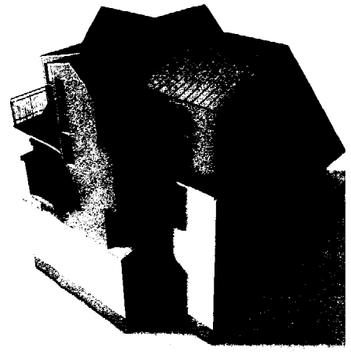
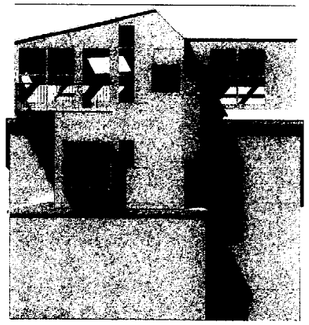
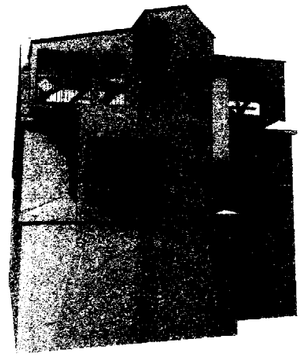
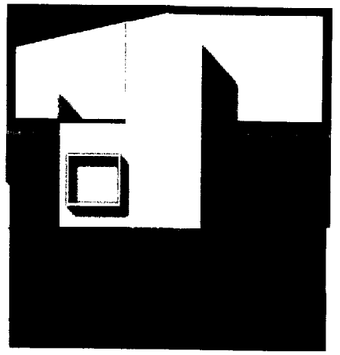
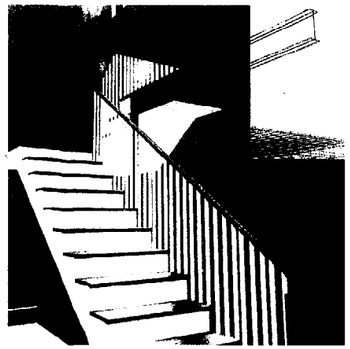


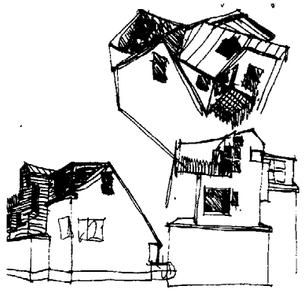


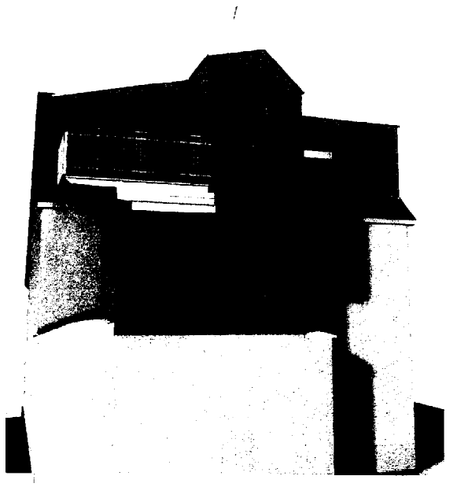


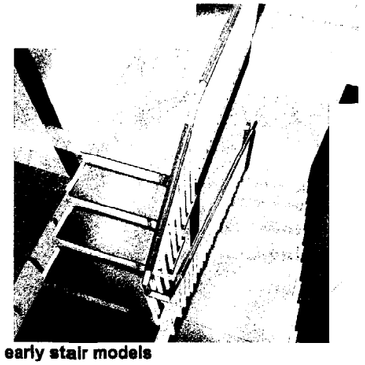




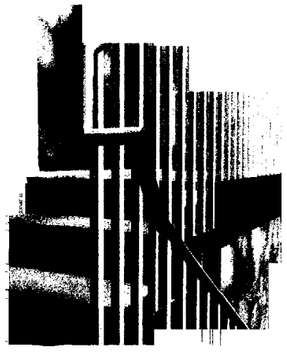
halverson melcher renovations and addition to 69 prospect street portland maine







early stair models



contract package **phase 2**

Halverson/Melcher renovations and addition at 69 Prospect Street
Portland, Maine

This package is an update for construction wherin clarifications to specific elements are being provided. included here are:
update to garden elevation A-2.1
update to roof soffit A-5.1
update to stair layout A-6.1
to come: clarifications on electrical and plumbing
Revised window schedule see 11/17 handout

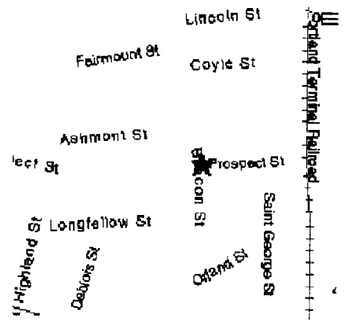
Description:

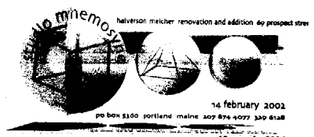
To revise the existing attic space currently in use by:

1. Adding a gable and dormer roof.
2. Upgrade and increase the amount of usable attic space; floor, electrical, heating, plumbing and lighting.
3. Add a small shower and toilet to attic level.**(rough in bathroom)**
4. Remove existing stair to attic and 2nd floor north bathroom and:
5. Provide a new stair system from the north side over the existing kitchen extension up to attic and refinish to match existing finishes in demolished area.
6. *remove one of two existing chimneys and re hook boiler to remaining flew (one of two)* completed
7. Provide a reading/study nook off of the 2nd floor with a bay window over the existing kitchen extension.
8. patch and match existing finishes where structural members must be added to support revised attic.
9. patch and renovate existing space gained by chimney removal.
10. *provide new opening in dining room from kitchen.* completed
11. *provide new downdraft exhaust system at stove.*completed
12. *To access and provide cost for the reshingleing of existing house w 5" clear white cedar shingles (pre dip).* completed
13. *side ne addition w/ 6' flat boards and 5" shingles to match existing.* completed

