

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0349	Date Applied For: 04/17/2003	CBL: 124 C010001
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Location of Construction: 102 Revere St	Owner Name: Nickerson Jeremy & Courtney Huds	Owner Address: 102 Revere St	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Two Family	Proposed Project Description: Re-build stairs from 2nd floor to existing 3rd floor space and re-finish 3rd floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/17/2003

Note: **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. The 3rd floor is part of the 2nd floor unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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 **Reviewer:** Jeanine Bourke **Approval Date:** 04/17/2003

Note: **Ok to Issue:**

- 1) The new stairway will not meet the BOCA 1999 code 100%, but it will substantially improve the safety of the existing space. The 3rd floor hallway width will need to be determined on site and will no less than 2' 8-1/2"
- 2) This permit is being approved based on the plans submitted. Any alteration will need separate approvals.

All Purpose 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>102 Revere</u>		
Total Square Footage of Proposed Structure <u>Interior Renovations</u>	Square Footage of Lot <u>4500</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>124</u> Block# <u>C</u> Lot# <u>10</u>	Owner: <u>Jeremy & Courtney Nickerson</u>	Telephone: <u>207-838-4368</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Jeremy Nickerson 102 Revere Street Portland, ME 04103 (207)-838-4368</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ <u>93.00</u>
Current use: <u>Apartment Building</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Additional bedrooms</u> Project description:		
Contractor's name, address & telephone: <u>Self</u>		
Who should we contact when the permit is ready: <u>Jeremy Nickerson</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-838-4368</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Jeremy Nickerson</u>	Date: <u>4/17/03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

RESURGENCE

ENGINEERING AND PRESERVATION, INC.

132 BRENTWOOD STREET, PORTLAND, ME 04103

V/F (207) 773-4880

EMAIL: RESURGENCEINC@AOL.COM

Ms. Jeanie Bourke – Plan Reviewer
City of Portland – Planning and Development
389 Congress Street
Portland, ME 04101

April 16, 2003

RE: Modifications to Second and Third Floors
Nickerson Residence, 102 Revere Street, Portland, ME
Chart-Lot-Block Number 124 C-10
Resurgence Project Number 03-004

Ms. Bourke,

I appreciate the time that you and Tammy Munson spent with me recently to discuss the above-mentioned project. The following summary details the existing conditions and proposed modifications to the interior stair between the second and third floors at 102 Revere Street. As we discussed, existing constraints make it difficult to strictly adhere to the 1999 BOCA/National Building Code requirements for residential stairs. The proposed interior stair, smoke alarms, and egress windows are comprehensive solutions that address our concerns.

102 Revere Street is a two-family, owner-occupied structure located in an R-5 Zoning District. Microfilm records obtained from Codes Enforcement show that it was once a three-unit apartment (1922 inspection work order lists building as “3-unit tenement”). The third floor of this building is a finished attic space with plaster walls and plaster ceilings. Third-floor windows do not meet current code requirements for egress. The existing stair is extremely narrow and steep, and there are no hard-wired smoke detectors in the third-floor rooms. The attached photos show some of the exterior and interior views of the building.

The building owners, Jeremy and Courtney Nickerson, wish to remodel the attic to provide additional sleeping rooms in their owner-occupied unit. Additionally, they want to improve the safety of the existing interior stair from the second floor to the third floor. The attached plans and the following paragraphs outline critical scope items.

EXISTING STAIR GEOMETRY AND PROPOSED STAIR LAYOUT

The following chart shows the comparison of the existing stair and the proposed replacement stair.

INFORMATION	EXISTING STAIR	PROPOSED REPLACEMENT STAIR
FLOOR-TO-FLOOR HEIGHT	105.5 INCHES (8'-9 ½") – 12 risers	106 INCHES – 13 risers
STAIR WIDTH	2'-0 ½" CLEAR	3'-6" CLEAR with 42" guard at top
NET TREAD WIDTH	7"	10"
RISER HEIGHT	9" (VARIES, one riser 5" high)	8 3/16" (consistent per code)
MINIMUM HEADROOM	6'-8"	6'-8"
MINIMUM 3d FLOOR CORRIDOR WIDTH	1'-1" (no guard)	2'-8 ½" clear, below 42" guard (can be 3'-0" max if stair moved or if narrowed to 3'-3" wide)

The proposed layout greatly improves the safety of the stair by providing greater width, wider treads, and uniform riser heights. While the riser heights are approximately 7/16" greater than the maximum permitted by code, they allow stair modifications without significantly impacting the existing structural framing system. Section 1014.6, Exception 6, of the BOCA code allows greater riser height when an existing stair is replaced. As we discussed, it is better to increase riser heights than decrease tread width.

The hallway clearance on the third floor is extremely tight. Existing valley rafters may conflict with proposed clearances. This will not be known for certain until demolition is underway. As we discussed, it may be necessary to shrink the stair width to 3'-3" to provide sufficient clearance in the third floor corridor. For pricing purposes, the stairs are shown as 3'-6" wide. I will provide you with a letter describing my findings when the demolition occurs.

THIRD FLOOR FRAMING CAPACITY AND OTHER POTENTIAL STRUCTURAL ISSUES

The space has been previously used as living space with no significant structural distress visible on the second floor ceilings. The existing third floor framing consists of rough-cut, 2 ¼" x 6" joists spaced at 1-2" to 1'-6" on center (most were 1'-4" on center). Structural analysis of this framing indicates that it can support code-required floor loading of 30 psf. Deflection loads slightly exceed L/360 live load requirements, but strength and shear capacities are capable of higher loads. Sloped ceilings in the upstairs rooms will actually limit the amount of space for tall, heavy bedroom furniture such as bureaus.

EGRESS WINDOWS AND SMOKE ALARMS

As we discussed, hard-wired smoke alarms with battery back-up should be installed in all sleeping rooms and in critical stairwell areas. The attached floor plans show proposed locations.

Also, there is no other exterior work being performed on the building envelope. Replacement, “code-compliant” windows would not be a significant improvement over the existing windows, if the existing windows are properly re-glazed with safety glazing. One smaller window in New Bedroom #3 may be replaced with a code-compliant casement window.

ROOM SIZES IN ACCORDANCE WITH BOCA CODE REQUIREMENTS

Chapter 12 of the BOCA code gives specific requirements about the minimum areas and ceiling heights for habitable rooms. The minimum size of a habitable room is 7’-0” x 7’-0”. All areas with ceiling heights less than 5’-0” are discounted from floor area calculations.

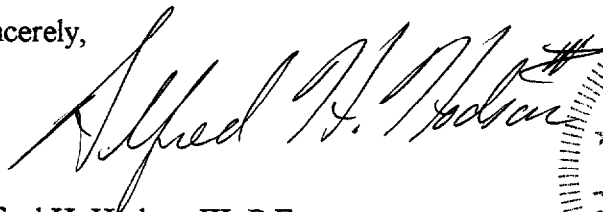
As we discussed, the new stair will essentially eliminate the bedroom on the east (facing Forest Avenue) side of the house. The second-floor room below this room will remain large enough to be considered habitable. The renovated third floor will have two sleeping rooms and a large non-habitable space.

CONCLUSION

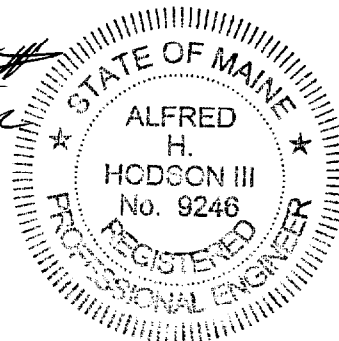
The interior stair between the second and third floors of 102 Revere Street can be replaced and made much safer than it is now. The existing floor framing can support code-required loads for sleeping rooms. Egress windows and hard-wired, battery-backup smoke detectors will be installed in all third floor rooms and other critical locations.

If you have any questions, please do not hesitate to contact me. I enjoyed discussing these issues with you, and I appreciate your assistance with this project.

Sincerely,



Alfred H. Hodson III, P.E.



