

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

BUILDING PERMITS SECTION

## PERMIT

Permit Number: 090746

Please Read Application And Notes, If Any, Attached

This is to certify that Jason & Jennifer Ryan/IASON RYAN COMPANY  
has permission to Change of use from two family to one family - interior renovation PHASE II IS NOT PART OF THIS PERMIT  
AT 23 Pitt St City ID 116 B010001

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.  
**PERMIT ISSUED**

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is set-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. JUL 24 2009  
Health Dept.  
Appeal Board  
Other  
CITY OF PORTLAND  
Department Name

*Thomas M. Mahley* 7/24/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

NOT

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

Permit No: 09-0746	Issue Date:	CBL: 116 B010001
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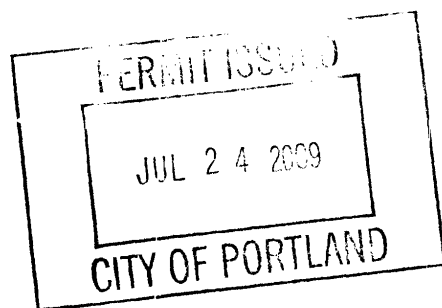
Location of Construction: 23 Pitt St	Owner Name: Jason & Jennifer Ryan	Owner Address: 23 Pitt St	Phone:
Business Name:	Contractor Name: JASON RYAN CARPENTRY	Contractor Address: 102 Tripp Lake Camp Road Poland	Phone: 2073298606
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-5

Past Use: two family	Proposed Use: single family - interior renovations - PHASE II IS NOT PART OF THIS PERMIT.	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Change of use from two family to one family - interior renovations - PHASE II IS NOT PART OF THIS PERMIT.	Signature:	Signature: <i>Jm 7/24/09</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: tmm	Date Applied For: 07/16/2009	<b>Zoning Approval</b>
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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 electrical work. 3. 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>all work is within existing footprint</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>7/20/09 ABM</i>	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>
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**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

<b>Permit No:</b> 09-0746	<b>Date Applied For:</b> 07/15/2009	<b>CBL:</b> 116 B010001
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<b>Location of Construction:</b> 23 Pitt St	<b>Owner Name:</b> Jason & Jennifer Ryan	<b>Owner Address:</b> 23 Pitt St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> JASON RYAN CARPENTRY	<b>Contractor Address:</b> 102 Tripp Lake Camp Road Poland	<b>Phone</b> (207) 329-8606
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> single family - interior renovations - PHASE II IS NOT PART OF THIS PERMIT.	<b>Proposed Project Description:</b> Change of use from two family to one family - interior renovations - PHASE II IS NOT PART OF THIS PERMIT.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/20/2009

**Note:** Drawing studio in the barn is for own use, it is not a home occupation per conversation with Jason Ryan.      **Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** 07/24/2009

**Note:**      **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

## 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.

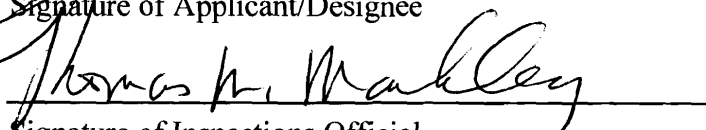
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**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

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  
\_\_\_\_\_  
Date



# 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>23 PIT STREET</u>		
Total Square Footage of Proposed Structure/Area <u>2400 ±</u>	Square Footage of Lot <u>12,000 ±</u>	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>116</u> Block# <u>B</u> Lot# <u>10</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>JASON P RYAN</u> Address <u>23 PIT ST.</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone:  <u>(207) 329-8606</u>
Lessee/DBA (If Applicable)  <u>JUL 15 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>MULTI UNIT</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INTERIOR REMODEL</u>		
Contractor's name: <u>JASON RYAN</u> Address: <u>23 PIT STREET</u> City, State & Zip <u>PORTLAND ME 04103</u> Telephone: <u>(207) 329-8606</u> Who should we contact when the permit is ready: <u>JASON RYAN</u> Telephone: <u>(207) 329-8606</u> Mailing address: <u>WAKE - JASON @ GMAIL.COM</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.**

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](http://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.

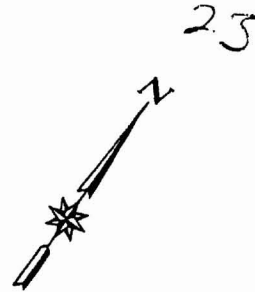
Signature:  Date: 7/15/2009

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

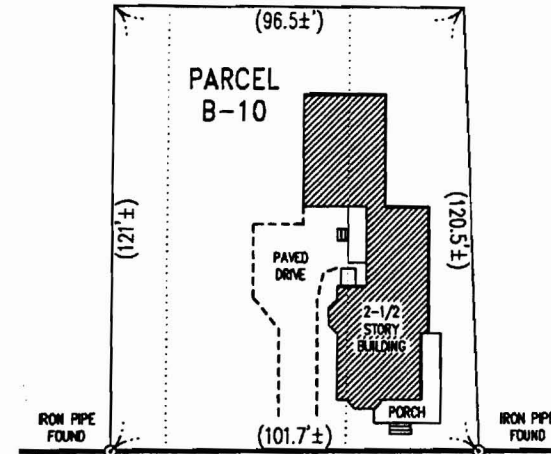
*on-file*

**FLOOD HAZARD INFORMATION**

FILE NUMBER: 31438 FLOOD MAP COMMUNITY NO.: 230051 ZONE: C  
 ATTORNEY: LINNELL, CHOATE & WEBBER PANEL: 0013 B DATED: 7/17/1986  
 TITLE COMPANY: TICOR TITLE INSURANCE COMPANY  
 LENDER: MECHANICS SAVINGS BANK DEED BOOK: 3760 PAGE: 345  
 OWNER: BERNADETTE A. JACKSON PLAN BOOK: 4 PAGE: 29 LOT(S): 35 33&37 P/O  
 APPLICANT: JENNIFER O. AND JASON P. RYAN PLAN NUMBER: N/A OF N/A  
 DATE: 5/5/2009 SCALE: 1"=40' MAP: 116 BLOCK: B PARCEL: 10

**TITLE REFERENCE****ASSESSORS MAP****MORTGAGE INSPECTION PLAN****116 PITT STREET, PORTLAND, ME**

JUL 15 2009

**PITT STREET****MORTGAGE LENDER  
USE ONLY**THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

THE LOCATION OF THE BUILDING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE BUILDING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

PARCEL NUMBER FROM ASSESSOR'S MAP.

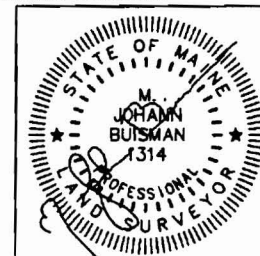
SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

40' 0 40' 80'

tel: (207) 883-1000 or (800) 882-2227

fax: (207) 883-1001

e-mail: mip@northeastcivilsolutions.com



GENERAL NOTES: (1) This mortgage inspection plan excepts Chapter 90, Part 2, Section 4 through 8 of the Maine Board of Licensure for Professional Land Surveyors' rules. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for construction purposes. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.

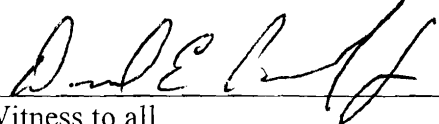
JUL 20 2009


**WARRANTY DEED**  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Bernadette A. Jackson**, also known as **Bernadette Ann Jackson**, of Portland, Maine, for consideration paid, grants to **Jason P. Ryan and Jennifer Oxman Ryan** whose mailing address is P. O. Box 8478, Portland, Maine 04103, as Joint Tenants with **WARRANTY COVENANTS**, the real property situated in **Portland**, County of **Cumberland** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed by Anna Strout, Attorney-in-Fact for Bernadette Ann Jackson by virtue of a General Durable Power of Attorney dated December 4, 2008 to be recorded herewith, this 20<sup>th</sup> day of May, 2009.

MAINE REAL ESTATE TAX PAID

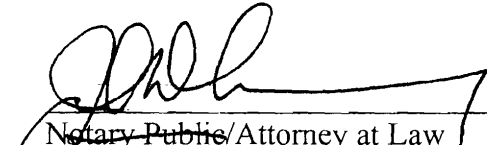
  
Witness to all

  
Bernadette A. Jackson by Anna Strout,  
her Attorney in Fact

State of Maine  
County of Androscoggin, ss.

May 20, 2009

Personally appeared before me the above named Anna Strout, Attorney in Fact for **Bernadette A. Jackson** and acknowledged the foregoing instrument to be her free act and deed in her capacity and the free act and deed of said Bernadette A. Jackson.

  
Notary Public/Attorney at Law  
John W. Conway

JUL 20 2009

**EXHIBIT A**  
(DEED)

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Pitt Street in said Portland as shown on plan recorded in Cumberland County Registry of Deeds, Plan Book 4, Page 29, bounded and described as follows:

Beginning at a point on the northerly side line of said Pitt Street one thousand sixteen and sixty-two hundredths (1,016.62) feet easterly from an iron monument in the easterly sideline of Deering Avenue, at its intersection with the northerly side line of said Pitt Street; thence northwesterly in a direction at right angles to Williams Street on said plan, one hundred twenty-one (121) feet, more or less, to a point of a line that shall be midway between said Williams Street and said Pitt Street; thence easterly on said last named line ninety-six and five tenths (96.5) feet, more or less, to a point on the westerly side line of land formerly occupied by Portland and Rochester Railroad; thence southeasterly one hundred twenty and five tenths (120.5) feet, more or less, to a point on the side line of said Pitt Street five (5) feet southwesterly from the point of intersection of the westerly side line of land formerly occupied by Portland and Rochester Railroad and said side line of Pitt Street; thence southwesterly by the line of said Pitt Street one hundred one and seven tenths (101.7) feet, more or less, to the point of beginning. Being parts of lots 35 (erroneously referred to as Lot 33 in a prior recorded instrument) and 37 on said Pitt Street.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Daniel A. Brady to Bernadette A. Jackson dated October, 1975 recorded in said Registry of Deeds in Book 3760, Page 345.

Received  
Recorded Register of Deeds  
May 21, 2009 02:35:10P  
Cumberland County  
Pamela E. Lovley

