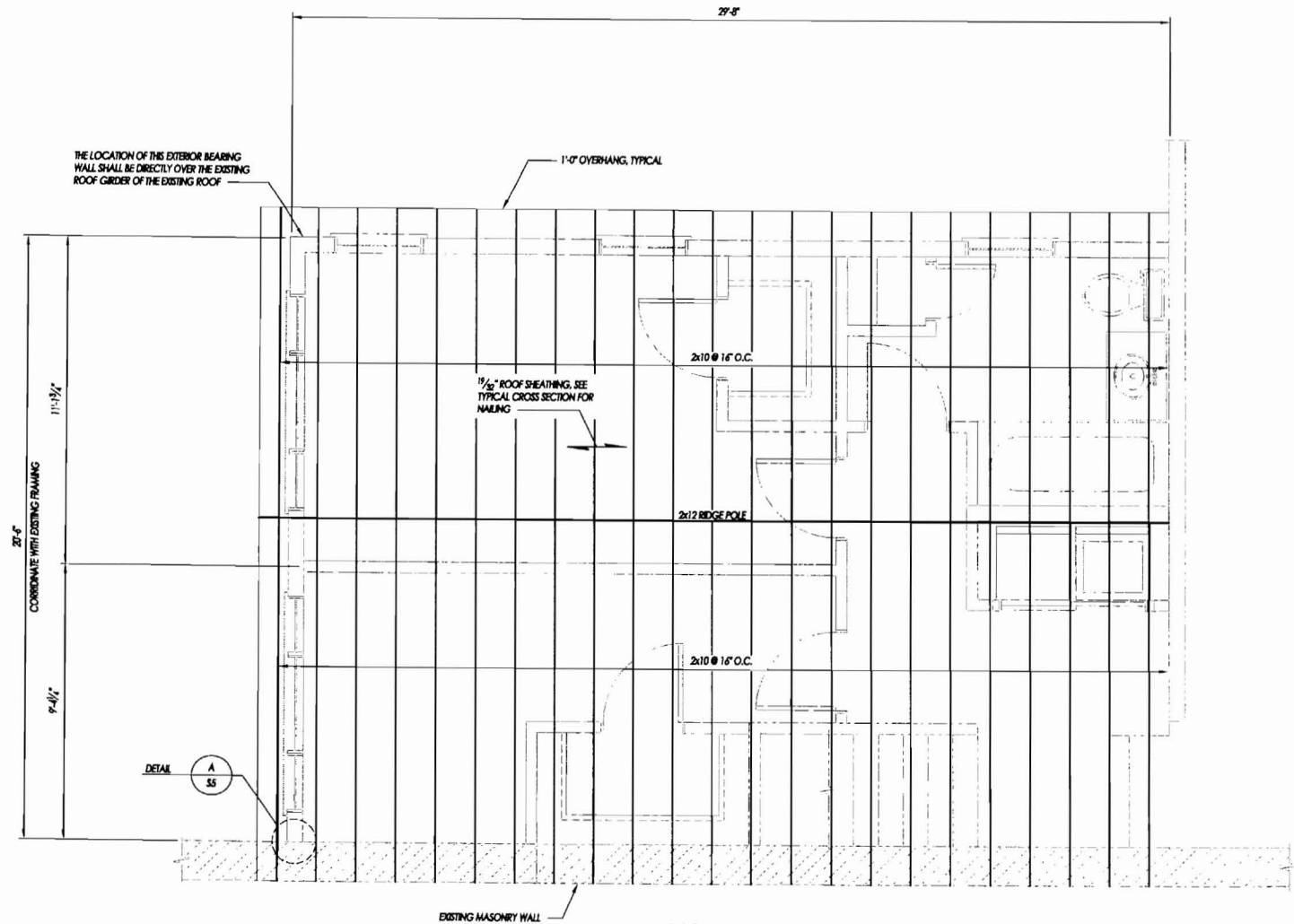
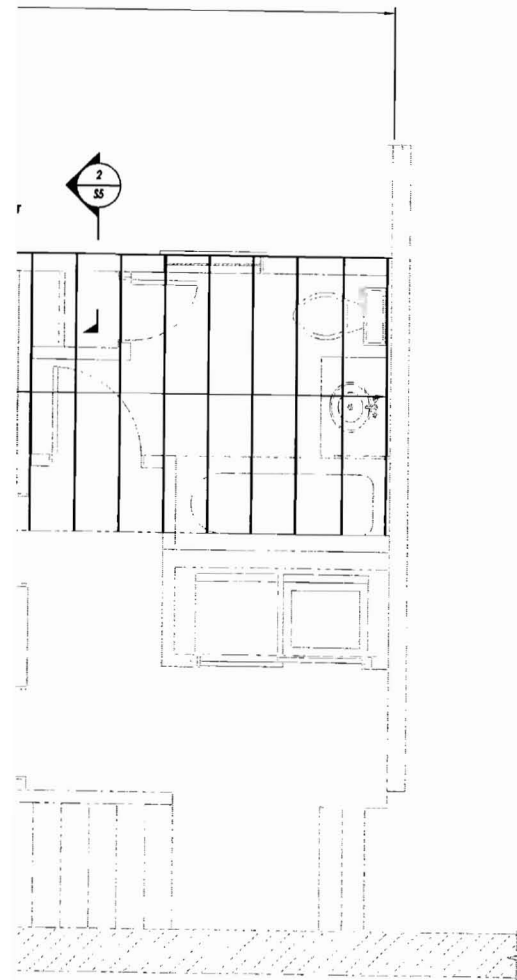
S-1

