

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080921

This is to certify that STOVER PATRICK I/TBI
has permission to Add new gable dormer - Re Existing road ing int wa on 1st floor be build front porch -relocate doors/
AT 29 MORSE ST NO WORK ON D AT 163A C010001

provided that the person or persons firm or tion cepting this permit shall comply with all
of the provisions of the Statutes of aine and of the mandates of the City of Portland regulating
the construction, maintenance and le 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.

ification of inspection must be
en and when permission proceed
ore this building or part thereof is
hed or service closed-in 4
UR NO REQUIRED

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED PERMITS

Fire Dept.

Health Dept.

Appeal Board

Other

9/13/08 *elt* *SM*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

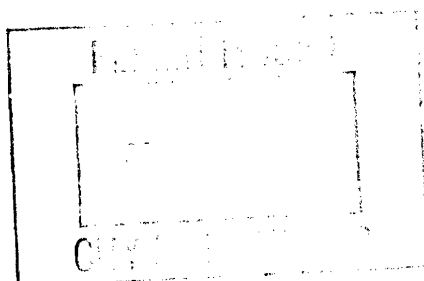
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0921	Issue Date: 7/3/08	CBL: 163A C010001
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Location of Construction: 29 MORSE ST	Owner Name: STOVER PATRICK J	Owner Address: 29 MORSE ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Add new gable dormer - Remove Existing load bearing int walls on 1st floor, rebuild front porch - relocate doors/windows NO WORK ON BARN	Permit Fee: \$520.00	Cost of Work: \$50,000.00	CEO District: 4
Proposed Project Description: Add new gable dormer - Remove Existing load bearing int walls on 1st floor rebuild front porch - relocate doors/windows NO WORK ON BARN		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	
		Signature: <i>[Signature]</i> 9/3/08		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 07/29/2008	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 8/14/08 <i>ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date:
			

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

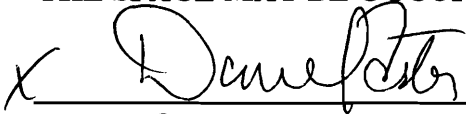
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

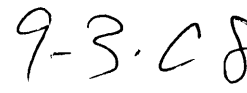
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.


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



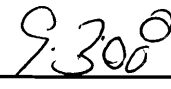
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0921	Date Applied For: 07/29/2008	CBL: 163A C010001
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Location of Construction: 29 MORSE ST	Owner Name: STOVER PATRICK J	Owner Address: 29 MORSE ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Add new gable dormer - Remove Existing load bearing int walls on 1st floor, rebuild front porch - relocate doors/windows NO WORK ON BARN	Proposed Project Description: Add new gable dormer - Remove Existing load bearing int walls on 1st floor bebuild front porch - relocate doors/windows NO WORK ON BARN
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/14/2008

Note: Original application also included removing the existing porch and bulkhead on the right side of the building and adding a farmers porch. This work is now not part of the present permit. See email dated 8/14/08. **Ok to Issue:**

- 1) This permit is being issued with the understanding that there will be no work done on the barn and there will be no changes to the existing footprint. Any change in the footprint and work done to the barn will have to be applied for in a separate permit.
- 2) This property shall remain a single 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 with Conditions **Reviewer:** Chris Hanson **Approval Date:** 09/03/2008

Note: **Ok to Issue:**

- 1) This permit is approved, all of the review questions/comments have been responded to and adequately satisfy code compliance of this project.
- 2) The heating appliance/stove shall be installed, maintained and operated in accordance with the terms of the listing.
- 3) Fastener schedule per the IRC 2003
- 4) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required
- 5) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 6) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 7) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 8) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 9) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 10) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

8/13/2008-amachado: Spoke to the owner. Told him that couldn't put a dwelling unit over the garage. He said that this permit is not touching the barn/garage. I told him that the plans have to reflect only the work on this permit. The siteplan does not scale nor do the building plans. Need existing conditions and proposed on separate sheets. He said that he would have the architect call me.

Location of Construction: 29 MORSE ST	Owner Name: STOVER PATRICK J	Owner Address: 29 MORSE ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

8/13/2008-amachado: Spoke to David Leasure. He will get me a scalable siteplan. He will talk to the owner about the extent of the present work and get me plans that scale. He will get me existing elevations.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>29 MORSE ST</u>		
Total Square Footage of Proposed Structure/Area <u>REMAINING EXISTING STRUCTURE</u>	Square Footage of Lot <u>5000 SF</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner</u> , Lessee or Buyer* Name <u>PATRICK STONER</u> Address <u>23 MORSE ST</u> City, State & Zip <u>PORTLAND MAINE</u>	Telephone: <u>6-776-4460</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of <u>50,000</u> Work: \$ <u>7,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>595</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>SAME</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADD NEW CABLE DORMER & HEADINGS - PATCH - REMOVE EXISTING LOW BENCHING INTO WALLS ON 1ST FLOOR - REBUILD FRONT PORCH - REPAIR DOORS/WINDOWS - RESURFACING</u>		
Contractor's name: <u>TSD</u> <u>NEW B.O.A.C.</u> Address: _____ <u>NO WORK ON BARN</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>OWNER</u> Telephone: <u>776-4460</u> Mailing address: <u>SAME AS ABOVE</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703. JUL 29 2008

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: [Signature] Date: 7/28/08

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

Phase I -

1st floor remodel
 A. OPEN Dining / Living / ELL
 B. 2nd floor Gable dormer Master Bedroom
 Rebuilt front porch.

Pat. Stover
 29 Morse
 163A - CO10

ONE AND TWO FAMILY C 30 PLAN REVIEW		CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL				
Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	N/A.			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	N/A			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	N/A.			
Lally Column Type (Section R407)	N/A			
Girder & Header Spans (Table R 502.5(2))	see plan ✓			
Built-Up Wood Center Girder Dimension/Type	New Steel Struc. Wood		Need specs.	
Sill/Band Joist Type & Dimensions				
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	existing			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	existing			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	sistered 2x6 w/ 2x10			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	existing (material)	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" Roof.	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2007	
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	40 year Asphlt. ✓	
Safety Glazing (Section R308)	✓	
Attic Access (Section R807)	✓	
Chimney Clearances/Fire Blocking (Chap. 10)	2"	
Header Schedule (Section 502.5(1) & (2))	OW plan	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 R-38	

Type of Heating System	existing	
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways	N/A	
Interior		
Exterior		
Treads and Risers (Section R311.5.3)		
Width (Section R311.5.1)		
Headroom (Section R311.5.2)		
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected	every Bedroom	
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)		
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	N/A existing. rebuilt Cosmetic	

From: "Patrick Stover" <PSTOVER@Maine.rr.com>
To: <amachado@portlandmaine.gov>
Date: 8/14/2008 3:01:45 PM
Subject: 29 Morse St renovation - Scope revision

Ann,

Would you please delete the "farmers porch" for the current building permit request. We will defer this work until Pahse 2, while will encompass demolition of portions of the existing barn.