JUL 29 2009

Reviewed and Approved: \_\_\_\_\_



RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

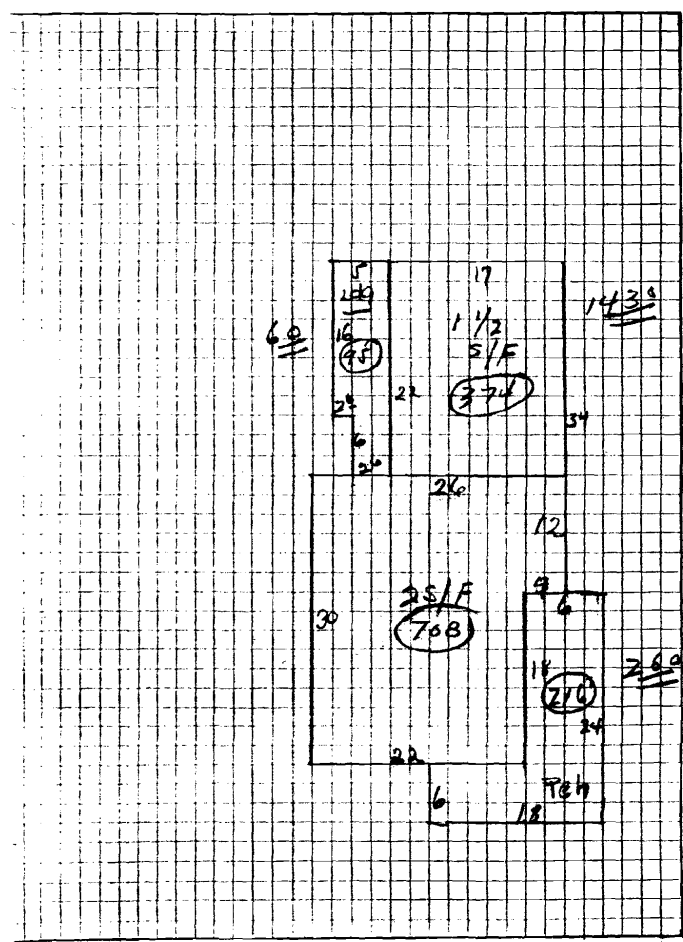
2/8 / YEAR 1961

YEAR 19

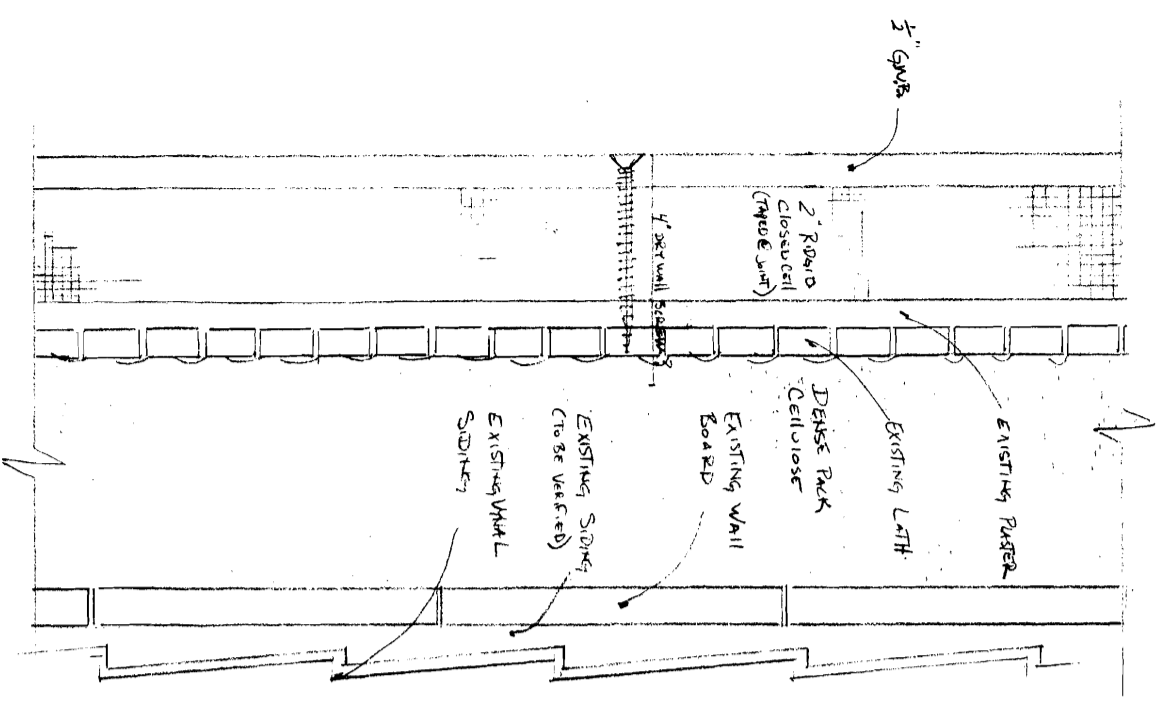
7/25/61 BRANW 400 CH USE TO (2) FAMILY DW  
FIN (2) BRAN 3RD FL. 5. NEARST BRATH 2ND.

CONSTRUCTION		
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST ✓	BATHROOM 2 ✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE ✓	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL ✓	FLOOR FINISH	KITCHEN SINK 2 ✓
1/4 1/2 3/4	B 1 2 3	STD. WAT. HEAT
NO. CELLAR	CEMENT ✓	AUTO. WAT. HEAT 2 ✓
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.
CLAPBOARDS ✓	PINE	LAUNDRY TUBS
WIDE SIDING	HARDWOOD ✓✓	NO PLUMBING
DROP SIDING	TERRAZZO	TILING
NO SHEATHING	TILE	BATH FL. & WCOT.
WOOD SHINGLES		TOILET FL. & WCOT.
ASBES. SHINGLES		LIGHTING
STUCCO ON FRAME	ATTIC FLR. & STAIRS ✓	ELECTRIC ✓
STUCCO ON TILE	INTERIOR FINISH	NO LIGHTING
BRICK VENEER	B 1 2 3	NO. OF ROOMS
BRICK ON TILE	PINE ✓✓✓	BSMT. 2ND 4
SOLID BRICK	HARDWOOD	1ST 4 3RD 2
STONE VENEER	PLASTER ✓✓✓	OCCUPANCY
CONC. OR CIND. BL.	UNFINISHED	SINGLE FAMILY ✓
	METAL CLG.	TWO FAMILY 2 ✓
TERRA COTTA		APARTMENT
VITROLITE	RECREAT. ROOM	STORE
PLATE GLASS	FINISHED ATTIC 1/2 ✓	THEATRE
INSULATION	FIREPLACE	HOTEL
WEATHERSTRIP		OFFICES
ROOFING	HEATING	WAREHOUSE
ASPH. SHINGLES ✓	PIPELESS FURNACE	COMM. GARAGE
WOOD SHINGLES	HOT AIR FURNACE	GAS STATION
ASBES. SHINGLES	FORCED AIR FURN.	
SLATE TILE	STEAM	ECONOMIC CLASS
METAL	HOT WAT. OR VAPOR ✓	OVER BUILT
COMPOSITION	NO HEATING	UNDER BUILT
ROLL ROOFING	GAS BURNER	DT. 7-1259 AR. 5
	OIL BURNER ✓	LD. 10 PD. 65
INSULATION	STOKER	MS. CK. 100

COMPUTATIONS		
UNIT	1951	62
708 S. F.	4270	4270
S. F.		
ADDITIONS	+1750	+1750
2 1/2 BDRs	+200	+200
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC 1/2	+220	+340
FINISH		
FIREPLACE		
HEATING	+280	+280
PLUMBING	+50	+450
TILING		
MFA 10	+430	
TOTAL	6770	7110
FACT. 5	210	+210
REP. VAL.	6980	7930



SUMMARY OF BUILDINGS											
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwg	2 ST FL.	C	66		F	6980	50%	3490	-	3490	2100
Stable	2 BX 30	-	44		F	810	55%	360	4 1/2	220	125
						7930	50	3970	-	3970	2375.6
YEAR	1951							1951 TOTAL BLDGS.		3710	2225
TAX VAL.								19		19	
OLD VAL.								19		19	
CHANGE								19		19	

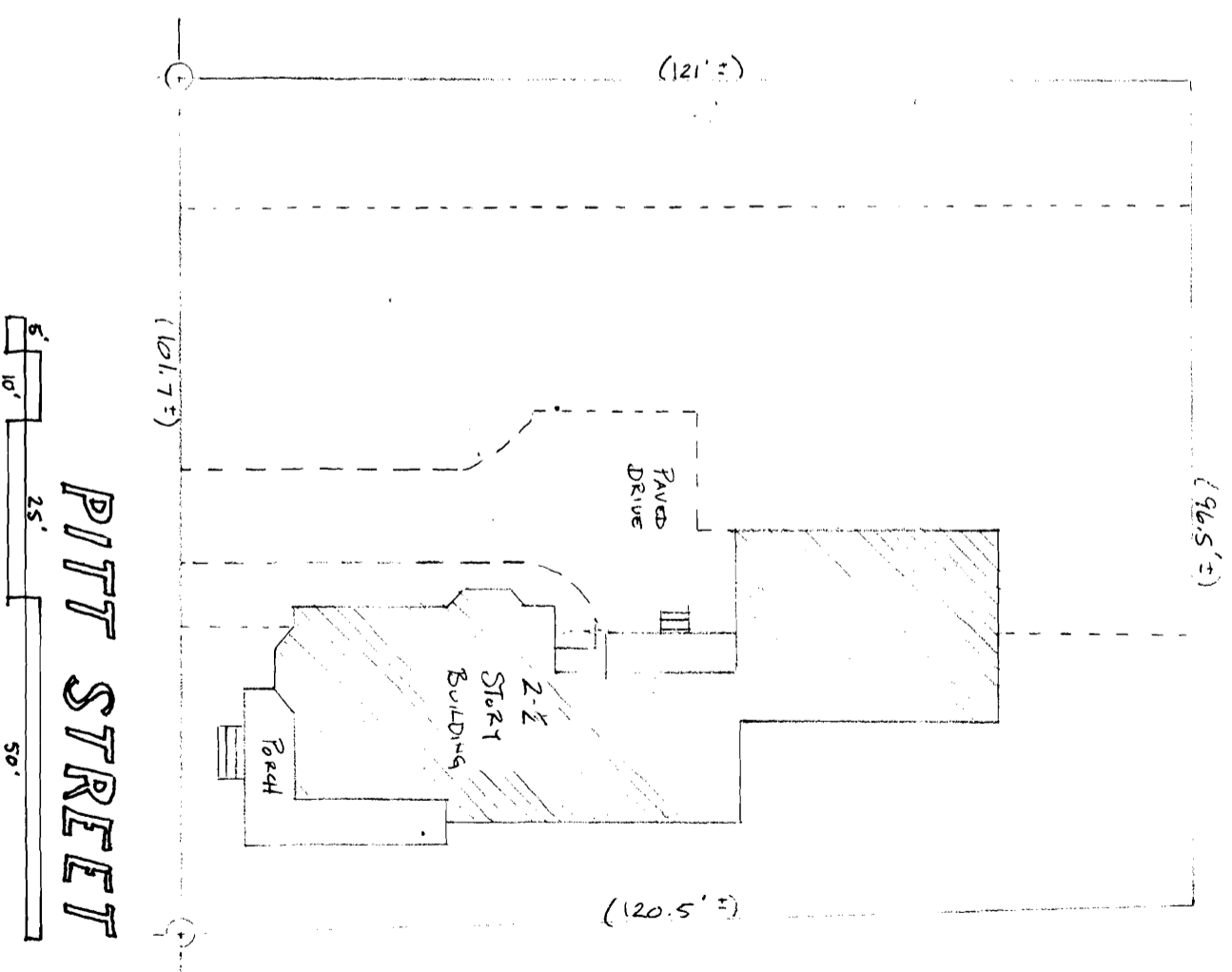


Proposed EXTERIOR WALL SECTION  
1/2" = 1'-0"

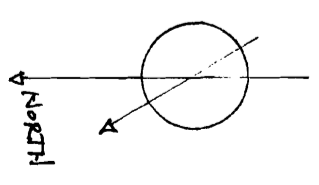
### WINDOW / Door SCHEDULE

#	UNIT	R.O.	NOTES
1	VELUX OPERABLE SKYLIGHT	12" X 30"	REPAIR / REUSE
2	EXISTING WINDOW	VARIES	REPAIR / REUSE
3	NEW EXTERIOR DOOR	37" X 6'-10"	1/2" GWS
4	REUSE EXISTING DOORS AS NEEDED.		


- ### NOTES:
- 1 ALL EXISTING STAIRS TO REMAIN
  - 2 ALL PLUMBING FIXTURES TO BE REUSED / REPAIRED
  - 3 KNOBS + TUBE WIRING TO BE REPLACED
  - 4 EXISTING REPLACEMENT WINDOWS TO REMAIN / ALL NON-INSULATED WINDOWS TO BE REPLACED.