AHH/ah

encl: Plans
Site Photos

c:\03jobs\nickerson\jb041303.doc

RESURGENCE
 ENGINEERING & PRESERVATION, INC.
 132 BRENTWOOD STREET
 PORTLAND, ME 04103
 V/F (207) 773-4880
 RESURGENCEINC@AOL.COM

CLIENT: JEREMY NICKERSON
 102 REVERE STREET
 PORTLAND, ME 04103

DATE:
 16 APR 03

SCALE:
 AS NOTED

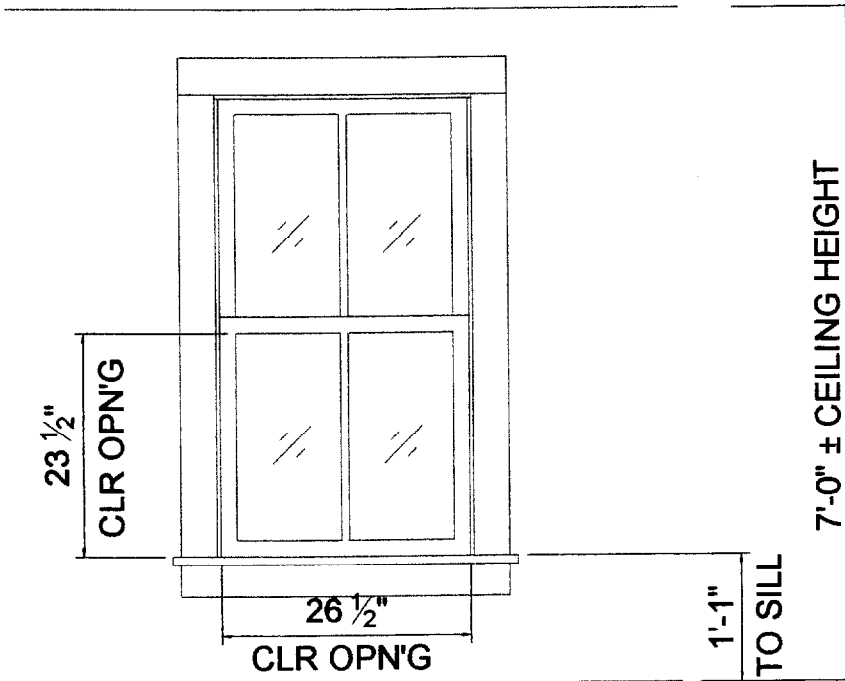
DRAWN BY:
 A. HODSON

CHECKED BY:
 A. HODSON

PROJECT NUMBER:
 03-004

CAD FILE
 NICKERSON.DWG

P.E. STAMP -- ENGINEER OF RECORD



EXISTING THIRD-FLOOR WINDOW EGRESS REVIEW

SCALE: NOT TO SCALE

DIMENSION	CODE REQUIREMENT	EXISTING WINDOW	D.H. REPLACEMENT WINDOW
CLEAR HEIGHT	24" MINIMUM	23.5" (98% CODE)	21" (88% CODE)
CLEAR WIDTH	20" MINIMUM	26.5" (138% CODE)	22.5" (113% CODE)
PROVIDED AREA	5.7 SQ. FEET	4.33 SQ. FT. (76%)	3.28 SQ. FT. (56%)

COMPARISON OF WINDOW OPTIONS TO CODE REQUIREMENTS

QUESTION: MAY CLIENT RESTORE EXISTING WINDOW OR INSTALL A D. H. REPLACEMENT?
 CLIENT IS OTHERWISE NOT MODIFYING FACADE OF THE HOUSE,
 WHICH IS CLAD WITH ASBESTOS SIDING.

TILT-AND-TURN "CODE-COMPLIANT" WINDOWS ARE IMPRACTICAL
 INDIVIDUAL SASH ARE TOO LARGE AND THEREFORE TOO HEAVY.

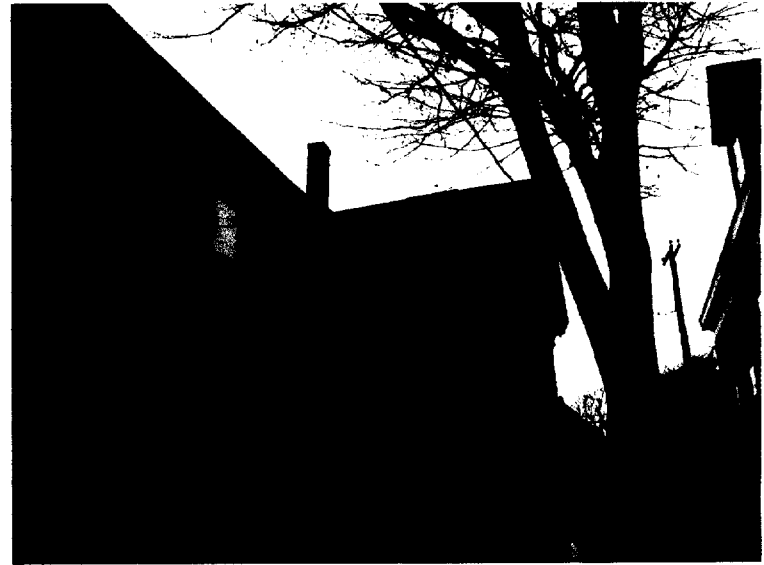
CODE-COMPLIANT CASEMENT WINDOW WOULD NOT BE DURABLE
 DUE TO WEIGHT OF OPEN WINDOW AND WIND LOADING

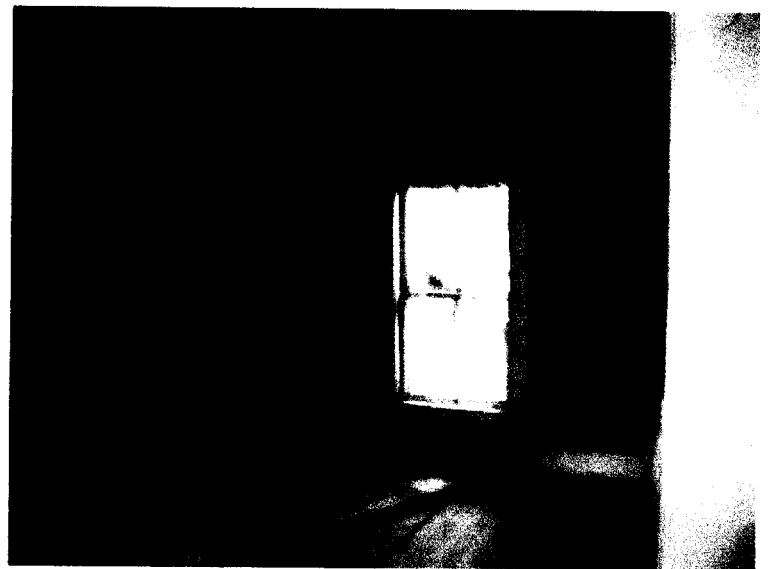
SOLUTION: RESTORE EXISTING WOOD WINDOWS.
 INSTALL TEMPERED GLASS IN BOTTOM SASH.