project to date

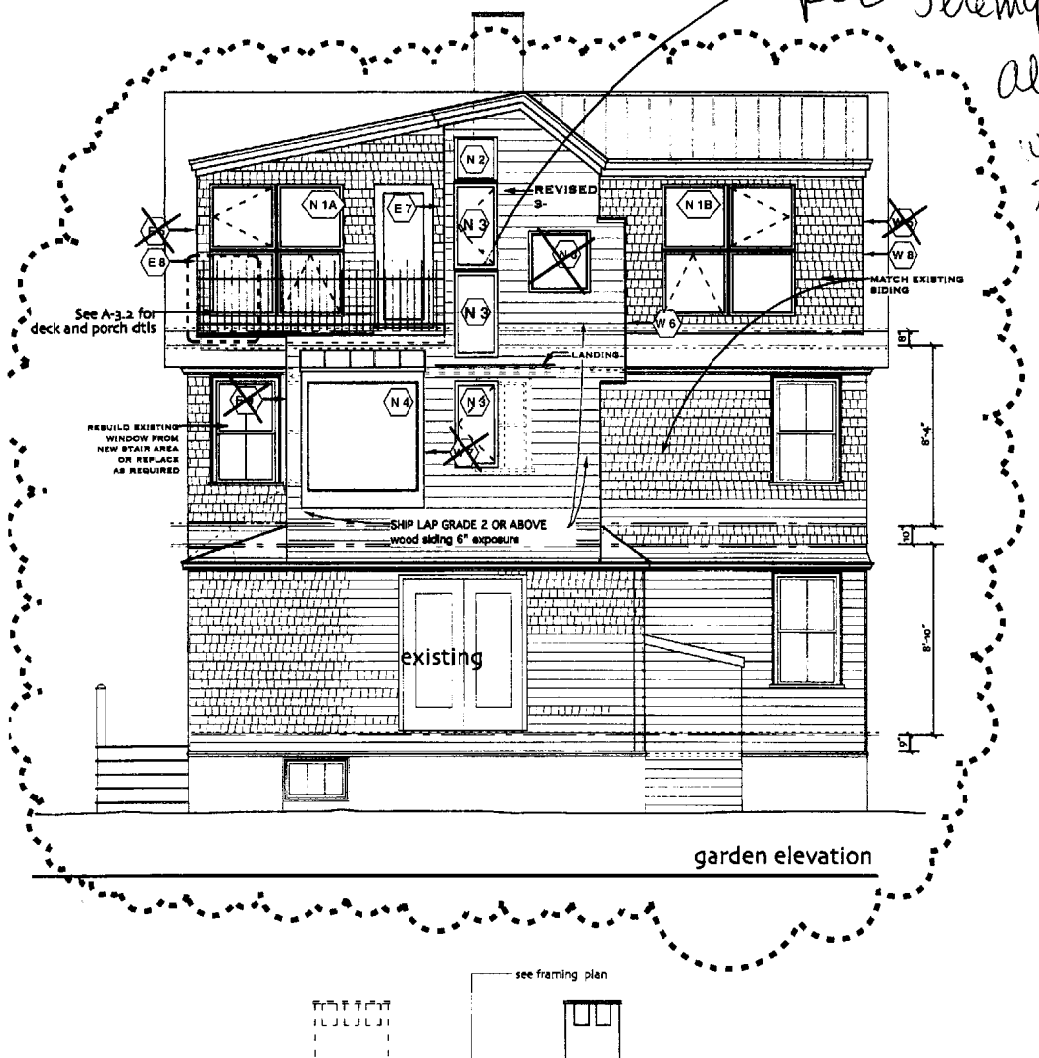
deck hand rail

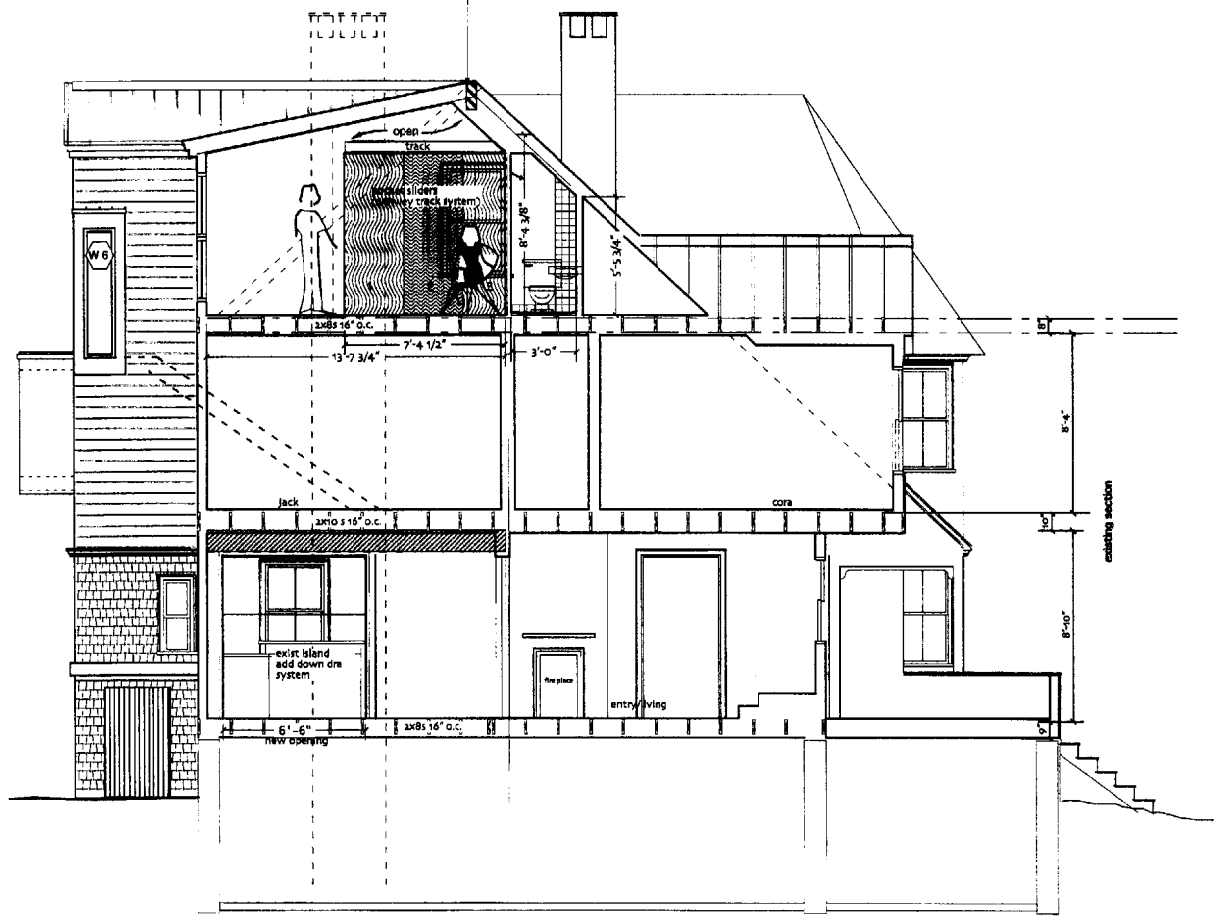


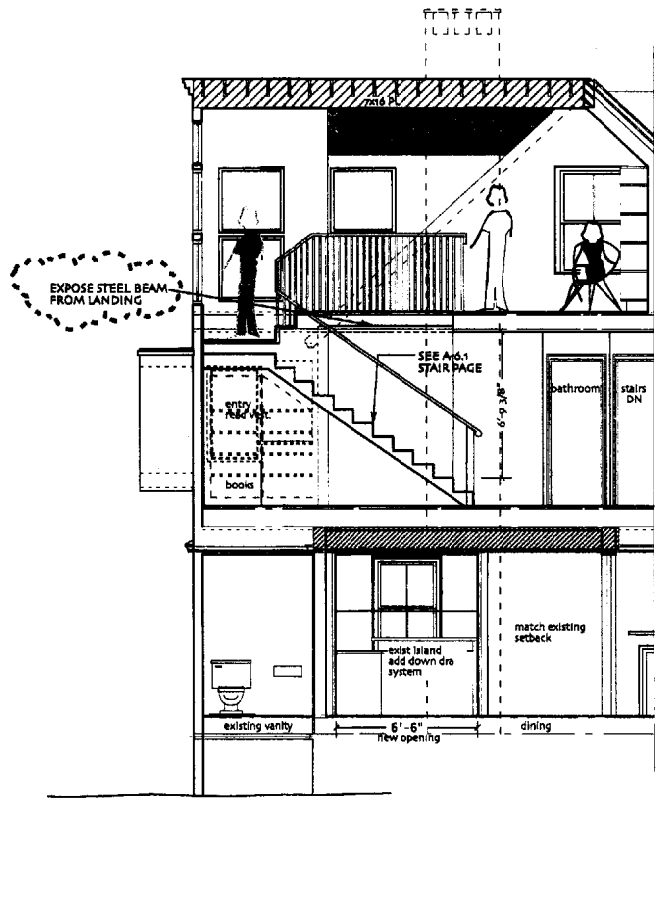


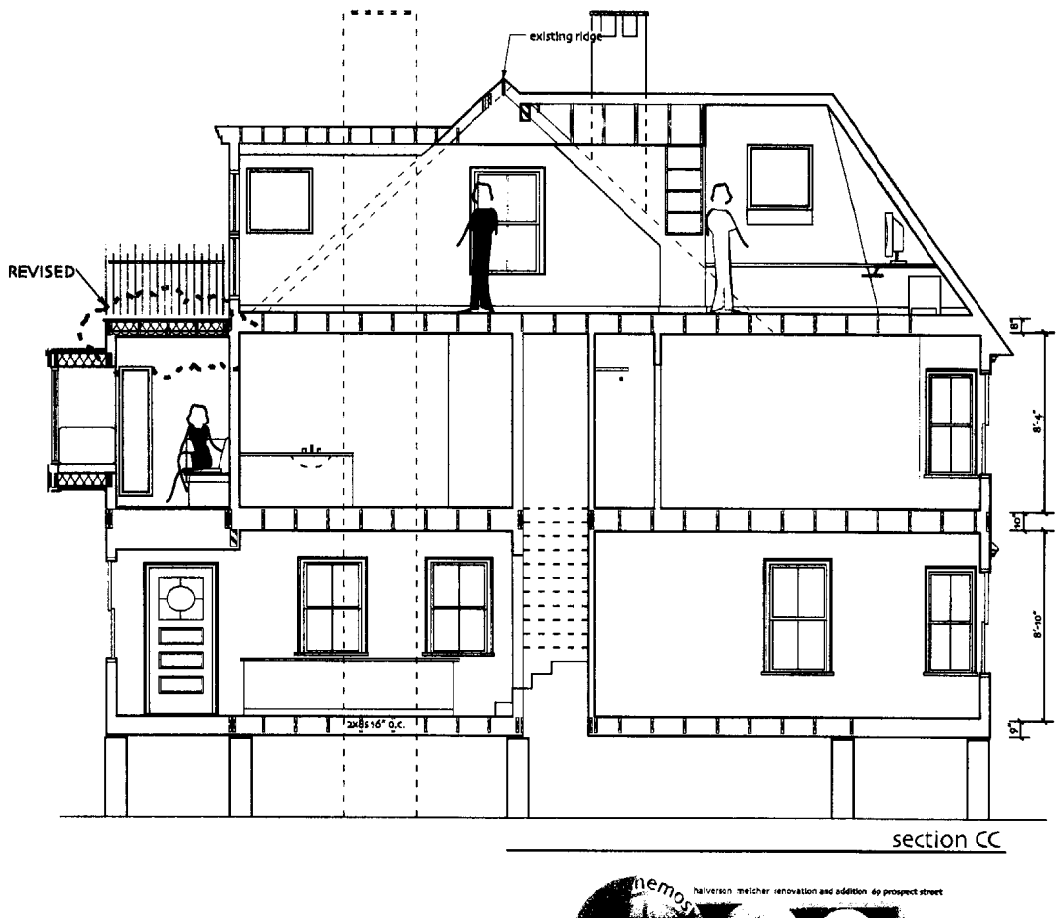
10 march 2004

