HASKELL RESIDENCE

PORTLAND * MAINE

SPECIFICATIONS

1.) General Data

A)Contractor to provide and pay for all required permits, and arrange all required inspections from code enforcement officials, all utility officials, bank inspections, and architectural inspections. Contractor shall obtain Certificate of Occupancy and perform all necessary work for same. Verify schedule of completion with Owner.

B) Builder accepts full responsibility for checking plans to ensure current conformity to local building codes. Should any changes be made to these plans by builder or his representatives, builder accepts full liability for amendments without written approval of Peterson Design Group (PDG) and Owner.

C) No wrappings, waste, rubbish, etc. to be discarded in wall cavities. Building site to be left clean at the end of each working day.

D) Do not scale drawings, dimensions govern. Should any discrepancies arise, the builder shall notify PDG immediately, with written statement of discrepancy forwarded to PDG.

E) All work and materials shall conform to local building codes.

F) Contractor shall guarantee and maintain all workmanship, materials and labor for a minimum of one year from the date of completion of the contract. Contractor shall make good within ninety (90) days of written notification from the Owner any item(s) proving to be deficient during the initial one year term without further compensation.

G) Anything not specifically shown on plans and/or specifications, but which is reasonably implied, shall be furnished as though set forth in the plans and/or specifications.

H) No extra work shall be paid for except on the written order of the Owner. The Owner will not be liable for any extra work not ordered by him.

I) The contractor shall verify all site conditions prior to submitting his proposal. No allowance for extra charges will be permitted due to a lack of knowledge of the conditions particular thereto except as otherwise specified elsewhere in these documents. Each contractor will be responsible for his own engineering and layout once the Owner has established property lines. The contractor shall verify all lines, levels, and dimensions shown on the drawings and will be held responsible for the correctness of his work.

J) Substitutions for materials specified by name may be made if approved by the Owner.

K) All glass shall be cleaned after installation. Masonry surfaces, where applicable, shall be wire brushed or equally cleaned. Metallic, painted, and all other surfaces shall be left in a clean condition, free of paint drips and other stains. Building and site shall be left clean and ready for occupancy.

L) Contractor shall make arrangements for furnishing at his own expense all water, electricity, lighting and heat necessary for construction purposes, as required, if not present at jobsite.

M) Contractor shall protect the Owner from claims under Workmans Compensation and Public Liability Acts and from any claims of personal injury including death which may arise under this contract, whether by himself or by any subcontractor or anyone indirectly employed by him. Certificates of insurance shall be filed with the Owner prior to starting the job, and shall be subject to the Owners approval. Contractor shall also carry Fire insurance.

N) Prior to receipt of progress payment, the contractor shall deliver to the Owner a complete release of all subcontractor and supply liens arising out of this contract, or receipts in full covering all labor and materials for which a lien could be filed, or a bond satisfactory to the Owner indemnifying him against any lien.

O) Contractor shall abide by all Town zoning ordinance provisions including, but not limited to, observance of noise standards. Furthermore, all vehicles associated with this construction project shall at all times be parked or standing fully within the land owned by the project Owner. No such vehicle shall at any time be parked or remain standing on any land owned by the City of Portland or by other landowners. Accordingly, at no time may the roadway providing access to the project be blocked for any duration of time.

P) All Building Components to be installed as per applicable manufacturer's specifications and details.

2) Site Work

A)Contractor is responsible for the cleanup and proper disposal of all waste materials.

B)Contractor is responsible for grading and seeding all disturbed site areas, and for new construction, to a minimum of fifty feet from perimeter of building (per site conditions).

C)Finish grading shall be established to provide surface drainage in all directions away from building and excavated areas.

D)If ledge or solid rock over 3 cu. yards is encountered, it shall be removed only with the Owner's written permission, at an extra cost based on a per cubic yard unit price.

3) Concrete (See Foundation Plan for Concrete notes)

4) Masonry

A) Brick or stone veneers, marble and/or other veneers (as applicable) shown on plans to be selected by and confirmed with Owner prior to installation.

5) Metals

A)Aluminum or hot dipped galvanized nails to be used on all exterior applications, as per applicable products manufacturers recommendations.

B)White Powder coated drip edge to be installed at all eaves, overhangs, and rakes, or with another material as noted.

6) Wood and Plastics (Framing Notes)

A)First floor design loads 40 psf live, 20 psf dead load.

B)Second floor design loads 40 psf live, 20 psf dead load.

C)Attic design loads 20 psf live 10 psf dead.

D)Roof framing design loads 50 psf live + drift, 15 psf dead (varies per IBC 2006)

E)Contractor to transfer all bearing points to foundation.

F)U.N.O., all first level Existing plate height to be Raised from 7'-6" to 8'-0" with 7'-0" window header height U.N.O.

G)U.N.O., all second level new construction plate height to be 8'-2 1/2" with a 7'-0" window header height U.N.O.

H)All exterior openings to be load bearing.

I)Provide collar ties at 4'0" o.c. at all ridges, with the exception of areas utilizing roof trusses, or vaulted area utilizing structural ridge beams.

J)U.N.O., all angled walls to be 45 degrees

K)U.N.O., all framing lumber and beams to be #2 SPF kiln dried .

L)U.N.O., all exterior trim to be PVC, fastener holes filled, and painted, in sizes and configurations as shown on plans..

M)Pressure treated lumber shall be used at all concrete, earth and weather contact/ exposure areas.

N)All subfloor material and stair treads to be glued.

O)Wood, metal bridging, or solid wood blocking to be installed at mid span in all horizontally framed areas. Install all joists and rafters with crown up.

P)All porch and decking framing to be sloped away from building at a minimum of 1/8" per foot.

Q)Provide continuous blocking for all cabinetry(where applicable).
Kitchen blocking = 341/2" ABV. F.F. (top of blocking blocking)
54" ABV. F.F. (bottom of blocking)
84" ABV. F.F. (center of blocking) (Kitchen Designer to confirm height for blocking)

R)Exterior roof and wall sheathing to be CDX plywood, or equal, as applicable. See building sections.

S)All manufactured beams, trusses, and steel (where applicable) to be installed per manufacturers specifications.

T)Decking finish material to be Treks Decking.

7) Thermal and Moisture Protection

A) Housewrap to be installed on exterior faces of structure. All seams to be taped. Apply "HomeSlicker" Rainscreen over Typar house wrap as per mfr. Installation specifications.

B) Apply Ice And Water Shield to all roof surfaces. All junctures of walls to roofs at right angles to receive the same.

C)All roof areas to receive 30 year asphalt composite Arch. shingles applied over Ice and Water Shield. Owner to select color and style of roofing shingles.

D)Omitted

E)All doors and windows to receive expandable foam (polyisocyanurate) insulation in cavities surrounding unit.

F)Seal pipe, electrical, etc. penetrations at exterior wall entry points to unconditioned spaces with expanding foam sealant.

G)Provide sill-seal between all concrete walls and sills.

H) All exterior walls (at living space) R-20min. insulation. Closed cell (polyisocyanurate foam)

I)All roof areas (at living spaces) R-49 min. insulation. Closed cell (polyisocyanurate foam)

J)All floor areas adjacent to unheated space to receive R-30 min. insulation, by means of a closed cell polyisocyanurate foam

K)All interior Bedroom and Bathroom walls and floors adjacent to other living space to receive R-11 sound attenuation FB batt insulation, min.

8) Doors and Windows

A)Door and window sizes provided on plans. All doors and windows to be approved by Owner prior to ordering

B) All glass in sidelights, windows under 18" aff, Bathrooms, adjacent to doors, in stair areas, and as otherwise required by code, to be tempered.

C) As Per 2009 IRC, Section R612 Provide interior Gaurds At all operable windows with sill height less than 24"from finish floor where the opening is located more than 72"above the finished grade or surface below. At egress window provide a guard that also meets R612.4.2

D)All Doors ,windows and associated flashing to be installed as per Manufacturer's specifications and details.

9) Finishes

A)All Exterior cedar shingle siding to be pre dipped white cedar, Maibec or equal. All Exterior cedar clapboards to be vertical grain applied 4"to weather.

B)See exterior elevations for siding details and locations

C)See interior elevation drawings for additional detail.

D)All siding cut ends to receive finish coat at time of installation, where practical.

Painting Spec as follows:

Interior walls and ceilings:	(1) coat PVA latex primer (2) coats latex paint
Interior trim:	(1) coat Latex Primer 2) coats 100% Acrylic Latex Paint
Exterior siding:	Maibec or pre-dipped shingles applied 5"to the weather

Pre stained all sides Vertical Grain Cedar Clapboards applied 4" to The weather as shown on Elevations

E)Contractor to verify stain or paint selections with Owner prior to application.

F)All flooring to be verified with Owner prior to installation.

10) Specialties

A)Omitted

B)Omitted

C)Omitted.

D)Omitted

E)Coordinate location and details for exterior sprinkler/irrigation system with Owner. (if applicable)

11) Equipment

12) Furnishings

13) Special Construction

A)Mantles for fireplace openings shall be selected by Owner.

B)Where applicable, Kitchen consultant shall arrange and provide for design and specification of Kitchen cabinetry.

C)Omitted

.D)Exterior railing balusters to be white, Fiberglass. U.N.O. on Plans and Elevations.

14) Conveying Systems

15) Mechanical

A)Heating system to be specified by contractor and confirmed by owner.

B)All vents for exhaust fans to be vented to outdoors.

C) Water supply from City supply to be extended to areas of new construction by means of copper piping of appropriate size. Confirm that water line to street is not crimped so as to impede water volume.

D)All exterior hose bibs shall be frost-free. Verify locations with Owner.

E)Contractor to confirm supply capacity and quality of water supply.

F)Any water filtration system deemed necessary should be confirmed by Owner prior to installation.

G)Coordinate venting of Kitchen range and location of exterior vent outlet with Owner.

H)Contractor to arrange for connection to city sanitary sewer system.

16) Electrical

A)Electrical contractor to confirm code compliance and location of all outlets, dimmers, etc., with Owner prior to installation.

B)All wiring to be square, level and flat.

C)Coordinate location of electric service meter and panel.

D)Electrical contractor to confirm location of smoke detectors.

E)Provide 200-Amp electrical service to project. Coordinate location of meter and panel with Owner prior to installation.

F)Electrical Switches and Outlet to be confirmed by owner

G)House to be provided with cable internet service. Coordinate locations of jacks and all necessary support wiring with Owner.

H)Coordinate with Owner and appropriate subcontractors any requirements for exterior lighting, landscape lighting and associated electrical needs.

This Set Of Drawings Includes

SP-1	Specifications
1	Existing Conditions/Demolition Plan
2	Foundation Plan
3	First Floor Plan
4	Second Floor Plan
5	Elevations
6	Interior Elevations
7	First Floor Framing Plan
8	Second Floor Framing Plan
9	Roof Framing Plan
10	Building Sections
11	First Floor Electrical Plan
12	Second Floor Electrical Plan

SPECIFICATIONS
scale 1/4"=1'-0"

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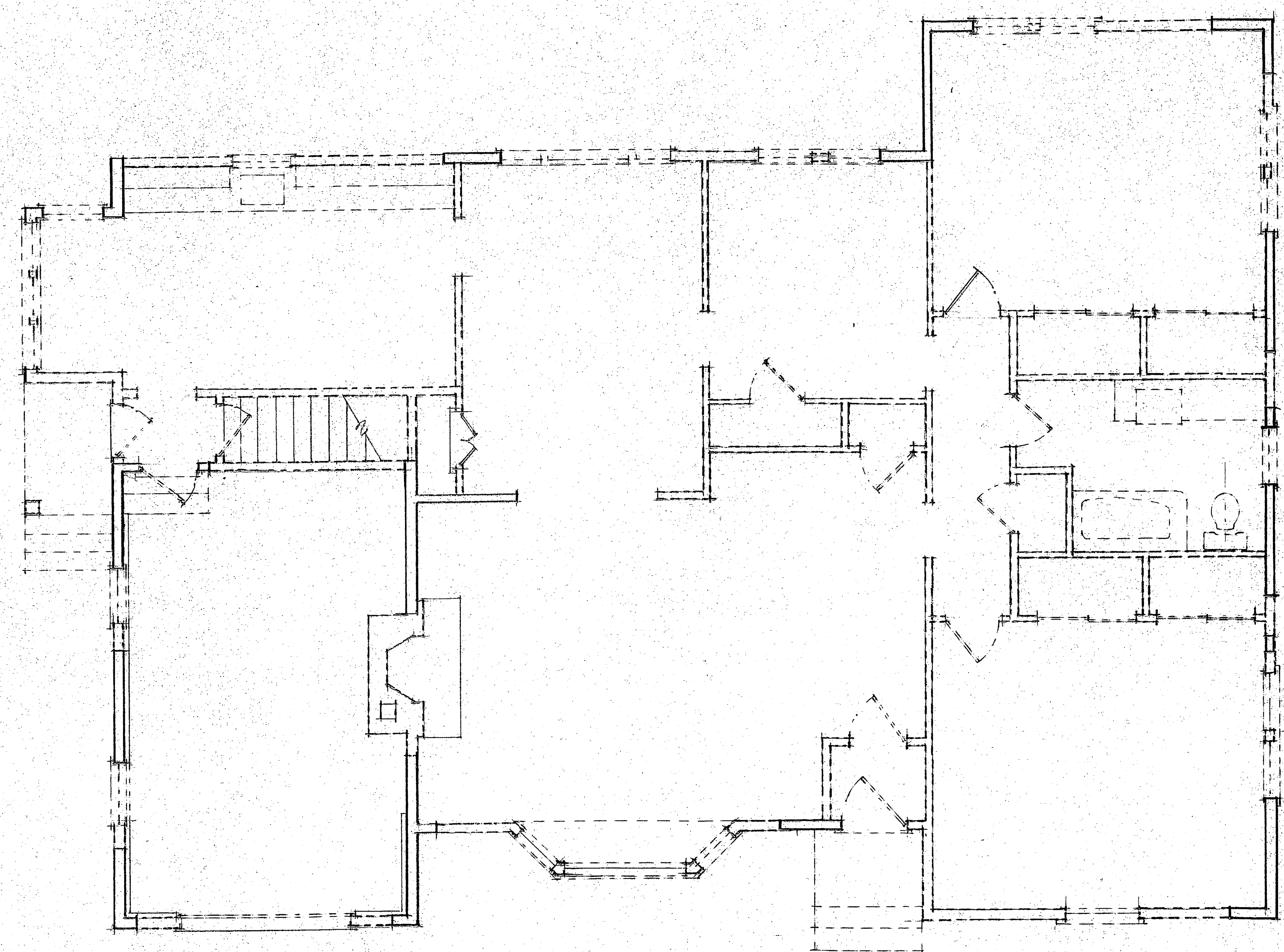
Renovations and Additions for:
Dr. and Mrs. Haskell
Portland * Maine

Drawn By:	E.H.L.
Checked By:	
Job No.:	1207
Date:	MAY 11 2012
Sheet No.:	SP 1



ALL EXTERIOR WALLS TO REMAIN

= EXISTING TO REMAIN

= EXISTING TO BE REMOVED

EXISTING CONDITIONS / DEMOLITION PLAN

SCALE 1/4" = 1'-0"

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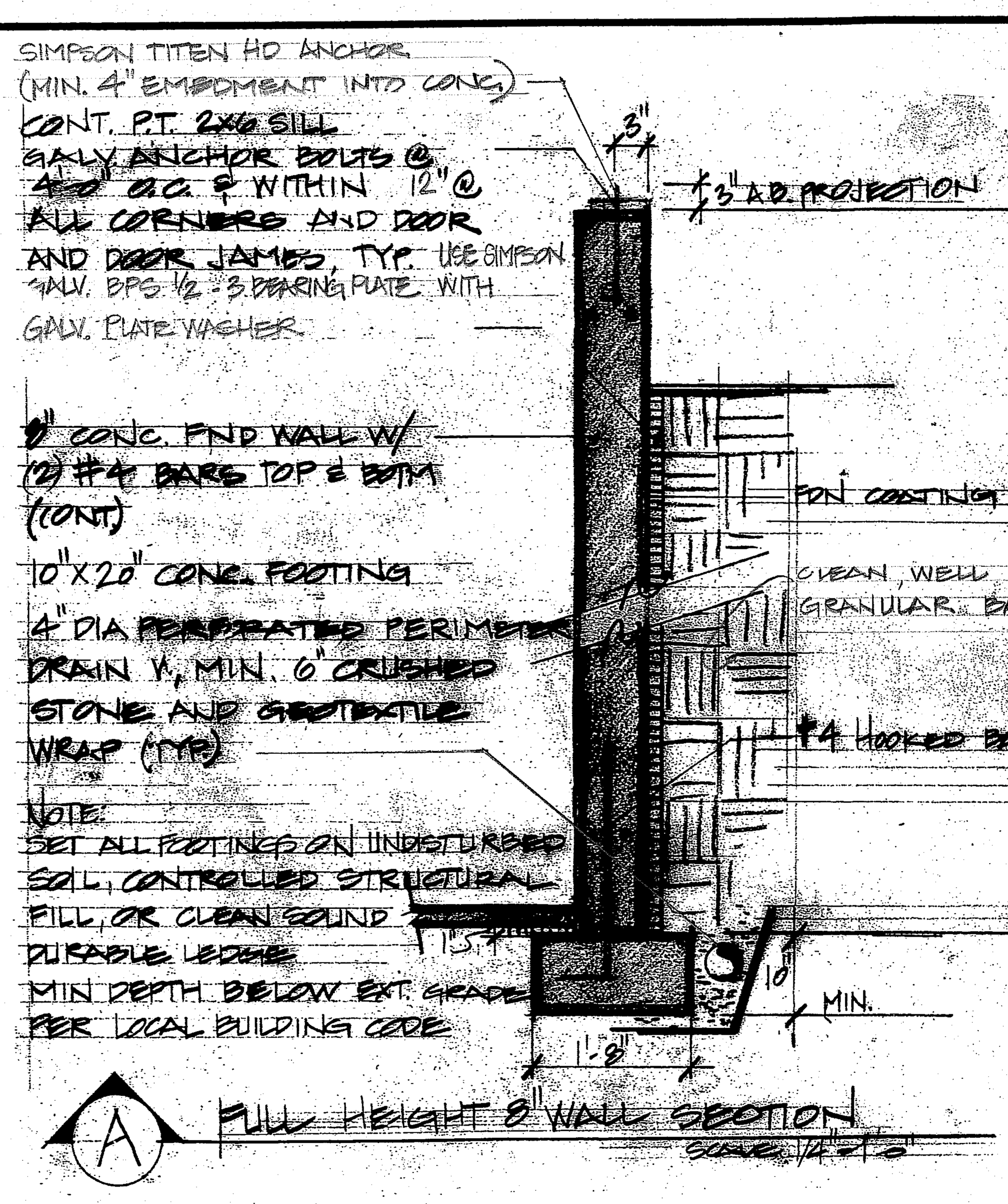
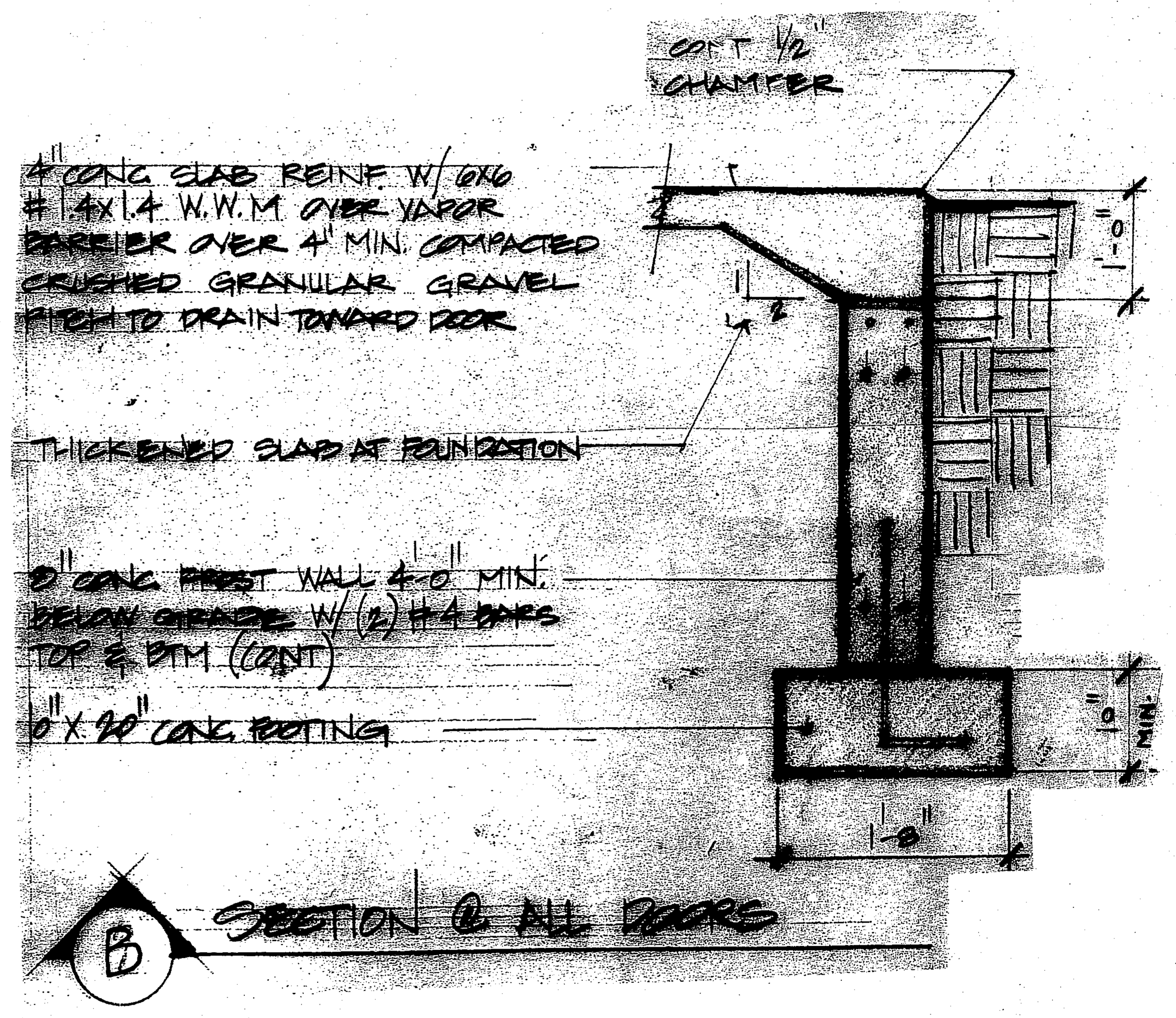
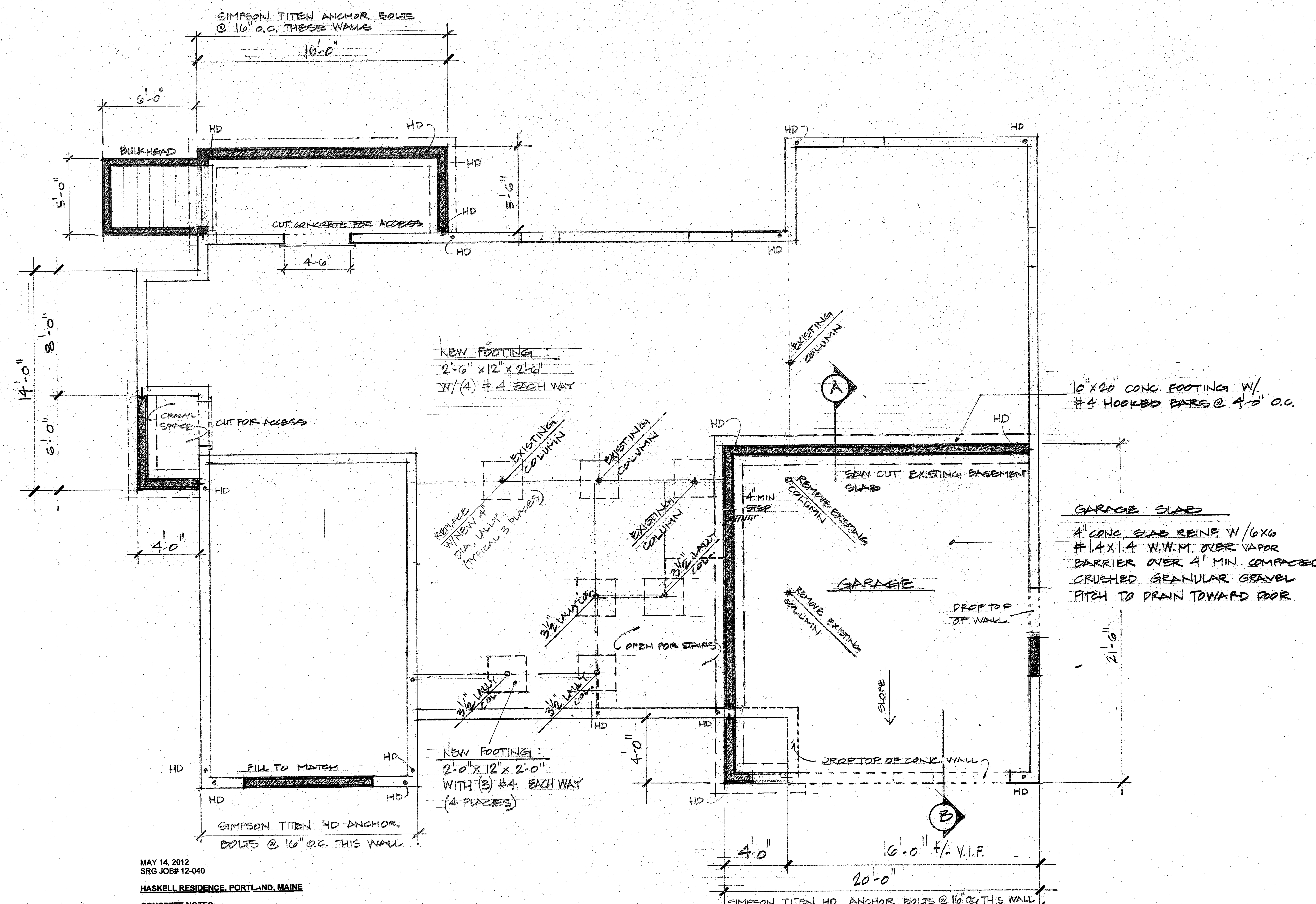
RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