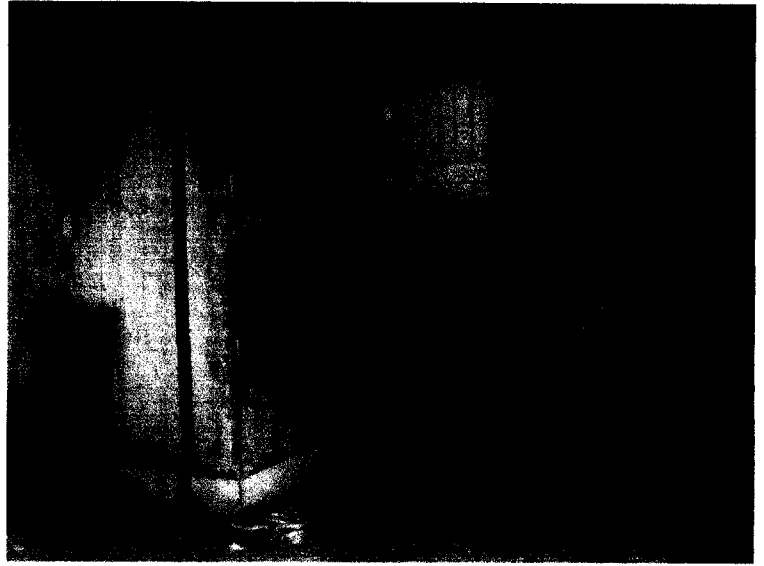
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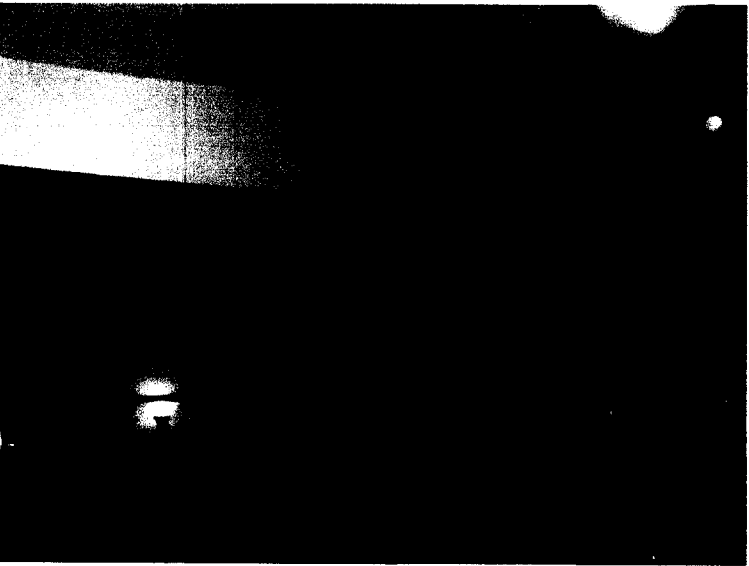
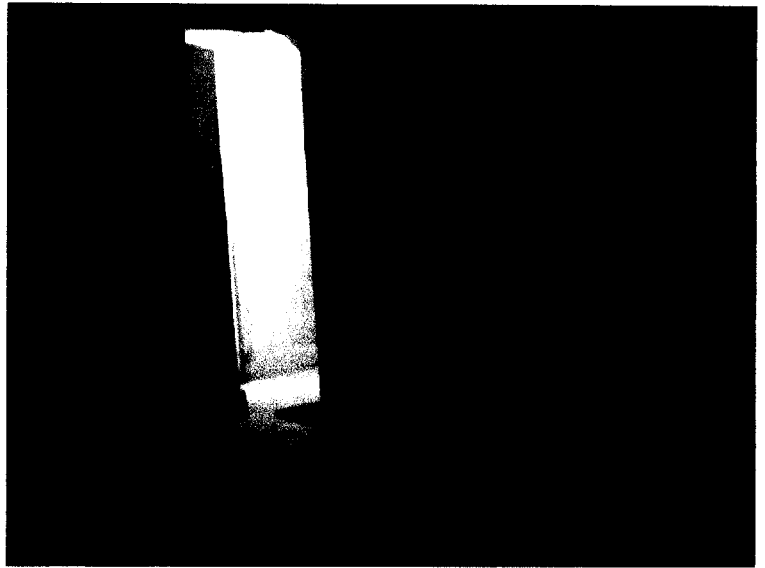
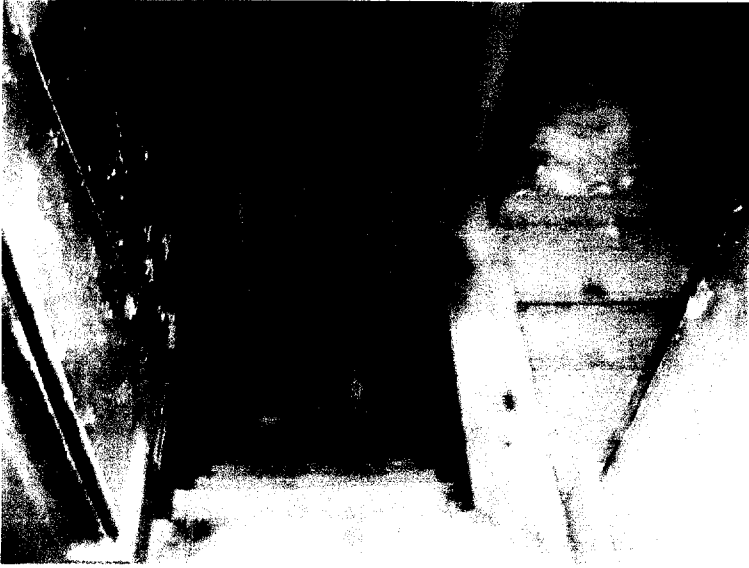
W-1

SHEET 1 OF 1









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

Card Number	1 of 1
Parcel ID	124 C010001
Location	102 REVERE ST
Land Use	TWO FAMILY
Owner Address	NICKERSON JEREMY & COURTNEY HUDSON 102 REVERE ST PORTLAND ME 04103
Book/Page	15195/60
Legal	124-C-10 REVERE ST 102-106 4500 SF

Valuation Information

Land	Building	Total
\$29,820	\$99,960	\$129,780

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1880	Old Style	2	2954	0.103		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
4	2		10	Part Finsh	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
11/29/1999	LAND + BLDING		15195-060
11/29/1999	LAND + BLDING	\$129,900	15195-058

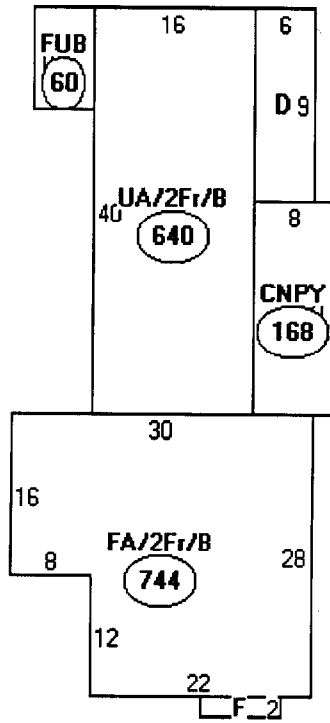
Picture and Sketch

[Picture](#) [Sketch](#)

[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!



Descriptor/Area

- A: FA/2Fr/B
744 sqft
- B: UA/2Fr/B
640 sqft
- C: FUB
60 sqft
- D: FUB
114 sqft
- E: CNPY
168 sqft
- F: EP
16 sqft

City of Portland

Health Department

Housing Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name **MACTSAAC**

2) Insp. Date 5-21-75	3) Insp. Type GE	4) Proj. Code -	5) Assr's: Chart 124	6) Bl. C	7) Lot 10	8) Census: Tract 17	9) Blk 103	10) Insp. 13	11) Form No. 104
12) House No. 102	13) Sec.H.No.	14) Suff.	15) Direct.	16) Street Name REVERE			17) St. Design		

18) Owner or Agent: **MR. GEORGE H. NIGHTINGALE**

19) Address: **102 REVERE ST.**

20) City: **PORTLAND, MAINE**

21) State: **MAINE**

22) Zip: **04102**

23) Date of Construction: **1975**

24) Date of Inspection: **5-21-75**

25) Name of Inspector: **MACTSAAC**

26) Title of Inspector: **INSPECTOR**

27) Name of Assessor: **124**

28) Title of Assessor: **CHART**

29) Name of Block: **C**

30) Title of Block: **LOT**

31) Name of Tract: **17**

32) Title of Tract: **BLK**

33) Name of Block: **103**

34) Title of Block: **INSP**

35) Name of Block: **13**

36) Title of Block: **FORM**

37) Name of Block: **104**

38) Title of Block: **NO.**

39) Name of Block: **102**

40) Title of Block: **REVERE**

41) Name of Block: **ST.**

42) Title of Block: **PORTLAND**

43) Name of Block: **MAINE**

44) Title of Block: **04102**

BUILDING PERMIT INSPECTION PROCEDURES

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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **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.

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

[Signature]
Signature of applicant/designee

4/17/03
Date

[Signature]
Signature of Inspections Official

4/17/03
Date

CBL: 124-C-10 Building Permit #: 030349

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 030349

APR 17 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Nickerson Jeremy & Courtney Hudson/self
has permission to Re-build stairs from 2nd floor existing to new space and finish 3rd floor
AT 102 Revere St 124 C010001

provided that the person or persons, firm or person 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 of inspection must be given and work on permit on procedure before this building or part thereof is altered or otherwise closed-in. HOUR NOTICES 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

