

April 13, 2012

City of Portland
Building Inspections Division
389 Congress St.
Portland, Maine 04101

Dear Inspections:

Attached is a completed building permit application for the Proprietors of Union Wharf regarding the new Lobster Bait Cooler to be built at #52 Union Wharf.

Please find the following for your review:

1. Completed building application for #52 Union Wharf.
2. The permit fee - \$1270 – building fee + \$75 for CO fee = \$1,345.00.
3. Portland Fire Dept. Site Review checklist from minor site plan application.
4. Permit application check list.
5. Certificate of Design Application.
6. Certificate of design.
7. Accessibility Building Code Certificate.
8. Copy of the Site Plan approval letter.
9. Complete set of construction drawings.
10. Copy of Union Wharf site plan with #52 Union Wharf highlighted in red.

Please call me if you have any questions or require more information. Our tenant, CBS Lobster will be using this new cooler for their business and they hopes to have it up and running by the first of June. Please call to let us know when the Building Permit is ready, we will come and pick it up.

Thank you.

Sincerely,

Charles A. Poole
President



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>52 Union Wharf, Portland, ME</u> | | |
| Total Square Footage of Proposed Structure/Area <u>cooler = 2,100 office 288 = 2,388 SF</u> | | Square Footage of Lot <u>841 x 89 = 71,476 SF</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>031 L 35</u> | Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Proprietors of Union Wharf</u> Address <u>36 Union Wharf</u> City, State & Zip <u>Portland, ME 04101</u> | Telephone: <u>207-772-8160</u> <u>office</u> <u>207-939-1431</u> <u>cell</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>125,000</u> Permit Fee <u>1,270.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>1,345.00</u> |
| Current legal use (i.e. single family) <u>Bait cooler - lobster</u> If vacant, what was the previous use? Proposed Specific use: <u>New lobster bait cooler office</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>Build a new 42' x 50' lobster bait cooler w/attached 12' x 24' office.</u> | | |
| Contractor's name: <u>Proprietors of Union Wharf Building by Morton Buildings</u> Address: <u>36 Union Wharf, Box 7467</u> <u>Auburn, ME 04211</u> City, State & Zip <u>Portland, ME 04112</u> Telephone <u>207-772-8160</u> Who should we contact when the permit is ready: <u>Charlie Poole</u> Telephone <u>207-939-1431</u> Mailing address: <u>Box 7467 Portland, ME 04112</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.

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: <u>Charlie Poole</u> | Date: <u>4/12/12</u> |
|---------------------------------|----------------------|

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Proprietors of Union Wharf, Check Number: 3993

Tender Amount: 1345.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 4/13/2012

Receipt Number: 42891

Receipt Details:

| | | | |
|--|---------|----------------|-----------|
| Referance ID: | 6101 | Fee Type: | BP-Constr |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 1270.00 | Charge Amount: | 1270.00 |
| Job ID: Job ID: 2012-04-3778-ALTCOMM - 50' x 42' lobster bait cooler w/ 12' x 24' office | | | |
| Additional Comments: | | | |

| | | | |
|--|-------|----------------|-----------|
| Referance ID: | 6102 | Fee Type: | BP-C of O |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 75.00 | Charge Amount: | 75.00 |
| Job ID: Job ID: 2012-04-3778-ALTCOMM - 50' x 42' lobster bait cooler w/ 12' x 24' office | | | |

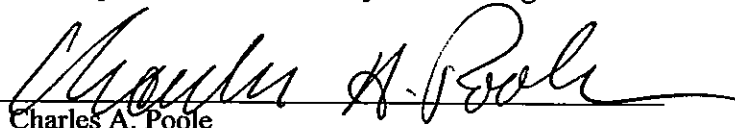
March 1, 2012

Portland Fire Dept. – Site Review – Fire Dept. Checklist

RE: #52 Union Wharf – Bait cooler and small office project

1. Applicant – Proprietors of Union Wharf
PO Box 7467
36 Union Wharf
Portland, Maine 04112
207-772-8160 –office and cell 207-939-1431
2. Builder (no architect – package building product – design done internally)
Morton Buildings, Inc.
885 Londonderry TPKE
Auburn, NH 03032
Attn: Scott Grondin – 207-240-9069
3. Use of structure – 2100 sf lobster bait cooler and 288 sf office with 1 – bathroom and closet.
4. Sq. footage – 2100 sf – 42 x 50 – cooler and 12’x24’ office – 288 sf..
5. Elevation – the finish floor of the cooler and the office will be at 11.6’ which is 2’ above the 100 year flood elevation for Portland Harbor which is 9.6’. Please see attached plans for all 4 – side elevations. A copy of the site plan showing where the new building will be located is also included.
6. Fire protection – Each of the spaces will be equipped with lighted exit signs above the egress door. There will be 1 - 3’ x 6’8” egress door in each space. The cooler also has a 12’ x 12’ overhead door. The cooler space will be equipped with 1 – 10# ABC fire extinguishers located between the egress door and the overhead door. The office will have 2 – 5# ABC fire extinguishers, 1- will be located at the egress door in the office and the other, outside of the bathroom. It must also be noted that due to this being a lobster and lobster bait operation, there are large salt water wash down hoses on site that are used in the bait operations.
7. Hydrant location – 395’ from the egress door of the cooler to the fire hydrant located outside of the office entrance to #14 Union Wharf.
8. Water main – 8” down the center of Union Wharf roadway, intersects at Commercial St... 100# per sq. in pressure.
9. Access – This structure can be accessed on 3 sides by vehicles and on one side by foot traffic.
10. Code summary – NFPA 10 – the proposed new cooler building and office meets the portable fire extinguisher requirement for fire safety of a building of this size and use.

Submitted by:



Charles A. Poole

President

Proprietors of Union Wharf



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 IEBC 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 $\geq 11" \times 17"$
- 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 *NA*
 - 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.

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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.



Certificate of Design Application

From Designer: MICHAEL L. MCCORMICK
 Date: 4-10-12
 Job Name: PROPRIETORS OF UNION WHARF
 Address of Construction: #52 UNION WHARF, PORTLAND

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B/SZ
 Type of Construction VB
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO
 Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) NON SEPARATED
 Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

YES Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

| Floor Area Use | Loads Shown |
|----------------|----------------|
| <u>STORAGE</u> | <u>125 PSF</u> |
| | |
| | |
| | |
| | |

Wind loads (1603.1.4, 1609)

ASCE 7 Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
II, 1.0 Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
C Wind exposure category (1609.4)
± 0.18 Internal pressure coefficient (ASCE 7)
SEE PLANS Component and cladding pressures (1609.1.1, 1609.6.2.2)
SEE PLANS Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ASCE 7 Design option utilized (1614.1)
I Seismic use group ("Category")
0.37, 0.16 Spectral response coefficients, S_D & S_{D1} (1615.1)
D Site class (1615.1.5)

NA Live load reduction
NA Roof live loads (1603.1.2, 1607.11)
51 PSF, 47 PSF Roof snow loads (1603.7.3, 1608)
60 Ground snow load, P_g (1608.2)
51 PSF, 47 PSF If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.2, 1.1 Roof thermal factor, C_t (1608.4)
51 PSF, 47 PSF Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
#2T Basic seismic force resisting system (1617.6.2)
7, 4.5 Response modification coefficient, R , and deflection amplification factor C_d (1617.6.2)
SIMPLIFIED Analysis procedure (1616.6, 1617.5)
 Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date:

4-10-12

From:

MICHAEL L. MCCORMICK

These plans and / or specifications covering construction work on:

BUILDING STRUCTURE FOR PROPRIETORS OF UNION WHARF AT

#52 UNION WHARF, PORTLAND

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:

Michael L. McCormick

Title:

VICE PRESIDENT

Firm:

ALLIED DESIGN AND GROUP, P.C.

Address:

100 S. PERSHING, P.O. BOX 110

MORTON, IL 61550

Phone:

309-263-6278



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



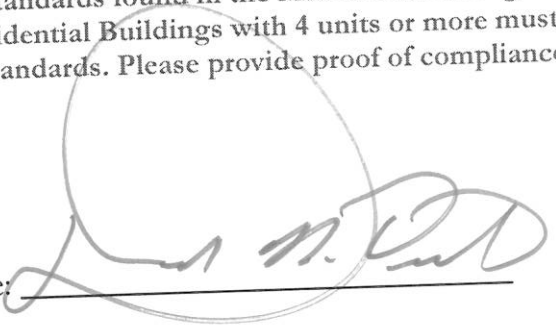
Accessibility Building Code Certificate

Designer: DONALD N. TIPPET

Address of Project: #52 UNION WHARF, PORTLAND, ME

Nature of Project: 2,388 SQ FT. BUILDING CONSISTING
OF LOW HAZARD STORAGE
AND BUSINESS OFFICE AREA.

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: 

Title: PRINCIPAL

Firm: ALLIED DESIGN A+E GROUP, P.C.

Address: 100 S. PERSHING, P.O. BOX 110
MORTON, IL 61550

Phone: 309 263 6369



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Statement of Special Inspections

Project: *Proprietors of Union Wharf*
Location: *#52 Union Wharf, Portland, ME*

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompasses the following disciplines:

Building Structure:
The building structure for this project does not have any special inspection requirements from Chapter 17 of the 2003 International Building Code.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Prepared by:

Michael L. McCormick
(type or print name)



Michael L. McCormick 4/10/12
Signature Date



COMcheck Software Version 3.9.0 Envelope Compliance Certificate

2003 IECC

Section 1: Project Information

Project Type: **New Construction**
Project Title : Proprietors of Union Wharf

Construction Site:
36 Union Wharf
Portland , ME 04112

Owner/Agent:
Proprietors of Union Wharf
36 Union Wharf
P.O. Box 7467
Portland, ME 04112
207-939-1431

Designer/Contractor:
Allied Design Architectural &
Engineering Group, P.C.
P.O. Box 110
Morton, IL 61550
309-263-4105

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **15**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 65 degrees F): **268**
Vertical Glazing / Wall Area Pct.: **4%**

| Activity Type(s) | Floor Area |
|---|------------|
| Office, Restroom, Storage Room (Office) | 288 |

Section 3: Requirements Checklist

Envelope PASSES: Design 23% better than code.

Climate-Specific Requirements:

| Component Name/Description | Gross Area or Perimeter | Cavity R-Value | Cont. R-Value | Proposed U-Factor | Budget U-Factor ^(a) |
|--|-------------------------|----------------|---------------|-------------------|--------------------------------|
| Roof (24'x12'): All-Wood Joist/Rafter/Truss | 288 | 30.0 | 0.0 | 0.035 | 0.053 |
| Southeast Sidewall (12'x9'): Other Exterior Wall, Heat capacity 1.0 (b) | 108 | --- | --- | 0.051 | 0.075 |
| Southwest Endwall (24'x9'): Other Exterior Wall, Heat capacity 1.0 (b) | 216 | --- | --- | 0.051 | 0.075 |
| Hayfield Sliding (4'4"x2'9"): Vinyl Frame:Double Pane with Low-E, Clear, SHGC 0.31 | 12 | --- | --- | 0.330 | 0.526 |
| Walkdoor (3'x6'8"): Solid (<= 50% glazing) | 20 | --- | --- | 0.600 | 0.122 |
| Northwest Sidewall (12'x9'): Other Exterior Wall, Heat capacity 1.0 (b) | 108 | --- | --- | 0.051 | 0.075 |
| Hayfield Sliding (4'4"x2'9"): Vinyl Frame:Double Pane with Low-E, Clear, SHGC 0.31 | 12 | --- | --- | 0.330 | 0.526 |
| Common Wall (24'x7'): Other Exterior Wall, Heat capacity 1.0 (b) | 168 | --- | --- | 0.051 | 0.075 |
| Common Wall (24'x2'): Solid Concrete or Masonry > 8", Furring: None | 48 | --- | 0.0 | 0.431 | 0.075 |
| Concrete Floor (12'+24'+12'+24'): Slab-On-Grade:Unheated | 72 | --- | --- | --- | --- |

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) 'Other' components require supporting documentation for proposed U-factors.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- 6. Cargo doors and loading dock doors are weather sealed.
- 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- 8. Building entrance doors have a vestibule equipped with closing devices.
Exceptions:
 - Building entrances with revolving doors.
 - Doors that open directly from a space less than 3000 sq. ft. in area.
- 9. Vapor retarder installed.

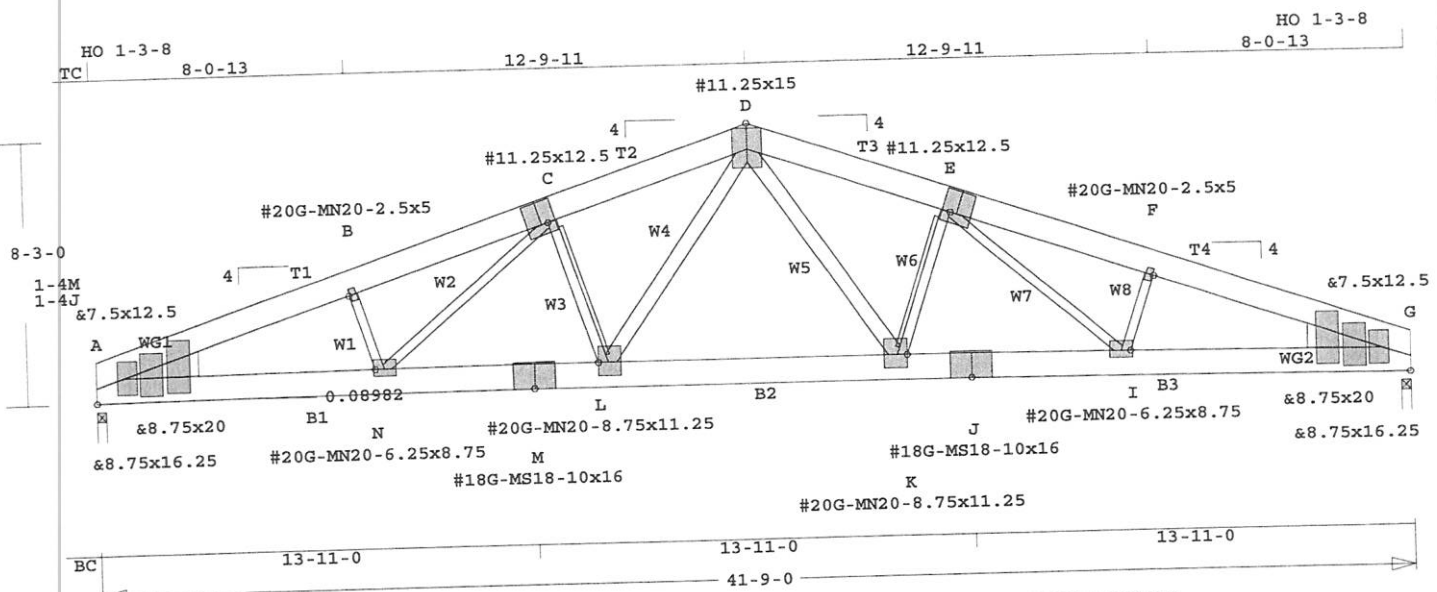
Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COMcheck Version 3.9.0 and to comply with the mandatory requirements in the Requirements Checklist.

MICHAEL L. MCCORMICK
 Name - Title

[Signature] 9-10-12
 Signature Date





EXCEPT AS SHOWN ALL PLATES ARE MN1818, # = PLATE SELECTED IN PLATE MONITOR Scale: 0.166" = 1'

Online Plus -- Version 29.0.001
RUN DATE: 29-MAR-12

| TC | CSI | -Size- | ---- | Lumber---- |
|----|------|--------|---------|------------|
| TC | 0.89 | 2x10 | SP-2401 | |
| BC | 0.88 | 2x10 | SP-2401 | |
| WB | 0.65 | 2x 6 | SP-#1 | |
| -- | 0.61 | 2x 4 | SP-#1 | |
| B | -N | N | -C | C |
| E | -I | I | -F | K |
| WG | --- | 2x10 | SP-#1 | |

Brace truss as follows:
O.C. From To
TC 24.0" 0- 0- 0 41- 9- 0
BC 90.0" 0- 0- 0 41- 9- 0

One 2x3 T-Brace
C -L K -E
Attach to 1-1/2" edge w/10d
nails at 6" o.c. T-Brace
must cover 90% of web length
and have a MOE >= 1.40E6.

| psf-Ld | Dead | Live |
|------------------------|---------|---------------|
| TC | 4.0 | 51.0 |
| BC | 0.0 | 0.0 |
| TC+BC | 4.0 | 51.0 |
| Total | 55.0 | Spacing 90.0" |
| Lumber Duration Factor | 1.15 | |
| Plate Duration Factor | 1.15 | |
| TC Fb=1.00 | Fc=1.00 | Ft=1.00 |
| BC Fb=1.00 | Fc=1.00 | Ft=1.00 |

Total Load Reactions (Lbs)

| Jt | Down | Uplift | Horiz- |
|----|------|--------|--------|
| A | 8611 | | |
| G | 8611 | | |

| Jt | Brg Size | Required |
|----|----------|----------|
| A | 3.5" | 7.1" ** |
| G | 3.5" | 7.1" ** |

LC# 2 Dead Load Check

| Dur Fctrs | -Lbr | 0.90 | Plt | 0.90 |
|------------|-------|------|------|-------|
| plf - Dead | Live* | From | To | |
| TC V | 30 | 0 | 0.0' | 41.8' |
| BC V | 0 | 0 | 0.0' | 41.8' |

LC# 3 NonStandard Loading

MiTek® Online Plus™ APPROX. TRUSS WEIGHT: 529.2 LBS

| Dur Fctrs | -Lbr | 1.15 | Plt | 1.15 |
|------------|-------|------|-------|-------|
| plf - Dead | Live* | From | To | |
| TC V | 30 | 113 | 0.0' | 41.8' |
| BC V | 0 | 0 | 0.0' | 41.8' |
| TC V | 0 | 452 | 20.9' | 30.1' |
| TC V | 0 | 265 | 30.1' | 41.8' |

| Membr | CSI | P | Lbs | Ax1 | CSI-Bnd |
|----------------------|------|-------|-----|------|---------|
| -----Top Chords----- | | | | | |
| A -B | 0.72 | 17918 | C | 0.49 | 0.23 |
| B -C | 0.89 | 17238 | C | 0.46 | 0.43 |
| C -D | 0.63 | 15348 | C | 0.36 | 0.27 |
| D -E | 0.67 | 15348 | C | 0.29 | 0.38 |
| E -F | 0.89 | 17238 | C | 0.46 | 0.43 |
| F -G | 0.72 | 17918 | C | 0.49 | 0.23 |

| Membr | CSI | P | Lbs | Ax1 | CSI-Bnd |
|-------------------------|------|-------|-----|------|---------|
| -----Bottom Chords----- | | | | | |
| A -N | 0.88 | 16878 | T | 0.54 | 0.34 |
| N -M | 0.84 | 15461 | T | 0.50 | 0.34 |
| M -L | 0.62 | 15459 | T | 0.50 | 0.12 |
| L -K | 0.38 | 11898 | T | 0.31 | 0.07 |
| K -J | 0.63 | 15459 | T | 0.46 | 0.17 |
| J -I | 0.84 | 15461 | T | 0.50 | 0.34 |
| I -G | 0.88 | 16878 | T | 0.54 | 0.34 |

| Membr | CSI | P | Lbs | Ax1 | CSI-Bnd |
|----------------|------|------|-----|-----|---------|
| -----Webs----- | | | | | |
| B -N | 0.21 | 1575 | C | | |
| N -C | 0.42 | 1352 | T | | |
| C -L | 0.47 | 3531 | C | | 1T-Br |
| L -D | 0.53 | 4539 | T | | |
| D -K | 0.65 | 5553 | T | | |
| K -E | 0.61 | 4558 | C | | 1T-Br |
| E -I | 0.27 | 1724 | T | | |
| I -F | 0.23 | 1731 | C | | |

| | | | |
|----------------|--------------|---------|-------|
| TL Defl | -0.88" | in N -L | L/563 |
| LL Defl | -0.78" | in N -L | L/630 |
| Hz Disp | LL | DL | TL |
| Jt G | 0.25" | 0.03" | 0.28" |
| Shear // Grain | in E -F 0.96 | | |

Plates for each ply each face.
PLATING CONFORMS TO TPI.
REPORTS: ICC-ES ESR-3080
Plate - MN20 20 Ga, Gross Area
Plate - MN18 20 Ga, Gross Area
Plate - MS18 20 Ga, Gross Area
Plate - MT16 20 Ga, Gross Area
Jt Type Plt Size X Y JSI

B# MN20 2.5x 5.0 Ctr 0.1 0.66

| | | | | |
|----|------|---------------|-----|------|
| C# | MN18 | 11.2x12.5-0.8 | 2.3 | 0.78 |
| D# | MN18 | 11.2x15.0 Ctr | 0.4 | 0.79 |
| E# | MN18 | 11.2x12.5 0.8 | 2.3 | 0.89 |
| F# | MN20 | 2.5x 5.0 Ctr | 0.1 | 0.72 |

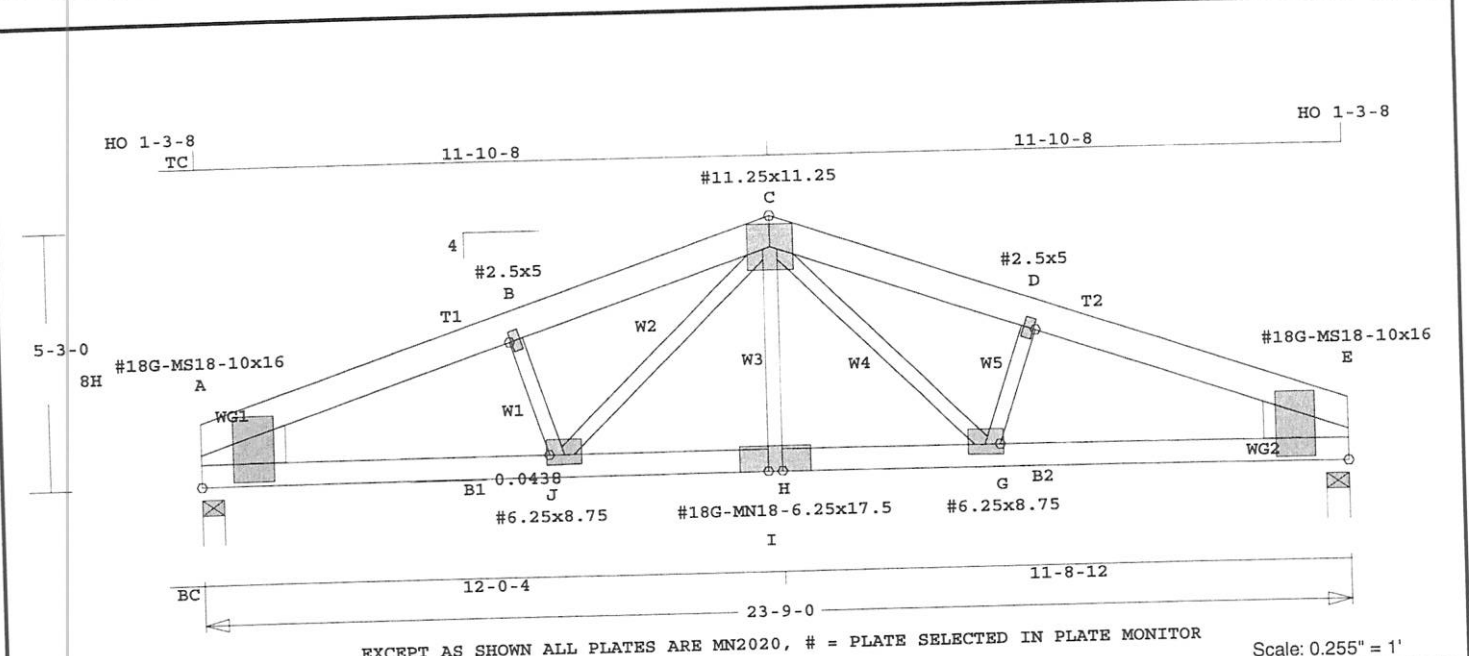
| | | | | |
|----|------|---------------|-----|------|
| N# | MN20 | 6.2x 8.8 Ctr | 0.6 | 0.50 |
| M# | MS18 | 10.0x16.0 Ctr | 0.4 | 0.69 |
| L# | MN20 | 8.8x11.2 0.7 | 0.6 | 0.77 |
| K# | MN20 | 8.8x11.2-0.7 | 0.6 | 0.94 |
| J# | MS18 | 10.0x16.0 Ctr | 0.4 | 0.69 |
| I# | MN20 | 6.2x 8.8 0.1 | 0.6 | 0.64 |

= Plate Monitor used
Placement Tolerance Used 0.25 in.

REFER TO ONLINE PLUS GENERAL
NOTES AND SYMBOLS SHEET FOR
ADDITIONAL SPECIFICATIONS.

NOTES:
Trusses Manufactured by:
Morton Buildings, Inc.
Analysis Conforms To:
ANSI/TPI 95 & 02
Truss is designed for no
ceiling load.
NOTE: USER MODIFIED PLATES
This design may have plates
selected through a plate
monitor.
Max comp. force 17918 Lbs
Max tens. force 16878 Lbs
Connector Plate Fabrication
Tolerance = 10%
This truss is designed for a
creep factor of 1.5 which
is used to calculate total
load deflection





Online Plus -- Version 29.0.001
 RUN DATE: 29-MAR-12

MiTek® Online Plus™ APPROX. TRUSS WEIGHT: 219.4 LBS
 TC V 0 141 18.5' 23.8'

NOTES AND SYMBOLS SHEET FOR
 ADDITIONAL SPECIFICATIONS.

| CSI | -Size- | -----Lumber----- |
|-----|--------|------------------|
| TC | 0.85 | 2x 6 SP-2401 |
| BC | 0.85 | 2x 6 SP-2401 |
| WB | 0.22 | 2x 4 SP-#1 |
| WG | --- | 2x10 SP-#1 |

Brace truss as follows:

| | O.C. | From | To |
|----|-------|---------|----------|
| TC | 24.0" | 0- 0- 0 | 23- 9- 0 |
| BC | 90.0" | 0- 0- 0 | 23- 9- 0 |

| psf-Ld | Dead | Live |
|------------------------|---------|---------------|
| TC | 4.0 | 94.0 |
| BC | 4.0 | 0.0 |
| TC+BC | 8.0 | 94.0 |
| Total | 102.0 | Spacing 48.0" |
| Lumber Duration Factor | 1.15 | |
| Plate Duration Factor | 1.15 | |
| TC Fb=1.00 | Fc=1.00 | Ft=1.00 |
| BC Fb=1.00 | Fc=1.00 | Ft=1.00 |

Total Load Reactions (Lbs)

| Jt | Down | Uplift | Horiz- |
|----|------|--------|--------|
| A | 4845 | | |
| E | 4845 | | |

| Jt | Brg Size | Required |
|----|----------|----------|
| A | 5.5" | 4.0" |
| E | 5.5" | 4.0" |

LC# 2 Dead Load Check

| Dur Fctrs | - Lbr | 0.90 | Plt | 0.90 |
|-----------|--------|-------|------|-------|
| Plf | - Dead | Live* | From | To |
| TC V | 16 | 0 | 0.0' | 23.8' |
| BC V | 16 | 0 | 0.0' | 23.8' |

LC# 3 NonStandard Loading

| Dur Fctrs | - Lbr | 1.15 | Plt | 1.15 |
|-----------|--------|-------|-------|-------|
| Plf | - Dead | Live* | From | To |
| TC V | 16 | 60 | 0.0' | 23.8' |
| BC V | 16 | 0 | 0.0' | 23.8' |
| TC V | 0 | 213 | 11.9' | 18.5' |

| Membr | CSI | P | Lbs | Ax1 | CSI-Bnd |
|-------------------------|------|------|-----|------|---------|
| -----Top Chords----- | | | | | |
| A -B | 0.78 | 8021 | C | 0.10 | 0.68 |
| B -C | 0.62 | 7431 | C | 0.13 | 0.49 |
| C -D | 0.62 | 7431 | C | 0.13 | 0.49 |
| D -E | 0.78 | 8021 | C | 0.10 | 0.68 |
| -----Bottom Chords----- | | | | | |
| A -J | 0.85 | 7466 | T | 0.40 | 0.45 |
| J -H | 0.66 | 6052 | T | 0.33 | 0.33 |
| H -G | 0.66 | 6052 | T | 0.33 | 0.33 |
| G -E | 0.85 | 7466 | T | 0.40 | 0.45 |
| -----Webs----- | | | | | |
| B -J | 0.18 | 1361 | C | | |
| J -C | 0.22 | 1398 | T | | |
| H -C | 0.07 | 494 | T | | |
| C -G | 0.22 | 1398 | T | | |
| G -D | 0.18 | 1361 | C | | |

TL Defl -0.38" in J -H L/726
 LL Defl -0.34" in J -H L/814
 Shear // Grain in A -B 0.84

Plates for each ply each face.
 PLATING CONFORMS TO TPI.
 REPORTS: ICC-ES ESR-3080
 Plate - MN20 20 Ga, Gross Area
 Plate - MN18 20 Ga, Gross Area
 Plate - MS18 20 Ga, Gross Area
 Plate - MT16 20 Ga, Gross Area
 Jt Type Plt Size X Y JSI
 A# MS18 10.0x16.0 13.0 6.3 0.79
 B# MN20 2.5x 5.0 Ctr Ctr 0.62
 C# MN20 11.2x11.2 Ctr Ctr 0.67
 D# MN20 2.5x 5.0 Ctr Ctr 0.62
 E# MS18 10.0x16.0-7.7 6.3 0.79
 J# MN20 6.2x 8.8 Ctr 0.7 0.57
 H# MN18 6.2x17.5 Ctr 0.4 0.83
 G# MN20 6.2x 8.8 Ctr 0.7 0.57

= Plate Monitor used
 Placement Tolerance Used 0.25 in.

REFER TO ONLINE PLUS GENERAL

NOTES:
 Trusses Manufactured by:
 Morton Buildings, Inc.
 Analysis Conforms To:
 ANSI/TPI 95 & 02
 Run vertical thru bottom chord
 Joint H
 NOTE: USER MODIFIED PLATES
 This design may have plates
 selected through a plate
 monitor.
 Max comp. force 8021 Lbs
 Max tens. force 7466 Lbs
 Connector Plate Fabrication
 Tolerance = 20%
 This truss is designed for a
 creep factor of 1.5 which
 is used to calculate total
 load deflection.