DRAWN BY:	E.H.L.
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	1







MAY 14, 2012
SRG JOB# 12-040

HASKELL RESIDENCE, PORTLAND, MAINE

FOUNDATION NOTES:

1. ALL FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2000PSF.
2. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 4'-6" BELOW FINISHED GRADE.
3. SUBGRADE EXCAVATIONS TO BE KEPT DRY.
4. THE BOTTOM OF ALL INTERIOR FOOTINGS TO BE BEARING ON COMPACTED GRAVEL.
5. BEFORE PLACING CONCRETE FOR SLABS, EXISTING SOIL MATERIALS SHALL BE REMOVED AND REPLACED WITH A MINIMUM OF 12" OF COMPACTED STRUCTURAL FILL TO THE APPROPRIATE ELEVATION. STRUCTURAL FILL TO BE COMPACTED TO MINIMUM 95% OF ITS MAXIMUM DRY DENSITY, PER ASTM D1557.
6. IF ADEQUATED SOIL BEARING IS NOT ENCOUNTERED AT THE INDICATED BOTTOM OF FOOTING FOUNDATION, THE CONTRACTOR IS TO REPORT TO THE ENGINEER BEFORE PROCEEDING WITH THAT PART OF WORK.
7. ALL EXISTING FILL, ORGANIC, WASTE, TOPSOIL, FROZEN MATERIALS, AND DELETERIOUS MATTER SHALL BE REMOVED FROM BELOW FOOTINGS AND SLABS AND REPLACED WITH COMPACTED GRAVEL.
8. DO NOT PLACE BACKFILL AGAINST BASEMENT FOUNDATION WALLS UNTIL THE FIRST FLOOR STRUCTURE HAS BEEN CONSTRUCTED.
9. SEE FOUNDATION PLAN FOR ALL TOP OF WALL AND SHELF ELEVATIONS.
10. ALL DRAINAGE FILL TO BE ¾" WASHED CRUSHED STONE.
11. ALL DRAINAGE PIPE TO BE SLOPED POSITIVELY AT LEAST 2% AND EXTEND TO DAYLIGHT AT GRADE, UNLESS OTHERWISE NOTED ON PLANS.
12. PROVIDE RIGID DRAINAGE PROTECTION BOARD AT ALL FOUNDATION WALLS WITH WATERPROOFING SYSTEM PRIOR TO BACKFILLING WALLS.

MAY 14, 2012
SRG JOB# 12-040

HASKELL RESIDENCE, PORTLAND, MAINE

CONCRETE NOTES:

1. CODES AND STANDARDS (LATEST EDITION WITH CURRENT AMEDMENTS): ACI 301-"SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 318-"BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". COMPLY WITH APPLICABLE PROVISIONS, UNLESS OTHERWISE INDICATED.
2. ALL CONCRETE TO BE 3000 PSI @ 28 DAYS, ¾" AGGREGATE, MAXIMUM WATER/CEMENT RATIO = 0.50, SLUMP 1" MINIMUM AND 3" MAXIMUM. USE A MID-RANGE WATER REDUCER IF A HIGHER SLUMP IS DESIRED. 6% AIR ENTRAINMENT FOR ALL WALLS, FOOTINGS, AND EXTERIOR SLABS. NO ENTRAINED AIR FOR INTERIOR SLABS.
3. CALCIUM CHLORIDE AND/OR MATERIALS CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
4. CONCRETE CURING: USE WET BURLAP METHOD WITH POLYETHYLENE COVER. PROVIDE MINIMUM 7 DAY WET CURE. CONFORM TO ACI 302-IR GUIDE FOR CONCRETE SLAB AND FLOOR CONSTRUCTION.
5. CONCRETE SLAB CONTROL JOINTS: MAX. 10'-0"x10'-0" SQUARES, RATIO CAN BE 1:1.5 MAX.
6. PROVIDE 3-#4x3'-0" BARS AT A 45 DEGREE ANGLE AT ALL INSIDE CORNERS IN SLAB (RE-ENTRANT CORNER).
7. NO CONCRETE TO BE PLACED ON FROZEN GROUND.
8. COMPLY WITH ACI 305 FOR ALL HOT WEATHER CONCRETE PLACEMENTS.
9. COMPLY WITH ACI 306 FOR ALL COLD WEATHER CONCRETE PLACEMENTS.
10. ALL REINFORCEMENT TO CONFORM WITH ASTM A615, GRADE 60; NEW BARS.
11. REINFORCEMENT SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVER UNLESS OTHERWISE NOTED:
    A. CONCRETE DEPOSITED ON GROUND: 3"
    B. CONCRETE EXPOSED TO THE GROUND OR WEATHER: 2"
    C. CONCRETE NOT EXPOSED TO THE GROUND OR WEATHER: 1 ½"
12. ALL REINFORCEMENT TO BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE" (ACI-315), LATEST EDITION.
13. ALL LAP SPLICES SHALL BE CONIDERED CLASS B TENSION LAP SPLICES UNLESS OTHERWISE NOTED.
14. ANCHOR BOLTS: (UNLESS NOTED OTHERWISE ON PLANS)
    A. STANDARD ZINC COATED SIMPSON TITEN HD ANCHORS (SCREW TYPE), NO EXCEPTION.
    B. UNLESS NOTED OTHERWISE ON PLANS, SPACE ANCHORS @ 4'-0"O.C. AND LOCATE WITHIN 4" MINIMUM / 12" MAXIMUM FROM EACH END OF EACH SECTION AND ALSO AT ALL DOOR JAMBS AND CORNERS. PROVIDE A MINIMUM OF 2 ANCHOR BOLTS PER SECTION IF LESS THAN 4'-0" IN LENGTH.
    C. ANCHORS TO EXTEND A MINIMUM OF 4 ½" INTO CONCRETE.
15. ALL SLABS-ON-GRADE TO SHALL BE REINFORCED WITH 66-W1.4xW1.4, UNLESS OTHERWISE NOTED. PROVIDE CONCRETE BRICK SEATS (NOT CLAY) @ 3'-0"O.C. EACH WAY FOR SUPPORT.
16. SLAB REINFORCEMENT TO BE LOCATED AT MID-DEPTH OF CONCRETE SLABS UNLESS OTHERWISE NOTED.
17. CHAMFER ALL EXPOSED CONCRETE EDGES ¾".
18. ALL WOOD NAILERS AND/OR SILLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED #2 GRADE SOUTHERN PINE OR BETTER.
19. WATERPROOF (WATERSTOP) BETWEEN ALL BASEMENT FOUNDATION WALLS AND FOOTINGS, AND AT CONTROL JOINTS BETWEEN CONCRETE PLACEMENTS WITH A STRIP OF BENTONITE MANUFACTURED BY AMERICAN COLLOID CORPORATION, ARLINGTON HEIGHTS, IL, UNDER THE TRADE NAME RX102.
20. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND/OR BRACING REQUIRED UNTIL ALL CONCRETE HAS REACHED ITS FULL DESIGN STRENGTH.

HD ⊡ INDICATES LOCATION OF SIMPSON HDU5-SDS 2.5 HOLDOWN W/ 1/2" DIA. SIMPSON DEEP EMBEDMENT TITEN HD ANCHOR. USE 1/2" DIA. X 9-3/4" SIMPSON TITEN HD ROD COUPLER WITH 1/2" DIA. A307 THREADED ROD EXTENSIONS AT BOX SILL LOCATIONS.

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

SRG ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
P.O. BOX 925
Gray, Maine 04039
207-657-7323
srg@maine.rr.com

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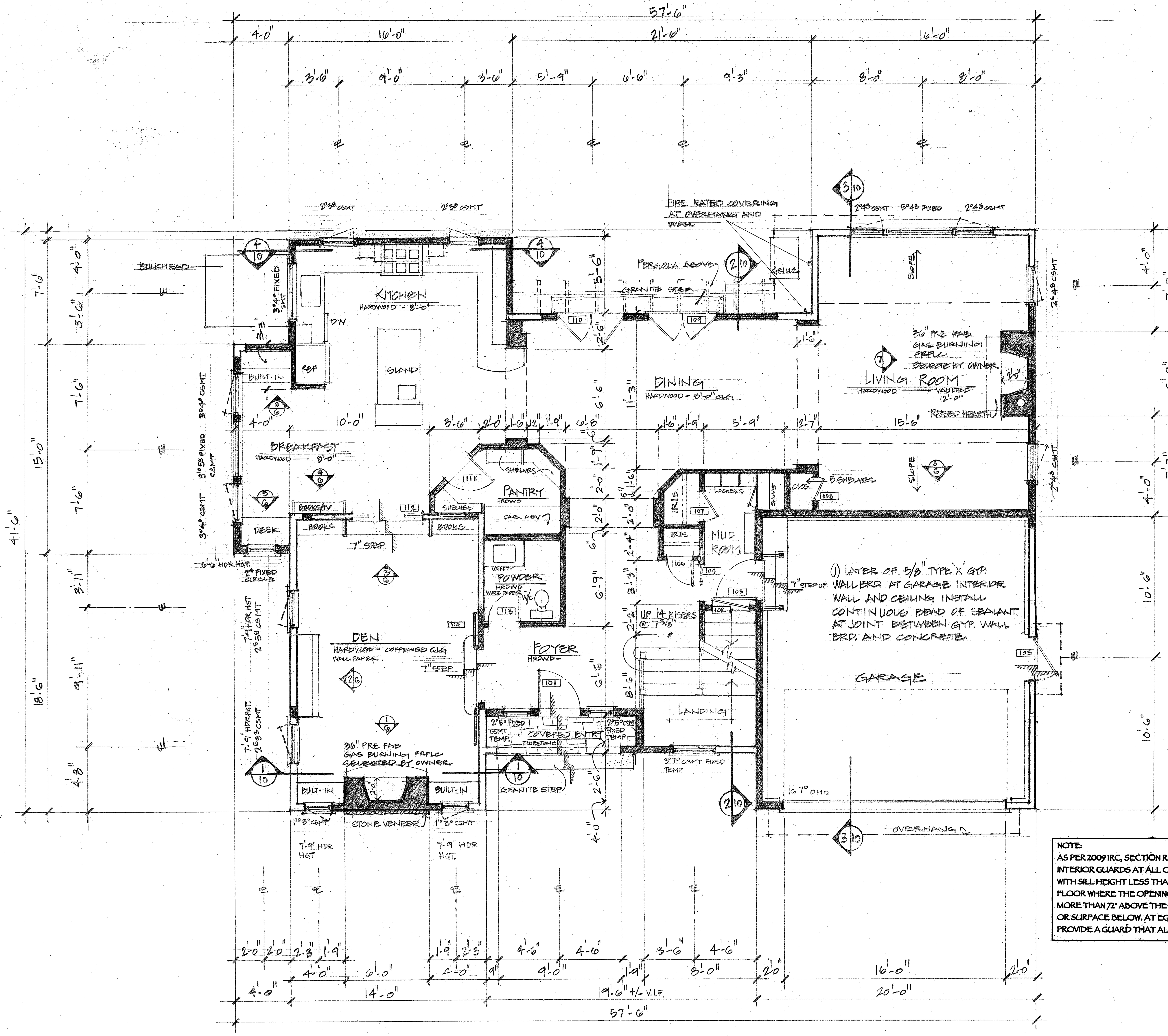
RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

DRAWN BY:	E.H.L.
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	2

Interior Door Style:
Jeldwen Pro Cove "Cambridge"
2-Panel Solid Core MDF
Hardware:
Verify Door Sizes and Rough Openings With Door Manuf.

No.	Location	Door Size	Hardware	Notes
101	Foyer	3'-0"X6'-10"	Entry	Selected By owner
102	BSMT Entrance	2'-8"X6'-8"	Passage	
103	Garage/Mudroom	3'-0"X6'-8"	Entry	Fire Rated
104	MudRoom	2'-8"X6'-8"	Passage	Pocket Door
105	Garage	3'-0"X6'-8"	Entry	Exterior
106	Foyer/Closet	2'-0"X6'-8"	Passage	
107	Mudroom/Closet	2'-4"X6'-8"	Passage	
108	LivingRoom/Closet	2'-0"X6'-8"	Passage	
109	Dining	5'-0"x7'-0"	Entry	
110	Dining	5'-0"x7'-0"	Entry	
111	Pantry	2'-6"X6'-8"	Passage	
112	Den	(2) 2'-6"X6'-8"	Passage	(2) Pocket
113	Powder	2'-4"X6'-8"	Privacy	
114	Den	4'-0"X6'-8"	Passage	Sliding Door



NOTE:
AS PER 2009 IRC, SECTION R612 PROVIDE INTERIOR GUARDS AT ALL OPERABLE WINDOWS WITH SILL HEIGHT LESS THAN 24" FROM FINISH FLOOR WHERE THE OPENING IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW. AT EGRESS WINDOWS PROVIDE A GUARD THAT ALSO MEETS R612.4.2.

* ALL EXTERIOR WALLS TO REMAIN

~~ELEVATE~~ FIRST FLOOR PLATE HEIGHT TO 8'-0"

FIRST FLOOR HEADER TO BE 7'-0" U.N.O.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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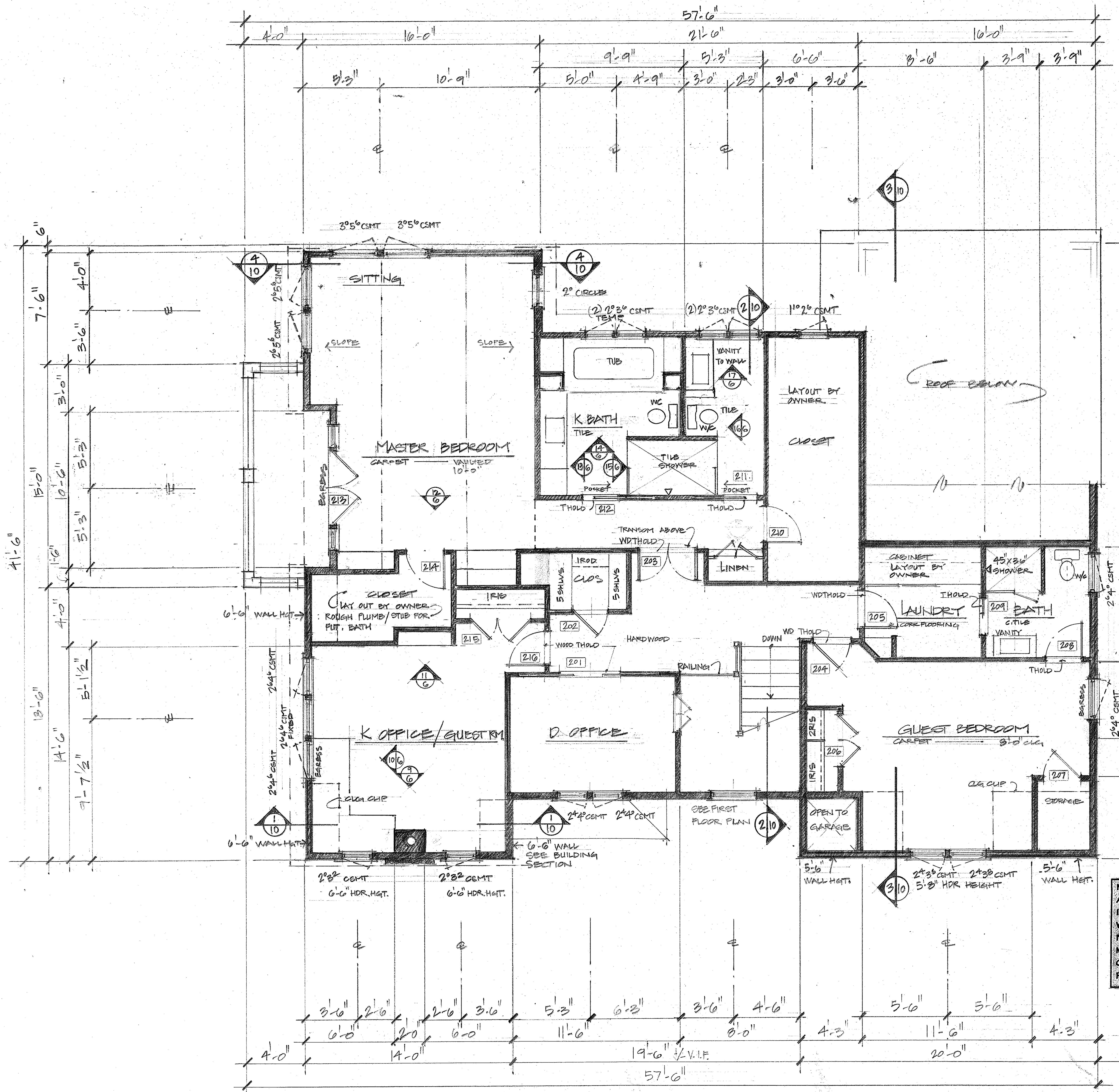
RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

DRAWN BY:	E.H.L.
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	3

Interior Door Style:
Jedwen Pro Cove "Cambridge" 2-Panel Solid Core MDF
Hardware:
Emtek (Selected by owner)

No.	Location	Door Size	Hardware	Notes
210	Office	(2) 2'-0"x6'-8"	Privacy	Pocket Drs
202	Closet	2'-4"x6'-8"	Passage	
203	Hall	(2) 2'-0"x6'-8"	Privacy	Transom Abv.
204	Guest Bedroom	2'-6"x6'-8"	Privacy	
205	Laundry	2'-8"x6'-8"	Passage	
206	Closet	(2) 1'-9"x6'-8"	Passage	
207	Storage	2'-6"x6'-8"	Passage	
208	Bath	2'-6"x6'-8"	Privacy	
209	Bath	2'-6"x6'-8"	Privacy	Pocket Door
210	Closet	2'-6"x6'-8"	Passage	
211	D Bath	2'-4"x6'-8"	Privacy	Pocket Door
212	K Bath	2'-4"x6'-8"	Privacy	Pocket Door
213	M. Bedroom	5'-0"x6'-8"	Entry	See Wdw Schdl
214	Closet	2'-6"x6'-8"	Privacy	
215	Closet	(2) 2'-0"x6'-8"	Passage	
216	K Office	2'-6"x6'-8"	Privacy	



NOTE:
AS PER 2009 IRC, SECTION R612 PROVIDE INTERIOR GUARDS AT ALL OPERABLE WINDOWS WITH SILL HEIGHT LESS THAN 24" FROM FINISH FLOOR WHERE THE OPENING IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW. AT EGRESS WINDOWS PROVIDE A GUARD THAT ALSO MEETS R612.4.2.

SECOND FLOOR PLATE HEIGHT TO BE 8'-2½" U.N.O.
SECOND FLOOR HEADER HEIGHT TO BE 7'-0" U.N.O.