Jamie Banka 4/17/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

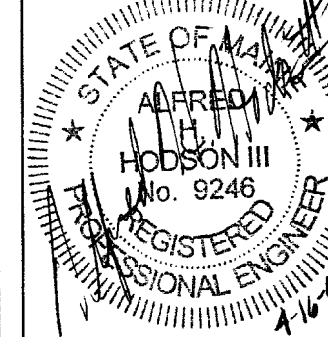
CLIENT: JEREMY NICKERSON
 102 REVERE STREET
 PORTLAND, ME 04103

DATE: 16 APR 03 SCALE: AS NOTED

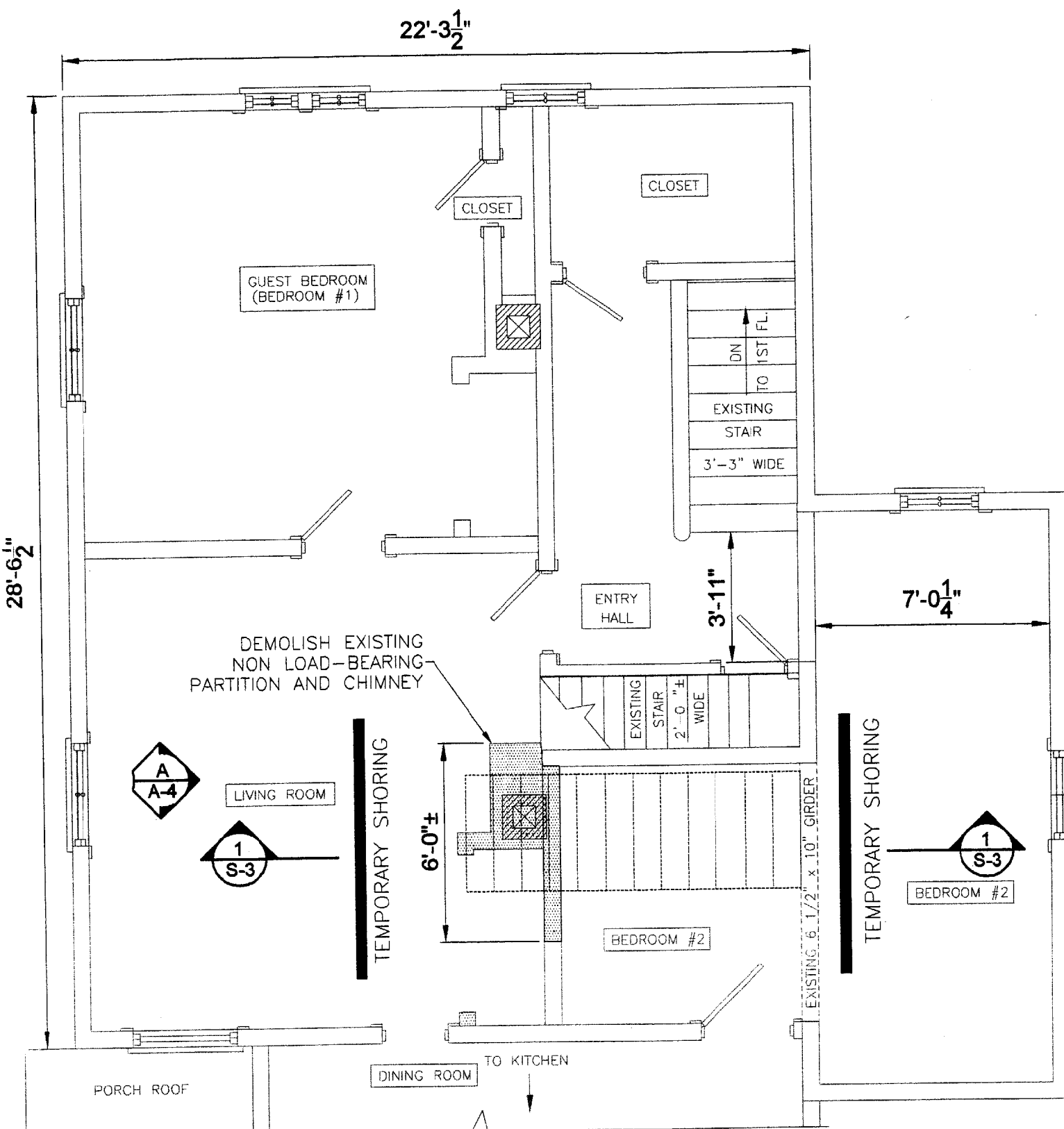
DRAWN BY: A. HODSON CHECKED BY: A. HODSON

PROJECT NUMBER: 03-004 CAD FILE: NICKERSON.DWG

P.E. STAMP - ENGINEER OF RECORD

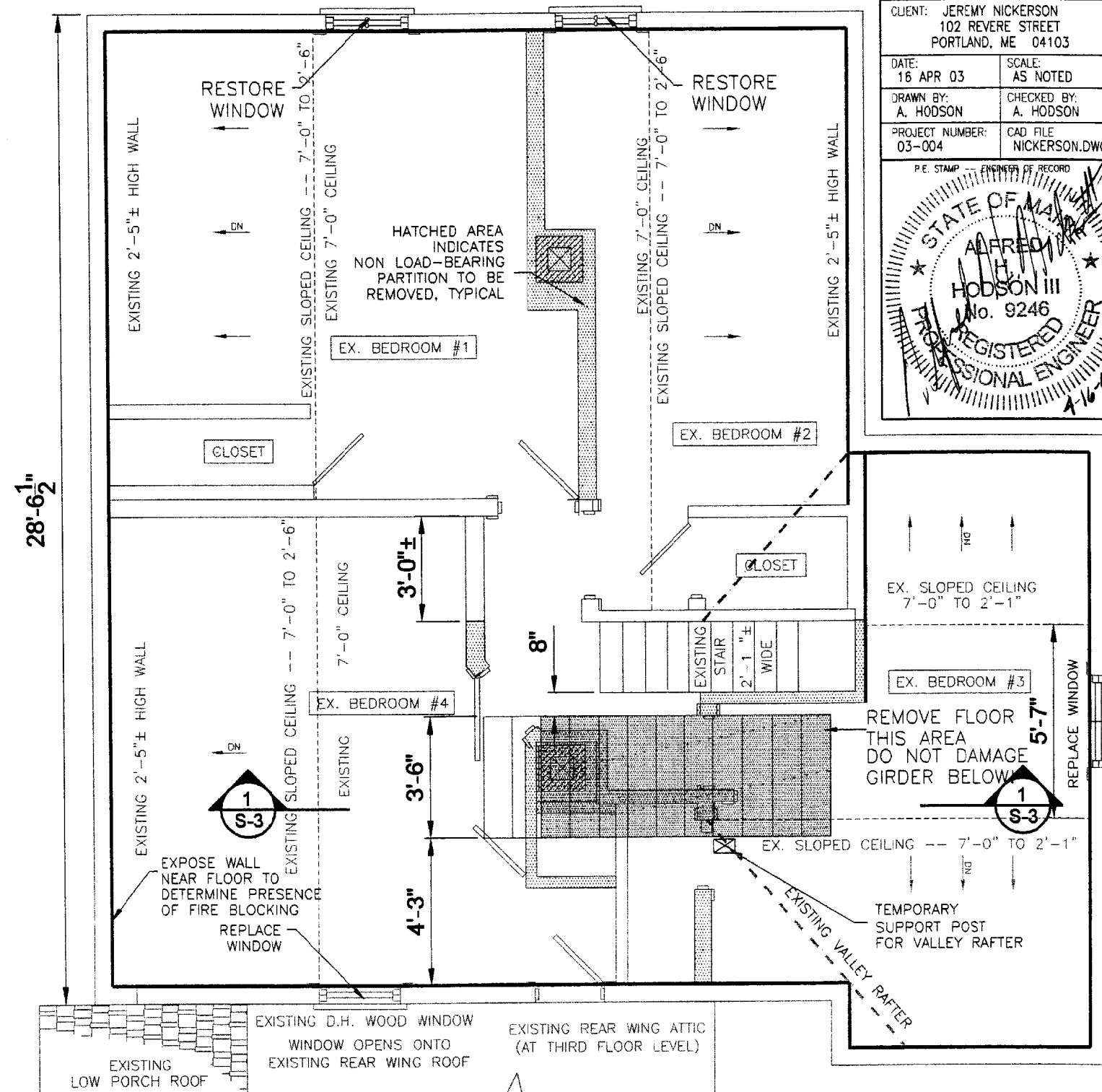


NOTE: RESTORE EXISTING WINDOWS ON THIS ELEVATION.
 REPLACE BOTTOM SASH GLASS WITH TEMPERED GLASS.



SECOND FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



THIRD FLOOR DEMOLITION PLAN

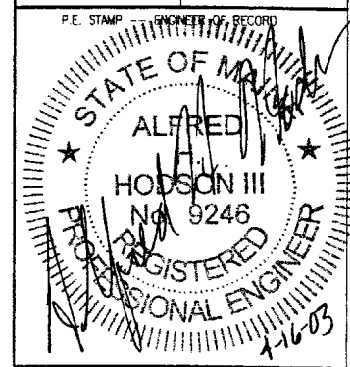
SCALE: 1/4" = 1'-0"

NOTE: NOTIFY ENGINEER DURING DEMOLITION TO VERIFY CLEARANCES, FRAMING CONDITION, ETC.