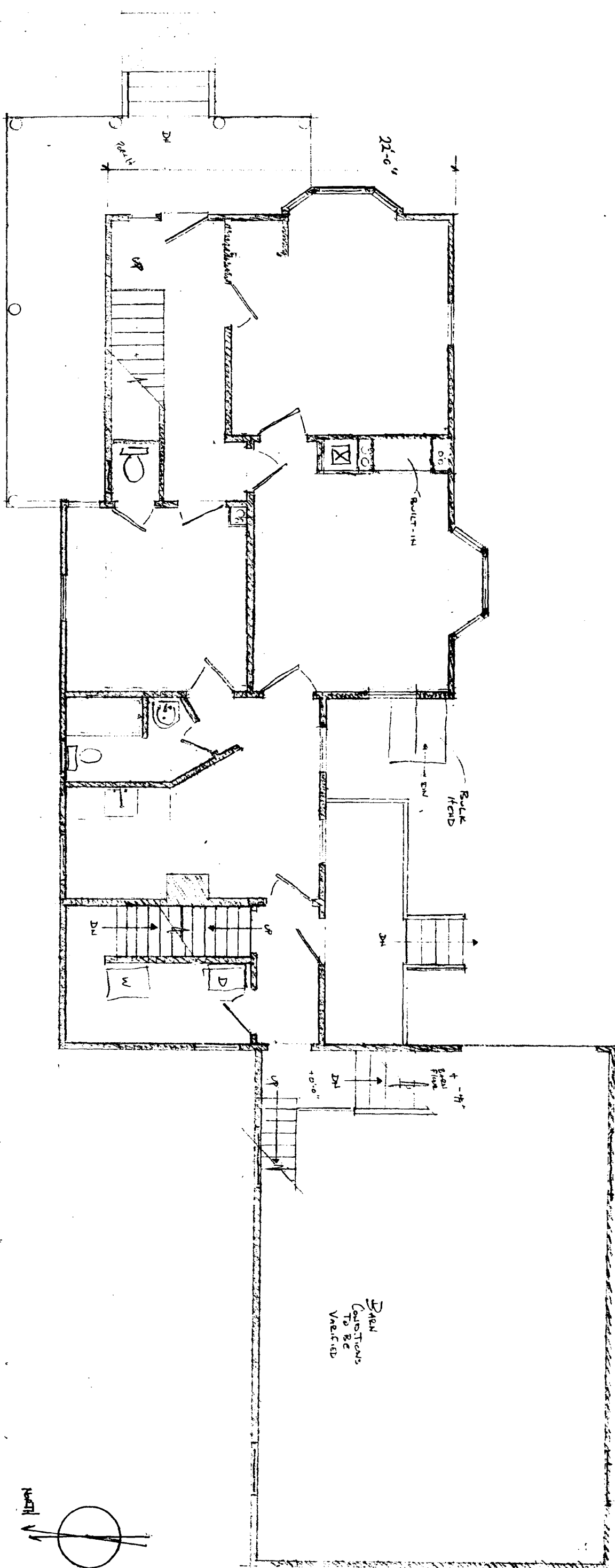


PITT STREET

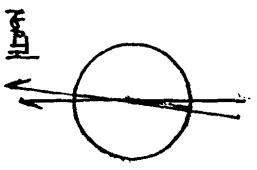


RYAN RESIDENCE  
SITE PLAN / WINDOW SCHEDULE  
28 PITT ST. PORTLAND, ME 04103


 First Floor Existing Conditions  
 1/4"-1'-0" NTS



DASH  
 CONDITIONS  
 TO BE  
 VERIFIED



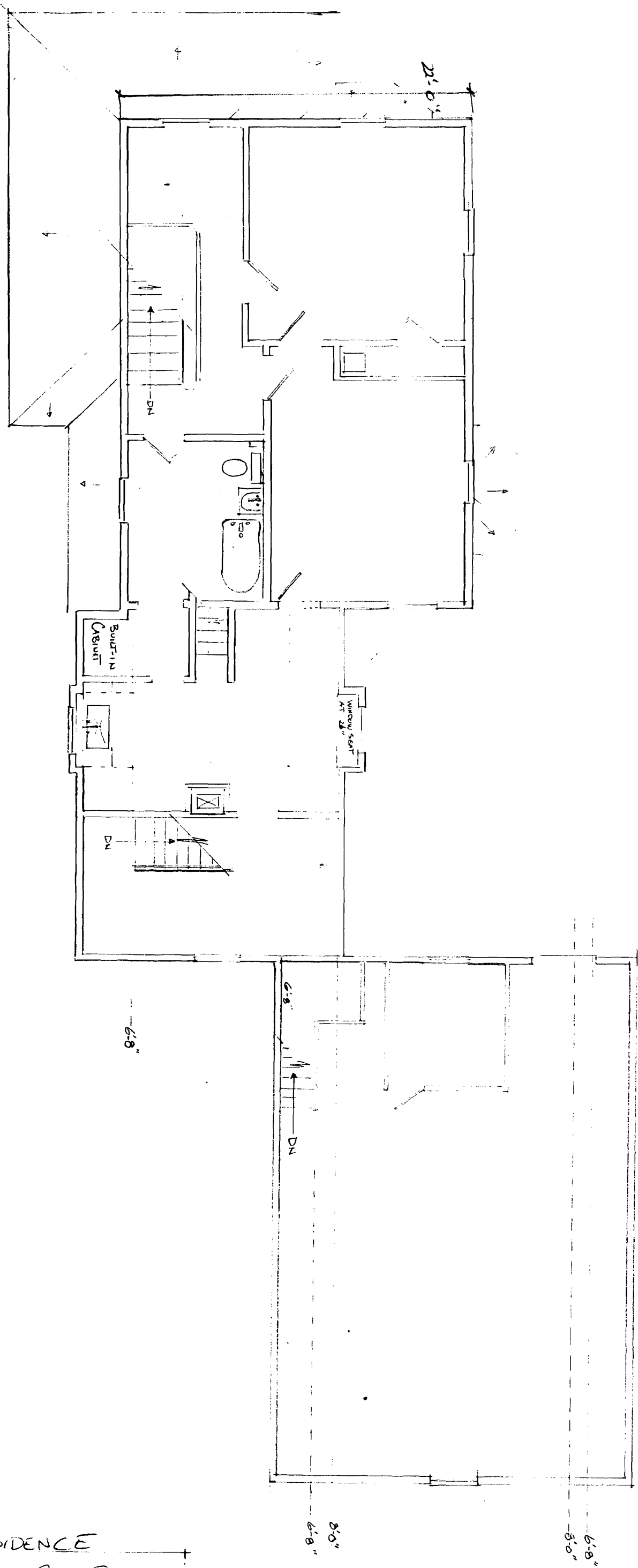
RYAN RESIDENCE

1ST FLOOR EXISTING CONDITIONS.

23 PITT ST. PORTLAND ME. 04103

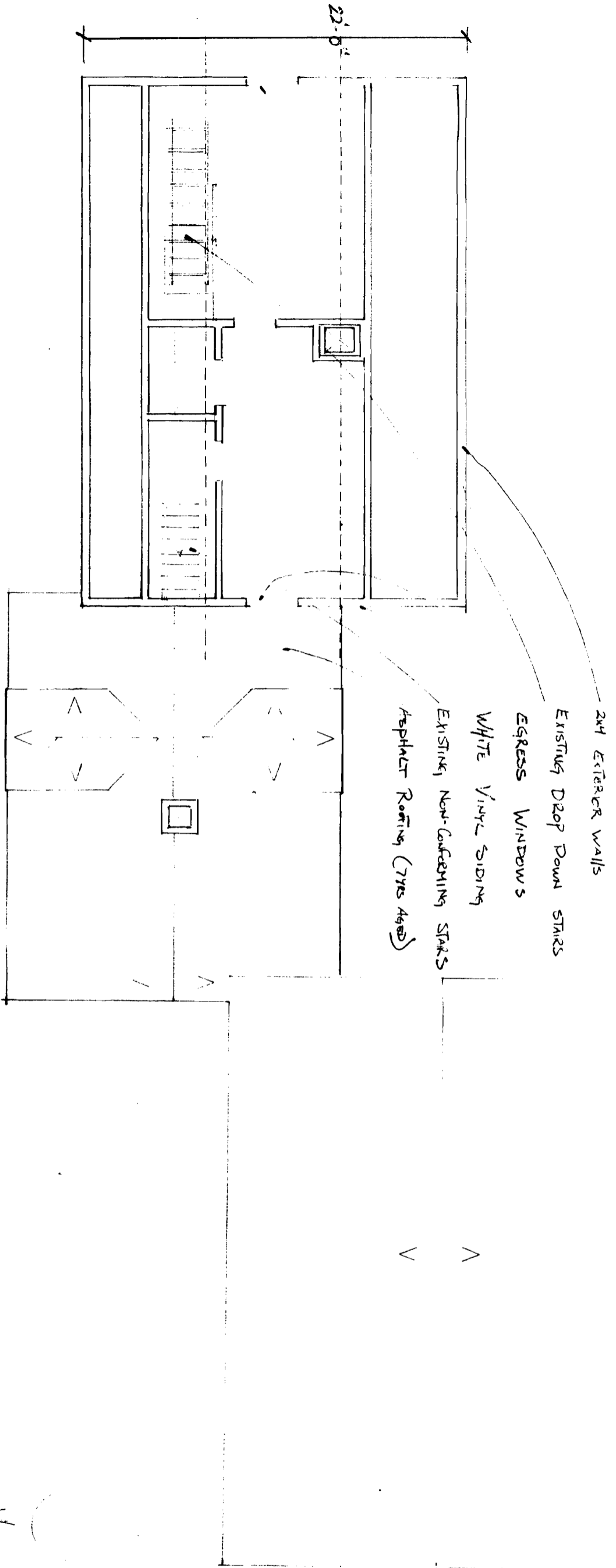
1/4"-1'-0"

Second Floor Plan  
 Existing Conditions NTS



RYAN RESIDENCE  
 EXISTING CONDITIONS 2ND FLOOR  
 23 PIT ST PORTLAND ME 04103 1/4"=1'-0"

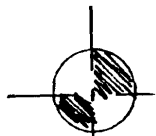
3RD Floor  
EXISTING CONDITIONS. NTS  
1/4" = 1'-0"

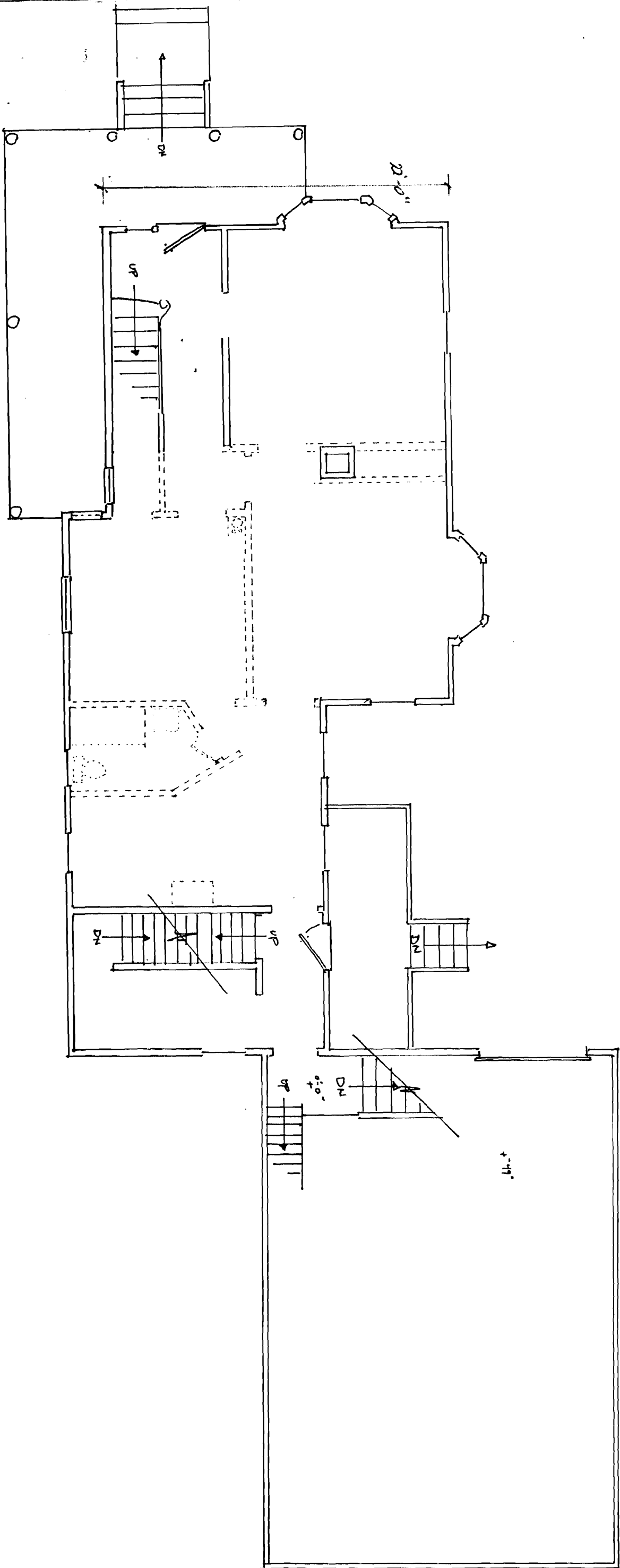


RYAN RESIDENCE

3RD FLOOR EXISTING CONDITIONS

28 PITT ST. PORTLAND ME 04103 1/4" = 1'-0"


 FIRST FLOOR  
 DEMOLITION PLAN  
 NTS  
 1/4"=1'-0"



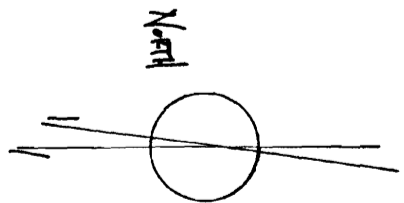
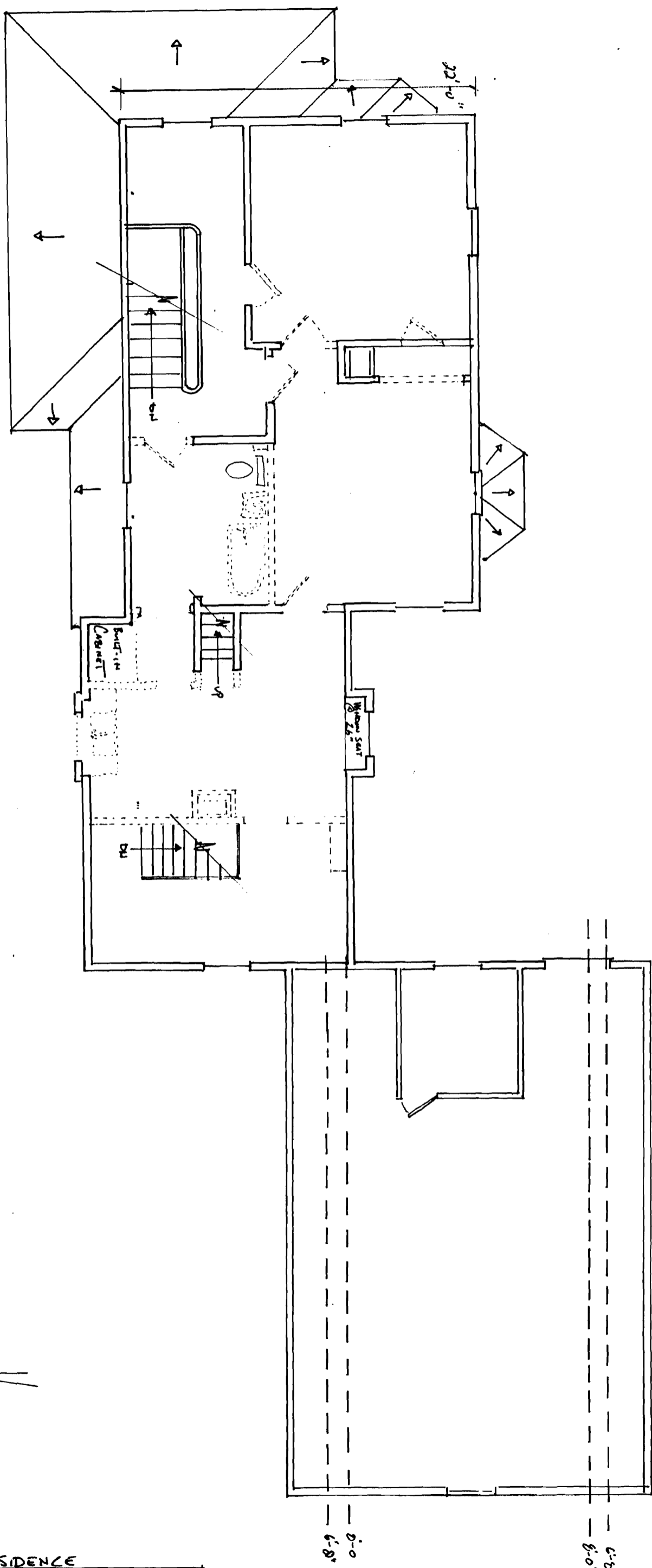
Note: All existing stairs to  
 remain.