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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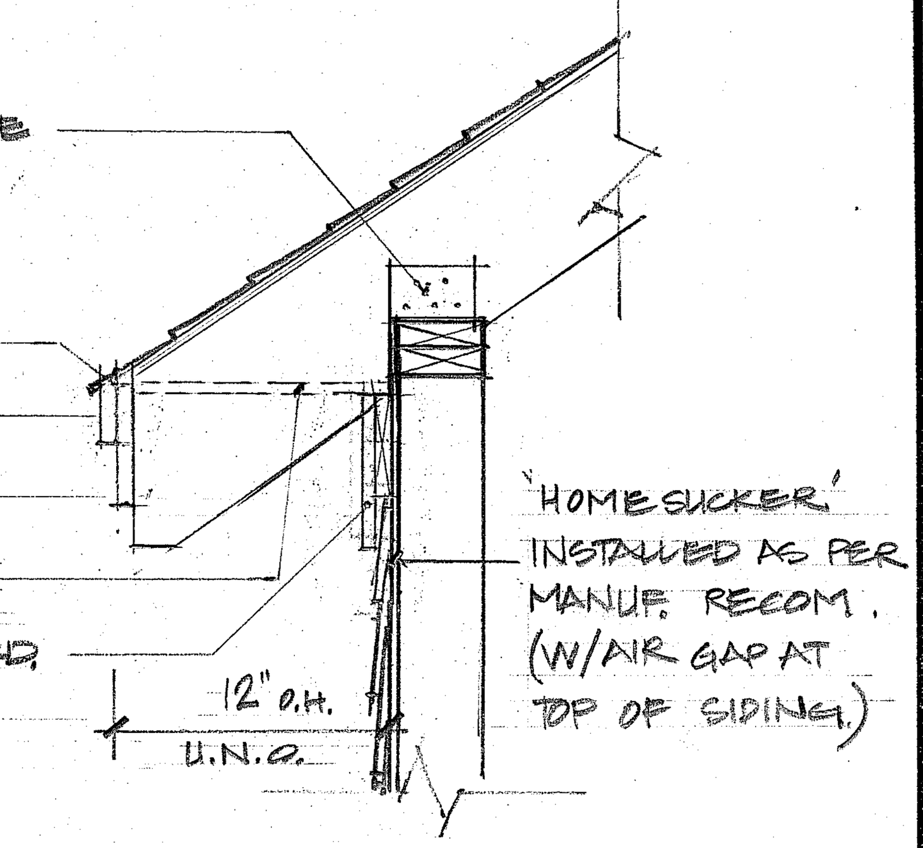
RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

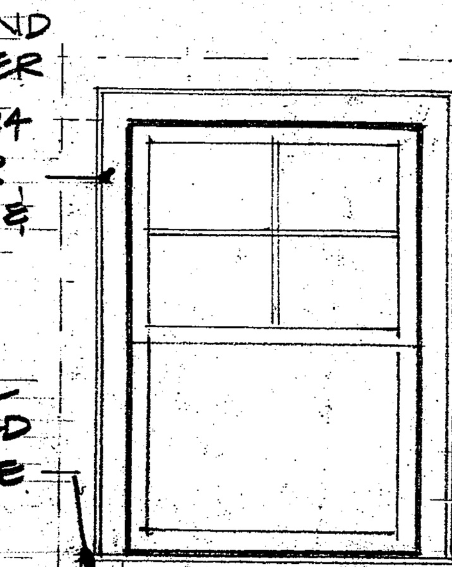
DRAWN BY:	EHL
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	4

NORTH ELEVATION

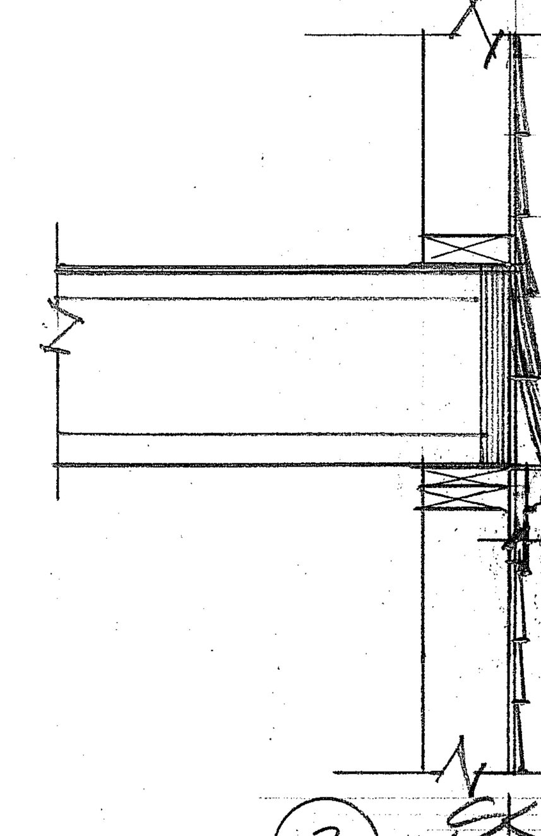
SCALE 1/4"=1'-0"



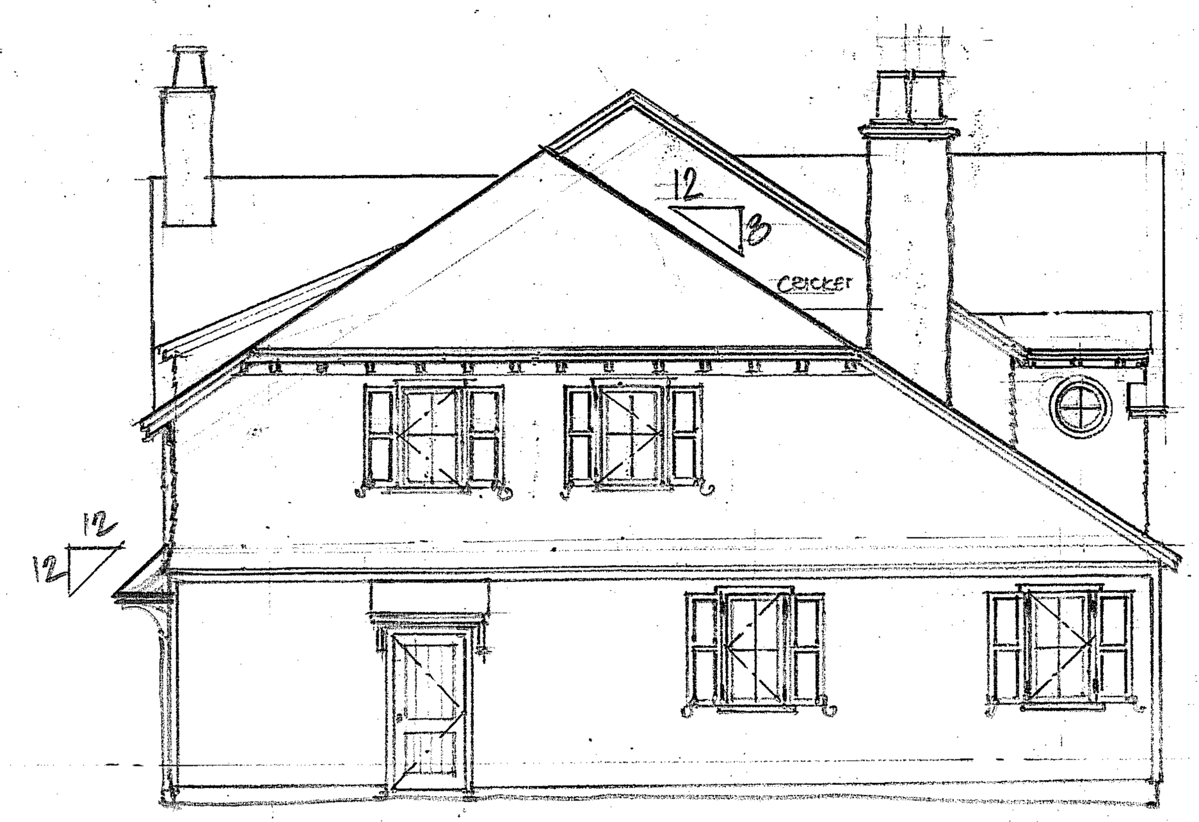
1 SOFFIT/FASCIA DETAIL



2 EXTERIOR WDW DETAIL

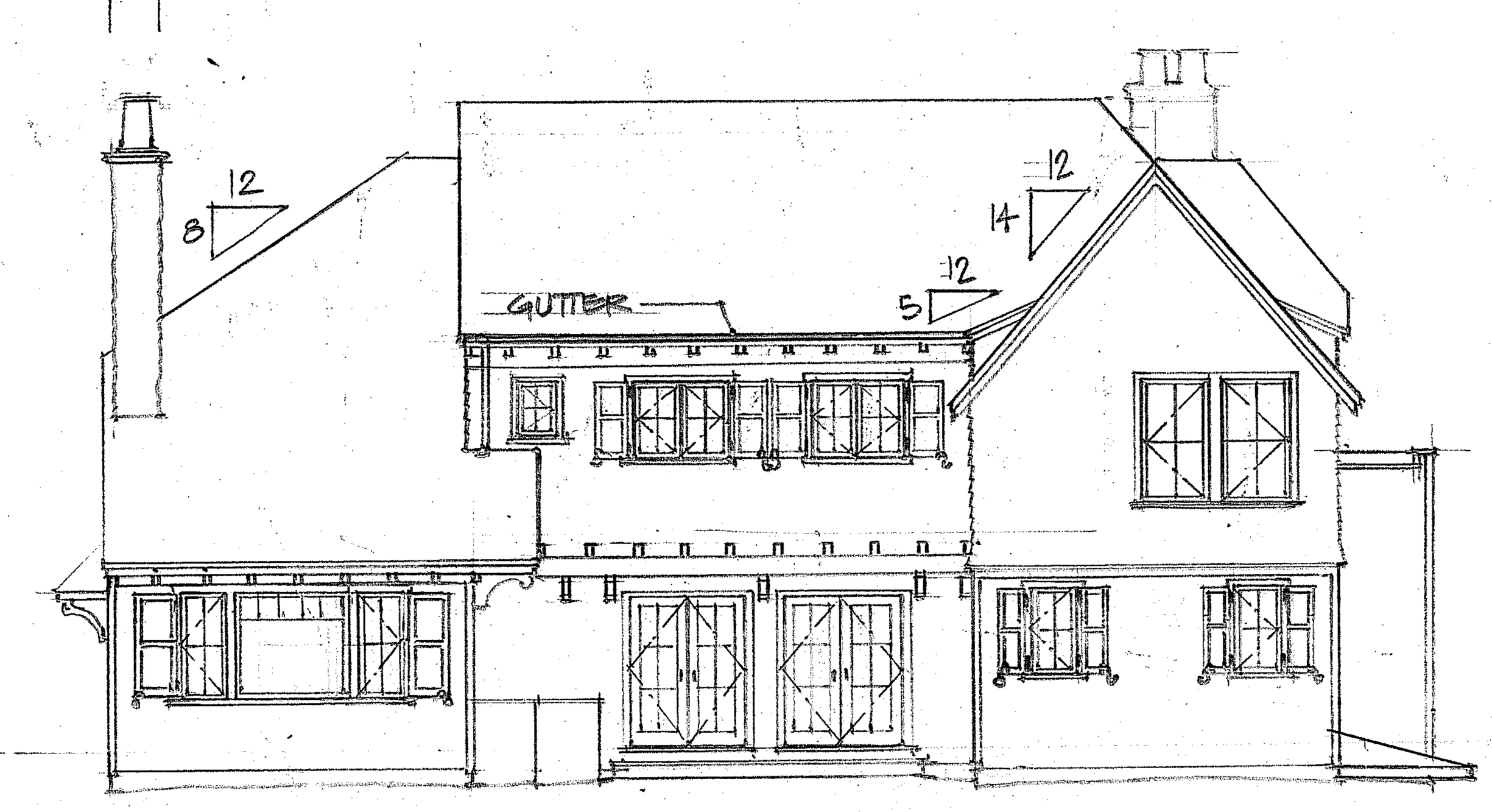


3 SKIRT DETAIL



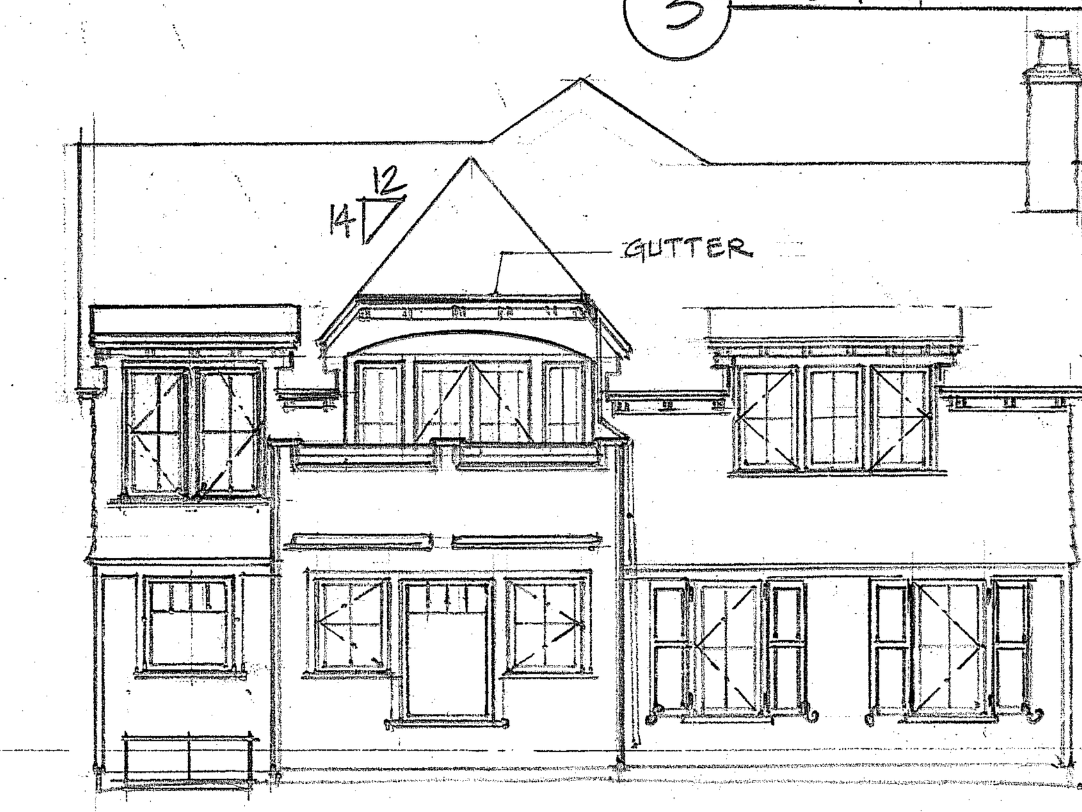
WEST ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"

ELEVATIONS

PETERSON DESIGN GROUP
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RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

DRAWN BY:	E.H.L
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	5

PETERSON DESIGN GROUP
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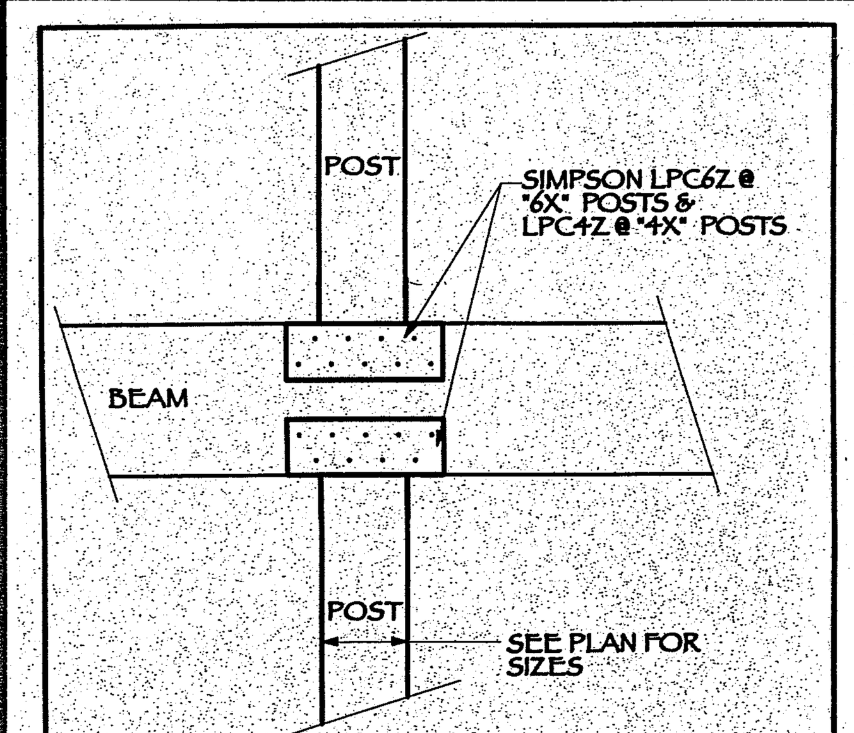
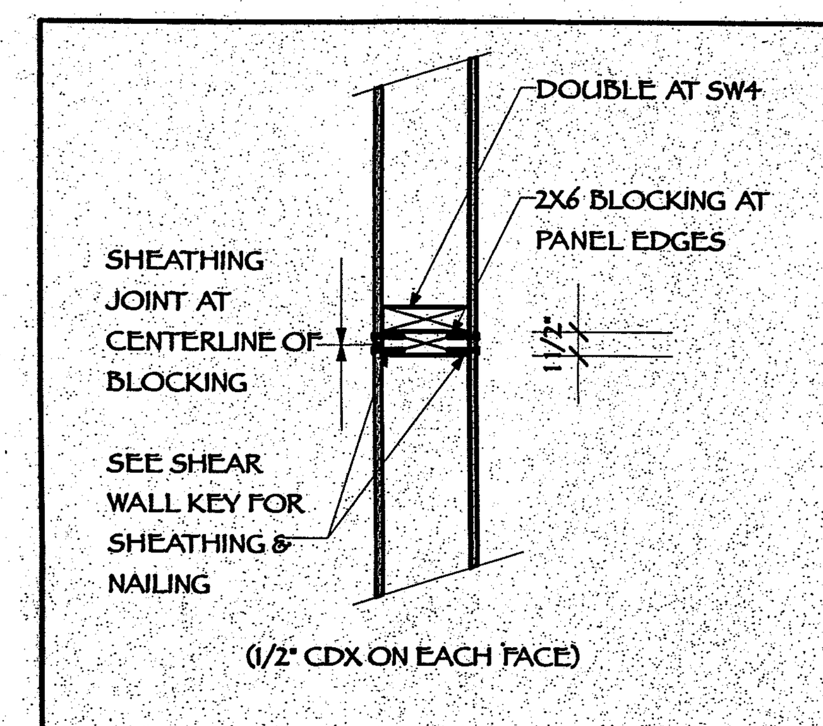
RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

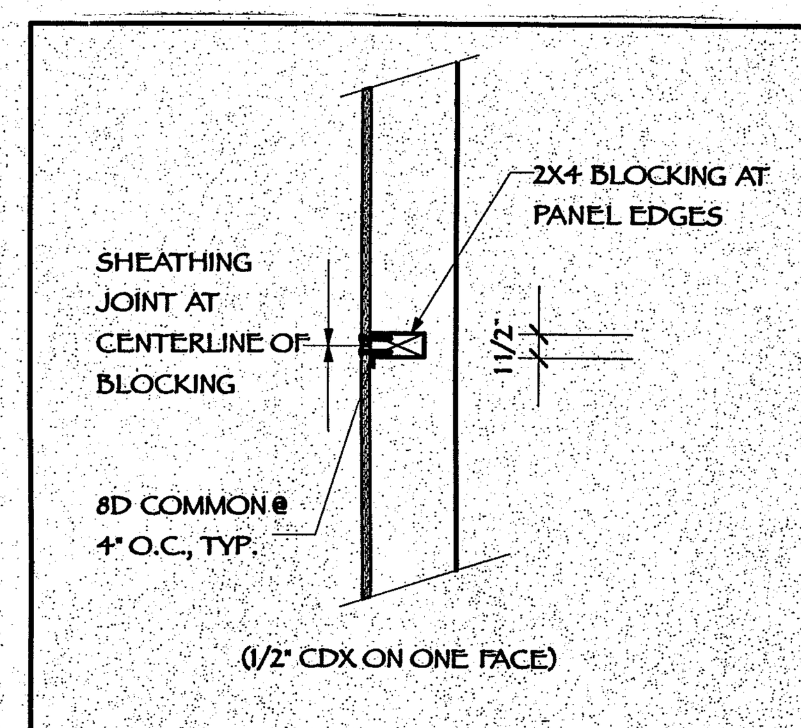
DRAWN BY:	E.H.L.
CHECKED BY:	
JOB NO.:	1207
DATE:	May 11 2012
	1
SHEET NO.:	6



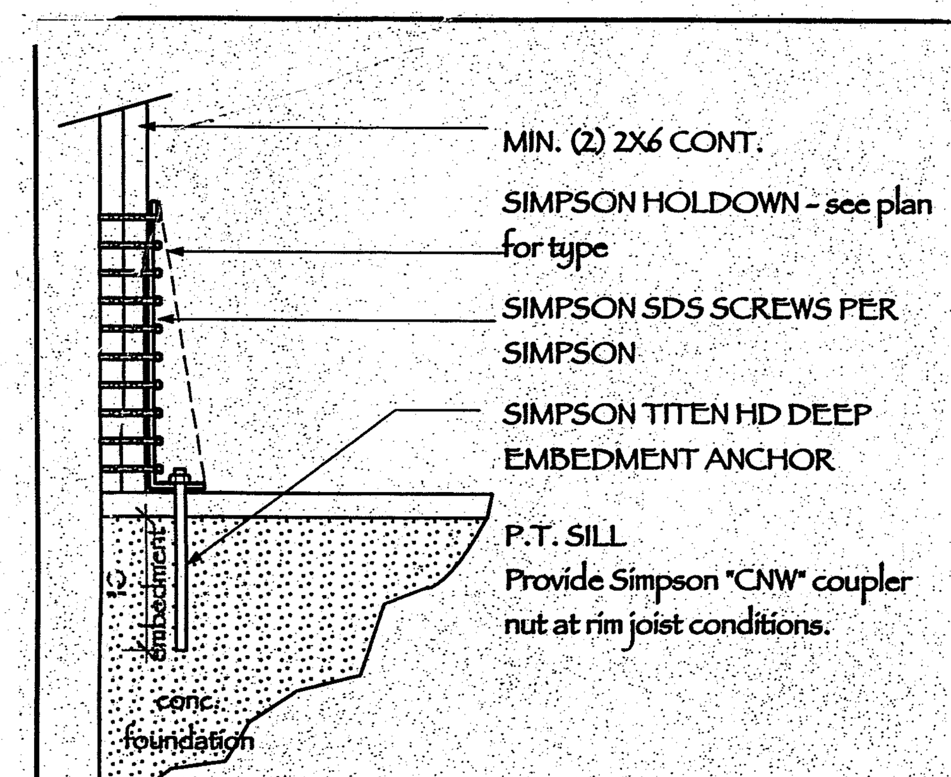
TYP. ROOF or FLOOR WOOD BEAM TO POST DETAIL u.n.o. (1)
NOT TO SCALE