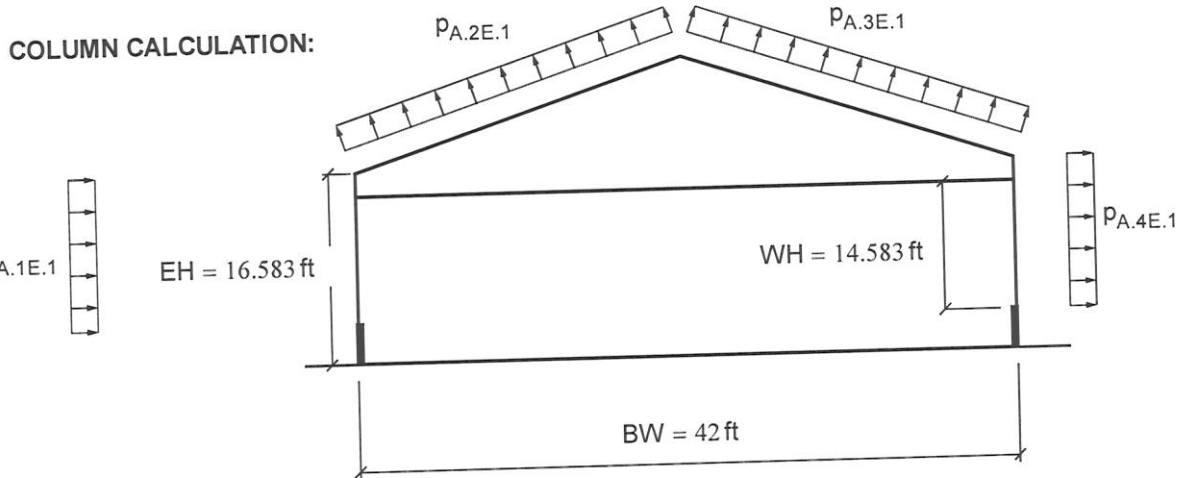
FOR: PROPRIETORS OF UNION WHARF
 PORTLAND, MAINE 04112

JOB # 118-015372

BUILDING USE: WAREHOUSE

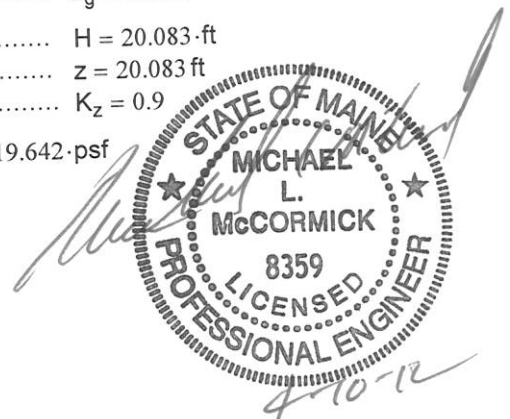
| | | |
|------------------------------|------------------------------|----------------------------|
| BUILDING DESCRIPTION: | WIDTH..... | BW := 42·ft |
| | LENGTH..... | BL := 50·ft |
| | OVERHANG WIDTH..... | OW := 1·ft |
| | EAVE HEIGHT..... | EH := 16.583·ft |
| | WALL HEIGHT..... | WH := 14.583·ft |
| | ROOF SLOPE..... | RS := 4/12 |
| | BAY SPACING..... | BS := 7.5·ft |
| | BUILDING CLASSIFICATION..... | BC := "II" |
| DESIGN LOADS: | ROOF LIVE LOAD..... | LL := 51·psf |
| | DEAD LOAD..... | DL := 4·psf |
| | CEILING LOAD..... | CL := 0·psf |
| | WIND SPEED..... | V _{3S} := 100 mph |
| | EXPOSURE CATEGORY..... | EC := "C" |
| | ENCLOSURE CLASSIFICATION.. | EnC := "ENCLOSED" |
| | WIND IMPORTANCE FACTOR..... | I _w := 1.0 |

REFERENCED STANDARDS: ASCE 7-05
 IBC 2003



WIND DESIGN COEFFICIENTS:

| | |
|---|-------------------------|
| WIND DIRECTIONALITY FACTOR..... | K _d := 0.85 |
| 3-SECOND GUST SPEED POWER LAW EXPONENT..... | α = 9.5 |
| NOMINAL HEIGHT OF THE ATMOSPHERIC BOUNDARY LAYER.... | z _g = 900 ft |
| MEAN ROOF HEIGHT..... | H = 20.083·ft |
| HEIGHT ABOVE GROUND LEVEL (ASCE minimum)..... | z = 20.083 ft |
| VELOCITY PRESSURE EXPOSURE COEFFICIENT..... | K _z = 0.9 |
| VELOCITY PRESSURE... q := 0.00256 · K _z · K _d · V _{3S} ² · I _w · psf | q = 19.642 · psf |
| EDGE STRIP WIDTH..... | ESW = 4.2 ft |
| END ZONE WIDTH..... | EZW = 8.4 ft |



INTERNAL PRESSURE COEFFICIENTS:

$$GC_{pi.IN} = -0.18$$

$$GC_{pi.OUT} = 0.18$$

EXTERNAL PRESSURE COEFFICIENTS - CASE A - TRANSVERSE LOADING:**END ZONES**

$$GC_{pf.A.1E} = 0.78$$

$$GC_{pf.A.2E} = -1.07$$

$$GC_{pf.A.3E} = -0.673$$

$$GC_{pf.A.4E} = -0.618$$

INTERIOR ZONES

$$GC_{pf.A.1} = 0.516$$

$$GC_{pf.A.2} = -0.69$$

$$GC_{pf.A.3} = -0.469$$

$$GC_{pf.A.4} = -0.415$$

DESIGN PRESSURES - CASE A - TRANSVERSE LOADING:**END ZONES**

$$PA_{A.1E.1} := q \cdot (GC_{pf.A.1E} - GC_{pi.IN})$$

$$PA_{A.1E.1} = 18.86 \cdot \text{psf}$$

$$PA_{A.2E.1} := q \cdot (GC_{pf.A.2E} - GC_{pi.IN})$$

$$PA_{A.2E.1} = -17.482 \cdot \text{psf}$$

$$PA_{A.3E.1} := q \cdot (GC_{pf.A.3E} - GC_{pi.IN})$$

$$PA_{A.3E.1} = -9.69 \cdot \text{psf}$$

$$PA_{A.4E.1} := q \cdot (GC_{pf.A.4E} - GC_{pi.IN})$$

$$PA_{A.4E.1} = -8.605 \cdot \text{psf}$$

$$PA_{A.1E.2} := q \cdot (GC_{pf.A.1E} - GC_{pi.OUT})$$

$$PA_{A.1E.2} = 11.789 \cdot \text{psf}$$

$$PA_{A.2E.2} := q \cdot (GC_{pf.A.2E} - GC_{pi.OUT})$$

$$PA_{A.2E.2} = -24.553 \cdot \text{psf}$$

$$PA_{A.3E.2} := q \cdot (GC_{pf.A.3E} - GC_{pi.OUT})$$

$$PA_{A.3E.2} = -16.761 \cdot \text{psf}$$

$$PA_{A.4E.2} := q \cdot (GC_{pf.A.4E} - GC_{pi.OUT})$$

$$PA_{A.4E.2} = -15.676 \cdot \text{psf}$$

INTERIOR ZONES

$$PA_{A.1.1} := q \cdot (GC_{pf.A.1} - GC_{pi.IN})$$

$$PA_{A.1.1} = 13.679 \cdot \text{psf}$$

$$PA_{A.2.1} := q \cdot (GC_{pf.A.2} - GC_{pi.IN})$$

$$PA_{A.2.1} = -10.017 \cdot \text{psf}$$

$$PA_{A.3.1} := q \cdot (GC_{pf.A.3} - GC_{pi.IN})$$

$$PA_{A.3.1} = -5.667 \cdot \text{psf}$$

$$PA_{A.4.1} := q \cdot (GC_{pf.A.4} - GC_{pi.IN})$$

$$PA_{A.4.1} = -4.624 \cdot \text{psf}$$

$$PA_{A.1.2} := q \cdot (GC_{pf.A.1} - GC_{pi.OUT})$$

$$PA_{A.1.2} = 6.608 \cdot \text{psf}$$

$$PA_{A.2.2} := q \cdot (GC_{pf.A.2} - GC_{pi.OUT})$$

$$PA_{A.2.2} = -17.089 \cdot \text{psf}$$

$$PA_{A.3.2} := q \cdot (GC_{pf.A.3} - GC_{pi.OUT})$$

$$PA_{A.3.2} = -12.738 \cdot \text{psf}$$

$$PA_{A.4.2} := q \cdot (GC_{pf.A.4} - GC_{pi.OUT})$$

$$PA_{A.4.2} = -11.695 \cdot \text{psf}$$

MAIN WINDFORCE-RESISTING SYSTEM

END ZONE HORIZONTAL LOADS

$$p_{A, \text{Ewall}} = 27.465 \cdot \text{psf}$$

$$p_{A, \text{Eroof}} = 0 \cdot \text{psf}$$

INTERIOR ZONE HORIZONTAL LOADS

$$p_{A, \text{wall}} = 18.303 \cdot \text{psf}$$

$$p_{A, \text{roof}} = 0 \cdot \text{psf}$$

DIAPHRAGM PROPERTIES/ (STITCH SCREWED) DIAPHRAGM:

| | | |
|------------------|-----------|-----------|
| Ultimate Shear: | 177 lb/ft | 275 lb/ft |
| Safety Factor: | 2.5 | 2.5 |
| Duration Factor: | 1.33 | 1.33 |

$$\text{Allowable Diaphragm Shear} = (177/2.5)(1.33) = 94.2 \text{ lb/ft}$$

$$\text{Allowable (Stitch) Diaphragm Shear} = (275/2.5)(1.33) = 146.3 \text{ lb/ft}$$

END ZONE LOADING TO ROOF DIAPHRAGM:

$$\omega_{E, \text{wall}} := .5 \cdot \text{WH} \cdot p_{A, \text{Ewall}}$$

$$\omega_{E, \text{wall}} = 200.261 \cdot \text{plf}$$

$$\omega_{E, \text{roof}} := \left(\frac{\text{RS}}{12} \cdot \frac{\text{BW}}{2} \right) \cdot p_{A, \text{Eroof}}$$

$$\omega_{E, \text{roof}} = 0 \cdot \text{plf}$$

END ZONE LOADING TO ROOF DIAPHRAGM

$$\text{EL} := \omega_{E, \text{wall}} + \omega_{E, \text{roof}}$$

$$\text{EL} = 200.261 \cdot \text{plf}$$

INTERIOR ZONE LOADING TO ROOF DIAPHRAGM:

$$\omega_{I, \text{wall}} := .5 \cdot \text{WH} \cdot p_{A, \text{wall}}$$

$$\omega_{I, \text{wall}} = 133.457 \cdot \text{plf}$$

$$\omega_{I, \text{roof}} := \left(\frac{\text{RS}}{12} \cdot \frac{\text{BW}}{2} \right) \cdot p_{A, \text{roof}}$$

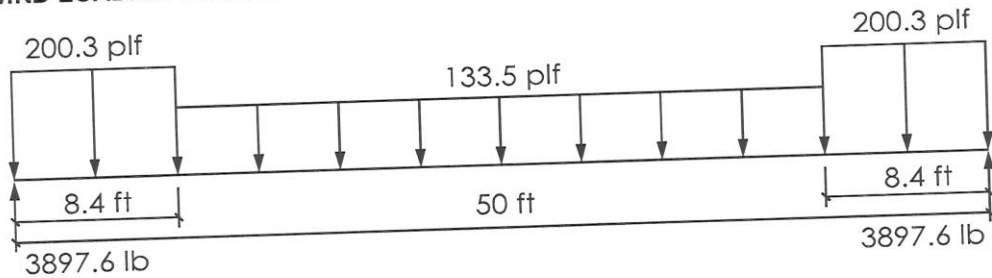
$$\omega_{I, \text{roof}} = 0 \cdot \text{plf}$$

INTERIOR ZONE LOADING TO ROOF DIAPHRAGM

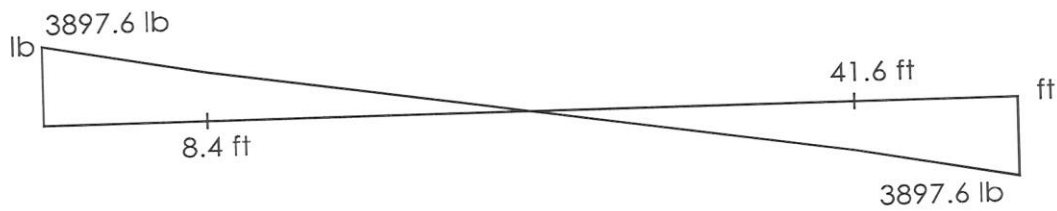
$$\text{IL} := \omega_{I, \text{wall}} + \omega_{I, \text{roof}}$$

$$\text{IL} = 133.457 \cdot \text{plf}$$

WIND LOADING DIAGRAM:



SHEAR DIAGRAM:



SHEAR TO ENDWALL

$SHEAR_TO_END = 3897.578 \text{ lb}$

NOTE: Roof Width: $RW := BW + 2 \cdot OW$ $RW = 44 \text{ ft}$

$Allowable_Diaphragm_Shear_Roof := 94.2 \cdot plf \cdot RW$

$Allowable_Diaphragm_Shear_Roof = 4144.8 \text{ lb}$

COMMON WALL DIAPHRAGM SHEAR TRANSFER:

Total Shear Transferred to Common Wall = $3897.578 \cdot \text{lb} + 872.0 \cdot \text{lb} = 4769.578 \text{ lb}$
(See page 13)

4769.6 lb Shear Transfer is made through 1 layer of 7/16" OSB
Shear load in OSB diaphragm = $4769.6 \text{ lb} / 12.71 \text{ ft} = 375.3 \text{ lb/ft}$

From International Building Code Table 2306.4.1 and Section 2306.4.1
Allowable Shear = 386.4 lb/ft ($0.92 \times 300 \times 1.4 = 386.4 \text{ lb/ft}$)

COLUMN DESIGN CRITERIA:

Column analysis with Roof Diaphragm; therefore, columns are considered as propped cantilevers.

$$P := (0.75 \cdot LL + DL + CL) \cdot BS \cdot \left(\frac{BW}{2} + OW \right)$$

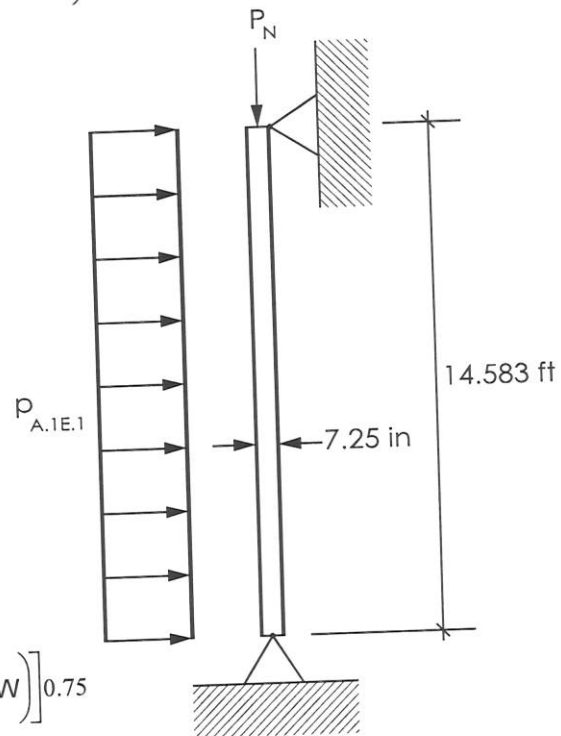
$$P = 6971.25 \text{ lb}$$

Columns in End Zone EZW = 8.4 ft

$$w := P_{A.1E.1} \cdot BS$$

$$M_a := \frac{w \cdot EH^2}{8}$$

$$M_a = 4862.249 \text{ ft} \cdot \text{lb}$$

**END ZONE COLUMNS**

$$P_N = P - \text{UPLIFT}$$

$$P_N := P - \left[-P_{A.2E.1} \cdot BS \cdot \left(\frac{BW}{2} + OW \right) \right] \cdot 0.75$$

Column_Size = "3 - 2x8 Laminated Column"

$$A = 32.62 \cdot \text{sqin} \quad F_c = 1650 \cdot \text{psi}$$

$$S = 39.42 \cdot \text{cuin} \quad F_b = 1730 \cdot \text{psi}$$

$$I_d = 21.52$$

$$\text{INTERACTION_VALUE} := \left(\frac{P_N}{A \cdot F_c \cdot 1.6} \right)^2 + \left[\frac{|M_a| \cdot 0.75 \cdot 12 \cdot \left(\frac{\text{in}}{\text{ft}} \right)}{S \cdot F_b \cdot 1.6 \cdot \left[1 - \left(\frac{f_c}{F_{CE}} \right) \right]} \right]$$

$$\text{INTERACTION_VALUE} = 0.498$$

TRUSS TO COLUMN CONNECTION:ROOF LOAD

Truss is saddled between outside members of column and bearing on center member with (2) 1/2" Diameter through Machine Bolts and (8) 20d R.S. Nails

$$\text{Connector_Load} = 3114.2 \text{ lb}$$

$$P = 9075 \text{ lb}$$

$$\text{Center_Member_Is} = "2 \times 8" \quad \text{Area}_{\text{centermember}} = 10.875 \cdot \text{sqin}$$

$$\text{Bearing_Stress} := \frac{(P - \text{Connector_Load})}{\text{Area}_{\text{centermember}}} \quad \text{Bearing_Stress} = 548.12 \cdot \text{psi}$$

UPLIFT

$$\text{Connector_Load} = 4332.8 \text{ lb}$$

$$\text{BDL} := \text{DL} \cdot \text{BS} \cdot \left[\left(\frac{\text{BW}}{2} \right) + \text{OW} \right]$$

$$\text{BDL} = 660 \text{ lb}$$

$$\text{NET_UPLIFT} := \text{UPLIFT} - \text{BDL}$$

$$\text{NET_UPLIFT} = 3391.192 \text{ lb}$$

$$\text{UPLIFT} := p_{A.2E.2} \cdot \left(\frac{\text{BW}}{2} + \text{OW} \right) \cdot \text{BS}$$

$$\text{UPLIFT} = 4051.192 \text{ lb}$$

2x4 PURLINS:Roof load2 x 4 purlins, 2100fb MSR SPF $F_b := 2100 \cdot \text{psi}$

Purlin spacing..... PS := 18.5·in
 Roof sheeting load..... SL := 0.9·psf
 Purlin dead load..... PL := 1.1·psf

TOTAL_LOAD := 75.4·psf + SL + PL (Worst case unbalanced snow load)

TOTAL_LOAD = 77.4·psf

$$M_{\max} := .1071 \cdot \text{TOTAL_LOAD} \cdot \frac{\text{PS}}{12 \cdot \left(\frac{\text{in}}{\text{ft}}\right)} \cdot \text{BS}^2 \quad M_{\max} = 718.859 \text{ ft} \cdot \text{lb}$$

$$S_{\text{reqd}} := \frac{M_{\max} \cdot 12 \cdot \left(\frac{\text{in}}{\text{ft}}\right)}{F_b \cdot 1.15 \cdot 1.15} \quad S_{\text{reqd}} = 3.106 \cdot \text{cuin}$$

Note: required section exceeds actual section by less than 2%; therefore ok

Uplift**2"x4" Purlin to Truss Connection (Single Truss):**

60d R.S. nail (6" long)

$$70 \cdot \left(\frac{\text{lb}}{\text{in}}\right) \cdot 2.5 \cdot \text{in} \cdot 1.6 = 280 \cdot \text{lb}$$

Required Purlin Spacing:

$$\frac{280 \cdot \text{lb}}{\text{Net_suction} \cdot \text{BS}} = 23.333 \cdot \text{in}$$

2"x4" Purlin with Headlok 0.19 x 6.0 Flathead Lag Screw to Truss Connection:
(ICC-es report ESR-1078)

Required Purlin Spacing:

$$\frac{627.4 \cdot \text{lb}}{\text{Net_suction} \cdot \text{BS}} = 19.084 \cdot \text{in}$$



PORTLAND MAINE

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Planning Division
Alexander Jaegerman, Director

March 29, 2012

Proprietors of Union Wharf
Atten: Charlie Poole, President
36 Union Wharf
PO Box 7467
Portland, Maine 04112

| | | | |
|---------------|--------------------------------|-------------|----------|
| Project Name: | Bait Cooler | Project ID: | 2012-451 |
| Address: | 52 Union Wharf | CBL: | 31-L-35 |
| Applicant: | Proprietors of Union Wharf | | |
| Planner: | Bill Needelman, Senior Planner | | |

Dear Mr. Poole [Charlie]:

On March 29, 2012, the Planning Authority approved with conditions a Level II site plan for a bait cooler at 52 Union Wharf. The decision is based upon the application, documents and plans as submitted by Charlie Poole and prepared by DSD, Downeast Surveying and Development and dated 2-22-12. The proposal was reviewed for conformance with the standards of Portland's site plan, shoreland and flood plain ordinances.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following condition of approval:

1. That the applicant receive a permit by rule approval from the Maine Department of Environmental Protection (DEP regulation 305) prior to issuance of a building permit.

SHORELAND FLOOD PLAIN REVIEW

The Planning Authority found the plan is in conformance with the Shoreland Zoning and Flood Plain Management Standards of the Land Use Code subject to the following condition of approval:

1. That the finished floors of all structures are elevated to a minimum of 12 feet NGVD (1929). Note that certificate of elevation requirements will be administered at the time of building permit processing.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Inspection Fees** A site inspection fee payment of \$300 and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. (Only excavators licensed by the City of Portland are eligible.) Note that the City of Portland Department of Public Services also requires a sewer inspection fee in addition to the site plan requirements described herein. For street opening permits and sewer inspections, please contact Carol Merritt at 874-8822.
7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Bill Needelman, Senior Planner at (207) 874-8722.

Sincerely,


Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Bill Needelman, Senior Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

MORTON BUILDINGS GENERAL SPECIFICATIONS

LAMINATED COLUMNS - NO. 1 OR BETTER SOUTHERN YELLOW PINE NAIL LAMINATED 3 MEMBER S4S COLUMNS NAILED 8" O.C. STAGGERED ON EACH SIDE WITH 4" NAILS.

ANCHORED ON CONCRETE - COLUMNS ARE ATTACHED TO CONCRETE BY USE OF 1/2" H.R. STEEL COLUMN SOCKETS. EACH SOCKET IS FASTENED TO THE CONCRETE BY TWO 1/2" DIA. x 10" PLATED ANCHOR BOLTS AND COLUMN IS FASTENED TO SOCKET BY (4) 1/2"x6" M. BOLTS & (8)20d R.S. NAILS.

TREATED LUMBER -- PRESSURE PRESERVATIVE TREATED LUMBER OTHER THAN LAMINATED COLUMNS ARE NO. 1 OR BETTER SOUTHERN YELLOW PINE AND CENTER MATCHED OR NOTCHED AND GROOVED OR S4S. PRESSURE TREATMENT TO GROUND CONTACT RETENTION WITH PRESERVATIVE TREATMENT COMPLYING WITH USE CATEGORY UC4A (AWPA OR ICC-ES) AND IN COMPLIANCE WITH USEPA GUIDELINES AND STANDARDS.

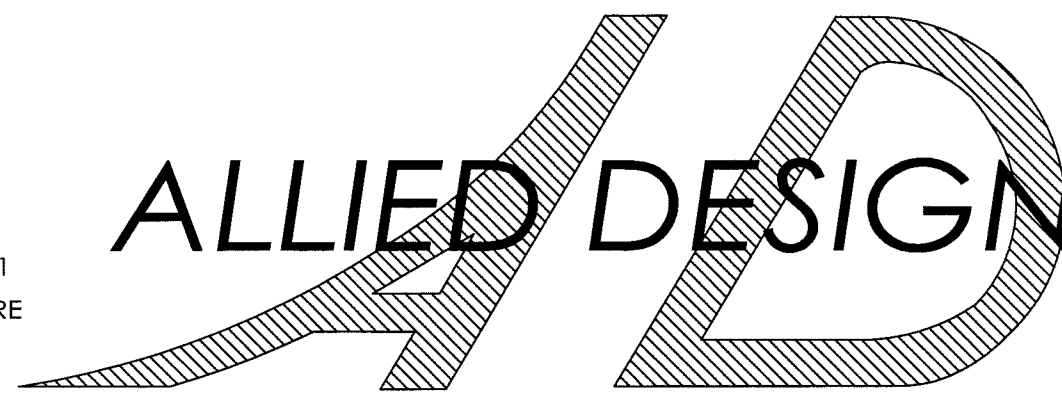
FRAMING LUMBER - SIDING NAILERS ARE 2x4 S4S OR 2x6 SPF NO. 2 OR BETTER SPACED APPROXIMATELY 36" O.C. WITH ALL JOINTS STAGGERED AT ATTACHMENT TO COLUMNS. ROOF PURLINS ARE 2x4 S4S NO. 2 OR BETTER ON EDGE SPACED APPROXIMATELY 24" O.C. ALL OTHER FRAMING LUMBER IS NO. 2 OR BETTER.

ROOF TRUSSES - FACTORY ASSEMBLED WITH 18 OR 20 GAUGE GALVANIZED STEEL TRUSS PLATES AS REQUIRED AND KILN DRIED LUMBER AS SPECIFIED, IN-PLANT QUALITY CONTROL INSPECTION IS CONDUCTED UNDER THE AUSPICES OF THE TPI INSPECTION BUREAU. TRUSSES ARE DESIGNED IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS FOR THE STATED LOADING.

SIDING PANELS & ROOFING (FLUOROFLEX 1000™) - 0.019" MIN., G90 GALVANIZED OR AZ55 GALVALUME STEEL WITH AN ADDITIONAL BAKED-ON 70% PVDF FINISH WITH A NOMINAL 1 MIL. PAINT THICKNESS ON EXTERIOR.

TRIM - DIE-FORMED TRIM OF 0.017" MIN., G90 GALVANIZED OR AZ55 GALVALUME STEEL ON GABLES, RIDGES, CORNERS, BASE WINDOWS, AND DOORS WITH SAME FINISH AS ROOFING OR SIDING PANELS.

GUTTERS - 5" K-STYLE, .030 HIGH TENSILE ALUMINUM GUTTER, 70% PVDF FINISH TO MATCH TRIM, ON BOTH SIDES OF THE BUILDING.
2x4WF1F1 02/12



DESIGN AND EXPLANATORY NOTES

- 1.) SITE PLAN PROVIDED BY:
DOWNEAST SURVEYING & DEVELOPMENT
PO BOX 6234
CHINA VILLAGE, MAINE 04926
PH. (207) 968-2507
DATED: 2/22/2012
- 2.) FOUNDATION DESIGN PROVIDED BY:
TEC ASSOCIATES
WAYNE WRIGHT DUFFETT, PE
46 SAWYER STREET
SOUTH PORTLAND, ME 04106
PH: (207) 767-6068
DATE SEALED: 4/2/2012
- 3.) MORTON BUILDINGS GENERAL SPECIFICATIONS APPLY UNLESS INDICATED DIFFERENTLY ON SPECIFIC JOB DRAWINGS OR SUPPLEMENTAL INFORMATION.
- 4a.) ROOF SNOW LOAD CALCULATIONS (NON-HEATED)

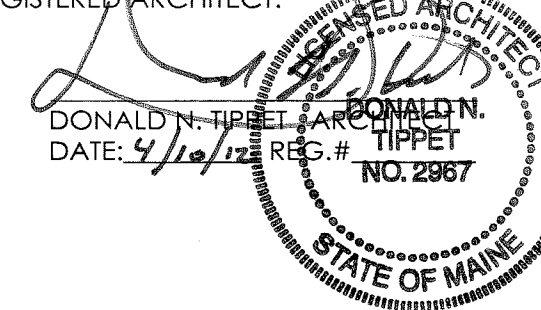
| | | |
|----|---|---|
| Ps | = | 0.7 x Ce x I x Pg x Ct x Cs |
| Ce | = | SNOW EXPOSURE FACTOR = 1.0 |
| I | = | IMPORTANCE FACTOR = 1.0 |
| Pg | = | GROUND SNOW LOAD = 60 PSF |
| Ct | = | THERMAL FACTOR = 1.2 |
| Cs | = | ROOF SLOPE FACTOR = 1.0 |
| Ps | = | 0.7 x 1.0 x 1.0 x 60 x 1.2 x 1.0 = 50.4 PSF |
- 4b.) ROOF SNOW LOAD CALCULATIONS (HEATED)

| | | |
|----|---|---|
| Ps | = | 0.7 x Ce x I x Pg x Ct x Cs |
| Ce | = | SNOW EXPOSURE FACTOR = 1.0 |
| I | = | IMPORTANCE FACTOR = 1.0 |
| Pg | = | GROUND SNOW LOAD = 60 PSF |
| Ct | = | THERMAL FACTOR = 1.1 |
| Cs | = | ROOF SLOPE FACTOR = 1.0 |
| Ps | = | 0.7 x 1.0 x 1.0 x 60 x 1.1 x 1.0 = 46.2 PSF |
- 5.) NO ONE MAY ALTER ANY ENGINEERING OR ARCHITECTURAL ITEM UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED / REGISTERED ENGINEER OR ARCHITECT.
- 6.) ♦ THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.
- 7.) THE PROPOSED MIXED USE GROUP BUILDING HAS BEEN DESIGNED WITHOUT FIRE BARRIERS TO SEPARATE OCCUPANCIES SATISFYING THE PROVISIONS OF I.B.C. SECTION 302.3.1 NONSEPARATED USES.

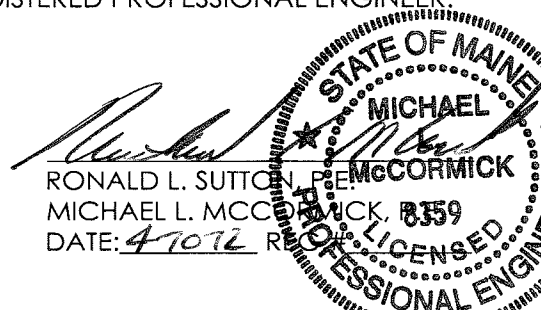
| EARTHQUAKE DESIGN DATA TABLE | |
|--|--|
| 0.2 SEC DESIGN SPECTRAL RESPONSE ACCELERATION (S _{0s}) | 0.37g |
| 1.0 SEC DESIGN SPECTRAL RESPONSE ACCELERATION (S ₀₁) | 0.16g |
| SEISMIC DESIGN CATEGORY | C |
| BUILDING CATEGORY (TABLE 1604.5) | II |
| SITE CLASS | D |
| SEISMIC USE GROUP | I |
| BASIC STRUCTURAL SYSTEM AND SEISMIC-RESISTING SYSTEM | #2T - LIGHT FRAMED WALLS WITH SHEAR PANELS - WOOD STRUCTURAL PANELS/SHEET STEEL PANELS |
| RESPONSE MODIFICATION FACTOR (R) | 7 |
| ANALYSIS PROCEDURE | SIMPLIFIED ANALYTICAL PROCEDURE |
| SEISMIC DESIGN BASE SHEAR | 3350 LBS |

| BUILDING DESIGN CRITERIA | |
|---|------------------------|
| BUILDING CODE | 2003 IBC |
| USE GROUP | B / S2 (SEE NOTE #7) |
| CONSTRUCTION TYPE | VB |
| BUILDING AREA | 2,388 SQ FT |
| FLOOR LOAD | 125 PSF |
| MEAN ROOF HEIGHT | 20'-1" |
| BUILDING CATEGORY | II |
| ROOF SNOW LOAD DESIGN | SEE NOTE #4 |
| GROUND SNOW LOAD | 60 PSF |
| WIND SPEED (V _{3s}) | 100 MPH |
| WIND IMPORTANCE FACTOR | 1.0 |
| EXPOSURE CATEGORY | C |
| INTERNAL PRESSURE COEFFICIENT | ±0.18 |
| BUILDING DESIGN CONDITION | ENCLOSED |
| WIND LOAD DESIGN | ASCE 7 METHOD 2 |
| | ZONE 1E 18.9 PSF |
| | ZONE 2E -24.6 PSF |
| | ZONE 3E -16.8 PSF |
| | ZONE 4E -15.7 PSF |
| | ZONE 5E 15.5 PSF |
| | ZONE 6E -12.0 PSF |
| | ZONE 1 13.7 PSF |
| | ZONE 2 -17.1 PSF |
| | ZONE 3 -12.7 PSF |
| | ZONE 4 -11.7 PSF |
| | ZONE 5 11.4 PSF |
| | ZONE 6 -9.2 PSF |
| | ZONE 1 13.4, -21.2 PSF |
| | ZONE 2 13.4, -36.9 PSF |
| | ZONE 3 13.4, -54.6 PSF |
| | ZONE 4 23.2, -25.2 PSF |
| | ZONE 5 23.2, -31.0 PSF |
| MAIN WINDFORCE RESISTING SYSTEM (ALL FORCES ACT NORMAL TO THE SURFACE) (FOR ZONES SEE MWFRS ON ELEVATIONS PAGE) (MAXIMUM VALUE SHOWN) | |
| COMPONENT & CLADDING WIND LOADS (ALL FORCES ACT NORMAL TO THE SURFACE) (FOR ZONES SEE ELEVATIONS) | |

I HEREBY CERTIFY THAT THE ARCHITECTURAL DESIGN FOR THIS BUILDING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED / REGISTERED ARCHITECT.