RYAN RESIDENCE

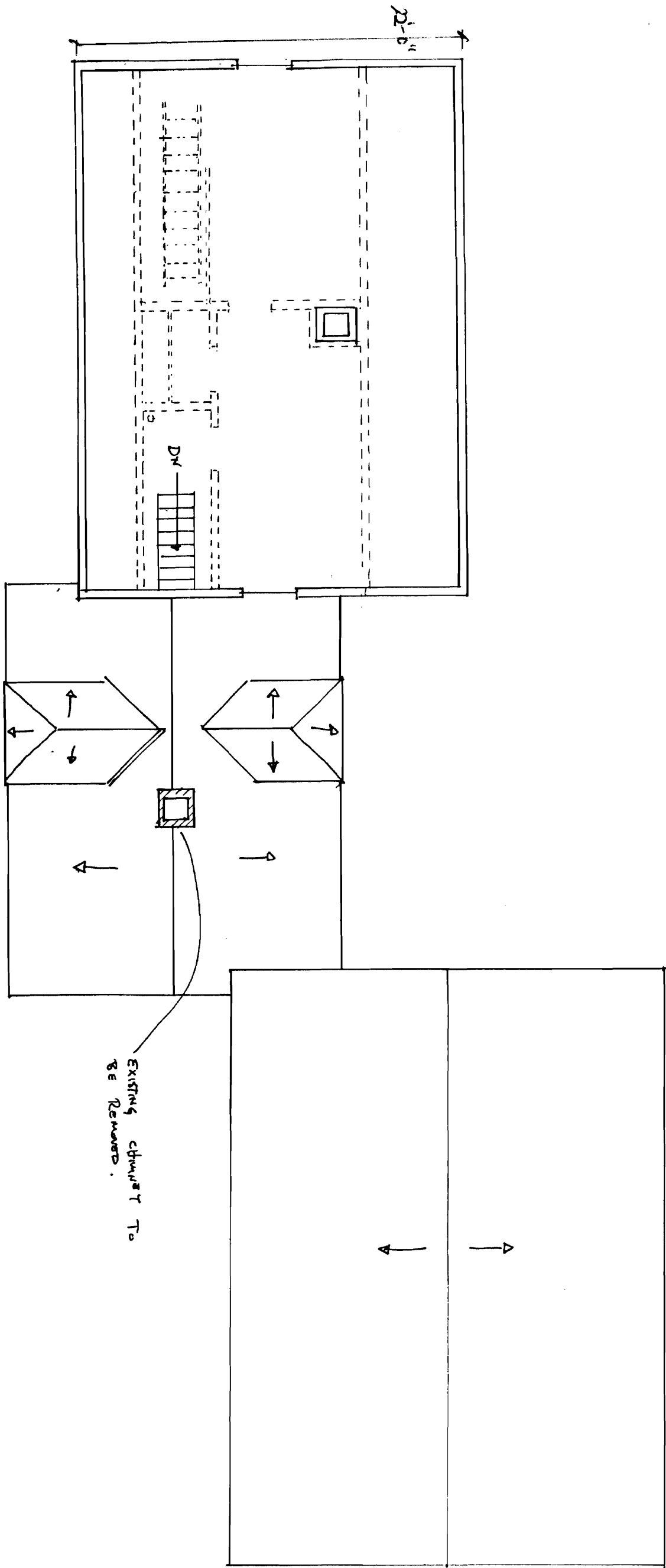
1ST FLOOR DEMOLITION PLAN

23 Pitt St. Portland ME, 04103 1/4"=1'-0"

SECOND FLOOR PLAN  
DEMOLITION PLAN  
NTS  
1/4"=1'-0"



RYAN RESIDENCE  
2ND FLOOR DEMOLITION PLAN  
23 PITT ST. PORTLAND ME 04103 1/4"=1'-0"



3RD Floor Demolition Plan  
 1/4" = 1'-0" N.T.S.

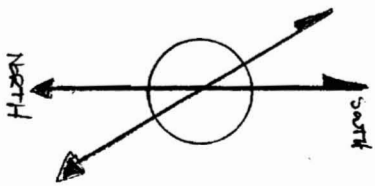
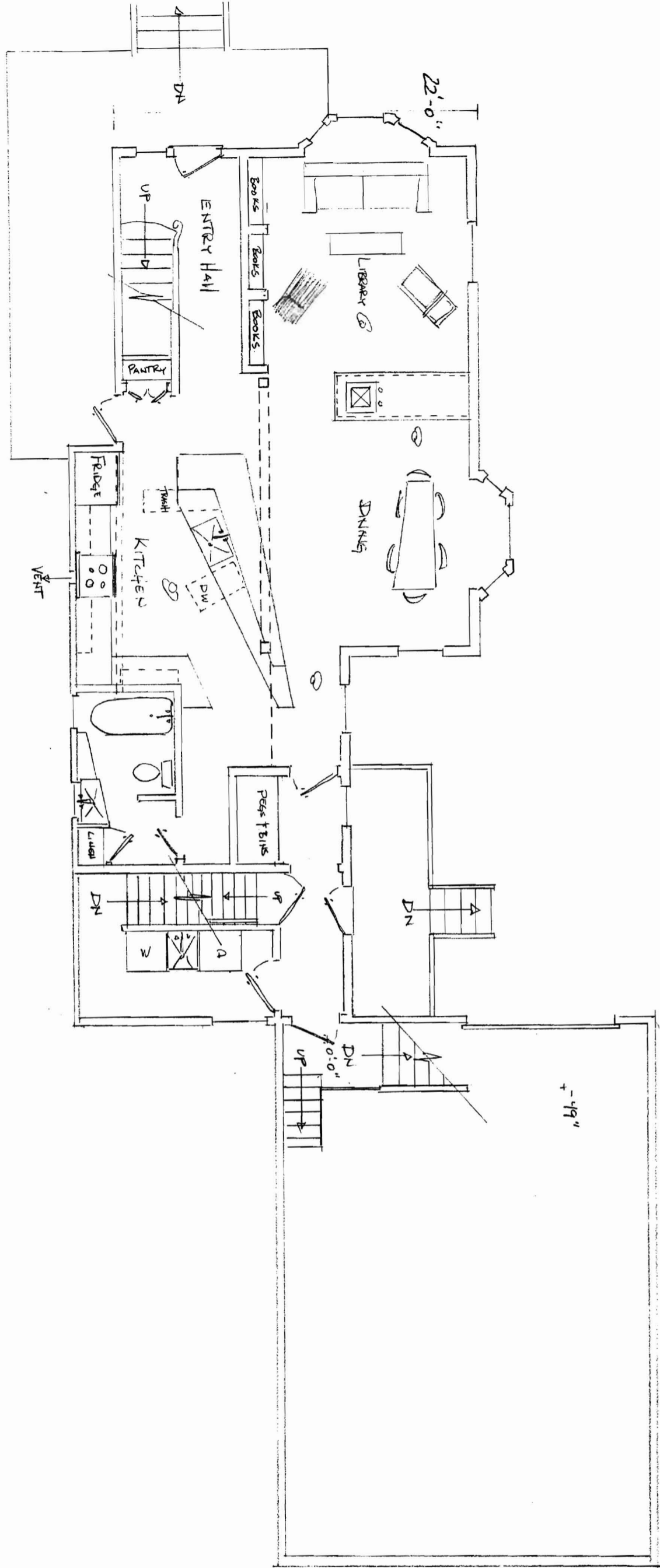
NOTE: All existing stairs to remain.

EXISTING CHIMNEY TO BE REMOVED.

	RYAN RESIDENCE	
	3RD FLOOR DEMOLITION PLAN.	
	23 PIT ST. PORTLAND ME 04103	1/4" = 1'-0"



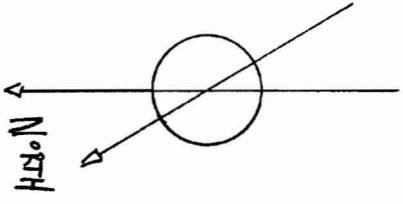
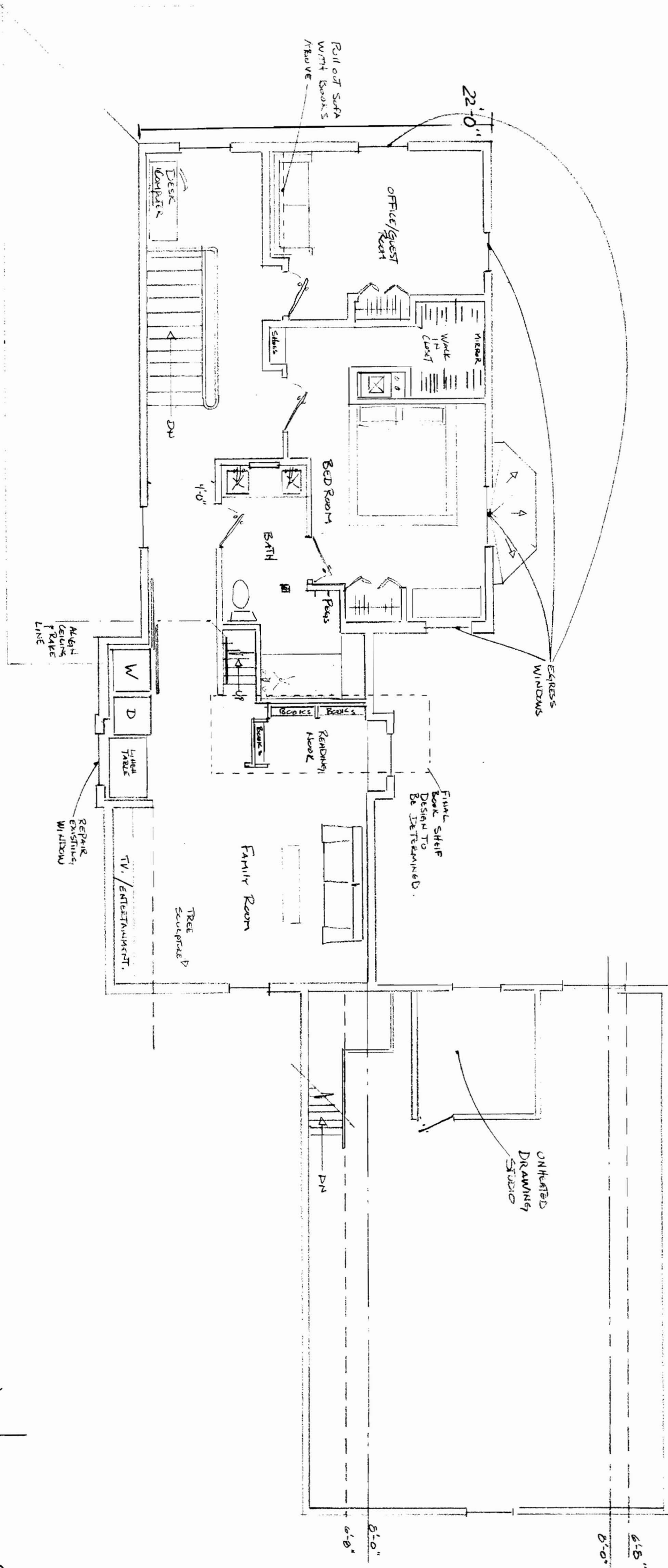
FIRST FLOOR PLAN 1/4"=1'-0"  
 Proposed NTS



