

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 2013-00348	Issue Date:	CBL: 031 J002011
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<b>Location of Construction:</b> Chandler's Wharf (184 Rear Commercial St.)	<b>Owner Name:</b> Chandler's Wharf Association/Dirigo Management	<b>Owner Address:</b> 184 Commercial St Portland, ME 04101	<b>Phone:</b> (207) 232-8543
<b>Business Name:</b>	<b>Contractor Name:</b> Wright Ryan Construction, Inc. Jeff Heseoltine	<b>Contractor Address:</b> 10 Danforth Street Portland ME 04101	<b>Phone:</b> (207) 773-3625
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Commercial	<b>Zone:</b> WCZ
<b>Past Use:</b> Common area deck at end of wharf	<b>Proposed Use:</b> Same - common area deck at end of wharf	<b>Permit Fee:</b> \$670.00	<b>Cost of Work:</b> \$65,000.00
		<b>FIRE DEPT:</b> 4/29/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	<b>INSPECTION:</b> Use Group: R2 Type: IIB IBC, 2009 (MUBEC)
<b>Proposed Project Description:</b> remove existing deck and rebuild in same footprint		<b>Signature:</b> <i>[Signature]</i>	<b>Signature:</b> <i>[Signature]</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

<b>Permit Taken By:</b> LDOBSON	<b>Date Applied For:</b> 02/20/2013	<b>Zoning Approval</b>	
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include septic or electrical work.</p> <p>3. Building permits are void if within six (6) months of the date of issuance. False information may invalidate the permit and stop all work.</p>		<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Other</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>

*NEED STOP DWG FOR MODS 4/21/13*

*JEFF W/R 675-5122*

*SCAN*

*CLOSED*

**CERTIFICATION**

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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

5-22-13 GF

PASS FINAL DECK - NEED SHOP DWG. FOR W 21x55 END MODS

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

Chandler's Wharf Association/Dirigo Management/Wright  
Ryan Construction, Inc.

**Located at**

Chandlers Wharf (184 Rear Commercial St.)

**PERMIT ID:** 2013-00348    **ISSUE DATE:** 04/29/2013    **CBL:** 031 J002011

has permission to **remove existing deck and rebuild in same footprint**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

SCANNED

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**

Footings/Setbacks  
Close-in Plumbing/Framing  
Electrical - Commercial  
Fire Inspection  
Final - Electric

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The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 2013-00348	<b>Date Applied For:</b> 02/20/2013	<b>CBL:</b> 031 J002011
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<b>Location of Construction:</b> Chandlers Wharf (184 Rear Comme	<b>Owner Name:</b> Chandler's Wharf Association/Dirig	<b>Owner Address:</b> 184 Commercial St	<b>Phone:</b> (207) 232-8543
<b>Business Name:</b>	<b>Contractor Name:</b> Wright Ryan Construction, Inc.	<b>Contractor Address:</b> 10 Danforth Street Portland	<b>Phone</b> (207) 773-3625
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Same - common area deck at end of wharf	<b>Proposed Project Description:</b> remove existing deck and rebuild in same footprint
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/28/2013**Note:** 2-28-13 Spoke to Jeff Heseltine at Wright-Ryan. He said that the deck is being rebuilt with reinforcements so that it can support a lift that will be used when they have to do work on the end of the buildings over the water.      **Ok to Issue:** 

1) This permit is being issued with the condition that all the work will take place within the existing footprint.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 04/29/2013**Note:**      **Ok to Issue:** 

1) Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Ben Wallace Jr      **Approval Date:** 04/29/2013**Note:**      **Ok to Issue:**



# 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.

*Chandler's Wharf. 184 Commercial St*

Location/Address of Construction: <u>184 COMMERCIAL ST, PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>250 SFT</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>031      J      002</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>CHANDLER'S WHARF ASSOCIATION</u> Address <u>184 COMMERCIAL ST</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>232-8543</u> <u>L. DRICCO MANAGEMENT</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>65,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>670-</u>
Current legal use (i.e. single family) <u>DECK @ OVERLOOK</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>DECK @ OVERLOOK</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>DECK REPLACEMENT @ EXISTING SAME DECK FOOT PRINT</u> <i>reinforcing deck</i>		
Contractor's name: <u>WRIGHT-RYAN</u> Address: <u>10 DANFORTH ST</u> City, State & Zip <u>PORTLAND, ME 04101</u> Telephone: _____		
Who should we contact when the permit is ready: <u>JEFF HESSELTINE</u>		Telephone: <u>671 5822</u>
Mailing address: <u>10 DANFORTH ST PORTLAND, ME 04101</u>		

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

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable time to enforce the provisions of the codes applicable to this permit.

RECEIVED  
FEB 20 2013  
Dept. of Building Inspections  
City of Portland Maine

Signature: [Handwritten Signature] Date: 02/19/2013

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



# New Commercial 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.

## One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

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

## Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of  $\geq 1" = 20'$  on paper  $\geq 11" \times 17"$  **ORIGINAL SITE PLAN**
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

**Fire Department requirements.**

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

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

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

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.**





# Certificate of Design Application

From Designer: PINKHAM & GREER CONSULTING ENGINEERS

Date: FEB. 20, 2013

Job Name: CHANDLERS WHARF CONDOMINIUMS OVERLOOK DECK PROJECT

Address of Construction: 184 COMMERCIAL ST. PORTLAND, MAINE 04101

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) R 2

Type of Construction II B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N/A

Is the Structure mixed use? N/A If yes, separated or non separated or non separated (section 302.3) N/A

Supervisory alarm System? N/A Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

AVAILABLE Submitted for all structural members (106.1 – 106.11)  
UPON REQUEST

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>OVERLOOK DECK</u>	<u>100 PSF</u>

- N/A Live load reduction
- N/A Roof live loads (1603.1.2, 1607.11)
- N/A Roof snow loads (1603.7.3, 1608)
- 60' PSF Ground snow load,  $P_g$  (1608.2)
- N/A If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- N/A If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- N/A If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- N/A Roof thermal factor,  $C_t$  (1608.4)
- N/A Sloped roof snowload,  $P_s$  (1608.4)
- N/A Seismic design category (1616.3)
- N/A Basic seismic force resisting system (1617.6.2)
- N/A Response modification coefficient,  $R_f$  and deflection amplification factor,  $C_d$  (1617.6.2)
- N/A Analysis procedure (1616.6, 1617.5)
- N/A Design base shear (1617.4, 1617.5.1)

### Wind loads (1603.1.4, 1609)

- N/A Design option utilized (1609.1.1, 1609.6)
- N/A Basic wind speed (1809.3)
- N/A Building category and wind importance Factor,  $I_w$  table 1604.5, 1609.5)
- N/A Wind exposure category (1609.4)
- N/A Internal pressure coefficient (ASCE 7)
- N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)
- N/A Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

- N/A Design option utilized (1614.1)
- N/A Seismic use group ("Category")
- N/A Spectral response coefficients,  $S_D$ s &  $S_1$  (1615.1)
- N/A Site class (1615.1.5)