CLIENT

RYAN CROSBY CONSTRUCTION
SACO, MAINE

TITLE

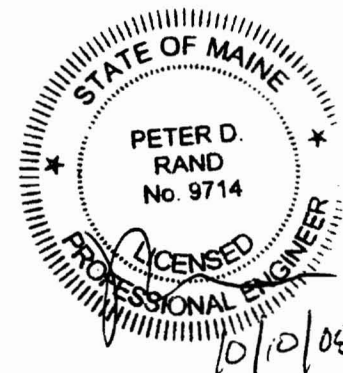
PORTLAND, MAINE
OLD PORT JOB
ELEVATIONS



ROOF FRAMING PLAN

SCALE: $\frac{3}{8}'' = 1'-0''$

1. ALL RAFTERS TO BE CONNECTED TO WALLS WITH SST #2,5A HURRICANE TIES.
2. THE RIDGE OFF ALL RAFTERS SHALL BE CONNECTED WITH SST L5T18 STRAPS.



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GLENN L. SMITH

CUSTOM HOME DESIGN
188 SOUTH WATERBORD RD.
LYMAN, MAINE 04002
(207) 496-2811 / CELL (207) 590-3352

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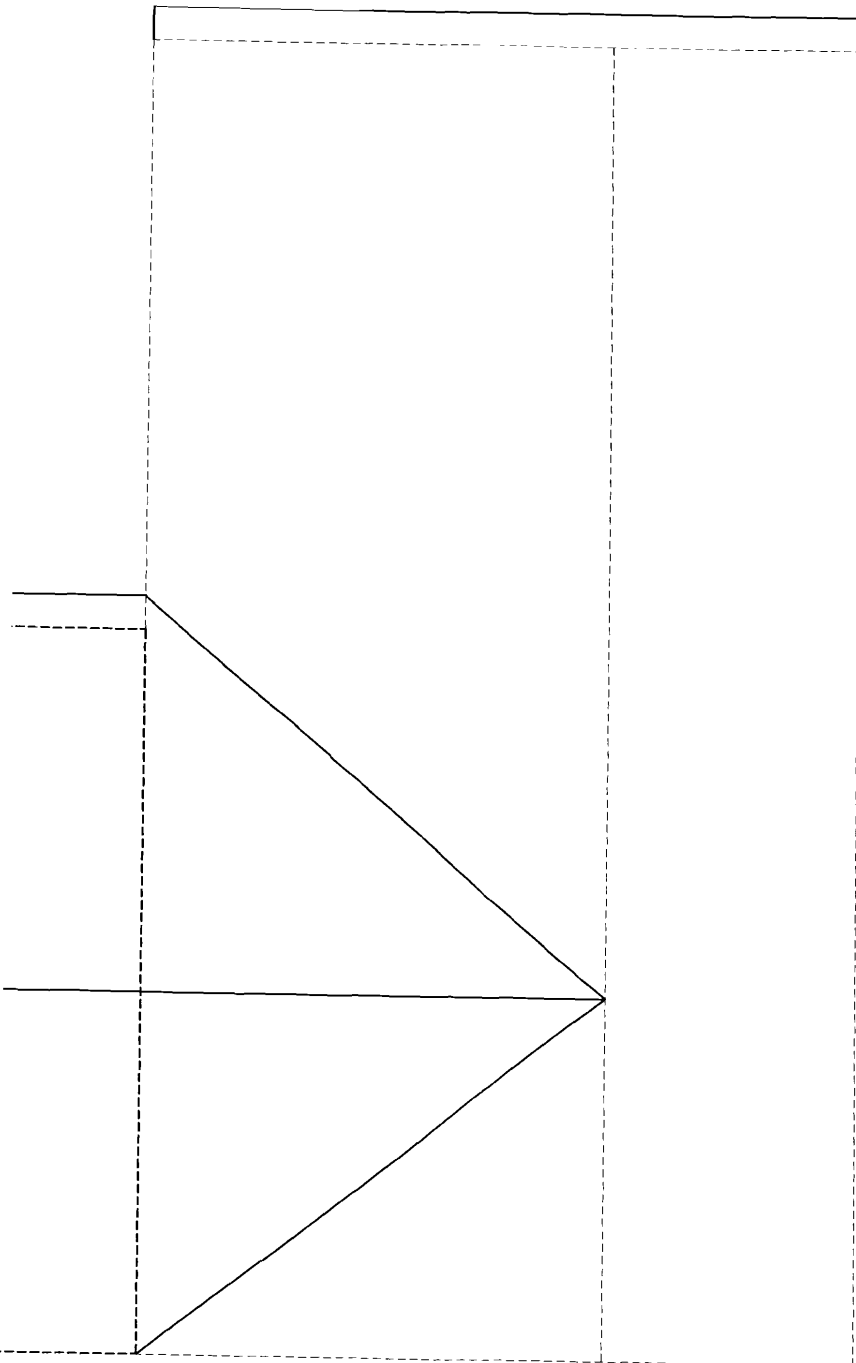
S-3

CLIENT

RYAN CROSBY CONSTRUCTION
SACO, MAINE

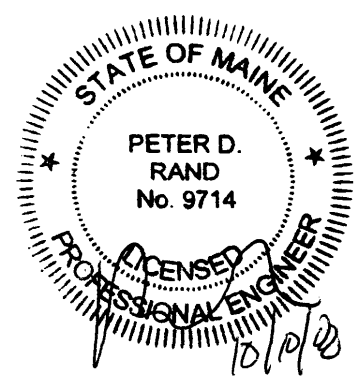
TITLE

PORTLAND, MAINE
OLD PORT JOB
FRAMING PLANS



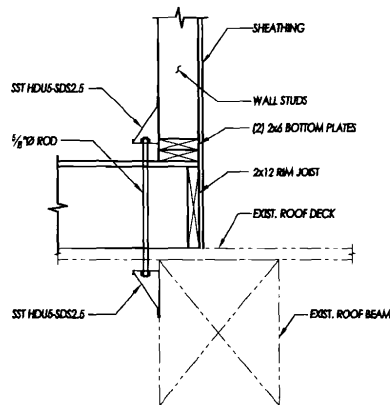
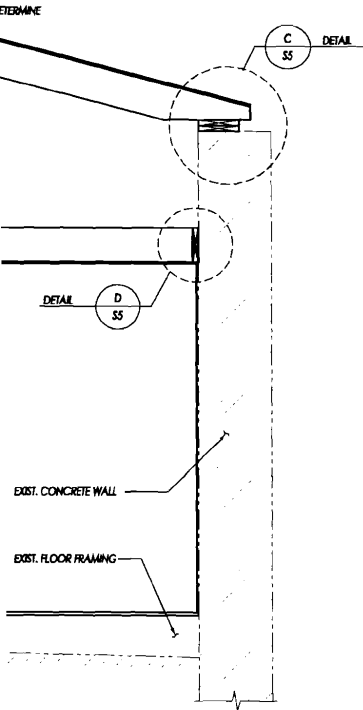
ROOF SLOPE PLAN

