DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOHN C HARRISON Located At 67 HIGH ST

Job ID: 2012-08-4693-ALTR CBL: 040- A-011-001

has permission to Renovate the interior, gut rehab, new rear addition & entry deck, 2 rooftop decks with connecting spiral stair **provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.**

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Foundation/Rebar

Foundation/Backfill

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4693-ALTR **Located At:** 67 HIGH ST **CBL:** 040- A-011-001

Conditions of Approval:

Zoning

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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Renovations of residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
3. Fireblocking in combustible concealed spaces and locations shall be in accordance with IRC Sec. 302.11.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery backup are required on each floor.

Sprinkler requirements

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

Application requires State Fire Marshal approval.

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

Job No:	Date Applied:	CBL:	
2012-08-4693-ALTR	**8/13/2012**	**040- A-011-001**	
Location of Construction: **67 HIGH ST**	Owner Name: **ALEXANDER FISHER**	Owner Address: **67 HIGH STREET PORTLAND, ME 04101**	Phone: **749-5491**
Business Name:	Contractor Name: **The Mill's Brothers – Doug Mills**	Contractor Address: **161 McKinley Street, South Portland, ME 04106**	Phone: **650-7365**
Lessee/Buyer's Name:	Phone:	Permit Type: **BLDG ALT**	Zone: **R-6**
Past Use: **Single Family Dwelling**	Proposed Use: **Same: Single Family Dwelling – Additions and Alterations to existing structure including deck on the roof- new addition to the rear – new windows**	Cost of Work: **$215,000.00**	CEO District:
		Fire Dept: ✓ Approved ___ Denied ___ N/A Signature: 11-20-12	Inspection: Use Group: R-3 Type: 5B MUBEC '09 Signature: JMB 11/20/12
Proposed Project Description: **additions & alterations**		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrial work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
___ Shoreland N/A	___ Variance	___ Not in Dist or Landmark
___ Wetlands	___ Miscellaneous	___ Does not Require Review
___ Flood Zone	___ Conditional Use	___ Requires Review
___ Subdivision	___ Interpretation	✓ Approved (Not Visible)
___ Site Plan	___ Approved	___ Approved w/Conditions
___ Maj ___ Min ___ MM	___ Denied	___ Denied
Date: ok with conditions 8/14/12	Date:	Date: 8/15/12 D. Andrews

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 appication 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

Entered POS

2012 08 4693

Gayl

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: 67 High Street, Portland, ME		
Total Square Footage of Proposed Structure/Area exg.: 1420 sf. New: 165s.f. Deck: 490s.f.	Square Footage of Lot 6,420 S.f.	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 40 A 011 Tax Map 40 Lot A-11	Applicant: (must be owner, lessee or buyer) Name Alexander Fisher Address 67 High Street City, State & Zip Portland, ME	Telephone: 207-749-5491
Lessee/DBA RECEIVED AUG 13 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: $2,170 # 215,000 C of O Fee: $ 75 Historic Review: $ 50 Planning Amin.: $ - Total Fee: $ 2,295

Current legal use (i.e. single family) single family Number of Residential Units 1

If vacant, what was the previous use?

Proposed Specific use: continued single family

Is property part of a subdivision? no If yes, please name

Project description: Additions & Alterations to existing structure. See cover letter for more information.

Contractor's name: The Mill's Brothers Email: doug161@live.com

Address: 161 Mckinley Street

City, State & Zip So. Portland ME 04106 Telephone: 207-650-7365

Who should we contact when the permit is ready: Doug Mills Telephone: 207-650-7365

Mailing address: 161 Mckinley St., So. Portland ME 04106

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

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.

and 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: 8/10/12

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

James Hoare
Architectural Designer
6 Meetinghouse Lane
West bath, ME 04530
mcjam@gwi.net
207-751-2734 cell #

August 13, 2012

City of Portland
Codes Enforcement Office

Re: Application for additions and alterations to residence at 67 High Street, Portland , Maine, in a Historic District.

What is known as the Spencer Rogers House is a 2 story painted brick house with a low pitch single slope roof, set back from High Street in an inner courtyard where residents in an adjacent building park their vehicles. There is an existing wood frame addition and porch at the rear of the building that is used as a mudroom/entry. There is an existing 2 car garage to the rear of the property. Alexander D Fisher, of 67 High Street, Portland, Maine is the owner and applicant for Building Permit. A recent Boundary Retracement Survey was performed by Harty and Harty PLS, dated 6/26/2012, and is included in project documents.

The goals of this project are: to make alterations to the existing structure to suit client purposes which includes the addition of several new windows, and improve the waterproofing of the cladding, and bring the thermal standards up to meet MUBEC criteria at minimum. Also, to make a new wood frame addition to the rear in place of the existing Mudroom/Entry but also extending the rear extent of the addition by 2'-1", from 9'-11" to 12'-0" and capturing the original covered porch for volumetric space. This necessitates adding a new, uncovered entry porch, 6 feet deep at the rear. 28 sq ft of this porch would encroach into the 10 ft side yard setback but would be allowable per Sec. 14-425 "Projections in required yard areas". The additional 2'-1" of the addition would be an encroachment of the 10 ft side yard setback But we believe it would be allowable per Sec 14-433 " Lot of record and accessory structure setbacks for existing buildings", which allows a reduction to 5 ft setback provided that the normal applicable yard requirements cannot be met. As there is an adjacent building within 5 feet of existing mudroom wall, and it is a blank 1 story brick wall with no fenestration, such requirements cannot be met. As the original building is less than 18 feet wide the value of the new addition to the rear can be seen in that it provides in a small area a new entry porch, a mudroom entry with storage, and room for an expanded kitchen and breakfast nook. The other, main entry is more than 50 feet away from the owner's parking space.

The new addition wall that is parallel to the adjacent brick building is shown as a 1 hour fire rated wall. The building will have an approved Home Fire Sprinkler System; plans are included in drawing set and calculation sheets are included in digital format.

Plans include the development of a deck on the roof of the addition that would serve the master bedroom. A wrought iron spiral stair would lead to the roof at the rear of the brick structure where a rooftop deck approximately 17.5' x 14' would provide pleasant long views over the city to the harbor. A simple wrought iron railing system is included. The location of this residence in an inner courtyard in the particular area where it is provides that there are very limited views of the building from any public viewing locations.