### Flood loads (1803.1.6, 1612)

- N/A Flood Hazard area (1612.3)
- 20' - 7" Elevation of structure

### Other loads

- 19k wheel load Concentrated loads (1607.4)
- N/A Partition loads (1607.5)
- N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Accessibility Building Code Certificate

Designer: PINKHAM & GREER CONSULTING ENGINEERS

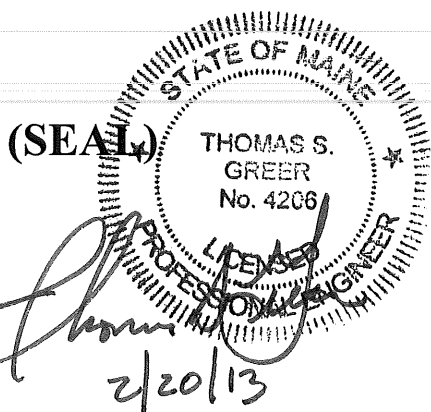
Address of Project: 184 COMMERCIAL ST. PORTLAND, MAINE 04101

Nature of Project: REPLACEMENT OF AN EXISTING DECK STRUCTURE  
THAT IS CURRENTLY ACCESSIBLE. NO CHANGES  
HAVE BEEN MADE TO AFFECT ACCESSIBILITY OF  
DECK STRUCTURE

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: *Thomas S. Greer*

Title: Treasurer



Firm: PINKHAM & GREER CONSULTING ENGINEERS

Address: 28 VANNAH AVENUE  
PORTLAND, MAINE 04103

Phone: 207-781-5242

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

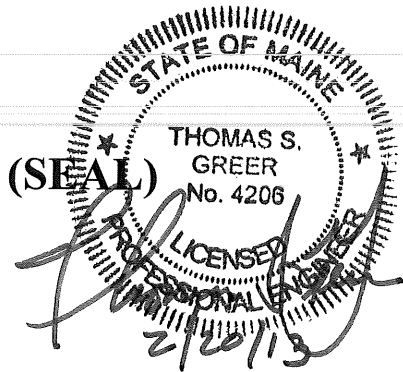
Date: FEB 20, 2013

From: PINKHAM & GREER CONSULTING ENGINEERS

These plans and / or specifications covering construction work on:

CHANDLERS WHARF CONDOMINIUMS OVERLOOK DECK PROJECT

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: Thomas S. Greer

Title: Treasurer

Firm: PINKHAM & GREER CONSULTING ENGINEERS

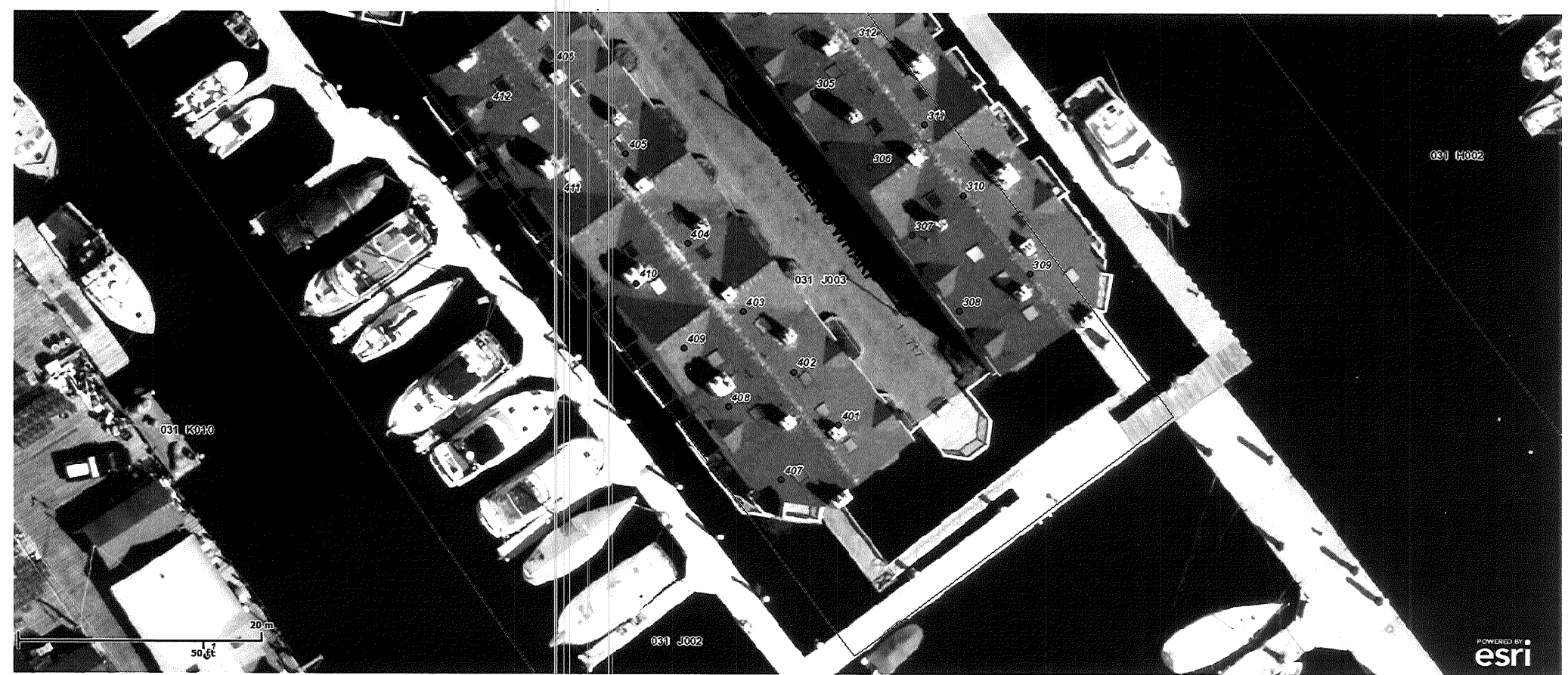
Address: 28 VANNAH AVENUE

PORTLAND, MAINE 04103

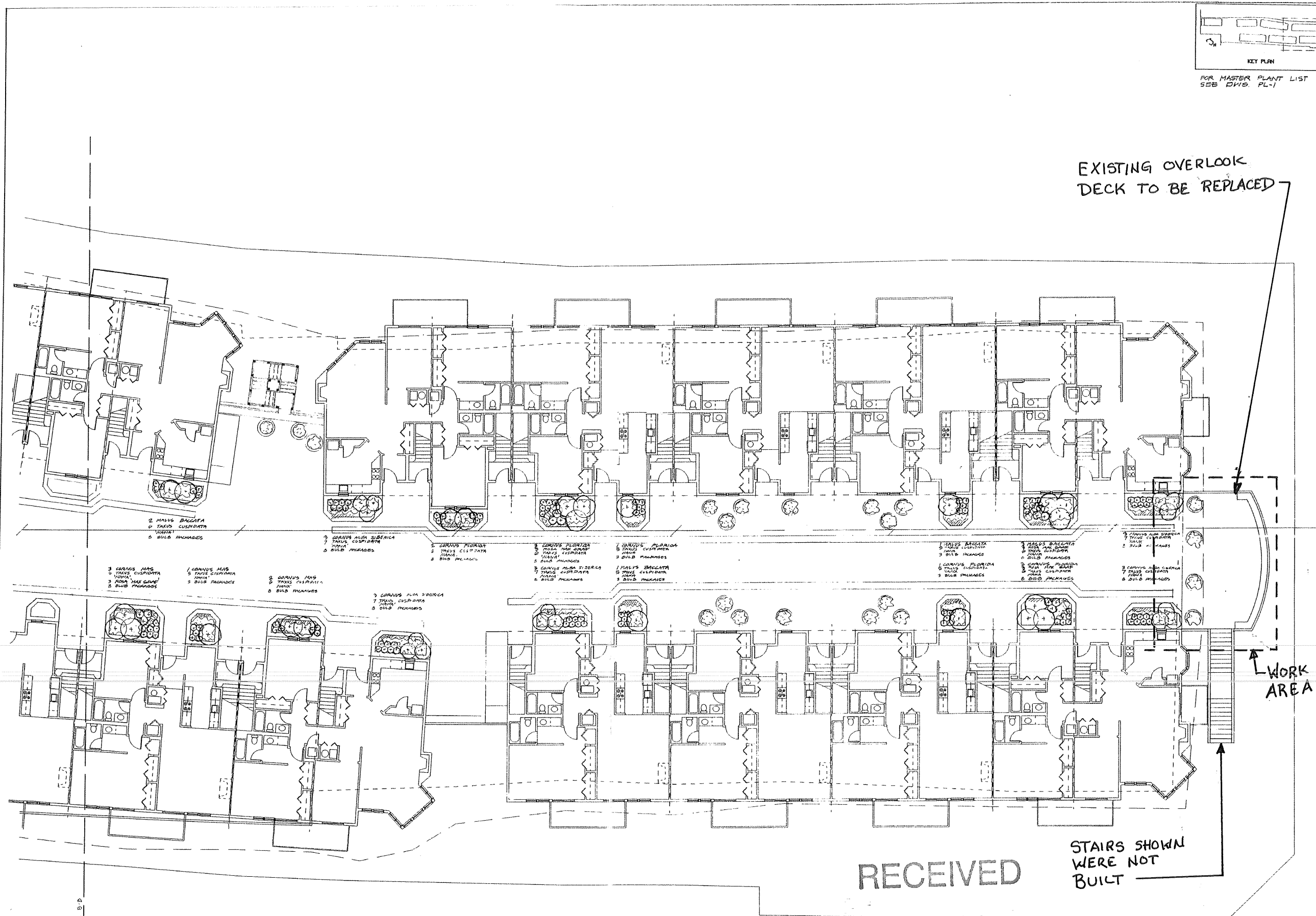
Phone: 207-781-5242

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

# Chandler's Wharf



built 1988



KEY PLAN  
FOR MASTER PLANT LIST  
SEE DWG. PL-1

EXISTING OVERLOOK  
DECK TO BE REPLACED

WORK AREA

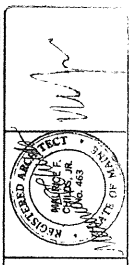
STAIRS SHOWN  
WERE NOT  
BUILT

RECEIVED

FEB 20 2013