I HEREBY CERTIFY THAT THE STRUCTURAL DESIGN FOR THIS BUILDING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED/REGISTERED PROFESSIONAL ENGINEER.



| SHEET INDEX | |
|-------------|---|
| SHEET# | DESCRIPTION |
| G1 OF G2 | SPECIFICATIONS & SHEET INDEX |
| G2 OF G2 | CODE SUMMARY |
| A1 OF A5 | LIFE SAFETY PLAN |
| A2 OF A5 | BUILDING DESIGN CRITERIA & SPECIFICATIONS |
| A3 OF A5 | INTERIOR PLAN |
| A4 OF A5 | ACCESSIBILITY REQUIREMENTS |
| A5 OF A5 | ELEVATIONS |
| S1 OF S9 | COLUMN PLAN |
| S2 OF S9 | TRUSS/BRACING PLAN & DETAILS |
| S3 OF S9 | TRUSS DRAWINGS, PURLIN LAYOUTS, & DETAILS |
| S4 OF S9 | WIND ZONE ELEVATIONS |
| S5 OF S9 | SECTIONS A & B, & DETAILS |
| S6 OF S9 | SECTIONS C, D, & E |
| S7 OF S9 | SECTIONS F & G |
| S8 OF S9 | SHEARWALL ELEVATION & DETAIL |
| S9 OF S9 | FASTENING SCHEDULES |

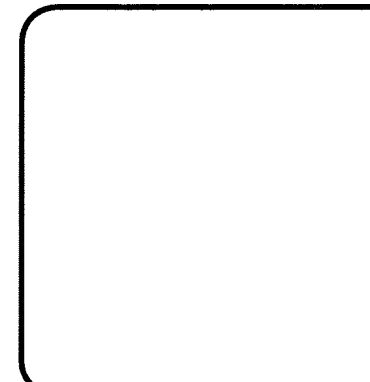
| TYPICAL LUMBER SPECIFICATIONS - 2005 NDS | | |
|--|-------------------------|------------------------------|
| SIZE | DESCRIPTION | BENDING VALUE F _b |
| 2x4 | NO. 2 SPF | 1313 PSI |
| 2x4 | NO. 1 SYP | 1850 PSI |
| 2x4 | 2100f MSR SPF | 2100 PSI |
| 2x6 | NO. 2 SPF | 1138 PSI |
| 2x6 | NO. 1 SYP | 1650 PSI |
| 2x6 | 2100f MSR SPF | 2100 PSI |
| 2x6 | 2400 MSR SYP | 2400 PSI |
| 2x8 | NO. 1 SYP | 1500 PSI |
| 2x8 | 2400 MSR SYP | 2400 PSI |
| 2x10 | NO. 1 SYP | 1300 PSI |
| 2x10 | 2400 MSR SYP | 2400 PSI |
| 2x12 | NO. 1 SYP | 1250 PSI |
| 2x12 | 2250f MSR SYP | 2250 PSI |
| 1 1/2"x16" | LAMINATED VENEER LUMBER | 2800 PSI |
| 3 1/2"x15" | GLU-LAM | 1650 PSI |
| 5 1/4"x16 1/2" | GLU-LAM | 2400 PSI |
| 5 1/4"x19 1/2" | GLU-LAM | 2400 PSI |

OFFICE:
MANCHESTER, NH
JOB NO.
118015372

PROPRIETORS OF UNION WHARF
PORTLAND, ME

ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

| | |
|---------------|----------|
| DRAWN BY: | SAJ |
| DATE: | 3/6/2012 |
| CHECKED BY: | GMC |
| DATE: | 03/10/12 |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |



SCALE: AS NOTED
SHEET NO.
G1 OF G2

Name of Project: PROPRIETORS OF UNION WHARF
Address: 82 UNION WHARF, PORTLAND, MAINE 04101
Proposed Use: OFFICE / WAREHOUSE
Owner or Authorized Agent: CHARLES A. POOLE Phone # 207-772-8160
Owned By: City/Country: Private State
Code Enforcement Jurisdiction: City: PORTLAND County:

LEAD DESIGN PROFESSIONAL:

| DESIGNER | FIRM | NAME | LICENSE# | TELEPHONE# |
|--------------------------|----------------|----------------------|----------|--------------|
| Architectural | ALLIED DESIGN | DONALD N. TIPPET | 2967 | 309-263-6369 |
| Civil | | | | |
| Electrical | | | | |
| Fire Alarm | | | | |
| Plumbing | | | | |
| Mechanical | | | | |
| Sprinkler Standpipe | | | | |
| Structural | ALLIED DESIGN | MICHAEL L. MCCORMICK | 8369 | 309-263-4105 |
| Retaining Walls > 5 High | | | | |
| Foundation | TEC ASSOCIATES | WAYNE DUFFETT | 7573 | 207-767-6088 |

YEAR EDITION OF THE CODE: 2009 EDITION NFPA 101

New Construction Renovation Existing Use/Alteration

BUILDING DATA:

Sprinklers: NO YES NFPA-11 NFPA-13R NFPA-13D
Standpipes: NO YES Class I II III Wet Dry
Building Height: 20 Feet Number of Stories: Unlimited per:
Mezzanines: NO YES
High Rise: NO YES Central Reference sheet # (if provided):

| Gross building Area | FLOOR | Existing (SQ. FT.) | New (SQ. FT.) | SUB-TOTAL |
|---------------------|-------|--------------------|---------------|-----------|
| 6th Floor | | | | 0 |
| 5th Floor | | | | 0 |
| 4th Floor | | | | 0 |
| 3rd Floor | | | | 0 |
| 2nd Floor | | | | 0 |
| 1st Floor | | | | 0 |
| Basement | | | | 0 |
| TOTAL | | 0 | 2,388 | 0 |

Primary Occupancy: Business / Low Hazard Storage

Mixed Use: NO YES

BUILDING CODE SUMMARY
FOR COMMERCIAL PROJECTS
(2009 EDITION NFPA 101)

FIRE PROTECTION REQUIREMENTS

Life Safety Plan Sheet #, if Provided: _____ RATING

| BUILDING ELEMENT | FIRE SEP. DISTANCE (FEET) | REQ'D | PROVIDED (W/_ * REDUCT.) | DETAIL # AND SHEET # | DESIGN FOR RATED ASSEMBLY | DESIGN # FOR RATED PENET. | DESIGN FOR RATED JOINTS |
|---|---------------------------|-------|--------------------------|----------------------|---------------------------|---------------------------|-------------------------|
| Structural frame, including columns, girders, and trusses | | | | | | | |
| Bearing Walls | | | | | | | |
| Exterior | | | | | | | |
| East | 120' | 0 | 0 | | NR | NR | NR |
| South | 174' | 0 | 0 | | NR | NR | NR |
| North | 37' | 0 | 0 | | NR | NR | NR |
| West | 75' | 0 | 0 | | NR | NR | NR |
| Interior | NA | | | | | | |
| Non bearing walls and partitions | | | | | | | |
| Exterior | | | | | | | |
| North | | | | | | | |
| East | | | | | | | |
| West | | | | | | | |
| South | | | | | | | |
| Interior | | 0 | 0 | | NR | NR | NR |
| Floor construction, including supporting beams and joists | | | | | | | |
| Roof construction, including supporting beams and joists | NA | 0 | 0 | | NR | NR | NR |
| Shafts-Exits | | | | | | | |
| Shafts-Other | | | | | | | |
| Corridor Separation | | | | | | | |
| Occupancy Separation | | | | | | | |
| Party/ Fire wall Separation | | | | | | | |
| Smoke Barrier Separation | | | | | | | |
| Tenant Separation | | | | | | | |

*Indicate section number permitting reduction

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency lighting: YES NO
Exit signs: YES NO
Fire Alarms: YES NO
Smoke Detection Systems: YES NO
Panic Hardware: YES NO

EXIT REQUIREMENTS

NUMBER AND ARRANGEMENT OF EXITS

| FLOOR, ROOM OR SPACE DESIGNATION | MINIMUM NUMBER OF EXITS 2.4 | | TRAVEL DISTANCE | | ARRANGEMENT MEANS OF EGRESS 1.3 (SECTION 1015.2) | |
|----------------------------------|-----------------------------|----------------|--|---------------------------------------|--|--------------------------------|
| | REQUIRED | SHOWN ON PLANS | ALLOWABLE TRAVEL DISTANCE (TABLE 1016.1) | ACTUAL TRAVEL DISTANCE SHOWN ON PLANS | REQ'D DISTANCE BETWEEN EXIT DOORS | ACTUAL DISTANCE SHOWN ON PLANS |
| STORAGE | | 1 | NOT LIMITED | 78' | NA | NA |
| OFFICE | | 1 | 100' | 30' | NA | NA |
| | | | | | | |
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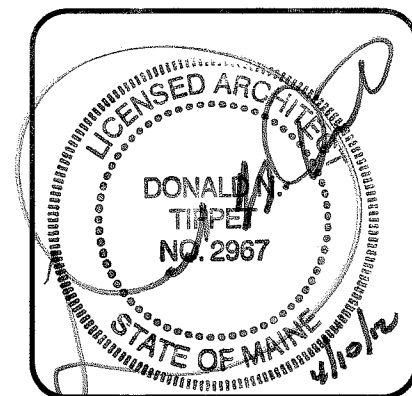
EXT WIDTH

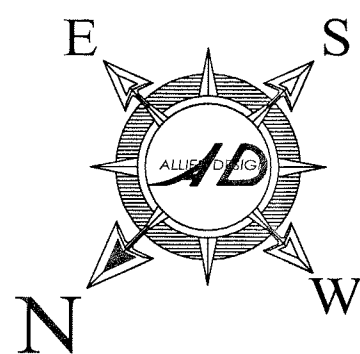
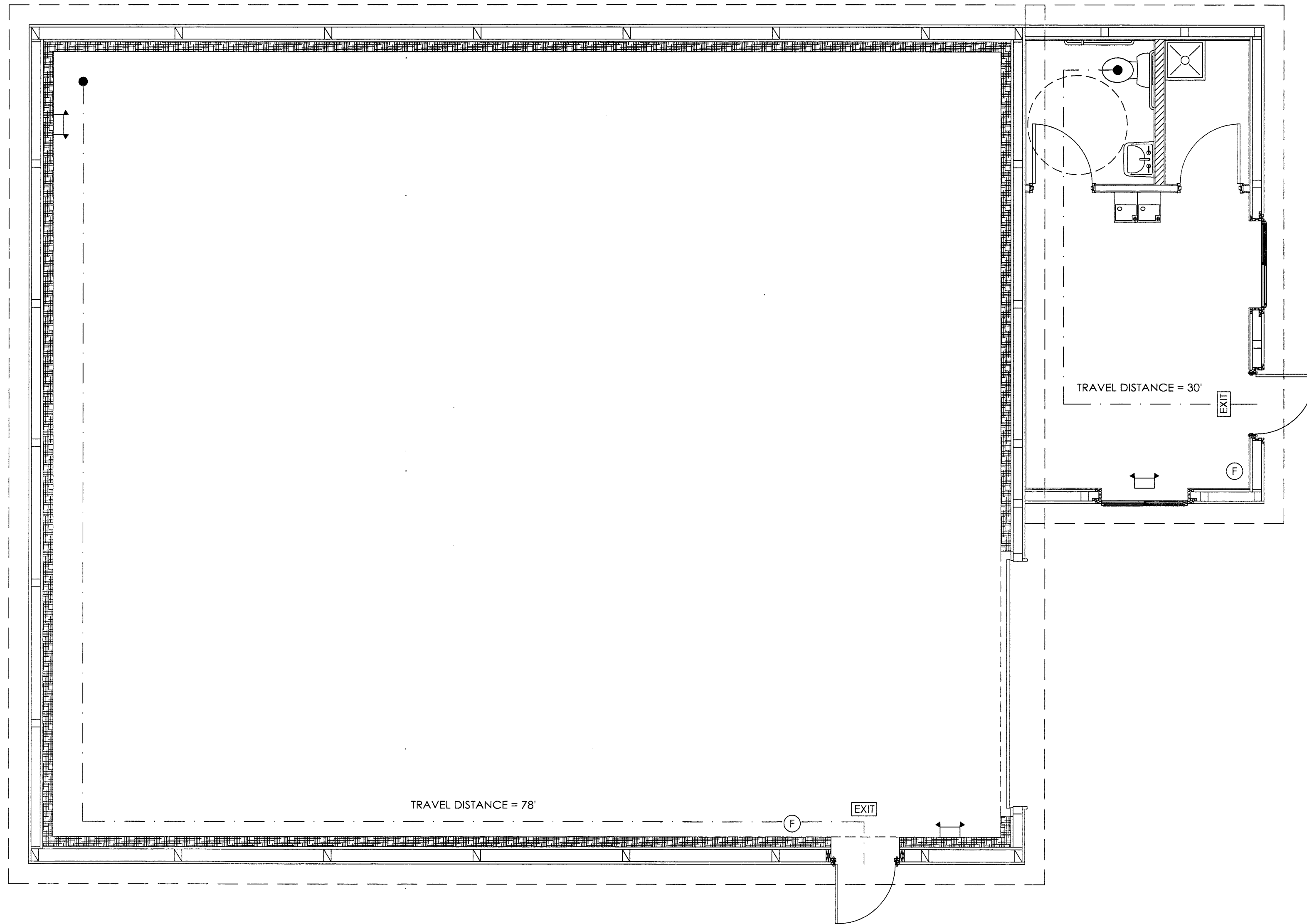
| USE GROUP OR SPACE DESCRIPTION | (A) AREA 1 SQ. FT. | (B) AREA 1 PER OCCUPANCY TABLE 1004.1.1 | (C) EGRESS WIDTH PER OCCUPANT SECTION 1005.1 | | REQUIRED WIDTH (SECTION 1005.1) (A/B)x(C) | | ACTUAL WIDTH SHOWN ON PLANS | |
|--------------------------------|--------------------|---|--|-------|---|-------|-----------------------------|-------|
| | | | STAIRS | LEVEL | STAIRS | LEVEL | STAIRS | LEVEL |
| STORAGE | 2100 | 300 (7) | 0.3 | 0.2 | NA | 1.4 | NA | 32 |
| OFFICE | 288 | 100 (3) | 0.3 | 0.2 | NA | 0.6 | NA | 32 |
| | | | | | | | | |
| | | | | | | | | |
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PROPRIETORS OF UNION WHARF
PORTLAND, ME

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

| | |
|---------------|----------|
| DRAWN BY: | SAJ |
| DATE: | 3/6/2012 |
| CHECKED BY: | GMC |
| DATE: | 03/10/12 |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |





LIFE SAFETY PLAN

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

(F) - 2-A/20-B PORTABLE FIRE EXTINGUISHER

APPLICANT:
CHARLES A. POOLE
PROPRIETORS OF UNION WHARF
#52 UNION WHARF
PORTLAND, MAINE 04101
207-772-8160
charliep@puw1793.com

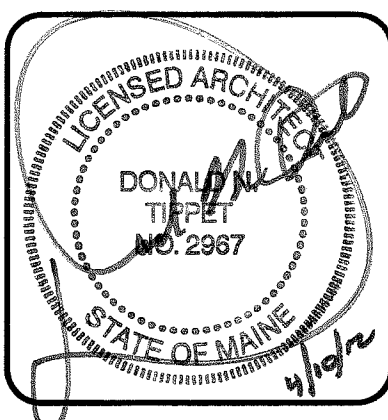
PROJECT ARCHITECT:
DONALD N. TIPPET, AIA, NCARB
ALLIED DESIGN ARCHITECTURAL AND ENGINEERING GROUP, P.C.
100 SOUTH PERSHING STREET
P.O. BOX 110
MORTON, IL. 61550
309-263-6369
donald.tippet@allicedesignaes.com

BUILDING USE: B/S-1 LOW HAZARD STORAGE / OFFICE
BUILDING AREA: 2,388 SQ. FT.

PROPRIETORS OF UNION WHARF
PORTLAND, ME

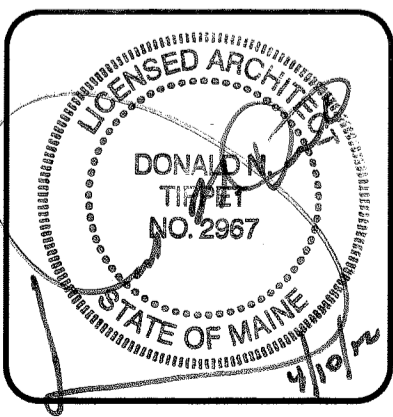
ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

| | |
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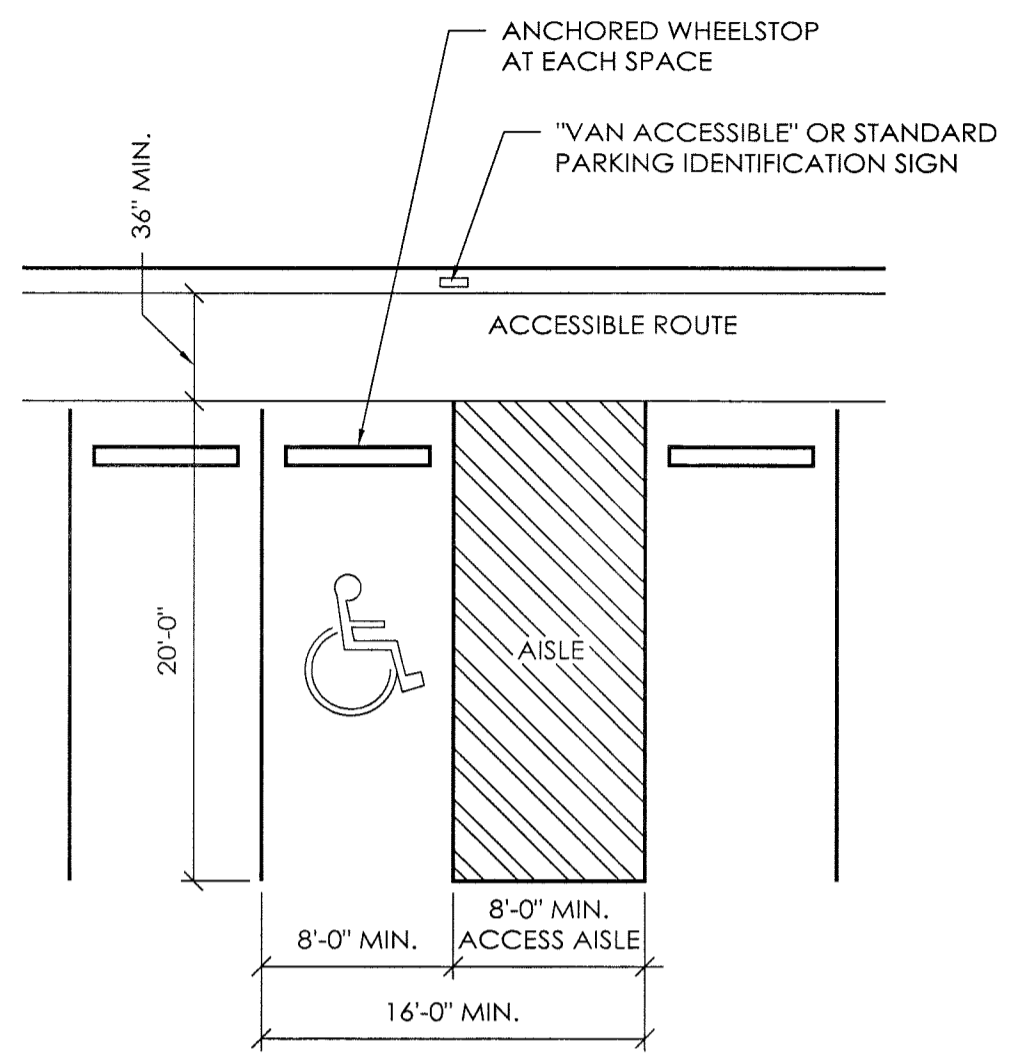
SCALE: AS NOTED
SHEET NO.
A1 OF A5

| | |
|---------------|----------|
| DRAWN BY: | SAJ |
| DATE: | 3/6/2012 |
| CHECKED BY: | GMC |
| DATE: | 03/10/12 |
| REVISED DATE: | --- |
| REVISED DATE: | --- |
| REVISED DATE: | --- |
| REVISED DATE: | --- |

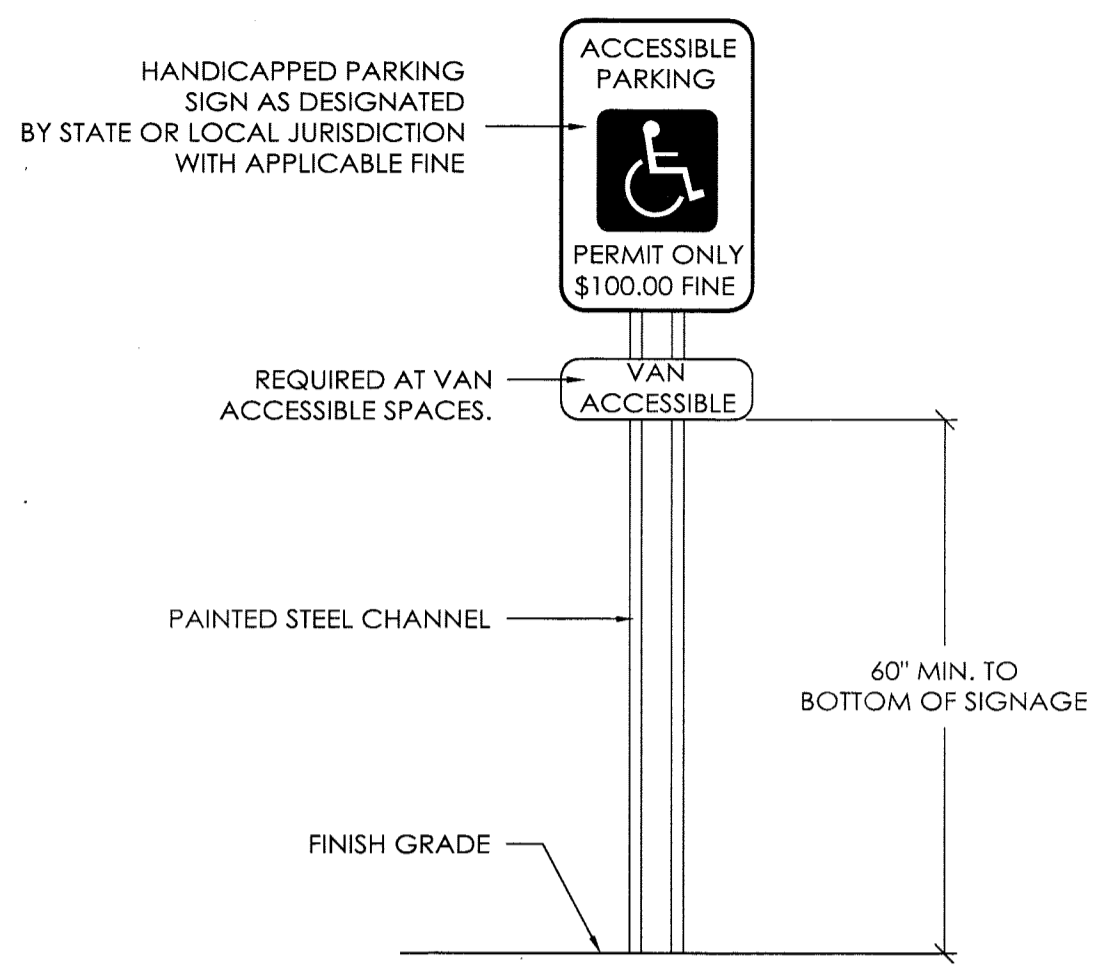


DESIGN AND EXPLANATORY NOTES
SITE PLAN ACCESSIBILITY

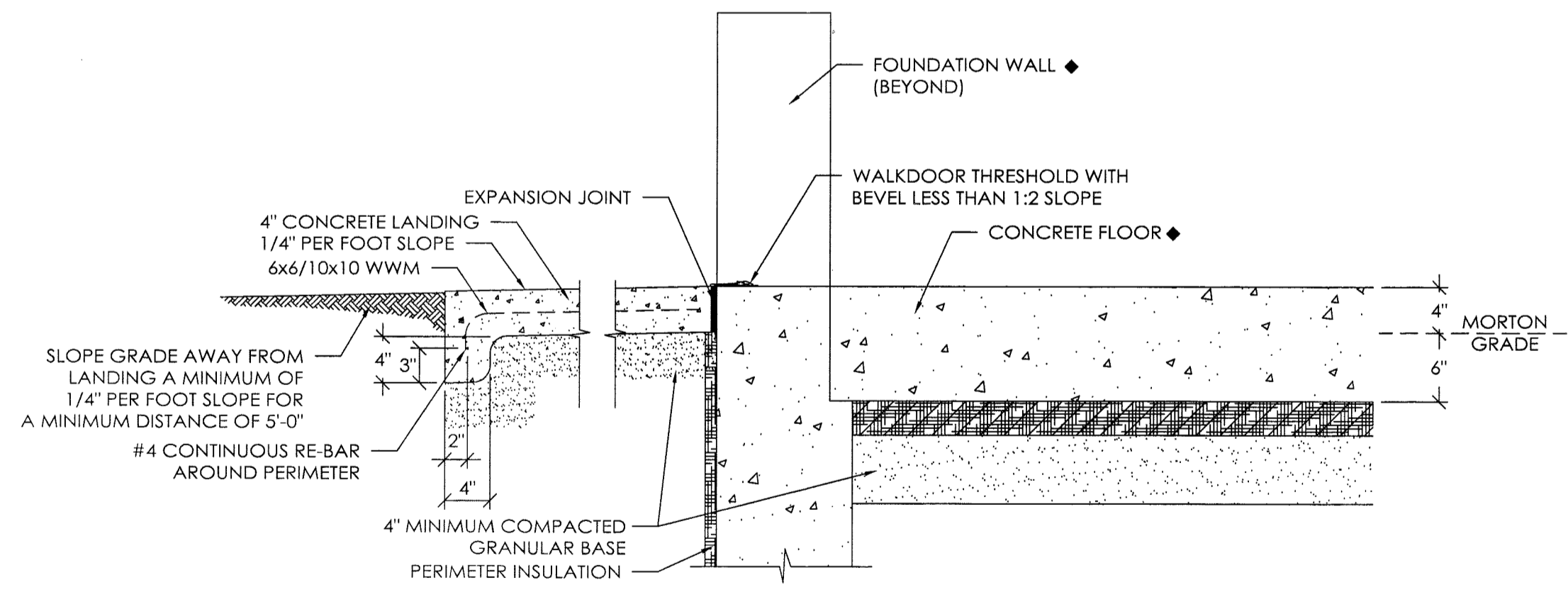
- 1.) THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOOR.
- 2.) AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE OF GREATER THAN 1:20 IS A RAMP. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50
- 3.) THE MAXIMUM SLOPE OF A RAMP OR CURB RAMP SHALL BE 1:12 OR LESS IF POSSIBLE. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30".
- 4.) THE MINIMUM CLEAR WIDTH OF A RAMP 30' OR LESS SHALL BE 36". RAMPS MORE THAN 30' IN LENGTH SHALL HAVE A MINIMUM CLEAR WIDTH OF 44".
- 5.) RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN.
- 6.) LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP RUN LEADING TO IT AND SHALL BE A MINIMUM OF 60" IN LENGTH. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"x60". CURB RAMPS SHALL HAVE A MIN. OF 36" CLEAR LENGTH.
- 7.) IF A RAMP RUN HAS A RISE GREATER THAN 6", THEN IT SHALL HAVE HAND RAILS ON BOTH SIDES.
- 8.) CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
- 9.) THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 36", EXCLUSIVE OF FLARED SIDES.
- 10.) FOR PURPOSE OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE TRUNCATED DOMES WHICH SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. TRUNCATED DOMES SHALL BE LOCATED FOR A DISTANCE OF 24" IN DIRECTIONS OF TRAVEL.
- 11.) IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- 12.) BUILT-UP CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES OR INTO SPACES THAT WOULD INTERFERE WITH PERSONS ENTERING OR EXITING PARKED OR STANDING VEHICLES.
- 13.) CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
- 14.) MARKED CROSSINGS THAT ARE RAISED TO THE SAME LEVEL AS THE ADJOINING SIDEWALK SHALL BE PRECEDED BY A 24 INCH DEEP AREA OF TRUNCATED DOMES EXTENDING THE FULL WIDTH OF THE MARKED CROSSING.
- 15.) ACCESSIBLE PARKING SPACE:
 - a. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS.
- 16.) LANDING & THRESHOLD:
 - b. ALL DOORS REQUIRED TO BE ACCESSIBLE & SHALL BE PROVIDED WITH LEVER HANDLES OR PUSH/PULL HARDWARE.
 - c. ALL DETAILS SHALL CONFORM TO A117.1
 - d. ACCESSIBLE ROUTES SHALL BE BY HARD, FIRM, AND SLIP RESISTANT SURFACES AND SHALL HAVE SLOPES OF LESS THAN 1:20
 - e. CLOSURES FOR DOORS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE NOT LESS THAN 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
 - f. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN ACCESSIBLE INTERIOR HINGED DOORS SHALL BE 5 LB/FT.
 - g. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED 34" MINIMUM TO 48" MAXIMUM ABOVE THE FINISHED FLOOR.
 - h. CHANGES IN LEVEL OF 1/4" HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
 - i. CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAXIMUM HIGH SHALL BE BEVELED TO A SLOPE NO STEEPER THAN 1:2.
- 17.) SURFACE:
 - a. ALL ACCESSIBLE ROUTES / ACCESS ELEMENTS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.