Thank you

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	163A C010001
Location	29 MORSE ST
Land Use	SINGLE FAMILY
Owner Address	STOVER PATRICK J 29 MORSE ST PORTLAND ME 04102
Book/Page	25534/049
Legal	163A-C-10 MORSE ST 29 5000 SF

Current Assessed Valuation

Land	Building	Total
\$62,800	\$176,700	\$239,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	1.5	1900	0.115	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2		8	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
FLAT BARN	1	1900	32X40	C	A

Sales Information

Date	Type	Price	Book/Page
10/11/2007	LAND + BLDING	\$175,000	25534-049

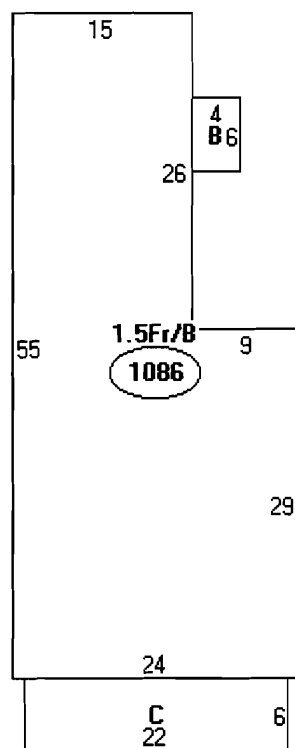
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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!



<u>Descriptor/Area</u>	
A: 1.5Fr/B	1086 sqft
B: WD/DP	24 sqft
C: DFP	132 sqft

21.33 x 28.33



RECORD OF BUILDINGS

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

YEAR 19

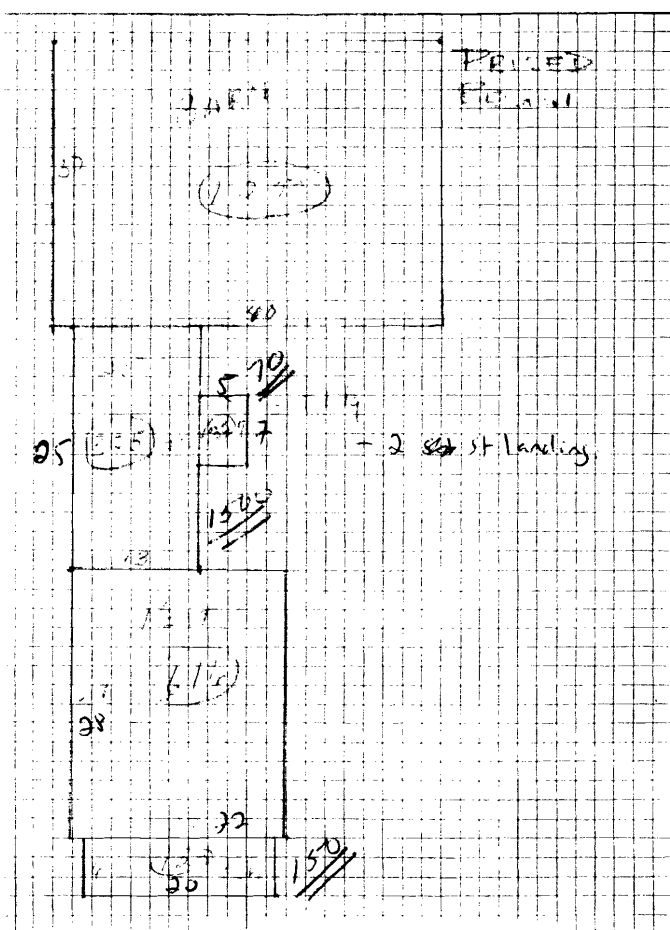
YEAR 19

CONSTRUCTION	
FOUNDAT ON	FLOOR CONST.
CONCRETE	WOOD JOIST <input checked="" type="checkbox"/>
CONCRETE BLCK	STEEL JOIST
BRICK OR STONE <input checked="" type="checkbox"/>	MILL TYPE
PIERS	REIN. CONCRETE
CELLAR AREA FULL <input checked="" type="checkbox"/>	FLOOR FINISH
1/4 1/2 3/4	B 1 2 3
NO. CELLAR	CEMENT <input checked="" type="checkbox"/>
EXTERIOR WALLS	EARTH
CLAPBOARDS <input checked="" type="checkbox"/>	PINE <input checked="" type="checkbox"/>
WIDE SIDING	HARDWOOD
DROP SIDING	TERRAZZO
NO SHEATHING	TILE
WOOD SHINGLES	ATTIC FLR. & STAIRS
ASBES. SHINGLES	INTERIOR FINISH
STUCCO ON FRAME	B 1 2 3
STUCCO ON TILE	BRICK VENEER
BRICK VENEER	BRICK ON TILE
BRICK ON TILE	SOLID BRICK
SOLID BRICK	STONE VENEER
STONE VENEER	CONC. OR CIND. BL.
CONC. OR CIND. BL.	TERRA COTTA
TERRA COTTA	VITROLITE
VITROLITE	PLATE GLASS
PLATE GLASS	INSULATION
INSULATION	WEATHERSTRIP
WEATHERSTRIP	ROOFING
ASPH. SHINGLES <input checked="" type="checkbox"/>	PIPELESS FURNACE
WOOD SHINGLES	HOT AIR FURNACE
ASBES. SHINGLES	FORCED AIR FURN.
SLATE TILE	STEAM R. G. <input checked="" type="checkbox"/>
METAL	HOT WAT. OR VAPOR
COMPOSITION	NO HEATING
ROLL ROOFING	GAS BURNER
INSULATION	OIL BURNER
	STOKER

R. J. Mc...

COMPUTATIONS		
UNIT	1951	1955
66 S. F.	3000	
S. F.		
ADDITIONS	1200	
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE		
HEATING		+ 200
PLUMBING		
TILING		
TOTAL	5500	5500
FACT.		
REP. VAL.	5300	5000

SUMMARY OF BUILDINGS											
OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
DWG	A 1 1/2	C	100+		F	5200	50%	2700	A	2700	1600
BARN	B 30x40	C			F	1500	50%	680	B	510	200
	C					5500	50%	2800	C	2800	1050
	D								D		
	E								E		
	F								F		
	C								C		
YEAR	1955										
TAX VAL.	1800										
OLD VAL.	1800										
CHANGE	0										
1951 TOTAL BLDGS.										3000	1000
TAX VALS.										19	19
1955 1875										19	19





LEGEND:

- IRON PIPE OR ROD FOUND
- WATER VALVE
- UTILITY POLE
- SEWER MANHOLE
- FENCE
- OVERHEAD UTILITIES
- DECIDUOUS TREE
- 155 LOT # PER PLAN REFERENCE #1