Dept of Building Inspections  
Portland Maine

SSK-cl.1



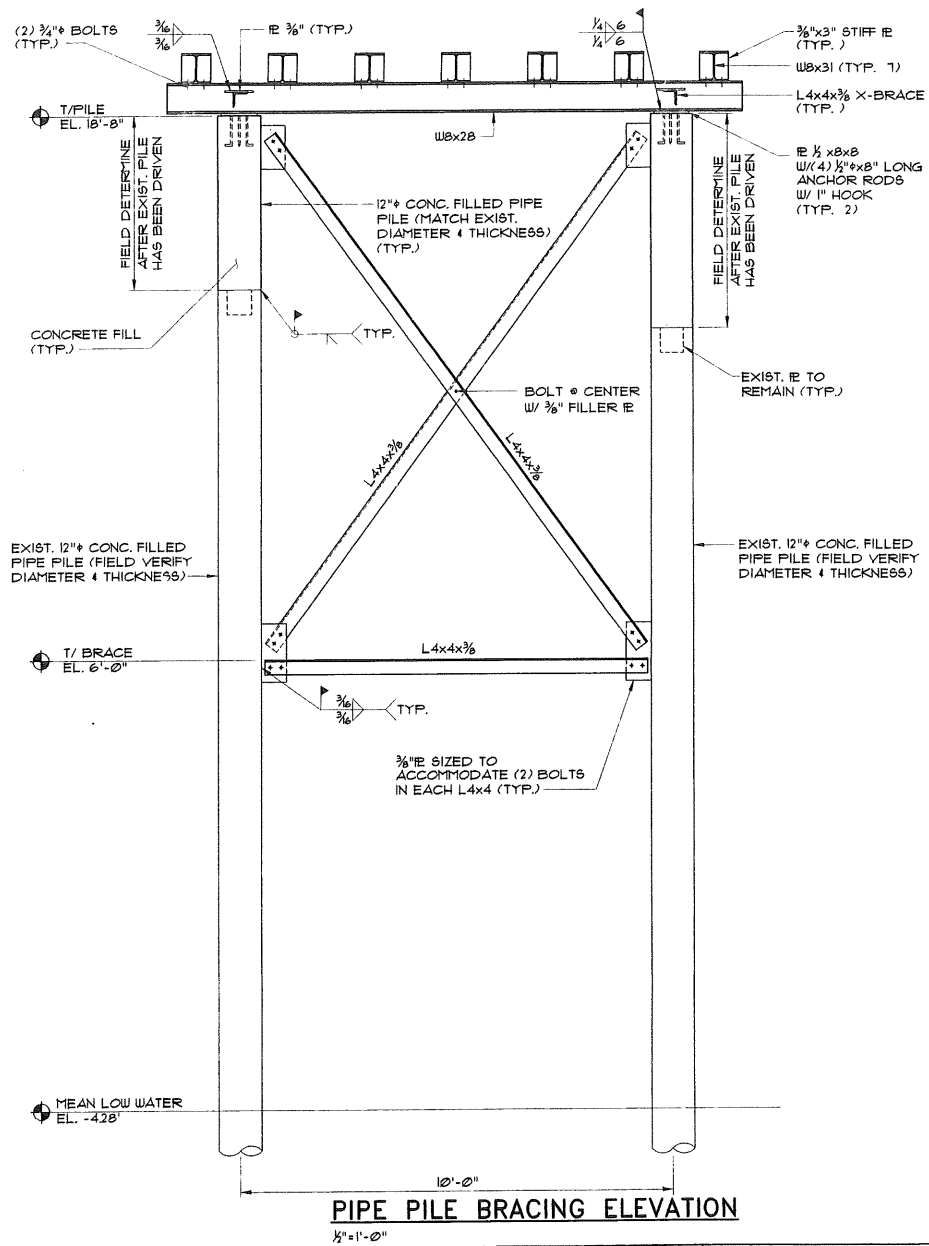
PLANTING PLAN III

Date: 9-27-05  
Revisions

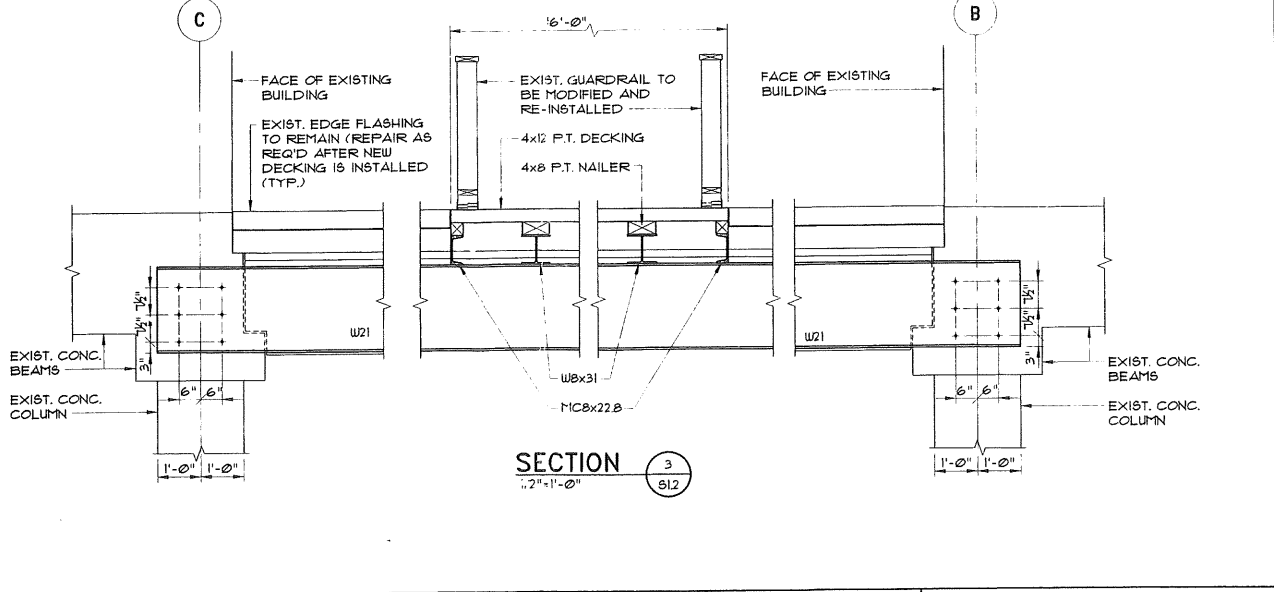
Chilts Heriman Teuchares & Cascardino Inc.  
300 Devonshire Street, Boston, Mass. 02110, Tel: 617-267-4334  
Architectural License No. 00000001, Registered Professional Engineer  
Archiele  
30 Frank Street, Portland, Maine 04101, Tel: 857-772-6822

CHANDLER'S WHARF  
CENTRAL WHARF  
PORTLAND, ME.  
JOB NO: 85224.2

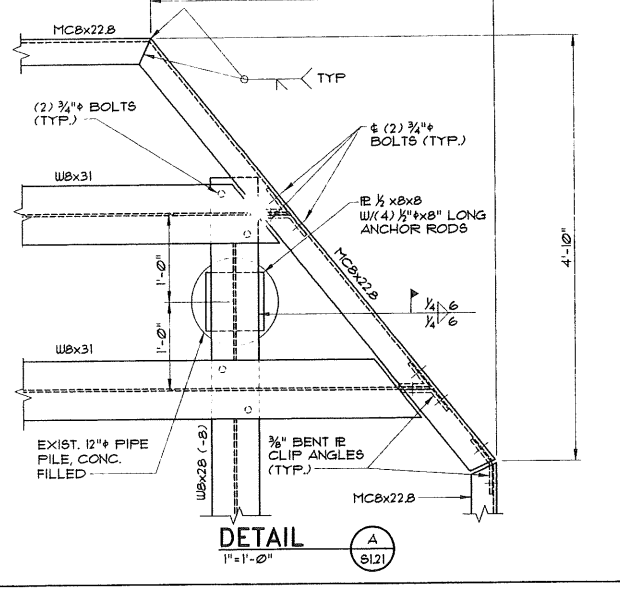
PL-3



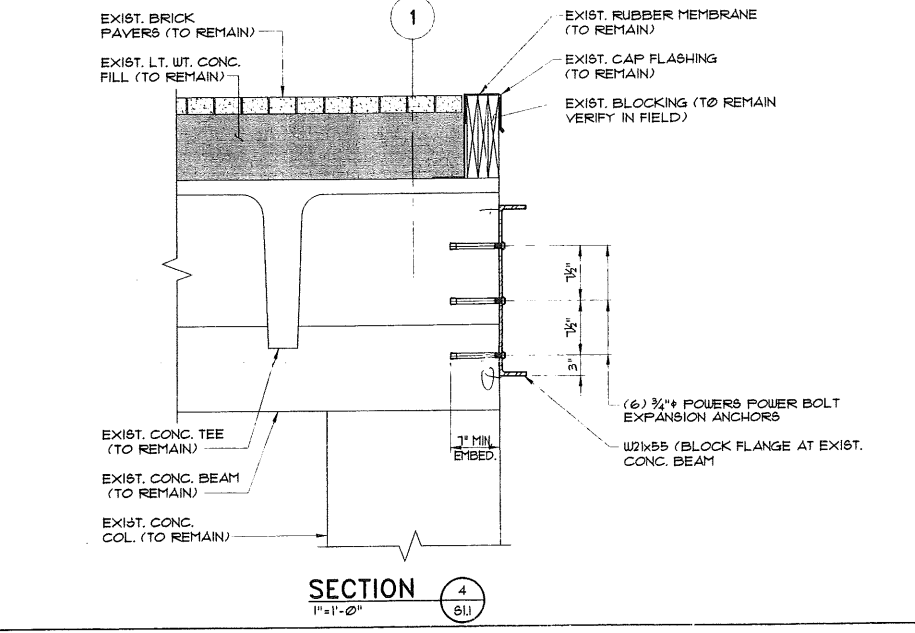
**PIPE PILE BRACING ELEVATION**  
1/2"=1'-0"