SCALE 1/8" = 1'-0"



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DRAWING NO.	S-4
CLIENT	RYAN CROSBY CONSTRUCTION SACO, MAINE
TITLE	PORTLAND, MAINE OLD PORT JOB ROOF SLOPE PLAN

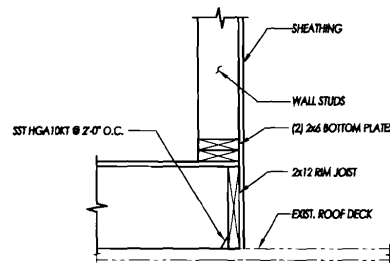


SECTION

SCALE: 1"=1'-0"

1

SS

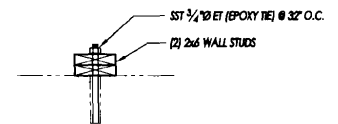


SECTION

SCALE: 1"=1'-0"

2

SS



DETAIL

SCALE: 1"=1'-0"

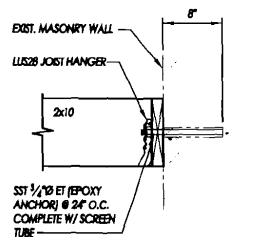
A

SS

3/4" (EPOXY TIE) @ 22.5" O.C. WITH SCREEN TUBE

CONT.

1'-5" MAX.



DETAIL

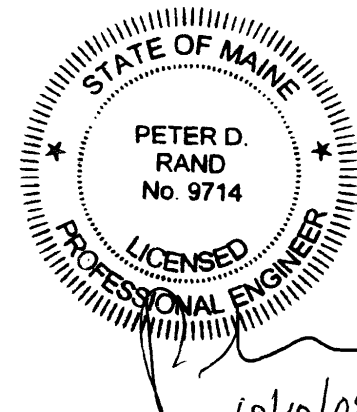
SCALE: 1"=1'-0"

D

SS

STRUCTURAL DESIGN CRITERIA NOTES:

- THE DESIGN CODES AND CRITERIA ARE AS FOLLOWS:
BUILDING CODE: IBC-2003
TIMBER: NDS
- FLOOR LIVE LOADS SHALL BE 40 PSF.
- ROOF LIVE LOADS SHALL BE AS FOLLOWS:
MINIMUM ROOF LIVE LOAD: 20 PSF
GROUND SNOW LOAD: 60 PSF
MINIMUM ROOF DESIGN SNOW LOAD: 42 PSF
- WIND LOAD CRITERIA SHALL BE AS FOLLOWS:
BASIC WIND SPEED: 100 MPH
EXPOSURE CATEGORY: B
IMPORTANCE FACTOR: 1.0
- SEISMIC CRITERIA SHALL BE AS FOLLOWS:
SEISMIC DESIGN CATEGORY: C
SEISMIC SITE CLASS (ASSUMED): D
- SEISMIC DESIGN BASED ON EQUIVALENT LATERAL FORCE PROCEDURE.
- THE LATERAL LOAD RESISTING SYSTEM OF THIS BUILDING CONSISTS OF THE FOLLOWING:
NORTH-SOUTH DIRECTION: SHEAR WALLS
EAST WEST DIRECTION: SHEAR WALLS
- ALL DIMENSIONAL LUMBER SHALL BE No.1 / No. 2 SPF UNLESS OTHERWISE NOTED
- ALL JOIST HANGERS AND METAL CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE
- FOR MEMBER SIZES AND CONNECTIONS NOT SHOWN, FOLLOW THE CHAPTER 23 OF THE BUILDING CODE



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DRAWING NO.