New windows for the original structure are to be Andersen A-Series fiberglass windows. The grid profile would be 'Full Divided Light' with permanent interior and exterior grilles with internal spacer. Color and grille pattern are shown to be similar to nearby windows. As in many an old building there is an assortment of existing windows that have different grille patterns. These windows are still in good condition although their sashes and frames would get careful restoration. Catalog pages for windows and doors are included in digital file.

A Demolition Permit was obtained earlier and some interior partitions were removed and all existing lath and plaster, leaving the interior of the 2-wythe brick wall exposed. This allows us to waterproof the interior of the brick. A new 2 x 4 stud partition would be installed against the brick and filled with PSF spray foam insulation. Fire stopping at floor levels will be addressed. Full engineering designs for all these changes are part of the program documents.

Thank you for your attention to our project. We hope that we have made a careful attempt to be in compliance with the requirements.

Sincerely,

James Hoare
For Alexander Fisher

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Receipts Details:

Tender Information: Check , BusinessName: Alexander Fisher, Check Number: 858
Tender Amount: 2295.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 8/13/2012
Receipt Number: 47027

Receipt Details:

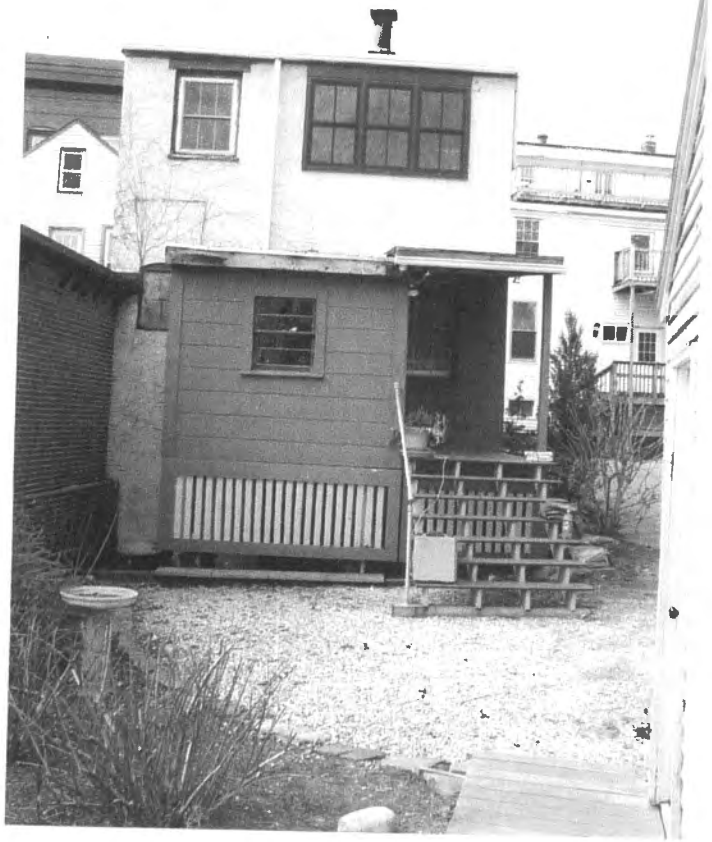
Referance ID:	7614	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	2170.00	Charge Amount:	2170.00
Job ID: Job ID: 2012-08-4693-ALTR - additions & alterations			
Additional Comments:			

Referance ID:	7615	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-08-4693-ALTR - additions & alterations			

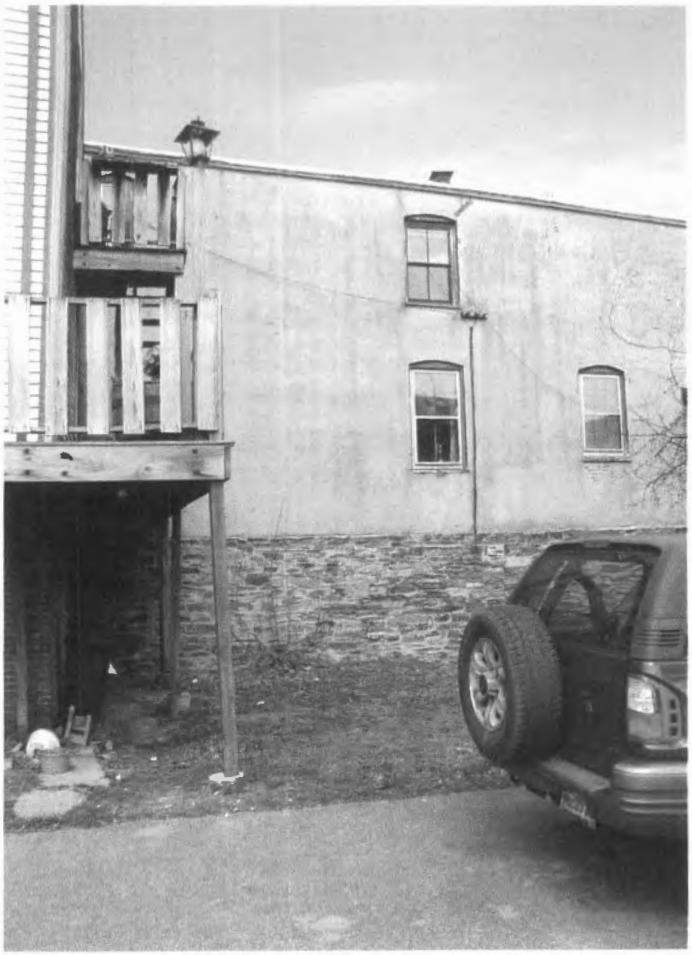
Additional Comments:

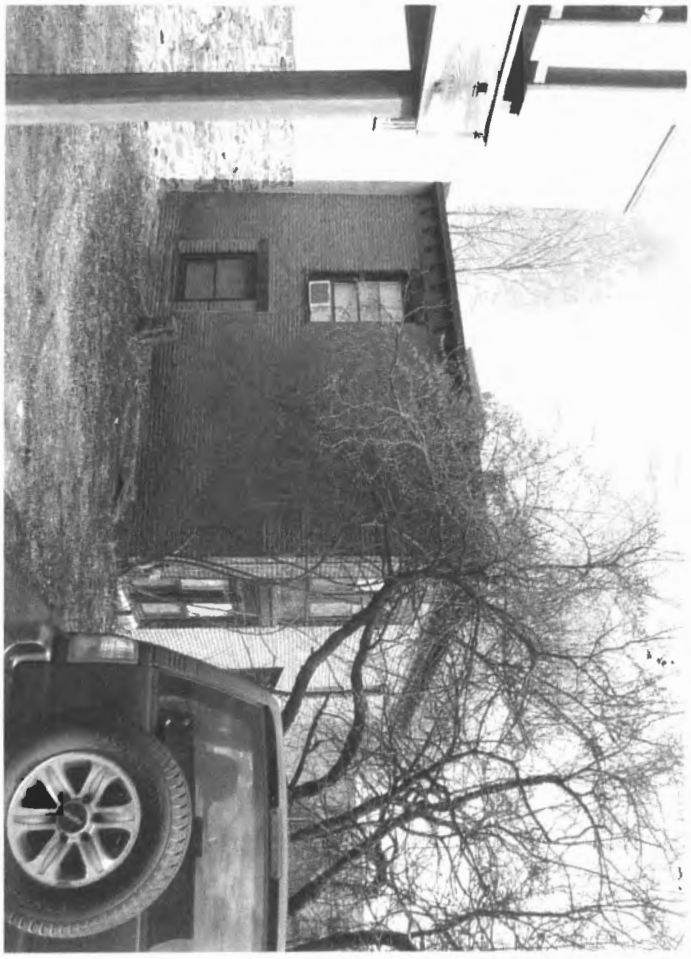
Referance ID:	478	Fee Type:	MISC-Over Payment
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Miscellaneous charges			
Additional Comments:			

Thank You for your Payment!

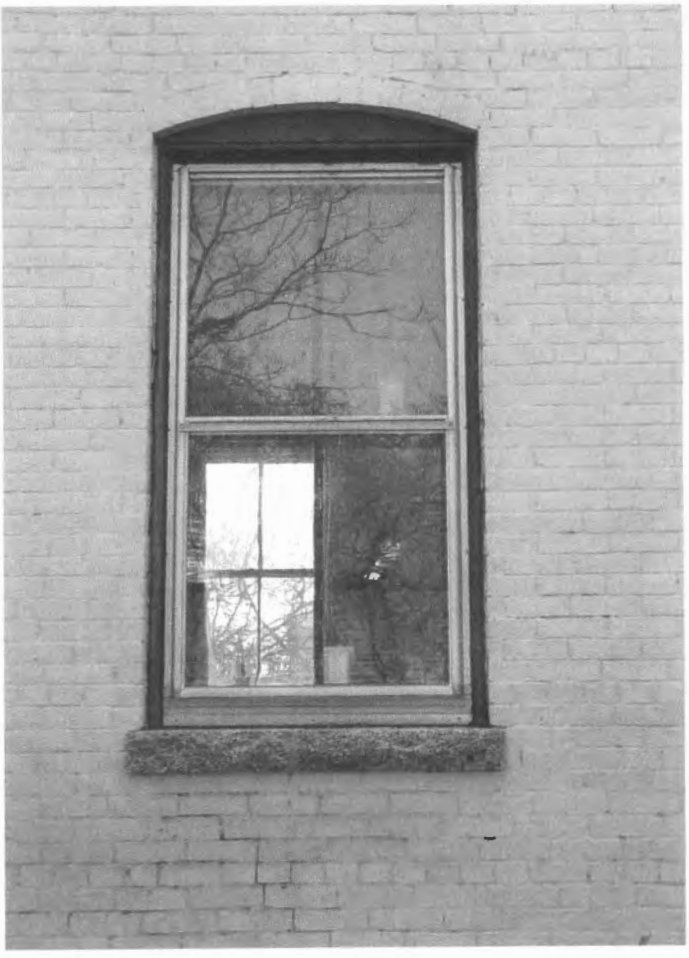



67






67



A Series

Energy Efficient

NFRC

Andersen WINDOWS · DOORS AW

Casement Window
CPD# AND-N-086
Composite/Wood Combination, Dual-Pane Low-E Glazing with Argon and Grilles
Product Type: Casement

ENERGY PERFORMANCE RATINGS		
U-Factor		Solar Heat Gain Coefficient
0.28 U.S./(I-P)	1.6 (Metric/SI)	0.24
ADDITIONAL PERFORMANCE RATINGS		
Visible Transmittance		
0.41		–

NFRC recommends that these ratings conforms to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. The NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org

Saves energy.

Standard ¾ inch High-Performance™ Low-E4® glass protects against unwanted solar heat and provides high energy efficiency, which can cut heating and cooling bills by up to 25%.[1] Three Low-E4® glass options are available (see Glass Performance Characteristics chart). All are available with tempered or patterned glass.

See glass options on **page 13**.

Meets or exceeds ENERGY STAR® criteria and can help homeowners save hundreds of dollars on heating and air conditioning every year.[1]

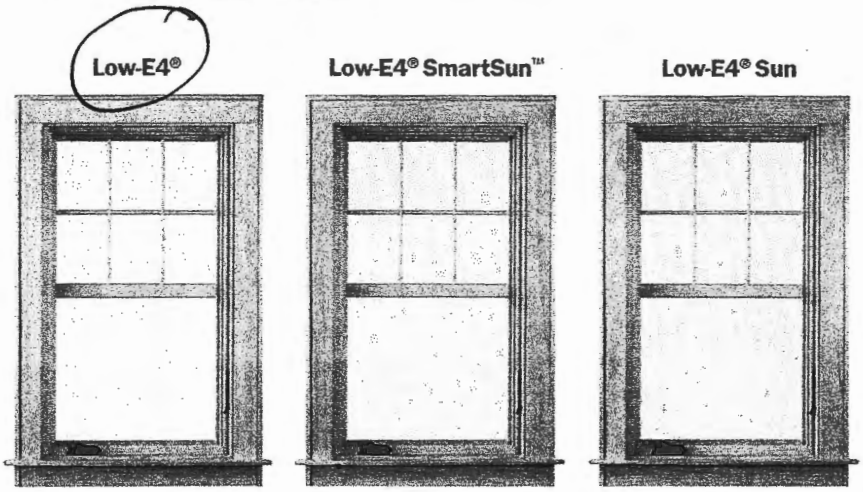
ENERGY STAR PARTNER

[1] A study of identical homes comparing Low-E to ordinary dual-pane glass showed 25% in savings on cooling bills, 10% on heating bills. Savings may vary geographically.