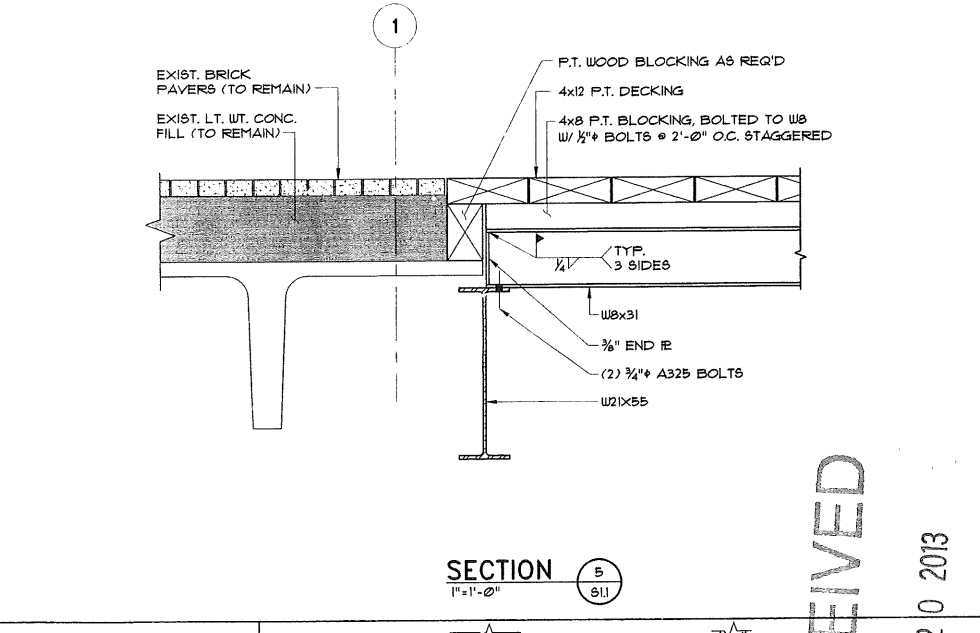
**SECTION 3**  
1/2"=1'-0"



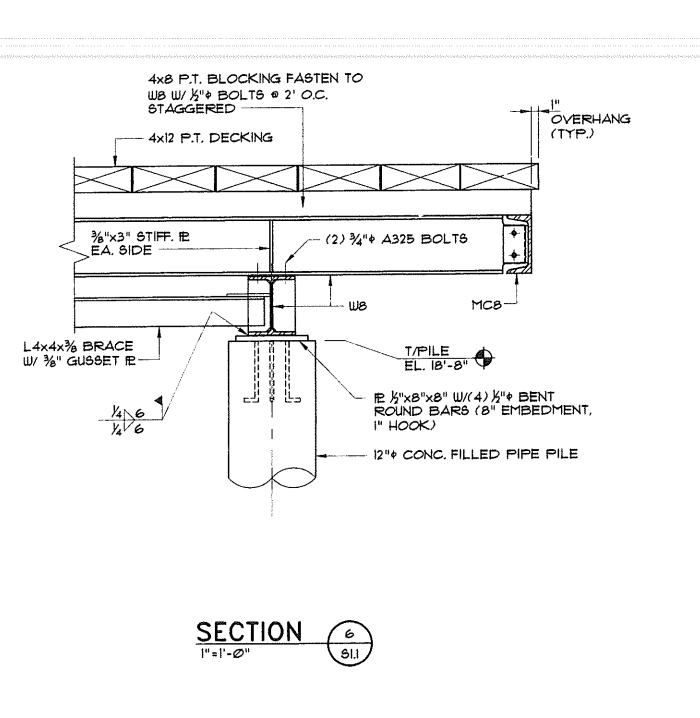
**DETAIL A**  
1"=1'-0"



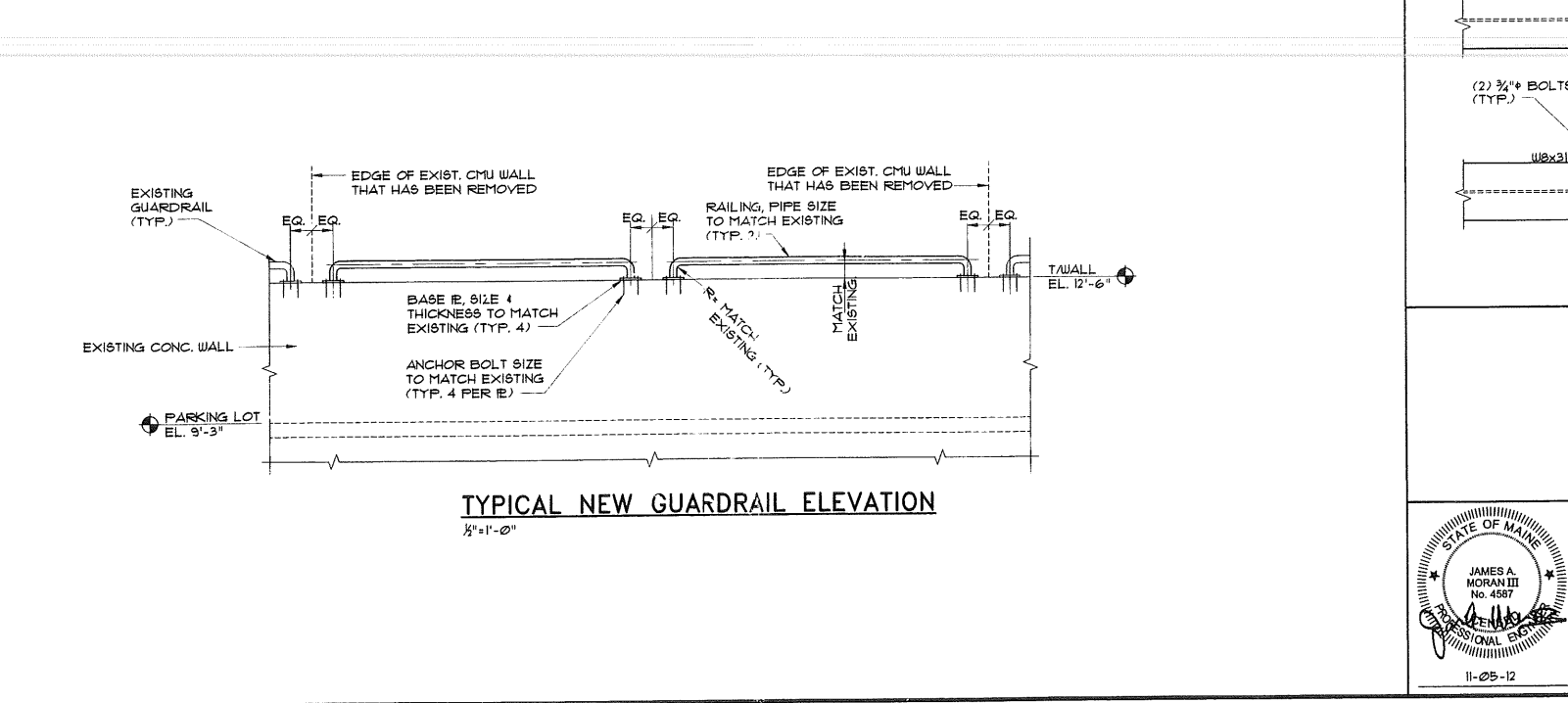
**SECTION 4**  
1"=1'-0"



