

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING DEPARTMENT**

**PERMIT**

Permit Number: 070801

**PERMIT ISSUED**

JUL 23 2007

This is to certify that Jess Krovel & Sarah Ketchum Homeown

has permission to 16' x 12' rear addition for kitchen & Bath addition

AT 94 GRAY ST

057 E004001

provided that the person or persons, firm or corporation accepting 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 inspection must  
given and when permit on procu  
before this building or part thereof  
laid or closed-in.  
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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Thomas H. Malley* 7/20/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

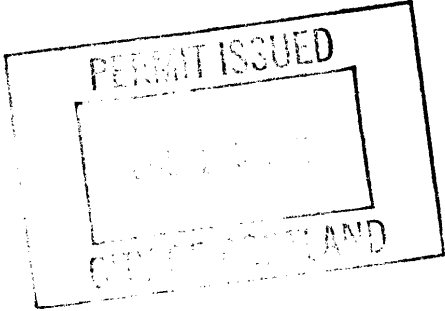
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0801	Issue Date:	CBL: 057 E004001
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Location of Construction: 94 GRAY ST	Owner Name: Jess Krovel & Sarah Ketchum	Owner Address: 94 Gray Street	Phone: 207-400-1959
Business Name:	Contractor Name: homeowner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - 16' x 12' rear addition for kitchen & Bath addition	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 2
Proposed Project Description: 16' x 12' rear addition for kitchen & Bath addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: <i>Jm 7/20/07</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: ldobson	Date Applied For: 07/03/2007	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>using section 14-433</i> <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"/> Date: <i>7/16/07</i> <i>ASB</i>	<b>Zoning Appeal</b> <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 Date: _____	<b>Historic Preservation</b> Yes <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>7/16/07</i>
		Date: <i>7/16/07</i> <i>D. Andrews</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

8/2/07 footing + Setbacks  
setback 3 ft 0"

Variance 8-6"

O.K. - OK'd

Ch. M.

OK to pour footings  
+ walls

No Discharge or  
Damp proofing

Ch. M.

11/8/07 - checked framing, electric plumbing for  
close in or near addition. OK.  
Jan M.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0801	<b>Date Applied For:</b> 07/03/2007	<b>CBL:</b> 057 E004001
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<b>Location of Construction:</b> 94 GRAY ST	<b>Owner Name:</b> Jess Krovel & Sarah Ketchum	<b>Owner Address:</b> 94 Gray Street	<b>Phone:</b> 207-400-1959
<b>Business Name:</b>	<b>Contractor Name:</b> homeowner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - 16' x 12' rear addition for kitchen & Bath addition	<b>Proposed Project Description:</b> 16' x 12' rear addition for kitchen & Bath addition
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**Dept:** Historic      **Status:** Approved      **Reviewer:** Deborah Andrews      **Approval Date:** 07/16/2007

**Note:** **Ok to Issue:**

- 1) \* Not readily visible from a public way; does not require formal HP review.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/16/2007

**Note:** Right side setback is OK per section 14-433. **Ok to Issue:**

- 1) The shed must be moved so that it is five feet from the rear property line and five feet from the side property line.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 07/20/2007

**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

7/12/2007-amachado: Left message for Tim Krovel. Need full size set of plans, need to meet side setback. Steps to kitchen entry can be in setback if less than 50 sf. Shed needs to be moved to meet 5' side setback.

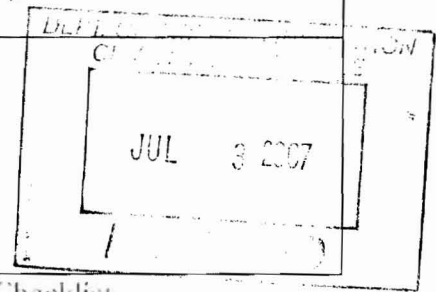
7/5/2007-ldobson: need purchase and sale or deed LJD



# 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>94 Gray Street, Portland</u>		
Total Square Footage of Proposed Structure <u>384 sq.</u>		Square Footage of Lot <u>3420 sq.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>57          E            4</u>	Owner: <u>J. TIMIAU KROVEL</u> <u>SARAH KETCHUM</u>	Telephone: <u>207.400.1959</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>J. TIMIAU KROVEL</u> <u>94 GRAY STREET, PORTLAND</u> <u>207.400.1959            04102</u>	Cost Of Work: \$ <u>30,000.<sup>00</sup></u> Fee: \$ <u>330.<sup>00</sup></u> C of O Fee: <del>\$ <u>75.<sup>00</sup></u></del>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Kitchen + bedroom addition</u> <span style="float: right;"><u>\$320.</u></span> <u>16'x12' Rear 2 stories</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>J. Tim Krovel</u> Mailing address: <u>94 Gray Street</u> Phone: <u>207.400.1959</u> <u>Portland, ME</u> <u>04102</u>		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>J. Tim Krovel</u>	Date: <u>6.27.07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- 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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