Glass Performance Characteristics

High-Performance™ Low-E4® glass provides high energy efficiency and helps protect from the heat and cold outside. New **Low-E4® SmartSun™** glass offers the ultimate balance of high visibility and comfort. It blocks 95% of harmful UV rays that can fade fabric and damage furniture. It also filters out most of the heat from the sun's rays, providing greater energy efficiency with virtually no effect on the color or clarity of the glass.

See decorative glass options on **page 13**.



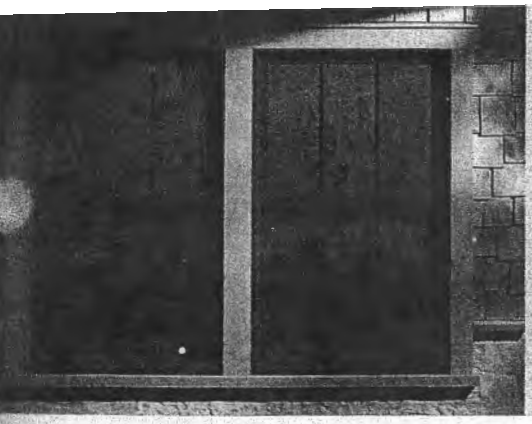
	Low-E4®	Low-E4® SmartSun™	Low-E4® Sun
visible light transmitted through glass†	71%	**66%**	39%
ultraviolet rays blocked by the glass†	84%	**95%**	85%
U-Factor† (lower = less heat loss)	.30	**.29**	.30
solar heat gain coefficient† (lower = less heat gain)	.30	**.20**	.18

† Numbers for visible light transmission and ultraviolet rays blocked are based on center-of-glass values. U-Factor and SHGC are total unit performance values. Calculations were developed from an A-Series double-hung window 47" wide by 59" tall. Energy performance ratings labeled on the product represent total unit performance as certified by the National Fenestration Rating Council (NFRC) and will differ from center-of-glass-properties and by product type. See page 80 for other unit performance values.

EcoExcel™ Energy Performance Package helps homeowners get a tax credit up to $1500.*

All Andersen A-Series windows and patio doors with the EcoExcel™ package meet energy tax credit qualifications. **Guaranteed.** The EcoExcel™ package provides the top Andersen energy-saving features.

EcoExcel™ Energy Performance Package



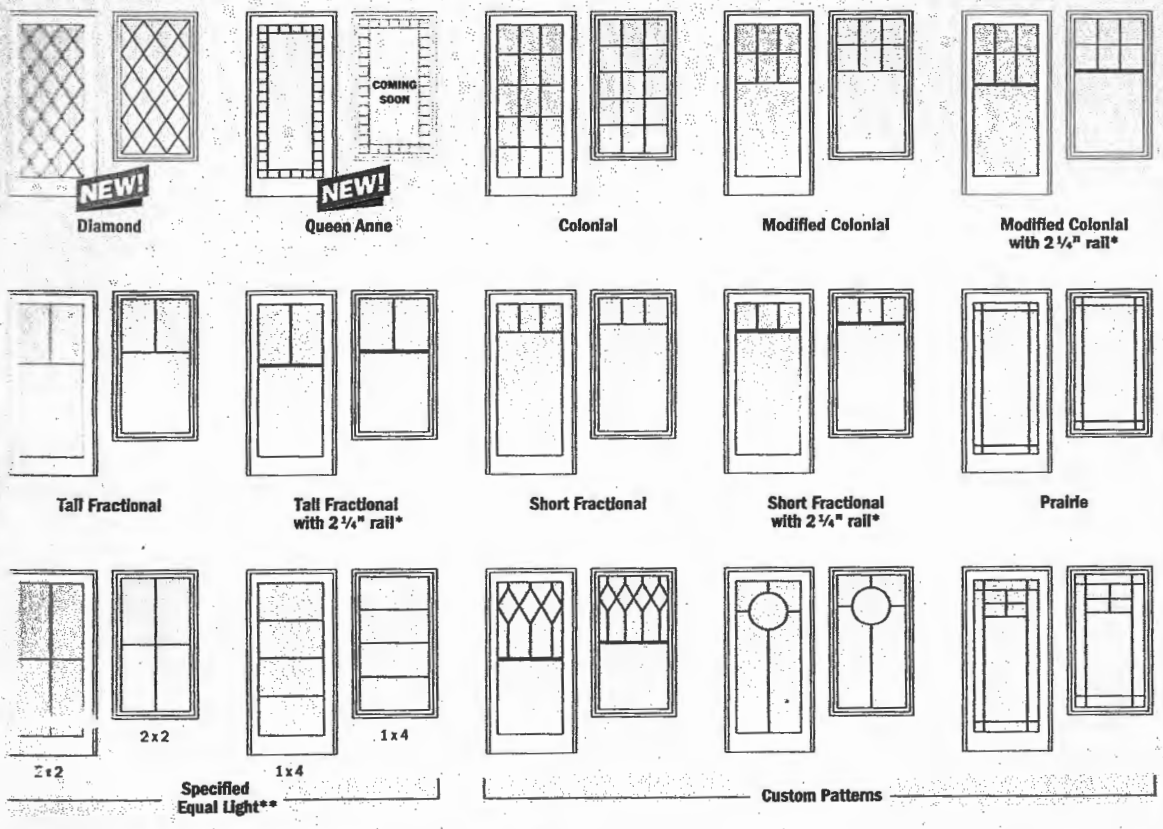
Andersen
A Series

Fisher
67 High St.

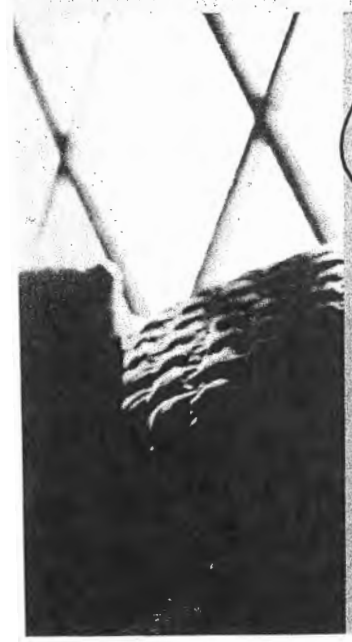
Divided Light

Andersen® A-Series windows and doors offer a variety of grille types and standard grille patterns. For a signature look, Andersen will work with you to create custom grille designs.