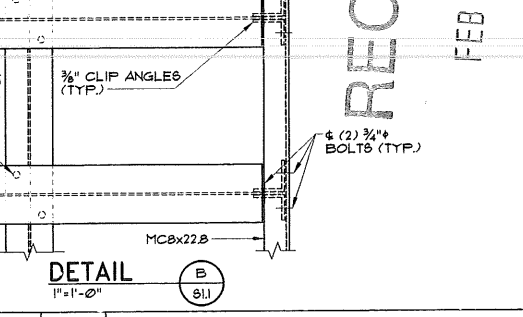
**SECTION 5**  
1"=1'-0"



**SECTION 6**  
1"=1'-0"



**TYPICAL NEW GUARDRAIL ELEVATION**  
1/2"=1'-0"



**DETAIL B**  
1"=1'-0"

REV.	DATE	DESCRIPTION

DIRIGO MANAGEMENT COMPANY  
PORTLAND, MAINE

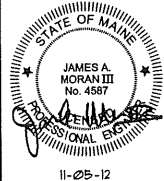
CHANDLERS WHARF CONDOMINIUMS  
PORTLAND, MAINE

**PINKHAM & GREER**

CONSULTING ENGINEERS  
28 VANDAN AVENUE  
PORTLAND, MAINE

**OVERLOOK DECK PROJECT**  
**SECTIONS & DETAILS**

SCALE: AS SHOWN      DRN BY: MJB  