[Signature]  
Signature of Applicant/Designee

7/23/07  
Date

[Signature]  
Signature of Inspections Official

7-23-07  
Date

CBL: 57 E 4

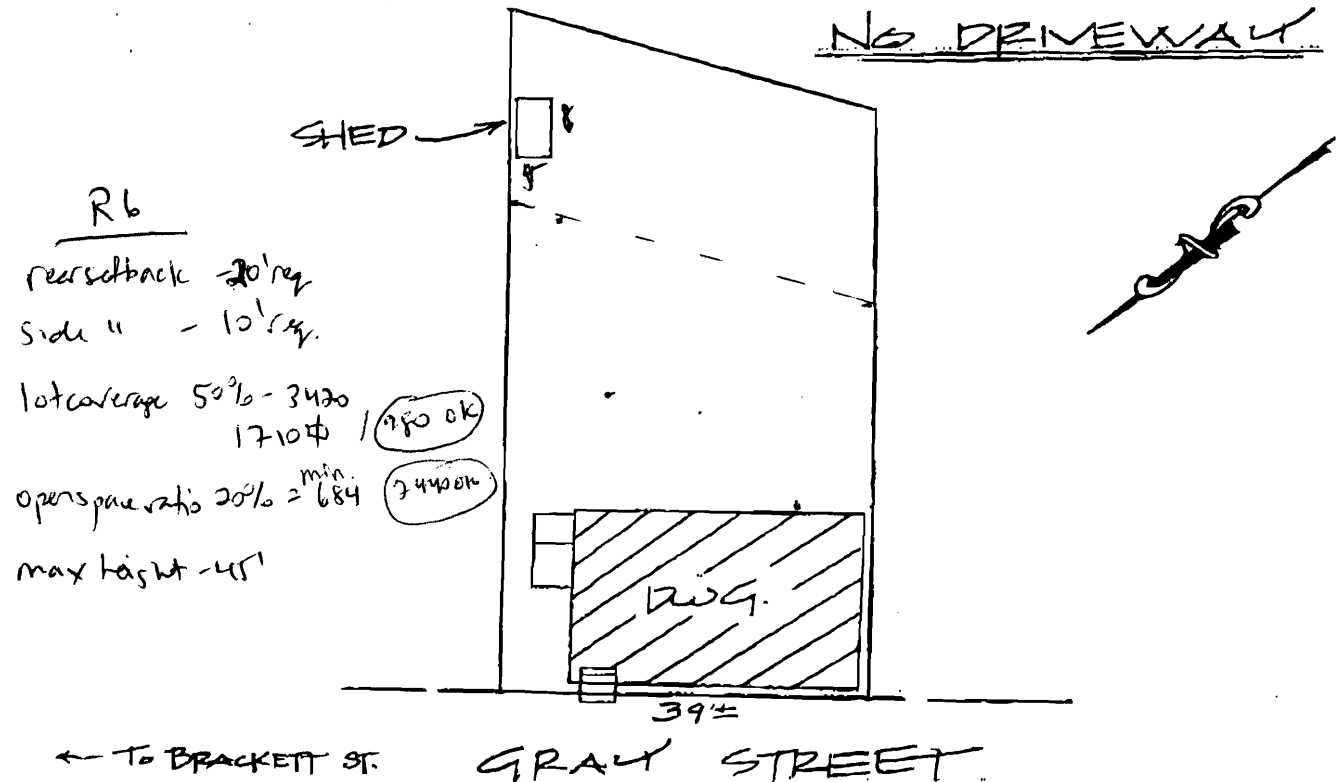
Building Permit #: 020801

**FOR MORTGAGE LENDER USE ONLY**

GENERAL NOTES: (1) DISTANCES SHOWN ARE GIVEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING REQUIREMENTS, AND B) FLOOD HAZARD INFORMATION AT SUBMITTAL SCALING ON BEING REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ERECTIONS, AND/OR CONFLICTS WITH ADJACENT'S DEEDS.

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES  
THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.**

ADDRESS: 94 Gray Street INSPECTION DATE: May 14, 2007  
Portland, Maine SCALE: 1" = 20'



R6  
rear setback 20' req  
side " - 10' req.  
lot coverage 50% - 3420  
1710φ / 1980 OK  
open space ratio 20% = min. 684 2440 OK  
max height - 45'

← TO BRACKETT ST. GRAY STREET  
**GEOMETRIC SHAPE PER TAX MAP** INSP. BY TPB  
SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Jess Kroun & Sarah Ketchum REQ. PARTY: Eastern Title Company  
OWNER: James Lachy & Nancy Morrow ATTORNEY:  
LENDER: FILE No. 20720310 CLIENT No. 2795-07

TITLE REFERENCES:  
DEED BOOK: 7925 PAGE: 341  
PLAN BOOK: PAGE: LOT:  
COUNTY: Cumberland

MUNICIPAL REFERENCE:  
MAP: 57 BLOCK: E LOT: 4

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 850001 PANEL: 0013B ZONE: C DATE: December 8, 1999

THE DWELLING WAS  IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

**James D. Nadeau, LLC**  
Professional Land Surveyors

*[Signature]*  
5-15-07

510 BRANTON AVENUE  
PORTLAND, ME 04101  
FAX (207) 878-9870  
FAX (207) 878-7871  
THIS INSPECTION IS VALID ONLY WITH AN  
EMBOSSED SEAL AND IS NULL & VOID  
60 DAYS AFTER INSPECTION DATE.

**THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING**

**From:** Cynthia Wheelock <cwheelock@barbawheelock.com>  
**To:** ""amachado@portlandmaine.gov"" <amachado@portlandmaine.gov>  
**Date:** 7/13/2007 2:46:01 PM  
**Subject:** 94 Gray Street

Hi Ann,

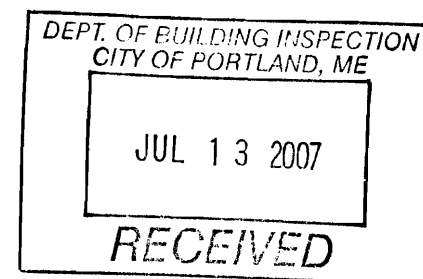
Thank you for your call. Below is a summary of my discussion with Marge Schmuckal.

In my meeting with Marge, we discussed the need for Section 14.433 of the Portland Zoning Ordinance for the addition to 94 Gray Street. Essentially, our request came from the desire to respect the symmetry of the exterior window placement - centering the addition on the house, while providing a usable kitchen addition. We tried to pull both sides of the addition in toward the center by 1'-10" each, resulting in a width of 12'-4" (2 sides x 1'-10") thereby meeting the side yard setback, but we could not achieve a workable kitchen in that narrow of space.

We thank you for your consideration. Please call me if you have any questions.

Cynthia

Cynthia A. Wheelock  
Barba + Wheelock  
Architecture, Preservation + Design  
500 Congress Street  
Portland, ME 04101  
207.772.2722  
207.772.3667 (fax)



This information is intended for the use of the addressee only and may contain information that is privileged and confidential. If you are not the



BAXTER TITLE COMPANY

95 EXCHANGE STREET  
P.O. BOX 7740  
PORTLAND, MAINE 04112

(207) 879-9440  
FAX (207) 879-9445

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the U.S. postal service.

TELECOPIER TRANSMITTAL LETTER

TELECOPIER NUMBER: (207) 879-9445

DATE: 7/5/07

TO: Lani

COMPANY/FIRM:

CITY, STATE:

TELECOPIER NUMBER: 874-8716

FROM: Chris Tanguay for Jessi Krowl

NUMBER OF PAGES INCLUDING THIS ONE: 3

MESSAGE:

**SHORT FORM WARRANTY DEED**

**James A. Luthy and Nancy A. Merrow of 481 McCrillis Corner, Wilton, ME 04294, FOR CONSIDERATION PAID, grant to Jess T. Krovel and Sarah L. Ketchum of 46 Route 4A, Enfield, NH 03748, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:**

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

Beginning at a point on said southerly side of Gray Street, one hundred fifty and 46/100 (150.46) feet westerly from Brackett Street; thence southerly parallel with said Brackett Street, a distance of twenty-five and 78/100 (25.78) feet to land set off to George Milliken by deed of partition in 1883; thence westerly by said land now or formerly of Milliken, a distance of thirty-eight and 56/100 (38.56) feet to land set off to Joseph D. Dexter by deed of partition in November, 1883; thence northerly by said land now or formerly of Dexter and parallel with said Brackett Street, a distance of twenty-five and 67/100 (25.67) feet to Gray Street; thence easterly by said Gray Street, a distance of thirty-eight and 56/100 (38.56) feet to the point of beginning.

Also, another certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, in the rear of the land described above, being more particularly bounded and described as follows, viz:

Beginning at the southerly corner of the above described lot, and on the line of land formerly of James Carle; thence northeasterly by the southerly line of the first lot, a distance of thirty-eight and 56/100 (38.56) feet to a point; thence southeasterly from these two points at right angles with said Gray Street and holding the width of thirty-eight and 56/100 (38.56) feet to land formerly of William W. Thomas.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

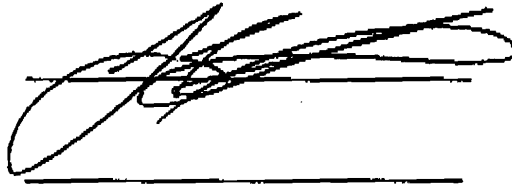
This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of Michael F. Mears and Jan Distel-Schwartz dated August 14, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7925, Page 341.