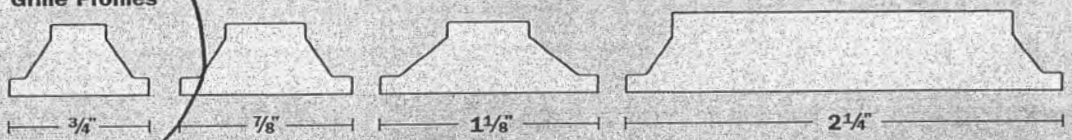
Standard Grille Patterns



* Horizontal rails are also available in ⅞" and 1 ⅛" custom widths.
** Any number of same-size rectangles across or down.

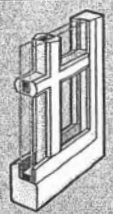


Grille Profiles



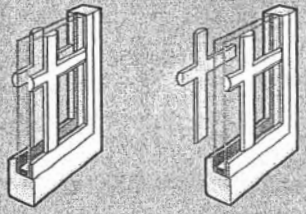
Grille Types

Full Divided Light



Permanent exterior, permanent interior with spacer

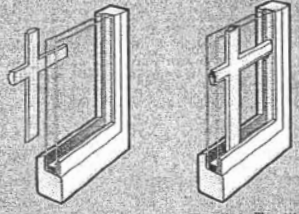
Simulated Divided Light



Permanent exterior, permanent interior

Permanent exterior, removable interior

Convenient Cleaning Options



Removable interior grille

Finelight™ grilles-between-the-glass

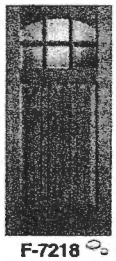
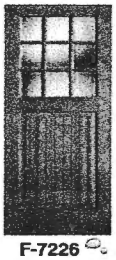
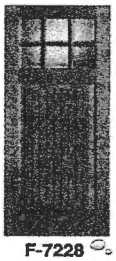
Fisher/67 High St.

PERFORMANCE SERIES

HIGH STYLE FIR DOORS

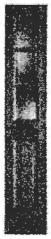
1 7/16" Innerbond® Split-Proof Beaded Panels

BUNGALOW SERIES

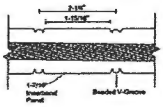
F-7214	F-7218	F-7226	F-7228	F-7304	F-7324
Clear Insul	Clear Insul	Clear Insul	Clear Insul		
5 1/2" Stiles	5 1/2" Stiles	5 1/2" Stiles	5 1/2" Stiles	5 1/2" Stiles	5 1/2" Stiles
1 3/4" Thick	1 3/4" Thick	1 3/4" Thick	1 3/4" Thick	1 3/4" Thick	1 3/4" Thick
2'-8" x 6'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"
3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"

SIDELIGHTS



F-7215	F-7217	F-7219
Clear Insul	Clear Insul	Clear Insul
1 3/4" Thick	1 3/4" Thick	1 3/4" Thick
1'-2" x 6'-8"	1'-2" x 6'-8"	1'-2" x 6'-8"

Beaded V-Groove
1 7/16" Innerbond® Panel



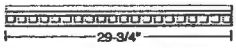
1 7/16" Innerbond® Split-Proof Raised Panels

Solid Bar Divided Light – Tempered Insulating Glass



F-7662	F-7662-D w/Dentil Mldg applied	F-7663
5 1/2" Stiles	5 1/2" Stiles	
1 3/4" Thick	1 3/4" Thick	1 3/4" Thick
2'-8" x 6'-8"	2'-8" x 6'-8"	1'-2" x 6'-8"
3'-0"	3'-0"	
3'-0" x 7'-0"	3'-0" x 7'-0"	1'-2" x 7'-0"

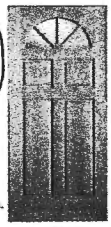
Door Dentil Moulding
available applied to any door unit

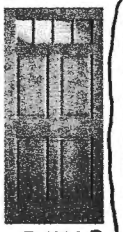


1 7/16" Innerbond® Split-Proof Raised Panels

Solid Bar Divided Light
Tempered Insulating Glass
1 3/4" Thick

F-7120 Glass and Panels do not align.



F-7120	F-7130	F-7132	F-7134	F-7944	F-7512
5 1/2" Stiles	5 1/2" Stiles				
–	–	–	–	–	2'-6" x 6'-8"
2'-8" x 6'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"	2'-8"
3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
–	–	–	–	2'-8" x 7'-0"	–
–	–	–	–	3'-0" x 7'-0"	–

Performance Series Door.

Fisher / 607 Hall St.

JELD-WEN WINDOWS & DOORS

STEEL Entry Door Systems

BROSCO

90-MINUTE FIRE RATED DOORS

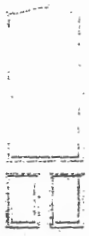
RELIABILITY *for* **real life®**

... those words mean everything when the safety of your home and family are at stake.

JELD-WEN Fire Door Systems are engineered to conform to either 90-minute or 20-minute fire doors

90-MINUTE RATED STEEL FIRE DOOR SYSTEMS

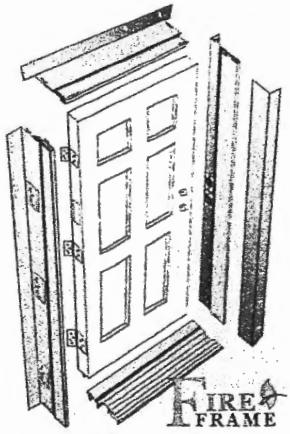
6'-8" DOORS



FLUSH				2-PANEL CONTINENTAL				2-PANEL CAMBRIDGE				3-PANEL ARCHTOP				4-PANEL				6-PANEL			
Door	2'6"	2'8"	3'0"	Door	2'8"	2'10"	3'0"	Door	2'8"	2'10"	3'0"	Door	2'8"	2'10"	3'0"	Door	2'6"	2'8"	2'10"	3'0"	Door	2'6"	2'8"	2'10"	3'0"
90C-10	•	•	•	90C-20	•	•	•	90C-21	•	•	•	90C-30	•	•	•	90G-40	•	•	•	•	90C-60	•	•	•	•
																					90G-60	•	•	•	•

6'-8" DOORS

Unmatched adjustability, ease of installation and reliability distinguish the Fire Frame kerf steel door frame. Designed and manufactured for a full range of residential and commercial installations in wood or steel stud construction, Fire Frame features a full 1" of adjustability to accommodate most variations in wall construction. Extensive engineering and thorough testing enable this frame to meet the most stringent code requirements including the proper closing and latching specified for a full 90-minute fire rating.