RYAN RESIDENCE  
 Proposed 1<sup>st</sup> FLOOR

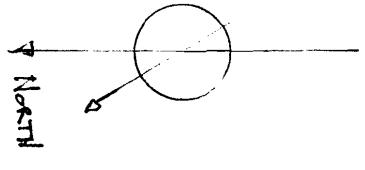
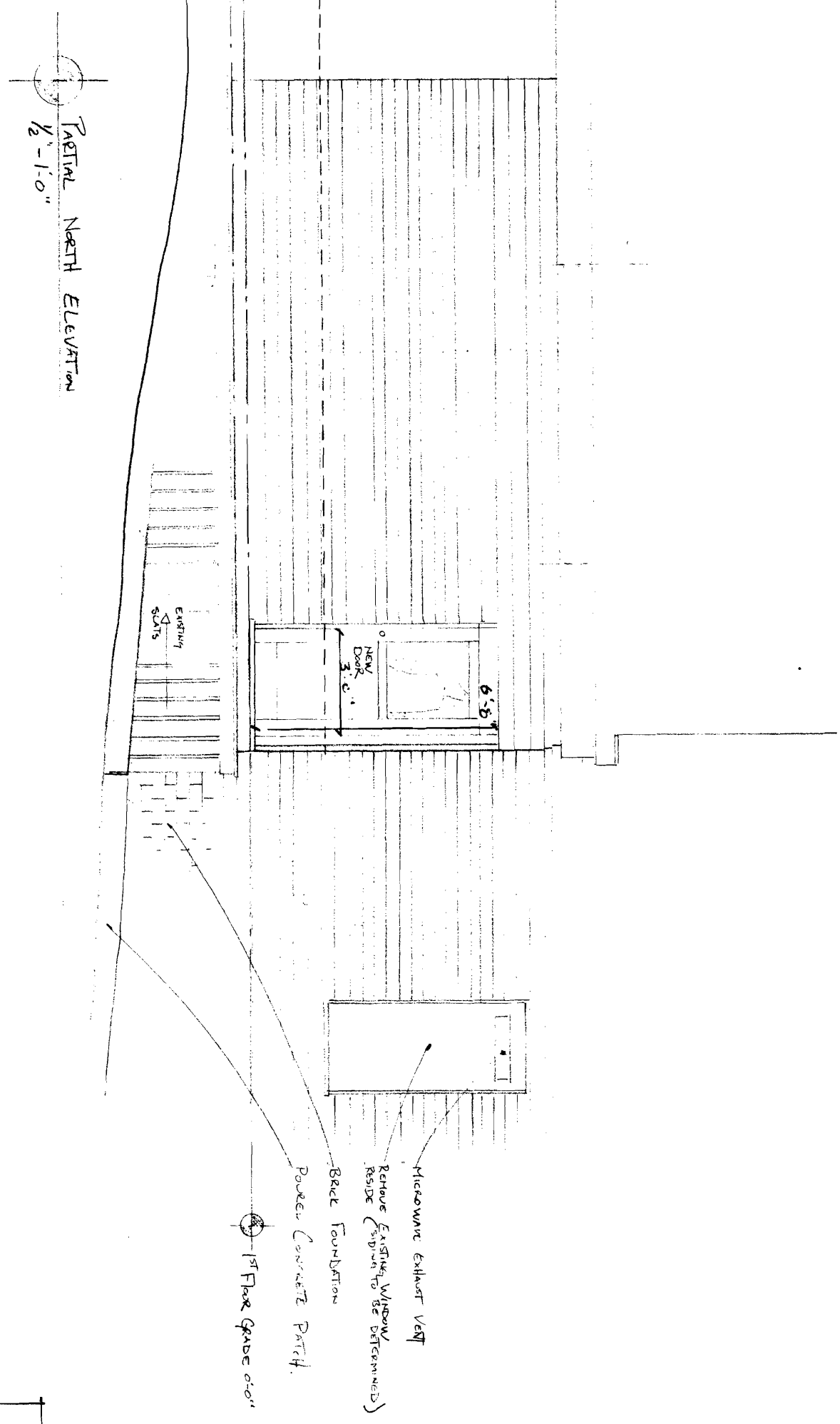
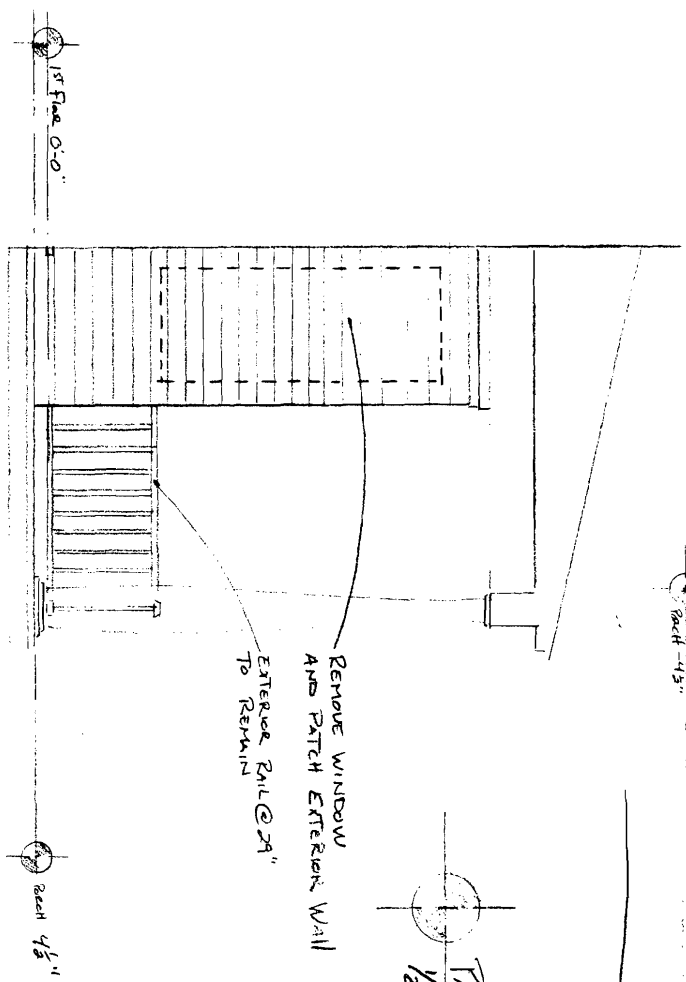
23 Pitt St. Portland ME 04103 1/4"=1'-0"

SECOND FLOOR PLAN  
1/4" = 1'-0"

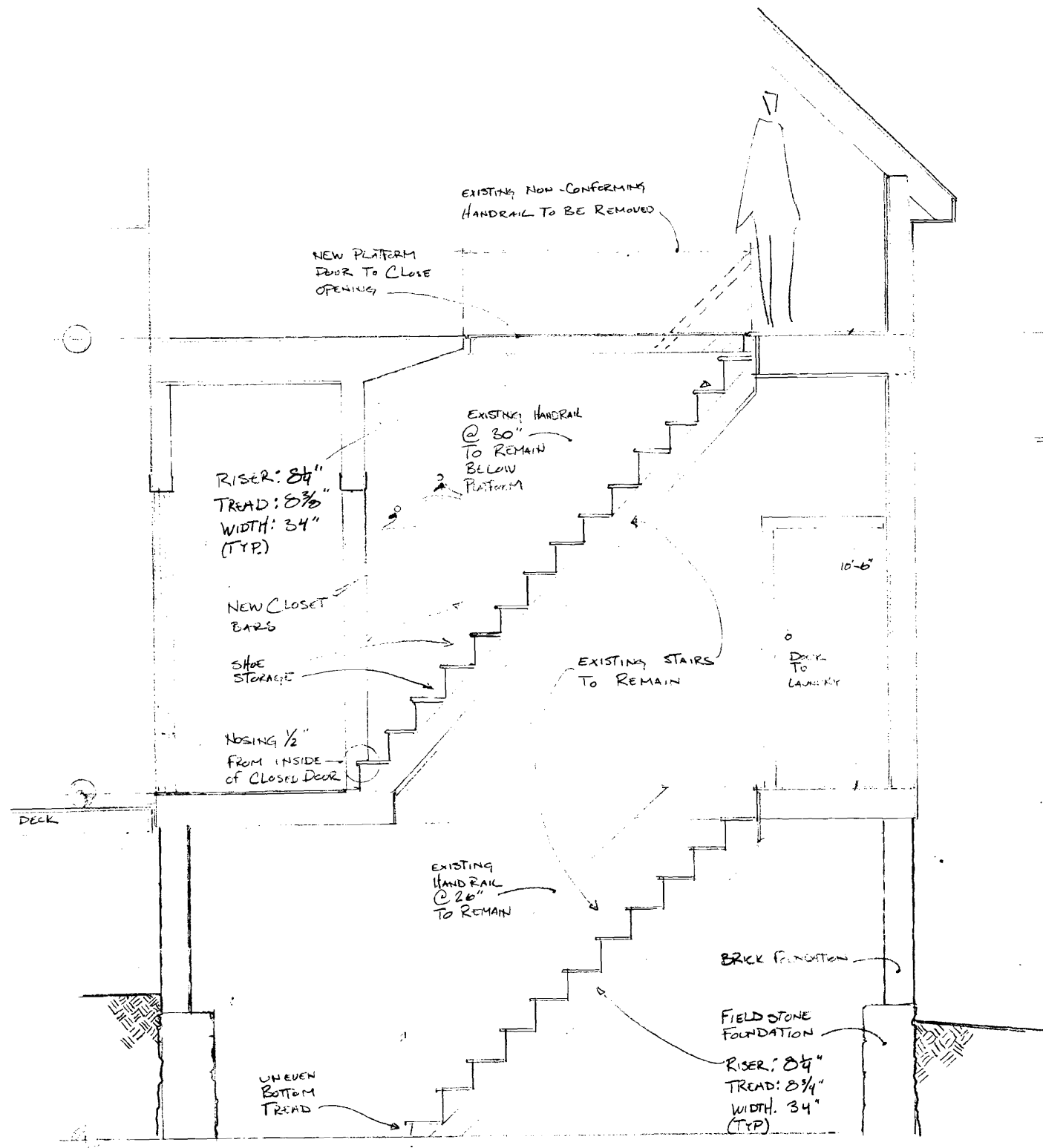


RYAN RESIDENCE  
2ND FLOOR PLAN

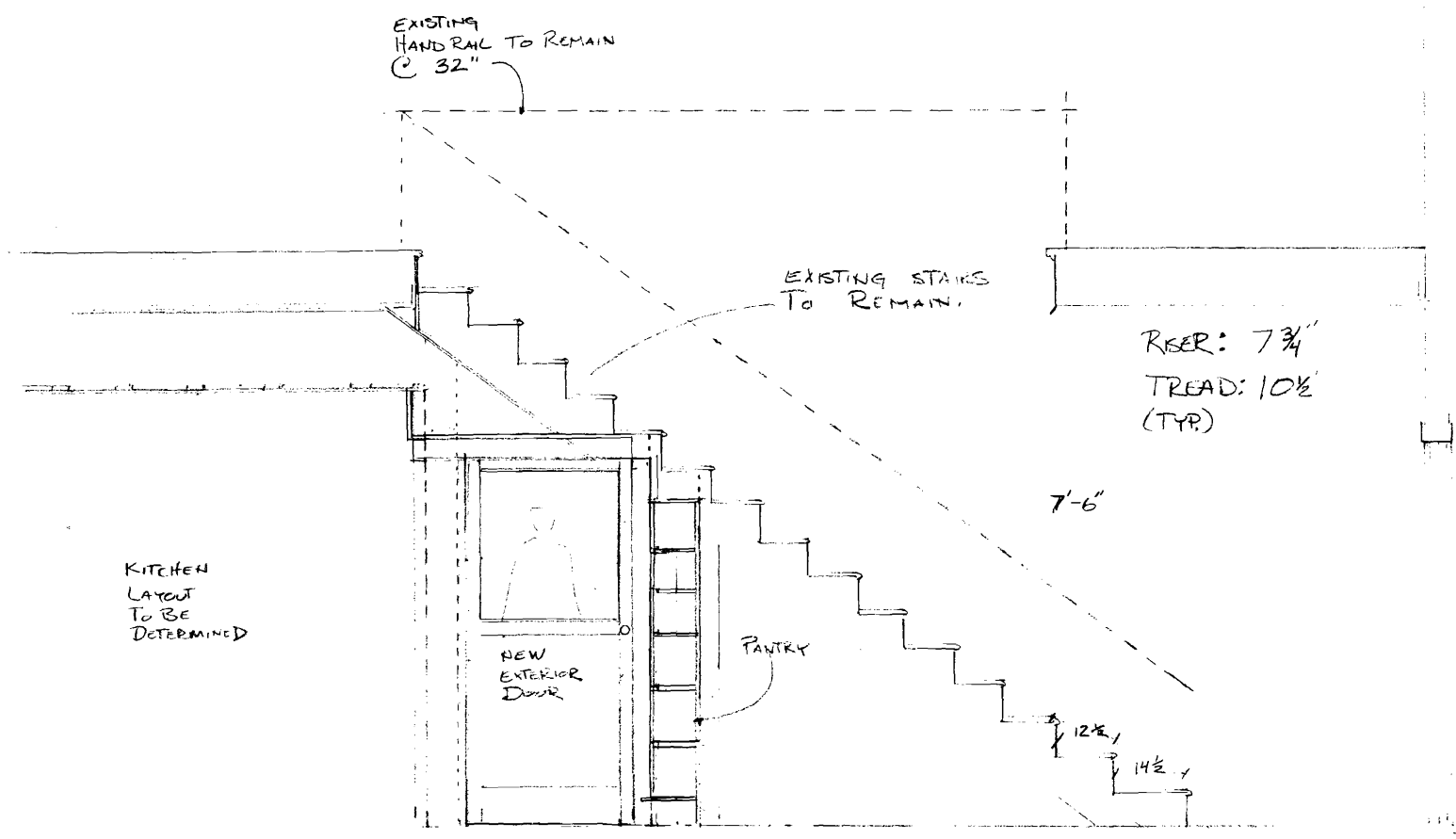
23 PITT ST. PORTLAND, ME 04103 1/4" = 1'-0"