MAINE REAL ESTATE TAX PAID

WITNESS our hands and seals this 11th day of June, 2007.

WITNESS



James A. Luthy  
James A. Luthy

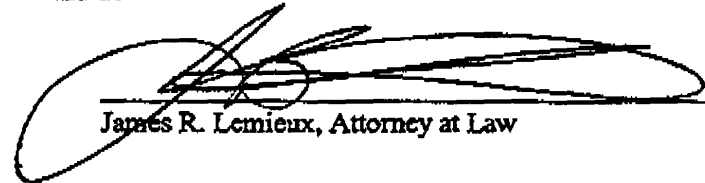
Nancy A. Merrow  
Nancy A. Merrow

STATE OF MAINE  
Cumberland County, ss.

June 11, 2007

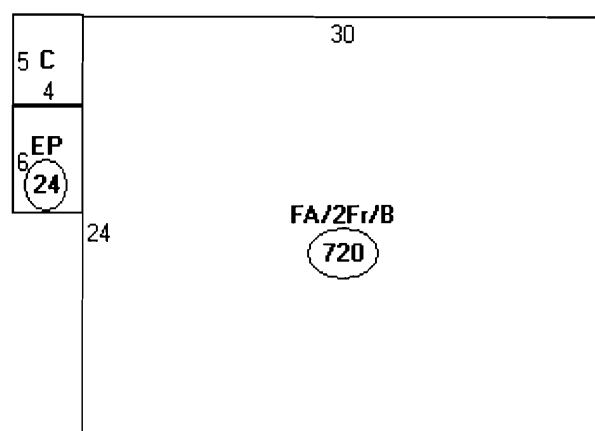
Personally appeared the above named James A. Luthy and Nancy A. Merrow and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
James R. Lemieux, Attorney at Law

S:\C Freeman\Clients\UK Grovel-2795-07\Deed.wpd

Received  
Recorder Register of Deeds  
Jun 12, 2007 12:01:00P  
Cumberland County  
Paula E. Lovler



Descriptor/Area

A: FA/2Fr/B  
720 sqft

B: EP  
24 sqft

C: OFP  
20 sqft

764

192 addition 16 x 12

956

2440 shed

996

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	057 E004001
<b>Location</b>	94 GRAY ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	LUTHY JAMES A & NANCY A MERROW JTS PO BOX 3 WILTON ME 04294
<b>Book/Page</b>	7925/341
<b>Legal</b>	57-E-4 GRAY ST 92 3420 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$114,400	\$112,900	\$227,300

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1890	Old Style	2	1728	0.079	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
5	2		9	Full Finsh	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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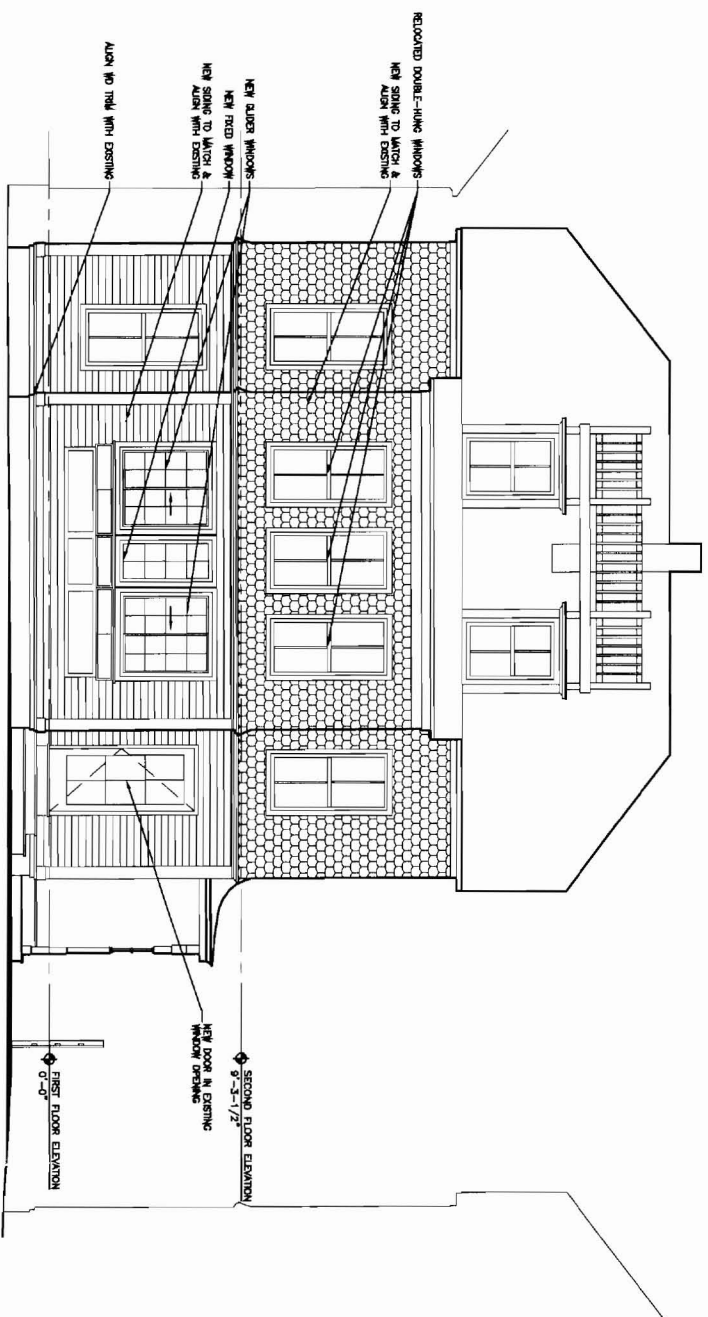
### Picture and Sketch

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
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[Click here](#) to view Tax Roll Information.