Per Jeremy Mosier
all windows within Guard Ht in stairwell will be tempered







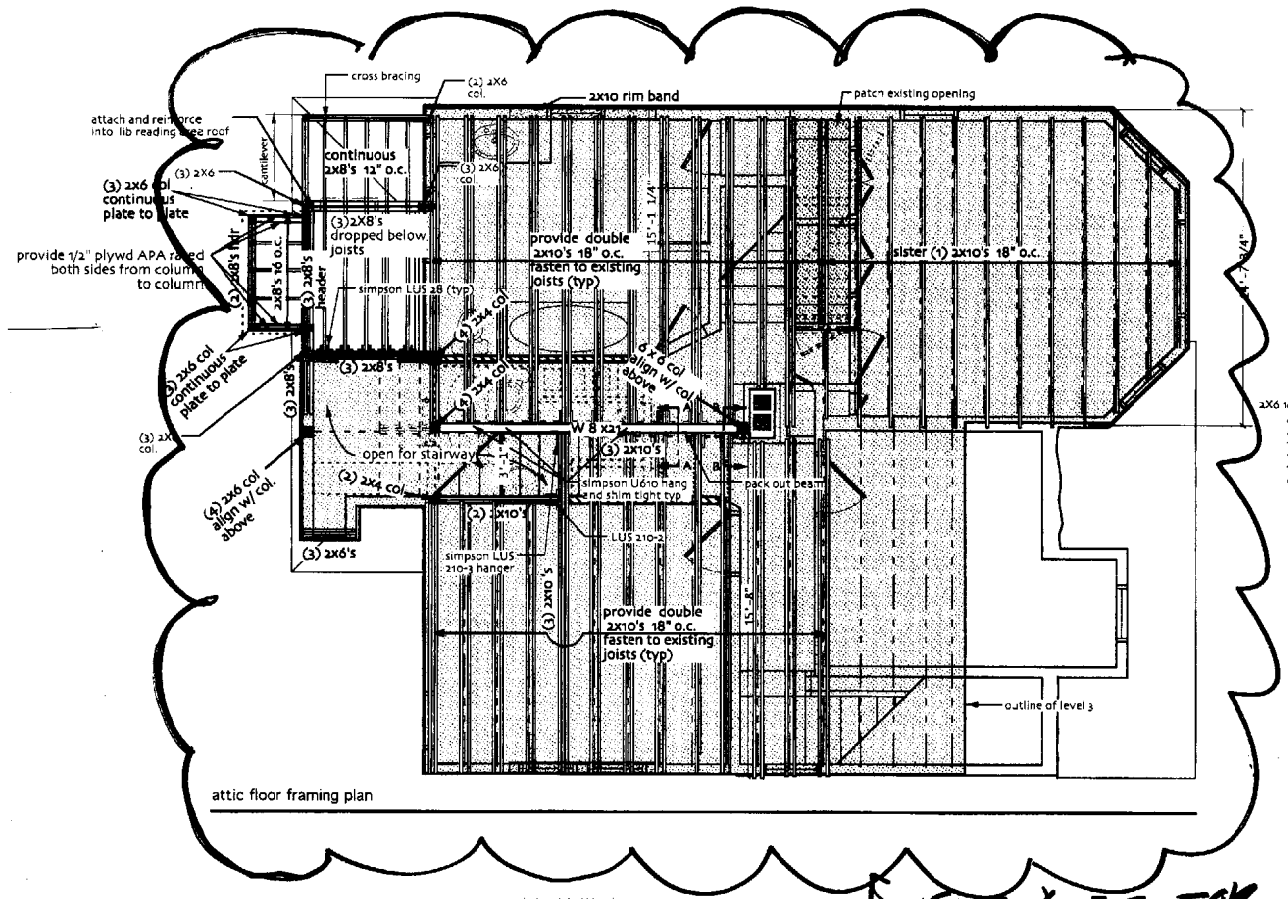


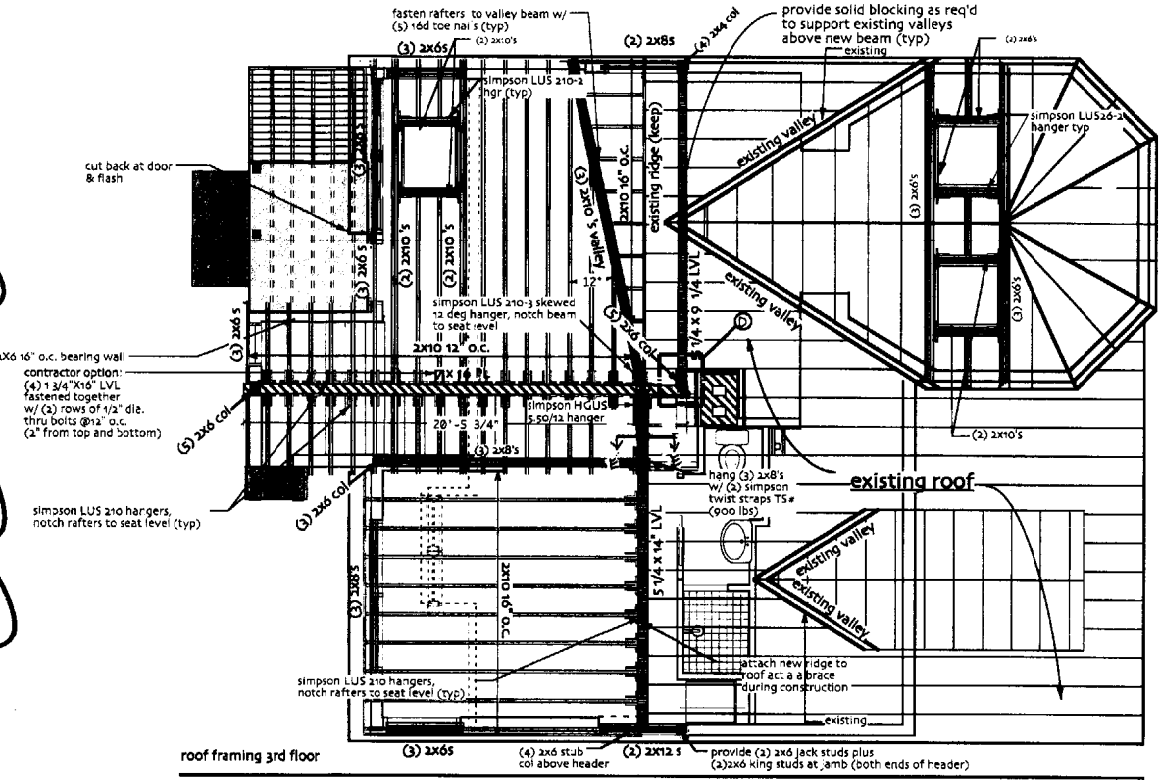
halverson fleischer renovation and addition 69 prospect street