8-PANEL				9-PANEL			
Door	2'8"	2'10"	3'0"	Door	2'8"	2'10"	3'0"
90C-80	•	•	•	90C-90	•	•	•

FIRE LABELS

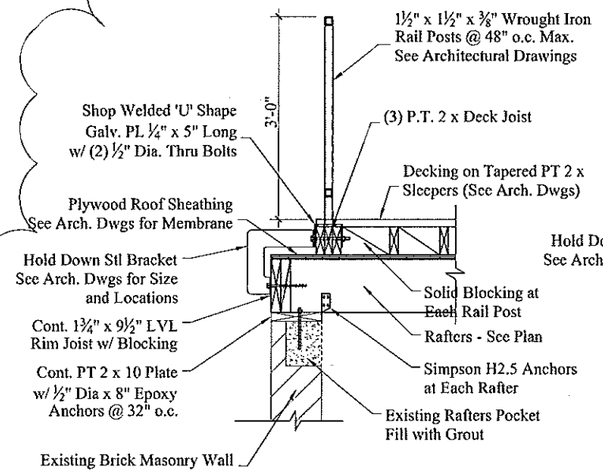
90 Minute Fire Rating up to 3'-0" x 8'-0" Single.

STRUCTURAL PERFORMANCE AND IMPACT RATING

Design pressure ratings available for compliance with national, state and local wind load and/or missile requirements. Product approval under the Wind-Borne BCCO NOA or Intertek-testing Services/Warnock Hersey® programs.

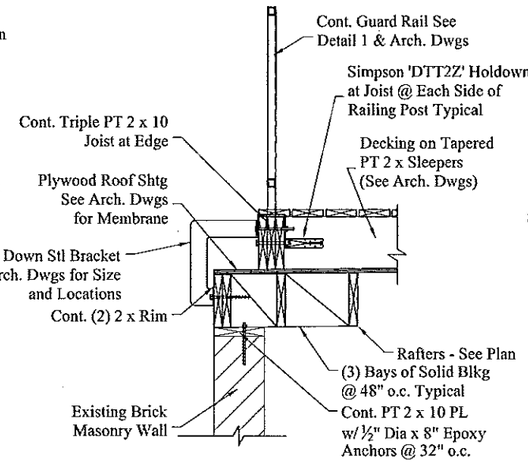
DOOR SELECTION

Fire Frame is available in either right or left hand, both inswing and outswing for use with any entry door. Available in 6'8", 7'0" and 8'0" heights. Frame sizes from 4½" thru 10½" based on 1" increments.



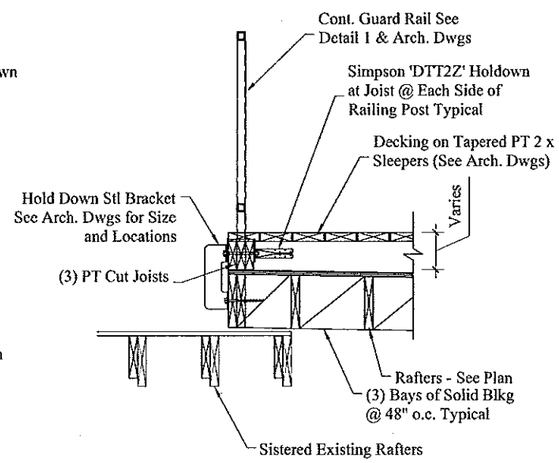
NOTE:
See architectural plans for guard rail construction. Guard rail shall resist a 200# point load at top in any direction and 50 plf at top in any direction.

1/S4 ROOF DECK @ EXIST. WALL
Scale: 3/4" = 1'-0"



NOTE:
See architectural plans for guard rail construction. Guard rail shall resist a 200# point load at top in any direction and 50 plf at top in any direction.

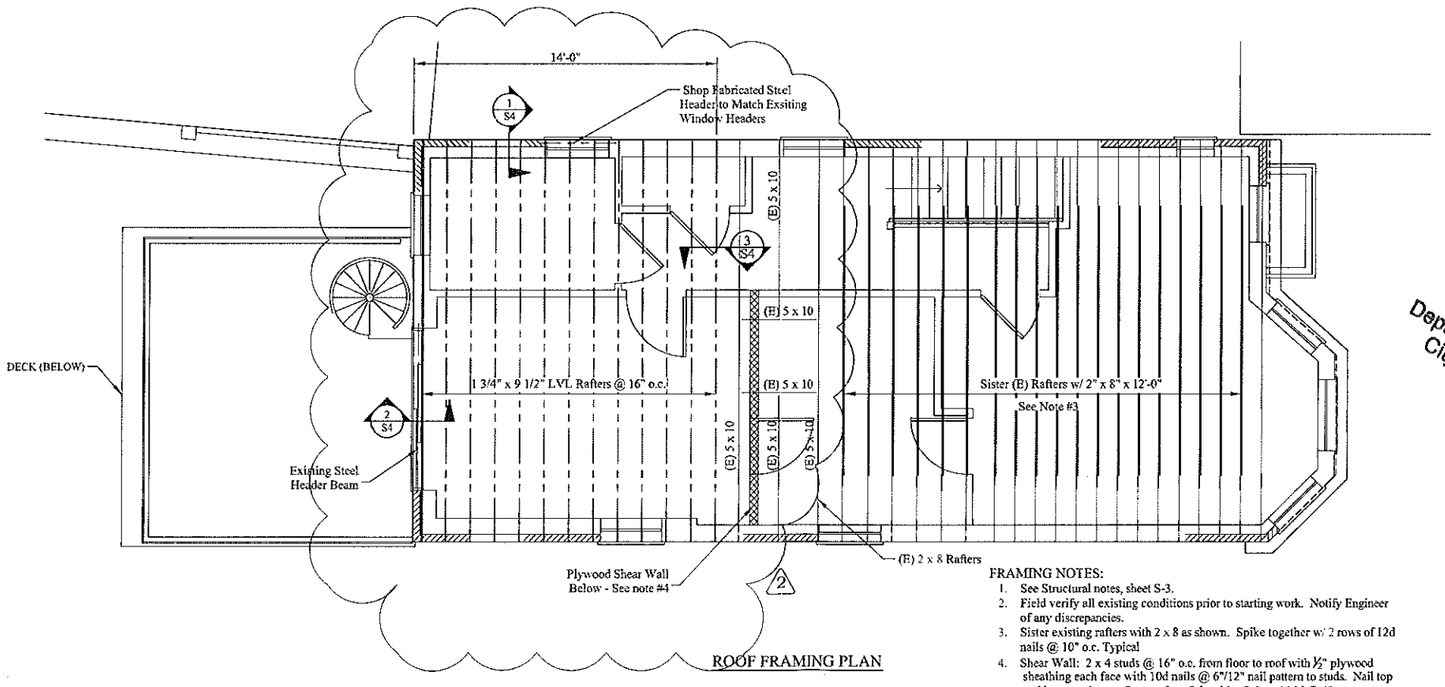
2/S4 ROOF DECK @ EXIST. WALL
Scale: 3/4" = 1'-0"