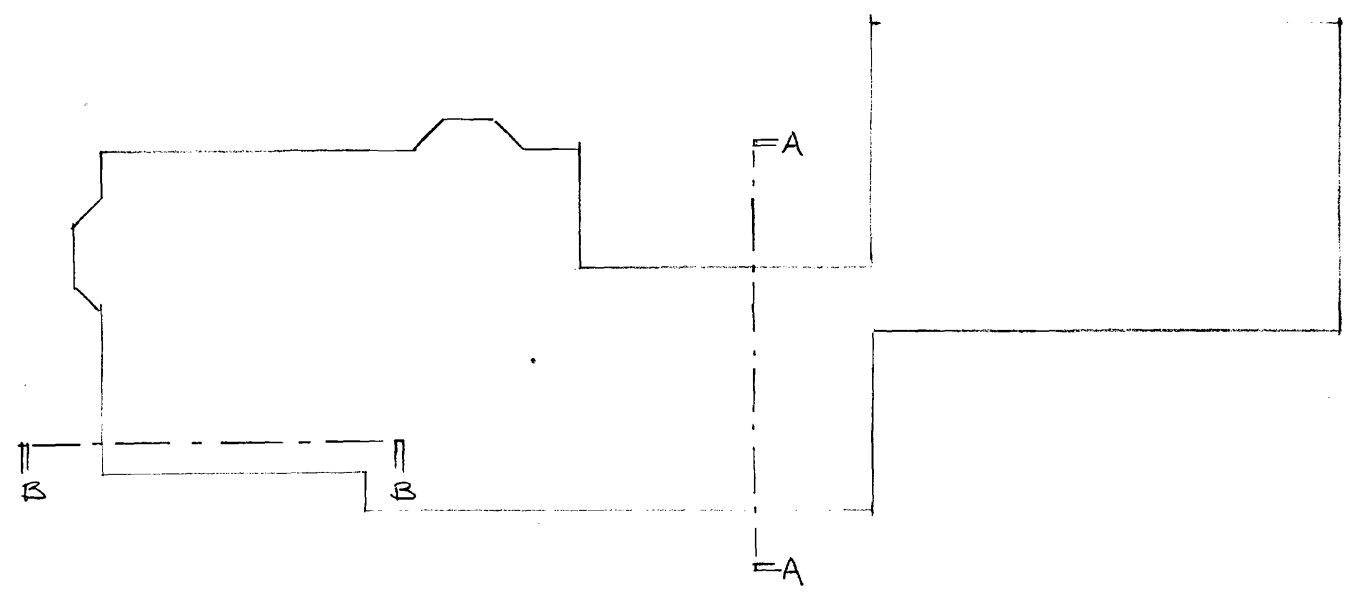
RYAN RESIDENCE  
 ELEVATIONS  
 23 PITT ST. PORTLAND ME 04103     1/4"=1'-0"



SECTIONS @ EXISTING STAIRS A-A  
1/2" = 1'-0"



SECTION @ FRONT ENTRY STAIR B-B  
1/2" = 1'-0"

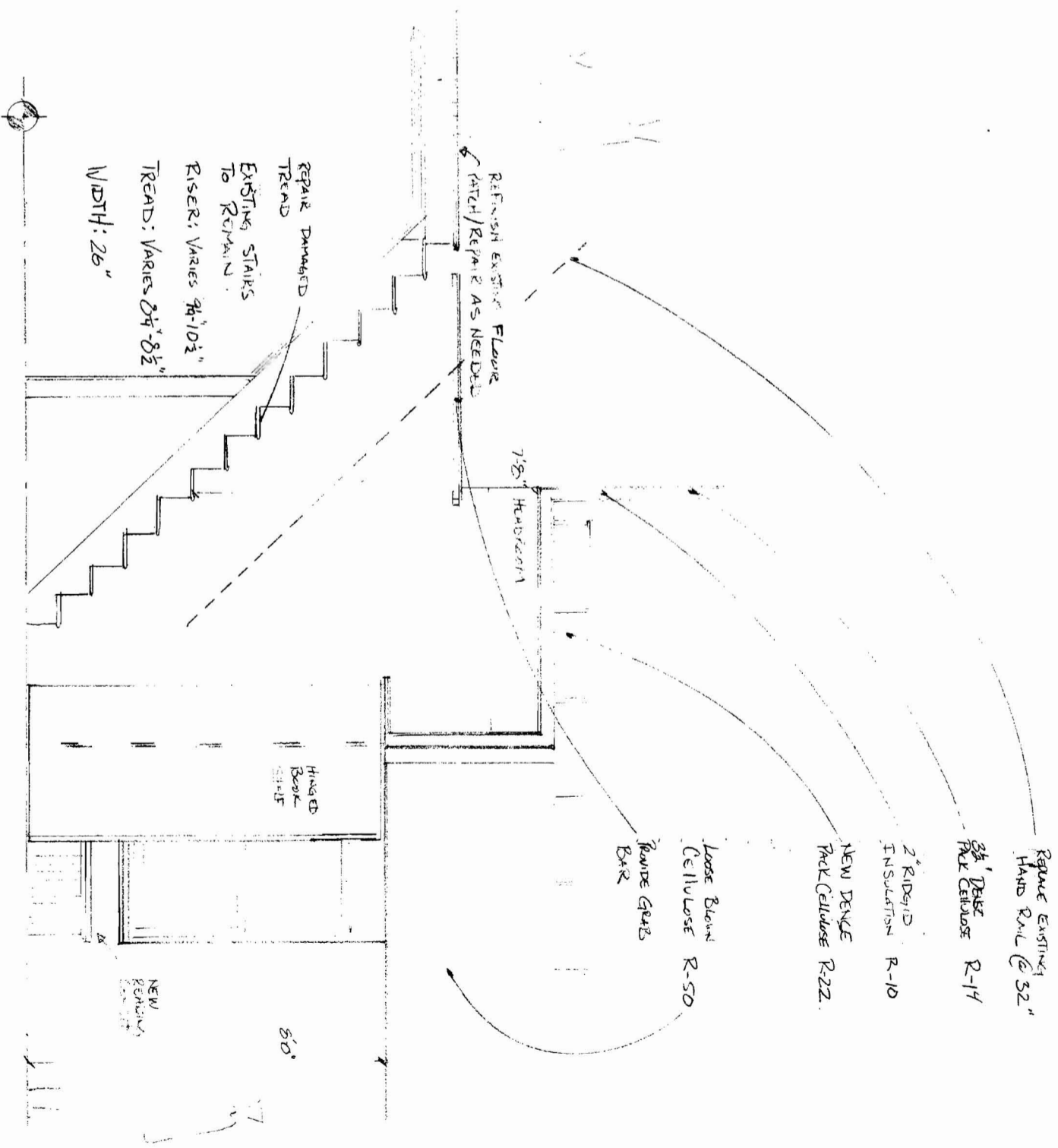


RYAN RESIDENCE

SECTIONS

23 PITT ST. PORTLAND ME 04103 1/2" = 1'-0"

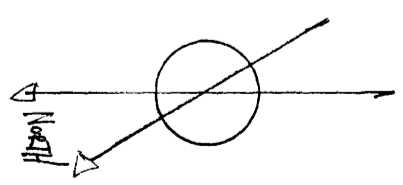
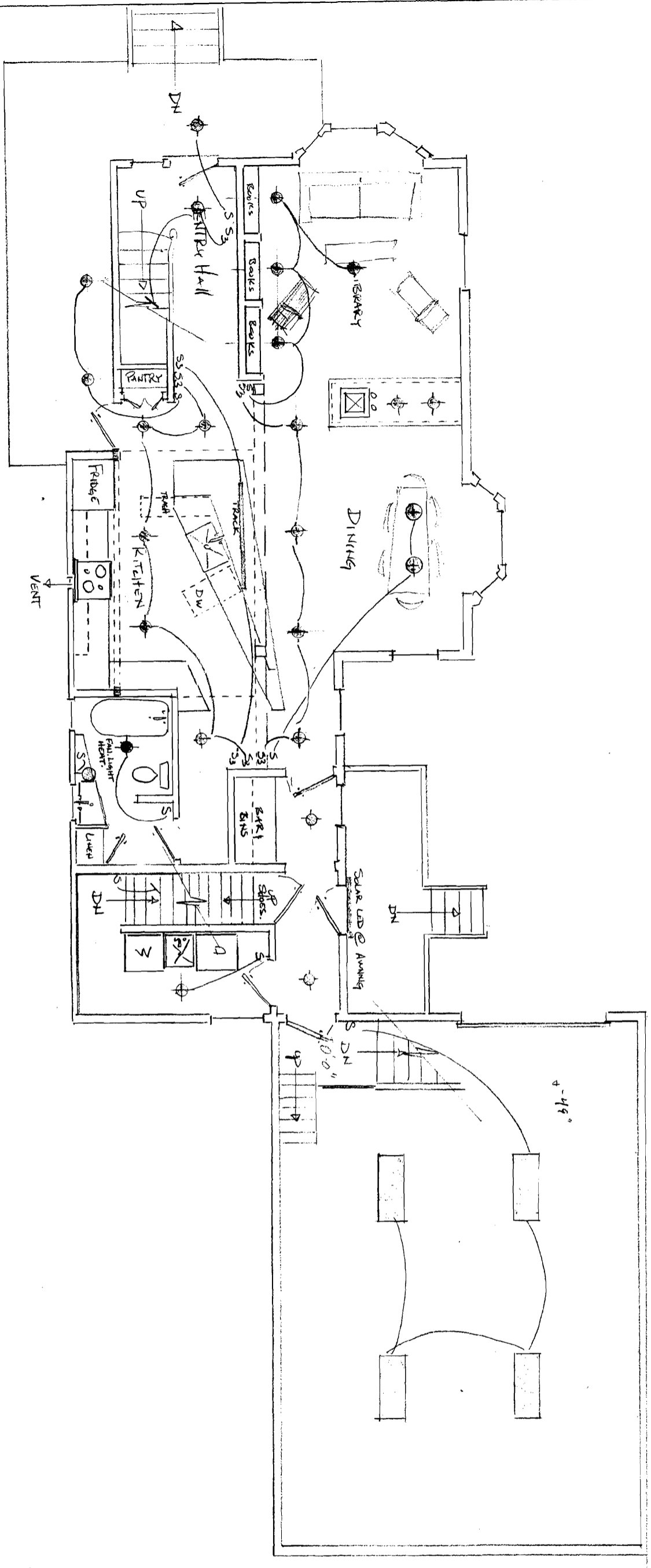
SECTION @ 3<sup>RD</sup> FLOOR  
 1/2" = 1'-0"