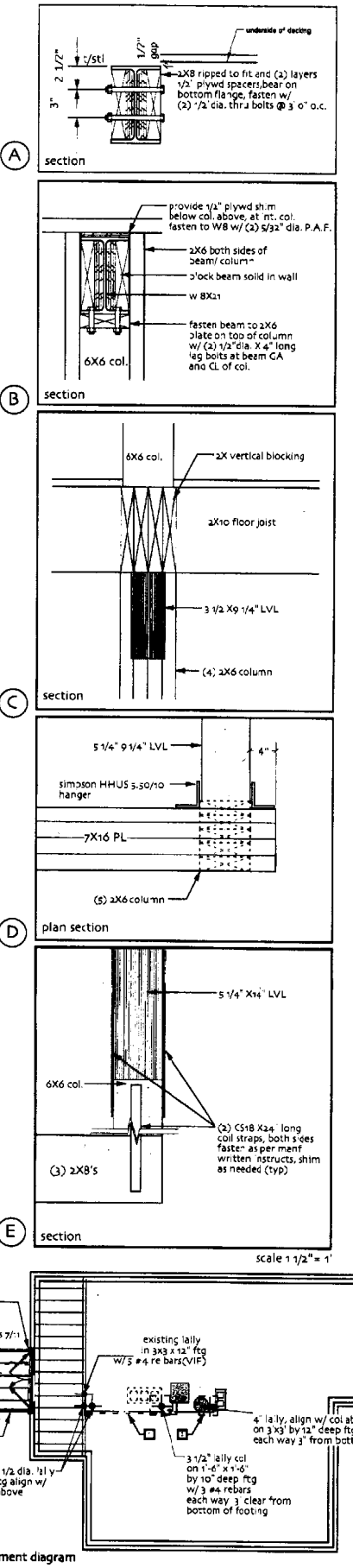
design sections A - 2.1

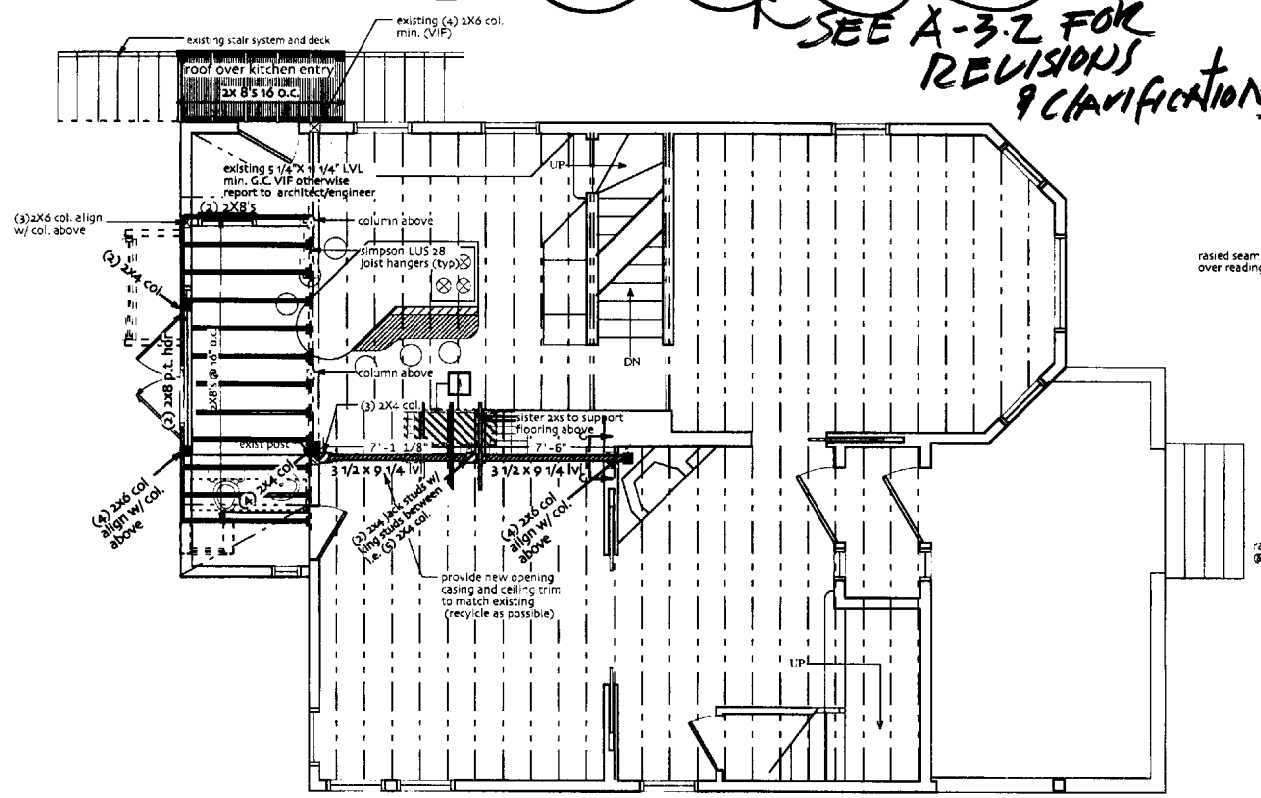
14 february 2002

10 march 2004

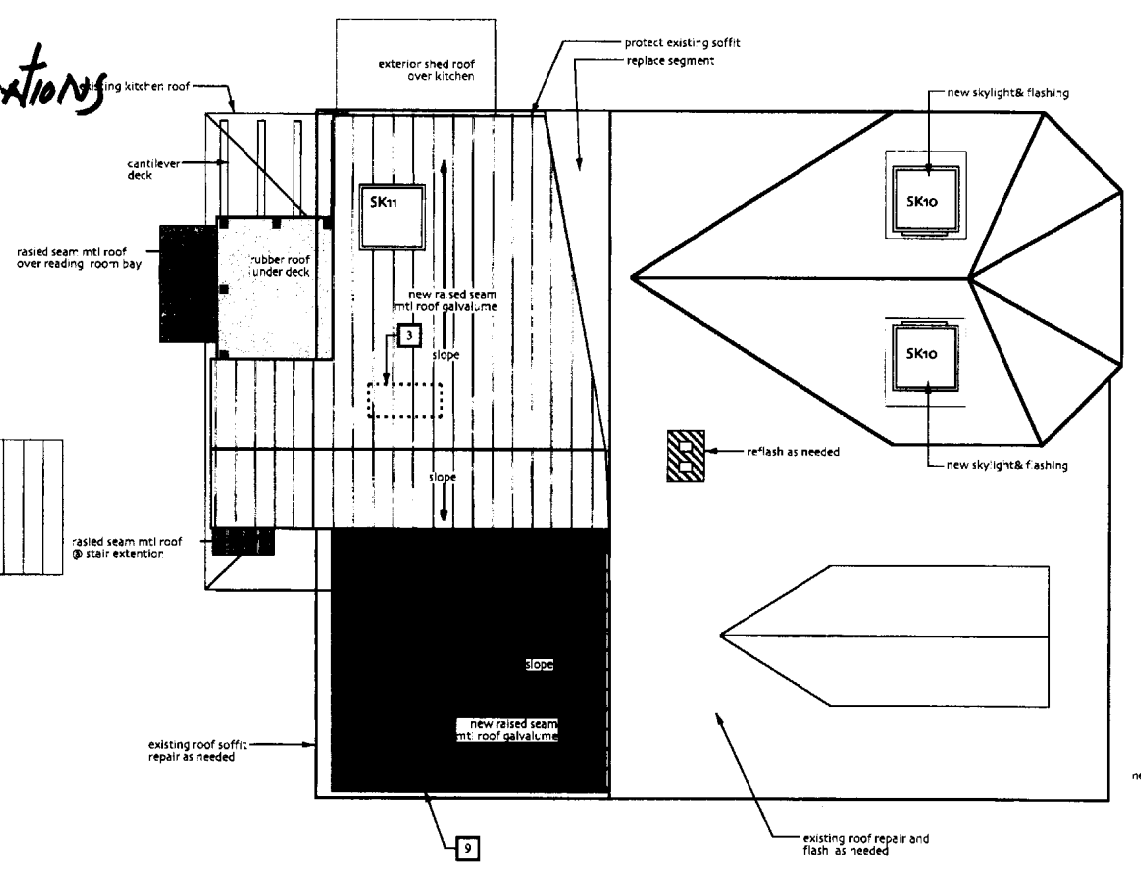








second floor framing



roof plan

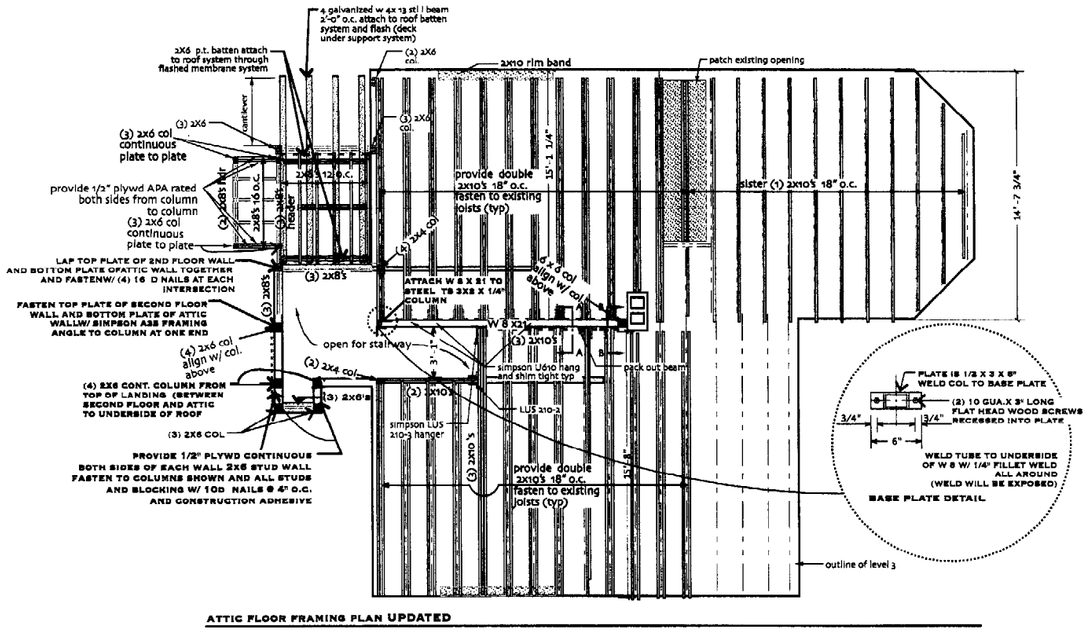
note : see A4.1 for structural and framing notes

basement diagram

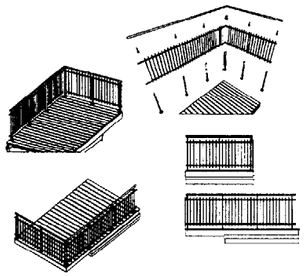
Halverson Melcher renovation and addition 60 prospect street