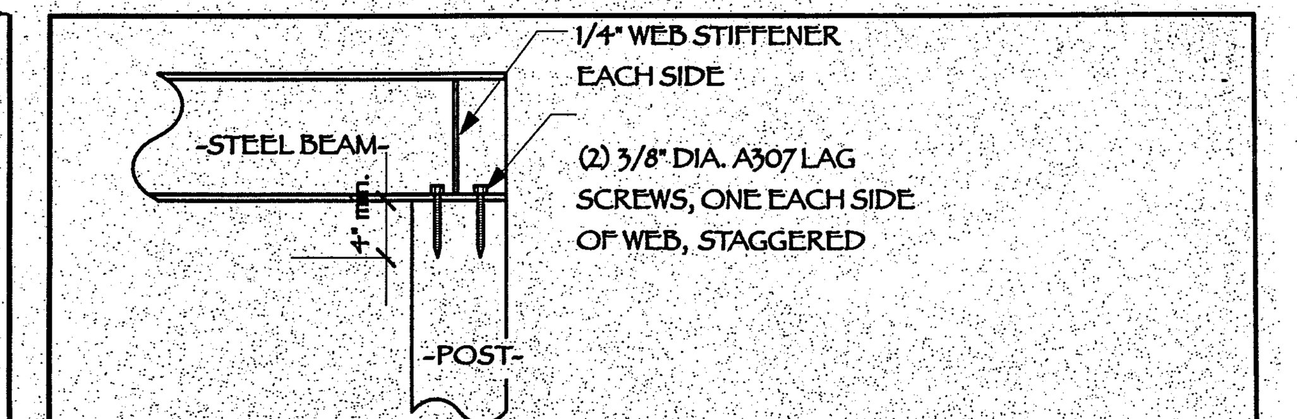
SW2, SW3, SW4: TYP. SHEARWALL BLOCKING TYP. EACH LEVEL (2)
NOT TO SCALE



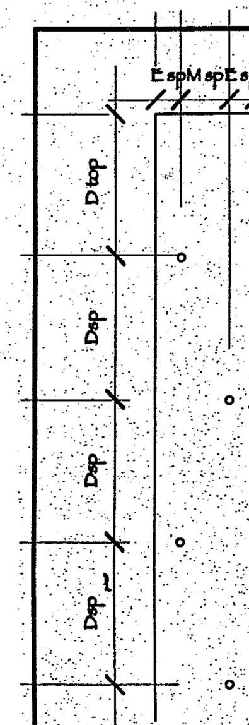
SW1: TYP. SHEARWALL BLOCKING TYP. EACH LEVEL (3)
NOT TO SCALE



SIMPSON HOLDOWN DTL scale: 1"=1'-0" (4)



TYP. STEEL BEAM TO WOOD POST DTL. (5)
SCALE: 1" = 1'-0"

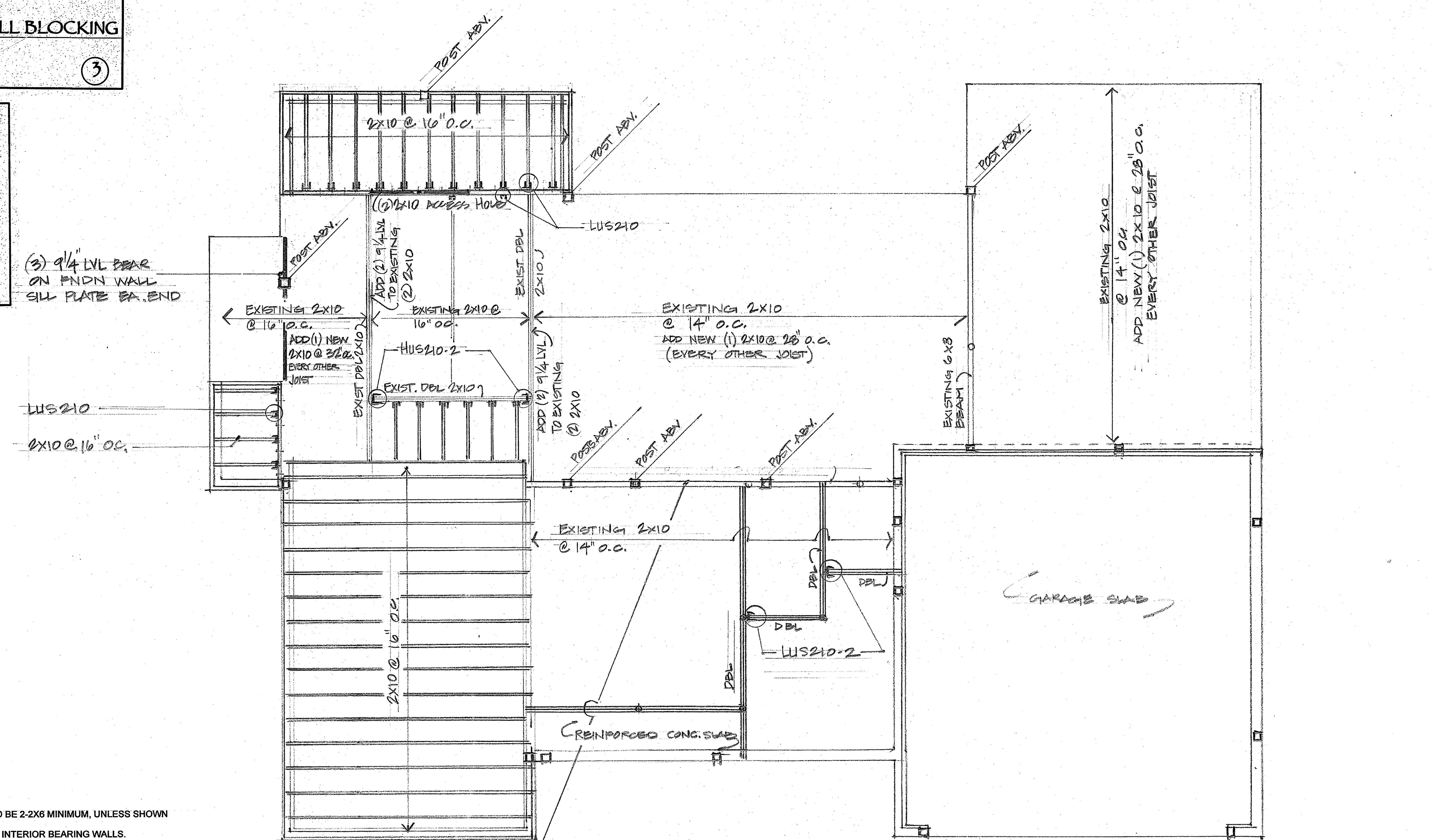


COL.	D top	D sp	E sp.	M sp.	*FASTENER
2-2X4	2-1/2"	8"	1"	1-1/2"	1/4"x3"SDS
3-2X4	3-1/2"	8"	1-1/2"	1/2"	1/4"x3"SDS
2-2X6	3-1/2"	8"	1-1/2"	2-1/2"	1/4"x3"SDS
3-2X6	3-1/2"	8"	1-1/2"	2-1/2"	1/4"x3"SDS

(FASTENING INDICATED IS TO CONNECT ANY 2-PLIES TOGETHER)

(*FASTENERS TO BE SIMPSON 1/4"x3" SDS SCREWS)

BUILT-UP WOOD COLUMN FASTENING SCHEDULE (6)
NOT TO SCALE



REPLACE EXISTING 6X8 BEAM WITH NEW (3) 9 1/4" LVL THIS BEAM LINE

NEW 4" ⌀ LALLY COLUMN TO REPLACE EXISTING AT THIS BEAM LINE. USE SIMPSON LCC 5.25-4 LALLY COLUMN CAP. REPLACE EXISTING FOOTING W/ NEW 2'-6" x 12" x 2'-6" WITH 4-#4 EA. WAY, TYPICAL 3 PLACES

MAY 14, 2012
SRG JOB# 12-040

HASKELL RESIDENCE, PORTLAND, MAINE

ROOF AND FLOOR FRAMING NOTES:

1. DESIGN LOADS ARE IN ACCORDANCE WITH THE 2009 IBC (INTERNATIONAL BUILDING CODE): DESIGN FLAT ROOF SNOW LOAD Pf= 40psf PLUS DRIFTING AND SLIDING SNOW; (Pg=50psf, Ce=1.0, I=1.0, Ct=1.1). DESIGN UNBALANCED SNOW LOAD=50psf.
2. DESIGN FLOOR LIVE LOAD = 40 PSF, ALL LEVELS.
3. FLOOR DEAD = 15 PSF, DOES NOT ALLOW FOR CONCRETE TOPPING.
4. ROOF, FLOOR AND WALL SHEATHING TO BE APA RATED SHEATHING, EXPOSURE I OR STRUCTURAL I OR II RATED SHEATHING, UNLESS NOTED OTHERWISE ON PLANS:
   ROOF: SPAN RATING 40/20, MIN. THICKNESS 5/8"
   FLOORS: SPAN RATING 32/16, MIN. THICKNESS ¾", GLUE AND NAIL
   WALLS: MIN. THICKNESS 1/2" (UNLESS NOTED OTHERWISE ON PLANS)

   FASTENING REQUIREMENTS FOR SHEATHING: (UNLESS NOTED)
   ROOF: GALVANIZED 8d COMMON AT 6" o.c. AT EDGE, 12" o.c. INTERIOR
   FLOOR: GALVANIZED 8d RING AT 6" O.C. AT EDGE, 12" o.c. INTERIOR
   WALLS: GALVANIZED 8d COMMON AT 4"o.c. AT EDGE (STUDS, PLATES, SILLS, AND BLOCKING), 12" o.c. INTERIOR UNLESS NOTED OTHERWISE ON PLANS.
   (WALL SHEATHING EDGE BLOCKING IS REQUIRED WHERE NOTED ON FRAMING PLANS.)
5. ALL DIMENSIONAL FRAMING LUMBER INCLUDING STUDS (UNLESS NOTED ON PLANS) TO BE #2 GRADE SPF OR BETTER.
6. SOLID SAWN POSTS TO BE #1 GRADE SPF OR BETTER (UNLESS NOTED OTHERWISE ON PLANS) SIZE AS INDICATED ON PLANS.
7. DO NOT SUBSTITUTE MULTIPLE "2X" MEMBERS FOR SOLID POSTS INDICATED.
8. WHERE POST CAPS OR BASES ARE NOTE SHOWN ON DRAWINGS, PROVIDE THE FOLLOWING WITH SIMPSON "ZMAX" DOUBLE PROTECTION FINISH:
   POSTS FRAMING UNDER OR OVER BEAMS: SIMPSON "AC" OR "LPC" SERIES POST CAPS FOR CAPS AND BASES.
   POSTS FRAMING ONTO SILLS, SIMPSON "BC" SERIES.
   POSTS ON CONCRETE FOOTINGS OR PIERS: SIMPSON "ABU" STAINLESS STEEL SERIES BASE WITH ½" DIAMETER ANCHOR BOLT.
9. "VLC" INDICATES VERSA-LAM COLUMN LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION (OR EQUAL) HAVING THE FOLLOWING MINIMUM BASE DESIGN PROPERTIES: E=1,800,000 PSI, Fb=2200 PSI, Fc=3000 PSI.
10. "LVL" INDICATES 1 ¾" WIDE LAMINATED VENEER LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=2,000,000 PSI, Fb=3,100 PSI, Fv=285 PSI.
11. **UNLESS NOTED OTHERWISE ON PLANS, ALL WOOD FRAMING STEEL CONNECTORS AND FASTENERS INCLUDING BUT NOT LIMITED TO JOIST/BEAM HANGERS, HURRICANE ANCHORS, STRAPS, TIES, AND HOLDOWNS ARE TO BE STANDARD GALVANIZED PROTECTION COATED BY THE SIMPSON STRONG-TIE COMPANY.** CONTRACTOR TO SUBMIT MATERIAL CERTIFICATIONS FOR ALL CONNECTORS AND FASTENERS.
12. **ALL NAILS/FASTENERS PENETRATING INTO PRESERVATIVE TREATED (PT) LUMBER MUST BE MADE OF STAINLESS STEEL. GALVANIZED NAILS ARE NOT ACCEPTABLE.**
13. ALL FLUSH FRAMED WOOD MEMBERS TO BE FRAMED WITH JOIST AND BEAM HANGERS. ALL HOLES IN HANGERS TO BE FILLED WITH NAIL OR BOLT SIZE (AS RECOMMENDED BY MANUFACTURER) REQUIRED TO OBTAIN MAXIMUM SAFE WORKING LOAD OF CONNECTION.
14. AT ALL FLOOR FRAMING, PROVIDE ONE ROW OF JOIST BRIDGING FOR EACH 8 FEET OF JOIST SPAN. BRIDGING MAY EITHER BE STANDARD WOOD OR METAL X-BRACING. METAL X-BRACING TO BE EQUAL TO SIMPSON "NCA" (FOR SOLID SAWN JOISTS) OR "TB" FOR MANUFACTURED I-JOISTS. IN ADDITION, PROVIDE A LINE OF JOIST BRIDGING WHERE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED.
15. AT ALL CANTILEVERED FLOOR FRAMING ENGINEERED "AJS" JOISTS, PROVIDE CONTINUOUS ROW OF BCI JOIST BLOCKING EACH SPACE BETWEEN JOISTS. NAIL BOTTOM FLANGE OF JOIST BLOCKING WITH ONE (1) 8D NAIL EACH SIDE AND EACH END.
16. ALL POSTS AND STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION, OR SUPPORT FRAMING BELOW.
17. POSTS AT CORNERS TO BE EITHER 6X6 OR 3-2X6 MINIMUM, UNLESS SHOWN OTHERWISE.
18. POSTS AT ALL SHEARWALL HOLDOWNS AND STRAP-TIES TO BE 2-2X6 MINIMUM, UNLESS SHOWN OTHERWISE.
19. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. STAGGER TOP PLATE SPLICES IN WALLS A MINIMUM OF 4'-0" AND PROVIDE 2-16d GALVANIZED COMMON NAILS @ 9"o.c. AT ALL PLATE-TO-PLATE CONNECTIONS.
20. PROVIDE DOUBLE JACK AND DOUBLE JAMB STUDS AT EACH SIDE OF EACH OPENING WITH ROUGH OPENING WIDTH MORE THAN 4'-0", UNLESS OTHERWISE NOTED ON PLANS.
21. ALL BUILT-UP STUD COLUMNS AND SOLID SAWN BEAMS TO BE GLUED AND SPIKED TOGETHER WITH 16D SPIKES AT 8" o.c. AS FOLLOWS:
   UP TO 12" DEEP; ONE ROW TOP AND BOTTOM, STAGGERED.
   GREATER THAN 12" DEEP; 3 ROWS, STAGGERED.
22. ALL BUILT-UP LVL BEAMS (1 ¾" WIDE PLY) TO BE GLUED AND SCREWED TOGETHER WITH SIMPSON SDW "STRONG-DRIVE" SCREWS AT 12" o.c. EACH ROW, STAGGERED; AS FOLLOWS:
   - 2-PLY; ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 1/4x3 3/8" SCREWS
   - 3-PLY; ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 1/4x5" SCREWS
   - 4-PLY; ONE ROW TOP MIDDLE, AND BOTTOM USING SDS 1/4x6 3/4" SCREWS
23. PROVIDE 2 JACK STUDS UNDER ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS.
24. ALL DIMENSIONAL FRAMING LUMBER EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED #2 GRADE SOUTHERN PINE OR BETTER, UNLESS NOTED ON PLANS.
25. ALL POSTS AND COLUMNS TO BE BLOCKED SOLID AT ALL FOUR (4) SIDES WHEN EXTENDING THROUGH CEILING AND/OR FLOOR FRAMING. (THIS IS REQUIRED TO KEEP COLUMN/POST FROM BUCKLING.)
26. WHERE POSTS FRAME THROUGH FLOOR LEVELS, PROVIDE A CONTINUOUS LOAD PATH THROUGH FLOORS TO BEAM OR FOUNDATION BELOW. POSTS MAY BE SPLICED AT FLOOR LEVEL. PROVIDE SOLID BLOCKING WITH CROSS SECTIONAL AREA AND COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN POST ABOVE IF TOP AND BOTTOM POSTS ARE NOT IN CONTACT WITH EACH OTHER.
27. UNLESS NOTED OTHERWISE, CONNECTIONS FOR ALL WOOD MEMBERS TO BE IN ACCORDANCE WITH THE IBC 2009 FASTENING SCHEDULE AS SHOWN IN TABLE 2304.9.1.
28. CONTRACTOR TO REFER TO AND BECOME THOROUGHLY FAMILIAR WITH THE BOISE CASCADE INSTALLATION GUIDE PRIOR TO INSTALLATION OF BCI FRAMING.
29. ALL BCI JOISTS MUST BE LATERALLY SUPPORTED AT THE ENDS, SEE BOISE CASCADE SPECIFIERS GUIDE AND INSTALLATION GUIDE FOR MORE INFORMATION AND REQUIREMENTS.
30. PROVIDE SIMPSON H1 FRAMING ANCHOR AT ALL SINGLE RAFTER BEARING LOCATIONS.
31. PROVIDE SIMPSON H10-2 FRAMING ANCHOR AT ALL RAFTER/TIE BEARING LOCATIONS.
32. PROVIDE SIMPSON H2.5 FRAMING ANCHOR AT ALL RAFTER TO BCI FLOOR JOIST LOCATIONS.

FIRST FLOOR FRAMING:

ST — INDICATES SIMPSON MST48 HDG STRAP TIE. CENTER TIE ON (2) 2X6 CONT. STUDS AND WITH FLOOR JOIST SYSTEM. FASTEN WITH TOTAL (34) 16d NAILS. (17) EACH END. SEE DETAIL 11 ON SHT. 7.

HD — INDICATES LOCATION OF SIMPSON HDU5-SDS 2.5 HOLDOWN W/ 1/2" DIA. SIMPSON DEEP EMBEDMENT TITEN HD ANCHOR. USE 1/2" DIA. X 9-3/4" SIMPSON TITEN HD ROD COUPLER WITH 1/2" DIA. A307 THREADED ROD EXTENSIONS AT BOX SILL LOCATIONS.
(ANCHOR TO EMBED MIN 10" INTO CONC.)

FIRST FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

SRG ENGINEERING, INC.
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srg@maine.rr.com

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Kennebunk, Maine 04043
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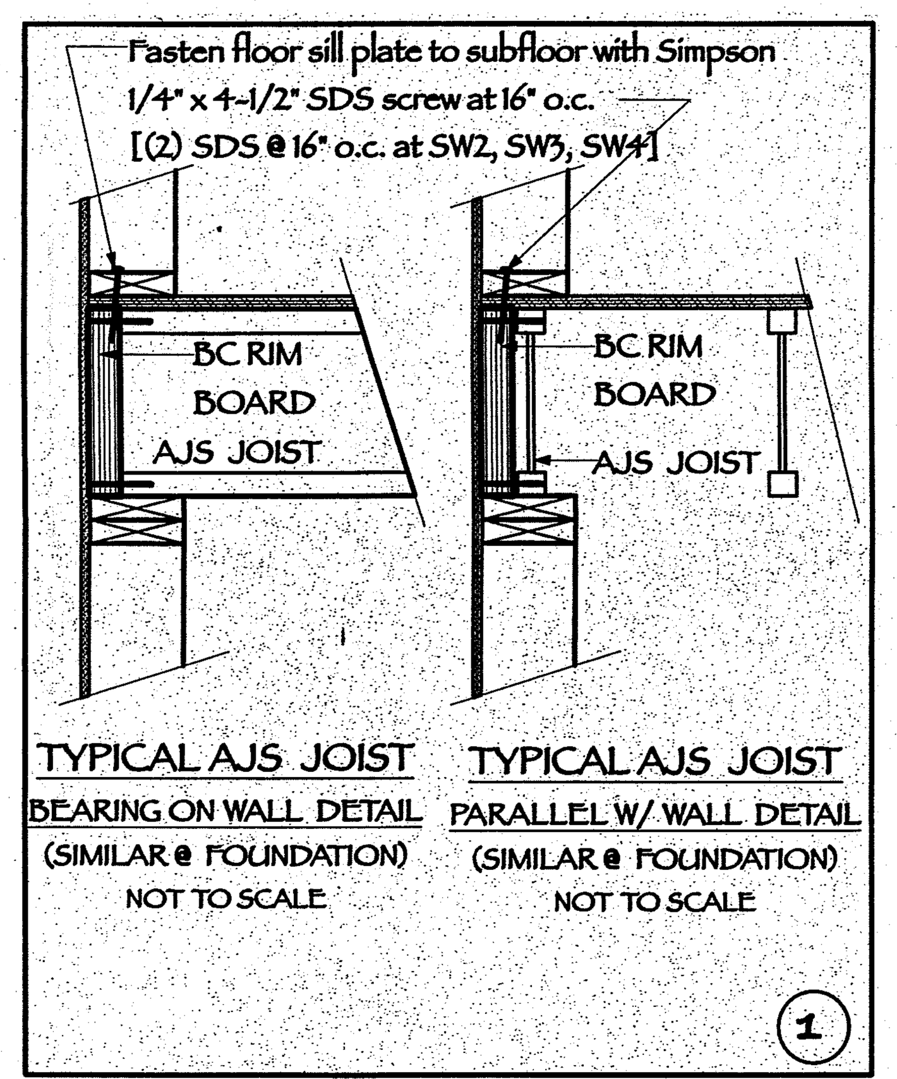
RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