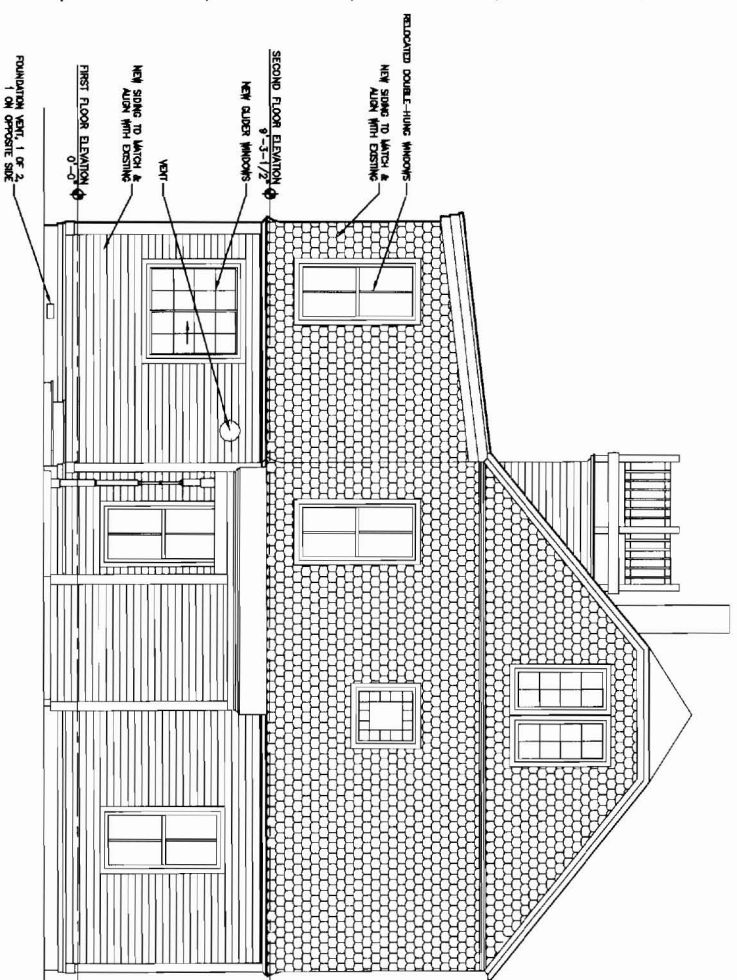
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**

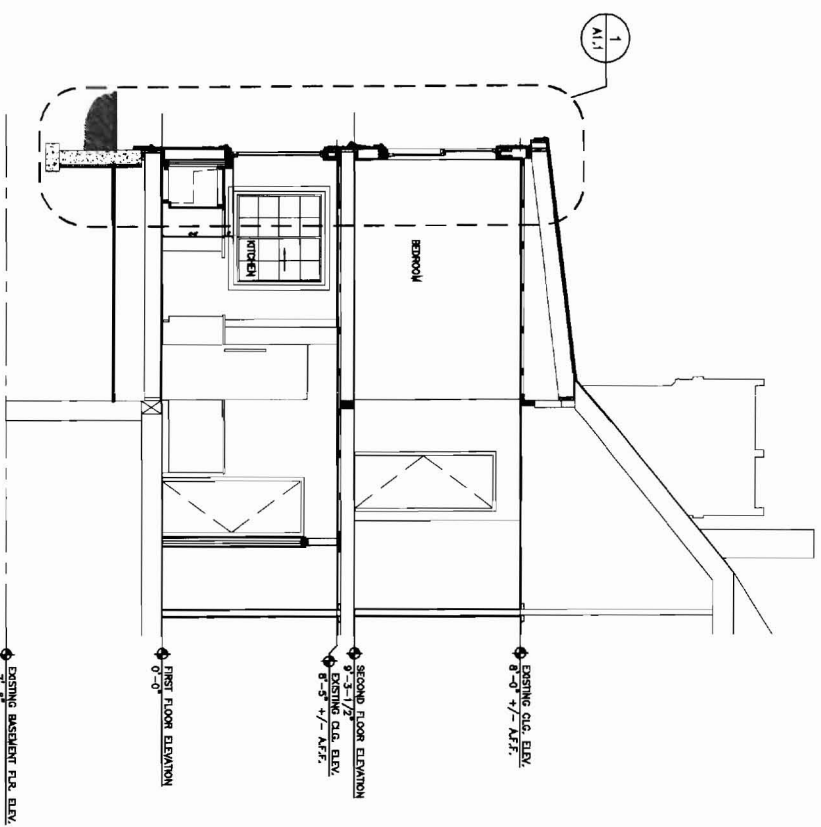


4 SOUTH ELEVATION  
1/4"=1'-0"

SECOND FLD  
9'-3"  
NEW SID.  
TO MATCH



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



2 SECTION  
1/4"=1'-0"

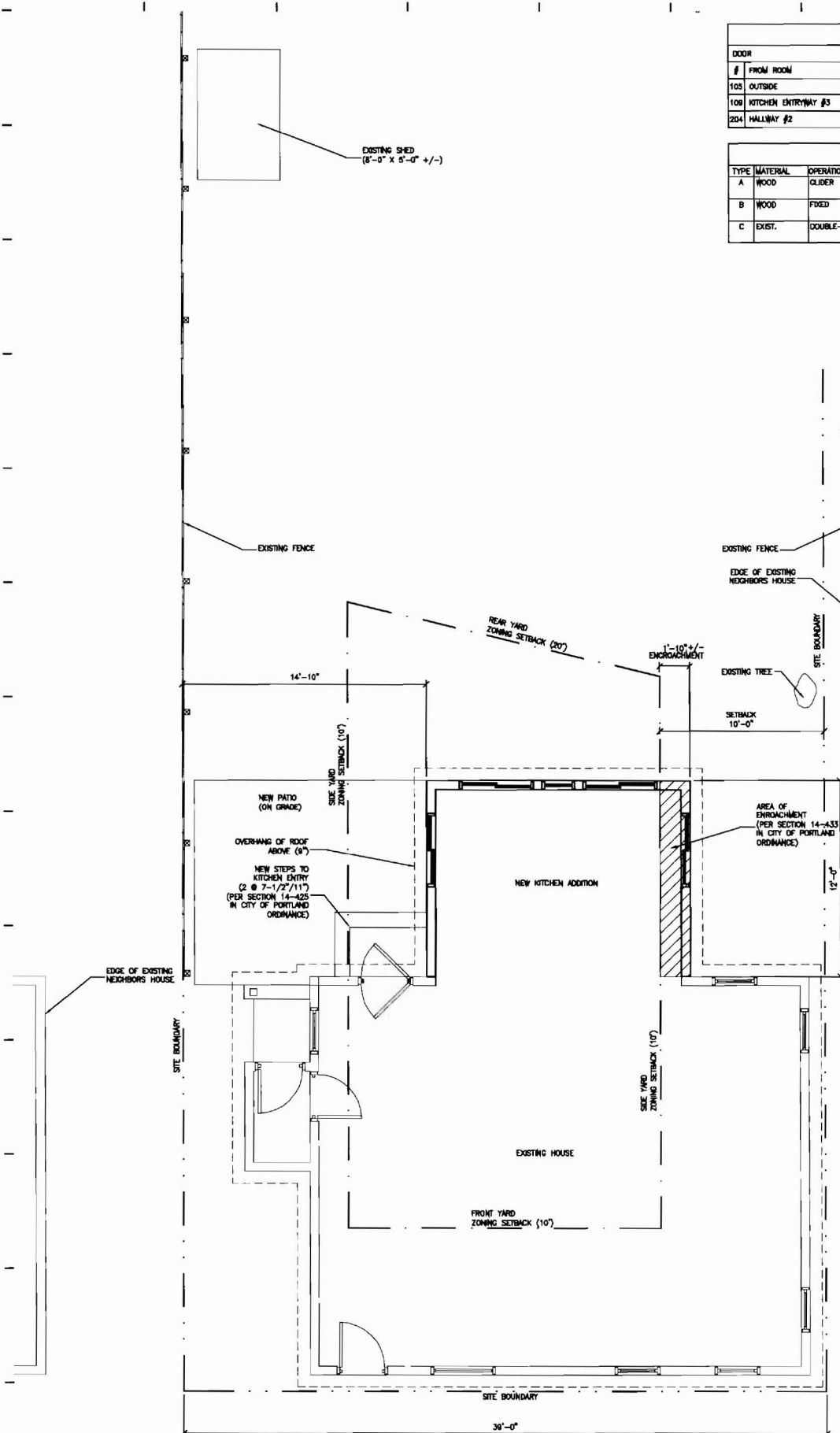
EXISTING BASEMENT FLD. BLV.  
-7'-8"