ACCESSIBLE PARKING SPACE DETAIL ◆
SEE NOTE #15



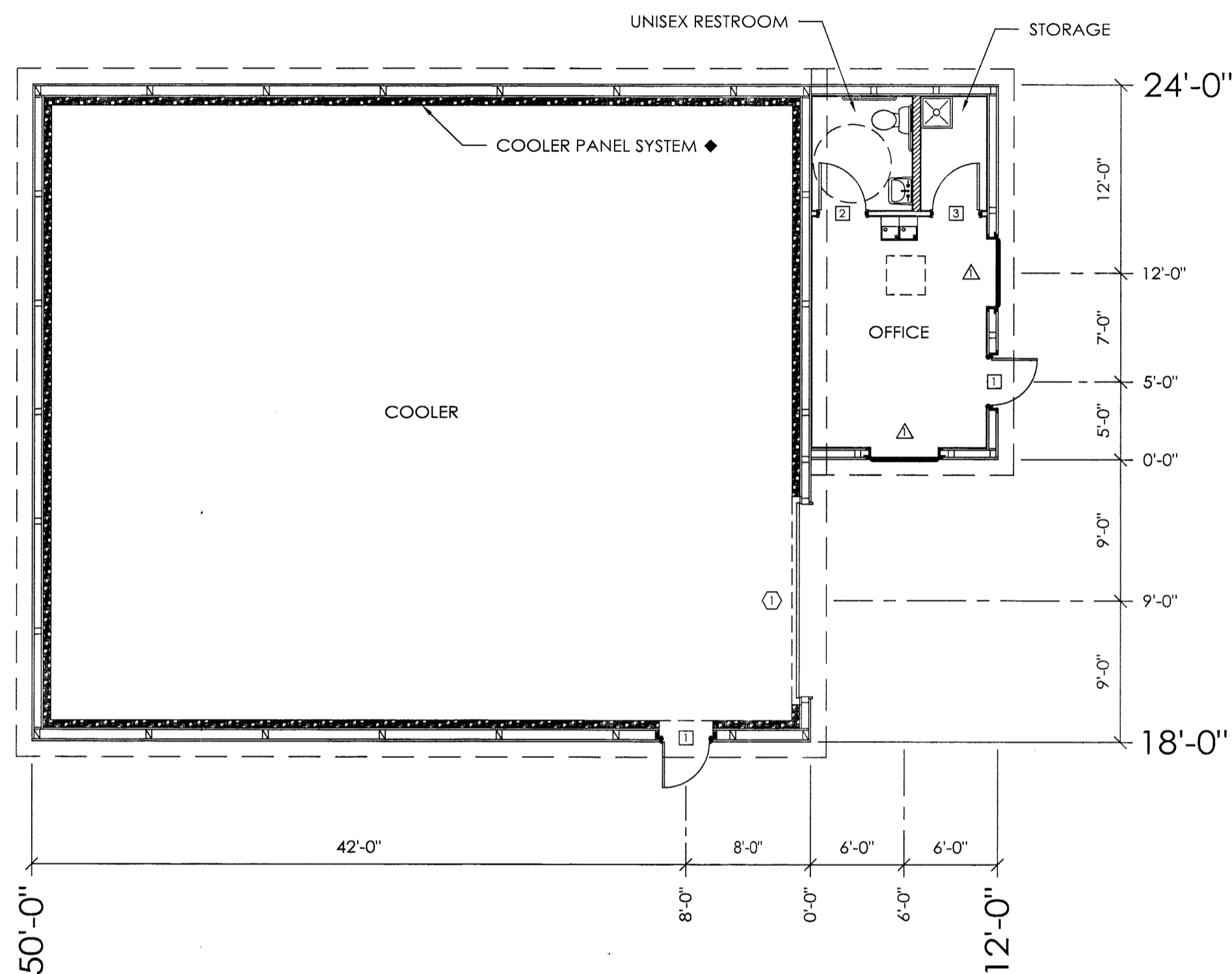
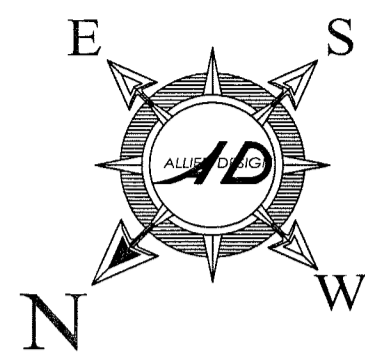
ACCESSIBLE PARKING SIGN ◆



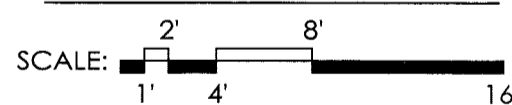
LANDING & THRESHOLD DETAIL
SCALE: 1" = 1'-0" SEE NOTE #16

DESIGN AND EXPLANATORY NOTES

- 1.) INTERIOR WALKDOORS, FIXTURES, AND FINISHES ARE NOT BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS, AND ARE THE OWNER'S RESPONSIBILITY.
- 2.) 2x4 AND 2x6 STUDWALLS ARE NOT BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS, AND ARE THE OWNER'S RESPONSIBILITY.
- 2x4 STUDWALL @ 16" O.C.
 ▨ 2x6 STUDWALL @ 16" O.C.



INTERIOR LAYOUT



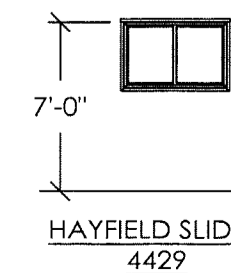
INTERIOR LAYOUT LEGEND

□ - ATTIC ACCESS DOOR (VERIFY LOCATION)

| ROUGH OPENING SCHEDULE | | |
|-------------------------|---------|---------|
| UNIT SYMBOL FROM LEGEND | WIDTH | HEIGHT |
| △ | 52 1/4" | 33 5/8" |
| ① | VERIFY | VERIFY |
| ② | VERIFY | VERIFY |
| ③ | VERIFY | VERIFY |

| DOOR SCHEDULE | | | | | | | | | | | |
|---------------|------|-----------------|-------------------------|------|-------------|---------|---------------------|------------|--------|---------------------|--------|
| DOOR # | QTY. | SIZE | STYLE | TYPE | FIRE RATING | GLAZING | FRAME | TRIM | CLOSER | HARDWARE | DOOR # |
| ① | 2 | 3068 | | | | | | | | | ① |
| ② | 1 | 3068 | | | | | | | | KEYED LEVER LOCKSET | ② |
| ③ | 1 | 3068 | | | | | | | | KEYED LEVER LOCKSET | ③ |
| ④ | 1 | 12'-2" x 12'-1" | SECTIONAL OVERHEAD DOOR | | | | STD. HEADROOM TRACK | STEEL TRIM | | ELECTRIC OPERATOR | ④ |

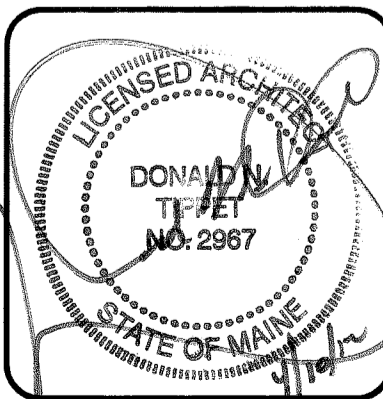
| WINDOW SCHEDULE | | | | | | | | | | |
|-----------------|------|------|--------------|---------|-----------|----------------------|-------|------|-------------|----------|
| WINDOW # | QTY. | SIZE | MANUFACTURER | STYLE | CATALOG # | GLAZING | FRAME | TRIM | ACCESSORIES | WINDOW # |
| △ | 2 | 4429 | HAYFIELD | SLIDING | N/A | SINGLE PANE W/ LOW E | | | | △ |



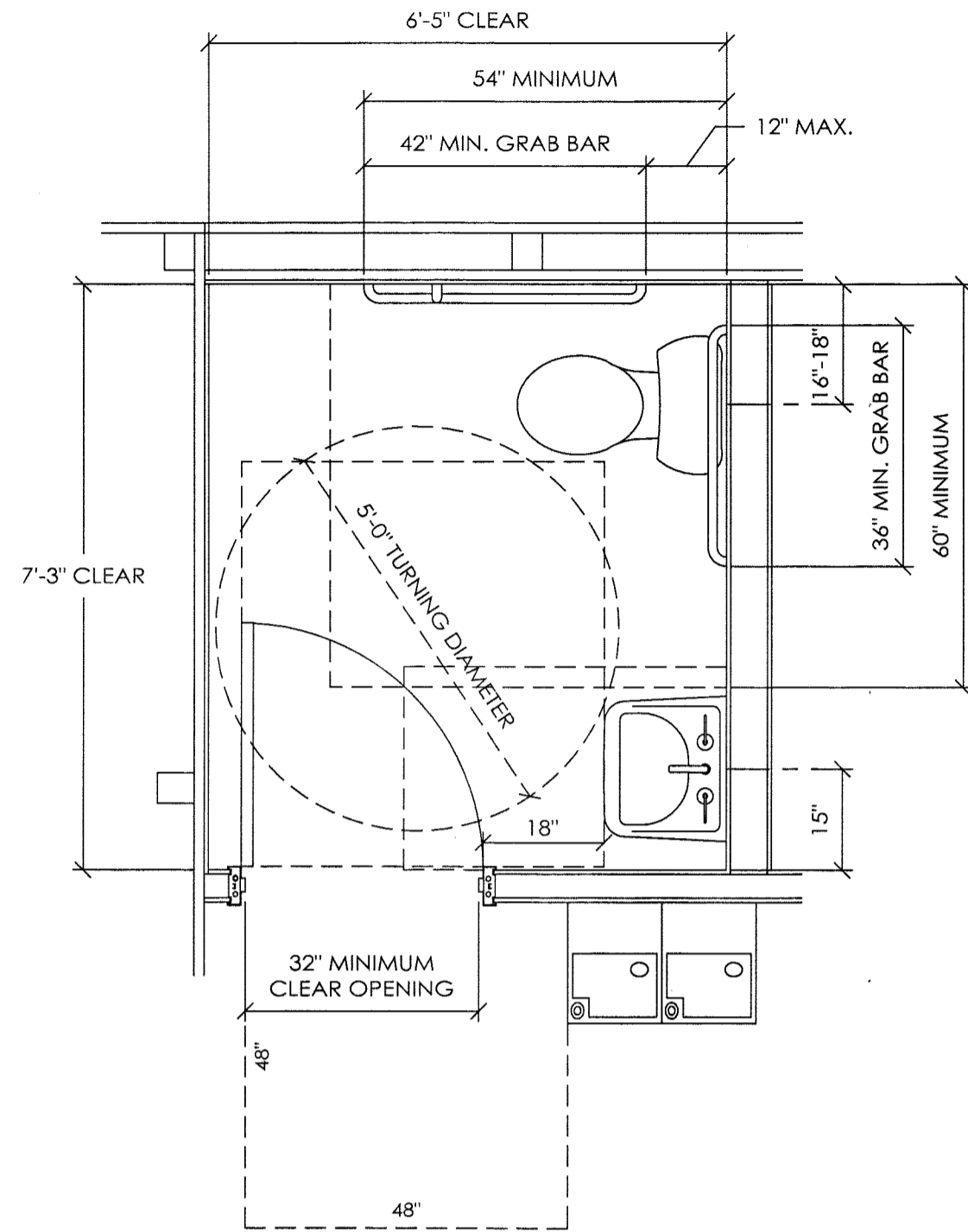
PROPRIETORS OF UNION WHARF
PORTLAND, ME

ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
 100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
 PHONE NUMBER: 309-263-4105

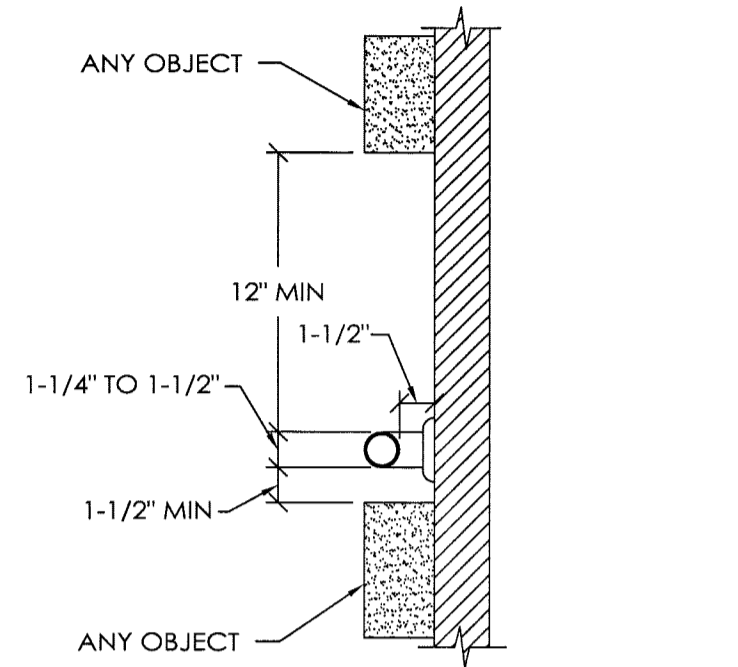
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|---------------|----------|
| DRAWN BY: | SAJ |
| DATE: | 3/6/2012 |
| CHECKED BY: | GMC |
| DATE: | 03/10/12 |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |



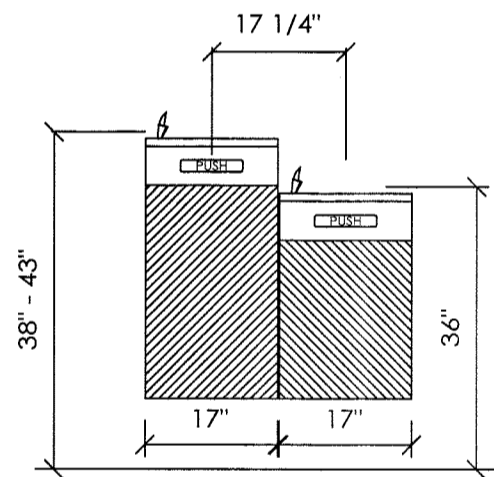
GENERAL ACCESSIBILITY REQUIREMENTS



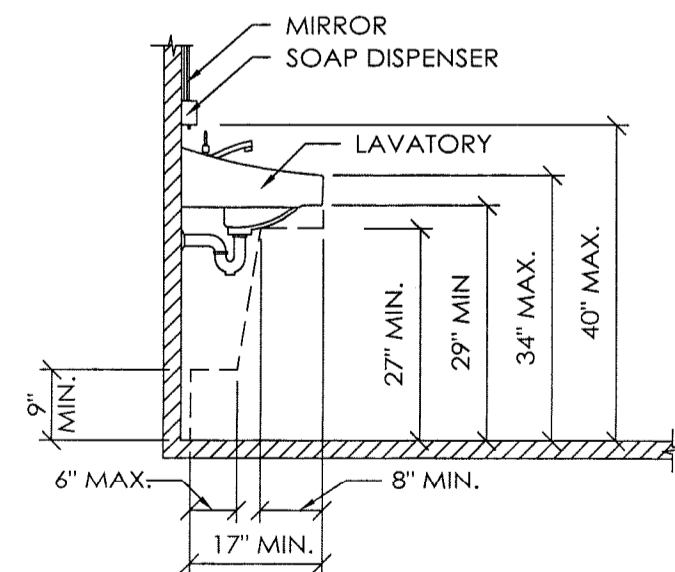
RESTROOM CLEARANCE LAYOUT
SCALE: 1/2" = 1'-0" SEE NOTE #1



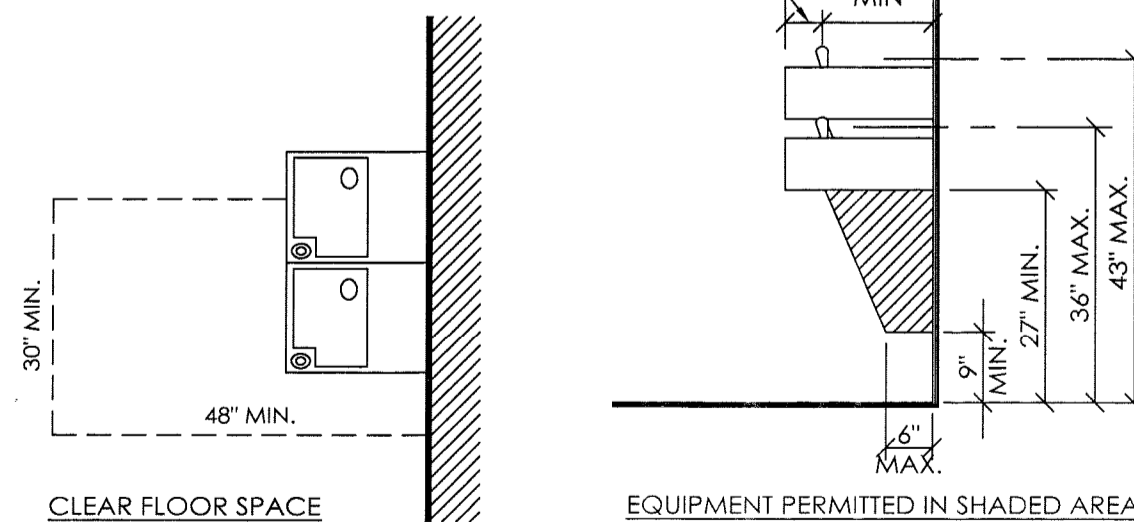
GRAB BAR CLEARANCES
SCALE: 1-1/2" = 1'-0"



ACCESSIBLE DRINKING FOUNTAIN ELEVATIONS
SCALE: 1/2" = 1'-0"



SIDE ELEVATION OF WALL-HUNG LAVATORY
SCALE: 1/2" = 1'-0" SEE NOTE #2



ACCESSIBLE DRINKING FOUNTAIN DETAILS
SCALE: 1/2" = 1'-0" SEE NOTE #4

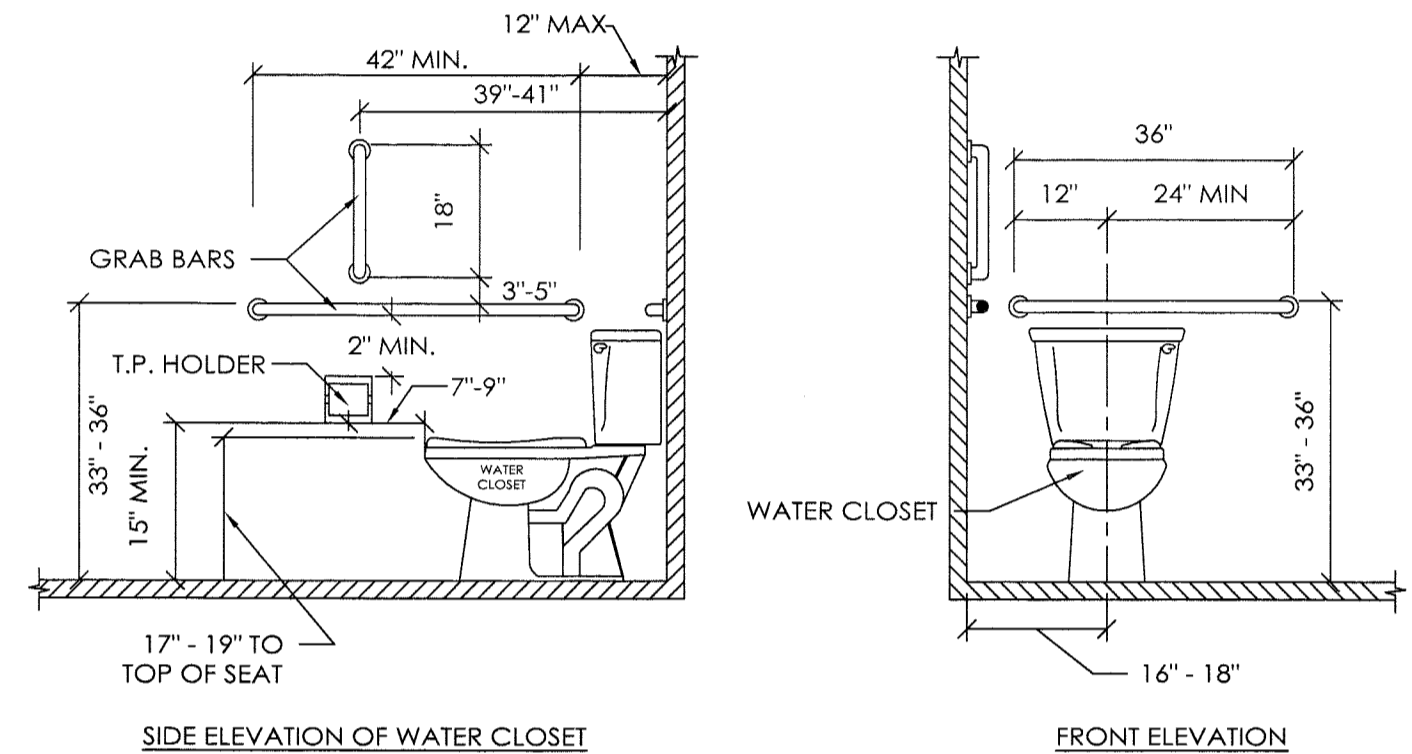
DESIGN AND EXPLANATORY NOTES

1.) RESTROOM CRITERIA

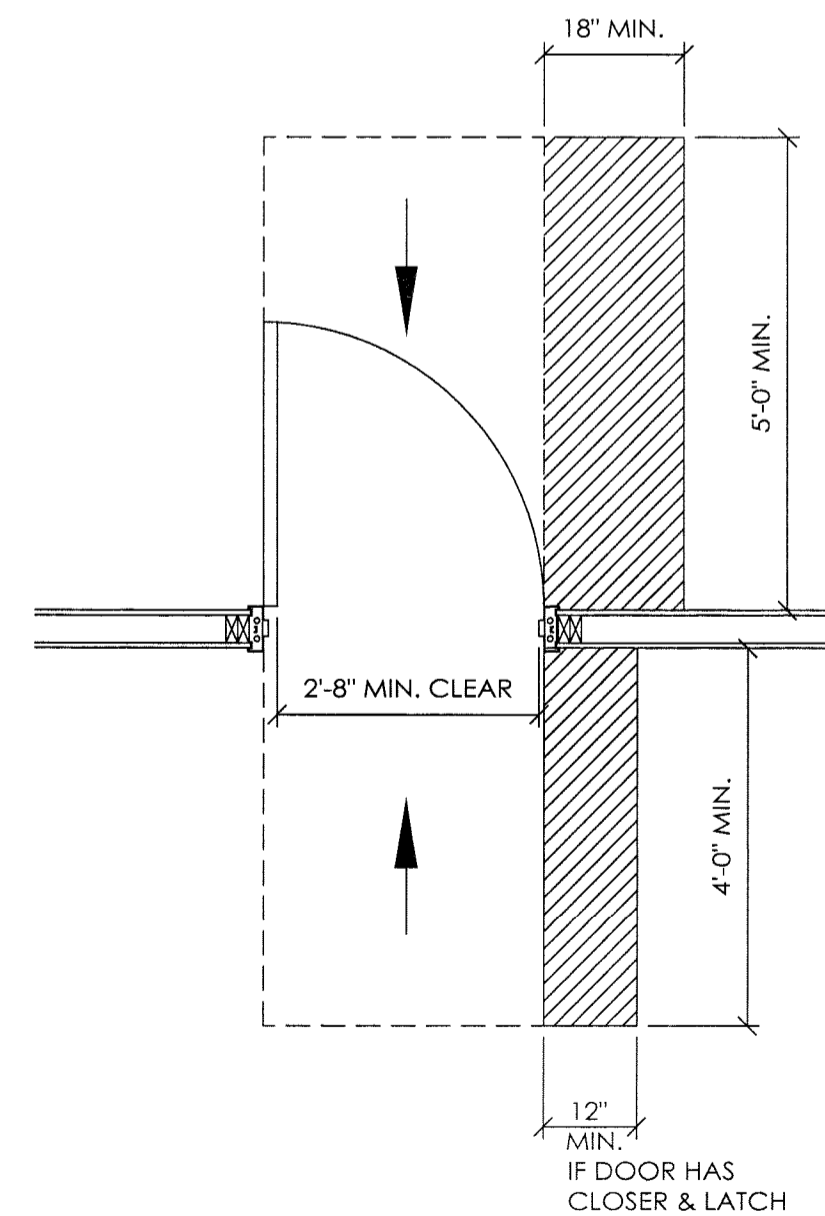
- a. IMPERVIOUS SURFACE TO BE PROVIDED IN RESTROOMS WITHIN TWO FOOT OF WATER CLOSETS AND URINALS TO A HEIGHT OF FOUR FOOT FROM FLOOR. IMPERVIOUS FLOOR SURFACE AND 6" IMPERVIOUS BASE TRIM TO BE PROVIDED THROUGHOUT ENTIRE RESTROOM.
- b. BARRIER FREE RESTROOMS SHALL BE IDENTIFIED WITH INTERNATIONAL SYMBOL OF COMPLIANCE AND A TACTILE SIGN. THE SYMBOL OF COMPLIANCE SHALL BE LOCATED BETWEEN 60" & 90" AFF. THE TACTILE SIGN SHALL BE MOUNTED 60" AFF ADJACENT TO THE LATCH SIDE OF THE DOOR.

2.) BOTTOM OF MIRROR & SOAP DISPENSER AT SAME HEIGHT.

3.) FLUSH LEVER SHALL BE ON THE APPROACH SIDE OF THE WATER CLOSET.



ACCESSIBLE WATER CLOSET DETAILS
SCALE: 1/2" = 1'-0" SEE NOTE #3



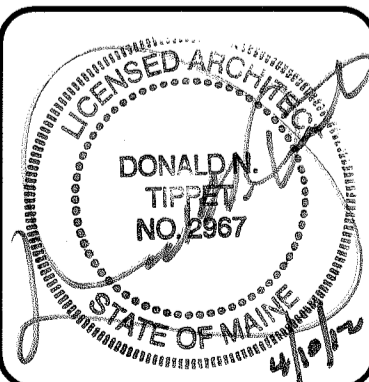
TYPICAL ACCESSIBILITY CLEARANCE DETAIL FOR FORWARD APPROACH

OFFICE:
MANCHESTER, NH
JOB NO.
118015372

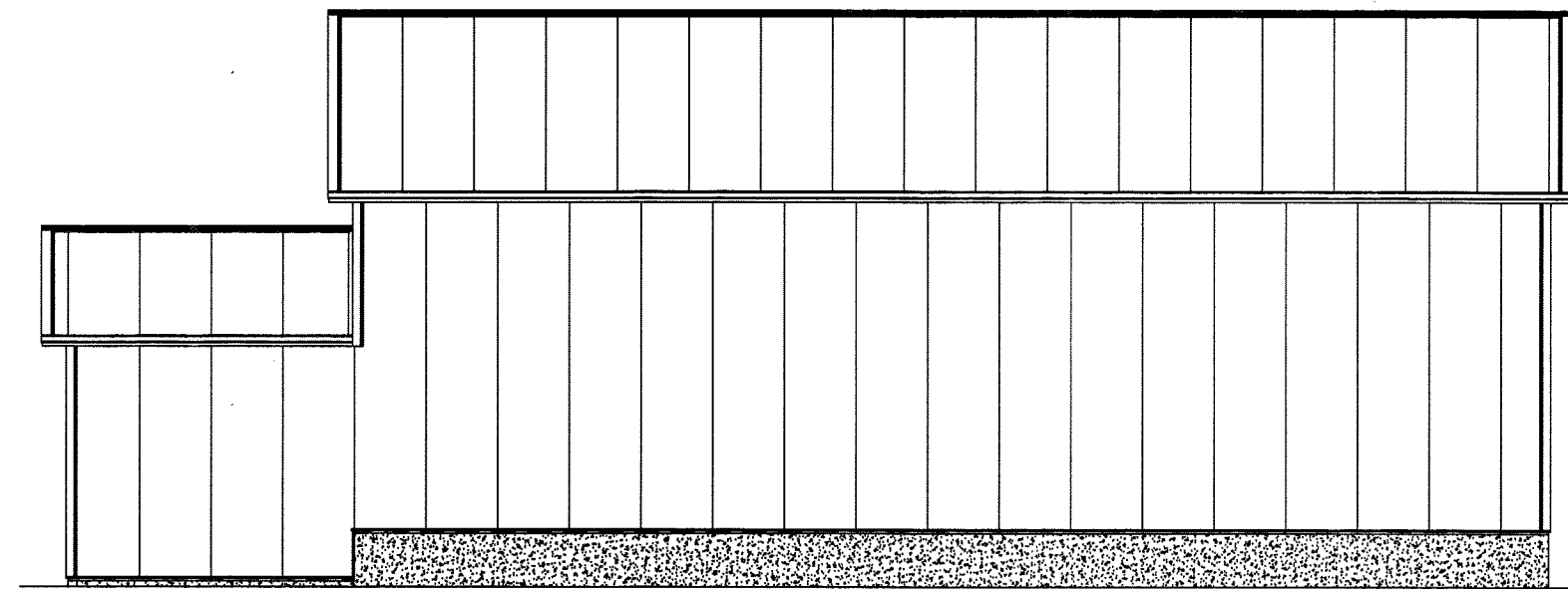
PROPRIETORS OF UNION WHARF
PORTLAND, ME

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

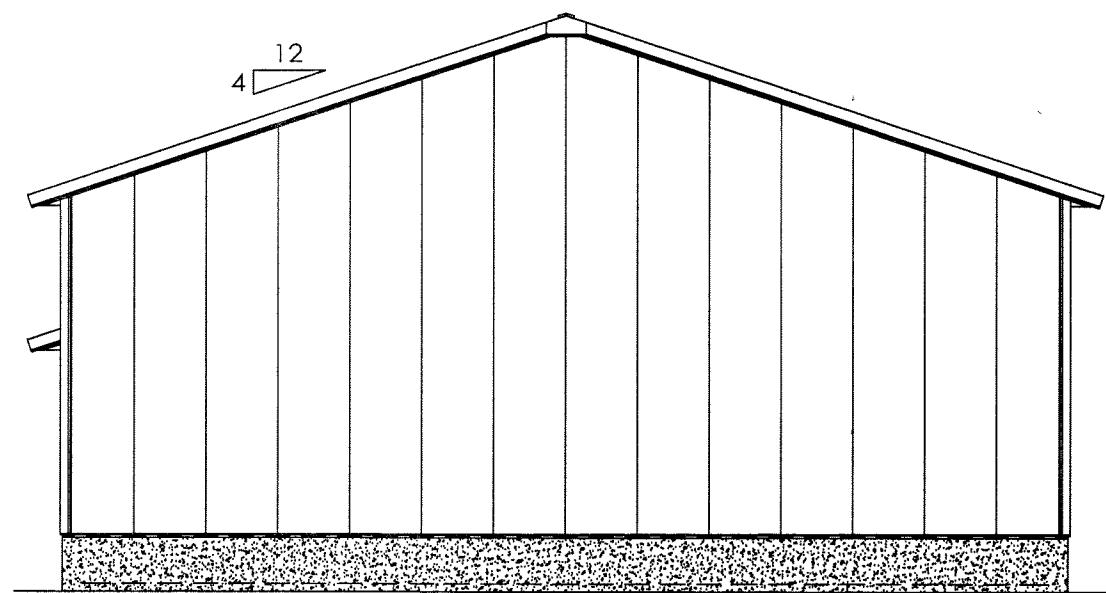
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|---------------|----------|
| DRAWN BY: | SAJ |
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| REVISED DATE: | ---- |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |



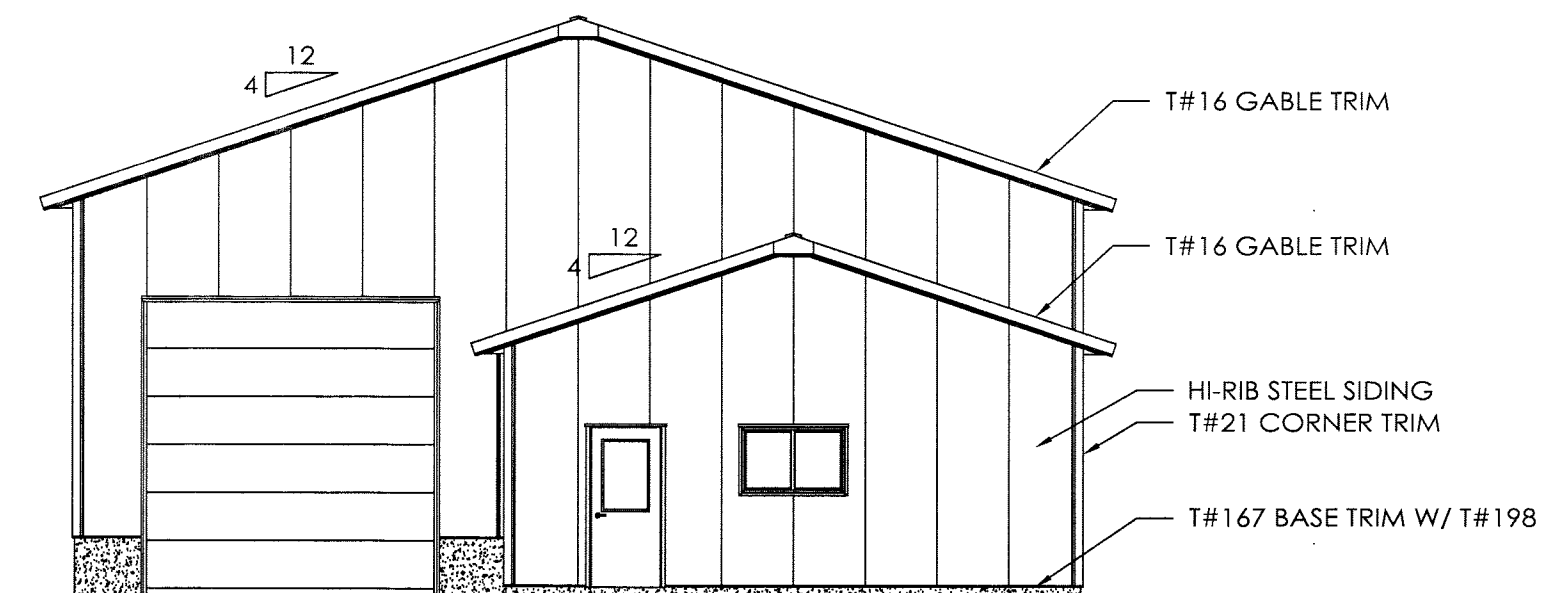
SCALE: AS NOTED
SHEET NO.
A4 OF A5



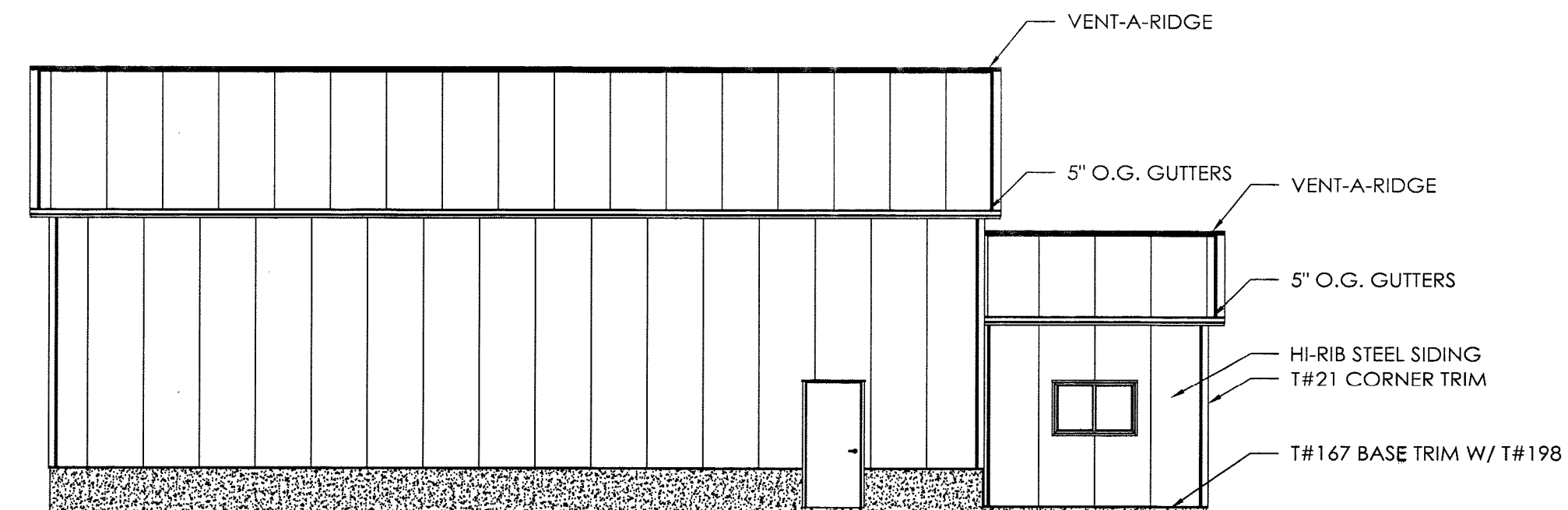
SOUTHEAST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

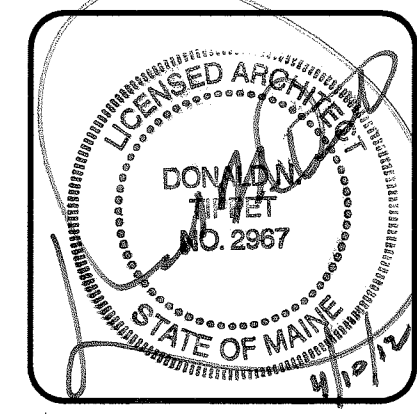


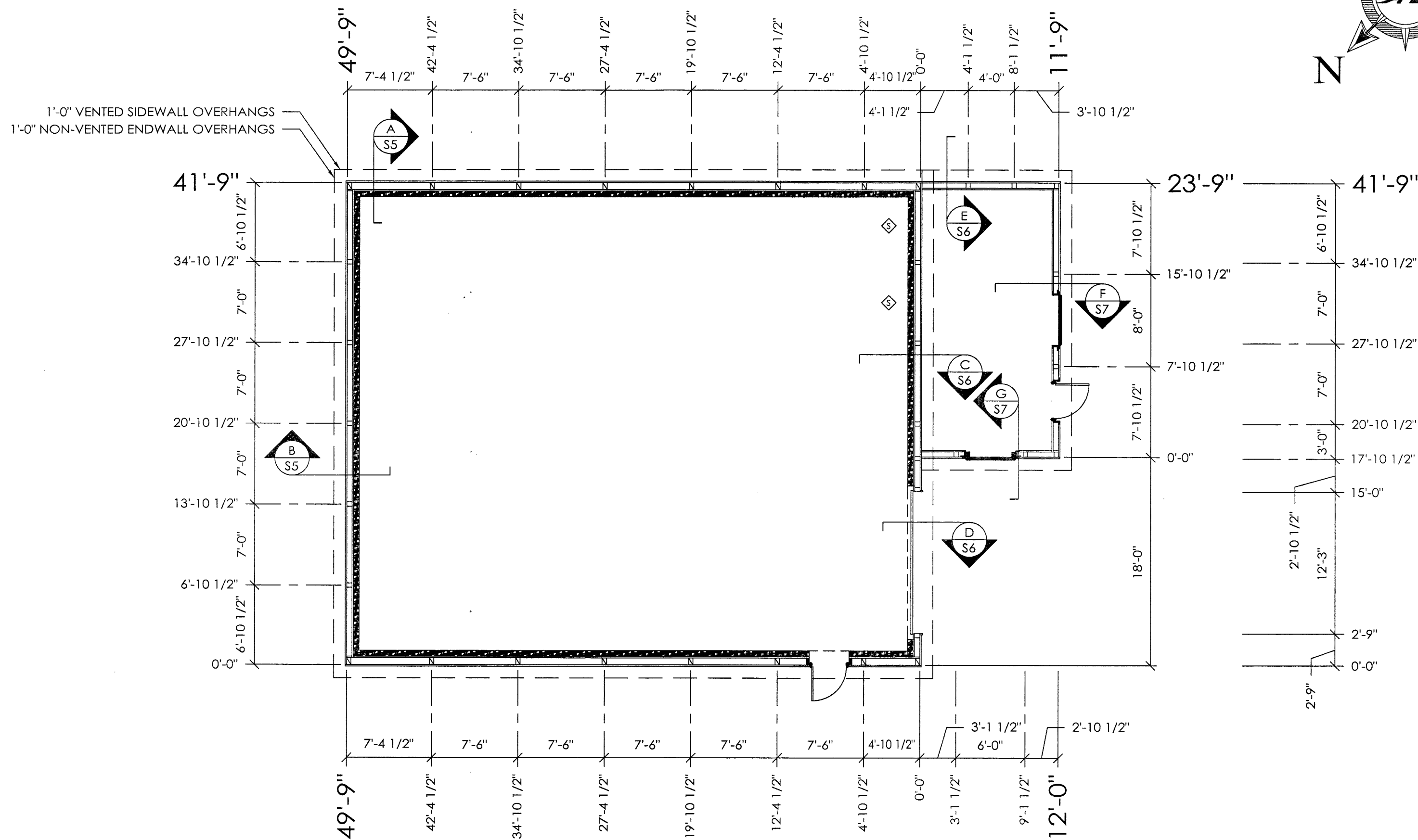
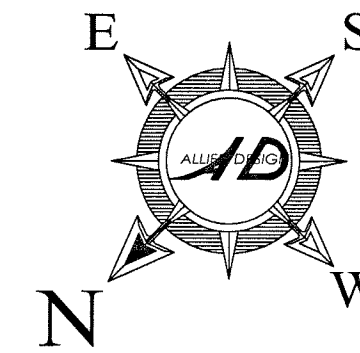
NORTHWEST ELEVATION

PROPRIETORS OF UNION WHARF
PORTLAND, ME

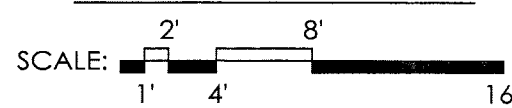
ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

| | |
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| REVISED DATE: | ---- |
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| REVISED DATE: | ---- |
| REVISED DATE: | ---- |





COLUMN PLAN



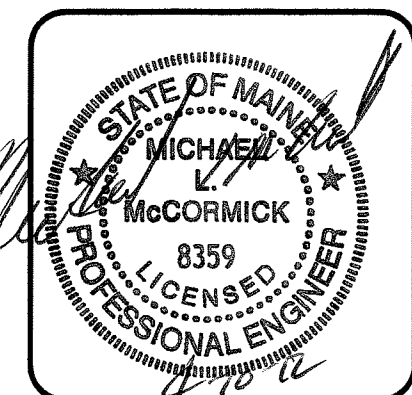
COLUMN PLAN LEGEND

- - (3) 2x6 LAMINATED COLUMN LOCATION
- ▣ - (3) 2x8 LAMINATED COLUMN LOCATION
- - HEADERED TRUSS LOCATION
- SNOW RETAINERS
- LAP RIB SEALANT TAPE FOR ROOF STEEL
- ALL STEEL FASTENED WITH STAINLESS STEEL SCREWS
- ◇ - 7/16" OSB SHEARWALL LOCATION (SEE SHEET S8 OF S9 FOR DETAILS)

PROPRIETORS OF UNION WHARF
PORTLAND, ME

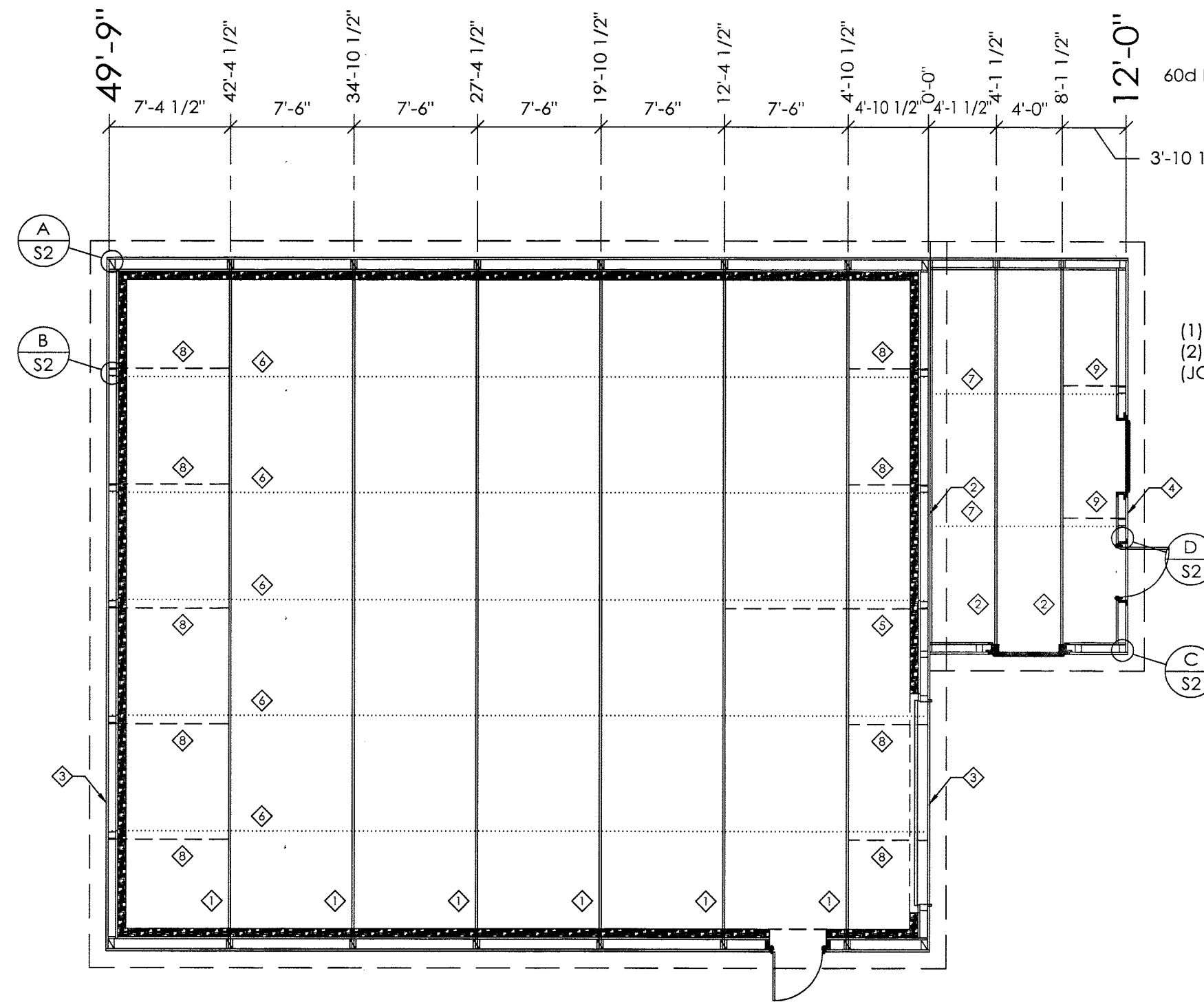
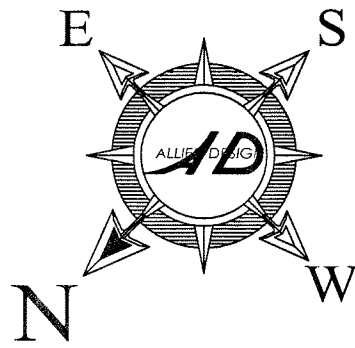
ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

| | |
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| REVISED DATE: | ---- |
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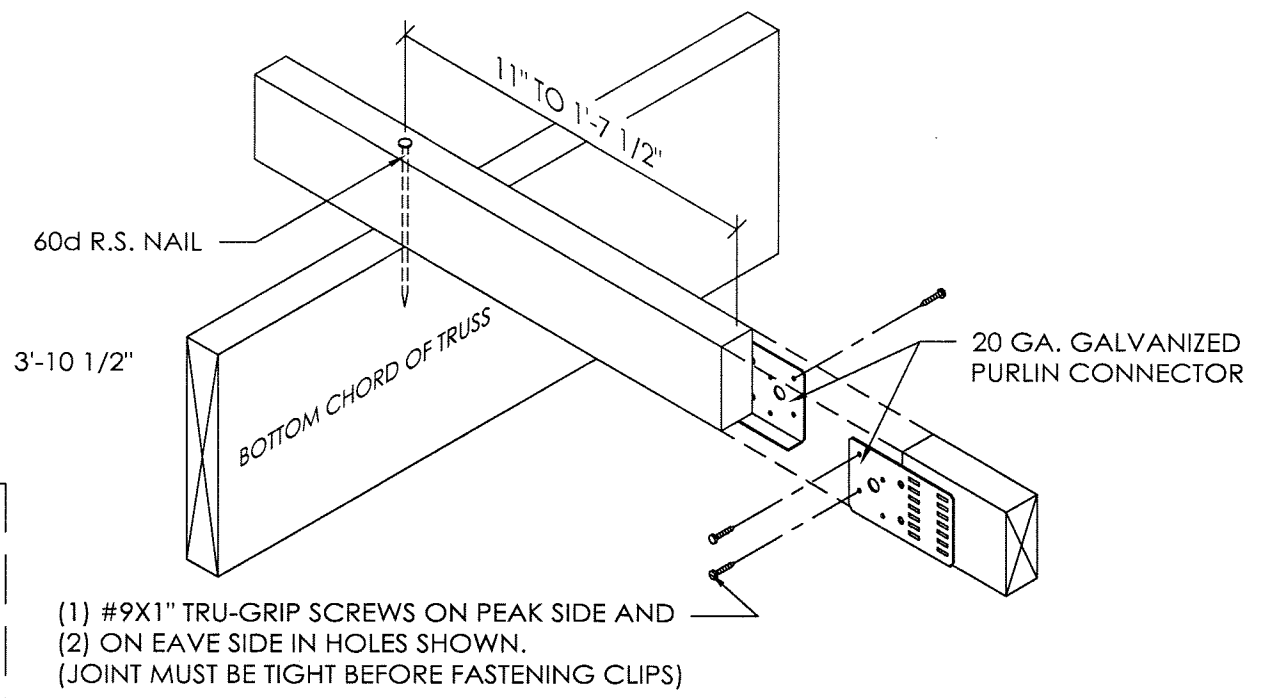
TRUSS/BRACING PLAN LEGEND

- ◇ - 42' 4090 S.C. TRUSSES @ 7'-6" O.C.
- ◇ - 24' 4090 S.C. TRUSSES @ 4'-0" O.C.
- ◇ - 42' - 2x10 (NO. 1 SYP) END RAFTER ASSEMBLY
- ◇ - 24' - 2x8 (NO. 1 SYP) END RAFTER ASSEMBLY
- ◇ - 2x6 DIAGONAL END BRACES
(TO EXTEND TO SECOND TRUSS IN FROM ENDWALL)
- ◇ - 2x4 TRUSS TIES @ 7'-0" O.C.
- ◇ - 2x4 TRUSS TIES @ 8'-0" O.C.
- ◇ - 2x6 DIAGONAL END BRACES
(TO EXTEND TO FIRST TRUSS IN FROM ENDWALL)
- ◇ - 2x6 DIAGONAL END BRACES @ 8'-0" O.C.

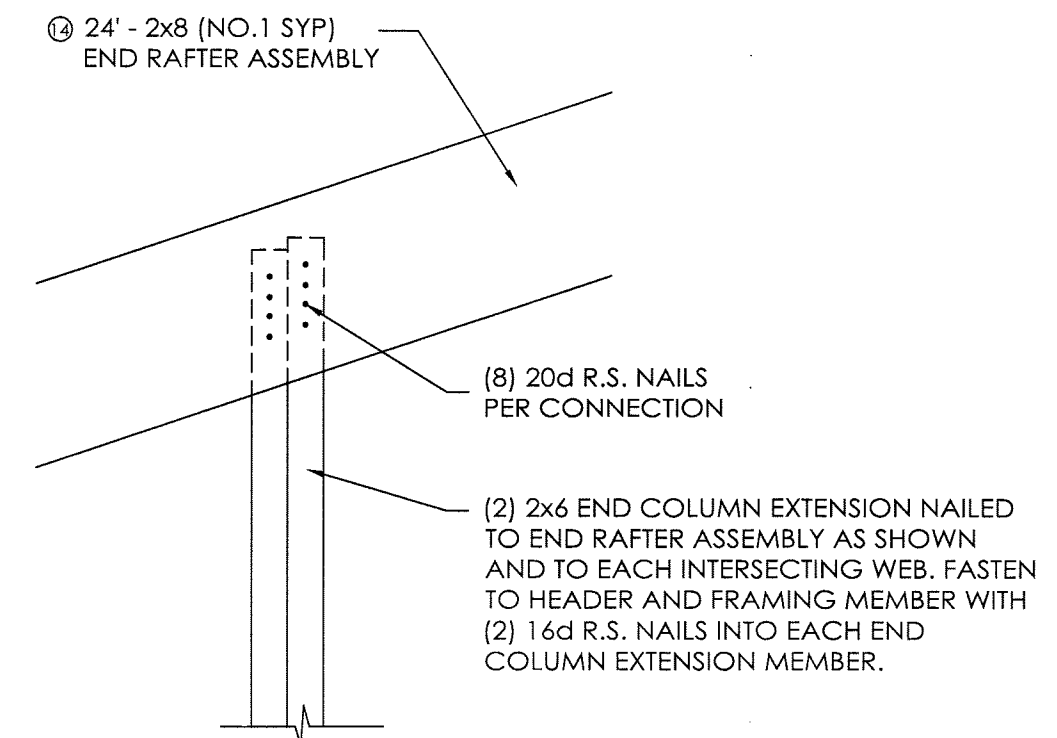


TRUSS/BRACING PLAN

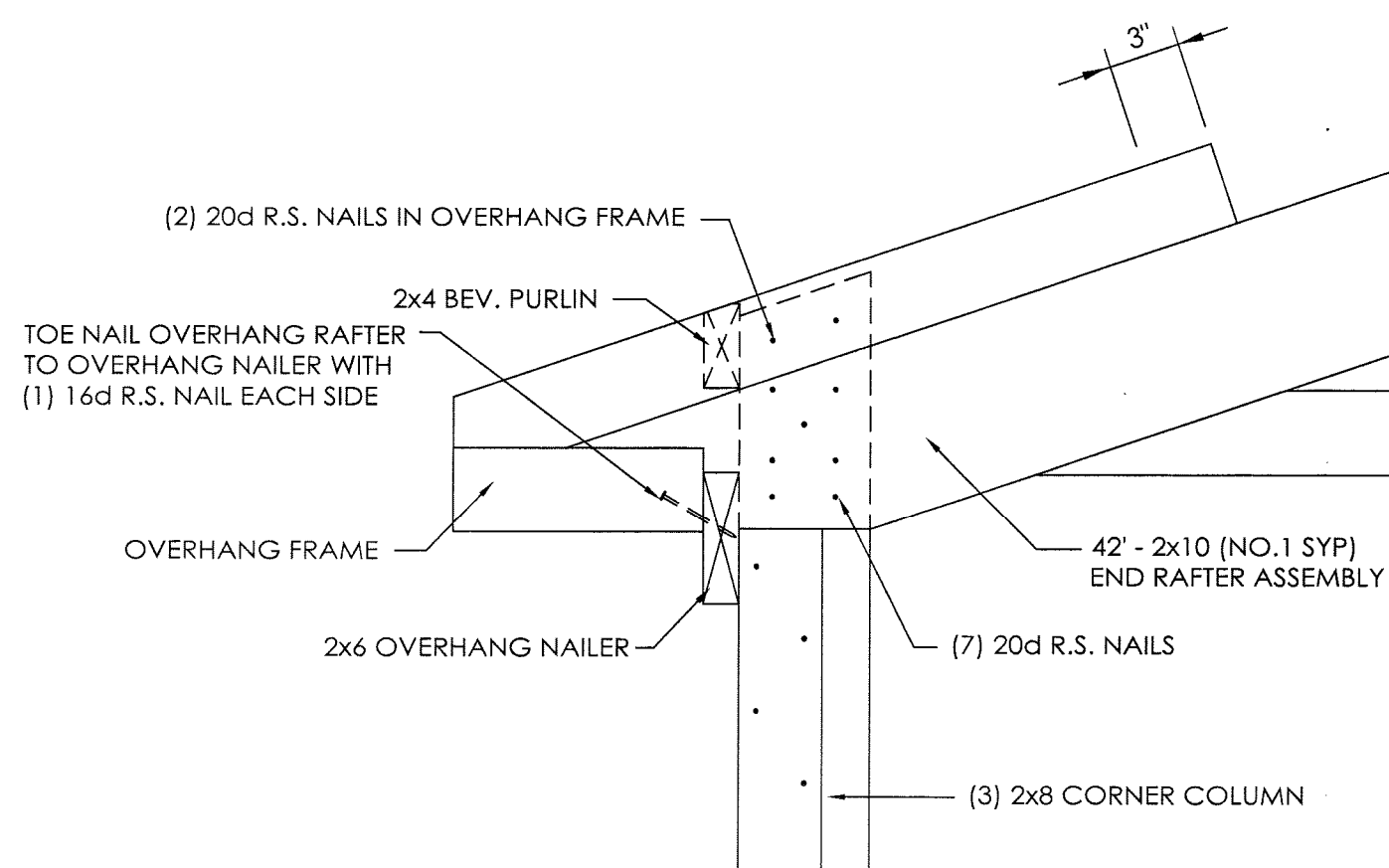
SCALE: 1" = 4'
1' 4' 8' 16'



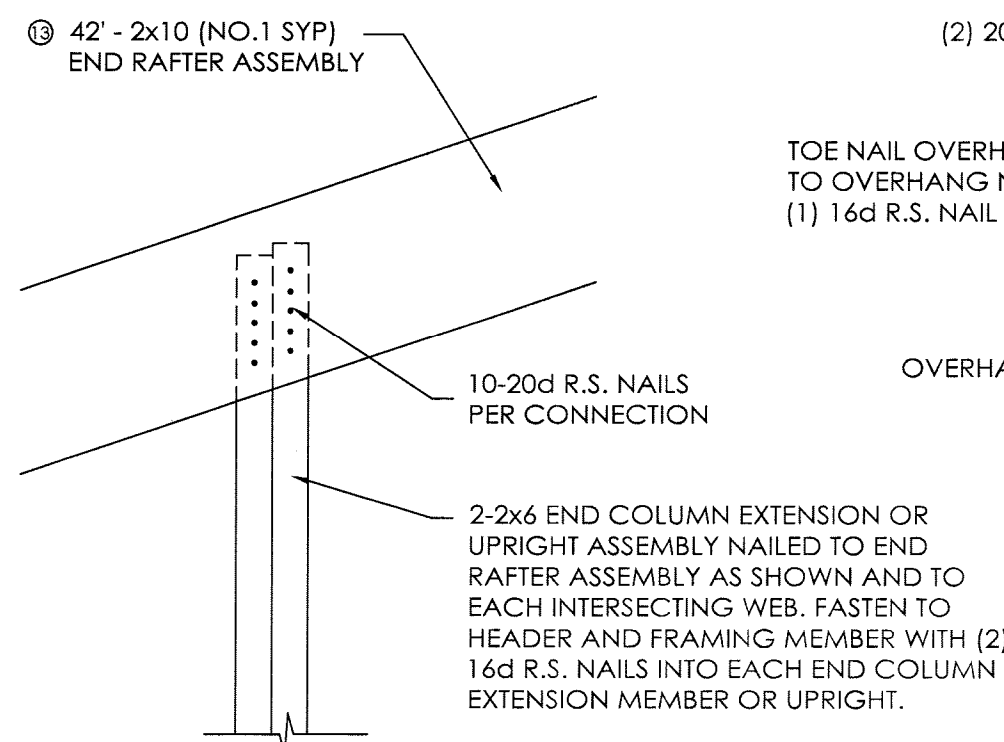
2x4 TRUSS TIE DETAIL



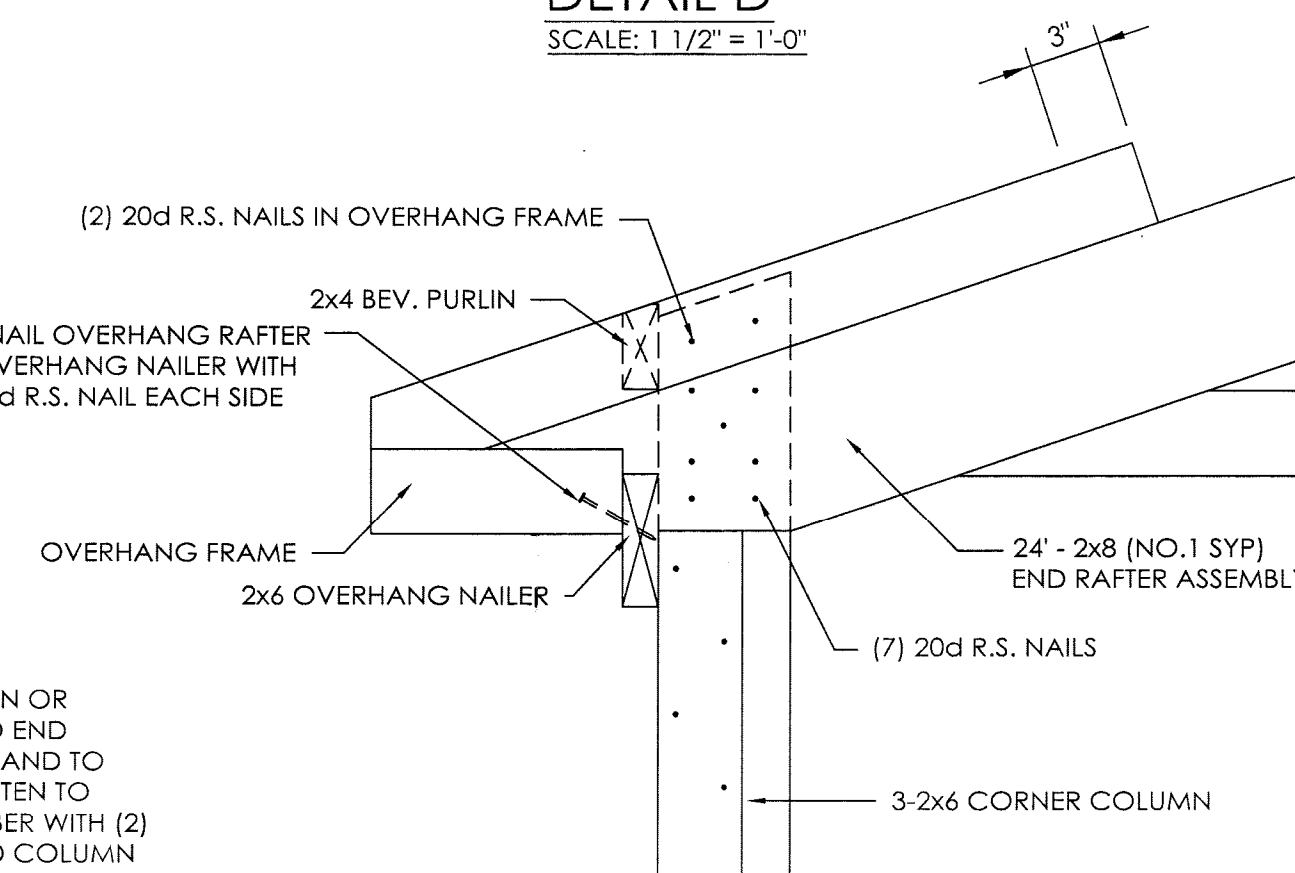
DETAIL D
SCALE: 1 1/2" = 1'-0"