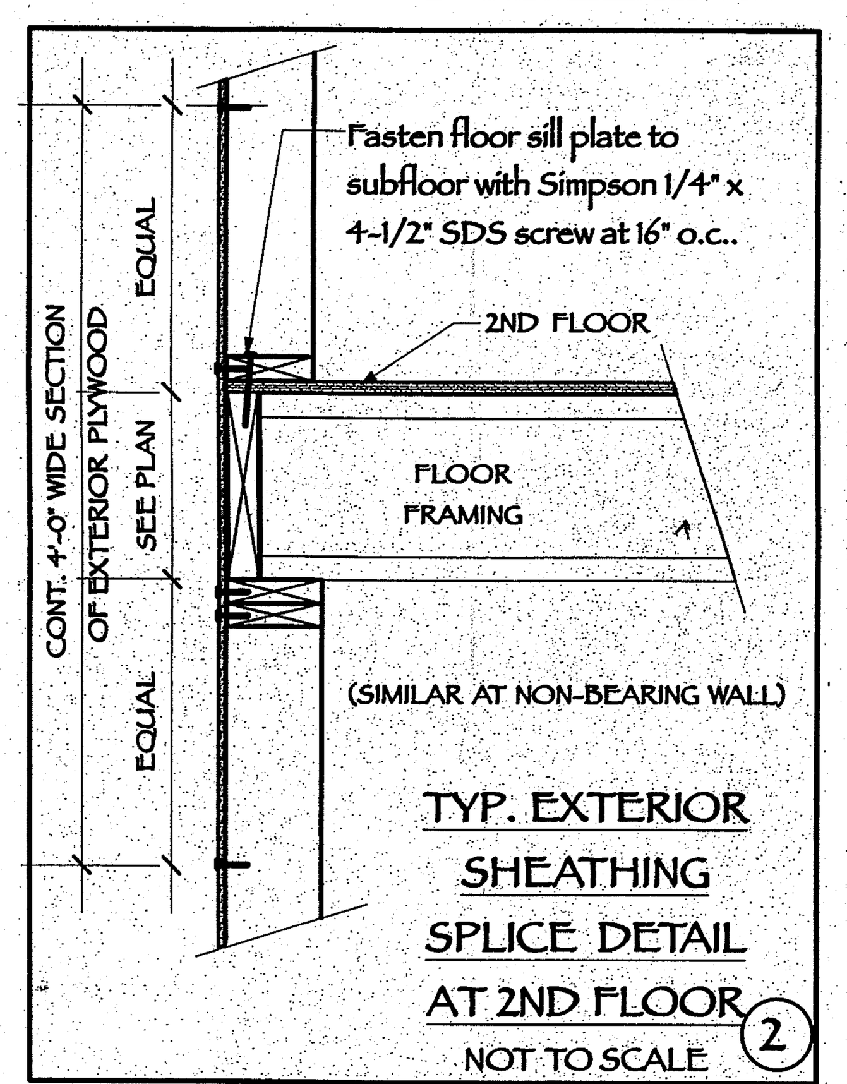
DRAWN BY:	E.H.L.
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	7



TYPICAL AJS JOIST BEARING ON WALL DETAIL (SIMILAR @ FOUNDATION) NOT TO SCALE

TYPICAL AJS JOIST PARALLEL W/ WALL DETAIL (SIMILAR @ FOUNDATION) NOT TO SCALE

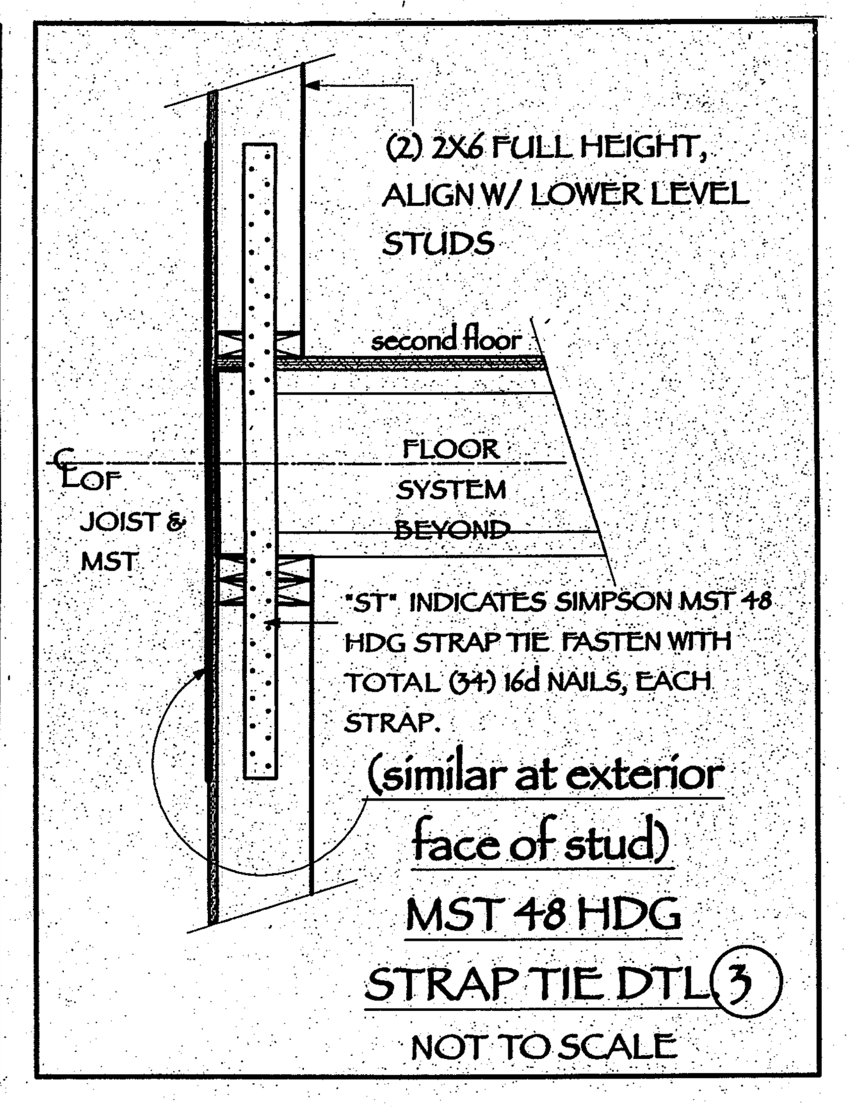
1



TYP. EXTERIOR SHEATHING SPLICE DETAIL AT 2ND FLOOR

NOT TO SCALE

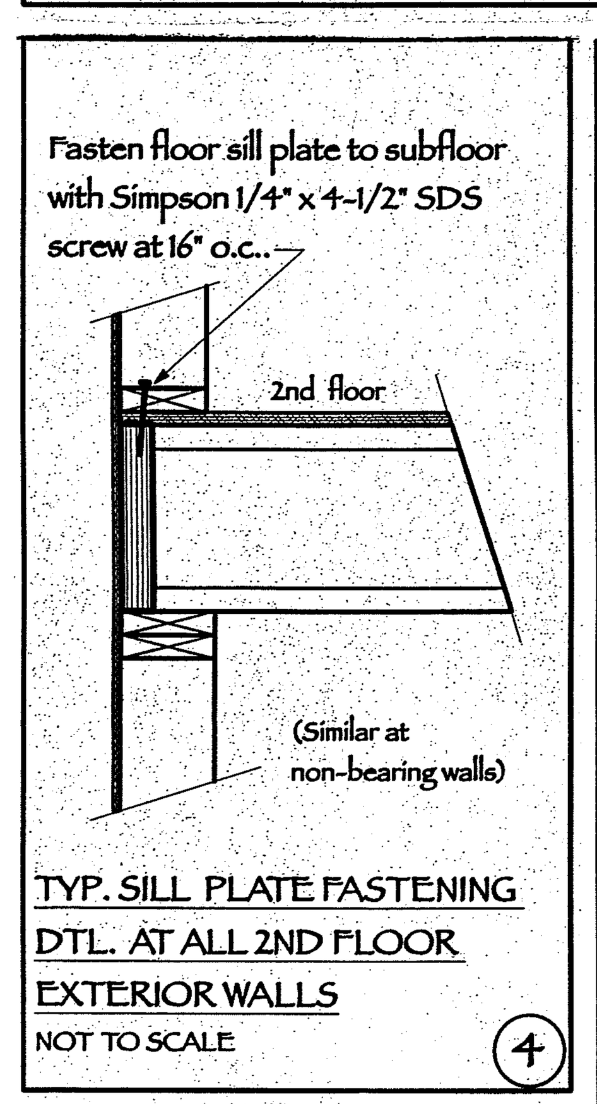
2



MST 48 HDG STRAP TIE DTL

NOT TO SCALE

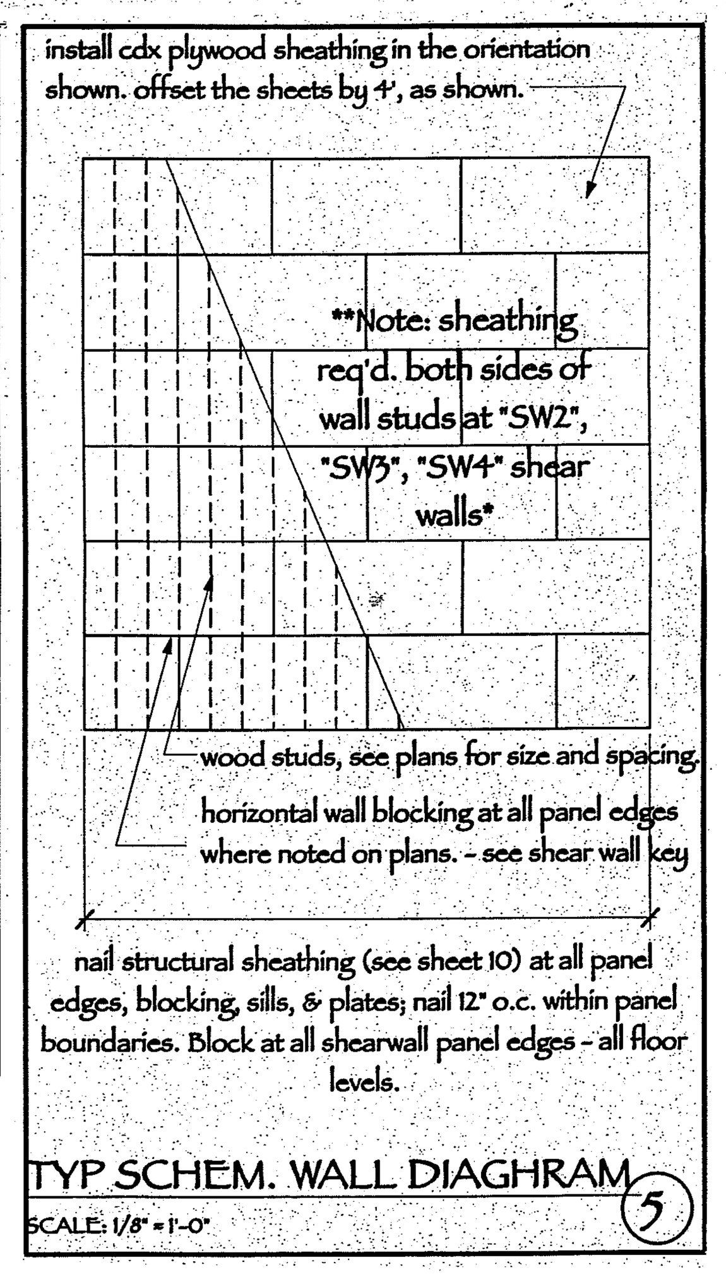
3



TYP. SILL PLATE FASTENING DTL. AT ALL 2ND FLOOR EXTERIOR WALLS

NOT TO SCALE

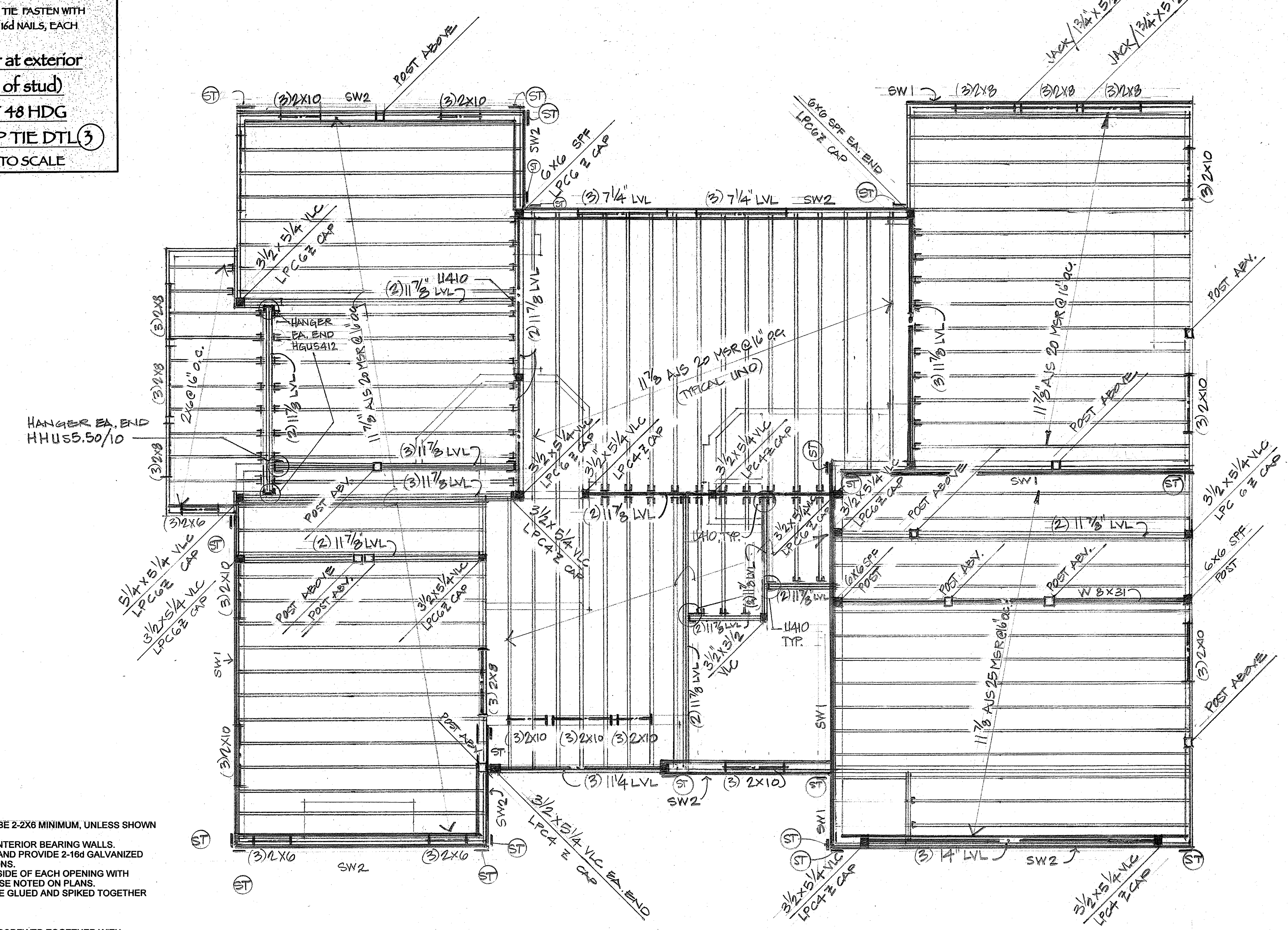
4



TYP SCHEM. WALL DIAGRAM

SCALE: 1/8" = 1'-0"

5



MAY 14, 2012
SRG JOB# 12-040

HASKELL RESIDENCE, PORTLAND, MAINE

ROOF AND FLOOR FRAMING NOTES:

1. DESIGN LOADS ARE IN ACCORDANCE WITH THE 2009 IBC (INTERNATIONAL BUILDING CODE): DESIGN FLAT ROOF SNOW LOAD Pf= 40psf PLUS DRIFTING AND SLIDING SNOW; (Pg=50psf, Ce=1.0, I=1.0, Ct=1.1). DESIGN UNBALANCED SNOW LOAD=50psf.
2. DESIGN FLOOR LIVE LOAD = 40 PSF, ALL LEVELS.
3. FLOOR DEAD = 15 PSF, DOES NOT ALLOW FOR CONCRETE TOPPING.
4. ROOF, FLOOR AND WALL SHEATHING TO BE APA RATED SHEATHING, EXPOSURE I OR STRUCTURAL I OR II RATED SHEATHING, UNLESS NOTED OTHERWISE ON PLANS:
   ROOF: SPAN RATING 40/20, MIN. THICKNESS 5/8"
   FLOORS: SPAN RATING 32/16, MIN. THICKNESS ¾", GLUE AND NAIL
   WALLS: MIN. THICKNESS 1/2" (UNLESS NOTED OTHERWISE ON PLANS)
   FASTENING REQUIREMENTS FOR SHEATHING: (UNLESS NOTED)
   ROOF: GALVANIZED 8d COMMON AT 6" o.c. AT EDGE, 12" o.c. INTERIOR
   FLOOR: GALVANIZED 8d RING AT 6" O.C. AT EDGE, 12" o.c. INTERIOR
   WALLS: GALVANIZED 8d COMMON AT 4"o.c. AT EDGE (STUDS, PLATES, SILLS, AND BLOCKING), 12" o.c. INTERIOR UNLESS NOTED OTHERWISE ON PLANS.
   (WALL SHEATHING EDGE BLOCKING IS REQUIRED WHERE NOTED ON FRAMING PLANS.)
5. ALL DIMENSIONAL FRAMING LUMBER INCLUDING STUDS (UNLESS NOTED ON PLANS) TO BE #2 GRADE SPF OR BETTER.
6. SOLID SAWN POSTS TO BE #1 GRADE SPF OR BETTER (UNLESS NOTED OTHERWISE ON PLANS) SIZE AS INDICATED ON PLANS.
7. DO NOT SUBSTITUTE MULTIPLE "2X" MEMBERS FOR SOLID POSTS INDICATED.
8. WHERE POST CAPS OR BASES ARE NOTE SHOWN ON DRAWINGS, PROVIDE THE FOLLOWING WITH SIMPSON "ZMAX" DOUBLE PROTECTION FINISH:
   POSTS FRAMING UNDER OR OVER BEAMS: SIMPSON "AC" OR "LPC" SERIES POST CAPS FOR CAPS AND BASES.
   POSTS FRAMING ONTO SILLS, SIMPSON "BC" SERIES.
   POSTS ON CONCRETE FOOTINGS OR PIERS: SIMPSON "ABU" STAINLESS STEEL SERIES BASE WITH ½" DIAMETER ANCHOR BOLT.
9. "VLC" INDICATES VERSA-LAM COLUMN LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION (OR EQUAL) HAVING THE FOLLOWING MINIMUM BASE DESIGN PROPERTIES: E=1,800,000 PSI, Fb=2200 PSI, Fc=3000 PSI.
10. "LVL" INDICATES 1 ¾" WIDE LAMINATED VENEER LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=2,000,000 PSI, Fb=3,100 PSI, Fv=285 PSI.
11. **UNLESS NOTED OTHERWISE ON PLANS, ALL WOOD FRAMING STEEL CONNECTORS AND FASTENERS INCLUDING BUT NOT LIMITED TO JOIST/BEAM HANGERS, HURRICANE ANCHORS, STRAPS, TIES, AND HOLDOWNS ARE TO BE STANDARD GALVANIZED PROTECTION COATED BY THE SIMPSON STRONG-TIE COMPANY.** CONTRACTOR TO SUBMIT MATERIAL CERTIFICATIONS FOR ALL CONNECTORS AND FASTENERS.
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13. ALL FLUSH FRAMED WOOD MEMBERS TO BE FRAMED WITH JOIST AND BEAM HANGERS. ALL HOLES IN HANGERS TO BE FILLED WITH NAIL OR BOLT SIZE (AS RECOMMENDED BY MANUFACTURER) REQUIRED TO OBTAIN MAXIMUM SAFE WORKING LOAD OF CONNECTION.
14. AT ALL FLOOR FRAMING, PROVIDE ONE ROW OF JOIST BRIDGING FOR EACH 8 FEET OF JOIST SPAN. BRIDGING MAY EITHER BE STANDARD WOOD OR METAL X-BRACING. METAL X-BRACING TO BE EQUAL TO SIMPSON "NCA" (FOR SOLID SAWN JOISTS) OR "TB" FOR MANUFACTURED I-JOISTS. IN ADDITION, PROVIDE A LINE OF JOIST BRIDGING WHERE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED.
15. AT ALL CANTILEVERED FLOOR FRAMING ENGINEERED "AJS" JOISTS, PROVIDE CONTINUOUS ROW OF BCI JOIST BLOCKING EACH SPACE BETWEEN JOISTS. NAIL BOTTOM FLANGE OF JOIST BLOCKING WITH ONE (1) 8D NAIL EACH SIDE AND EACH END.
16. ALL POSTS AND STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION, OR SUPPORT FRAMING BELOW.
17. POSTS AT CORNERS TO BE EITHER 6X6 OR 3-2X6 MINIMUM, UNLESS SHOWN OTHERWISE.
18. POSTS AT ALL SHEARWALL HOLDOWNS AND STRAP-TIES TO BE 2-2X6 MINIMUM, UNLESS SHOWN OTHERWISE.
19. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. STAGGER TOP PLATE SPLICES IN WALLS A MINIMUM OF 4'-0" AND PROVIDE 2-16d GALVANIZED COMMON NAILS @ 9"o.c. AT ALL PLATE-TO-PLATE CONNECTIONS.
20. PROVIDE DOUBLE JACK AND DOUBLE JAMB STUDS AT EACH SIDE OF EACH OPENING WITH ROUGH OPENING WIDTH MORE THAN 4'-0", UNLESS OTHERWISE NOTED ON PLANS.
21. ALL BUILT-UP STUD COLUMNS AND SOLID SAWN BEAMS TO BE GLUED AND SPIKED TOGETHER WITH 16D SPIKES AT 8" o.c. AS FOLLOWS:
   UP TO 12" DEEP; ONE ROW TOP AND BOTTOM, STAGGERED.
   GREATER THAN 12" DEEP; 3 ROWS, STAGGERED.
22. ALL BUILT-UP LVL BEAMS (1 ¾" WIDE PLY) TO BE GLUED AND SCREWED TOGETHER WITH SIMPSON SDW "STRONG-DRIVE" SCREWS AT 12" o.c. EACH ROW, STAGGERED; AS FOLLOWS:
   - 2-PLY; ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 1/4x3 3/8" SCREWS
   - 3-PLY; ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 1/4x5" SCREWS
   - 4-PLY; ONE ROW TOP MIDDLE, AND BOTTOM USING SDS 1/4x6 3/4" SCREWS
23. PROVIDE 2 JACK STUDS UNDER ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS.
24. ALL DIMENSIONAL FRAMING LUMBER EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED #2 GRADE SOUTHERN PINE OR BETTER, UNLESS NOTED ON PLANS.
25. ALL POSTS AND COLUMNS TO BE BLOCKED SOLID AT ALL FOUR (4) SIDES WHEN EXTENDING THROUGH CEILING AND/OR FLOOR FRAMING. (THIS IS REQUIRED TO KEEP COLUMN/POST FROM BUCKLING.)
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27. UNLESS NOTED OTHERWISE, CONNECTIONS FOR ALL WOOD MEMBERS TO BE IN ACCORDANCE WITH THE IBC 2009 FASTENING SCHEDULE AS SHOWN IN TABLE 2304.9.1.
28. CONTRACTOR TO REFER TO AND BECOME THOROUGHLY FAMILIAR WITH THE BOISE CASCADE INSTALLATION GUIDE PRIOR TO INSTALLATION OF BCI FRAMING.
29. ALL BCI JOISTS MUST BE LATERALLY SUPPORTED AT THE ENDS, SEE BOISE CASCADE SPECIFIERS GUIDE AND INSTALLATION GUIDE FOR MORE INFORMATION AND REQUIREMENTS.
30. PROVIDE SIMPSON H1 FRAMING ANCHOR AT ALL SINGLE RAFTER BEARING LOCATIONS.
31. PROVIDE SIMPSON H10-2 FRAMING ANCHOR AT ALL RAFTER/TIE BEARING LOCATIONS.
32. PROVIDE SIMPSON H2.5 FRAMING ANCHOR AT ALL RAFTER TO BCI FLOOR JOIST LOCATIONS.