FIRST FLD  
T.O. WALL

DOOR SCHEDULE										
DOOR #	FROM ROOM	TO ROOM	TYPE	MATERIAL	SIZE		FRAME	NOTES		
					WIDTH	HEIGHT	THICK	TYPE	HEAD/JAMB	
103	OUTSIDE	KITCHEN ENTRYWAY #3	EXTERIOR	WOOD	3'-4"	7'-0"	2"			SCREEN DOOR
108	KITCHEN ENTRYWAY #3	POWDER ROOM	SLIDING	WOOD	2'-6"	6'-8"	1-1/2"			
204	HALLWAY #2	MASTER BATHROOM	POCKET	WOOD	2'-6"	6'-8"	1-1/2"			

WINDOW SCHEDULE						
TYPE	MATERIAL	OPERATION	SIZE	MANUFACTURER	NOTES	
A	WOOD	GLIDER	48-1/2"x60"± R.O.*	MARVIN - WGL4060	*HT OF WINDOW TO BE COORDINATED W/ COUNTERTOP SINK, STOOL - SEE SECTION 1/A1.2	
B	WOOD	FIXED	42-3/8"x60"± R.O.*	MARVIN - WUP4068	*HT OF WINDOW TO BE COORDINATED W/ COUNTERTOP SINK, STOOL - SEE SECTION 1/A1.2	
C	EXIST.	DOUBLE-HUNG	32-1/2"x67-1/2" ±	EXIST.	MEETS IRC 2003, R310.1.1 EGRESS REQUIREMENTS, HEAD TO ALIGN WITH ADJACENT EXISTING WINDOWS	

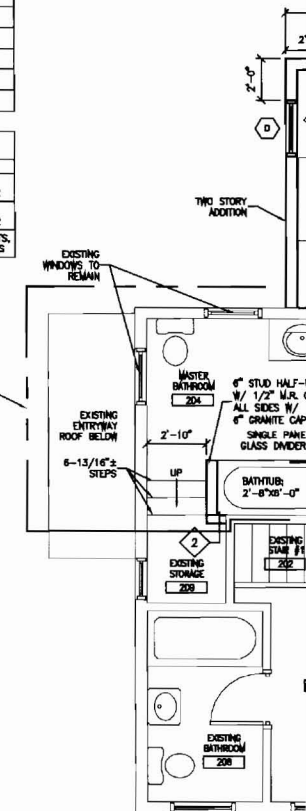
- PARTITION TYPES:**
- 1 SOUND BATT INSULATED 3-1/2" HD STUDS @ 16" O.C. W/ 1/2" GWB EA. SIDE
  - 2 SOUND BATT INSULATED 3-1/2" HD STUDS @ 16" O.C. W/ 1/2" GWB HALL SIDE, MOISTURE RESISTIVE GWB BATHROOM SIDE



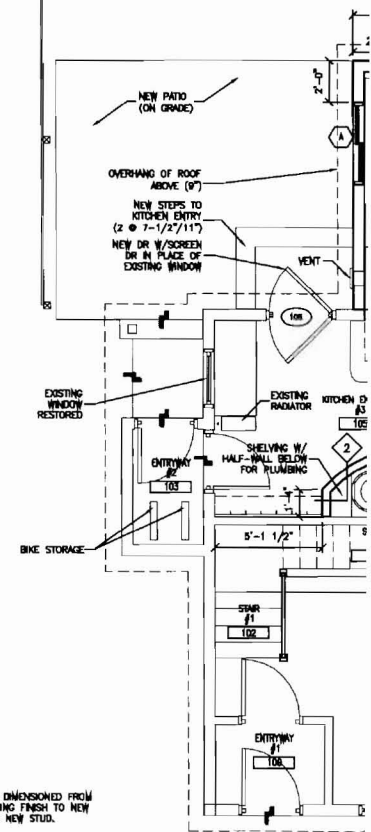
TOTAL AREA OF SITE:  
3,490 SQ. FT.  
TOTAL LOT COVERAGE:  
1,073 SQ. FT. (31%)  
LOT COVERAGE BY  
ADDITION: 192 SQ. FT.

NOTE:  
SITE BOUNDARIES ARE DERIVED FROM ON-SITE OBSERVATIONS OF FENCE LINES AND FROM TAX MAP ONLY.

GENERAL NOTES:  
1. ALL NEW WALLS ARE DIMENSIONED FROM OUTSIDE FACE OF EXISTING FINISH TO NEW STUD OR NEW STUD TO NEW STUD.



3 SEC 1/4" =



1 FIR 1/4" =

**GENERAL STRUCTURAL NOTES**

SI Job # 07-0055  
Ketchum/Krovel Addition/Renovation  
94 Gray St.  
Portland, Maine

**DESIGN LIVE LOADS:** 2003 IBC/IRC, U.O.N.  
\* Ground Snow, Pg 50 psf  
\* Wind 100 mph, exp B, 3 second gust  
\* Floor 40 psf

**FOUNDATION:**

- \* Foundations are designed without an engineer's soil investigation. Foundation design criteria was assumed for purposes of foundation design based on site observations past experience in the same neighborhood.
- \* Footings shall be placed on undisturbed natural soil or compacted fill.
- \* Maximum design soil pressure: 1,500 psf

**CONCRETE AND REINFORCEMENT:**

- \* Concrete shall conform to applicable provisions of ACI-301 and 318. Minimum 28 day compressive strength ( $F'_c$ ) as follows:  
All Concrete: 3,000 psi  
Cement Type: I/II
- \* Deformed reinforcement: ASTM A615 grade 60, except bars specified to be field-bent, stirrups, and ties which shall be grade 40.
- \* Reinforcement shall be fabricated and placed per ACI Manual of Standard Practice (ACI-315). At splices, lap bars 50 diameters unless noted otherwise.
- \* Concrete cover over reinforcing:  $1\frac{1}{2}"$  for concrete placed against forms;  $3"$  for concrete placed against earth. See also drawings.
- \* In continuous members, splice top bars at mid span and bottom bars over supports.
- \* Keep reinforcement clean and free of dirt, oil, and scale. Oil forms prior to placing reinforcement.