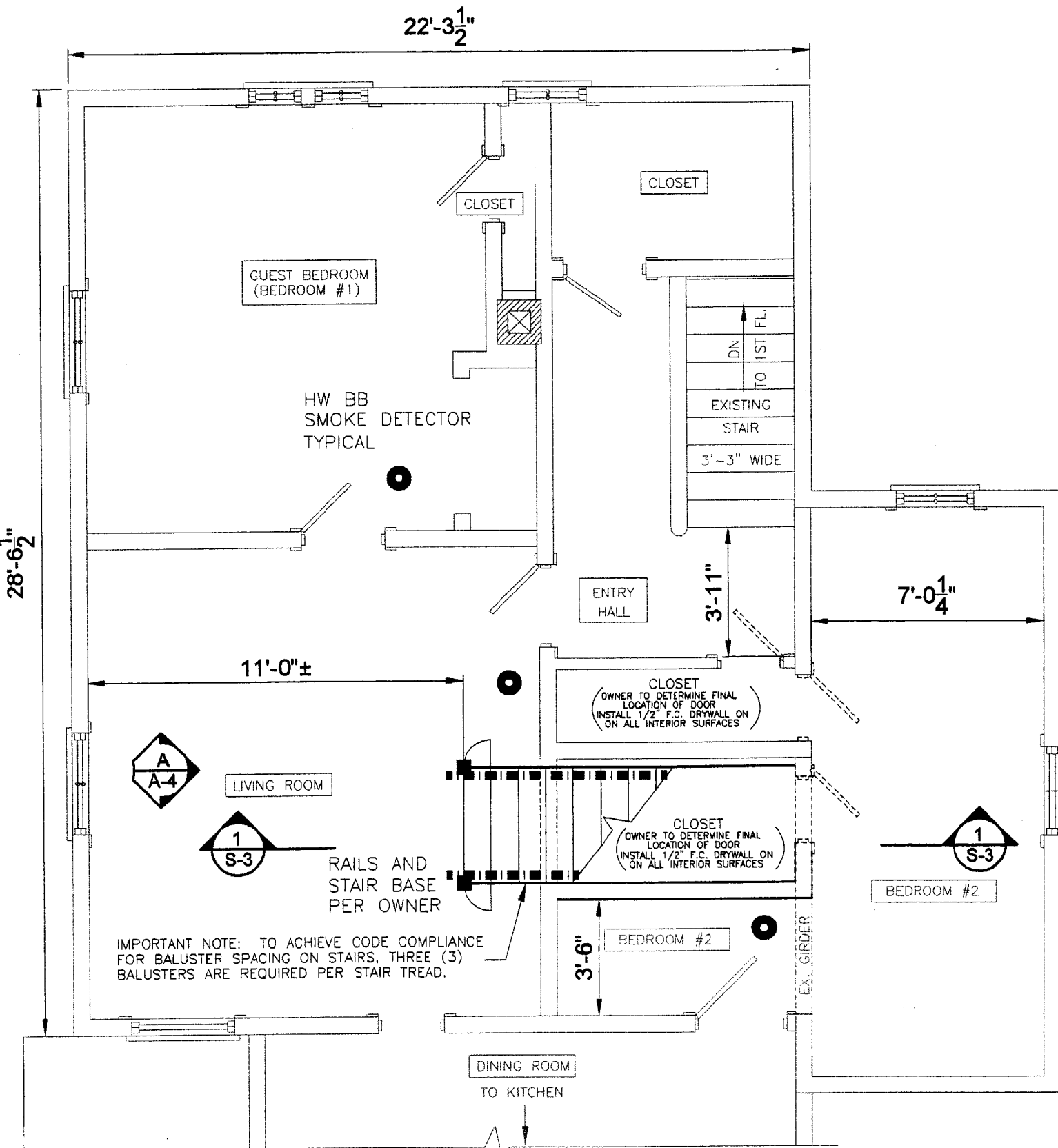
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A-2

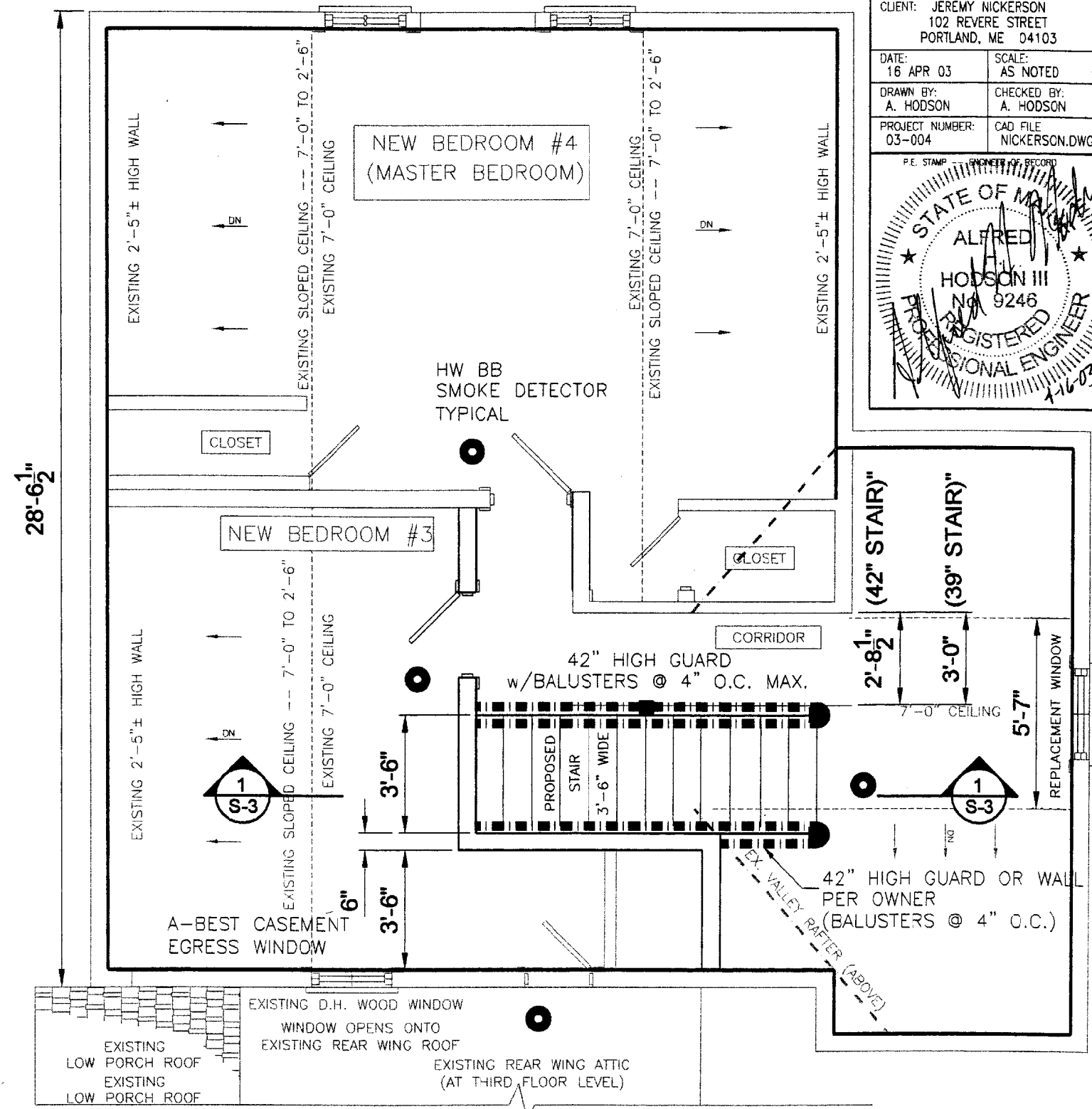
SHEET 2 OF 7



NOTE: RESTORE EXISTING WINDOWS ON THIS ELEVATION.
 REPLACE BOTTOM SASH GLASS WITH TEMPERED GLASS.