Wall Sheathing Notes:

Unless Noted Otherwise On Plans; Sheathe Exterior Walls With 1/2" Cdx And Fasten w/ 8d Common Nails @ 4"o.c. At Panel Edges, 12"o.c. At Field; Blocking Is Not Required.

SHEAR WALL KEY: (ALL LEVELS)

SW1	Indicates To Sheath Continuous With 1/2" Cdx On One Face Of Stud And Fasten With 8d Common Nails @ 4"o.c. At Panel Edges, 12"o.c. At Field; Blocking Is Required.
SW2	Indicates To Sheathe Continuous With 1/2" Cdx On Both Faces Of Stud And Fasten With 8d Common Nails @ 4"o.c. At Panel Edges, 12"o.c. At Field; Blocking Is Required.

JOIST HANGER SCHEDULE

11 7/8" AJS 20 MSR	ITS 2.56/11.88
11 7/8 AJS 25 MSR	ITS 3.56/11.88
2x6 (NON P.T.)	LUS26

SECOND FLOOR FRAMING:

ST — INDICATES SIMPSON MST48 HDG STRAP TIE. CENTER TIE ON (2) 2X6 CONT. STUDS AND WITH FLOOR JOIST SYSTEM. FASTEN WITH TOTAL (34) 16d NAILS. (17) EACH END. SEE DETAIL 3 ON SHT. 9.

SECOND FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

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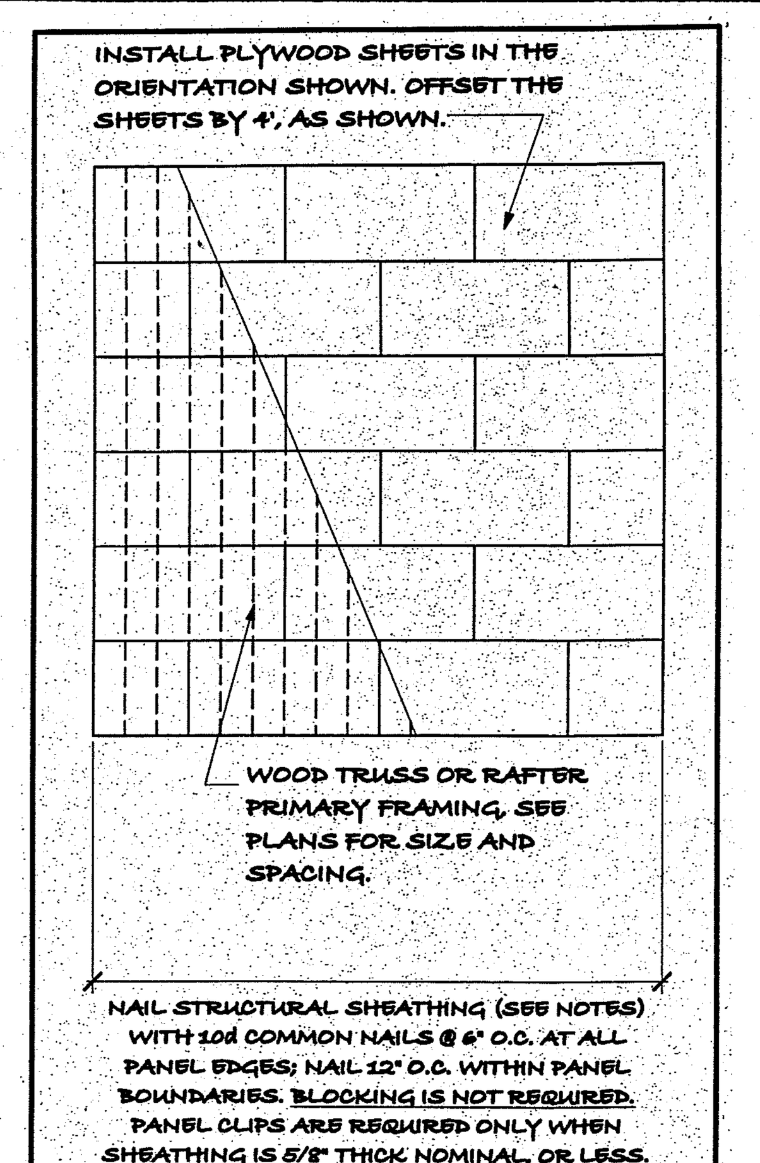
RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

DRAWN BY:	E.H.L.
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	8



TYP. ROOF DIAGHRAM DTL. (1)

SCALE: 1/8" = 1'-0"

MAY 14, 2012
SRG JOB# 12-040

HASKELL RESIDENCE, PORTLAND, MAINE

ROOF AND FLOOR FRAMING NOTES:

1. DESIGN LOADS ARE IN ACCORDANCE WITH THE 2009 IBC (INTERNATIONAL BUILDING CODE): DESIGN FLAT ROOF SNOW LOAD Pf= 40psf PLUS DRIFTING AND SLIDING SNOW; (Pg=50psf, Ce=1.0, I=1.0, Ct=1.1). DESIGN UNBALANCED SNOW LOAD=50psf.
2. DESIGN FLOOR LIVE LOAD = 40 PSF, ALL LEVELS.
3. FLOOR DEAD = 15 PSF, DOES NOT ALLOW FOR CONCRETE TOPPING.
4. ROOF, FLOOR AND WALL SHEATHING TO BE APA RATED SHEATHING, EXPOSURE I OR STRUCTURAL I OR II RATED SHEATHING, UNLESS NOTED OTHERWISE ON PLANS:
   ROOF: SPAN RATING 40/20, MIN. THICKNESS 5/8"
   FLOORS: SPAN RATING 32/16, MIN. THICKNESS ¾", GLUE AND NAIL
   WALLS: MIN. THICKNESS 1/2" (UNLESS NOTED OTHERWISE ON PLANS)
   FASTENING REQUIREMENTS FOR SHEATHING: (UNLESS NOTED)
   ROOF: GALVANIZED 8d COMMON AT 6" o.c. AT EDGE, 12" o.c. INTERIOR
   FLOOR: GALVANIZED 8d RING AT 6" O.C. AT EDGE, 12" o.c. INTERIOR
   WALLS: GALVANIZED 8d COMMON AT 4"o.c. AT EDGE (STUDS, PLATES, SILLS, AND BLOCKING), 12" o.c. INTERIOR UNLESS NOTED OTHERWISE ON PLANS.
   (WALL SHEATHING EDGE BLOCKING IS REQUIRED WHERE NOTED ON FRAMING PLANS.)
5. ALL DIMENSIONAL FRAMING LUMBER INCLUDING STUDS (UNLESS NOTED ON PLANS) TO BE #2 GRADE SPF OR BETTER.
6. SOLID SAWN POSTS TO BE #1 GRADE SPF OR BETTER (UNLESS NOTED OTHERWISE ON PLANS) SIZE AS INDICATED ON PLANS.
7. DO NOT SUBSTITUTE MULTIPLE "2X" MEMBERS FOR SOLID POSTS INDICATED.
8. WHERE POST CAPS OR BASES ARE NOTE SHOWN ON DRAWINGS, PROVIDE THE FOLLOWING WITH SIMPSON "ZMAX" DOUBLE PROTECTION FINISH:
   POSTS FRAMING UNDER OR OVER BEAMS: SIMPSON "AC" OR "LPC" SERIES POST CAPS FOR CAPS AND BASES.
   POSTS FRAMING ONTO SILLS, SIMPSON "BC" SERIES.
   POSTS ON CONCRETE FOOTINGS OR PIERS: SIMPSON "ABU" STAINLESS STEEL SERIES BASE WITH ½" DIAMETER ANCHOR BOLT.
9. "VLC" INDICATES VERSA-LAM COLUMN LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION (OR EQUAL) HAVING THE FOLLOWING MINIMUM BASE DESIGN PROPERTIES: E=1,800,000 PSI, Fb=2200 PSI, Fc=3000 PSI.
10. "LVL" INDICATES 1 ¾" WIDE LAMINATED VENEER LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=2,000,000 PSI, Fb=3,100 PSI, Fv=285 PSI.
11. **UNLESS NOTED OTHERWISE ON PLANS, ALL WOOD FRAMING STEEL CONNECTORS AND FASTENERS INCLUDING BUT NOT LIMITED TO JOIST/BEAM HANGERS, HURRICANE ANCHORS, STRAPS, TIES, AND HOLDOWNS ARE TO BE STANDARD GALVANIZED PROTECTION COATED BY THE SIMPSON STRONG-TIE COMPANY.** CONTRACTOR TO SUBMIT MATERIAL CERTIFICATIONS FOR ALL CONNECTORS AND FASTENERS.
12. **ALL NAILS/FASTENERS PENETRATING INTO PRESERVATIVE TREATED (PT) LUMBER MUST BE MADE OF STAINLESS STEEL. GALVANIZED NAILS ARE NOT ACCEPTABLE.**
13. ALL FLUSH FRAMED WOOD MEMBERS TO BE FRAMED WITH JOIST AND BEAM HANGERS. ALL HOLES IN HANGERS TO BE FILLED WITH NAIL OR BOLT SIZE (AS RECOMMENDED BY MANUFACTURER) REQUIRED TO OBTAIN MAXIMUM SAFE WORKING LOAD OF CONNECTION.
14. AT ALL FLOOR FRAMING, PROVIDE ONE ROW OF JOIST BRIDGING FOR EACH 8 FEET OF JOIST SPAN. BRIDGING MAY EITHER BE STANDARD WOOD OR METAL X-BRACING. METAL X-BRACING TO BE EQUAL TO SIMPSON "NCA" (FOR SOLID SAWN JOISTS) OR "TB" FOR MANUFACTURED I-JOISTS. IN ADDITION, PROVIDE A LINE OF JOIST BRIDGING WHERE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED.
15. AT ALL CANTILEVERED FLOOR FRAMING ENGINEERED "AJS" JOISTS, PROVIDE CONTINUOUS ROW OF BCI JOIST BLOCKING EACH SPACE BETWEEN JOISTS. NAIL BOTTOM FLANGE OF JOIST BLOCKING WITH ONE (1) 8D NAIL EACH SIDE AND EACH END.
16. ALL POSTS AND STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION, OR SUPPORT FRAMING BELOW.
17. POSTS AT CORNERS TO BE EITHER 6X6 OR 3-2X6 MINIMUM, UNLESS SHOWN OTHERWISE.
18. POSTS AT ALL SHEARWALL HOLDOWNS AND STRAP-TIES TO BE 2-2X6 MINIMUM, UNLESS SHOWN OTHERWISE.
19. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. STAGGER TOP PLATE SPLICES IN WALLS A MINIMUM OF 4'-0" AND PROVIDE 2-16d GALVANIZED COMMON NAILS @ 9"o.c. AT ALL PLATE-TO-PLATE CONNECTIONS.
20. PROVIDE DOUBLE JACK AND DOUBLE JAMB STUDS AT EACH SIDE OF EACH OPENING WITH ROUGH OPENING WIDTH MORE THAN 4'-0", UNLESS OTHERWISE NOTED ON PLANS.
21. ALL BUILT-UP STUD COLUMNS AND SOLID SAWN BEAMS TO BE GLUED AND SPIKED TOGETHER WITH 16D SPIKES AT 8" o.c. AS FOLLOWS:
    UP TO 12" DEEP; ONE ROW TOP AND BOTTOM, STAGGERED.
    GREATER THAN 12" DEEP; 3 ROWS, STAGGERED.
22. ALL BUILT-UP LVL BEAMS (1 ¾" WIDE PLY) TO BE GLUED AND SCREWED TOGETHER WITH SIMPSON SDW "STRONG-DRIVE" SCREWS AT 12" o.c. EACH ROW, STAGGERED; AS FOLLOWS:
    - 2-PLY; ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 1/4x3 3/8" SCREWS
    - 3-PLY; ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 1/4x5" SCREWS
    - 4-PLY; ONE ROW TOP MIDDLE, AND BOTTOM USING SDS 1/4x6 3/4" SCREWS
23. PROVIDE 2 JACK STUDS UNDER ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS.
24. ALL DIMENSIONAL FRAMING LUMBER EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED #2 GRADE SOUTHERN PINE OR BETTER, UNLESS NOTED ON PLANS.
25. ALL POSTS AND COLUMNS TO BE BLOCKED SOLID AT ALL FOUR (4) SIDES WHEN EXTENDING THROUGH CEILING AND/OR FLOOR FRAMING. (THIS IS REQUIRED TO KEEP COLUMN/POST FROM BUCKLING.)
26. WHERE POSTS FRAME THROUGH FLOOR LEVELS, PROVIDE A CONTINUOUS LOAD PATH THROUGH FLOORS TO BEAM OR FOUNDATION BELOW. POSTS MAY BE SPLICED AT FLOOR LEVEL. PROVIDE SOLID BLOCKING WITH CROSS SECTIONAL AREA AND COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN POST ABOVE IF TOP AND BOTTOM POSTS ARE NOT IN CONTACT WITH EACH OTHER.
27. UNLESS NOTED OTHERWISE, CONNECTIONS FOR ALL WOOD MEMBERS TO BE IN ACCORDANCE WITH THE IBC 2009 FASTENING SCHEDULE AS SHOWN IN TABLE 2304.9.1.
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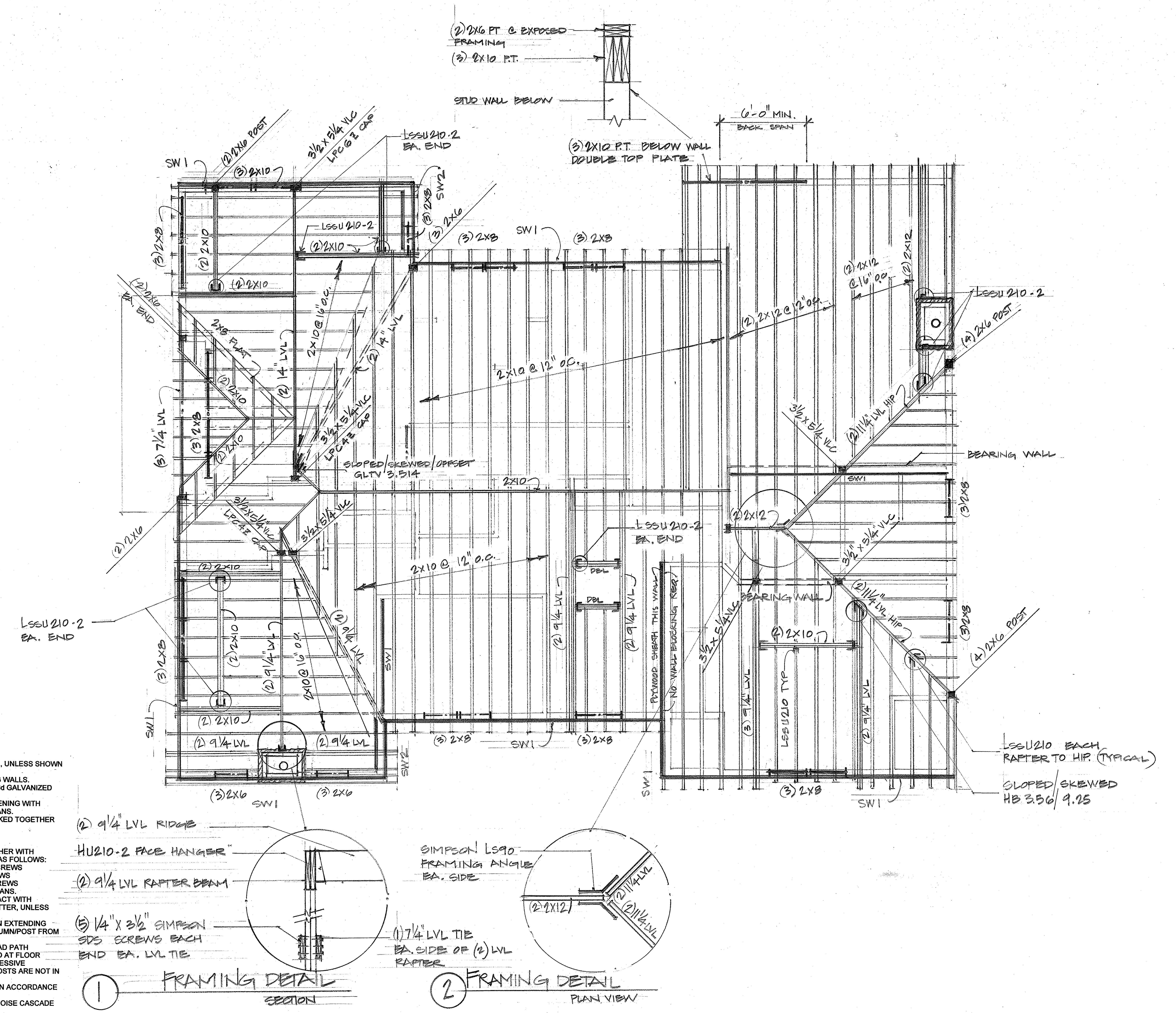

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ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

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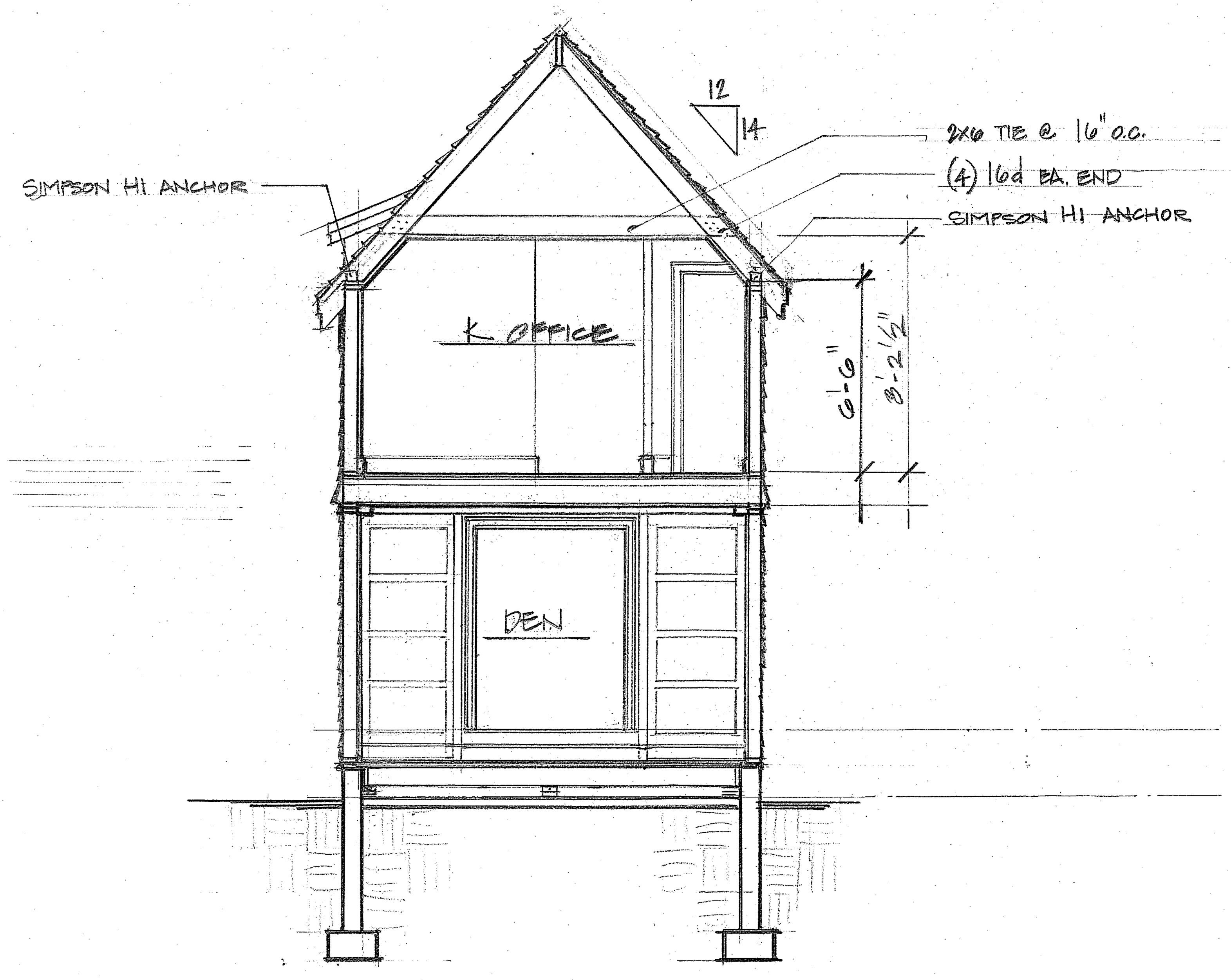
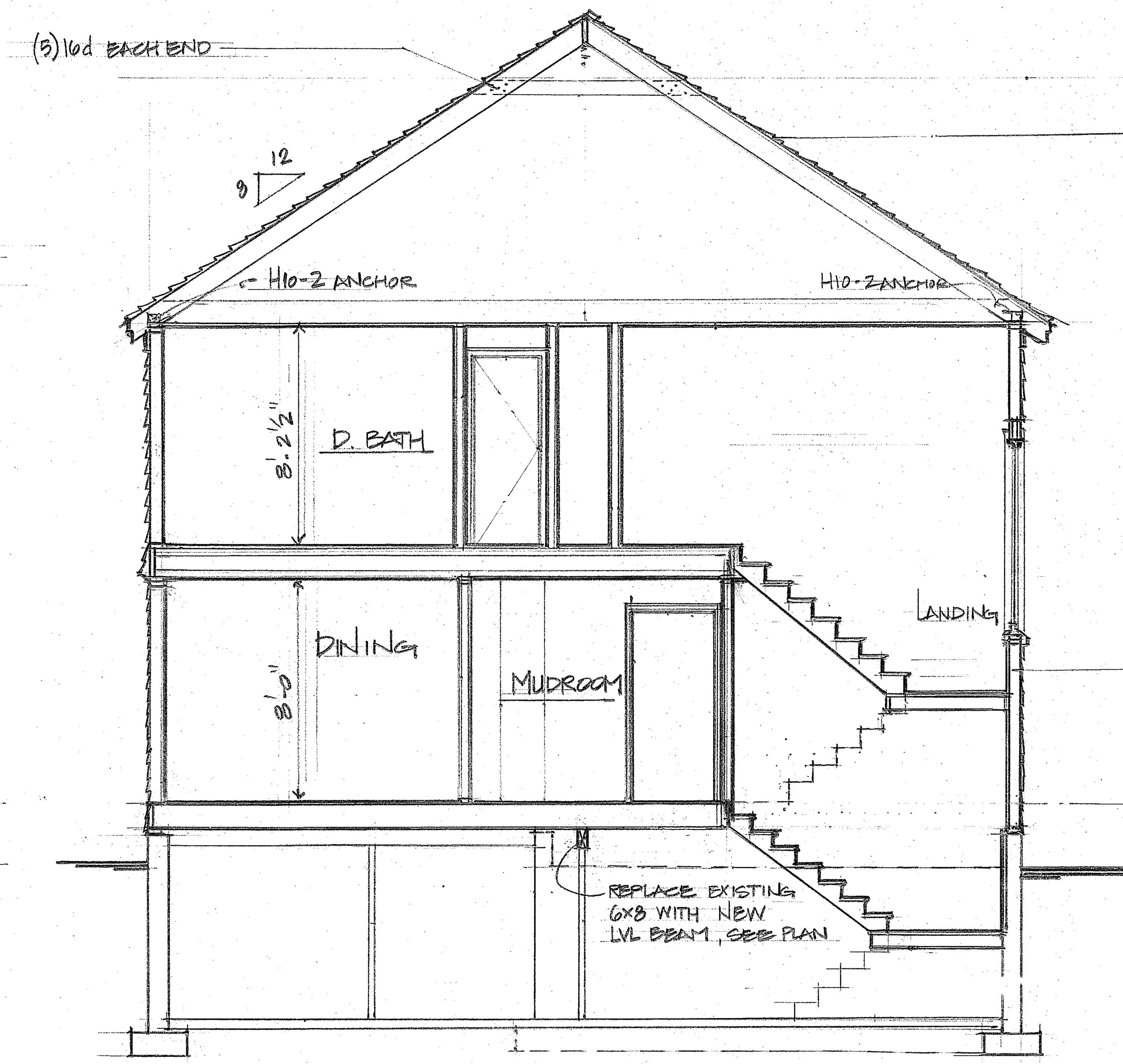
RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