**WOOD FRAMING:**

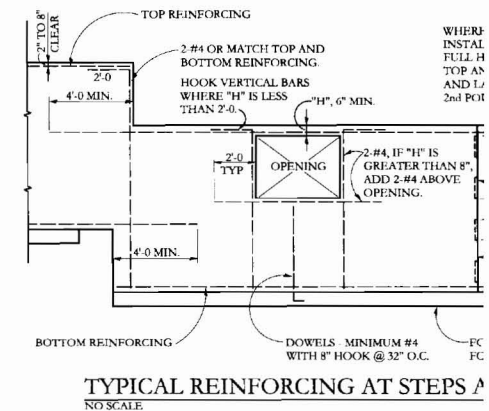
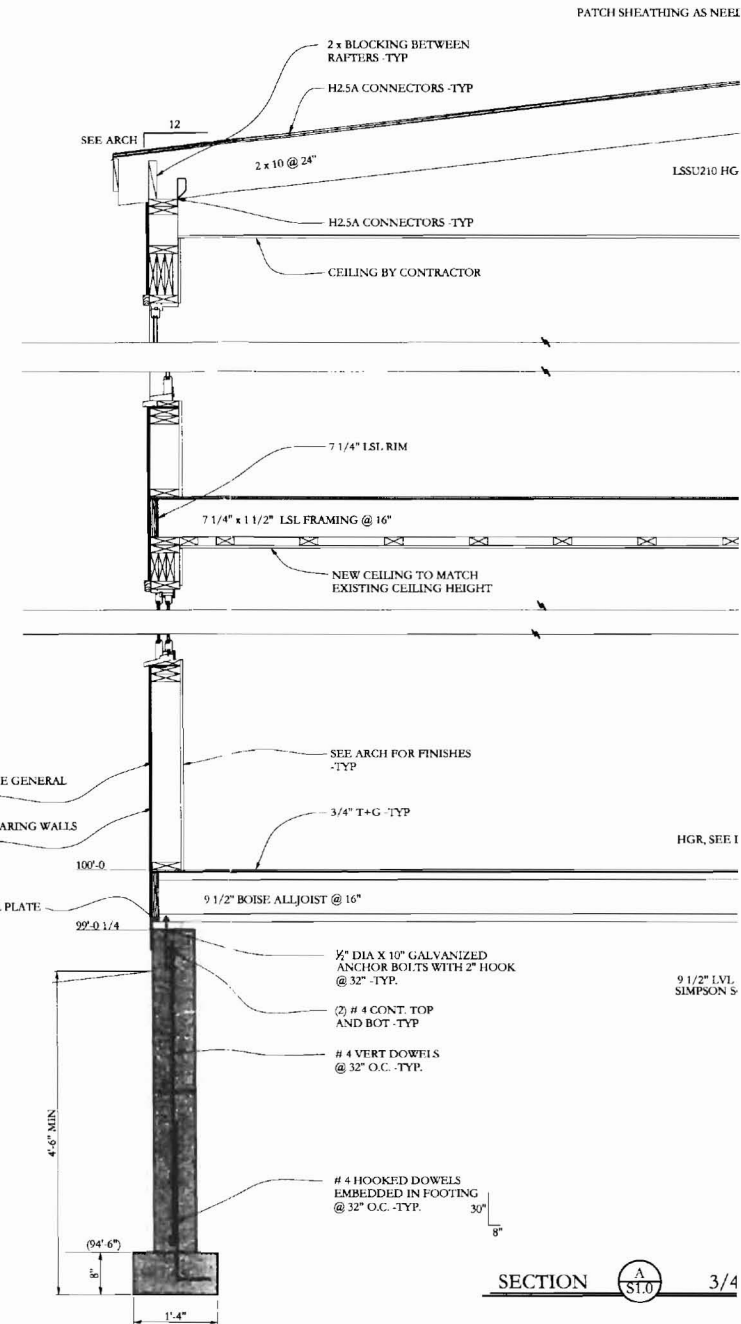
- \* Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria.
- \* Spruce-Pine-Fir #2 and better (Maximum Moisture Content 19%) U.O.N.  
Plates: Sill plates: Pressure Treated SPF or Southern Pine;  
"Pressure treated lumber" shall be framing material of the specified species which has been pressure treated with a decay and insect resistant solution, meeting all current standards for wood in contact with concrete or earth.  
Sill plates in contact with masonry or concrete foundations, footings or slabs may be treated Timber Strand LSI (zinc borate treatment). Sodium borate treatment may also be acceptable for sill plate applications when protected from weather.  
Acceptable treatment mediums for wood in contact with earth or in exterior applications include ACQ-C and ACQ-D (Alkaline Copper Quaternary) and copper azole (CBA-A and CBA-B).  
DO NOT USE WOODS WHICH HAVE BEEN TREATED WITH AMMONIA BASED CARRIERS.  
All connectors shall meet the recommendations of the pressure treated wood manufacturer, but shall be not less than Hot Dipped Galvanized meeting requirements of ASTM A653, such as Simpson ZMAX (G185). All screws, nails and bolts shall match hangers and other connectors, and shall meet ASTM A123 for individual connectors and ASTM A153 for fasteners.  
For durability, it is our recommendation that connectors used in exposed conditions with treated lumber be stainless steel.  
Do not mix galvanized and stainless products.  
Do not allow aluminum to contact treated wood.  
Top and Bottom Plates: SPF  
SPF Studs U.O.N.: 2 x 4 and 2 x 6 to 8'-0": stud grade  
2 x 4 over 8'-0": standard and better  
2 x 6 over 8'-0": No. 2 and better  
Floor Joists: See Plan  
Rafters: SPF, See plan
- \* Laminated Veneer Lumber (LVL): Manufactured  $1\frac{3}{4}"$  wide Microlam (ML) by Trus Joist or equivalent.  
 $F_b=2,600$  psi,  $E=1,900,000$  psi,  $F_v=285$  psi, depth noted on plans.
- \* Laminated Strand Lumber (LSL): Manufactured  $1\frac{1}{2}"$  wide TimberStrand (TS) by Trus Joist or equivalent.  
 $F_b=2,250$  psi,  $E=1,500,000$  psi,  $F_v=400$  psi, depth noted on plans.
- \* LSL Rim Joists =  $1\frac{1}{4}"$  x depth indicated laminated strand lumber by Trus Joist or equal.
- \* All plywood and oriented strand board (OSB) sheathing shall be engineered grades with APA grade stamp indicating appropriate maximum spacing of supports.  
Floor sheathing: nominal  $\frac{3}{4}"$ , APA Stud-I-Floor "24" Tongue & Groove, glued and nailed.  
Roof sheathing: minimum  $\frac{5}{8}"$  CDX plywood, or  $\frac{19}{32}"$  OSB, APA 40/20, nailed.  
Wall sheathing:  $\frac{1}{2}"$  CDX plywood or  $\frac{7}{16}"$  OSB, APA 24/16, blocked and nailed.
- \* Nail wall sheathing with 8d commons at 6" o.c. at panel edges, and 12" o.c. intermediate framing U.N.O. BLOCK AND NAIL ALL EDGES BETWEEN STUDS. Sheathing shall be continuous from bottom plate to top plate. Cut in "L" and "T" shapes around openings. Lap sheathing over rim joists min. 4" at all floors to tie upper and lower stud walls together. Minimum height of sheathing panels shall be 16" to assure that plates are tied to studs. Use minimum 3-8d per stud and nail plates with edge nail spacing.  
Sole plate at all perimeter walls and at designated shear walls shall be nailed as for braced panels with 3-16d x  $3\frac{1}{2}"$  long box nails (coated or deformed shank) per 16". 12d nails are not acceptable.