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

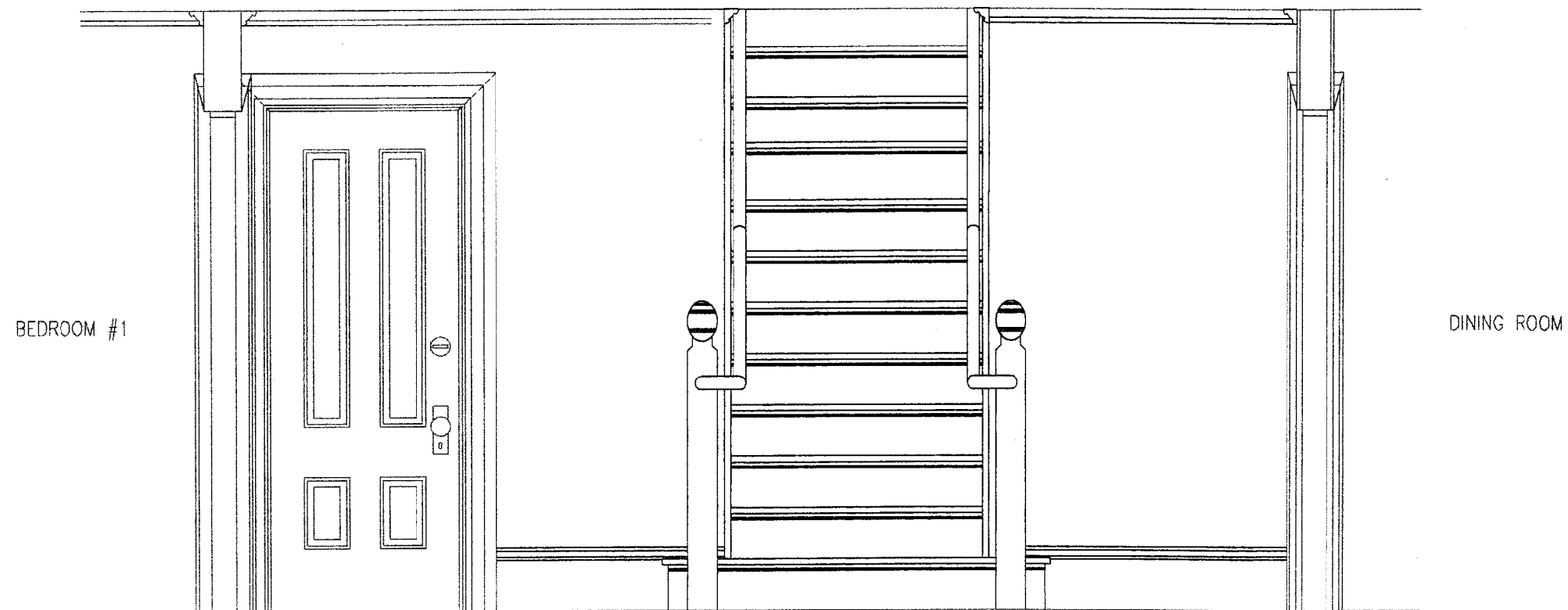
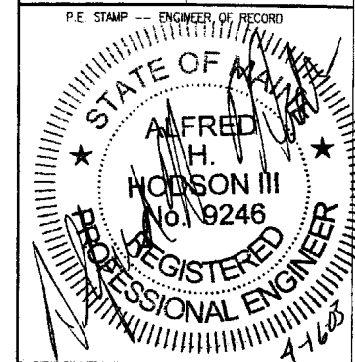
RESURGENCE
 ENGINEERING & PRESERVATION, INC.
 132 BRENTWOOD STREET
 PORTLAND, ME 04103
 V/F (207) 773-4880
 RESURGENCEINC@AOL.COM

CLIENT: JEREMY NICKERSON
 102 REVERE STREET
 PORTLAND, ME 04103

DATE: 16 APR 03 SCALE: AS NOTED

DRAWN BY: A. HODSON CHECKED BY: A. HODSON

PROJECT NUMBER: 03-004 CAD FILE: NICKERSON.DWG



LIVING ROOM ELEVATION

SCALE: 1/2" = 1'-0"

NOTE: RAILINGS AND TRIM NOT SHOWN FOR CLARITY. RAILING HEIGHT 42", BALUSTER SPACING 4" O.C. MAX. THREE BALUSTERS PER STAIR TREAD

DRAWING NUMBER:

A-4

SHEET 4 OF 7

STRUCTURAL GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS. FURTHERMORE, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PROPERTY AND THE PUBLIC.
2. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION PRIOR TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROJECT.
3. WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK. DUE TO THE TIGHT DIMENSIONAL TOLERANCES NECESSARY TO ACHIEVE CODE COMPLIANCE ON THIS PROJECT, IT IS HIGHLY RECOMMENDED THAT THE OWNER CONTACT THE ENGINEER AFTER DEMOLITION HAS EXPOSED SUFFICIENT STRUCTURE TO VERIFY THE DIMENSIONAL ACCURACY OF THESE EXISTING AND PROPOSED PLANS.
5. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DOCUMENTS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY ON THE PART OF THE ENGINEER. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUBMITTED TO THE ENGINEER FOR REVIEW, AND ACCEPTANCE GRANTED.
6. DO NOT SCALE FROM THE DRAWINGS.

DESIGN CRITERIA

1. BOCA/NATIONAL BUILDING CODE, 1999 EDITION, AS ADOPTED BY THE CITY OF PORTLAND

ADDRESS: 102 REVERE STREET, PORTLAND, MAINE
CITY CHART - LOT - BLOCK NUMBER 124 C-10
ZONE R-5

BOCA OCCUPANCY: RESIDENTIAL, R-3; ONE AND TWO-FAMILY RESIDENCE

FLOOR LIVE LOAD: RESIDENTIAL, ONE AND TWO-FAMILY, SECTION 1606.0
40 PSF - LIVING ROOMS AND STAIRS
30 PSF - SLEEPING ROOMS

STAIR DESIGN PER BOCA CHAPTER 12
WITH PROVISIONS FOR EXISTING BUILDINGS AS ALLOWED BY
SECTION 1204.6, EXCEPTION 6, PROVISIONS FOR STAIRS IN EXISTING STRUCTURES.

MAXIMUM RISER HEIGHT $8 \frac{3}{16}$ INCHES

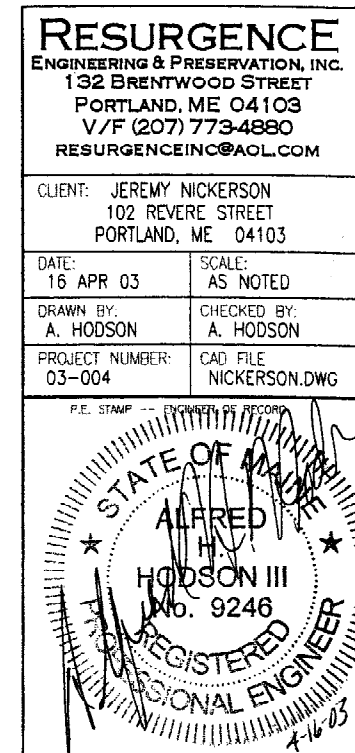
TREAD WIDTH 10 INCHES (STAIR STRINGER CUT TO $8 \frac{3}{16}$ INCHES x 10 INCHES).

LUMBER AND JOIST HANGERS

1. ALL LUMBER USED ON THIS JOB SHALL BE SPRUCE-PINE-FIR (S-P-Fs) NO. 2 OR BETTER, KILN DRIED TO A MOISTURE CONTENT OF 15 PERCENT OR LESS. DO NOT USE LUMBER THAT HAS BEEN STORED IN DAMP CONDITIONS.
2. ALL JOIST HANGERS, HURRICANE TIES, AND ATTACHMENT HARDWARE ARE TO BE AS SPECIFIED, MANUFACTURED BY SIMPSON STRONG-TIE. CONNECT ALL JOIST HANGERS PER SIMPSON STRONG-TIE REQUIREMENTS.
3. SPECIAL ATTENTION SHOULD BE TAKEN TO INSTALL FASTENERS AS INDICATED ON THE DRAWINGS.
4. WHEN FASTENING INTO EXISTING LUMBER, IT MAY BE NECESSARY TO PREDRILL HOLES SO THAT NAILS OR SCREWS DO NOT CRACK EXISTING FRAMING. TO ACHIEVE PROPER FASTENER ALIGNMENT, TEMPORARILY PIN JOIST HANGER IN PLACE WHILE DRILLING HOLES.
5. NEW STRUCTURAL FRAMING INSTALLATION SHOULD OCCUR WHILE TEMPORARY SHORING IS IN PLACE. FINISH CARPENTRY, DRYWALL INSTALLATION, AND FINISH PAINTING SHOULD OCCUR AFTER TEMPORARY SHORING IS REMOVED.
6. ACCLIMATE FRAMING LUMBER TO INTERIOR CLIMATE BY STORING IT INSIDE FOR AT LEAST 48 HOURS BEFORE USE. KEEP LUMBER OFF OF THE FLOOR BY USING SPACER BLOCKS. STORE OUT OF DIRECT SUNLIGHT TO DIMINISH UNEVEN DRYING EFFECTS.
7. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPAN. REPAIR EXISTING, NOTCHED JOISTS AND RAFTERS BY "SISTERING" THEM WITH NEW MATERIAL OF THE SAME DEPTH. GLUE AND SCREW NEW MATERIAL TO THE EXISTING MATERIAL. PREDRILL HOLES INTO ADDED PIECES TO PROVIDE PRE-DRILLING TEMPLATE FOR EXISTING MATERIAL. REFER TO PLANS AND DETAILS FOR OVERLAP LENGTHS.