DATE: NOVEMBER 5, 2012      DESG BY: JAM III  
PROJECT: 12312      CHK BY: JAM III

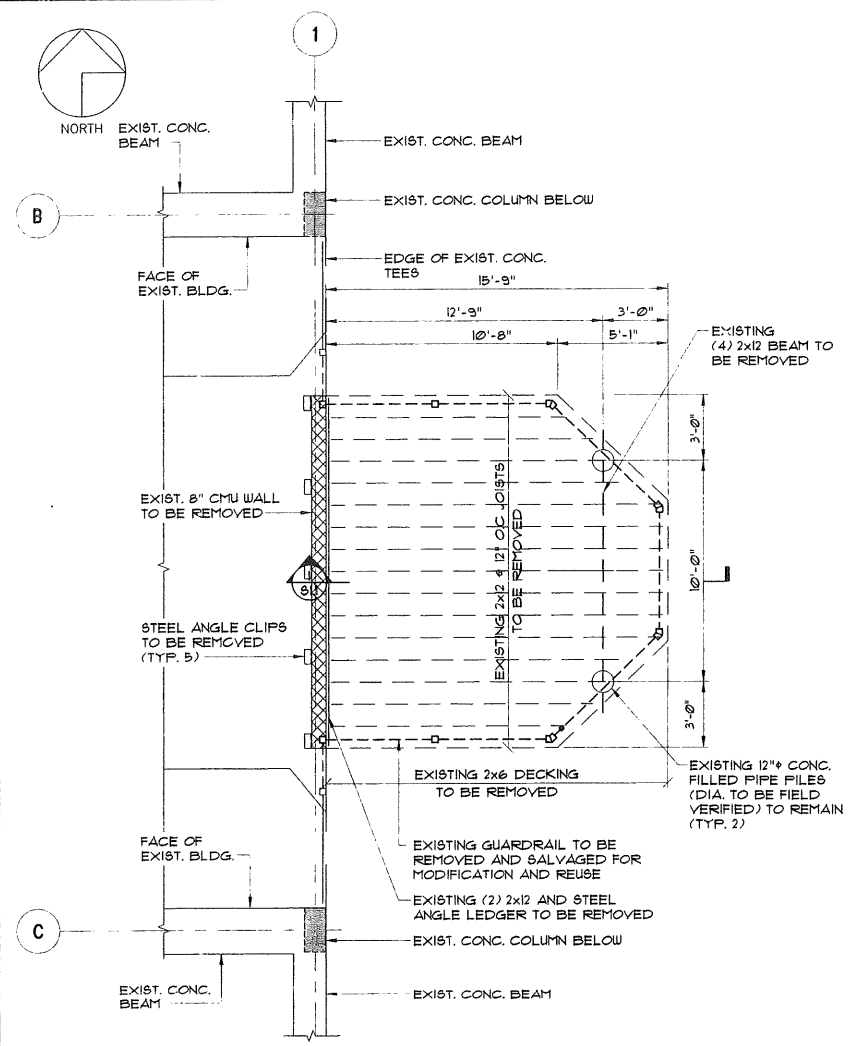


**RECEIVED**

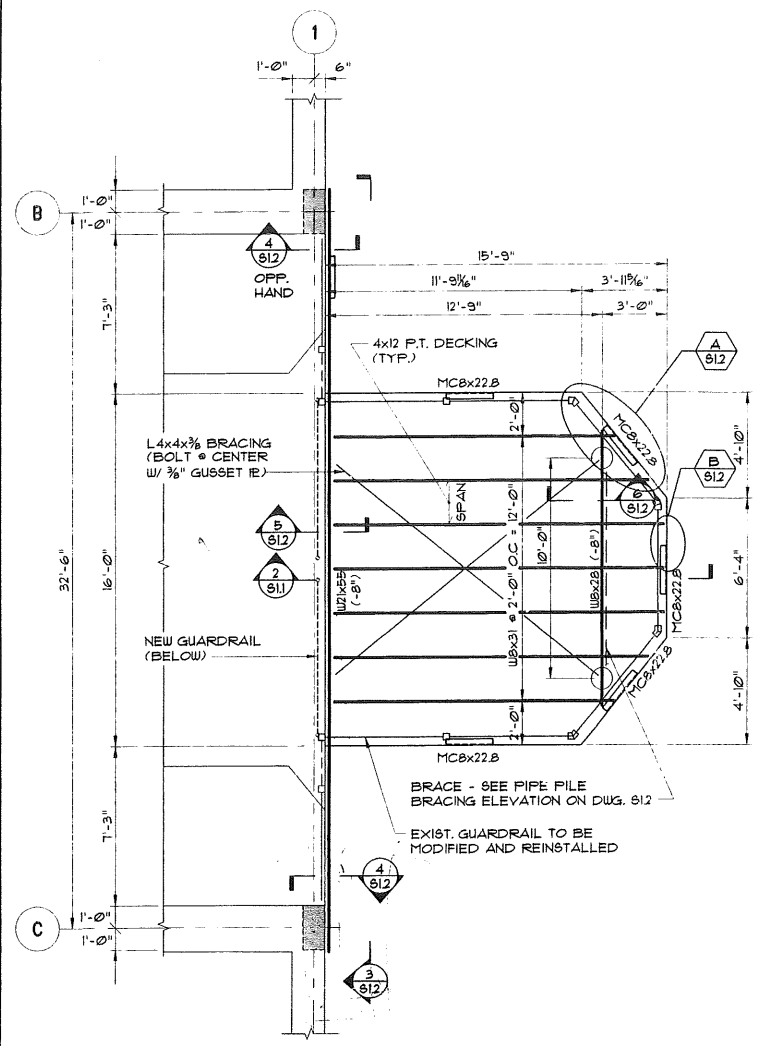
FEB 20 2013

Dept. of Building Inspections  
City of Portland Maine

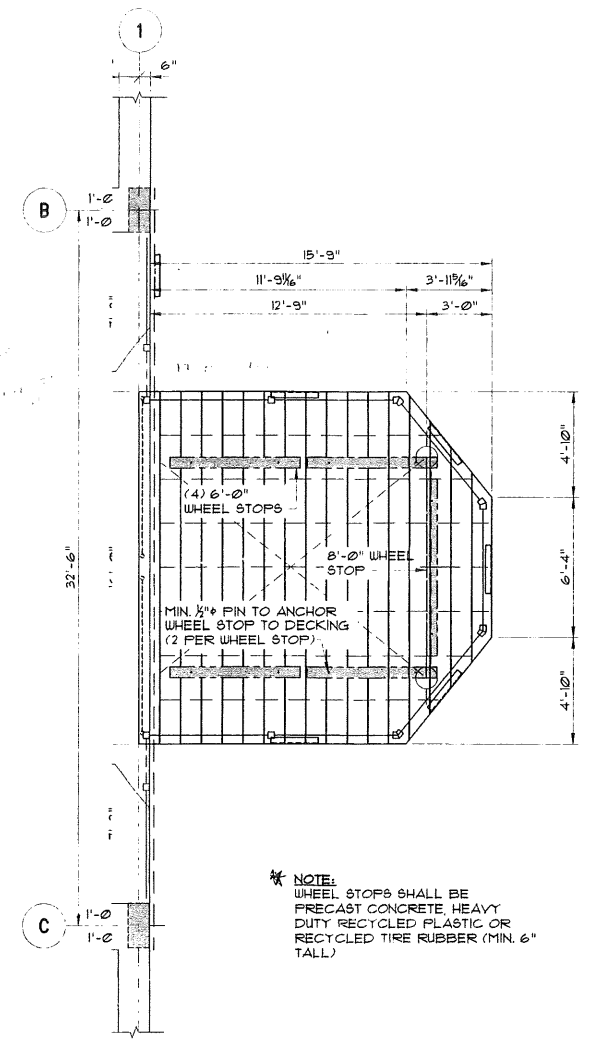
**S1.2**



**DEMOLITION PLAN**  
1/2"=1'-0"



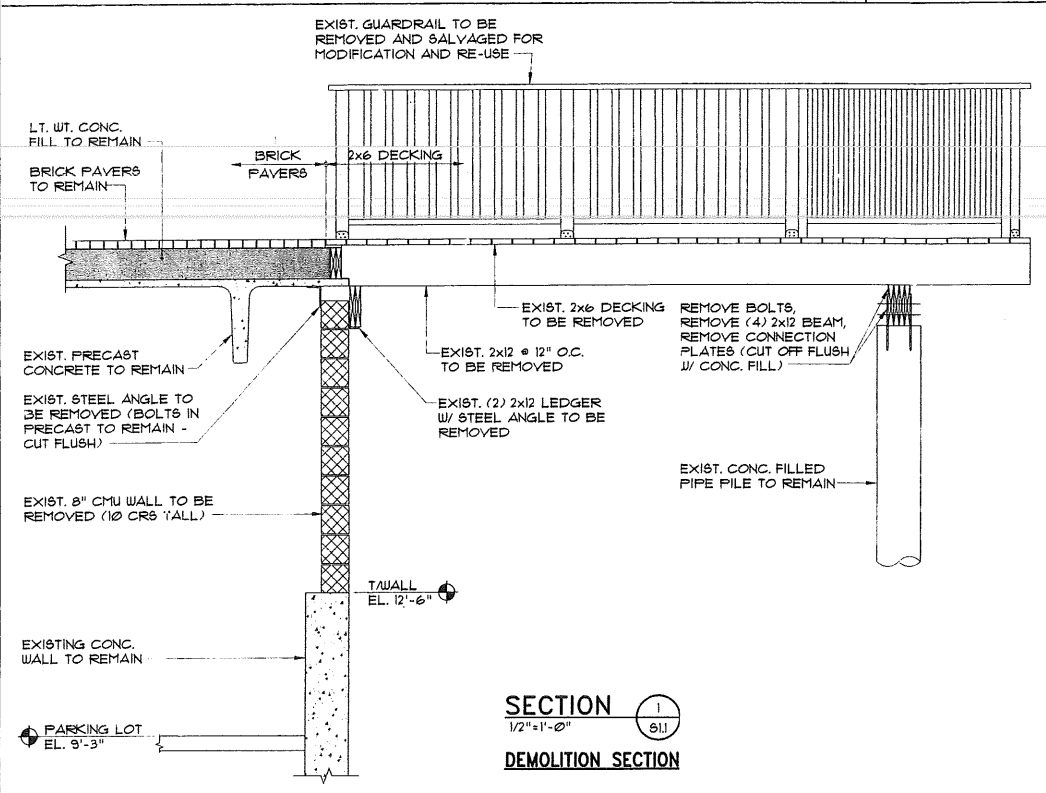
**FRAMING PLAN**  
1/2"=1'-0"



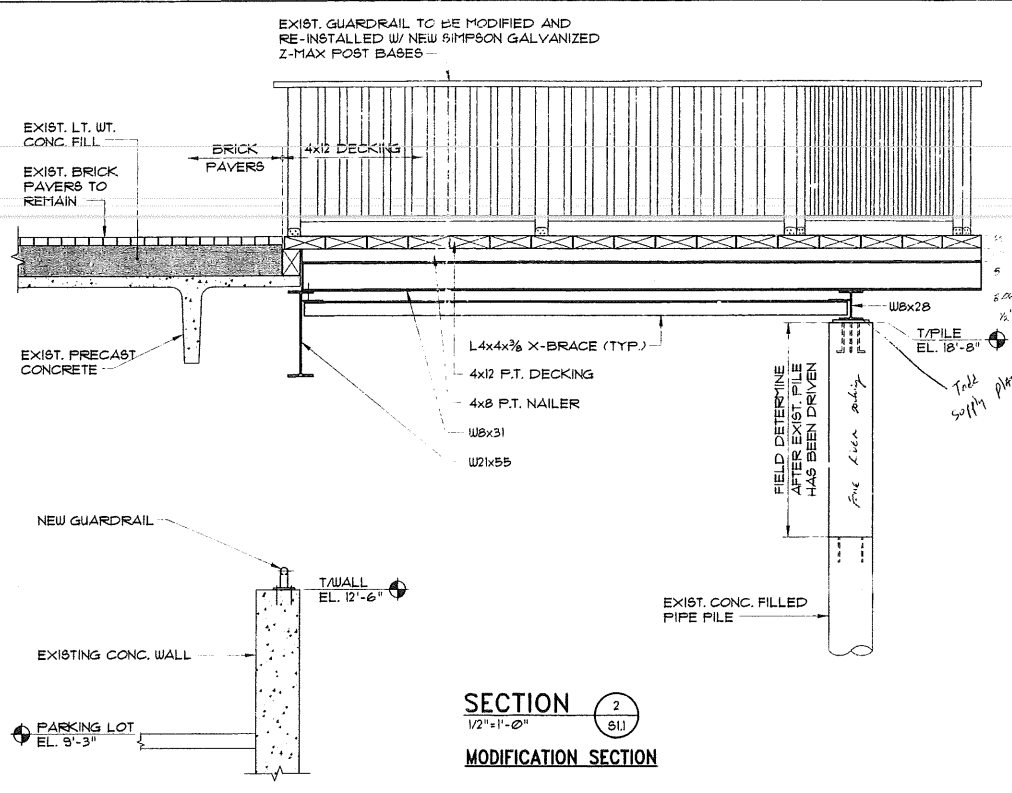
**WHEEL STOP PLAN**  
1/2"=1'-0"