RYAN RESIDENCE  
 SECTIONS

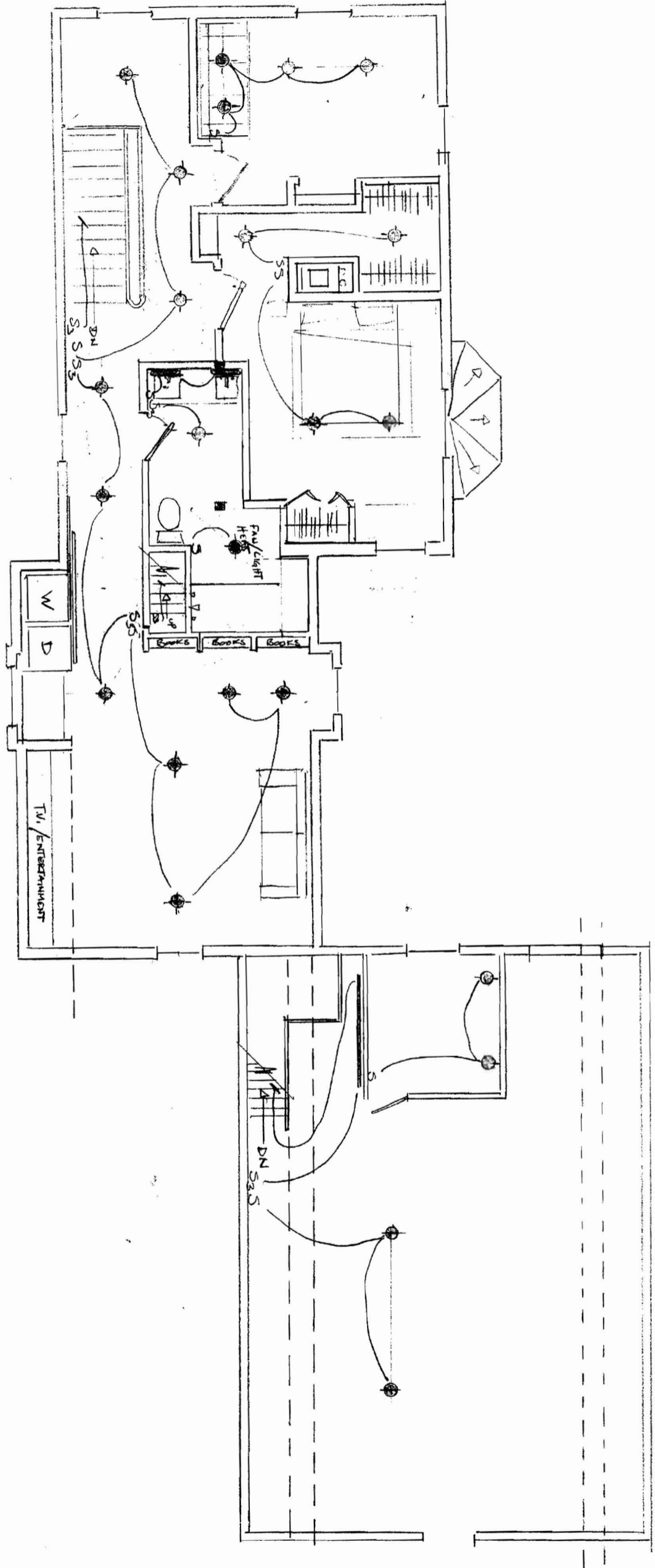
23 PITT ST. PORTLAND ME 04103 1/2" = 1'-0"

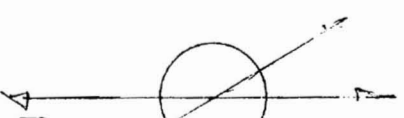
FIRST FLOOR ELECTRICAL PLAN  
 1/4" = 1'-0"



RYAN RESIDENCE  
 1st Floor Electric  
 23 Port St. Portland ME 04103 1/4" = 1'-0"

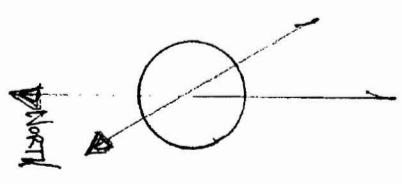
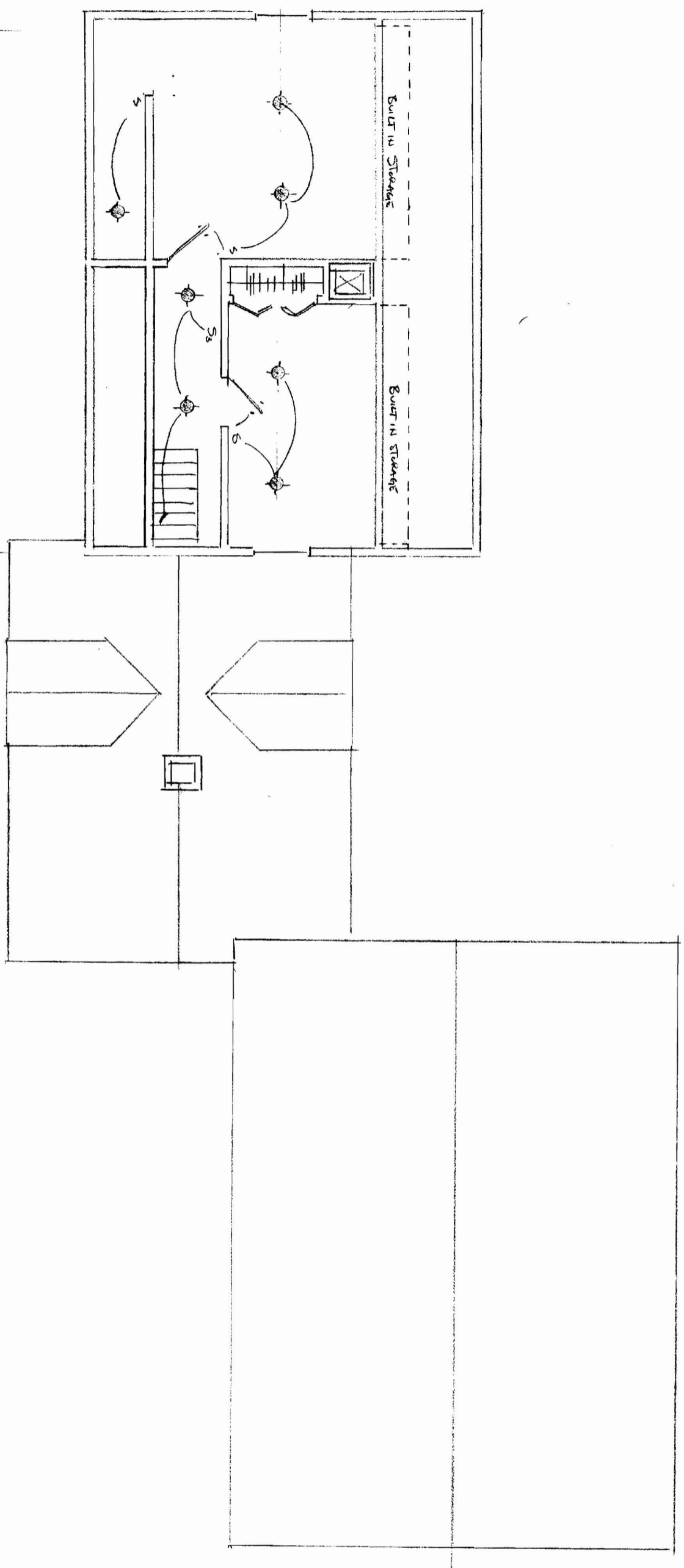

  
 SECOND FLOOR ELECTRICAL PLAN
   
 1/4" = 1'-0"




  
 NORTH

<p>RYAN RESIDENCE</p>	<p>2ND FLOOR ELECTRICAL PLAN</p>
<p>23 PITT STREET PORTLAND ME 04103</p>	<p>1/4" = 1'-0"</p>

3<sup>RD</sup> FLOOR ELECTRIC PLAN  
1/4" - 1'-0"



RYAN RESIDENCE  
3<sup>RD</sup> FLOOR ELECTRICAL PLAN

23 PINE ST. PORTLAND ME 04103 1/4" - 1'-0"



**GENERAL NOTES:**

- The notes on the drawings are not intended to replace specifications. In addition to general notes. See specifications for requirements.
- Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturers written instructions.
- The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tiewdowns. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

**DESIGN LOADS:**

- Building code: IRC (2003) International Residential Building Code.
- Design Live Loads: (Ground Snow load = 50 psf)  
Roof ..... 45 psf + drift as applicable
- Design wind loads are based on exposure B using 100 mph basic wind speed.

**CONCRETE NOTES:**

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength at 28 days shall be: 3000 psi for footings
- All concrete shall be air entrained 4% to 6% per the specifications.
- Concrete shall not be placed in water.
- Provide PVC sleeves where pipes pass through concrete slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
- Fiber reinforced concrete shall conform to ASTM C-1116.

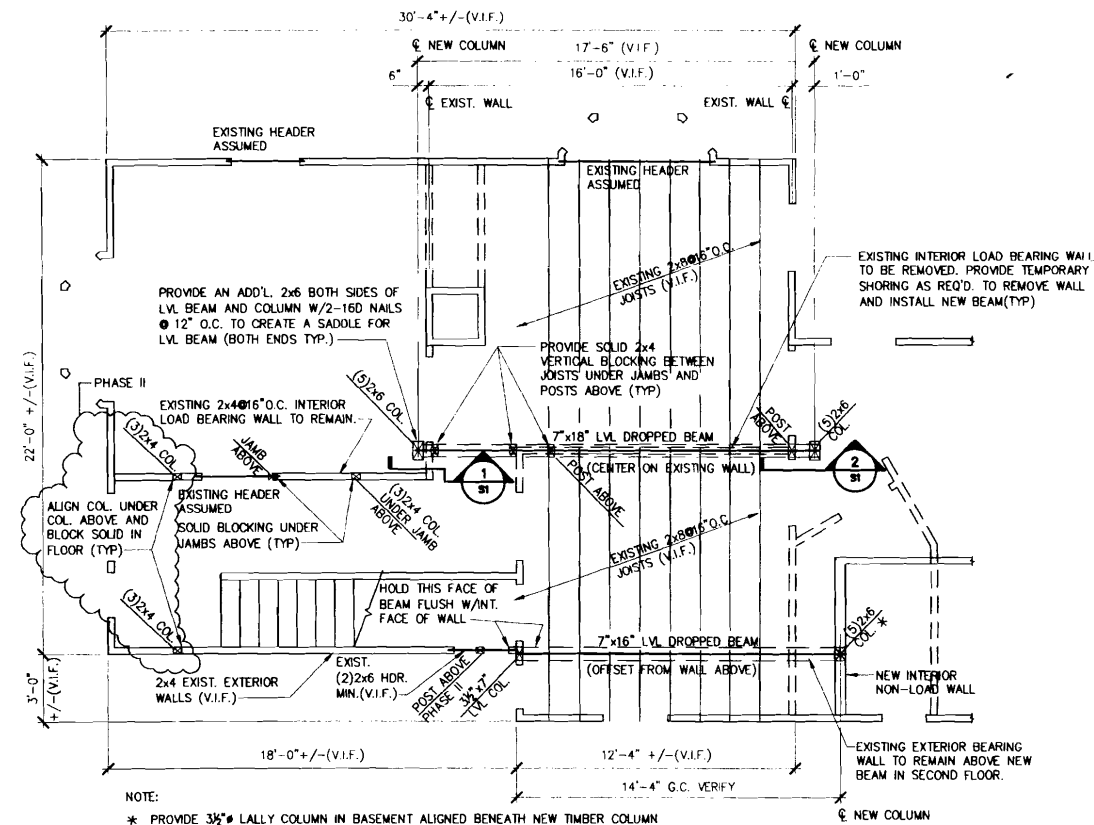
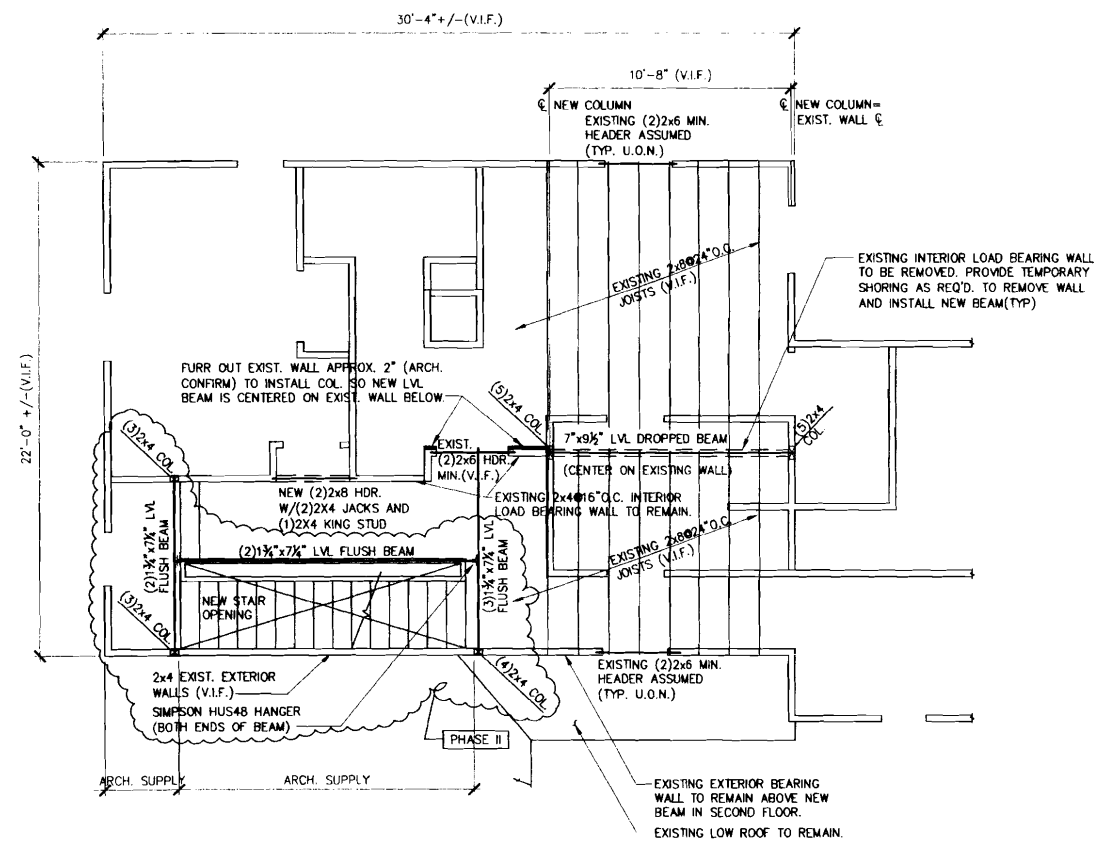
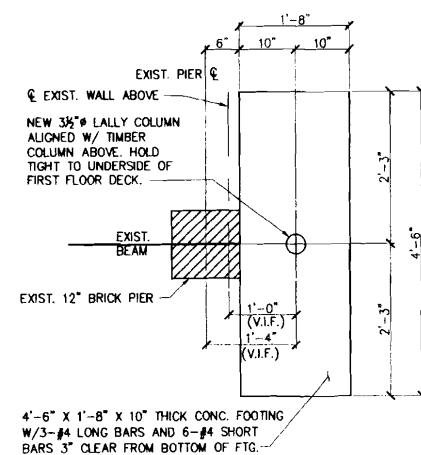
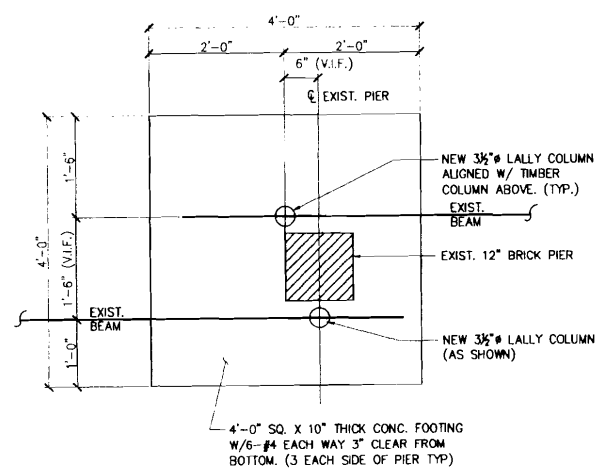
**FOUNDATION NOTES:**