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



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



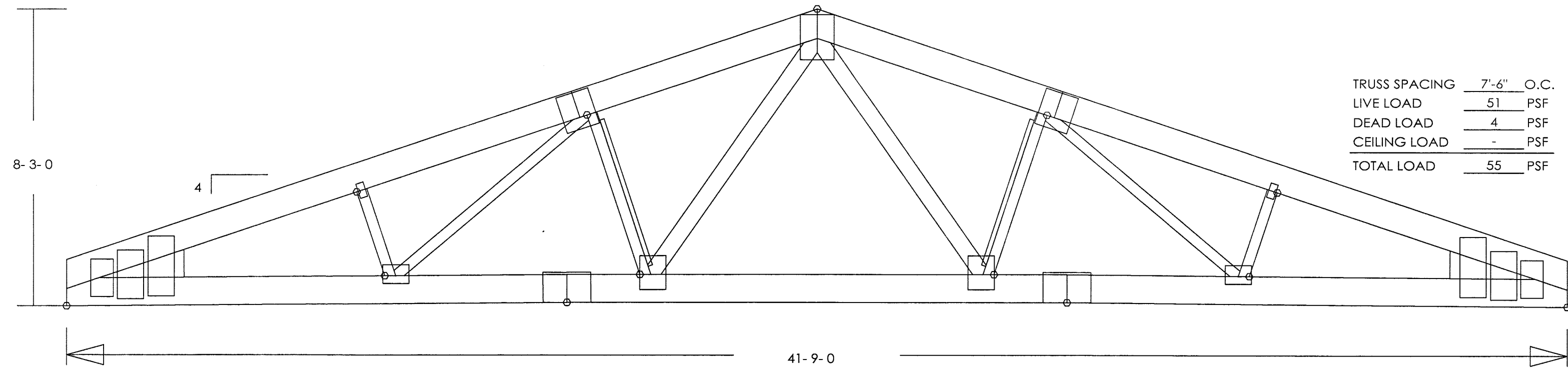
DETAIL C
SCALE: 1 1/2" = 1'-0"

PROPRIETORS OF UNION WHARF
PORTLAND, ME

ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

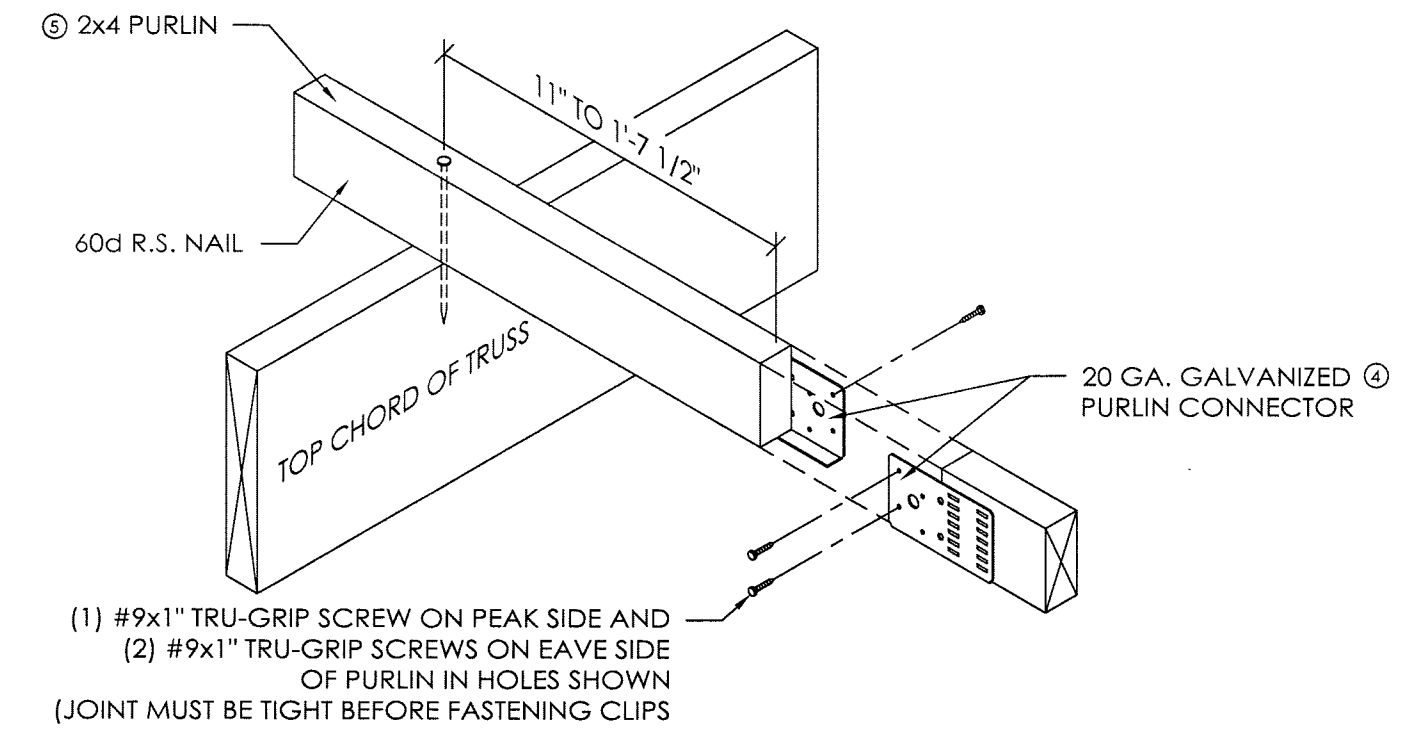
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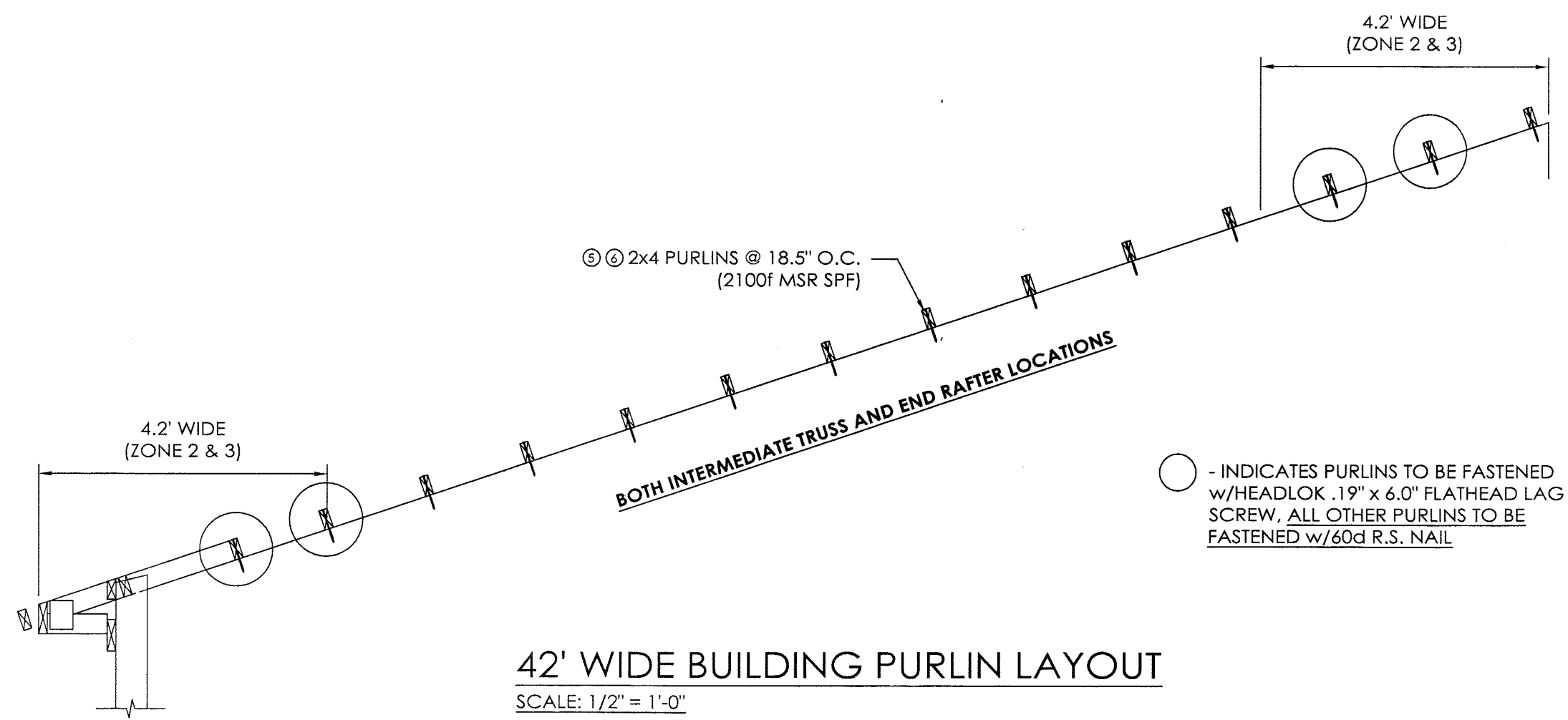


| | |
|---------------|------------|
| TRUSS SPACING | 7'-6" O.C. |
| LIVE LOAD | 51 PSF |
| DEAD LOAD | 4 PSF |
| CEILING LOAD | - PSF |
| TOTAL LOAD | 55 PSF |

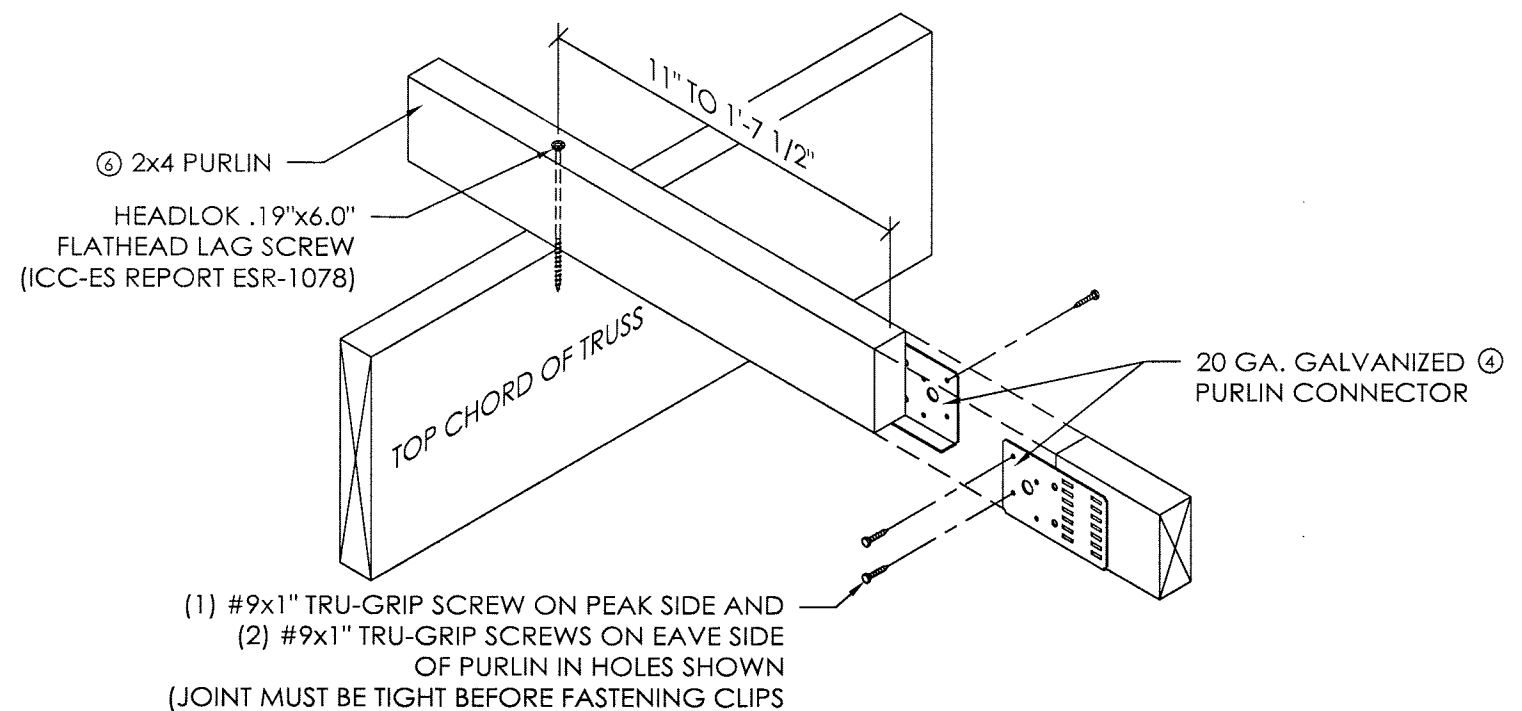
42' S.C. 4090 TRUSS
SCALE: 3/8" = 1'-0"



2x4 BUTTED PURLIN DETAIL
(PURLIN CONNECTED WITH 60d R.S. NAIL)
SCALE: 1 1/2" = 1'-0"

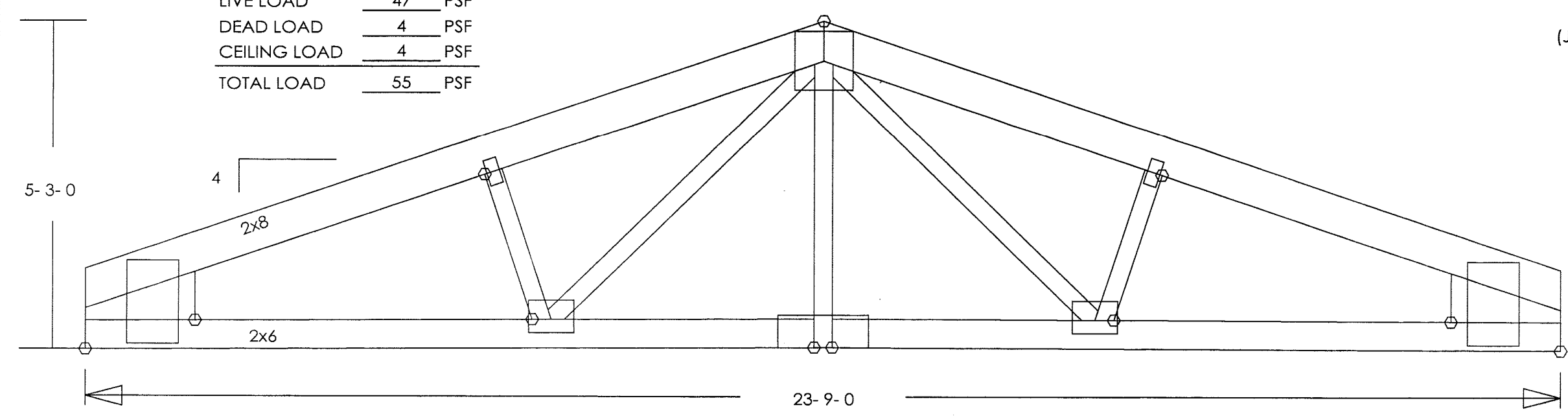


42' WIDE BUILDING PURLIN LAYOUT
SCALE: 1/2" = 1'-0"

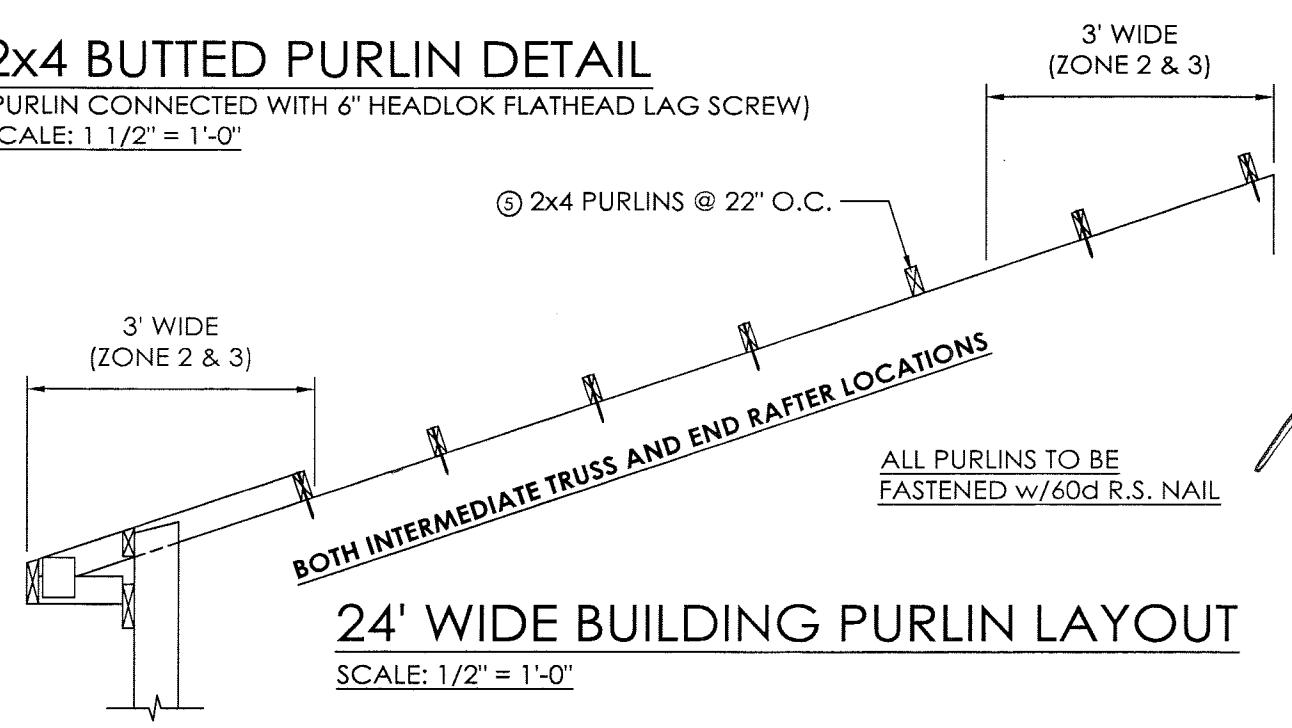


2x4 BUTTED PURLIN DETAIL
(PURLIN CONNECTED WITH 6" HEADLOK FLATHEAD LAG SCREW)
SCALE: 1 1/2" = 1'-0"

| | |
|---------------|------------|
| TRUSS SPACING | 4'-0" O.C. |
| LIVE LOAD | 47 PSF |
| DEAD LOAD | 4 PSF |
| CEILING LOAD | 4 PSF |
| TOTAL LOAD | 55 PSF |



24' S.C. 4090 TRUSS
SCALE: 1/2" = 1'-0"

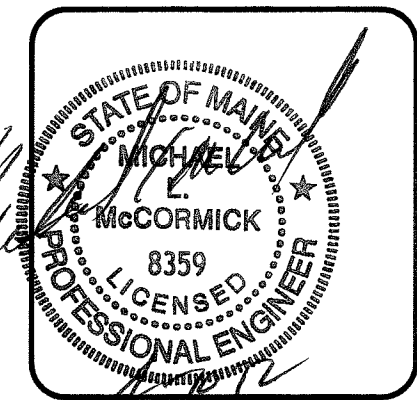


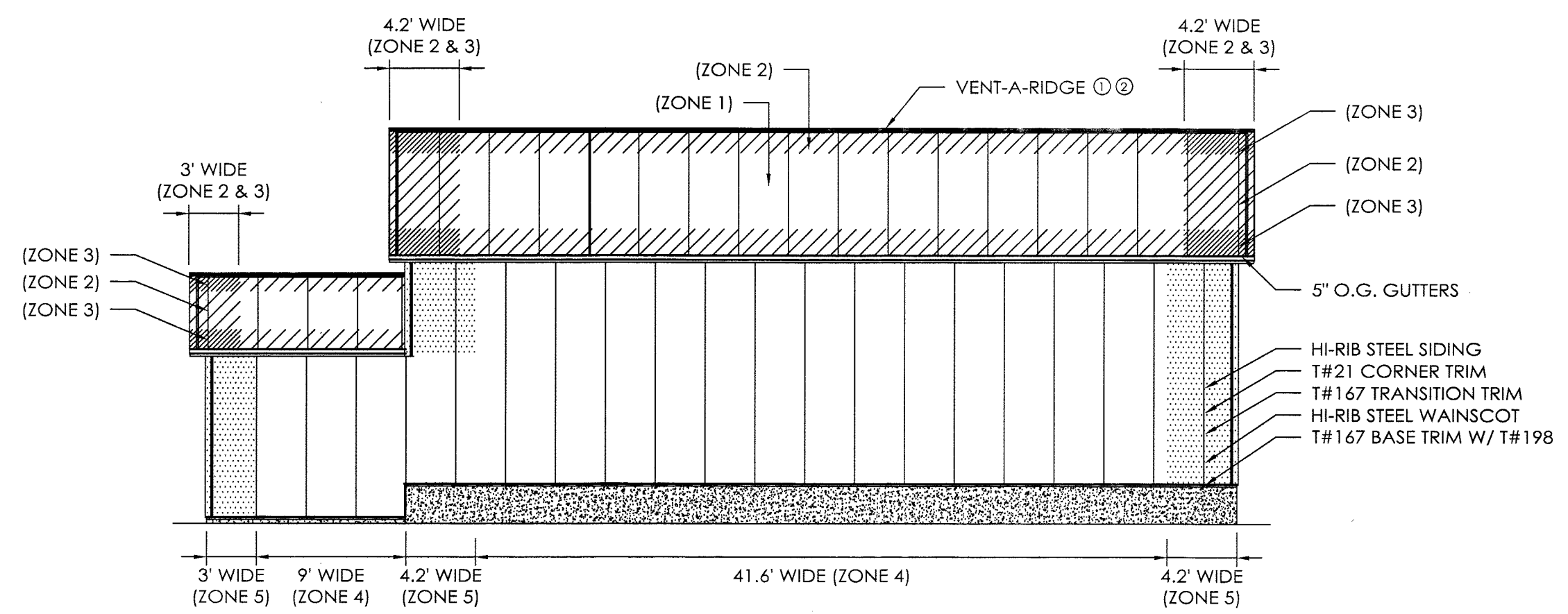
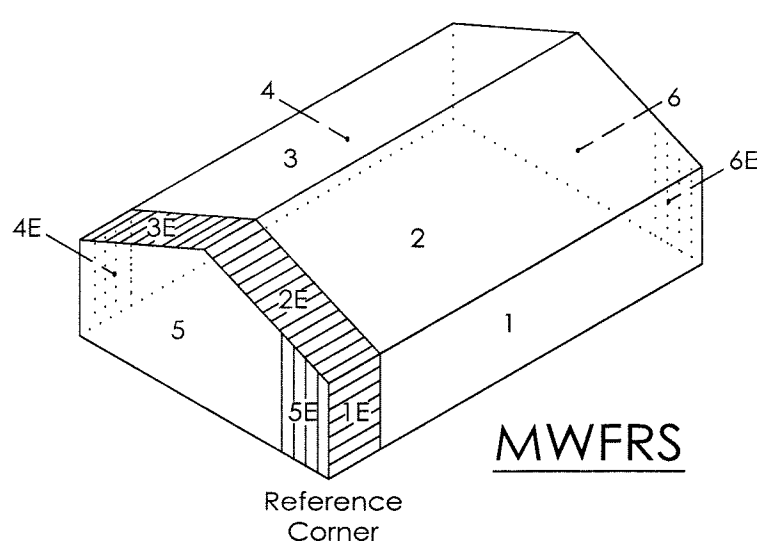
24' WIDE BUILDING PURLIN LAYOUT
SCALE: 1/2" = 1'-0"

PROPRIETORS OF UNION WHARF
PORTLAND, ME

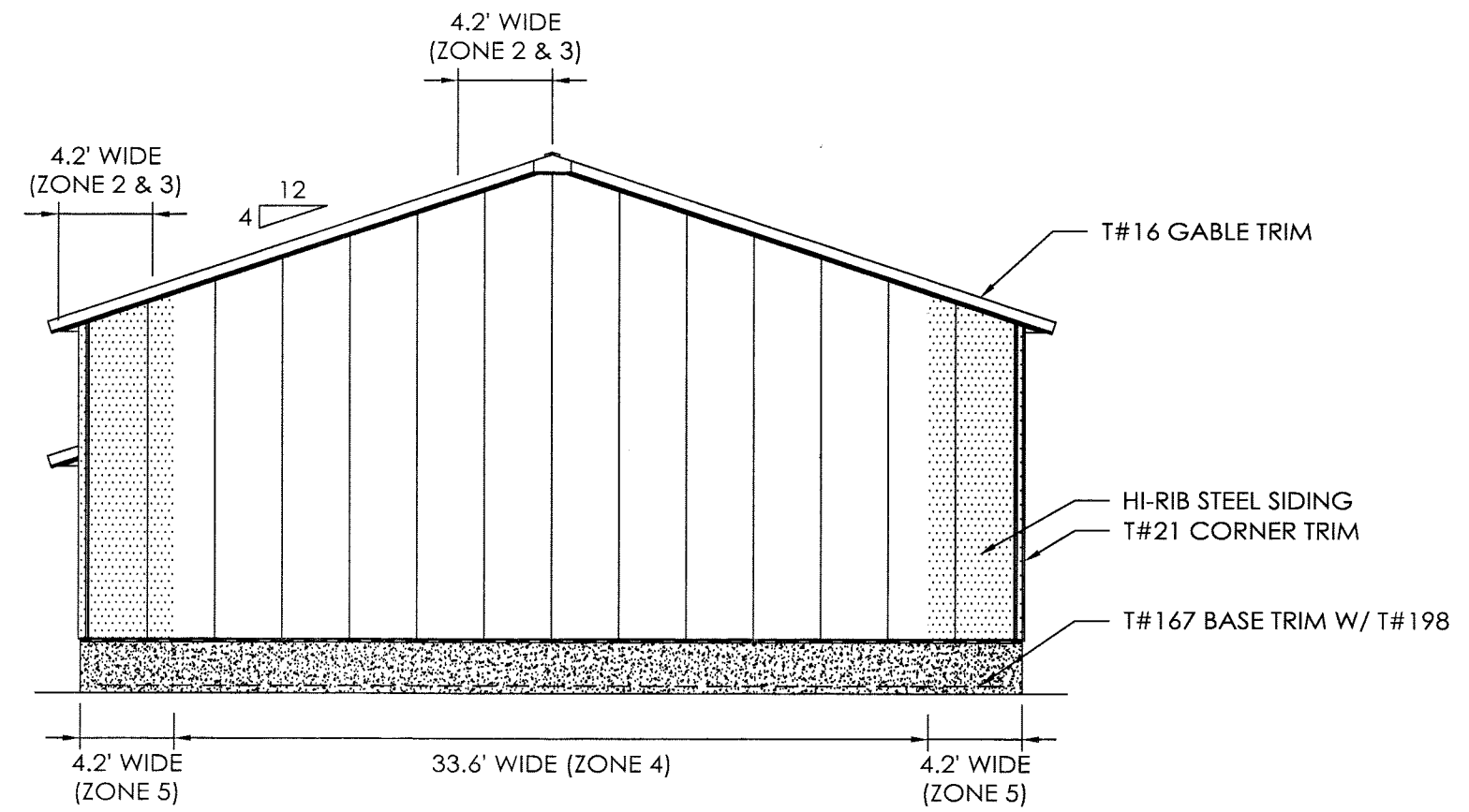
ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

| | |
|---------------|----------|
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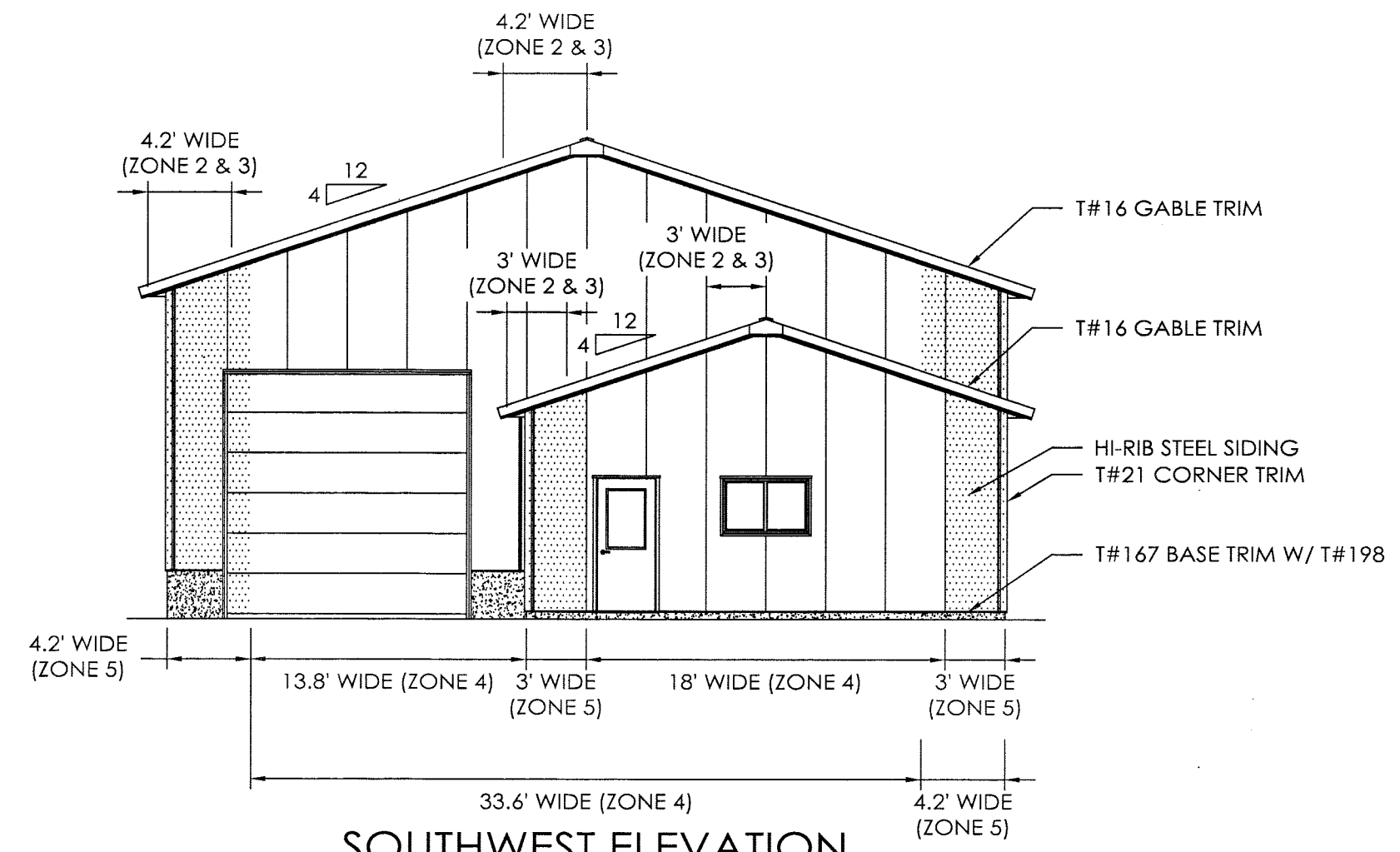