Framing plans A-3.1

STATE OF MAINE JOSEPH H LEASURE 6242 REGISTERED



ATTIC FLOOR FRAMING PLAN UPDATED



MODEL OF DECK RAIL SYSTEM

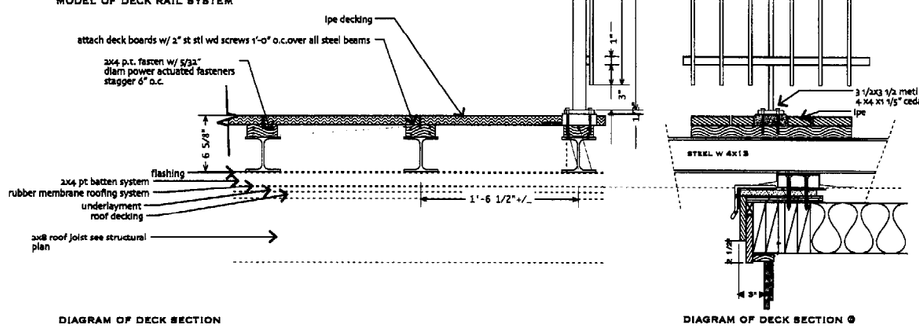
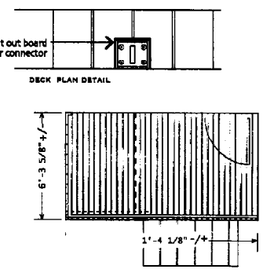
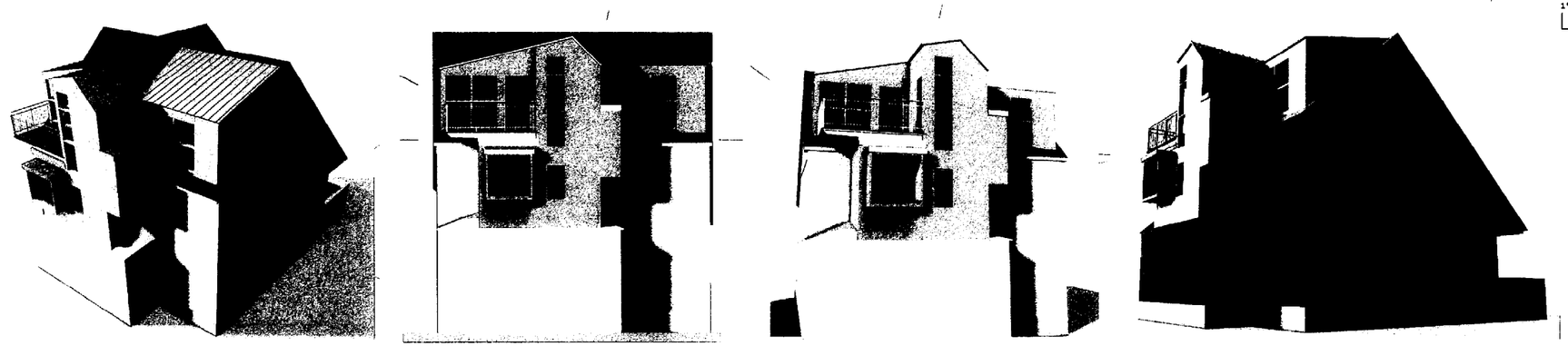


DIAGRAM OF DECK SECTION

DIAGRAM OF DECK SECTION @ END OF LIBRARY NOOK ROOF



DECK PLAN DETAIL

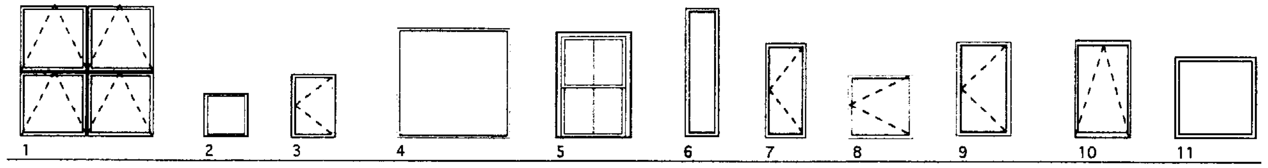


NOTE
ALL CHANGES TO FRAMING HAVE BEEN DESIGNED AND REVIEWD BY JOE LEASURE OF STRUCTURAL ENGINEERING INCORPORATED.

studio m lemosyne

halverson fletcher renovation and addition 69 prospect street

Framing plans
A - 3.2



Window Schedule

location	window type	manufacturer	model number	quantity	window type	description	rough opening wxh	notes
north	1	anderson 400	axw31-12	4	awning,venting	mull two sets each	6'-0 1/2"x 6'-0"	
	2	anderson 400	c 12	2	picture		2'-0 5/8"x 2'-0 5/8"	if more exp then casement order casement
	3	anderson 400	c 13	2	casement		2' -0 5/8"x 3-0 1/2"	
north/south	4	anderson 400	p5050	1	picture		5'-0 3/8" x 5'-0 3/8"	
	5	Kolbe and Kolbe	DH36a6	2	double hung		3'-6"x 5'-1"	
	6	anderson 400	cr 16	1	stationary		1'-5 1/2x 6'-0 3/8"	provide temp glass bottom unit 1/1
	7	anderson 400	C N 145	1	casement		1'-9"x 4'-5 3/8"	
	8	anderson 400	CXW 13	3	casement		3'-0 1/2"x 3'-0 1/2"	
	9	anderson 400	CW145	1	casement		2'-4 7/8"x 5'-4 3/8"	
	10	velux	VS75 #308	2	venting sky light	pine int/clad ext	30 1/2"x 55 1/2"	w/ venitian blinds
	11	velux	FS 606	1	fixed sky light	pine int/clad ext	44 3/4 x 46 7/8"	w/ venitian blinds

GENERAL NOTES:

1.Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, reglets, sleeves, depressions and other details not shown in structural drawings.

2. 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.

3. The structure is designed to be self-supporting and stable after the building is complete. It is the contractor's sole responsibility to determine its erection procedures and sequencing to ensure the safety of the building and its components during erection.

4. Sections and details shown on any structural drawings shall be considered typical for similar conditions.

5. All applicable federal, state and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: BOCA Basic Building Code 1999
2. Design Live Loads:
   Roof: 42 PSF + Drift
   Floor: 40 PSF
3. Design wind loads are based on exposure B using 85 mph basic wind speed.

FOUNDATION NOTES:

1. Foundations have been designed with a presumptive soil bearing capacity of 2000 PSF to be verified in the field.

2. Interior spread footings and exterior strip footings shall be founded on undisturbed soil or compacted structural fill.

3. Exterior strip and spread footings shall be founded on a minimum of 4'-6" below finished grade.

4. Slabs on grade shall bear on a minimum of 12" of compacted structural fill. If loose or undesirable fills are encountered at the slab sub-grade level, they shall be excavated to the surface of the natural and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements.

5. 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 units:

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
4 INCH	100
3 INCH	90-100
NO. 4	35-70
40	5-35
200	0-5

6. Structural fill beneath slabs shall be placed in layers not exceeding 6" 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).

7. Underdrains shall be placed as shown on the site drawings. Underdrains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to the site drawings for additional information.

8. Exterior concrete slabs on grade shall be underlain by at least four feet of structural fill meeting gradation and compaction requirements noted above. Reinforce slabs with 6X6 – W1.4x.4 WWF.

9. Open excavations shall be adequately braced or properly benched.

10. Backfill both sides of foundation walls and grade walls simultaneously.

CONCRETE NOTES:

1. All concrete work shall conform to ACI 318- 319.

2. Concrete strength at 28 days shall be:
   a. 3000 psi for footings and walls
   b. 4000 psi for all slabs on grade

3. All concrete shall be air entrained 4% to 6%.

4. Concrete shall not be placed in water or on frozen ground.

5. Provide PVC sleeves where pipes pass through concrete walls or slabs

6. 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.