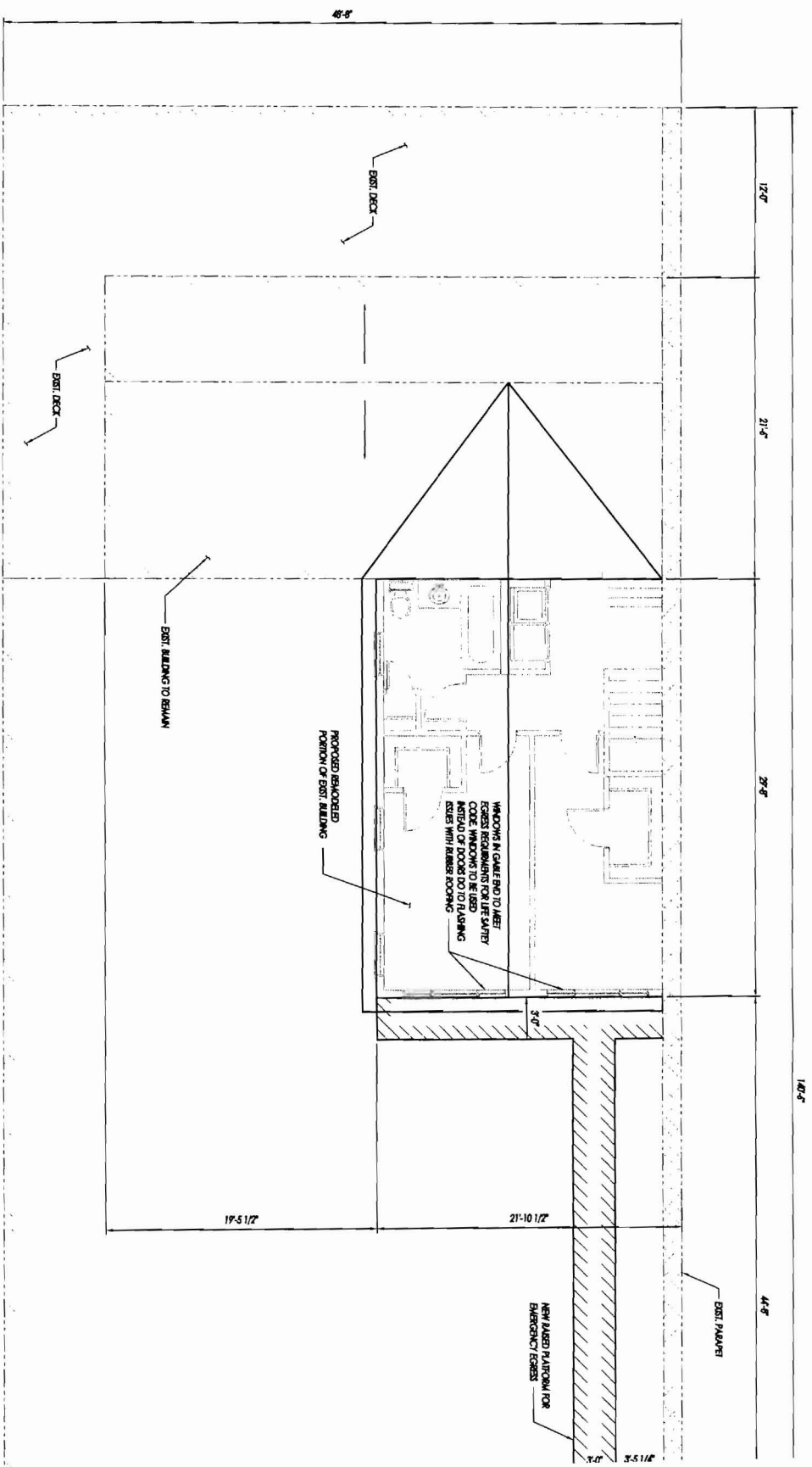
S-5

CLIENT

RYAN CROSBY CONSTRUCTION
SACO, MAINE

TITLE

PORTLAND, MAINE
OLD PORT JOB
SECTIONS AND DETAILS



ROOF LAYOUT PLAN
SCALE 3/4" = 1'-0"