**SHEATH ALL NEW EXTERIOR WALLS.**

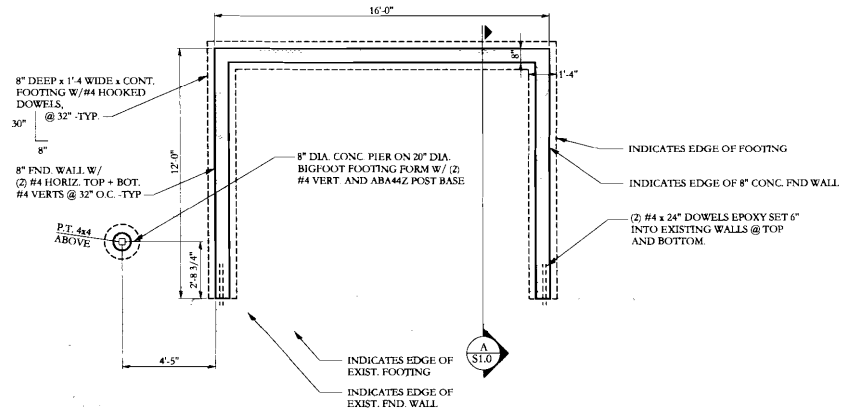
- \* Minimum nailing shall comply with IBC Table 2304.9.1 except where more or larger nailing shown on drawings.
- \* All roof rafters, joists, beams shall be anchored to supports with metal framing anchors.
- \* Double joists under partitions where joists are parallel to partitions.
- \* Provide continuous wall studs each side of wall openings equal to one half or greater of number of studs interrupted by openings.
- \* All wall studs shall be continuous from floor to floor or from floor to roof.
- \* Cross bridge all dimension lumber roof and floor joists at midspan and provide solid blocking or rim joists at all joist supports and joist ends. Truss supplier shall specify all roof truss bracing and bridging. See prefabricated I joist recommendations for blocking.
- \* Solid block between rafters at bearings.
- \* Metal connectors: Simpson Strong Tie unless otherwise noted, installed with number and type of nails to achieve maximum rated capacity. Note that heavy duty and skewed hangers may require special order.
- \* All beams shall be braced against rotation at points of bearing.
- \* Drypack grout all beam pockets full after beams are set.
- \* Unless otherwise indicated, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads. Columns must have a continuous load path to foundation.
- \* Lead holes for lag bolts shall be 60% to 70% of lag shank diameter in compliance with ATIC criteria.

**STRUCTURAL ERECTION AND BRACING REQUIREMENTS**

- \* The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.
- \* These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at Any Other building site. Plans shall not be used for construction at any other building site without specific review by the engineer.
- \* Observations of foundation reinforcing or framing required by the owner, lender, insurer, building department or any other party will be accomplished by the engineer at the owner's expense. At least 24 hours advance notice is requested.

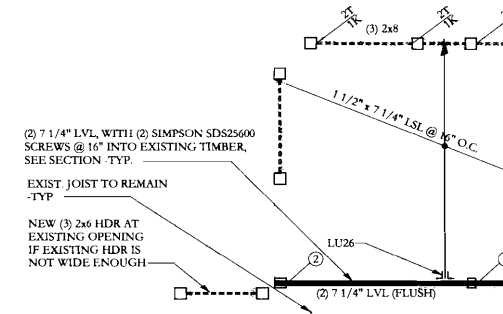






### FOUNDATION PLAN

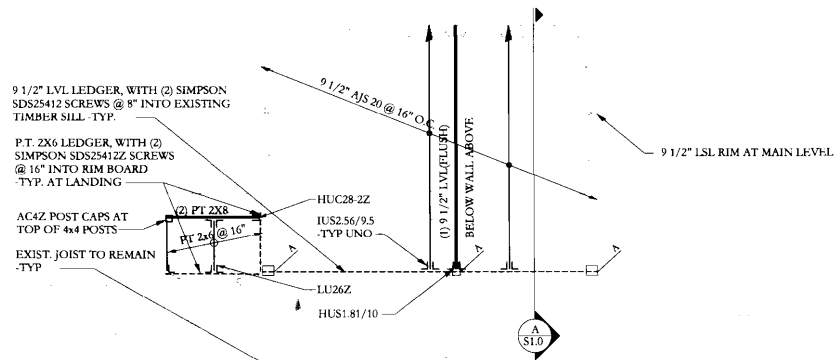
- SCALE: 1/4"=1'-0"
- NOTES:
1. ALL FOOTINGS ARE 8" DEEP x 1'-4" WIDE x CONT.
  2. TOP OF FOOTING ELEV. = 94'-6", UNLESS INDICATED THUS: (XXX-XX)
  3. TOP OF WALL ELEV. = 99'-0 1/4", UNLESS INDICATED THUS: TW=XXXX-XX
  4. COORDINATE ALL DIMENSIONS W/ ARCH PLANS PRIOR TO START OF CONST.



### SECOND LEVEL FRAMING PLAN

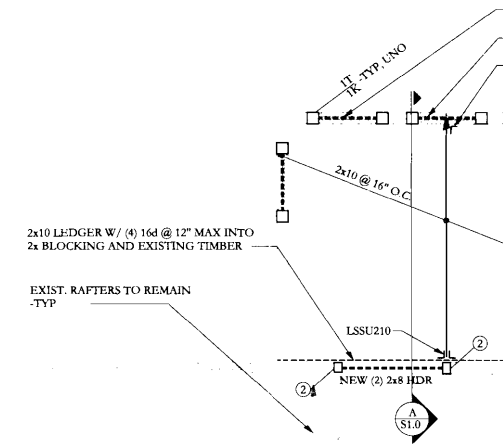
- NOTES:
1. FLOOR DECK SHALL BE 3/4" T&G SHEATHING, NOTES FOR ADDITIONAL INFO
  2. ALL WOOD COLUMNS IN 2X6 WALLS SHALL BE 2X4 WALLS SHALL BE 3-2X4 UNLESS NOTED OTI
  3. ALL SECOND LEVEL FLOOR JOIST ARE 7 1/4" x 1

FRAMING PLAN SYMBOLS KEY	
□	WOOD POST
⊗	NUMBER OF WOOD STUDS IN POST BELOW
▲	COLUMN ABOVE THIS LEVEL
—	TRUSS OR JOIST BEARING
—	FLUSH FRAMED JOIST BEARING WITH HANGER
⊗	NUMBER OF TRIM STUDS UNDER HEADER
⊗	NUMBER OF KING STUDS ADJACENT TO HEADER