GRAPHIC SCALE



MORSE STREET
PAVED - PUBLIC 66' WIDE

CHS #1172
FIELD
WASHINGTON AVE

TM 1834 C-11
N/F
JOHN PROCKEN &
BARBARA CONLEY
17872/118

158

2 STORY WOOD FRAME

157

2 1/2 STORY
WOOD FRAME

156

155

TM 1834 C-8
N/F
SCOTT HARR &
KELLY CAMPBELL-HARR
22087/301

154

TM 1834 C-17
N/F
NANCY CHAMBERS
0965/339

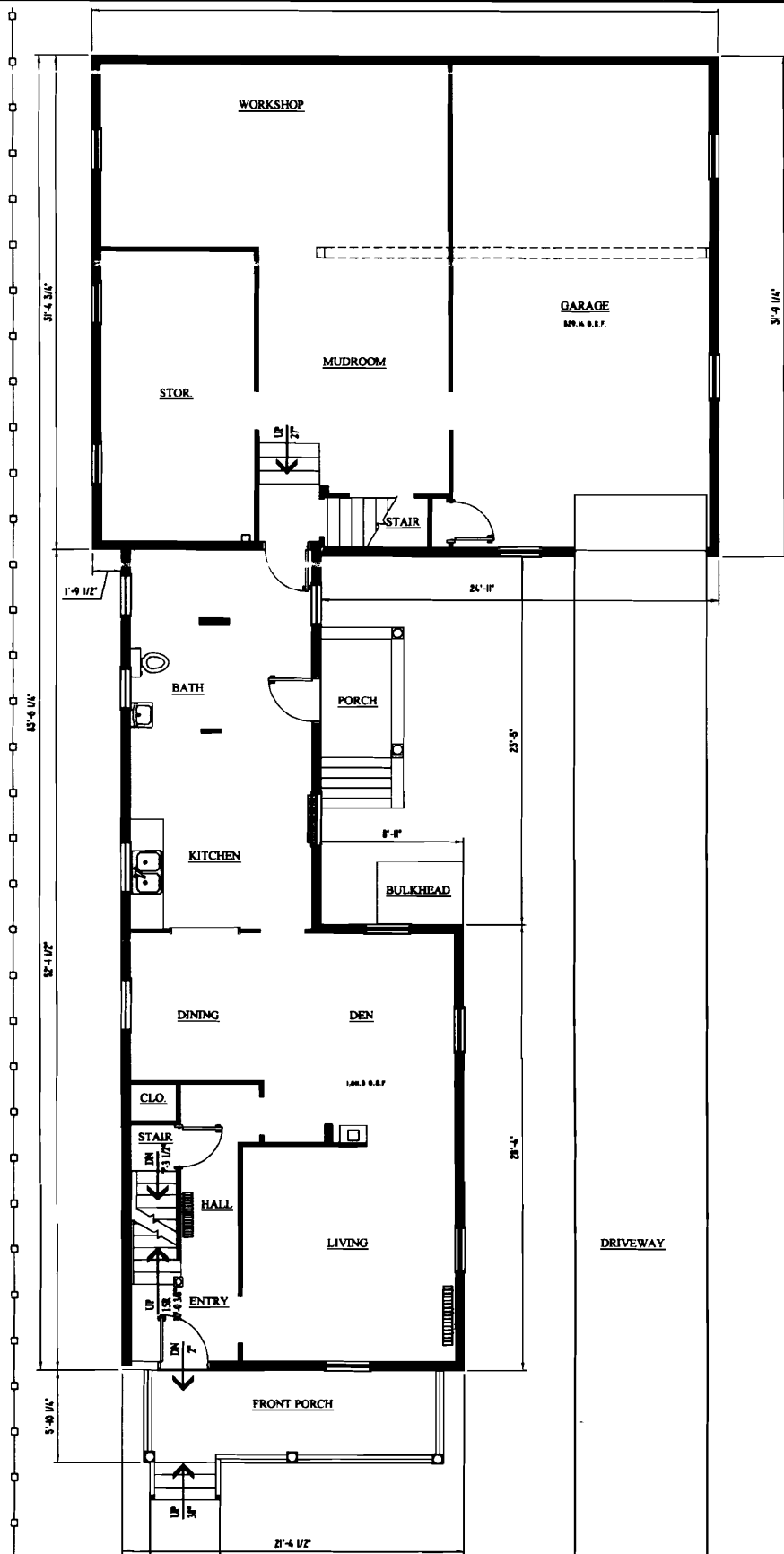
185

TM 1834 C-18
N/F
JOSEPHINE HARR
3574/328

188

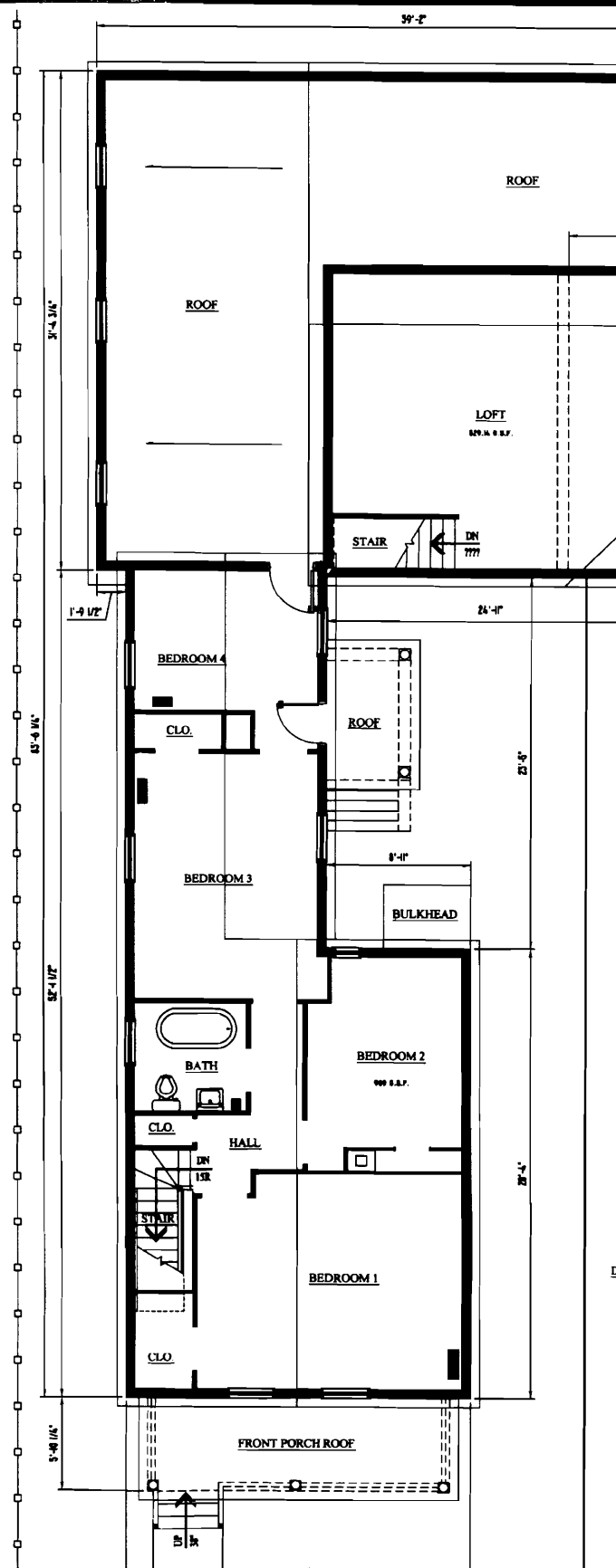
CERTIFICATION:
OWEN HASKELL, INC. HEREBY CEI
AND THE RESULT OF AN ON THE
THE BEST OF OUR KNOWLEDGE, I
TO THE BOARD OF LICENSURE FC
CURRENT STANDARDS OF PRACTICE