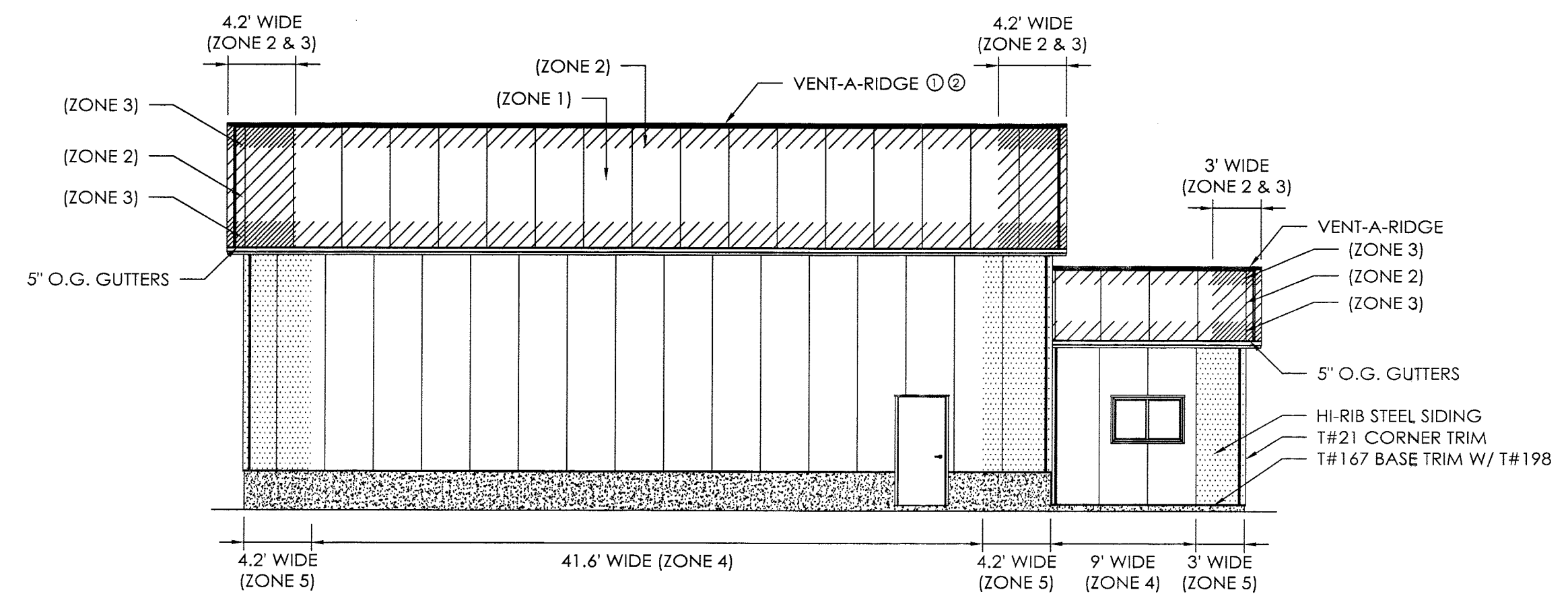
SOUTHEAST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

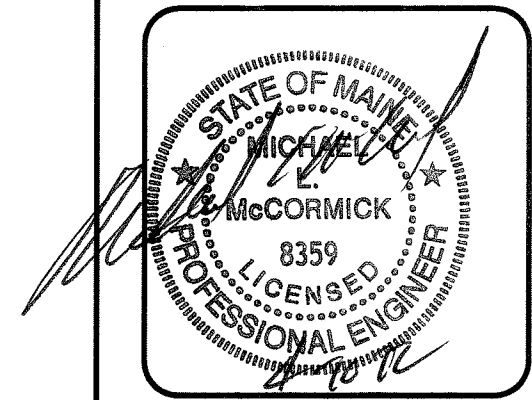


NORTHWEST ELEVATION

PROPRIETORS OF UNION WHARF
PORTLAND, ME

ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

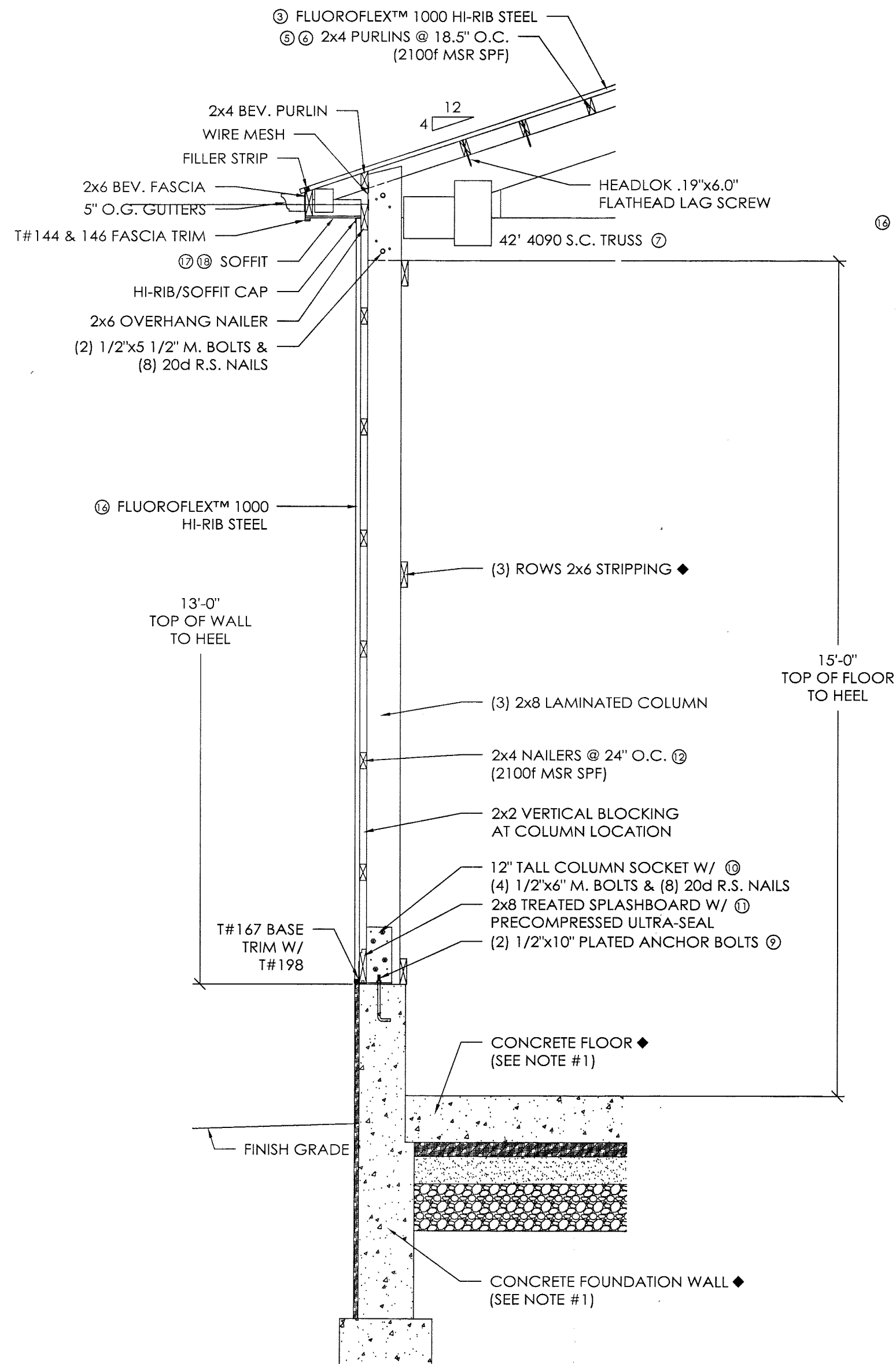
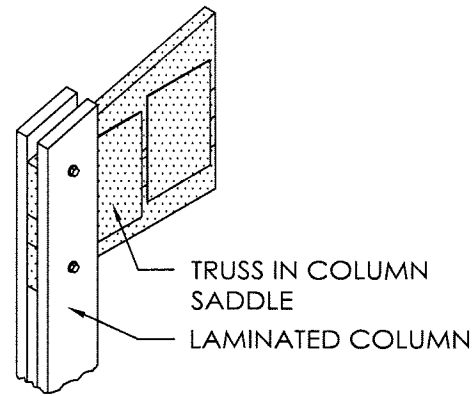
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|---------------|----------|
| DRAWN BY: | SAJ |
| DATE: | 3/6/2012 |
| CHECKED BY: | GMC |
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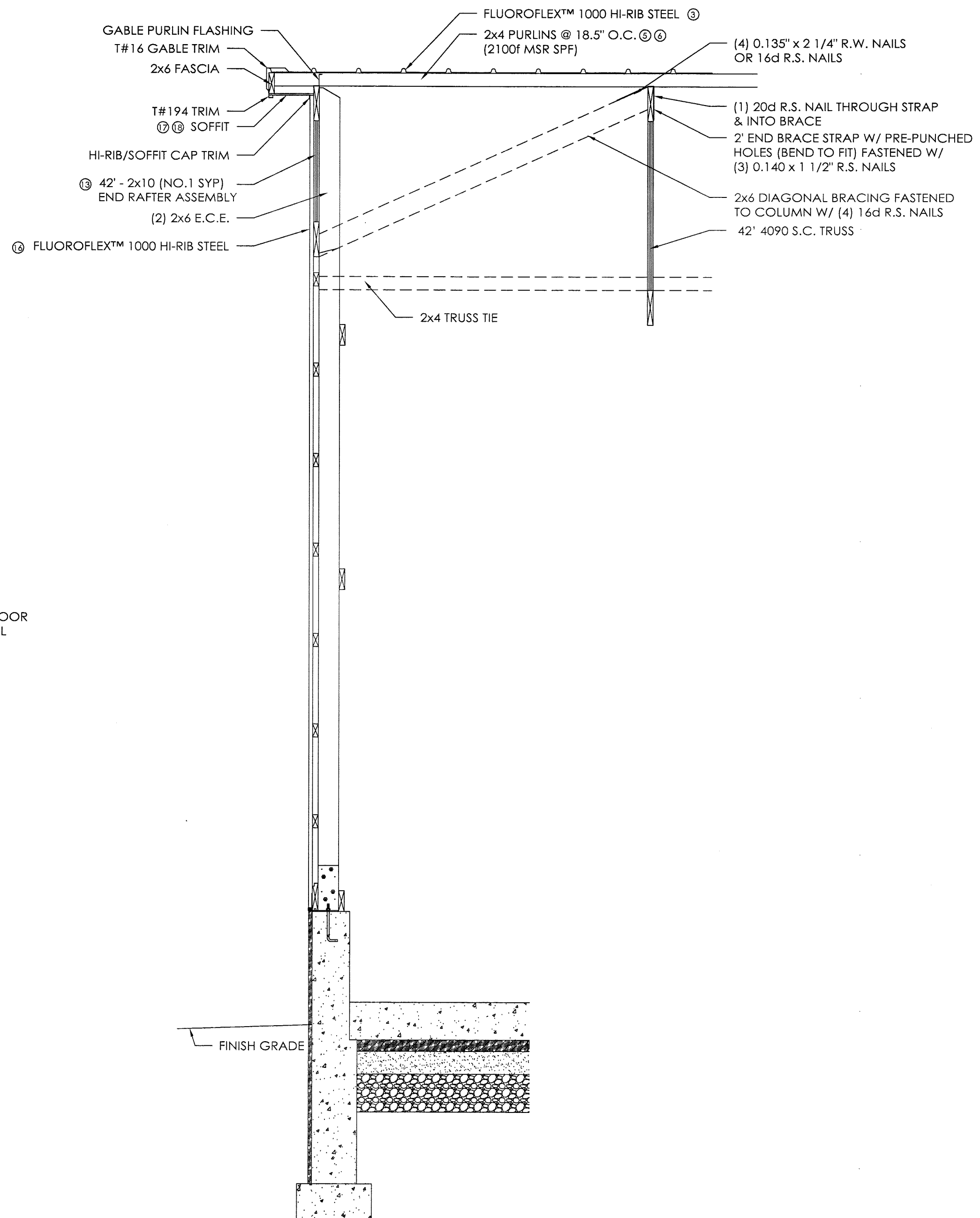
DESIGN AND EXPLANATORY NOTES

1.) CONCRETE FOUNDATION & FLOOR SLAB DESIGN PROVIDED BY:
 TEC ASSOCIATES
 WAYNE WRIGHT DUFFETT, PE
 46 SAWYER STREET
 SOUTH PORTLAND, ME 04106
 PH: (207) 767-6068
 DATE SEALED: 4/2/2012

OFFICE:
 MANCHESTER, NH
 JOB NO.
 118015372



SIDEWALL SECTION A
 SCALE: 1/2" = 1'-0"

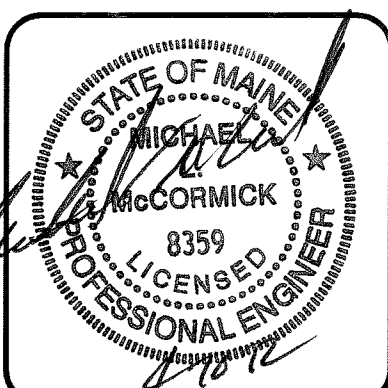


ENDWALL SECTION B
 SCALE: 1/2" = 1'-0"

PROPRIETORS OF UNION WHARF
 PORTLAND, ME

ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
 100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
 PHONE NUMBER: 309-263-4105

| | |
|---------------|----------|
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| REVISED DATE: | --- |
| REVISED DATE: | --- |
| REVISED DATE: | --- |
| REVISED DATE: | --- |



SCALE: AS NOTED
 SHEET NO.
 S5 OF S9

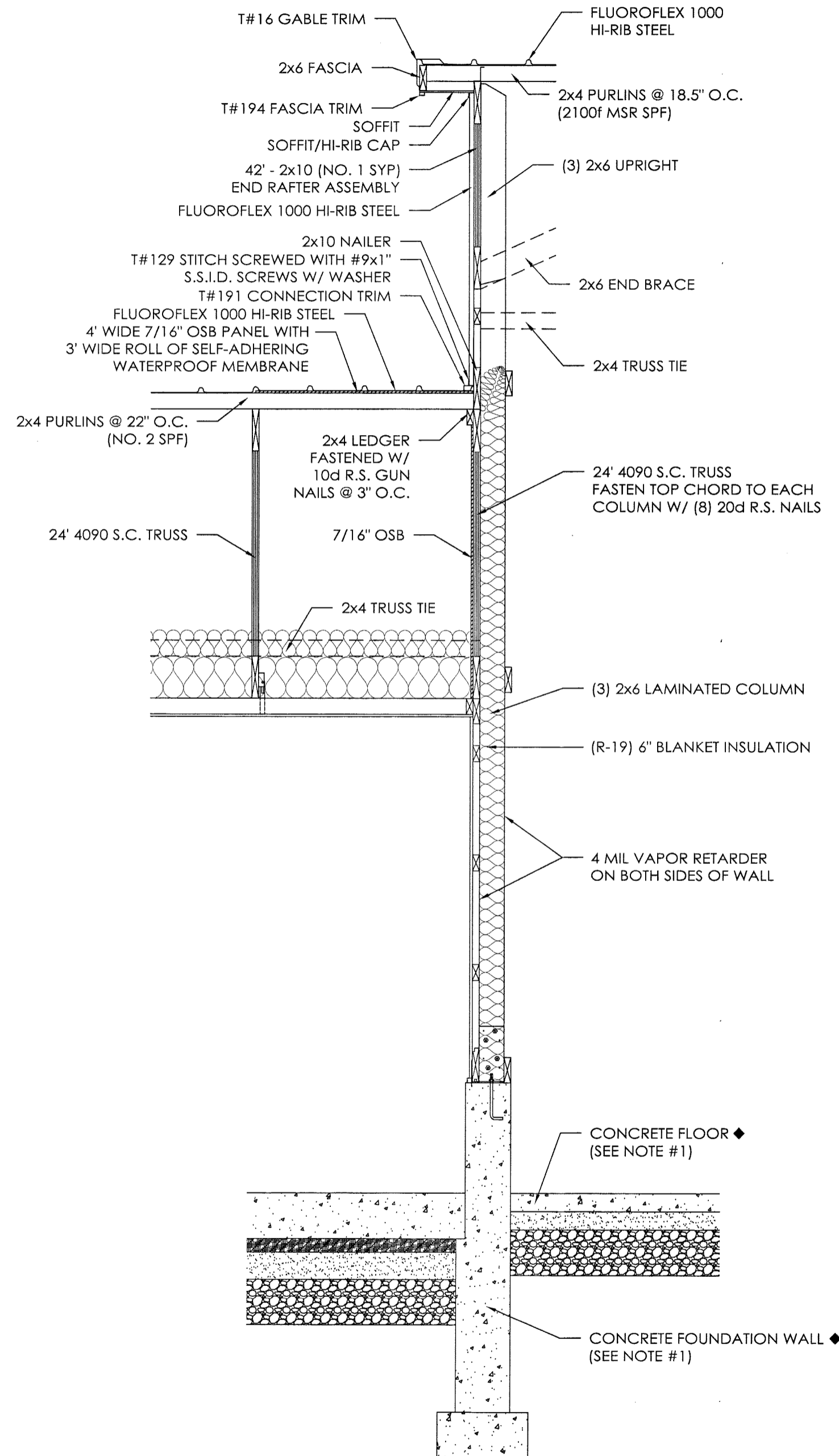
DESIGN AND EXPLANATORY NOTES

1.) CONCRETE FOUNDATION & FLOOR SLAB DESIGN PROVIDED BY:
 TEC ASSOCIATES
 WAYNE WRIGHT DUFFETT, PE
 46 SAWYER STREET
 SOUTH PORTLAND, ME 04106
 PH: (207) 767-6068
 DATE SEALED: 4/2/2012

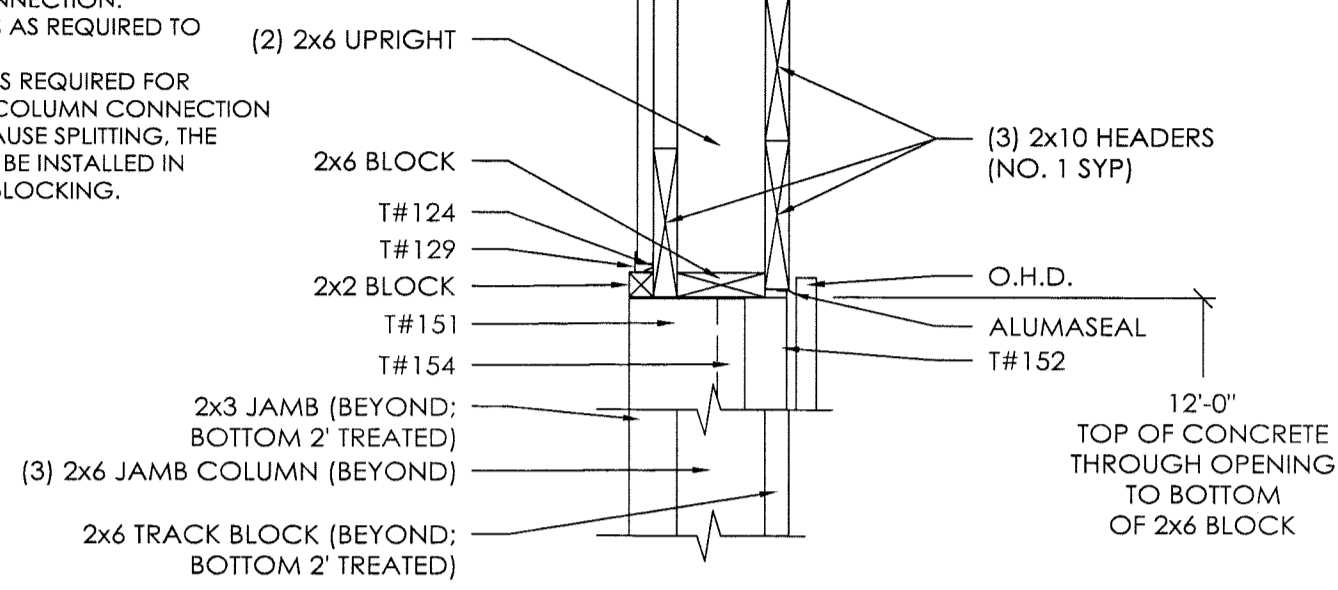
OFFICE:
 MANCHESTER, NH
 JOB NO.
 118015372

| HEADER NAILING SCHEDULE | | |
|-------------------------|---------|-------------|
| HEADER MEMBER | UPRIGHT | JAMB COLUMN |
| EA. 2x10 | 6 | 6 |
| | | |
| | | |

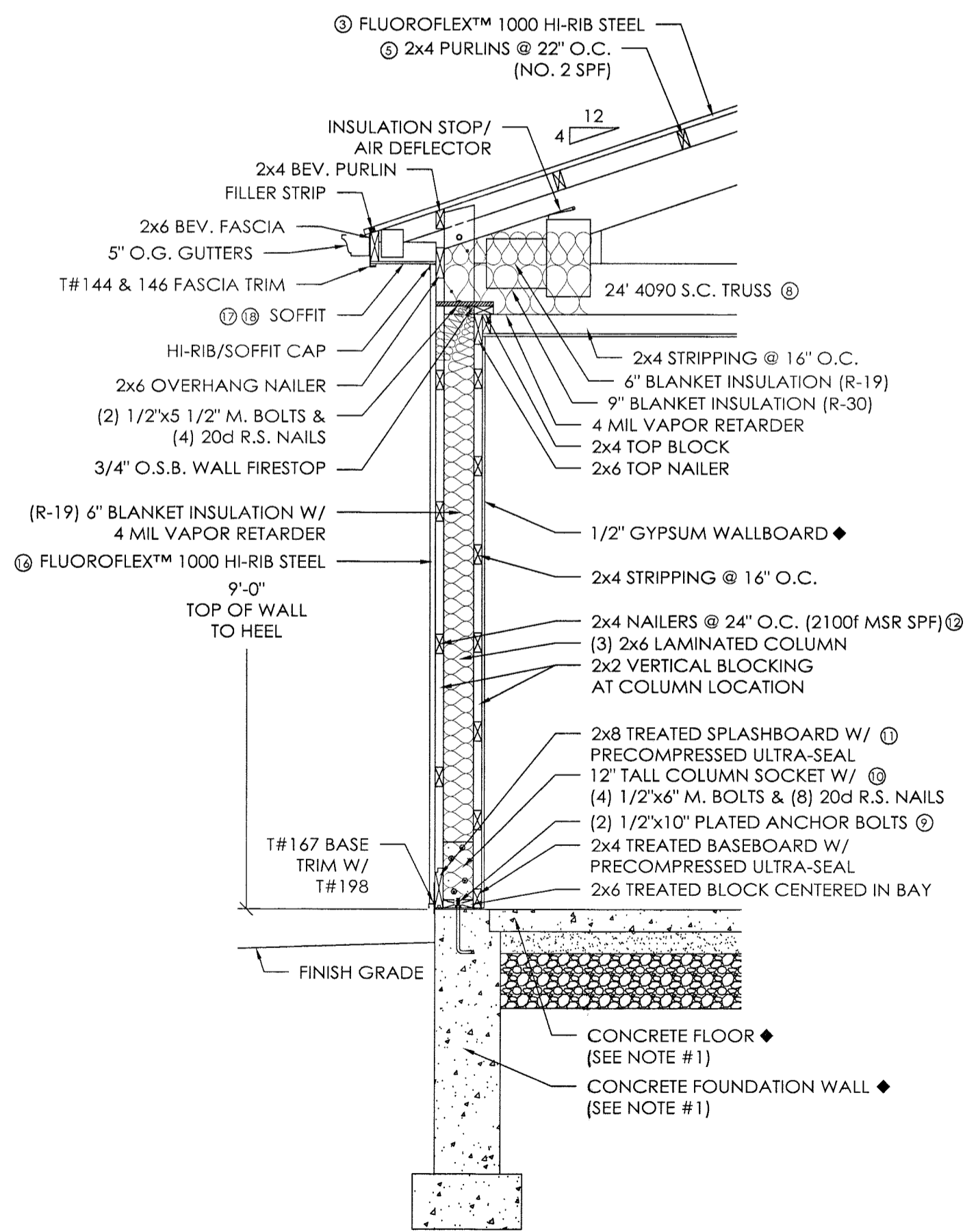
- NOTES:
 1. NUMBERS ABOVE ARE 20d R.S. NAILS REQUIRED PER CONNECTION.
 2. PRE-DRILL HEADERS AS REQUIRED TO PREVENT SPLITTING.
 3. IF NUMBER OF NAILS REQUIRED FOR HEADER TO JAMB COLUMN CONNECTION IS EXCESSIVE TO CAUSE SPLITTING, THE EXCESS NAILS MAY BE INSTALLED IN HEADER SUPPORT BLOCKING.



CONNECTION SECTION C
 SCALE: 1/2" = 1'-0"



OHD HEADER SECTION D
 SCALE: 1" = 1'-0"

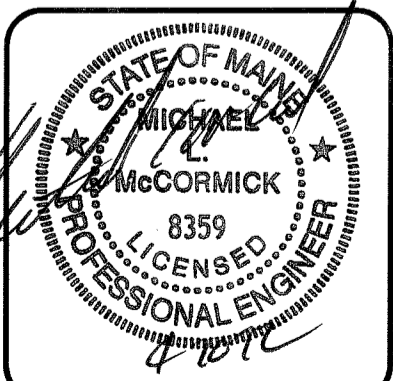


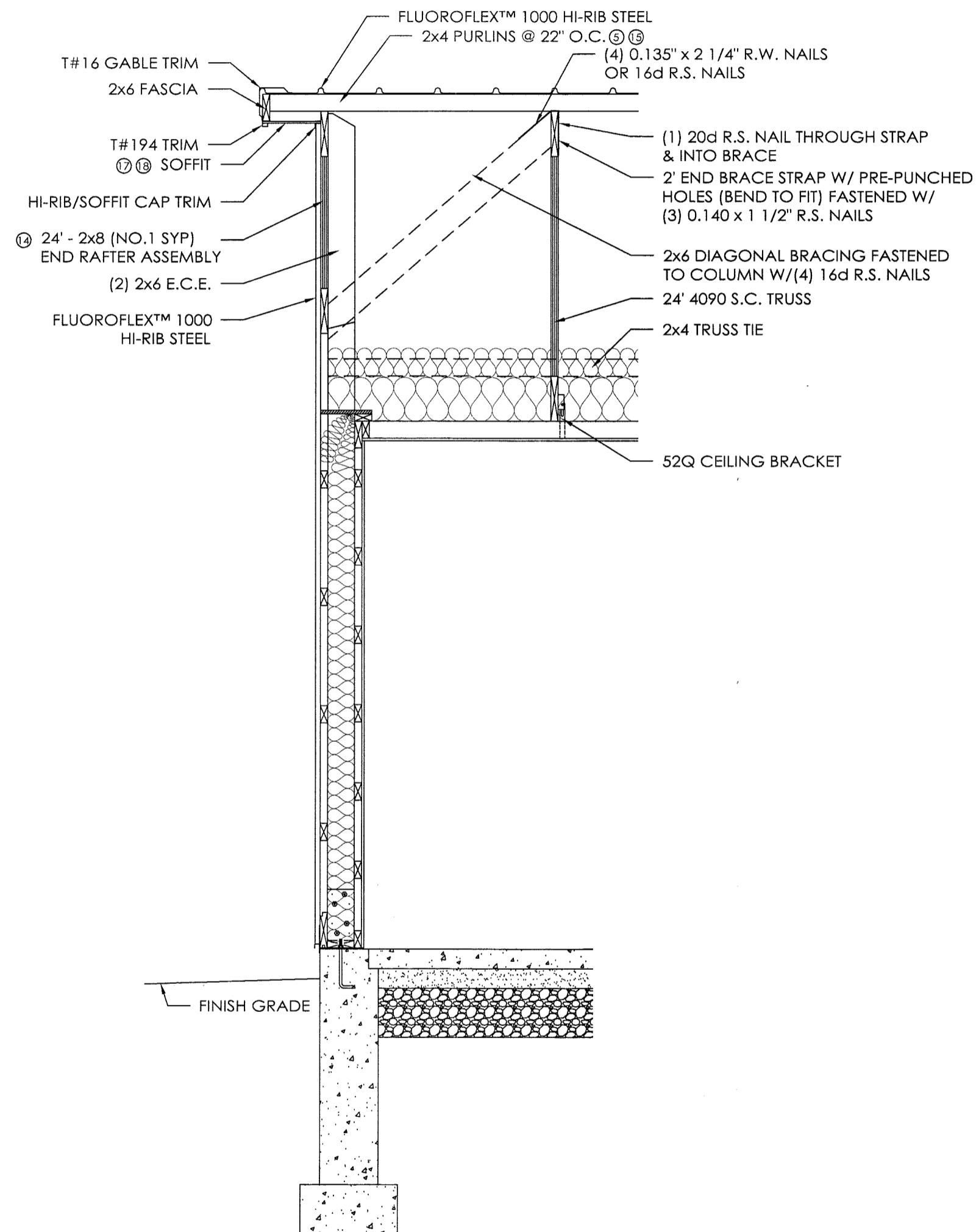
SIDEWALL SECTION E
 SCALE: 1/2" = 1'-0"

PROPRIETORS OF UNION WHARF
 PORTLAND, ME

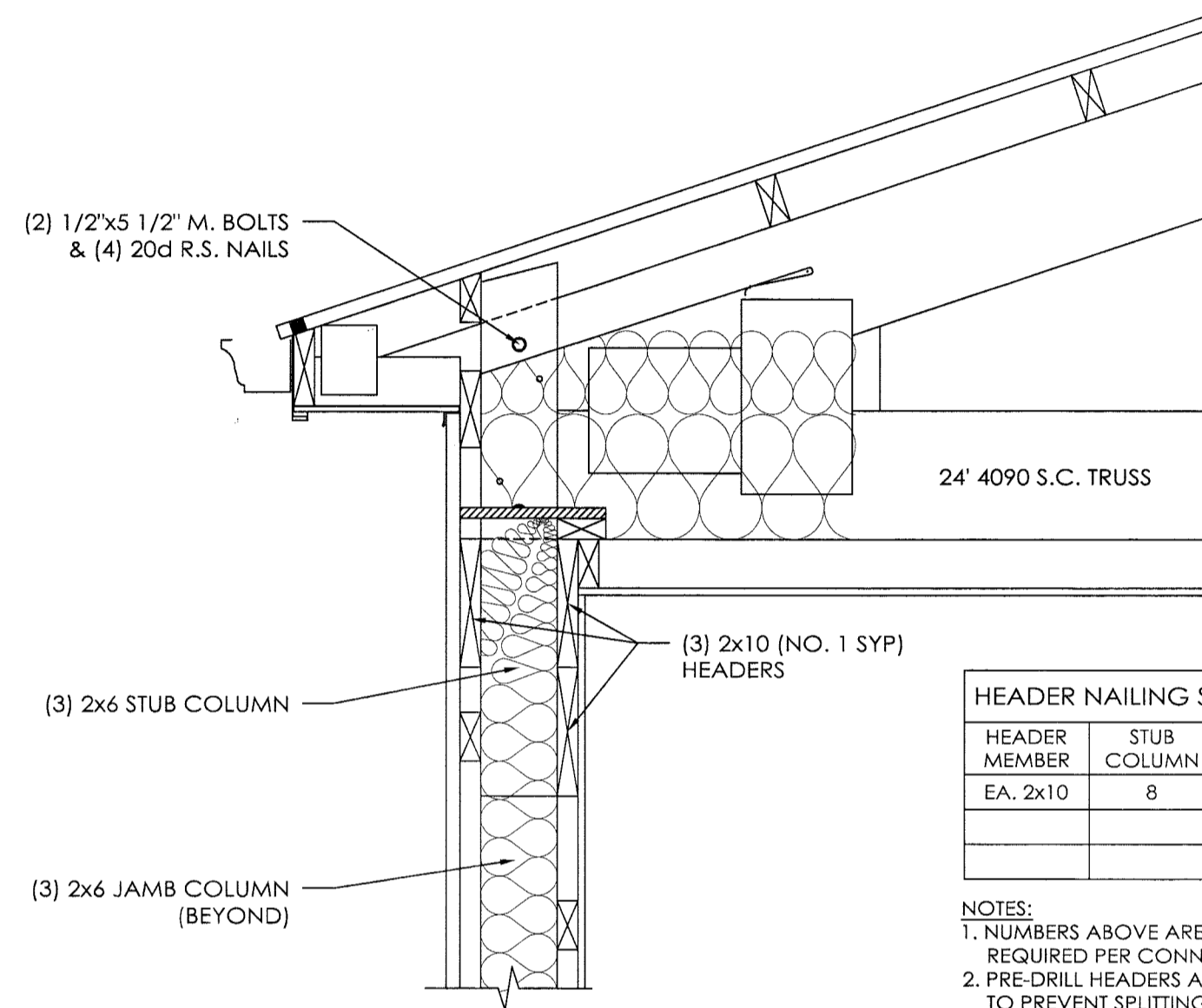
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
 100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
 ME
 PHONE NUMBER: 309-263-4105

| | |
|---------------|----------|
| DRAWN BY: | SAJ |
| DATE: | 3/6/2012 |
| CHECKED BY: | GMC |
| DATE: | 03/10/12 |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |
| REVISED DATE: | ---- |





ENDWALL SECTION F
SCALE: 1/2" = 1'-0"



| HEADER NAILING SCHEDULE | | |
|-------------------------|-------------|-------------|
| HEADER MEMBER | STUB COLUMN | JAMB COLUMN |
| EA. 2x10 | 8 | 8 |
| | | |
| | | |

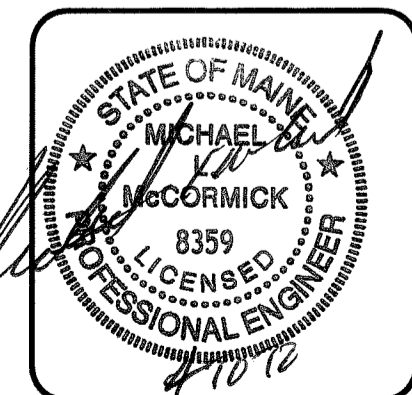
- NOTES:
 1. NUMBERS ABOVE ARE 20d R.S. NAILS REQUIRED PER CONNECTION.
 2. PRE-DRILL HEADERS AS REQUIRED TO PREVENT SPLITTING.
 3. IF NUMBER OF NAILS REQUIRED FOR HEADER TO JAMB COLUMN CONNECTION IS EXCESSIVE TO CAUSE SPLITTING, THE EXCESS NAILS MAY BE INSTALLED IN HEADER SUPPORT BLOCKING.