SMOKE ALARMS AND EGRESS WINDOWS

1. INSTALL HARD-WIRED SMOKE DETECTORS WITH BATTERY BACKUP IN LOCATIONS INDICATED ON PLANS.
2. EGRESS WINDOW IN BEDROOM #3 SHALL BE CODE-COMPLIANT UNIT MANUFACTURED BY A-B.E.S.T. WINDOW COMPANY. UNIT SHALL BE CERTIFIED AS ACCEPTABLE WITH THE MAINE STATE FIRE MARSHAL'S OFFICE FOR EMERGENCY ESCAPE AND RESCUE. NET CLEAR OPENINGS OF THE WINDOWS SHALL BE AT LEAST 24 INCHES HIGH AND 20 INCHES WIDE. AS AN ALTERNATE, THE OWNER MAY ELECT TO RESTORE THE EXISTING WINDOWS.
3. INSTALL SOLID LUMBER FIRE BLOCKING BETWEEN EXISTING WALL STUDS AT THE THIRD FLOOR LEVEL, IF NO SUCH BLOCKING EXISTS.
4. AFTER INSTALLING ELECTRICAL WIRING, BLOCK ALL EXISTING, ABANDONED HOLES THAT WERE DRILLED IN PREVIOUSLY-EXISTING BLOCKING.

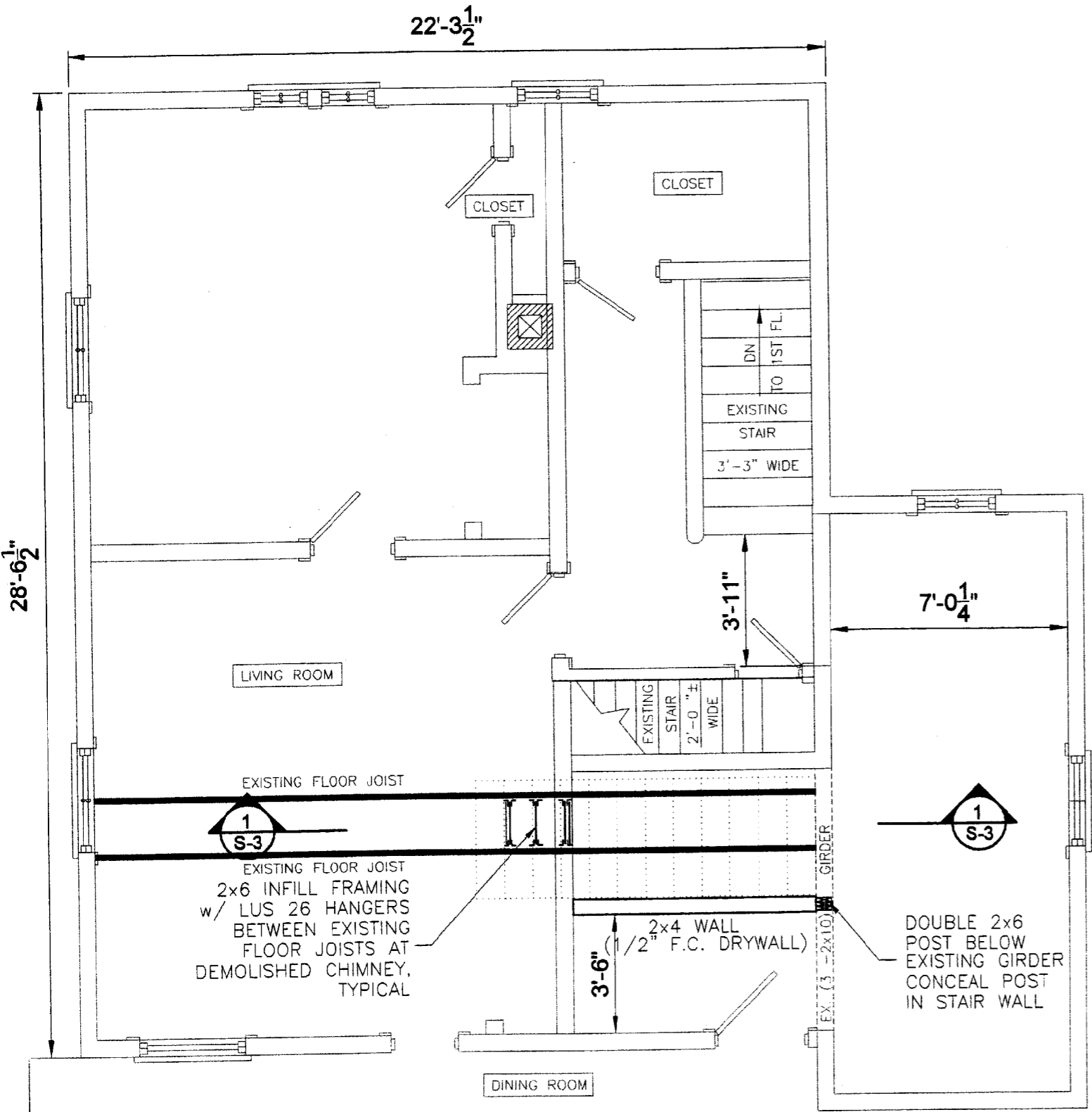
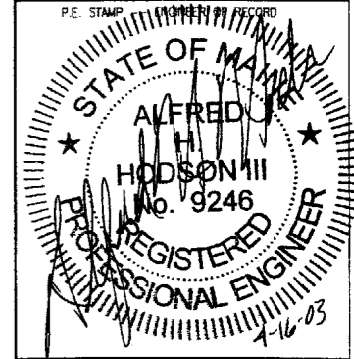


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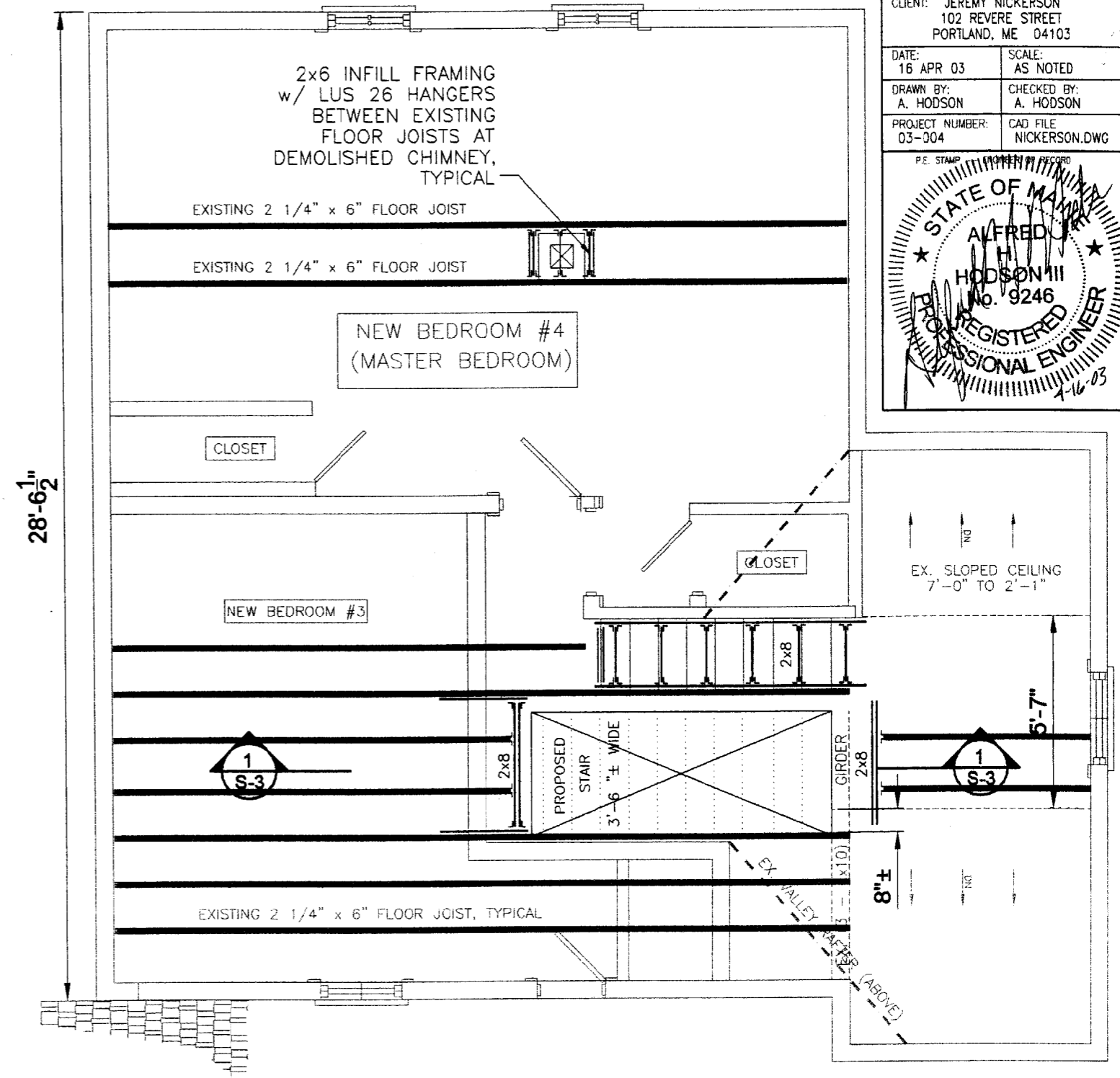
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SHEET 5 OF 7