DATE



FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PL

GENERAL NOTES :

1. The notes on the drawings are not inter specifications. See specifications for general notes.
2. Structural drawings shall be used in conjunction with architectural, mechanical and site drawings. Consult these drawings for dimensions of openings, chases, inserts, depressions, and other details not shown.
3. All dimensions and conditions must be checked. Discrepancies shall be brought to the attention of the architect before proceeding with the affected part. Do not scale plans.
4. Sections and details shown on any structural drawing shall be considered typical for similar conditions unless otherwise noted.
5. All proprietary products shall be installed in accordance with the manufacturer's written instructions.
6. The structure is designed to be self-supporting during construction. It is the contractor's responsibility to determine erection procedures and safety of the building, its components and during erection. This includes the addition of temporary bracing and supports. Such material shall remain the property of the contractor after completion of the building.
7. All applicable federal, state, and municipal codes, including the federal department safety and health act.

DESIGN LOADS:

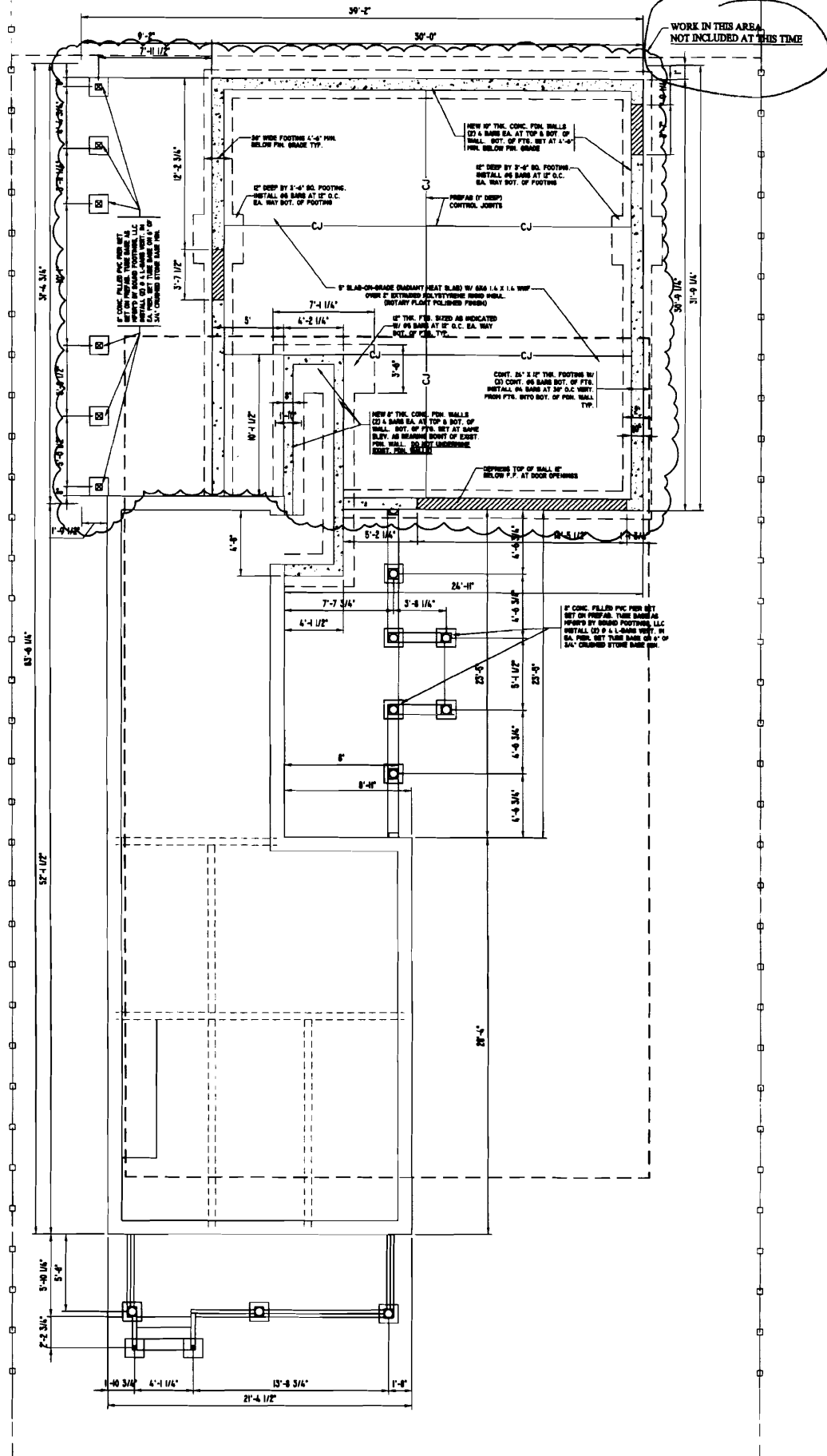
1. Building Code: IBC International Building Code
2. Design Live Loads: (Ground snow load: Habitable areas..... Sleeping areas..... Roof.....)
3. Design Wind loads are based on exposure wind speed.
4. Seismic design utilizes the following criteria:
 - a. Building framing system: Load bearing plywood shear walls resisting lateral loads
 - b. Analysis procedure: Equivalent Lateral Load
 - c. Seismic hazard exposure group: "II"
 - d. Seismic performance category: "C"
 - e. Soil profile type: "S4"
 - f. Peak velocity-related acceleration (A): "0.10"
 - g. Peak acceleration (A_s): "0.10"
 - h. Response modification factor (R): "5"
 - i. Deflection amplification factor (C_d): "5"

STRUCTURAL STEEL NOTES:

1. Provide Architect/Engineer with steel erector to fabrication of structural steel beams.
2. Structural steel fabrication, erection, and painting shall conform to AISC Specification for the erection of structural steel-Ninth edition.
3. Structural steel:
 - a. Structural steel shall conform to AISC Specification.
 - b. Structural tubing shall conform to AISC Specification.
 - c. Structural pipe shall conform to AISC Specification.
4. Design connections for the reactions at maximum end reaction that can be produced by a uniformly loaded beam for each given beam.
5. Field connections shall be bolted using 3/4" diameter bolts except where field weldin strength bolts are specified.
6. All welding shall conform to AWS D1.1-L electrodes shall be E70XX.
7. All beams shall be framed over the top of columns.
8. Provide 3/8" web stiffeners in all structural steel connections. Locate stiffener at the corner of the column.
9. All steel pipe columns shall be scheduled.