DRAWN BY:	EHL
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	9



① DEN/OFFICE SECTION



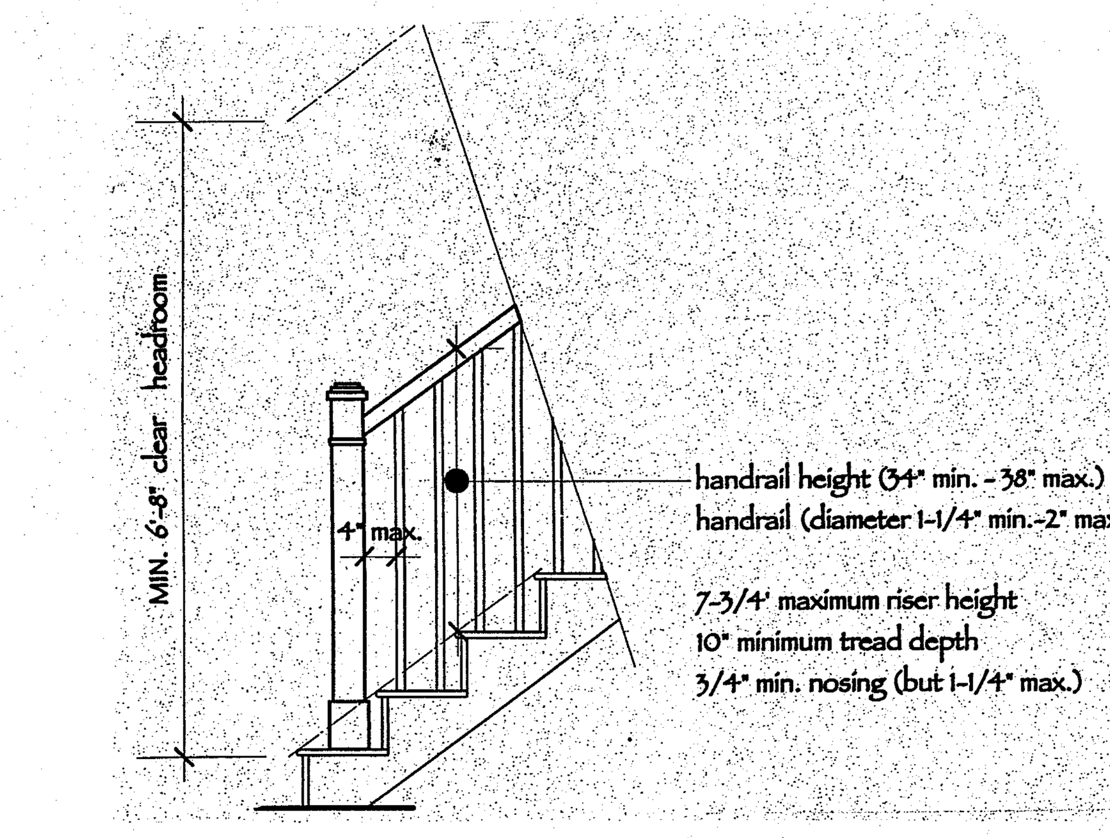
② DINING/STAIR SECTION

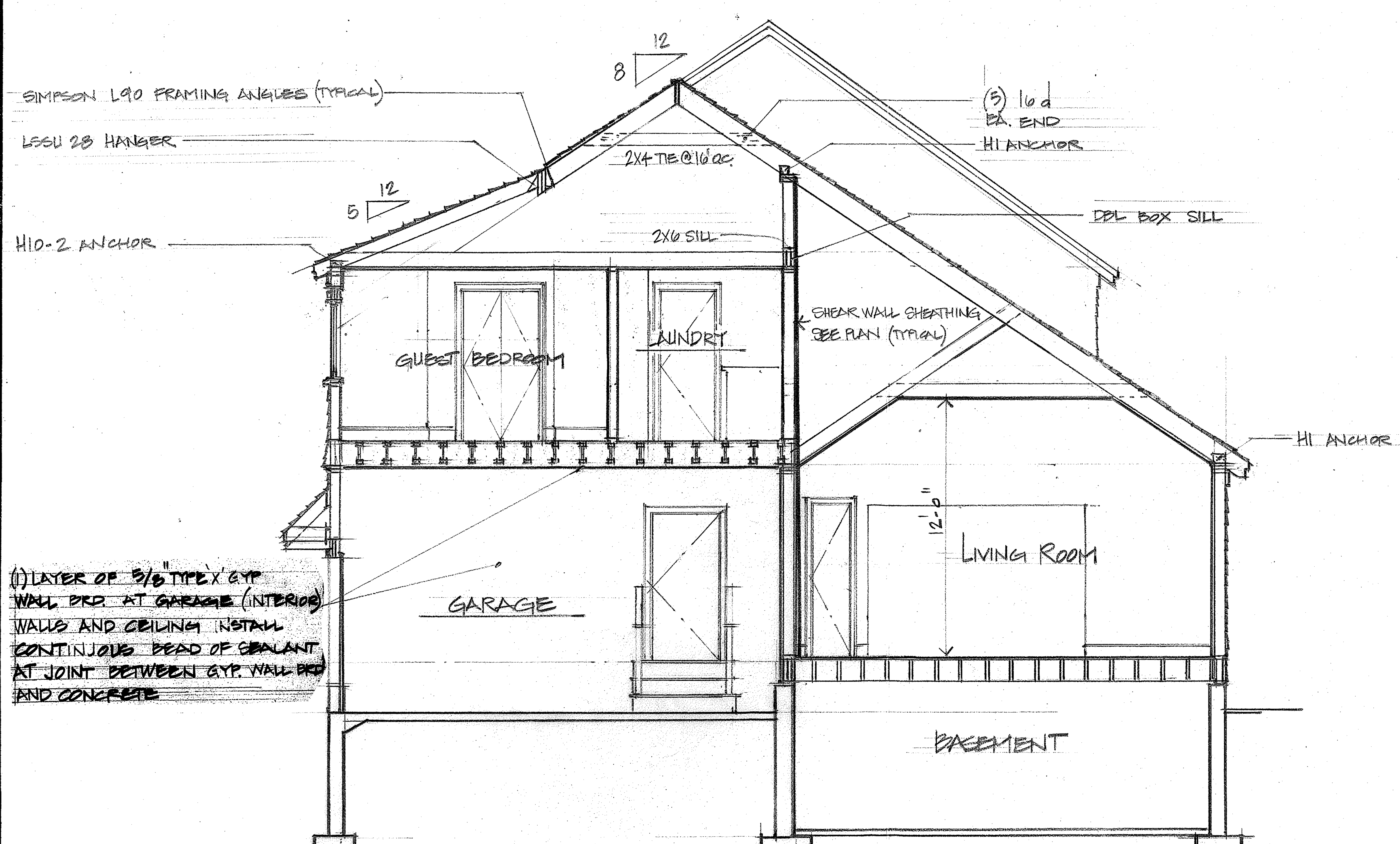
TYPICAL ROOF CONSTRUCTION

30 YEAR ARCH. SHINGLES SEL. BY OWNER
FULL COVERAGE ICE & WATER
SHIELD 5/8" EXT. GRADE
SHEATHING W/CLIPS
R-49 MIN POLYURETHANE
SPRAY FOAM INSULATION
ROOF RAFTERS AS PER
STRUCT. FRAMING PLAN
DRIP EDGE

TYPICAL WALL CONSTRUCTION

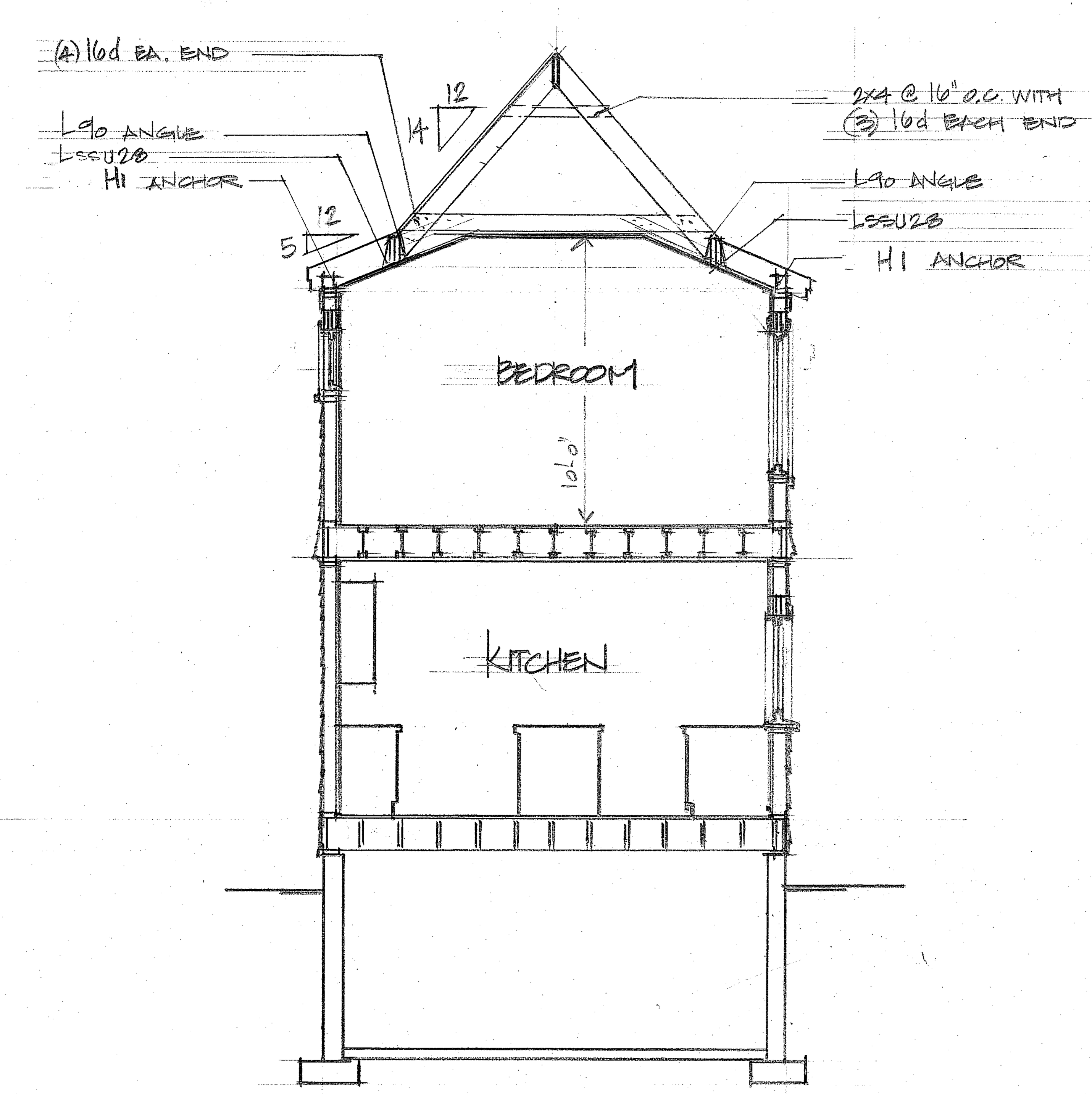
CEDAR SHINGLES PRE STAINED
HOME SLICKER AS PER MANUF. RECOMMEND
1 LAYER TYPAR HOUSE WRAP
1/2" EXT. STRUCT. GRADE 1 PLYWOOD
R-20 MIN. POLYURETHANE SPRAY FOAM INSUL.
2x6 STUDS AT 16" O.C.
1/2" GWB





(1) LAYER OF 5/8" TYPE 'X' GYP WALL BRD AT GARAGE (INTERIOR) WALLS AND CEILING. INSTALL CONTINUOUS BEAD OF SEALANT AT JOINT BETWEEN GYP. WALL BRD AND CONCRETE

③ GARAGE/LIVING ROOM SECTION



④ KITCHEN/BEDROOM SECTION

BUILDING SECTIONS

SCALE 1/4"=1'-0"

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RENOVATIONS AND ADDITIONS FOR:
DR. AND MRS. HASKELL
PORTLAND * MAINE

DRAWN BY:	E.H.L.
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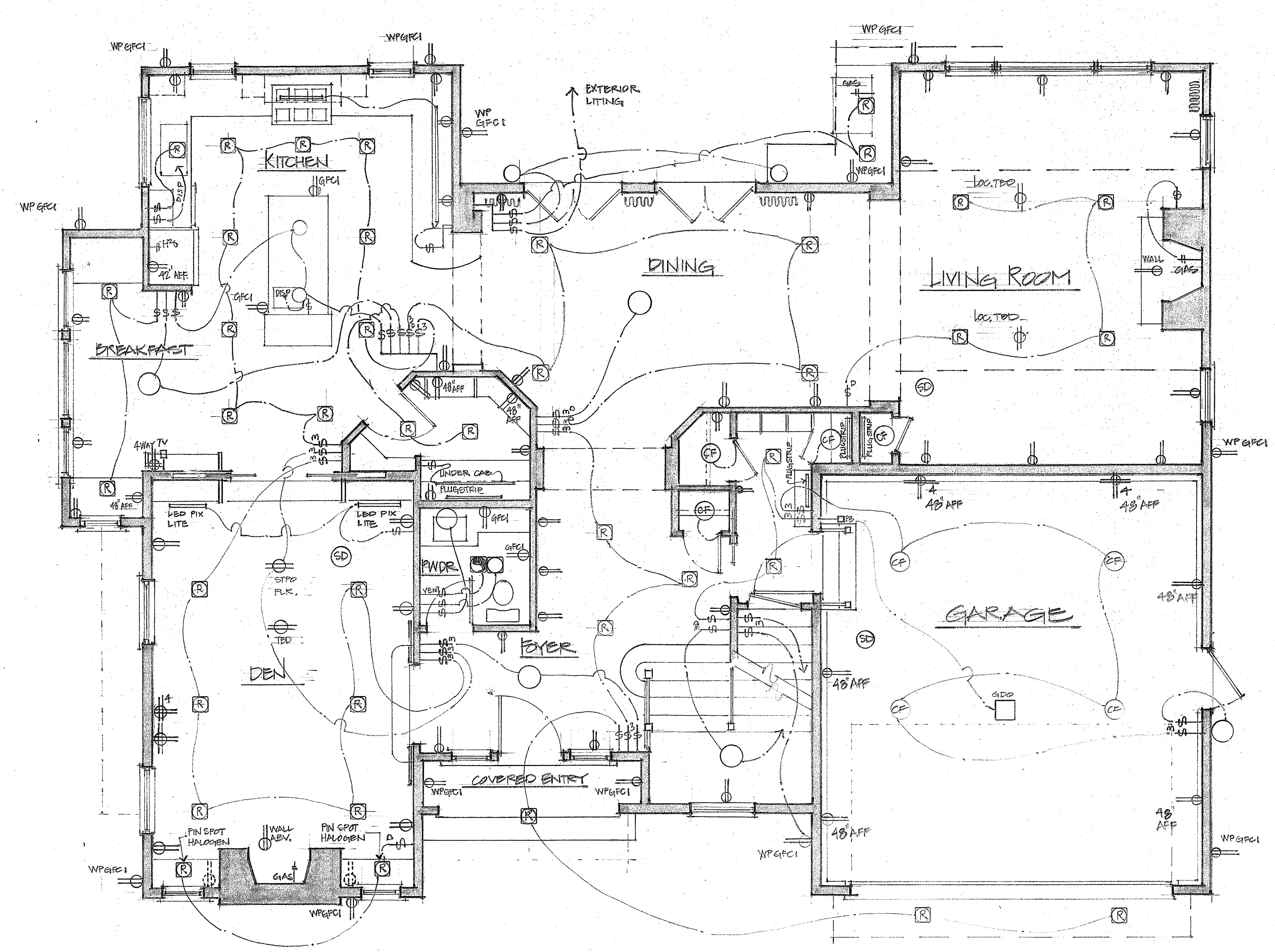
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	10



ELECTRICAL LEGEND

Push Button	Electric meter
Keypad	Service panel
Wall mounted light fixture	Duplex receptacle
Wall sconce light fixture	WP waterproof duplex receptacle
Recessed can light fixture	GFCI ground fault circuit duplex receptacle
Ceiling mounted light fixture	GFSI ground fault surge duplex receptacle
Recessed compact fluorescent light fixture	220 volt receptacle
Recessed exhaust fan/light unit	Wall switch
Thermostat	3-way wall switch
Garage door opener	Wall switch with dimmer
Telephone Jack	Cable Jack

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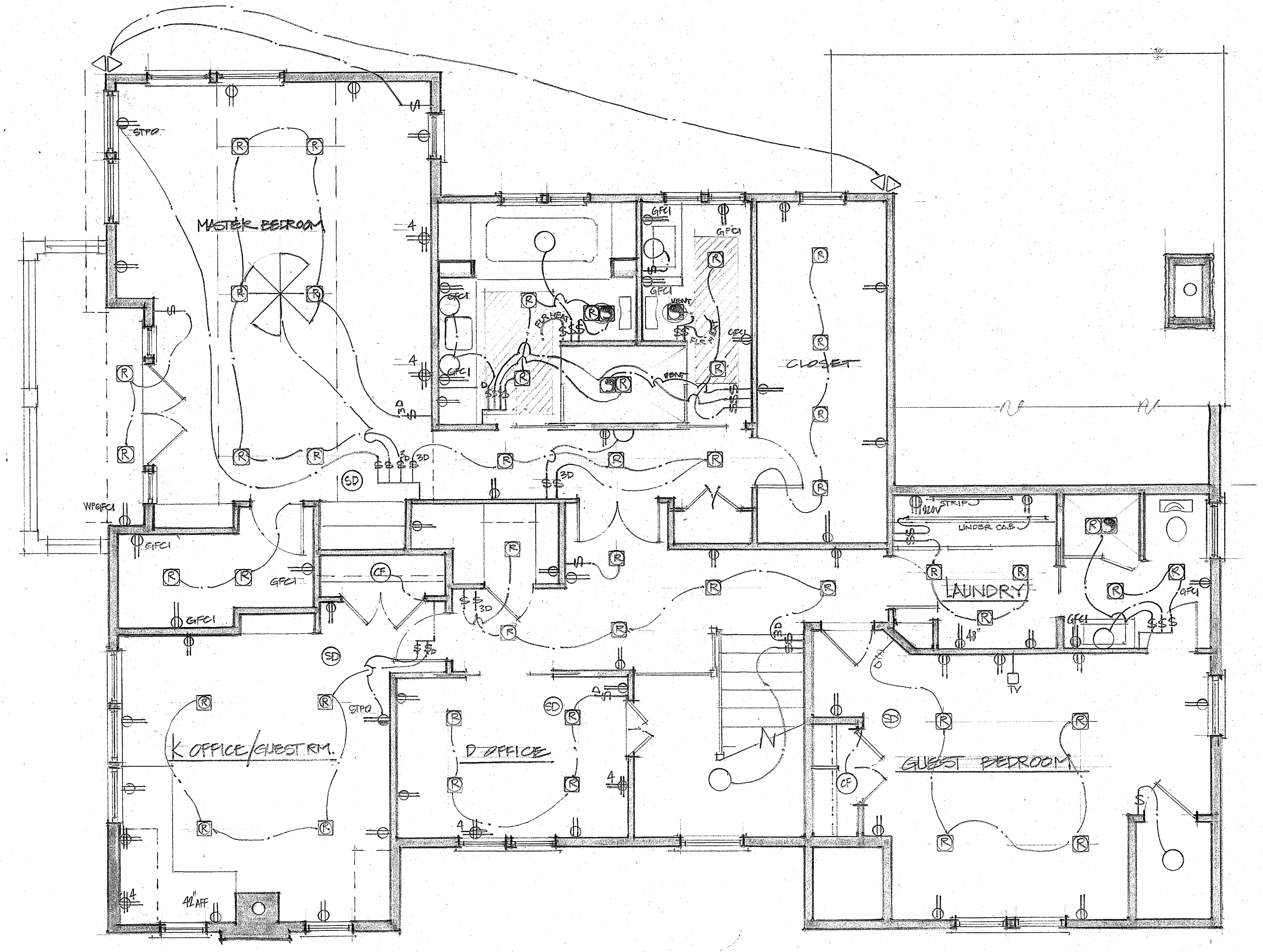
DRAWN BY:	EHL
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 11 2012
SHEET NO.:	11