- Foundations have been designed with a presumptive soil bearing capacity of 2000 psf to be verified by the general contractor in the field.
- Interior spread footings and exterior strip footings shall be founded on undisturbed native soil or compacted structural fill.
- Slabs on grade shall bear on a minimum of 12" of compacted structural fill or compacted 3/4" crushed stone. If loose or undesirable fills are encountered at the slab subgrade level, they shall be over excavated to the surface of the natural soil and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements. Moist cure slabs in accordance with ACI.
- Structural fill shall be used at all locations below footings and slabs and adjacent to the foundation walls. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following limits:
 

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
6 INCH	100
3 INCH	70-100
NO. 4	35-70
NO. 40	5-35
NO. 200	0-5
- Structural fill (or 3/4" crushed stone) beneath slabs shall be placed in layers not exceeding 6 inches in loose measure and compacted by self-propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ASTM D-1557). For structural fill or 100% of the rodded unit weight as determined by ASTM C-29 for 3/4" crushed stone.

**TIMBER FRAMING:**

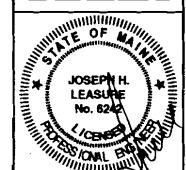
- All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) - latest edition
- Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
- Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on bearing wall and structural steel beams.
- Nailing not specified shall conform with IBC 2003.
- Provide 3/8" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate. Lap sheathing 1'-0" minimum over existing structure (Where applicable).
- Provide 3/8" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
- LVL indicated laminated veneer lumber beams manufactured by Boise Cascade or approved equal.



NOTE:  
\* PROVIDE 3 1/2" LALLY COLUMN IN BASEMENT ALIGNED BENEATH NEW TIMBER COLUMN INDICATED. INSTALL LALLY COLUMN TIGHT TO THE UNDERSIDE OF EXISTING FIRST FLOOR DECK BENEATH THE TIMBER COLUMN. INSTALL LALLY COLUMN ON NEW 2'-8" SQ. 10" THICK CONC. FTG. W/5-#4 EACH WAY 3" CLEAR FROM BOTTOM OF FTG. (TYP. U.O.N.)

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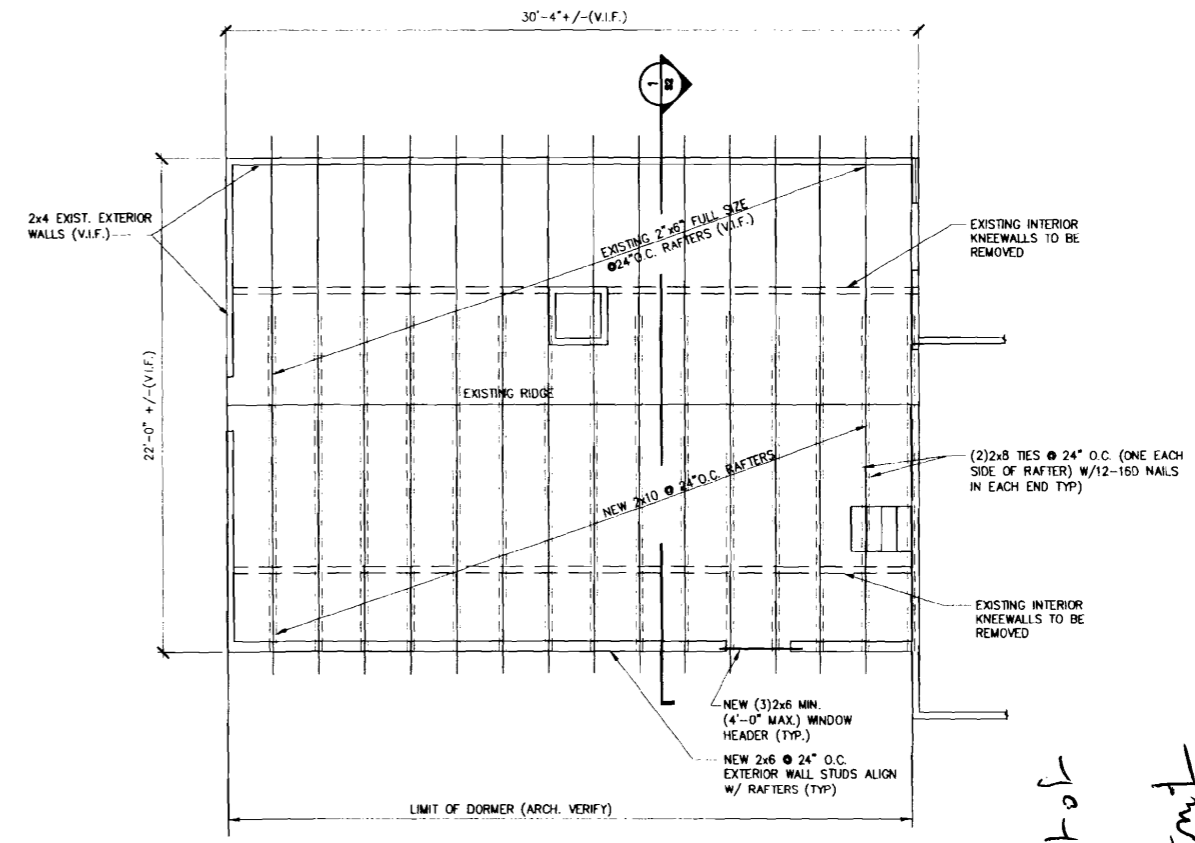
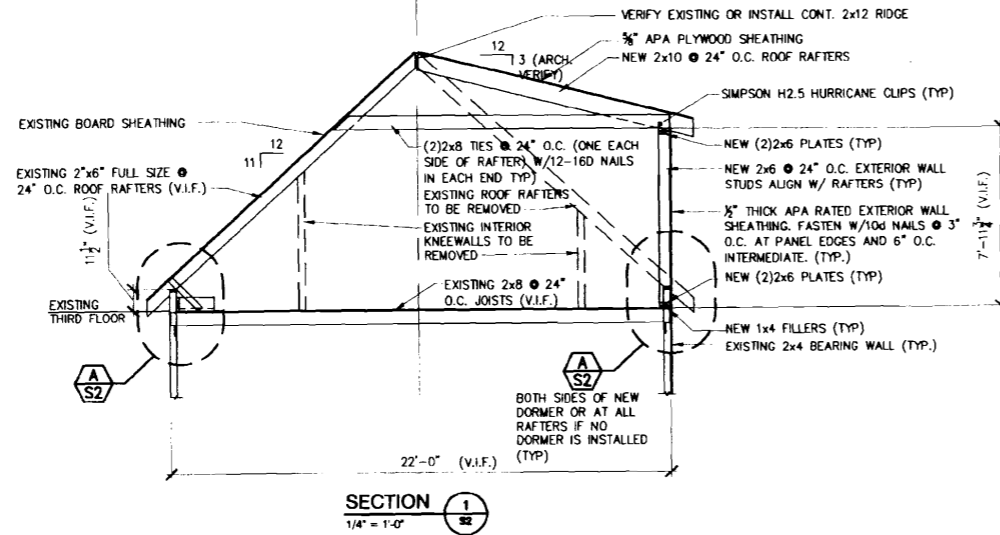
L & L STRUCTURAL ENGINEERING SERVICES, INC.  
916 W. GARDEN ST.  
PORTLAND, MAINE 04105  
PHONE: (207) 787-4830  
FAX: (207) 789-5432



app'd	description	date	rev.

RYAN RESIDENCE RENOVATION - PHASE I  
23 PITT STREET, PORTLAND, MAINE  
GENERAL NOTES, PARTIAL 2nd & 3rd FLOOR FRAMING PLANS AND SECTIONS

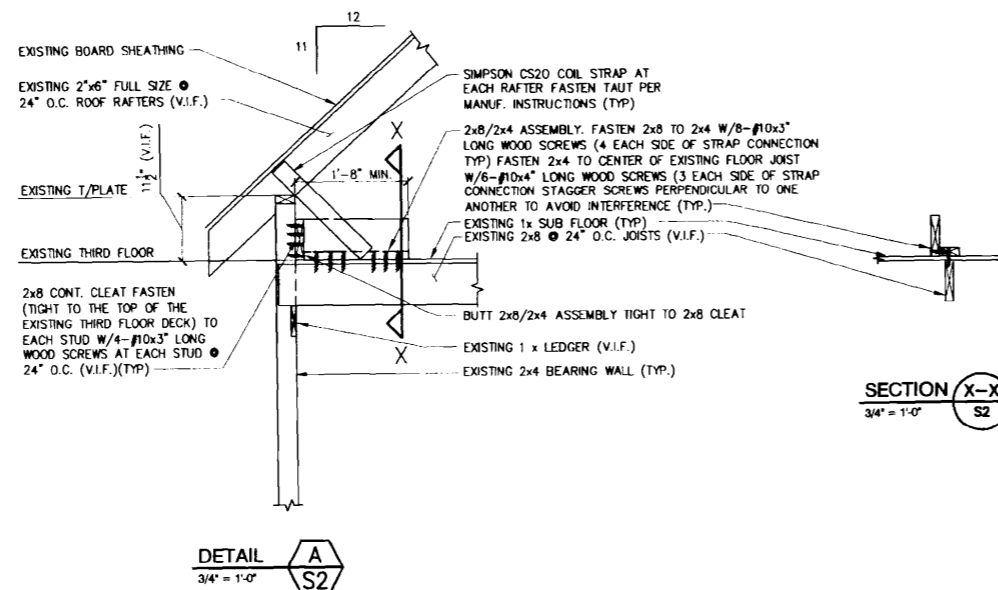
S1



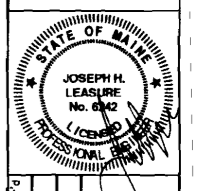
**PARTIAL ROOF FRAMING PLAN-PHASE II**  
1/4" = 1'-0"

*Not part of this permit.*

*not part of this permit*



L & L STRUCTURAL ENGINEERING SERVICES, INC.  
SIX 1/2 STREET  
PORTLAND, MAINE 04106  
PHONE: (207) 767-4830  
FAX: (207) 799-5432



REV.	DATE	DESCRIPTION

**RYAN RESIDENCE RENOVATION - PHASE II**  
23 PITT STREET, PORTLAND, MAINE  
PARTIAL ROOF FRAMING PLAN, SECTION AND DETAILS

**S2**

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