CLIENT: JEREMY NICKERSON 102 REVERE STREET PORTLAND, ME 04103	
DATE: 16 APR 03	SCALE: AS NOTED
DRAWN BY: A. HODSON	CHECKED BY: A. HODSON
PROJECT NUMBER: 03-304	CAD FILE NICKERSON.DWG

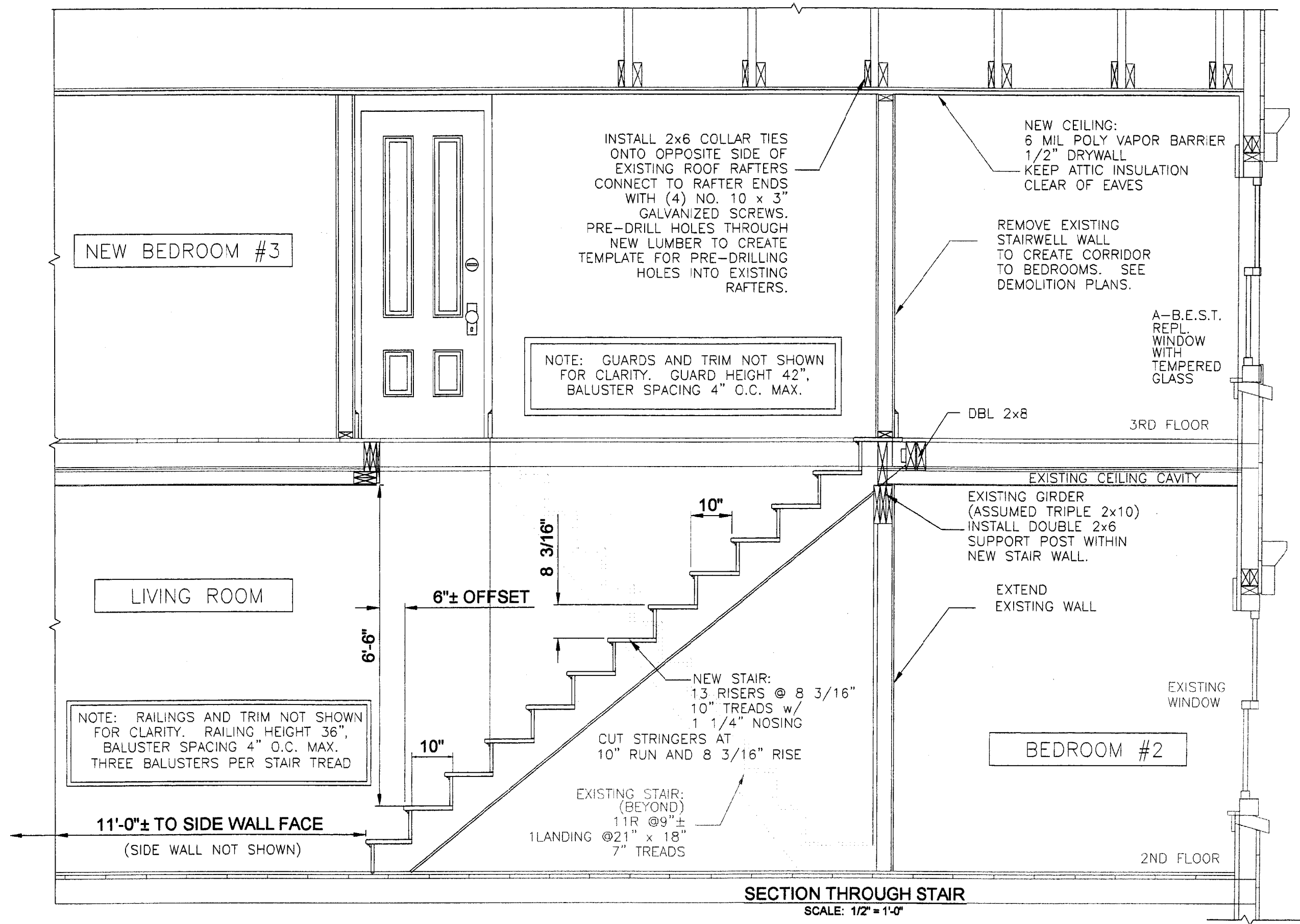
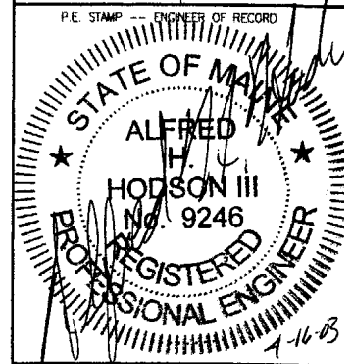


PROPOSED SECOND FLOOR STRUCTURAL PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED THIRD FLOOR STRUCTURAL PLAN
 SCALE: 1/4" = 1'-0"

CLIENT: JEREMY NICKERSON 102 REVERE STREET PORTLAND, ME 04103	
DATE: 16 APR 03	SCALE: AS NOTED
DRAWN BY: A. HODSON	CHECKED BY: A. HODSON
PROJECT NUMBER: 03-004	CAD FILE NICKERSON.DWG



INSTALL 2x6 COLLAR TIES ONTO OPPOSITE SIDE OF EXISTING ROOF RAFTERS CONNECT TO RAFTER ENDS WITH (4) NO. 10 x 3" GALVANIZED SCREWS. PRE-DRILL HOLES THROUGH NEW LUMBER TO CREATE TEMPLATE FOR PRE-DRILLING HOLES INTO EXISTING RAFTERS.

NOTE: GUARDS AND TRIM NOT SHOWN FOR CLARITY. GUARD HEIGHT 42", BALUSTER SPACING 4" O.C. MAX.

NEW CEILING:
 6 MIL POLY VAPOR BARRIER
 1/2" DRYWALL
 KEEP ATTIC INSULATION CLEAR OF EAVES

REMOVE EXISTING STAIRWELL WALL TO CREATE CORRIDOR TO BEDROOMS. SEE DEMOLITION PLANS.

A-B.E.S.T. REPL. WINDOW WITH TEMPERED GLASS

DBL 2x8

3RD FLOOR

EXISTING CEILING CAVITY

EXISTING GIRDER (ASSUMED TRIPLE 2x10) INSTALL DOUBLE 2x6 SUPPORT POST WITHIN NEW STAIR WALL.

EXTEND EXISTING WALL

EXISTING WINDOW

BEDROOM #2

2ND FLOOR

NEW BEDROOM #3

LIVING ROOM

NOTE: RAILINGS AND TRIM NOT SHOWN FOR CLARITY. RAILING HEIGHT 36", BALUSTER SPACING 4" O.C. MAX. THREE BALUSTERS PER STAIR TREAD

NEW STAIR:
 13 RISERS @ 8 3/16"
 10" TREADS w/
 1 1/4" NOSING
 CUT STRINGERS AT
 10" RUN AND 8 3/16" RISE

EXISTING STAIR:
 (BEYOND)
 11R @9"±
 1 LANDING @21" x 18"
 7" TREADS

6'-6"

6"± OFFSET

8 3/16"

10"

10"

11'-0"± TO SIDE WALL FACE
 (SIDE WALL NOT SHOWN)

SECTION THROUGH STAIR
 SCALE: 1/2" = 1'-0"