NOTE:
See architectural plans for guard rail construction. Guard rail shall resist a 200# point load at top in any direction and 50 plf at top in any direction.

3/S4 ROOF DECK FRAMING
Scale: 3/4" = 1'-0"

2



ROOF FRAMING PLAN

FRAMING NOTES:
1. See Structural notes, sheet S-3.
2. Field verify all existing conditions prior to starting work. Notify Engineer of any discrepancies.
3. Sister existing rafters with 2 x 8 as shown. Spike together w/ 2 rows of 12d nails @ 10" o.c. Typical
4. Shear Wall: 2 x 4 studs @ 16" o.c. from floor to roof with ½" plywood sheathing each face with 10d nails @ 6"/12" nail pattern to studs. Nail top and bottom plate to floor and roof sheathing/joist w/ 16d @ 6" o.c.
5. See architectural drawings for information and dimensions not shown.
6. All considerations for utilities is the responsibility of the contractor.

RECEIVED
NOV 20 2012
Dept. of Building Inspections
City of Portland Maine

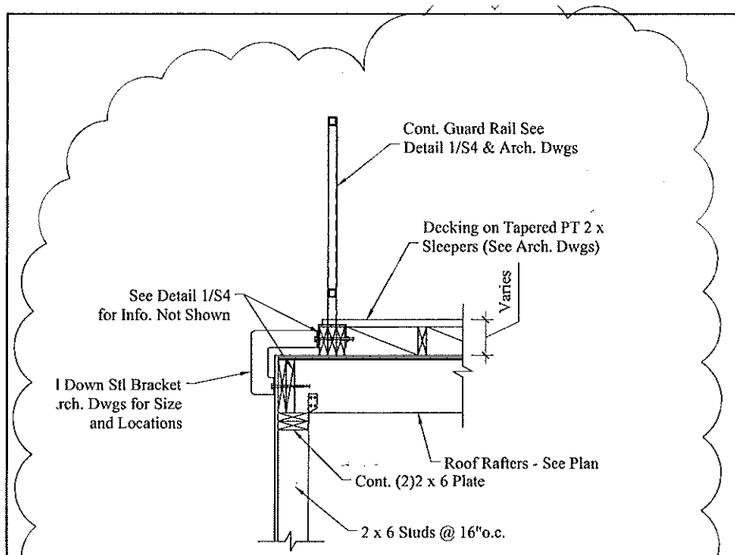
ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
P.O. BOX 575, FREEPORT, MAINE 04032 (207) 865-9505
EDP

ALEX FISHER RESIDENCE
67 HIGH STREET
PORTLAND, MAINE

ROOF & DECK FRAMING PLAN & DETAILS

STATE OF MAINE
LARRY A. WICHROSKI
No. 8993
LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: Larry Wichroski, P.E.
DRAWN BY: LAW
JOB NO.: 1207
DATE: 07-10-2012
REVISIONS: 08-09-2012; 11-06-2012
SHEET: S4



1/S3 STUD WALL PARALLEL w/ JOISTS

Scale: 3/4" = 1'-0"

STRUCTURAL NOTES:

CODE: Comply with the 2009 International Residential Code.

DESIGN LOADS:
Dead Loads: Roof = 15.0 psf., Floor = 10.0 psf.
Live Loads: Roof = 45.0 psf (Plus Drift), 1st Floor = 40.0 psf, 2nd Floor = 35.0 psf.
Wind Load: Building = 28.0 psf

FOUNDATIONS:
1. **DO NOT** BACKFILL FOUNDATION WALLS UNTIL FIRST FLOOR FRAMING IS COMPLETE.
2. Bear footings on firm, undisturbed dense native soil at 4'-0" minimum below lowest adjacent finish or natural grade, which ever is lower. Step footings to achieve these depths as required.
3. Assumed soil bearing pressure = 2,000 psf.
4. Place foundation concrete only on clean, firm, dry bearing material.
5. Engineer shall be notified if stone ledge or marine clay is found during excavation.
6. Install 4" dia. perforated drain tile (rotate perforations to top of pipe) on exterior and interior of footing perimeter. Wrap all drain tile in filter fabric and encase with 3/4" crushed stone around entire pipe. Create a positive drain to atmosphere or dry well with drainage away from structure. Provide (2) stubs through slab for possible use in radon mitigation system. See contractor for mitigation system requirements. Contractor shall be responsible for any additional drainage requirements, such as sump pumps etc.
7. All foundation wall exteriors shall be coated with dampproofing per manufacturer's spec. Dampproofing shall not be visible above final grade.
8. See architectural drawings for additional information not shown.