TIMBER FRAMING:

1. All timber framing shall be in accordance with the National Building Code of Canada or the national building code of the jurisdiction.
2. Individual timber framing members shall be grade #2 Spruce-Pine-Fir (SPF), kiln dried.
3. Pressure treated lumber shall be used in contact with ground, concrete or masonry. Timber treated with ACQ to 0.4 #/CF in accordance with the manufacturer's instructions.
4. Metal connectors shall be used at all connections or as noted on the drawing.
5. Provide Simpson H2.5A hurricane anchors and/or trusses attach to the wall studs.
6. Nailing not specified shall conform with the manufacturer's instructions.
7. Provide and install properly sized sill plates on all laminated veneer lumber, vertical connections.
8. All anchor bolts and joist hangers in contact with masonry shall be galvanized by the pressure treated lumber supplier (separation for standard steel connections).
9. Install solid blocking under all bearing walls.
10. Solid block all bearing walls at midspan.
11. Provide and install headers (insulated) over all windows typical unless noted otherwise.
12. Provide (1) 2x6 jack studs at all window openings equal to or less than 36" wide and (2) all openings greater than 36" wide.
13. Below are column definitions:
 - 4 x 4 w/d. col. = nominal 4 x 4 wood
 - 6 x 6 w/d. col. = nominal 6 x 6 post
 - 4 x 6 w/d. JS = (2) 2x6 studs plus
 - 6 x 6 w/d. JS = (3) 2x6 studs plus
14. All window and door headers shall be 2x6 unless noted otherwise on the drawing.



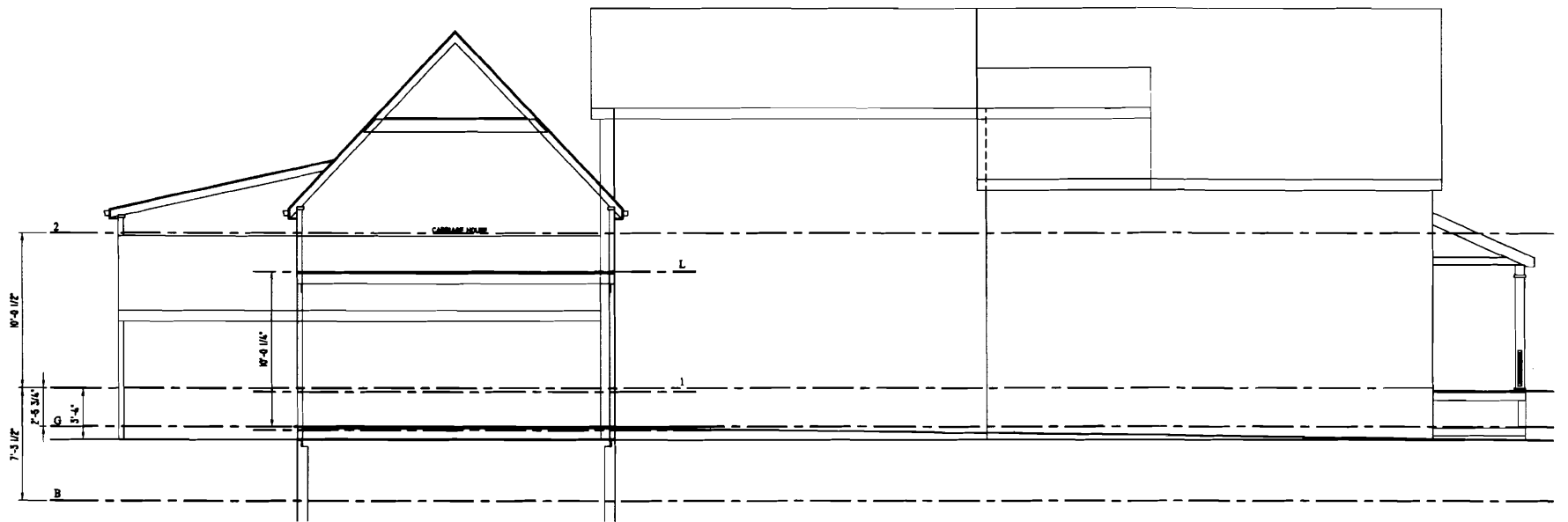
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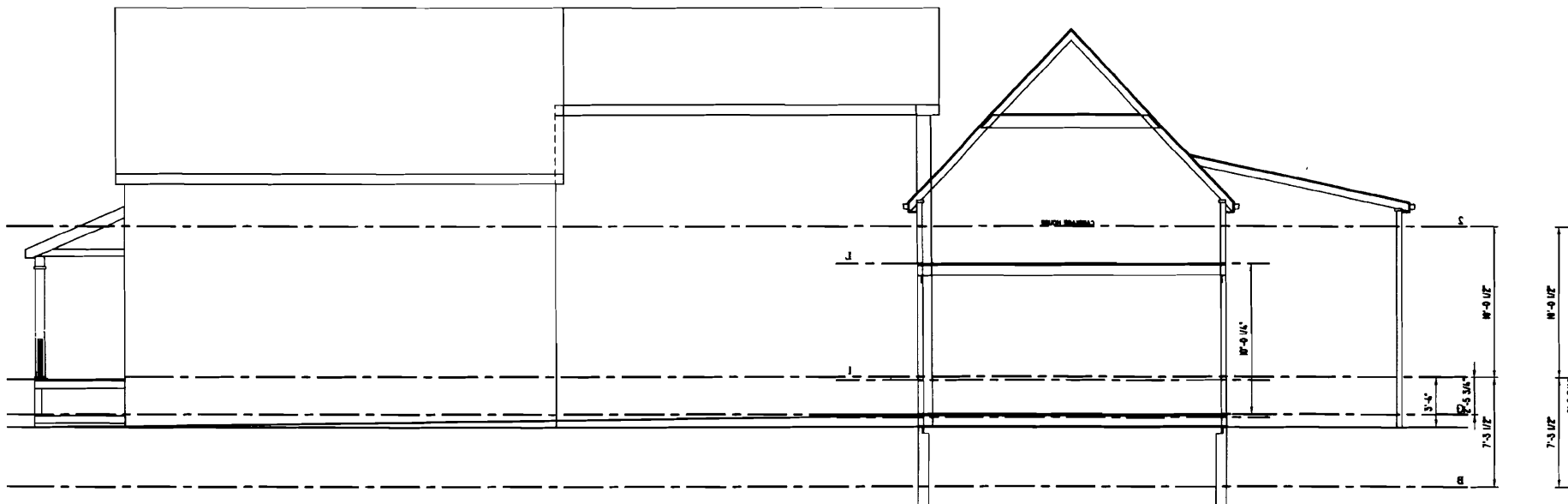
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FOUNDATION PLAN

1/4" = 1'-0"



NORTH (LEFT SIDE) ELEVATION
1/4" = 1'-0"