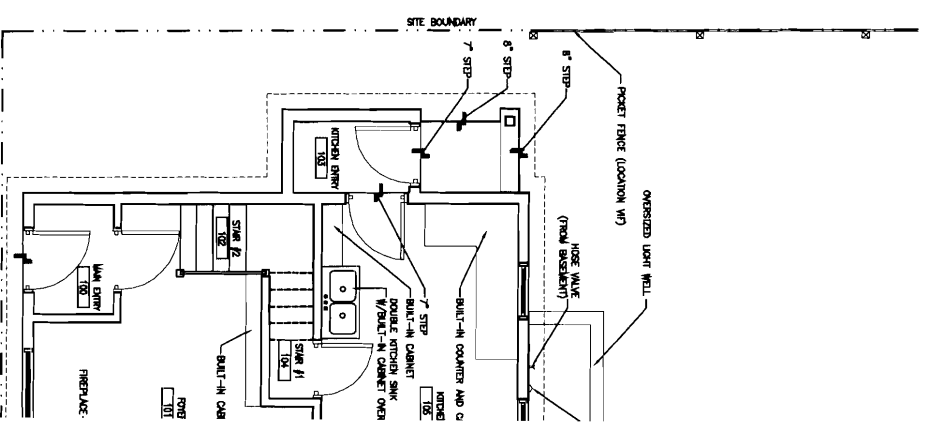
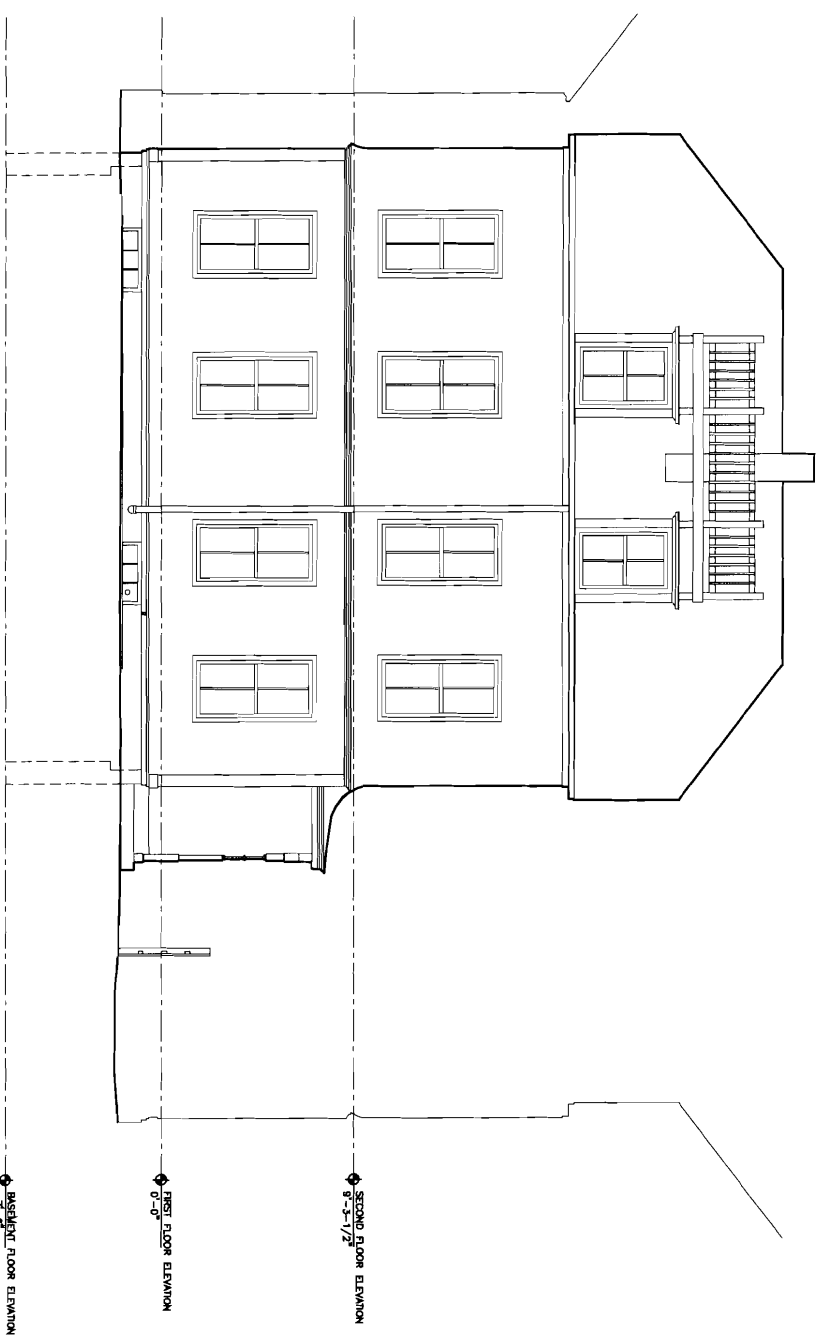
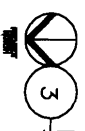
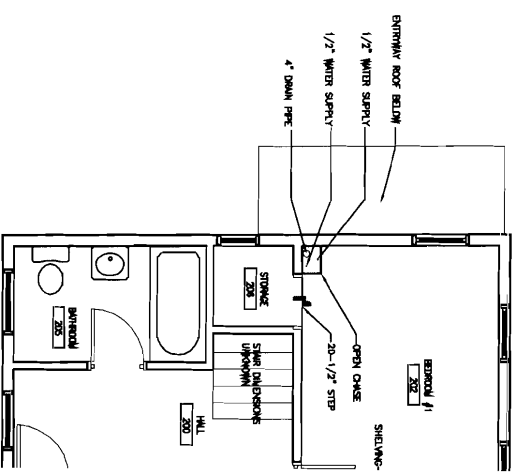
### MAIN LEVEL FRAMING PLAN

- SCALE: 1/4"=1'-0"
- NOTES:
1. FLOOR DECK SHALL BE 3/4" T&G SHEATHING, SEE GENERAL NOTES FOR ADDITIONAL INFO
  2. ALL WOOD COLUMNS IN 2X6 WALLS SHALL BE 3-2x6 AND IN 2X4 WALLS SHALL BE 3-2X4 UNLESS NOTED OTHERWISE ON PLANS
  3. ALL MAIN LEVEL FLOOR JOIST ARE 9 1/2" AJS 20'S @ 16" UNO



### ROOF FRAMING PLAN

- NOTES:
1. ROOF SHEATHING SHALL BE 5/8" OSB, SEE GE
  2. ALL WOOD COLUMNS IN 2X6 WALLS SHALL BE 2X4 WALLS SHALL BE 3-2X4 UNLESS NOTED OTI
  3. VERIFY ROOF PITCH W/ ARCH.



2  
 1/4"=1'-0"  
 EXISTING SOUTH ELEVATION