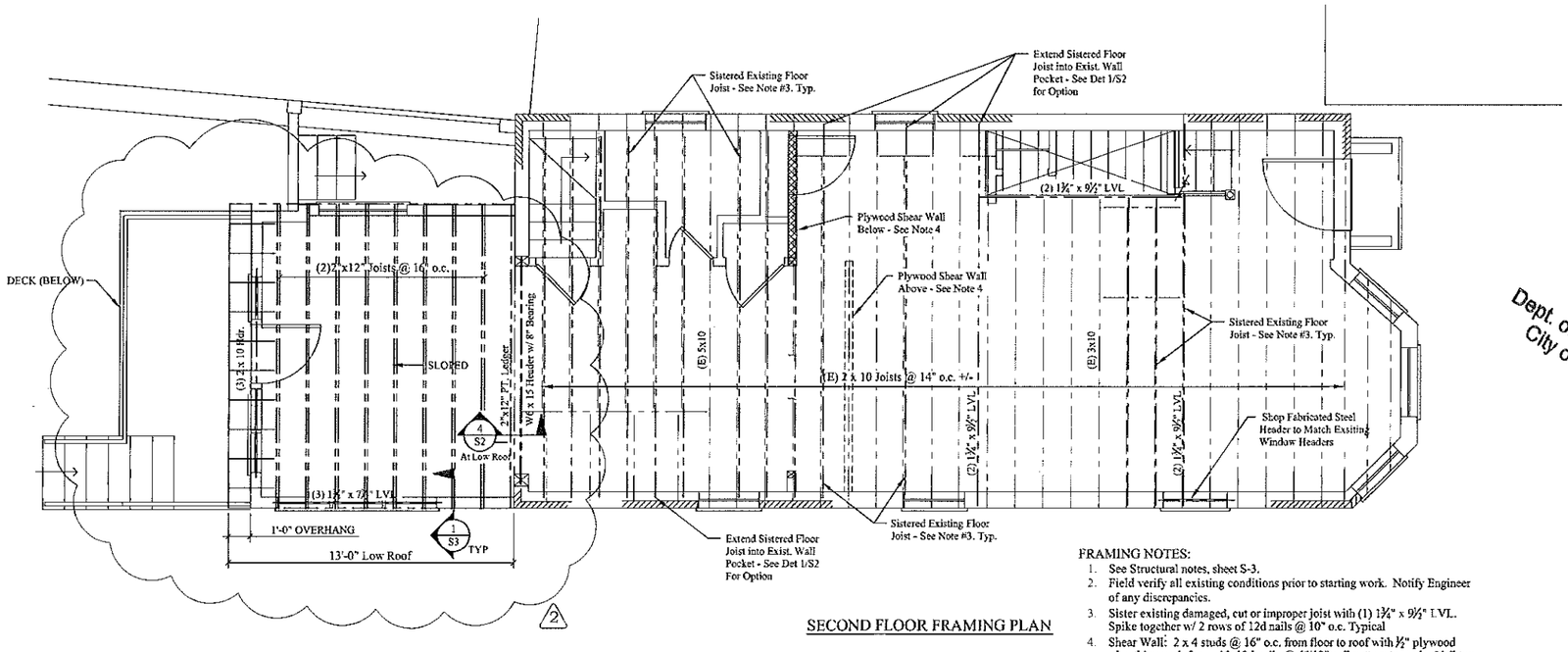
CONCRETE:
1. Concrete regular weight (144 pcf) with Type II cement per ASTM C150, aggregate per ASTM C33, and potable water. No fly-ash permitted in floor slab. Aggregate size = 1" maximum for footings and slab. Minimum compressive strength = 3000 psi for foundations and slab on grade and 4,000 psi for exterior slabs and sidewalks.
2. Saw cuts for floor slab control joints (CJ) shall be made as soon as the slab can support the weight of the saw, but no more then 12 hours after placing concrete. Max. 24 sq. ft. of per saw cut area.
3. Pitch all garage floor slabs 1/4"/ft. toward over head door.
4. Slabs shall have vapor retarder with 8" deep crushed stone per manufacturer's requirements.

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

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

STEEL:
1. Rolled sections and plates: ASTM A-36, Fy = 36 ksi.
2. Steel Lally Columns: ASTM A513, Fy = 32 ksi. 16 gage steel filled w/ 3,000 psi concrete.
3. Steel Pipe Column: (not lally columns) ASTM A-36, Fy = 36 ksi.
4. Bolts and plain anchors: ASTM A 307.
5. Submit shop drawings. Fabricate after Engineers review.

WOOD:
1. General:
   a. 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.
   b. Double up studs at jambs and under beams.
   c. Do not notch or drill joists, beams or load bearing studs without approval.
2. Connections:
   a. Nail roof plywood with 8d common at 6" o.c. at all edges and boundary members and 10"o.c. at intermediate supports.
   b. 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.
   c. 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:
   a. 2 x 6 thru 2 x 14 joists: Spruce Pine Fir No. 2 with Fb (repetitive) = 1209 p.s.i.
   b. 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 = 1,900 ksi
5. Plywood:
   a. Roof Sheathing: C-D INT-APA (PSI-94) with exterior glue, 5/8" 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.
   b. 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.
   c. 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.



SECOND FLOOR FRAMING PLAN

FRAMING NOTES:
1. See Structural notes, sheet S-3.
2. Field verify all existing conditions prior to starting work. Notify Engineer of any discrepancies.
3. Sister existing damaged, cut or improper joist with (1) 1¾" x 9½" LVL. Spike together w/ 2 rows of 12d nails @ 10" o.c. Typical
4. Shear Wall: 2 x 4 studs @ 16" o.c. from floor to roof with ½" plywood sheathing each face with 10d nails @ 6"/12" nail pattern to studs. Nail top and bottom plate to floor and roof sheathing/joist w/ 16d @ 6" o.c.
5. See architectural drawings for information and dimensions not shown.
6. All considerations for utilities is the responsibility of the contractor.
7. Provide (3) 2 x 10 Headers over openings unless noted otherwise on plan.

ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
P.O. BOX 575, FREEPORT, MAINE 04032 (207) 865-9505
EDP

ALEX FISHER RESIDENCE
67 HIGH STREET
PORTLAND, MAINE

SECOND FLOOR FRAMING PLAN & NOTES

RECEIVED
NOV 20 2012
Dept. of Building Inspections
City of Portland Maine

STATE OF MAINE
LARRY A. WICHROSKI
No. 5960
LICENSED
PROFESSIONAL ENGINEER

DESIGNED BY	Larry Wichroski, P.E.
DRAWN BY	LAW
JOB NO.	1207
DATE	07-10-2012

REVISIONS	
1	08-09-2012
2	11-06-2012

SHEET: S3