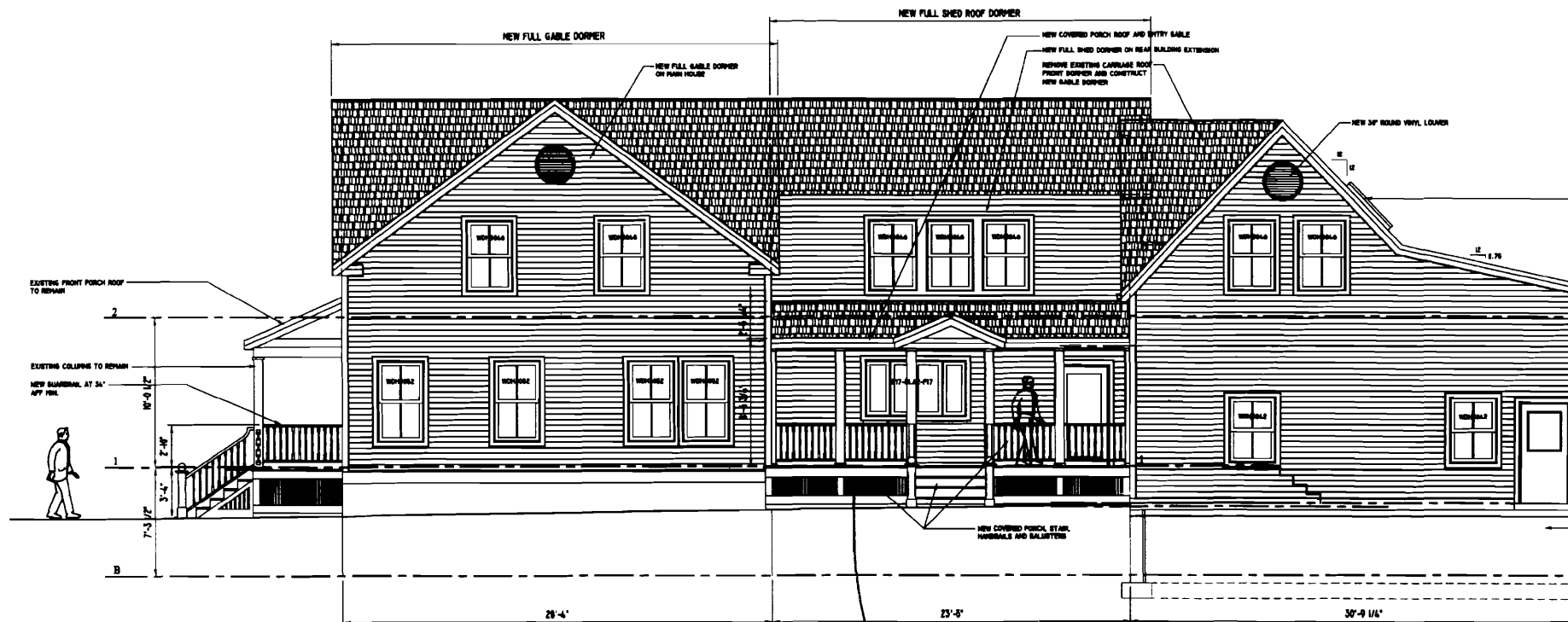
SOUTH (RIGHT SIDE) ELEVATION
1/4" = 1'-0"

GENERAL NOTES

1. THESE DRAWINGS ARE CONCEPTUAL IN NATURE. FURTHER DEVELOPMENT, INFORMATION AND DETAIL IS NECESSARY FOR THESE DRAWINGS TO ACCURATELY DEFINE CONSTRUCTION METHODS AND COMPLIANCE STRUCTURES TO ALL GOVERNING CODES AND REGULATIONS. THE CLIENT AND/OR GENERAL CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR COMPLIANCE TO ALL GOVERNING CODES AND REGULATIONS IF THESE DRAWINGS ARE USED FOR ANY PURPOSE BEYOND WHICH THEY ARE INTENDED AT THIS TIME. THESE DRAWINGS ARE NOT INTENDED FOR USE IN BUSINESS CONSTRUCTION OR ANY OTHER GOVERNING AUTHORITY APPROVALS AND PERMITS.

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THESE DRAWINGS WERE PREPARED BY JAMES R. LEBLANC, ARCHITECT, 1000 WASHINGTON STREET, PORTLAND, ME 04101. THE CLIENT AND/OR GENERAL CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR COMPLIANCE TO ALL GOVERNING CODES AND REGULATIONS IF THESE DRAWINGS ARE USED FOR ANY PURPOSE BEYOND WHICH THEY ARE INTENDED AT THIS TIME. THESE DRAWINGS ARE NOT INTENDED FOR USE IN BUSINESS CONSTRUCTION OR ANY OTHER GOVERNING AUTHORITY APPROVALS AND PERMITS.



PROPOSED SOUTH (RIGHT) ELEVATION

1/4" = 1'-0"

purchase part of this permit



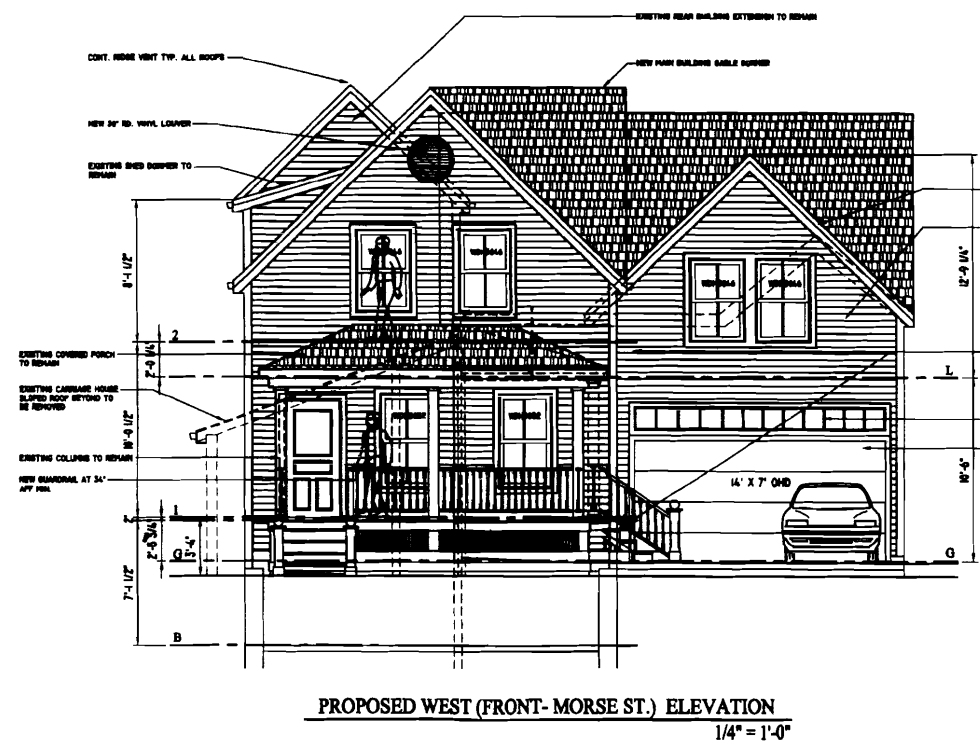
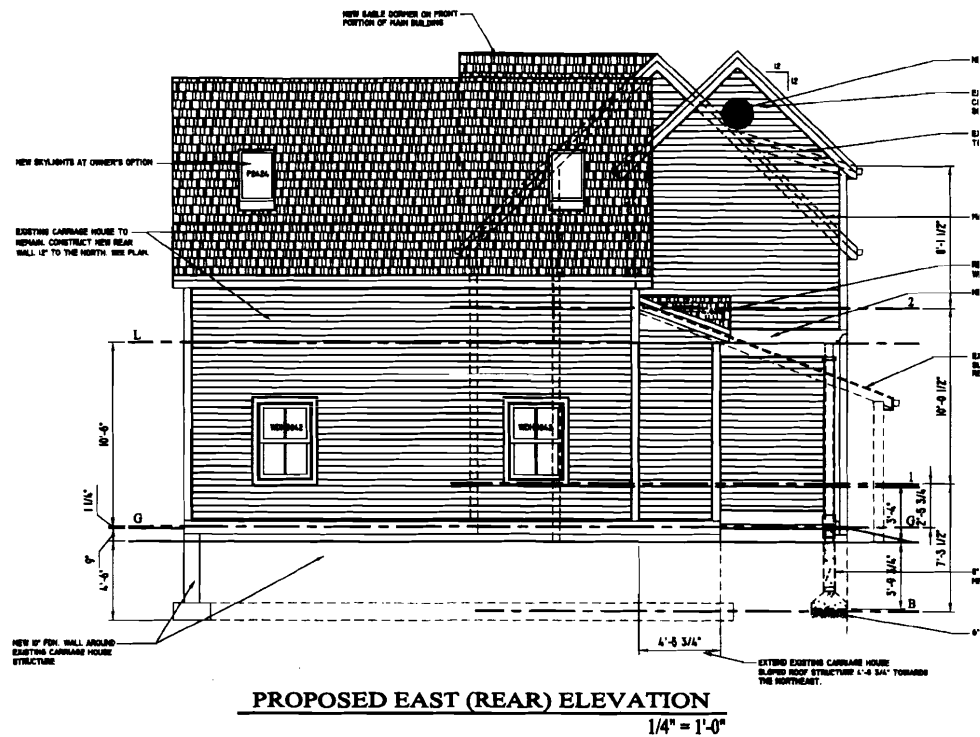
PROPOSED NORTH (LEFT) ELEVATION