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



ELECTRICAL LEGEND

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Keypad	Service panel
Wall mounted light fixture	Duplex receptacle
Wall sconce light fixture	WP waterproof duplex receptacle
Recessed can light fixture	GFCI ground fault circuit duplex receptacle
Ceiling mounted light fixture	GFSI ground fault surge duplex receptacle
Recessed compact fluorescent light fixture	220 volt receptacle
Recessed exhaust fan/light unit	Wall switch
Thermostat	3-way wall switch
Garage door opener	Wall switch with dimmer
Telephone jack	Cable jack

SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4"=1'-0"

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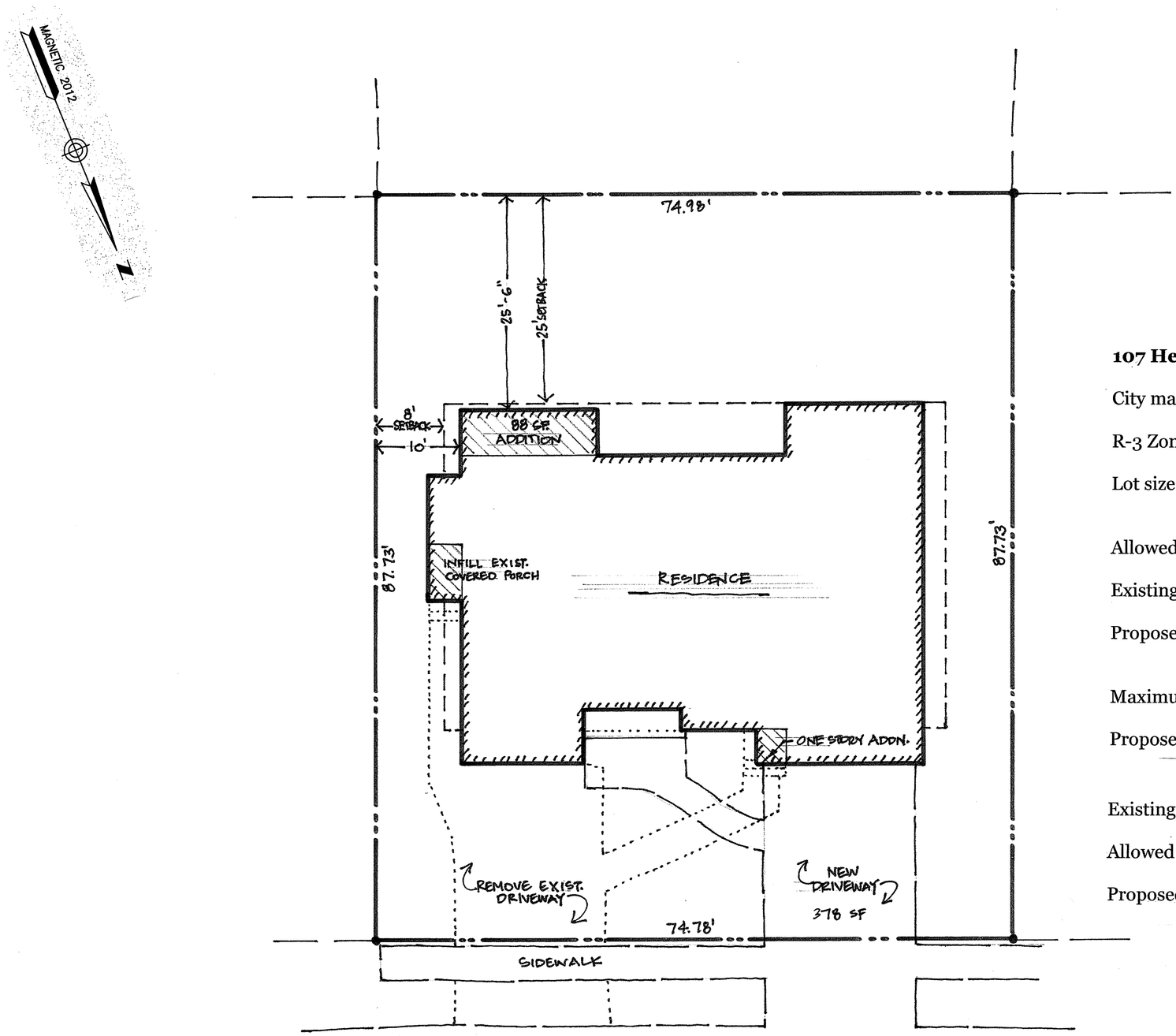
DRAWN BY:	EHL
CHECKED BY:	
JOB NO.:	1207
DATE:	MAY 1 2012
SHEET NO.:	12



HERSEY STREET

SCALE 1:10

107 Hersey Street, Portland Maine

City map 128-C-10-11

R-3 Zone

Lot size 6578 sf per survey

Allowed lot coverage 2302.3 sf (35.0%)

Existing lot coverage 2123.0 sf (32.27%)

Proposed lot coverage 2211.0 sf (33.6 %)

Maximum allowed building height: 35.0'

Proposed building height: 30.0' (maximum height of building)

Existing building footprint (under roof): 2107 sf

Allowed second floor area (80% of first floor): 1685.6 sf

Proposed second floor area : 1636 sf (77.6 % of first floor)

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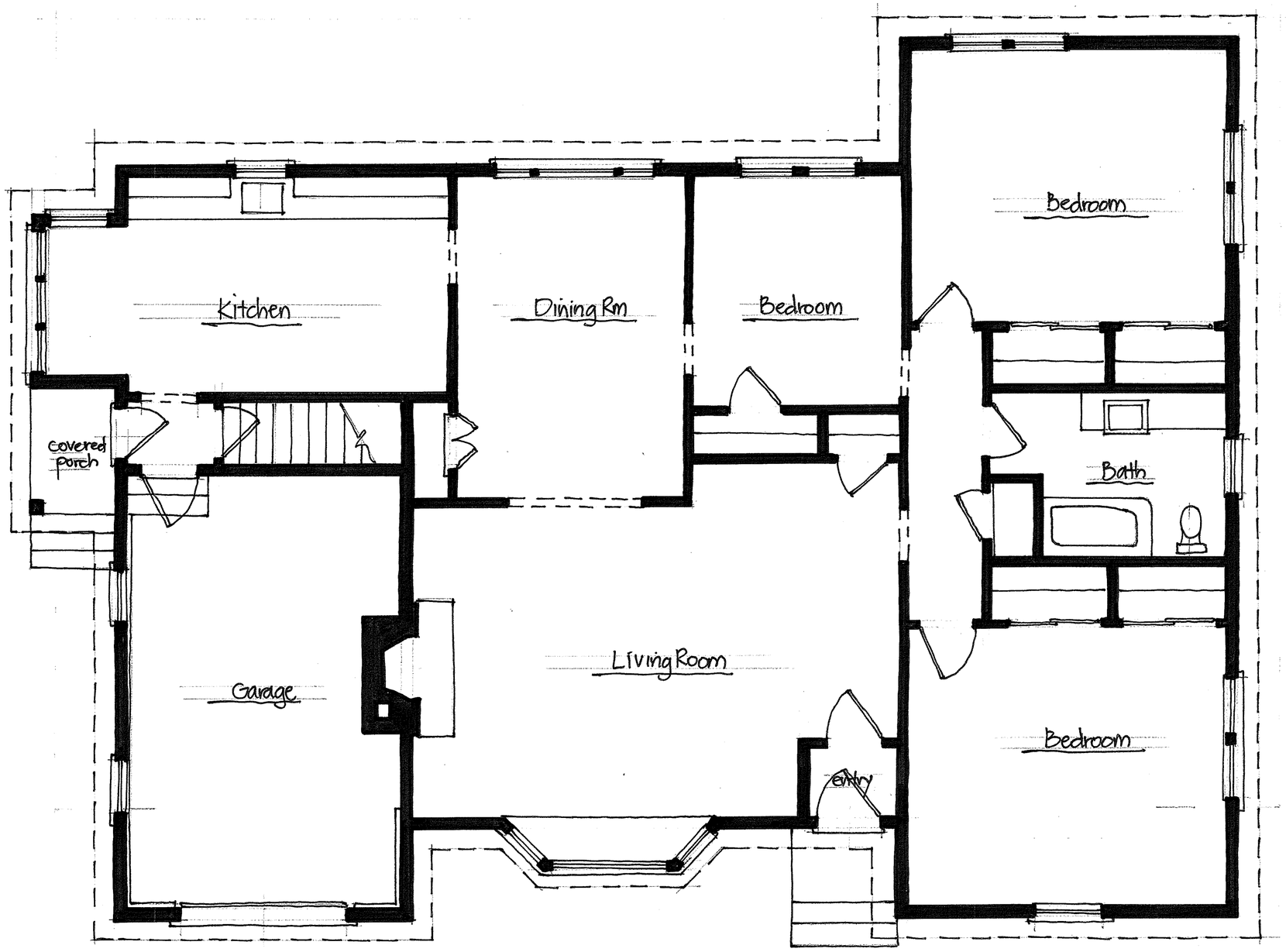
DRAWN BY: E.P.L.

CHECKED BY:

JOB NO.:

DATE: MAY 15/12

SHEET NO.: SITE PLAN



As-built Floor Plan

1/4":1'0"

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DRAWN BY: E.H.L.

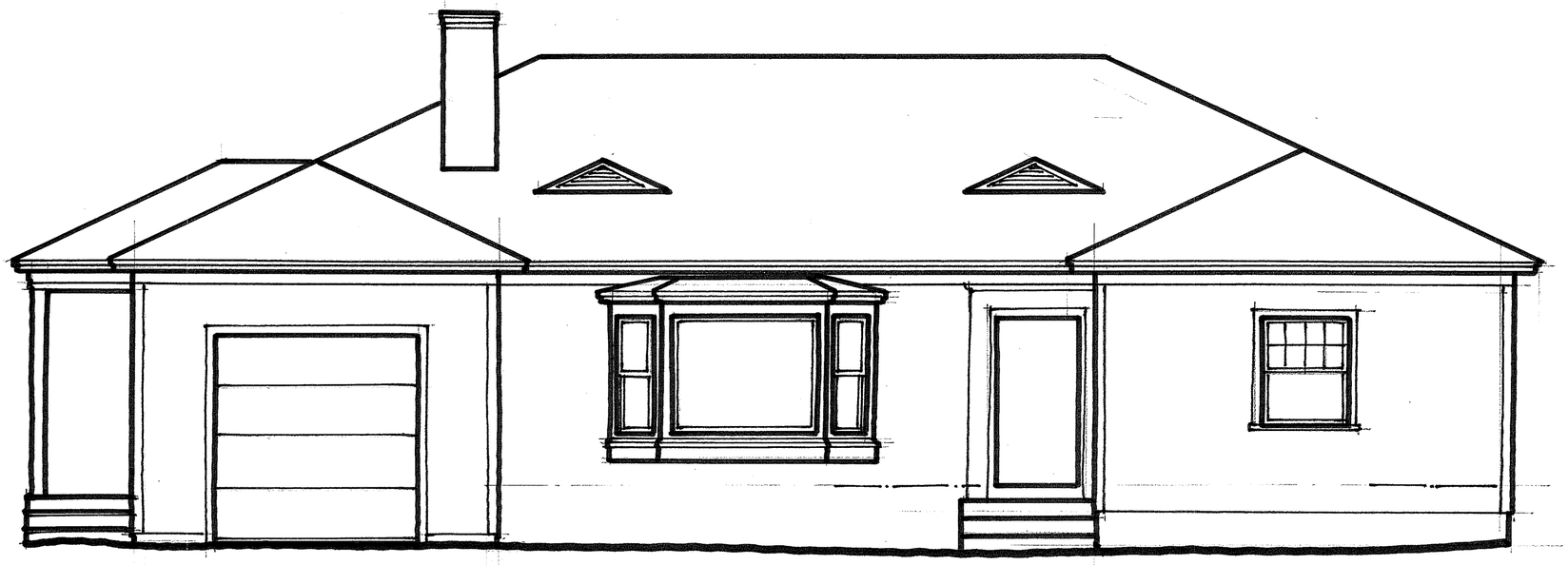
CHECKED BY:

JOB NO.:

DATE: MAY 15/12

SHEET NO.: AB-1

107 HERSEY ST / PORTLAND



As-built Front Elevation
1/4":1.0"

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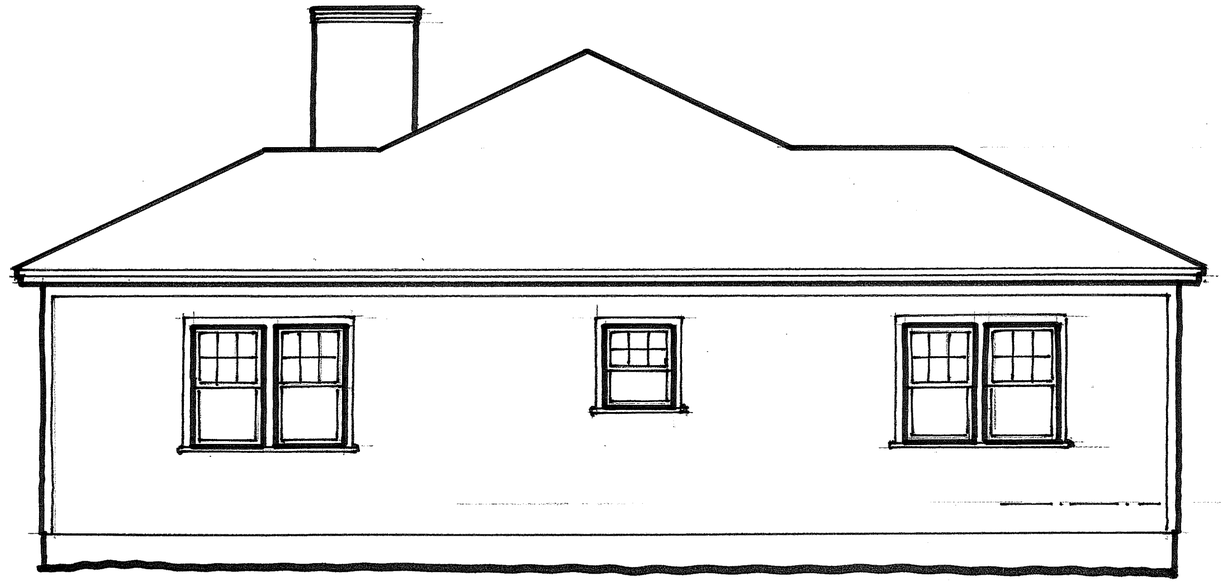
DRAWN BY: E.H.L.

CHECKED BY:

JOB NO.:

DATE: MAY 15/12

SHEET NO.: AB-3



As-built Side Elevation

1/4":1:0"

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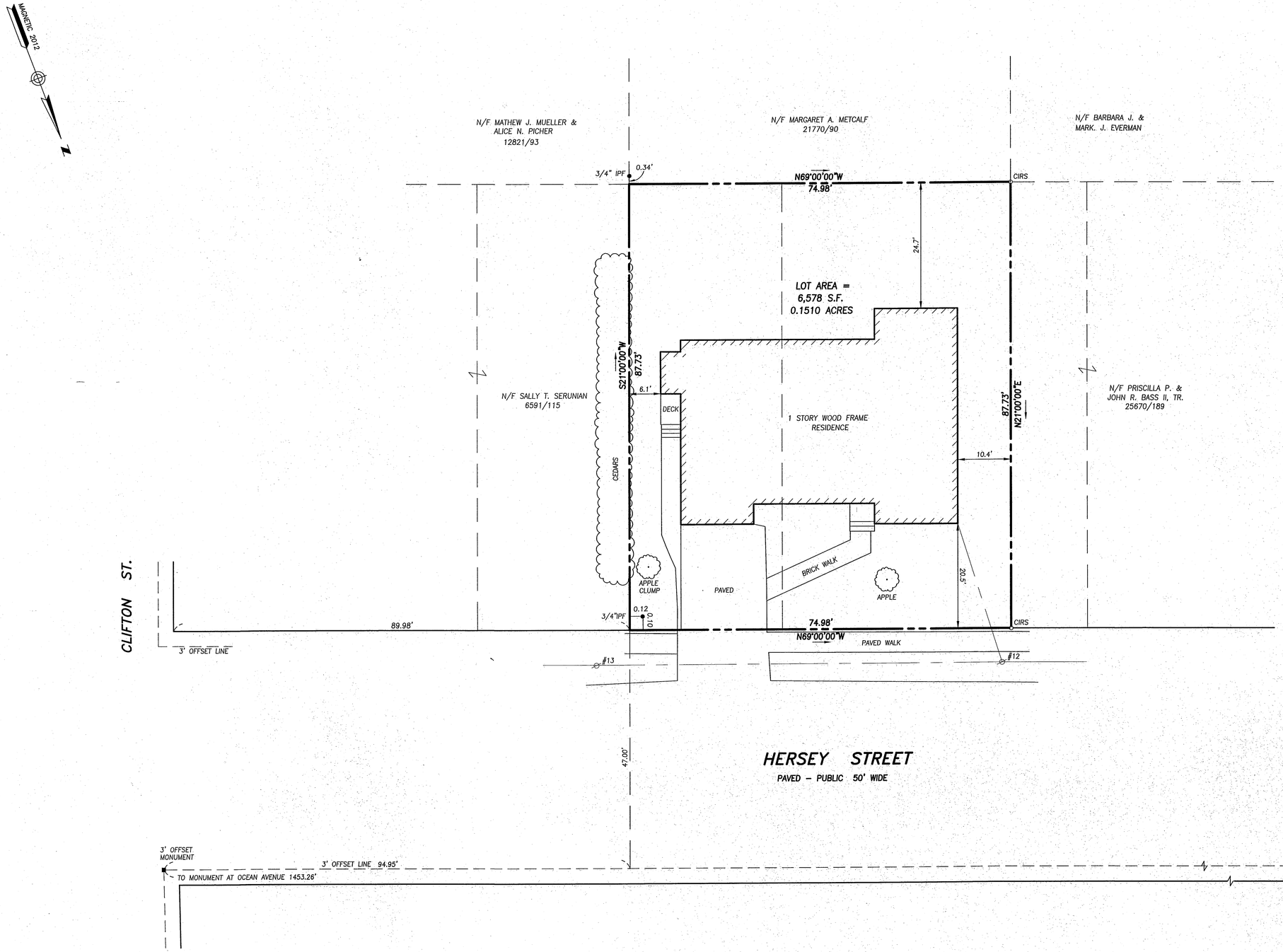
DRAWN BY: E.H.L.

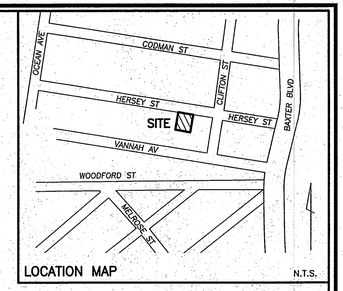
CHECKED BY:

JOB NO.:

DATE: MAY 15/12

SHEET NO.: AB-3





LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- DECIDUOUS TREE
- OHW — OVERHEAD WIRES

GRAPHIC SCALE

0 5' 10' 20' 40'

PLAN REFERENCES

1. PLAN BY PERCY H. RICHARDSON, C.E. RECORDED IN PLAN BOOK 13 PAGE 93.
2. "BOUNDARY & TOPOGRAPHIC SURVEY AT #115 CODMAN STREET PORTLAND, MAINE MADE FOR PEGGY LEVY KEANEY SEPTEMBER 15, 2004 OWEN AHSEKLL, INC. JOB NO. 2004-189 P"

NOTES

1. OWNER OF RECORD: DAVID W. AND KAREN S. HASKELL, 140 RIDGE ROAD, PORTLAND, MAINE 04103, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 29442 PAGE 242
2. LOCUS IS SHOWN AS TAX MAP 128 BLOCK C LOTS 10 AND 11.
3. BEARINGS ARE BASED ON MAGNETIC NORTH 2012.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

JOHN C. SCHWANDA, PLS #1252

BOUNDARY SURVEY

AT

107 HERSEY STREET, PORTLAND, MAINE

MADE FOR

DAVID & KAREN HASKELL

140 RIDGE ROAD, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

		Date	Job No.
Drwn By	JCS	MAY 2, 2012	2012-045P
Trace By	JLW		
Check By	JCS	Scale 1" = 10'	Drwg. No. 1
Book No.	FILE		

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: 107 HERSEY STREET		
Total Square Footage of Proposed Structure/Area: 3262 SF (LIV. AREA)	Square Footage of Lot: 6578 SF	Number of Stories: 2
Tax Assessor's Chart, Block & Lot Chart# 128 Block# 6 Lot# 10 + 11	Applicant: (must be owner, lessee or buyer) Name DAVID / KAREN HASKELL Address 140 RIDGE RD. City, State & Zip PORTLAND, ME 04103	Telephone: 329-1413
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: $_____ C of O Fee: $_____ Historic Review: $_____ Planning Amin.: $_____ Total Fee: $ _____

Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units 1
If vacant, what was the previous use? SAME
Proposed Specific use: SINGLE FAMILY
Is property part of a subdivision? NO If yes, please name _____
Project description: RENOVATE EXISTING HOUSE, RECONFIGURE FLOOR PLAN, ADD SECOND STORY & RETAIN > 50% OF EXISTING STRUCTURE 80% OF EXIST FIRST FLR - SF.

Contractor's name: TODD SLOCUM Email: slocumbuilders@maine.rr.com
Address: POWNAL, ME
City, State & Zip _____ Telephone: 899-5024
Who should we contact when the permit is ready: ERIK PETERSON Telephone: 775-3399
Mailing address: 10 DANA ST PORTLAND, ME 04107 PETERSON DESIGN GROUP C. 286-7797

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Karen Haskell Date: May 17, 2012

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

Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than $3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- ☑ Cross sections w/framing details
- ☑ Floor plans and elevations existing & proposed
- ☑ Detail removal of all partitions & any new structural beams
- ☑ Detail any new walls or permanent partitions
- ☑ Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- ☑ Window and door schedules
- ☑ Foundation plans w/required drainage and damp proofing (if applicable)
- ☑ Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- ☑ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2009
- ☑ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- ☐ Electronic files in pdf format are also required
- ☑ Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- ☑ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- ☑ Location and dimensions of parking areas and driveways
- ☑ A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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Permit Fee: $30.00 for the first $1000.00 construction cost, $10.00 per additional $1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.