7. Welded wire fabric shall be provided in flat sheets.

8. Fiber reinforced concrete shall conform to ASTM C- 1116.

9. Splices of reinforcing bars shall be in accordance with ACI 318-89.Splices of WWF shall be 6" minimum.

10. Concrete finishes: Per owner's requirement.

11. Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.

12. The general contractor shall be responsible for coordination of door bondout locations and slab depressions and bondout locations with architectural, mechanical and plumbing drawings as necessary to properly install each specific item.

TIMBER FRAMING

1. All timber framing shall be in accordance with the AITC Timber Construction Manual or the National Design Specification (NDS) latest editons.

2. Individual timber framing members shall be visually graded, minimum grade #2 spruce-pine-fir (SPF), kiln dried 19% maximum moisture content.

3. Pressure treated lumber shall be used where wood is in contact with ground or concrete. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C-18.

4. Provide 1X 3 lumber bridging, double-nailed at each end, at eight feet maximum spacing for all dimensional lumber floor framing.

5. Standard metal connectors by Simpson shall be used at all timber to timber connections or as noted on the design drawings.
1
6. Provide Simpson H 2.5 Hurricane anchors at each end of timber trusses and rafters.

7. Nailing not specified shall conform to BOCA appendix C.

8. Provide 19/32" thick APA rated sheathing on roof framing.

9. Provide 15/32" thick APA rated sheathing on exterior wall framing

10. Provide 23/32" thick APA rated sheathing on floor framing.

NOTES:

1. LVL indicates: (Laminated Veneer Lumber) Parallams manufactured by trus joist macmillan or approved equal.

2. Provide 2x6 jack stud plus (2) 2x6 king stud at all jambs at both ends of headers for triple 2x6& 2x8 headers. (2x4 jambs at interior walls). Provide (2) 2x6 jack studs plus (3) 2x6 king studs at all jambs at both ends of headers for triple 2x10s and triple 2x12 headers (typ unless otherwise noted) or 2x4 system where noted.

3. Provide 1/2 " thick apa rated sheathing on exterior walls w/10d nails at 4" o.c. at panel edges and 6" o.c. intermediate (typ)

4. Provide 5/8" thick apa rated sheathing on roof w/ 10d nails @ 6" o.c.at panel edges and intermidiate.

5. Provide 3/4' thick t&g apa rated exterior sheathing on floors w/ 10d nails @ 6" o.c. at panel edges and intermediate and construction adhesive (typ) .

6. all floor joist attic level shall be be 2x10 unless otherwise noted

7. "+ +" indicate 3 1/2" dia. ally column aligned w/ col. above provide solid vertical blocking beneath column above (above lally etc...)

8. " " indicates 3 1/2" dia. lally column (unless otherwise noted)

STRUCTURAL STEEL NOTES:

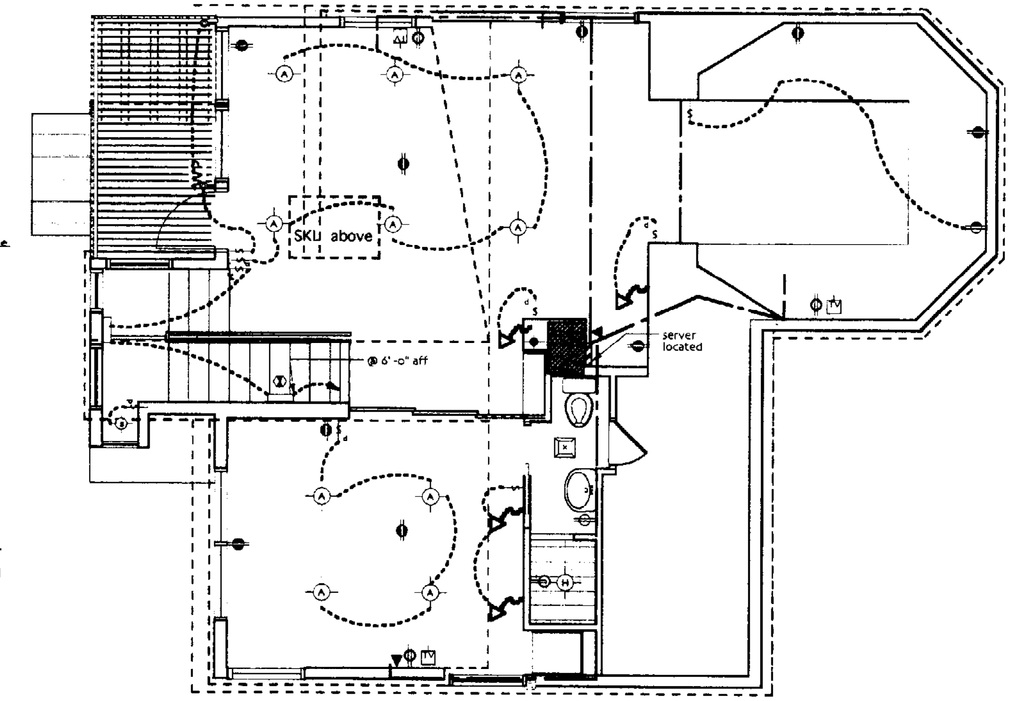
1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Ninth edition.

2. Structural steel:
   a. Structural steel shall conform to ASTM A-36.
   b. Structural tubing shall conform to ASTM A-500 GR.B.
   c. Structural pipe shall conform to ASTM A-53, TYPE E or S.

3. Design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.

4. Field connections shall be bolted using 3/4 dia. ASTM A325 high strength bolts except where field welding is indicated on the drawings.

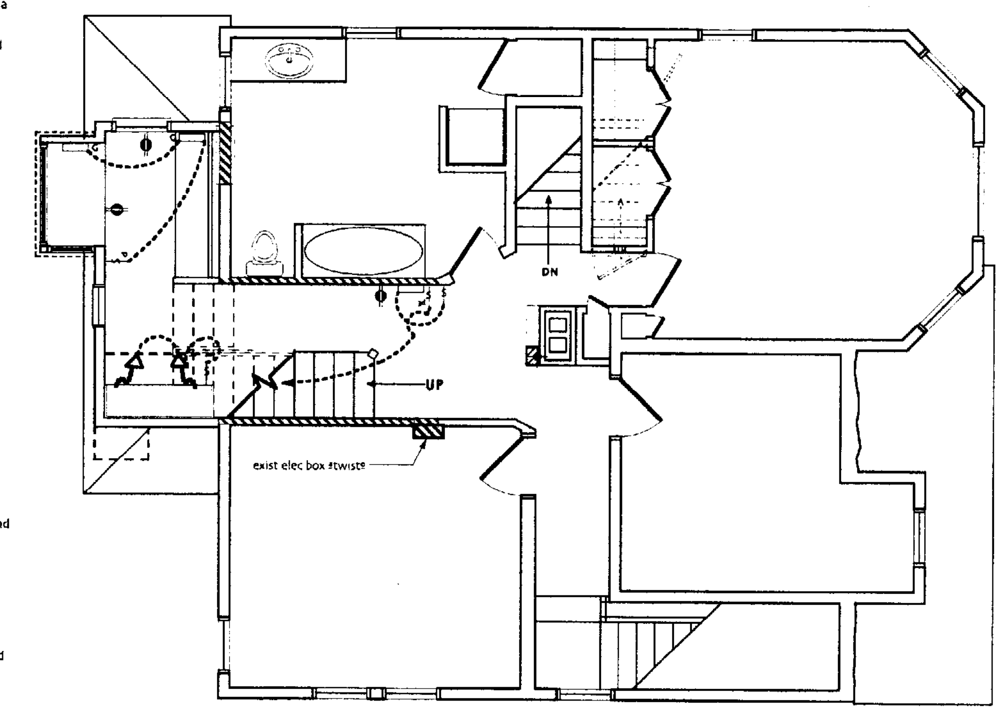
5. All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.