1/4" = 1'-0"

GENERAL NOTES

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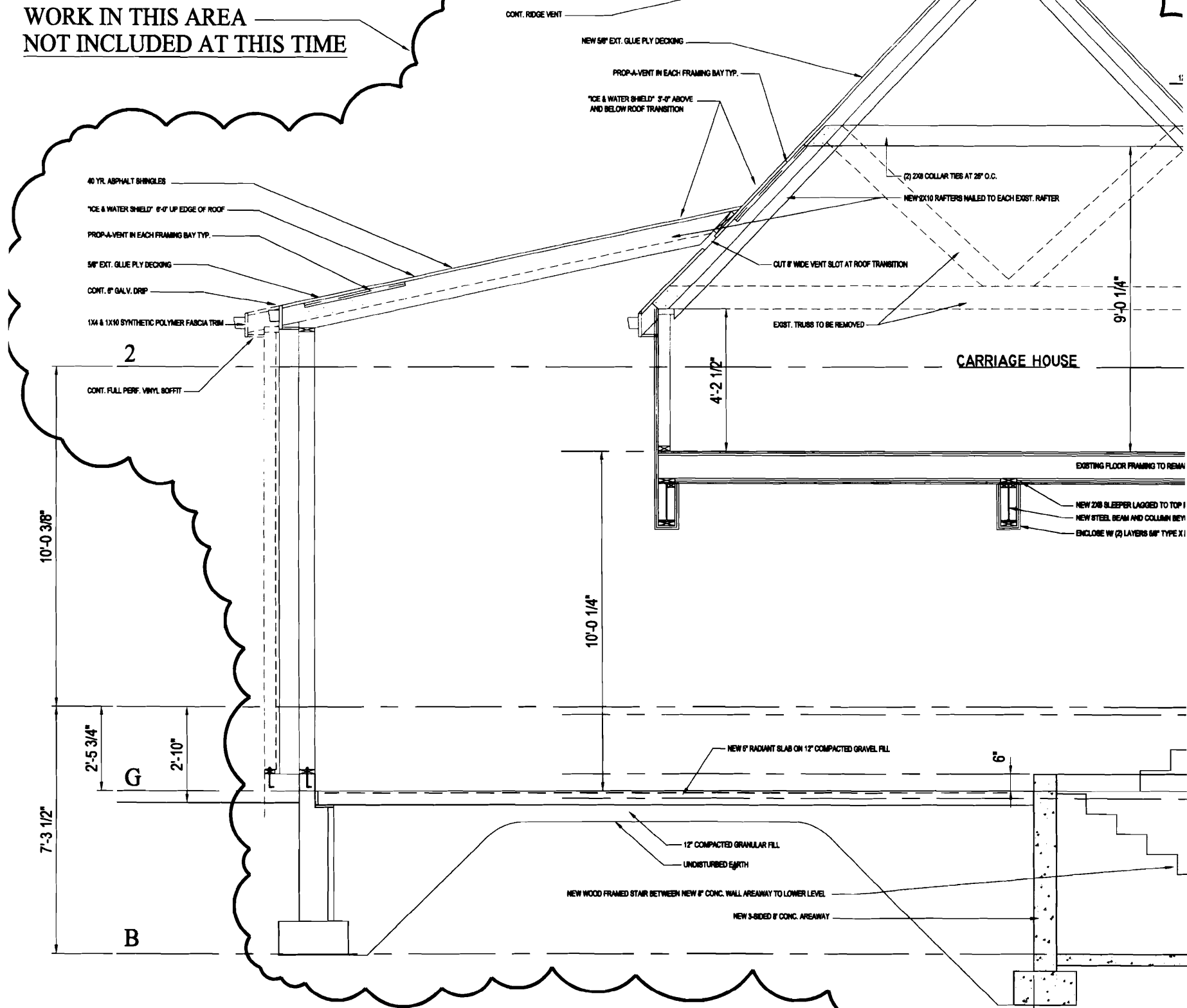
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**WORK IN THIS AREA
NOT INCLUDED AT THIS TIME**