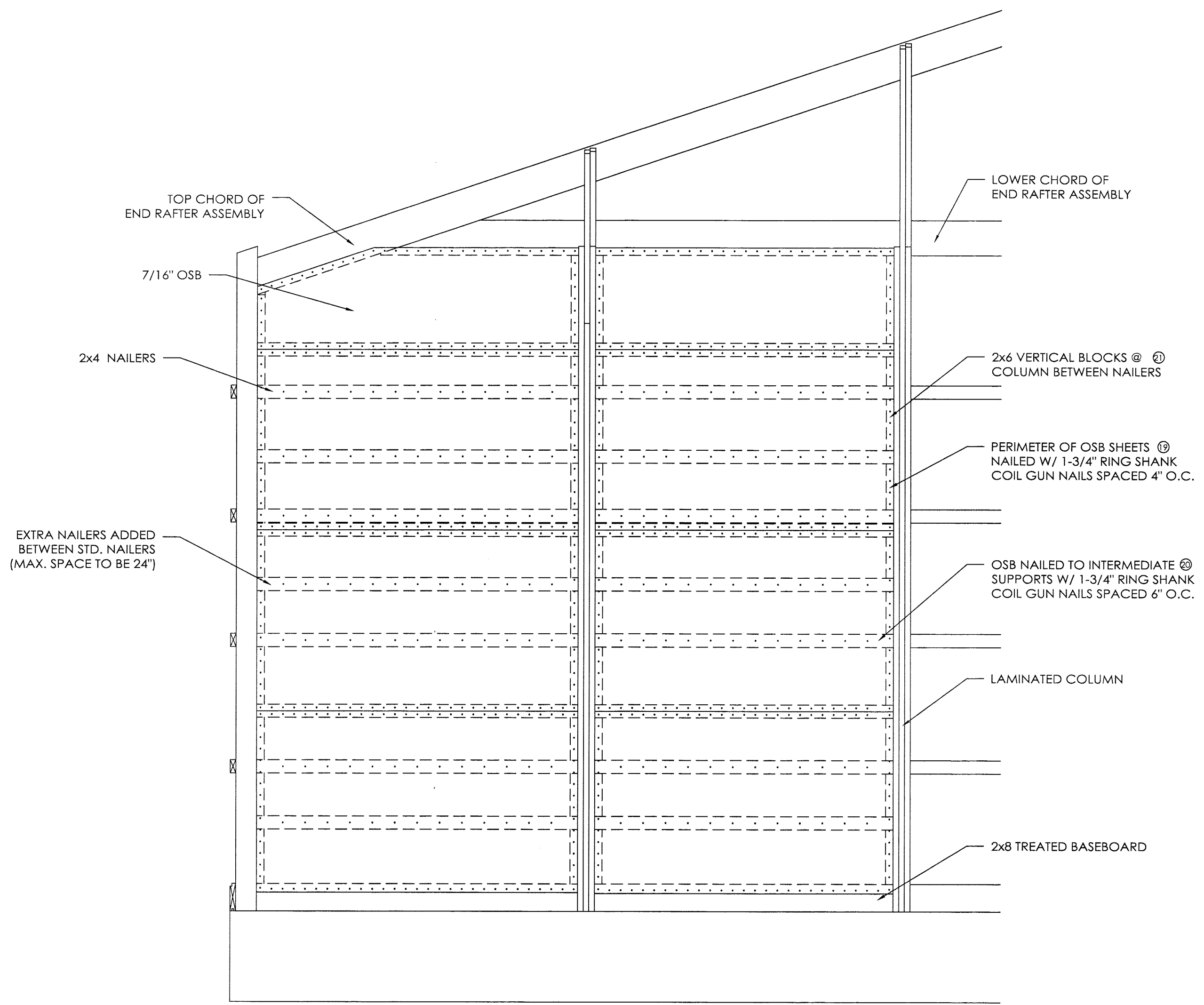
WINDOW HEADER SECTION G
SCALE: 1" = 1'-0"

PROPRIETORS OF UNION WHARF
PORTLAND, ME

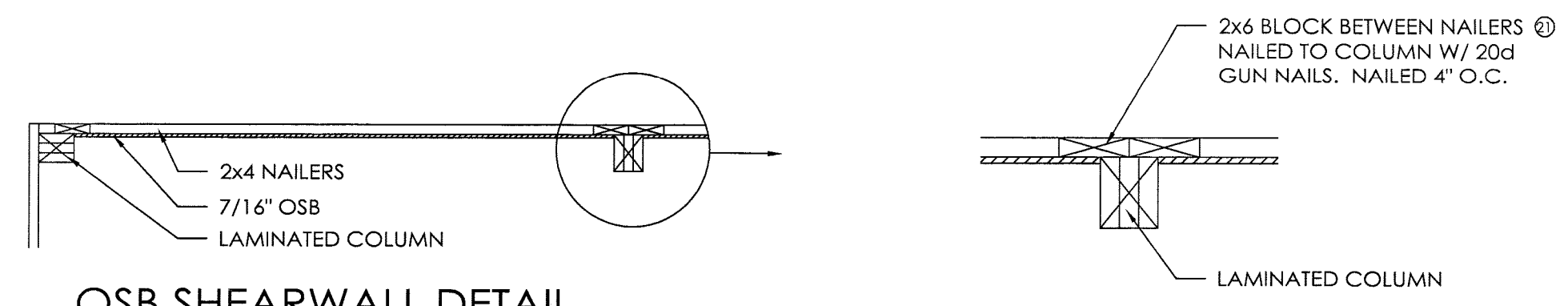
ME
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
 100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
 PHONE NUMBER: 309-263-4105

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| REVISED DATE: | ---- |
| REVISED DATE: | ---- |





7/16" OSB SHEARWALL ELEVATION
SCALE: 1/2" = 1'-0"



OSB SHEARWALL DETAIL
SCALE: 1/2" = 1'-0"

PROPRIETORS OF UNION WHARF
PORTLAND, ME

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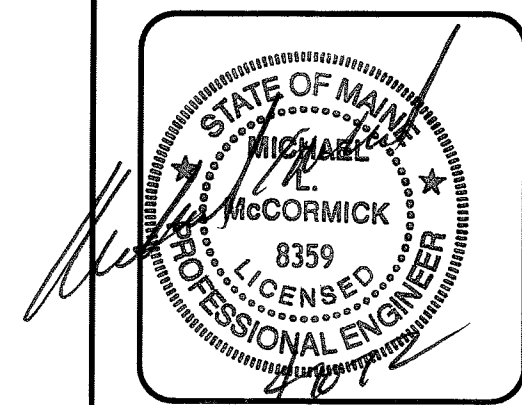
| ROOF STRUCTURE FASTENING SCHEDULE | | |
|-----------------------------------|---------------------------------------|--|
| ① | VENT-A-RIDGE TO BASE TRIM | #9 x 1" STAINLESS STEEL RUBBER WASHER PANHEAD INTERNAL DRIVE SCREWS @ 8" o.c. |
| ② | RIDGE BASE TRIM TO 2x4 PURLINS | #9 x 2" STAINLESS STEEL RUBBER WASHER PANHEAD INTERNAL DRIVE SCREWS AT EVERY HI-RIB (1'-0" o.c.) |
| ③ | HI-RIB STEEL TO 2X4 PURLINS | #9 x 2" STAINLESS STEEL RUBBER WASHER PANHEAD INTERNAL DRIVE SCREWS AT EVERY HI-RIB (1'-0" o.c.) |
| ④ | 20 ga. GALVANIZED PURLIN CONNECTORS | #9 x 1" TRU-GRIP SCREWS |
| ⑤ | 2x4 PURLINS TO TRUSS (INTERIOR ZONES) | 0.200" x 6" (60d) RING SHANK NAILS IN PRE-DRILLED HOLE |
| ⑥ | 2x4 PURLINS TO TRUSS (EXTERIOR ZONES) | HEADLOK .19"x6.0" FLATHEAD LAG SCREW IN PRE-DRILLED HOLE |
| ⑦ | 42' STRAIGHT CHORD TRUSS TO COLUMN | (2) 1/2" x 5 1/2" M.BOLTS & (8) 0.177" x 4" (20d) RING SHANK NAILS |
| ⑧ | 24' STRAIGHT CHORD TRUSS TO COLUMN | (2) 1/2" x 5 1/2" M.BOLTS & (4) 0.177" x 4" (20d) RING SHANK NAILS |

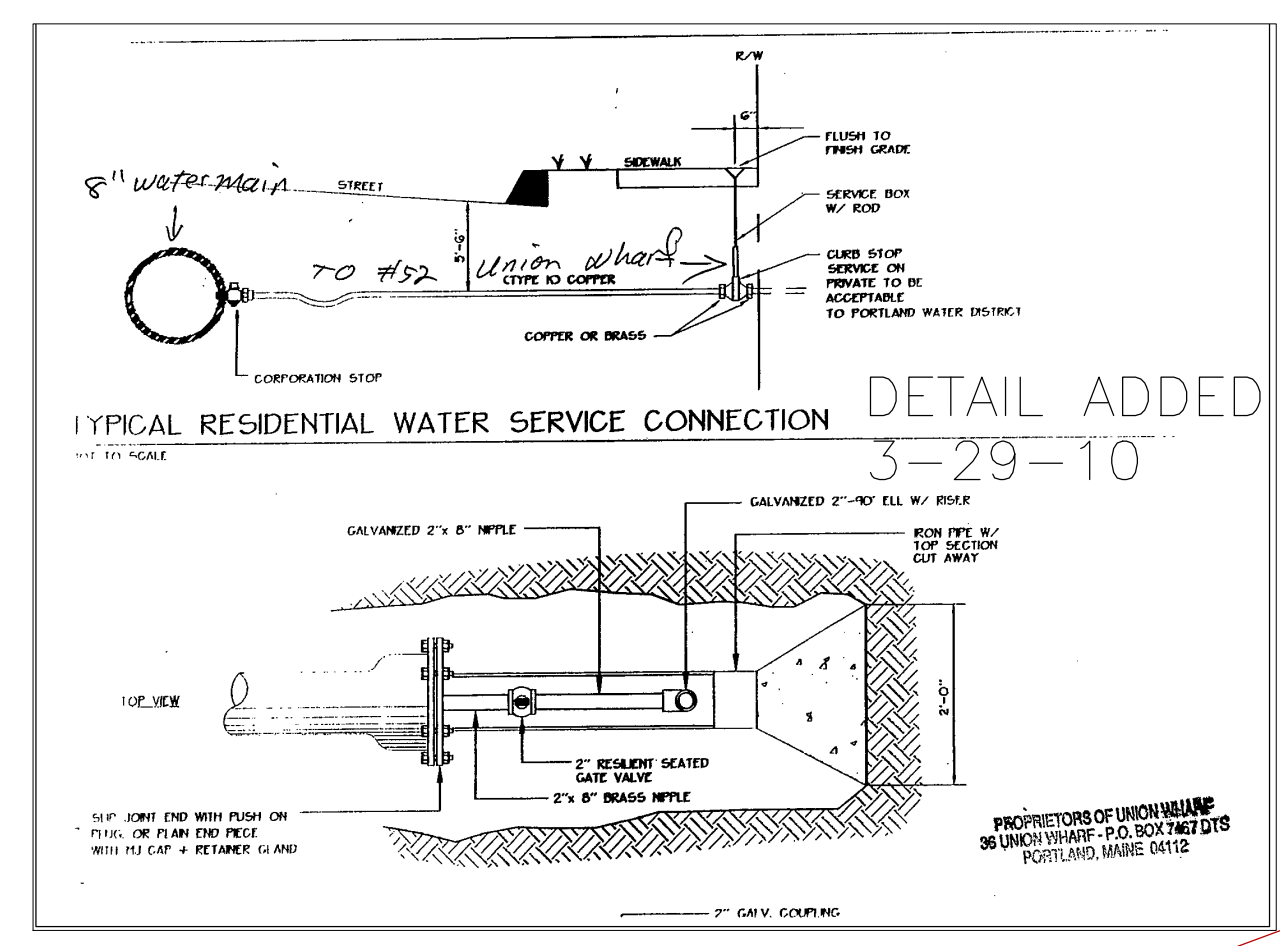
| WALL FRAMING FASTENING SCHEDULE | | |
|---------------------------------|--|---|
| ⑨ | GALVANIZED STEEL COLUMN SOCKET TO CONCRETE | (2) 1/2" PLATED ANCHOR BOLTS |
| ⑩ | GALVANIZED STEEL COLUMN SOCKET TO COLUMN | (4) 1/2"x6" MACHINE BOLTS & (8) 0.177" x 4" (20d) RING SHANK GALVANIZED NAILS |
| ⑪ | 2x8 SPLASHBOARD TO COLUMN | (4) 0.177" x 4" (20d) RING SHANK GALVANIZED NAILS @ SPLICE/ (4) 0.177" x 4" (20d) RING SHANK GALVANIZED NAILS @ STANDARD CONNECTION |
| ⑫ | 2x4 NAILER TO COLUMN | (4) 0.148" x 3-1/2" (16d) RING SHANK NAILS @ SPLICE/ (4) 0.148" x 3-1/2" (16d) RING SHANK NAILS @ STANDARD CONNECTION |
| ⑬ | 42' END RAFTER ASSEMBLY TO (2) 2x6 END COLUMN EXTENSIONS | (10) 0.177" x 4" (20d) RING SHANK NAILS |
| ⑭ | 24' END RAFTER ASSEMBLY TO (2) 2x6 END COLUMN EXTENSIONS | (8) 0.177" x 4" (20d) RING SHANK NAILS |
| ⑮ | 2x4 PURLIN TO END RAFTER ASSEMBLY | 0.200" x 6" (60d) RING SHANK NAILS IN PRE-DRILLED HOLE |
| ⑯ | HI-RIB STEEL TO NAILERS | #9 x 2" STAINLESS STEEL RUBBER WASHER PANHEAD INTERNAL DRIVE SCREWS AT EVERY HI-RIB (1'-0" o.c.) |
| ⑰ | SOFFIT TO WALL | INSERTED IN PRE-FORMED SLOT IN SOFFIT/HI-RIB CAP |
| ⑱ | SOFFIT TO FASCIA | T-50 MONEL STAPLES (2) PER PIECE |
| ◇ | 7/16" OSB SHEARWALL | - |
| ⑲ | OSB TO PERIMETER BLOCKS/ FRAMING | 0.113" x1-3/4" RING SHANK COIL NAILS @ 4" o.c. |
| ⑳ | OSB TO INTERMEDIATE FRAMING | 0.113" x1-3/4" RING SHANK COIL NAILS @ 6" o.c. |
| ㉑ | BLOCKS TO COLUMNS | 0.131" x 3 1/2" HOT DIPPED GALVANIZED (HDG) RING SHANK NAILS @ 4" o.c. |

PROPRIETORS OF UNION WHARF
PORTLAND, ME

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ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

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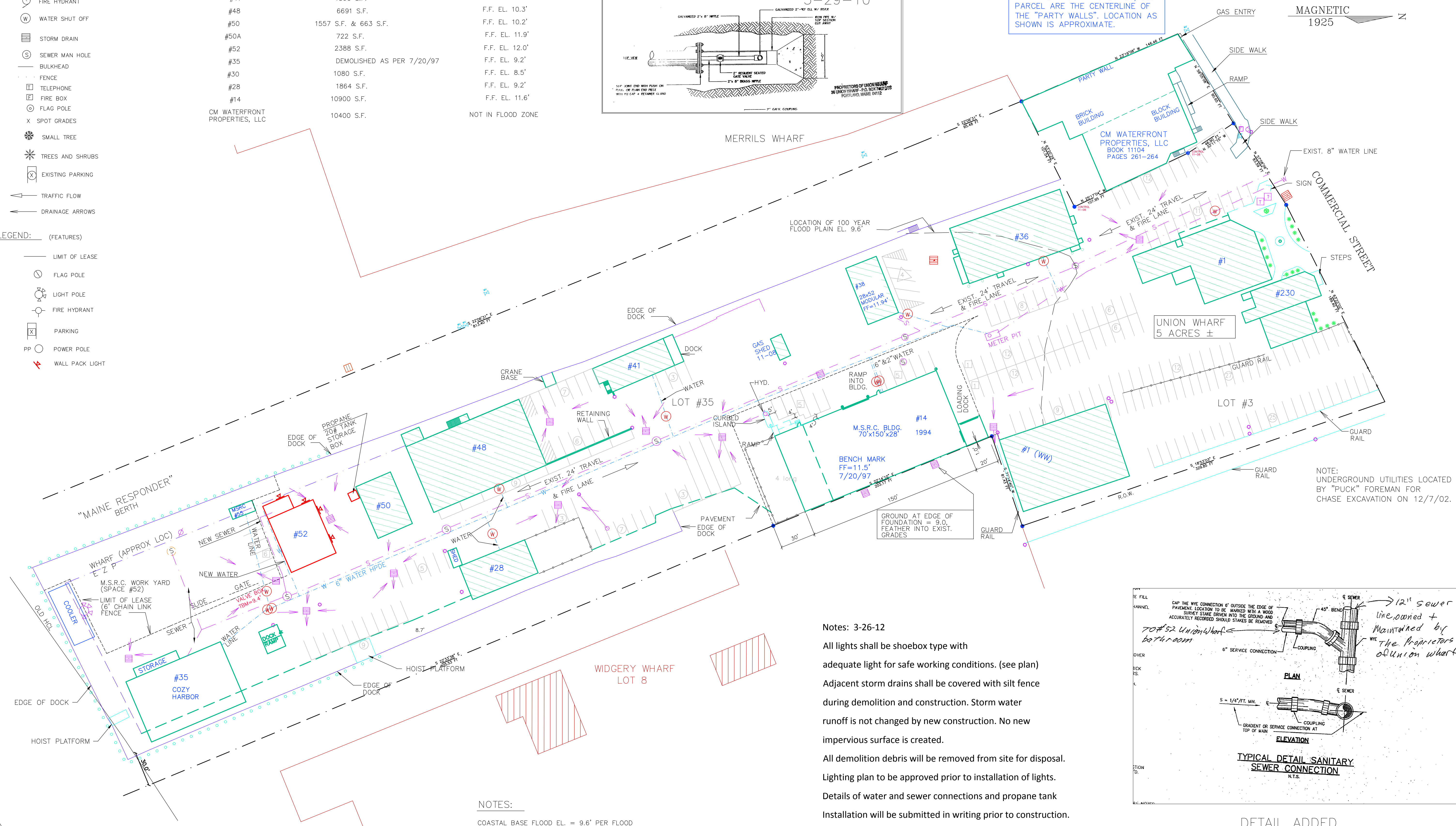
NOTE: 16 APRIL 2010 WEST AND SOUTH SIDES OF CM WATERFRONT PROPERTIES, LLC PARCEL ARE THE CENTERLINE OF THE "PARTY WALLS". LOCATION AS SHOWN IS APPROXIMATE.

MAGNETIC 1925

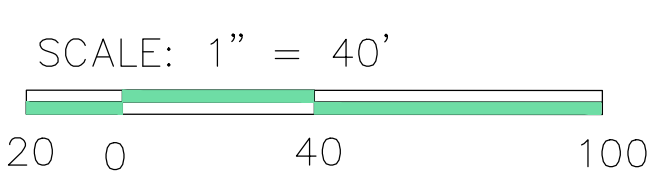
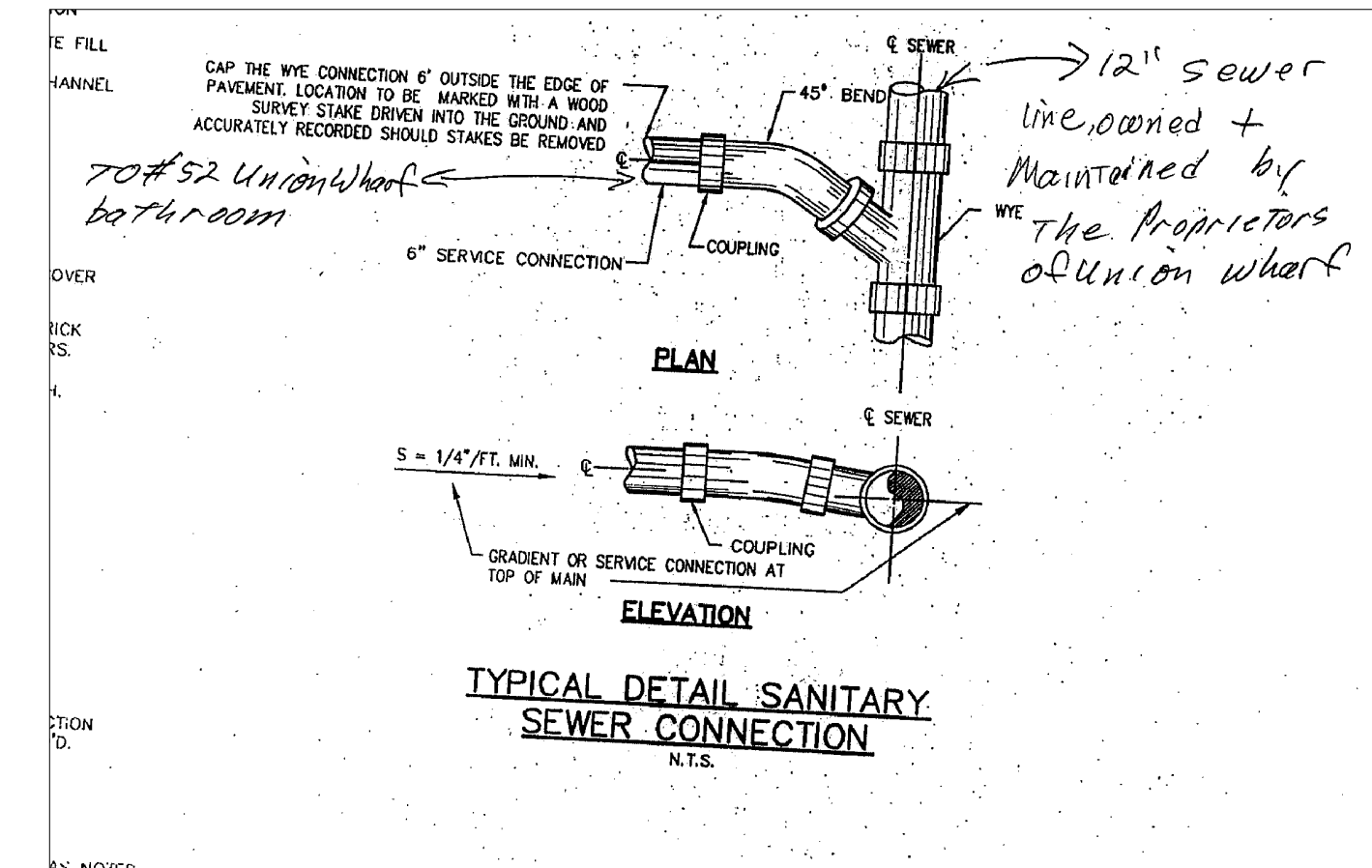
| BUILDING INFORMATION | | | |
|-------------------------------|---------------------------|-------------------|--|
| BLDG. # | GROUND FLOOR AREA | GRADE ELEVATION | |
| #1 | 4680 S.F. | F.F. EL. 11.3' | |
| #230 | 1481 S.F. | F.F. EL. 11.9' | |
| #36 | 5014 S.F. | F.F. EL. 11.2' | |
| #55 | 61 S.F. | F.F. EL. 11.2' | |
| #41 | 1560 S.F. | F.F. EL. 8.7' | |
| #48 | 6691 S.F. | F.F. EL. 10.3' | |
| #50 | 1557 S.F. & 663 S.F. | F.F. EL. 10.2' | |
| #50A | 722 S.F. | F.F. EL. 11.9' | |
| #52 | 2388 S.F. | F.F. EL. 12.0' | |
| #35 | DEMOLISHED AS PER 7/20/97 | F.F. EL. 9.2' | |
| #30 | 1080 S.F. | F.F. EL. 8.5' | |
| #28 | 1864 S.F. | F.F. EL. 9.2' | |
| #14 | 10900 S.F. | F.F. EL. 11.6' | |
| CM WATERFRONT PROPERTIES, LLC | 10400 S.F. | NOT IN FLOOD ZONE | |

- LEGEND: (EXISTING FEATURES)
- PROPERTY CORNER
 - ⊙ POWER POLE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER SHUT OFF
 - ⊙ STORM DRAIN
 - ⊙ SEWER MAN HOLE
 - ⊙ BULKHEAD
 - ⊙ FENCE
 - ⊙ TELEPHONE
 - ⊙ FIRE BOX
 - ⊙ FLAG POLE
 - X SPOT GRADES
 - ⊙ SMALL TREE
 - ⊙ TREES AND SHRUBS
 - ⊙ EXISTING PARKING
 - TRAFFIC FLOW
 - DRAINAGE ARROWS

- LEGEND: (FEATURES)
- LIMIT OF LEASE
 - ⊙ FLAG POLE
 - ⊙ LIGHT POLE
 - ⊙ FIRE HYDRANT
 - ⊙ PARKING
 - PP ⊙ POWER POLE
 - ⊙ WALL PACK LIGHT



Notes: 3-26-12
 All lights shall be shoebox type with adequate light for safe working conditions. (see plan)
 Adjacent storm drains shall be covered with silt fence during demolition and construction. Storm water runoff is not changed by new construction. No new impervious surface is created.
 All demolition debris will be removed from site for disposal.
 Lighting plan to be approved prior to installation of lights.
 Details of water and sewer connections and propane tank Installation will be submitted in writing prior to construction.



NOTES:
 COASTAL BASE FLOOD EL. = 9.6' PER FLOOD INSURANCE STUDY DATED JULY 17, 1986.
 BENCH MARK: DATUM USGS FROM CUSTOM HOUSE B.M. +14.07'
 FLOOD MAP NOTE (PLAN #9)
 SOILS ARE MAN MADE BEING CRUSHED STONE ON CONSOLIDATED FILL.
 LOT SHOWN ON MAP 31 LOTS 35 & 3 IN TAX ASSESSORS BOOK.
 TOTAL WHARF REQUIRED PARKING 123 SPACES. PARKING PROVIDED 150 SPACES.

Construction Note #52 Union Wharf - May-June 2012:
 The area surrounding #52 Union Wharf is all paved and there will be no stacking or storage of any gravel/fill materials on site. Due to the paved nature of the site there will be no further erosion or sedimentation controls other than keeping the paved areas swept clean. The adjacent street drains will be covered during construction to avoid any materials from finding the drain/catch basin. There is an on-site dumpster for all trash and recyclables.

PROJECT: The Proprietors of Union Wharf
 ADDRESS: 36 Union Wharf
 CITY: Portland, Maine 04112
 STATE: Maine
 COUNTY: Cumberland
 DATE: 2-22-2012
 SCALE: 1" = 40'
 PROJECT NO.: 11-01-0001
 REVISIONS: 1
 NO.: 1
 DATE: 2-22-2012
 #1 UPDATE SITE PLAN BLDG. #52, PLANNING COMMENTS 3-26-12
 #2 ADD CITY UTILITY DETAILS 3-29-10

D. S. D.
 DOWNEAST SURVEYING & DEVELOPMENT
 ELWOOD ELLIS, P.L.S. # 1176
 P.O. BOX 6234 CHINA VILLAGE, MAINE 04926
 (207) 882-2507
 MEMBER MAINE SOCIETY OF LAND SURVEYORS