third floor plan - revisions

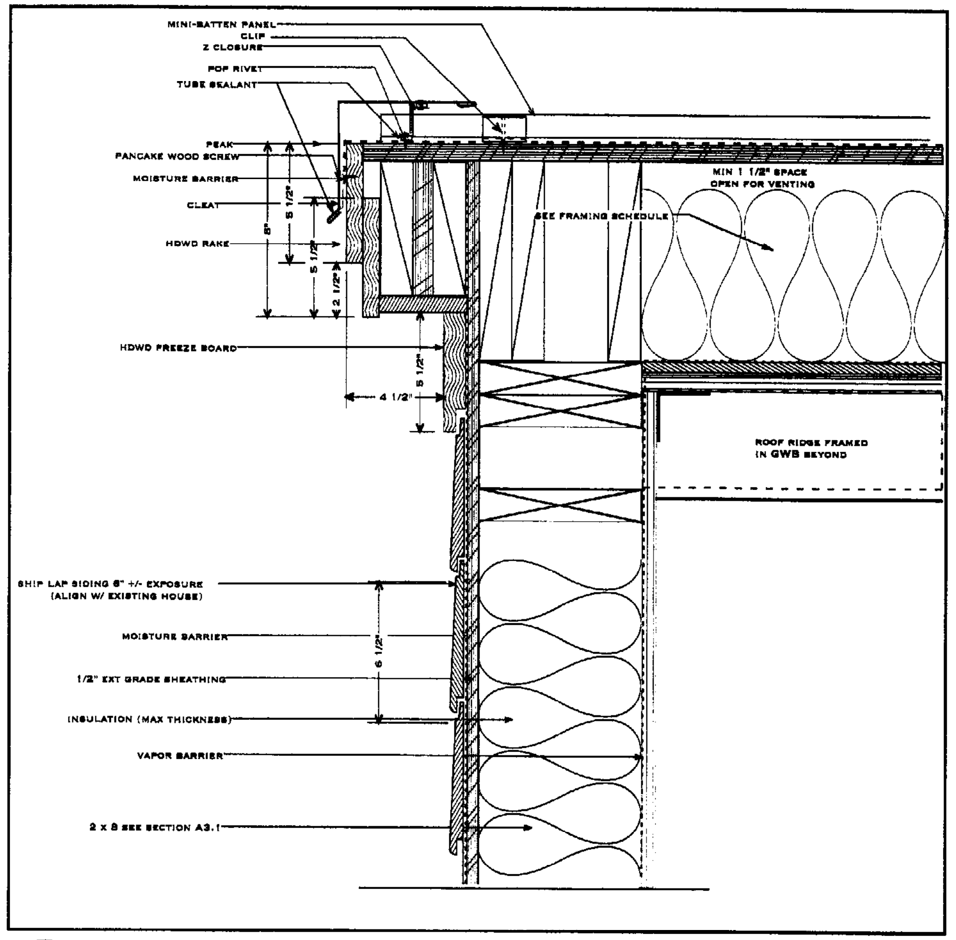
KEY

- SMOKE DETECTOR
- DUPLEX
- SPLIT WIRED
- QUAD
- GFCI
- WP WEATHER PROTECTED
- TV-CAPLE/DUPLEX
- SWITCH
- 3-WAY SWITCH
- 3-WAY SWITCH with DIMMER
- MULTIPLE TELEPHONE LINES
- 6" RECESSED CEILING FIXT
- 5"RECESSED CEILING FIXT
- FAN/LIGHT
- WALL MOUNTED INTERIOR FIXTURE
- WALL MOUNTED FLOUR. FIXTURE W/ LENSE
- 6" wet location RECESSED CEILING FIXT
- exterior wall mounted fixture
- interior wall mounted fixture

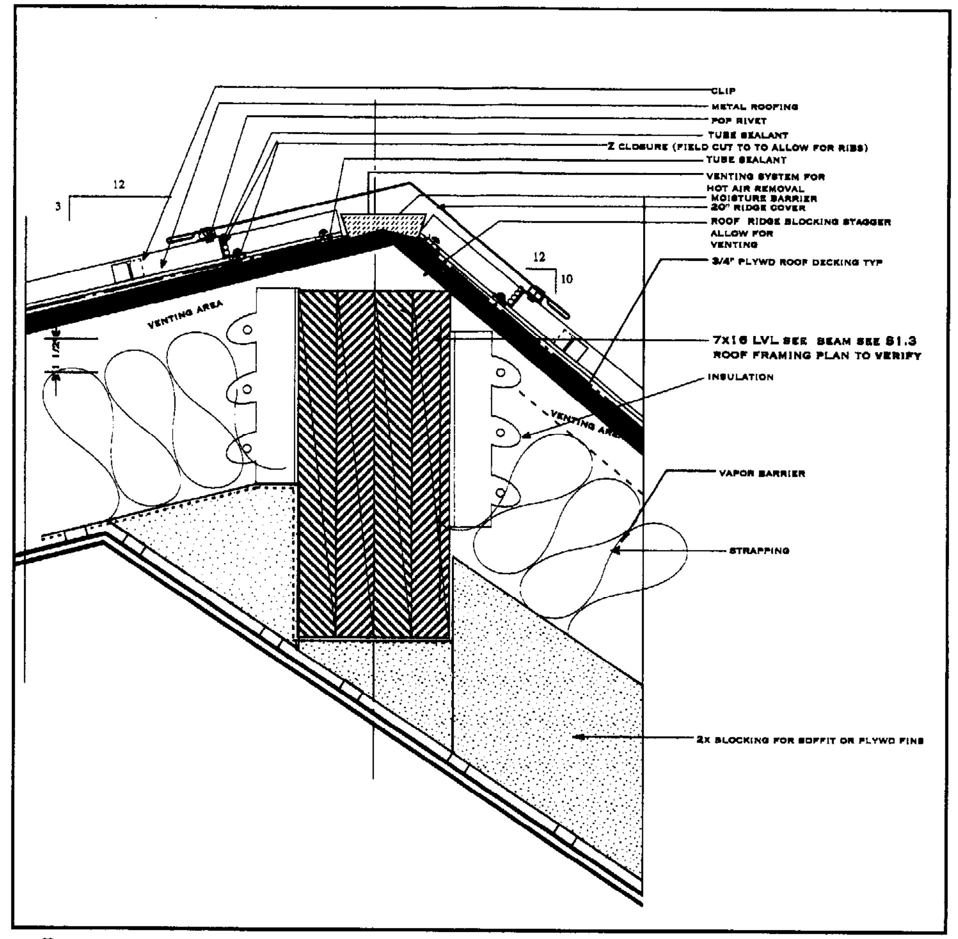


second floor plan - revisions

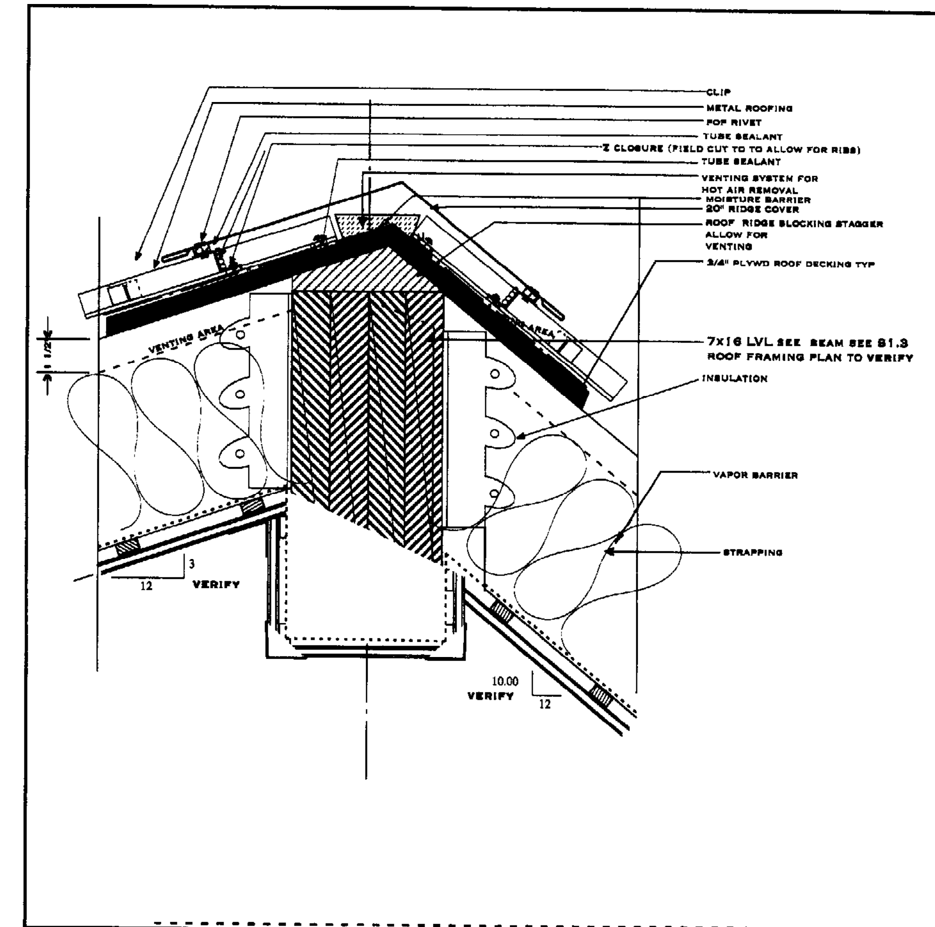
halverson melcher renovation and addition 69 prospect street