- GENERAL STRUCTURAL NOTES:**
- DESIGN CODE: 2009 INTERNATIONAL BUILDING CODE.
  - DECK DESIGN LOADS:  
WHEEL LOAD = 19,000# MAXIMUM. DESIGN IS BASED ON GENIE LIFT MODEL 5-85 WITH TOTAL WEIGHT OF 38,000#. WHEEL BASE OF 9'-4" AND WHEEL SPACING OF 8'-2". DESIGN IS BASED ON LIFT TRAVELING ONTO THE DECK AT THE CENTER OF THE DECK IN A STRAIGHT LINE. NO TURNING OF THE LIFT OR ITS WHEELS SHALL BE DONE WHILE THE LIFT IS ON THE DECK SURFACE.  
THE DECK GUARD RAIL IS INTENDED FOR PEDESTRIAN PROTECTION ONLY. THE DECK SHALL NOT BE USED FOR LIFT ACCESS WITHOUT THE WHEEL STOPS FIRST BEING INSTALLED ON THE DECK SURFACE.
  - UNO = UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS AND SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS THAT PREVENT CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
  - THIS PROJECT INVOLVES RENOVATION OF AN EXISTING STRUCTURE. DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. MEASURE AND VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
  - CONCRETE FILL FOR PIPE PILES: MINIMUM 28 DAY COMPRESSIVE STRENGTH: 3000 PSI

- STRUCTURAL STEEL:**
- DESIGN SPECIFICATION: AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, 2010.
  - CONSTRUCTION IS AISC TYPE 2. NEW STEEL FRAMING IS NOT FULLY SELF-SUPPORTING AND REQUIRES SUPPORT FROM OTHER STRUCTURAL ELEMENTS. THESE ELEMENTS INCLUDE THE EXISTING CONCRETE FILLED STEEL PIPE PILES AND THE EXISTING CONCRETE DECK STRUCTURE.  
TEMPORARY SUPPORT FOR THE STEEL FRAMING MUST BE PROVIDED UNTIL THESE ELEMENTS ARE COMPLETE AND CONNECTED TO THE EXISTING STRUCTURAL ELEMENTS. THE STRUCTURAL ENGINEER OF RECORD HAS NOT DESIGNED AND IS NOT RESPONSIBLE FOR TEMPORARY SUPPORT DURING ERECTION.
  - STRUCTURAL STEEL: ASTM A 992 - WIDE FLANGE SHAPES, ASTM A 36 - ALL OTHER SHAPES AND PLATES.
  - CONNECTIONS: FIELD BOLTED, ASTM A325N BOLTS ANCHOR BOLTS: MIN. YIELD 36 KSI WELDING: E70 ELECTRODES.
  - DESIGN AND DETAIL SIMPLE SHEAR CONNECTIONS USING "PART 10 - DESIGN OF SIMPLE SHEAR CONNECTIONS" IN THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, 2010.
  - CONNECTIONS WITH BOLTS SUBJECT TO SHEAR ONLY ARE DESIGNATED AS 8NUG-TIGHT CONNECTIONS REQUIRING WRENCH TIGHTENING ONLY. BOLTS SUBJECT TO TENSION OR SHEAR AND TENSION MUST BE FULLY TIGHTENED. PROVIDE TENSION CONTROL BOLTS FOR FULLY TIGHTENED CONNECTIONS.
  - WHERE BEAM REACTIONS ARE NOT SHOWN, DESIGN AND DETAIL CONNECTIONS FOR ONE-HALF OF THE ALLOWABLE LOAD CARRYING CAPACITY OF THE BEAM BUT NOT LESS THAN 6 KIPS SERVICE LOAD.
  - PROVIDE MINIMUM OF 2 BOLTS FOR CONNECTIONS TO BRACING UNLESS SHOWN OTHERWISE.

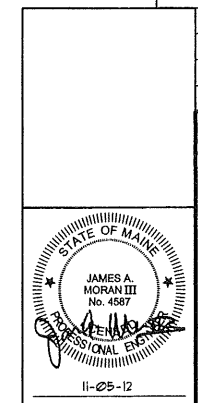


**SECTION 1**  
1/2"=1'-0"  
511  
**DEMOLITION SECTION**



**SECTION 2**  
1/2"=1'-0"  
511  
**MODIFICATION SECTION**

- WOOD FRAMING NOTES:**
- TIMBER DECKING: NO. 1 OR BETTER SOUTHERN PINE, 19% MAX. MOISTURE CONTENT.
  - TIMBER BLOCKING: NO. 2 OR BETTER SOUTHERN PINE, 19% MAX. MOISTURE CONTENT.  
LUMBER SIZES SHOWN ON THE DRAWINGS ARE NOMINAL SIZES.
  - DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST & PAPER ASSOCIATION.
  - FASTENERS: HOT DIPPED GALVANIZED.
  - NAILING REQUIREMENTS FOR FLOOR DECKING: USE 1/2" DIAMETER (MINIMUM) TO 3/8" DIAMETER (MAXIMUM) SPIKES, 1" LONG, DRIVEN AT A SLIGHT ANGLE TO THE DECKING, 2 SPIKES PER DECKING BOARD, IN PRE-DRILLED HOLES TO PREVENT SPLITTING.



REV.	DATE	DESCRIPTION

DIRIGO MANAGEMENT COMPANY  
PORTLAND, MAINE

CHANDLERS WHARF CONDOMINIUMS  
PORTLAND, MAINE

PINKHAM & GREER

OVERLOOK DECK PROJECT  
PLANS, & SECTIONS

CONSULTING ENGINEERS  
28 WINDHAM AVENUE  
PORTLAND, MAINE

SCALE: AS SHOWN DRN BY: MJB  
DATE: NOVEMBER 5, 2012 DESG BY: JAM III  
PROJECT: 12312 CHK BY: JAM III

RECEIVED

FEB 20 2013

Dept. of Building Inspections  
City of Portland Maine

S1.1