GENERAL NOTES

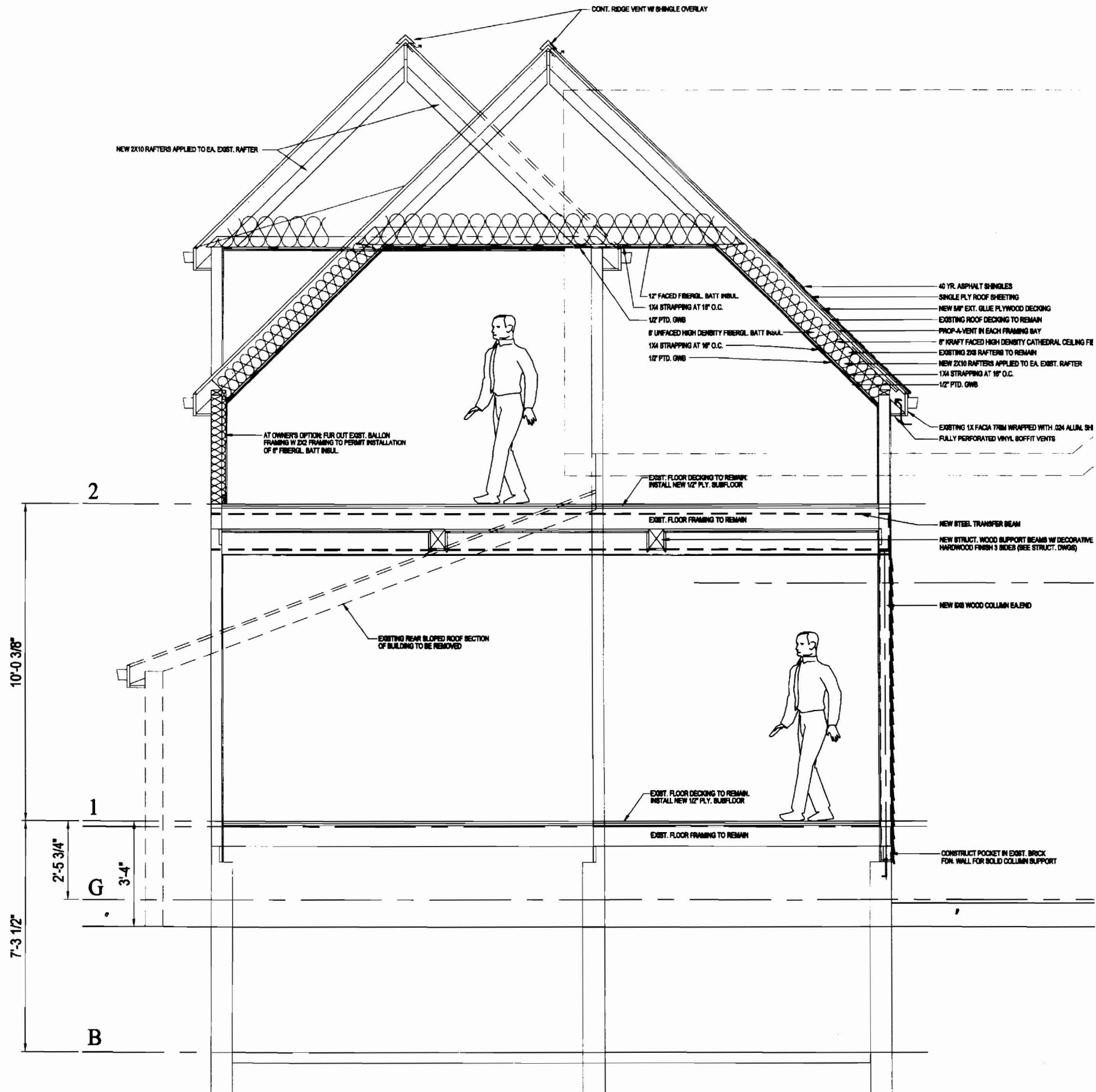
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SECTION THRU CARRIAGE HOUSE

3/4" = 1'-0"

8'-6 1/4"

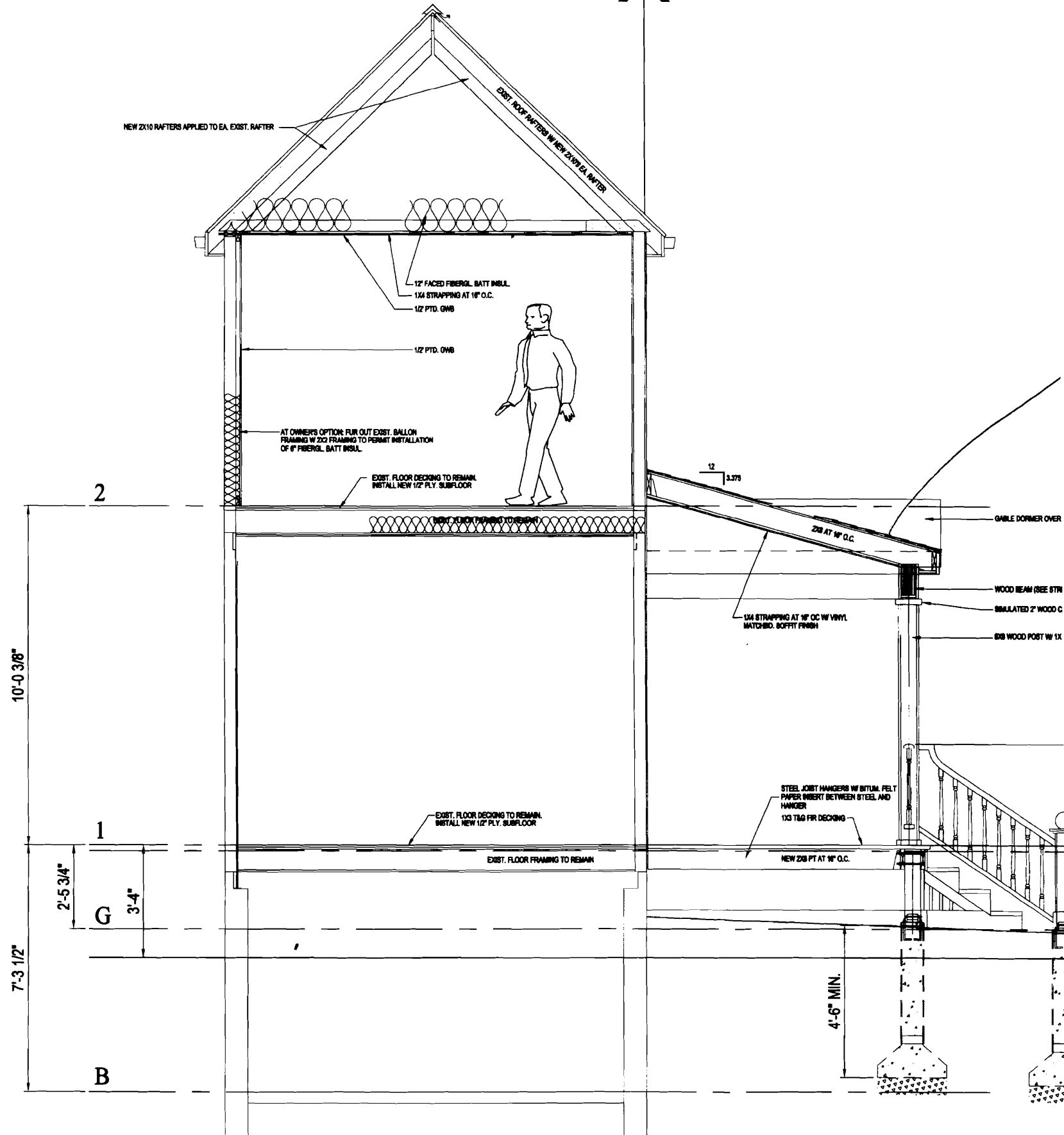


SECTION THRU MAIN HOUSE (FRONT)

3/4" = 1'-0"

EXISTING BUILDING

NEW ADDITION



SECTION THRU MAIN HOUSE (REAR)

3/4" = 1'-0"