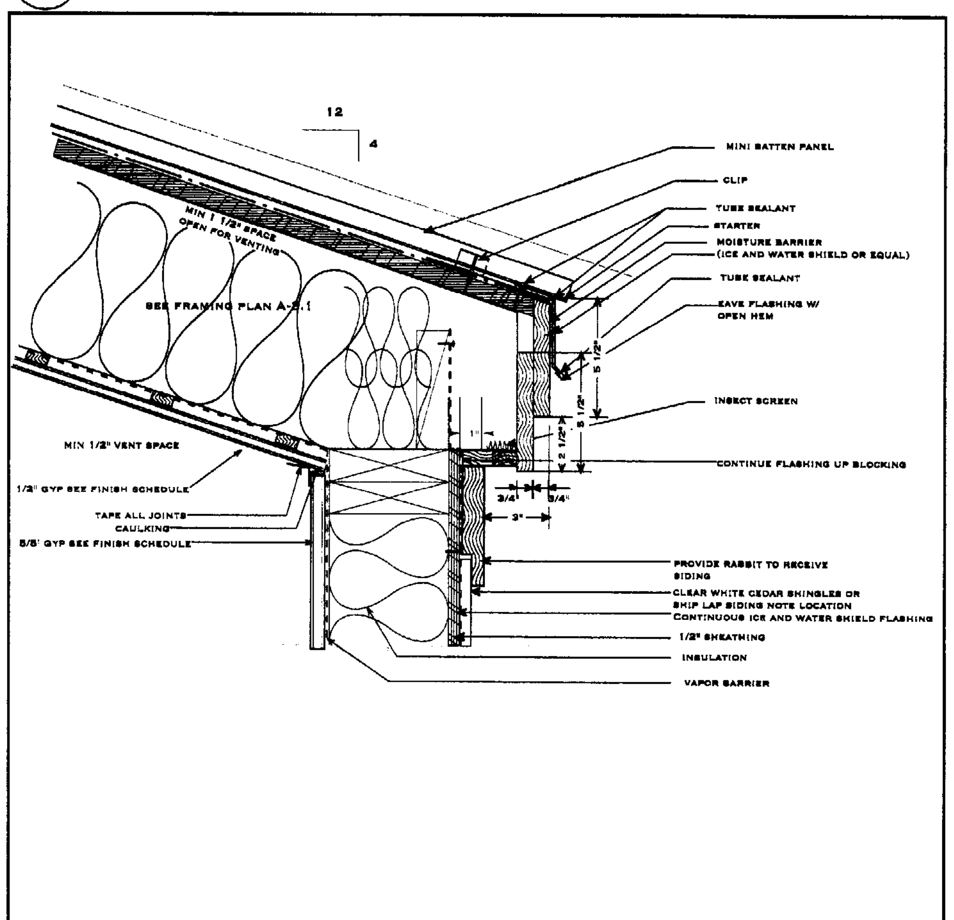
2 RIDGE DETAIL



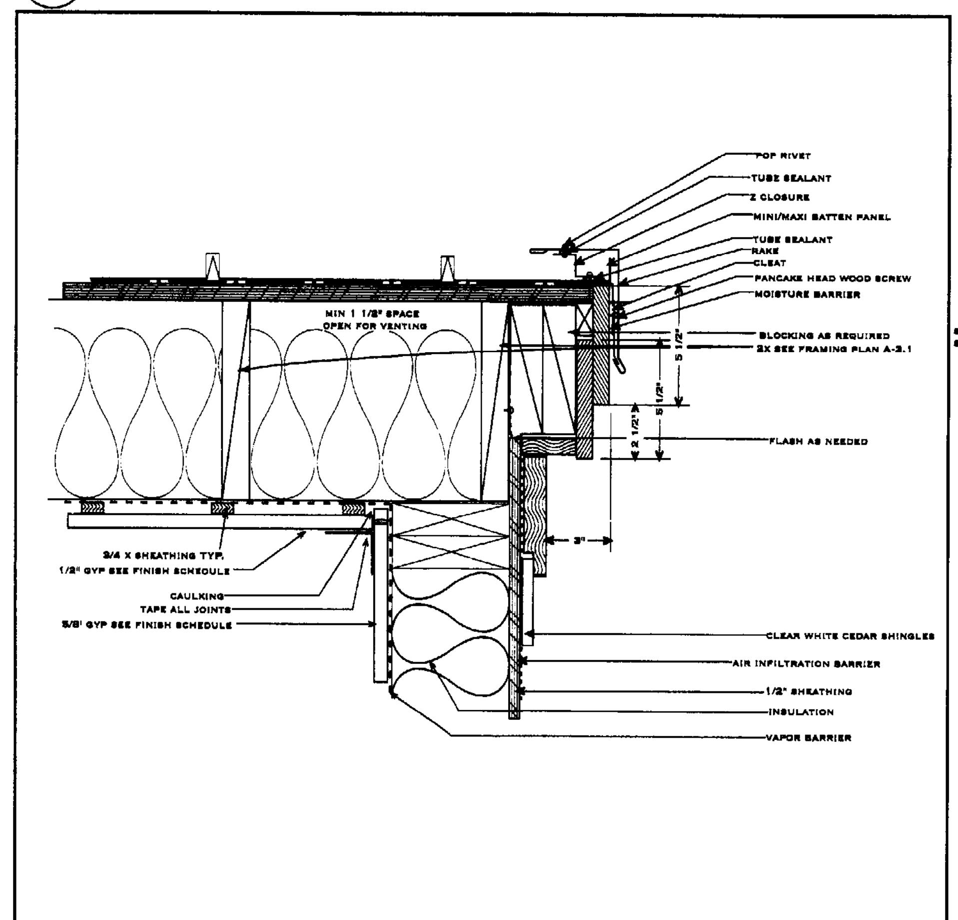
4 GABLE OVER STAIR AS DESIGNED SEE A-2.1



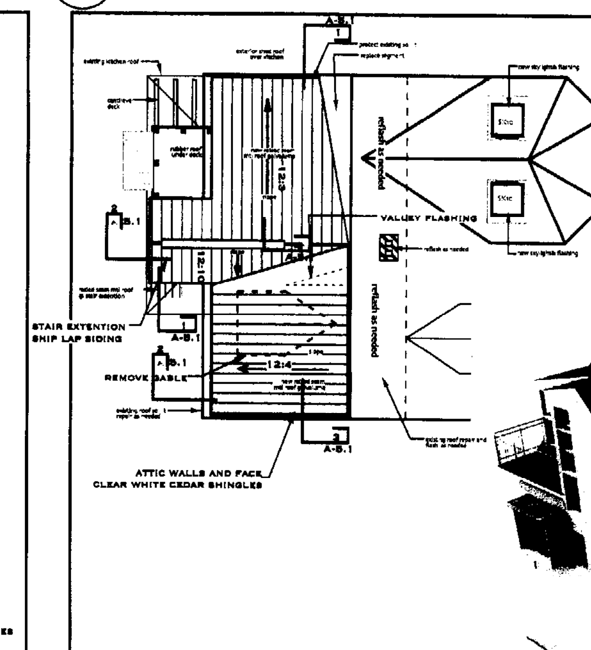
6 GABLE OVER STAIR OPTION B (BREAK OUT COST SAVINGS)



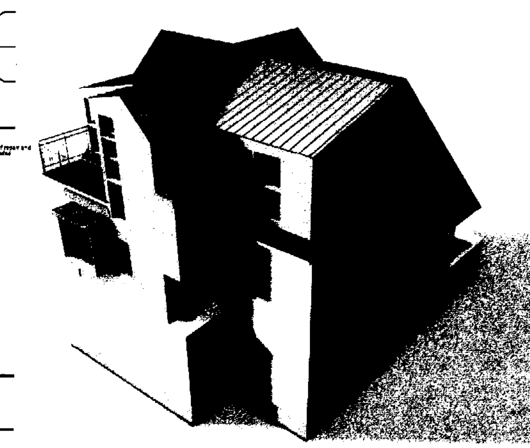
1 NOSE SECTION AT EXTERIOR DECK



3 RAKE AT SLOPED ROOF TYP DETAIL



5 GABLE OVER STAIR



halverson melcher renovation and addition 60 prospect street

studio mnemosyne

po box 5360 portland maine 207 874 4077 329 6128

ROOF SECTIONS

A - 5.1

3/10/04

SCALE 3"=1'-0

stair layout
A-6.1

studio m lemoyne

exterior renovation and addition of prospect street

west elevation diagram of new stair B B

east elevation diagram of new stair A A

elevation diagram of new stair
north elevation

elevation diagram of new stair
south elevation

plan diagram of new stair upstairs (from 2nd floor to attic landing)