

1. Building Code: The Building is designed to comply with the 2009 Edition of the International Building Code, IBC 2009 & the 2005 Edition of ASCE-7, "Minimum Design Loads for Buildings and other Structures".
2. Design Loads:
 - Fire Escape/Stairs and Exits:
 - Live Load: 100 PSF
 - Design Wind: Location: Portland, Maine
 - Wind Load (Per ASCE 2005 Section 6.0):
 - Basic Wind Speed V = 100 MPH
 - Wind Exposure Factor = B
 - Importance Factor I = 1.00
 - Roof:
 - Live Load: Ground Snow Load Pg = 50 PSF Plus Snow Drift Loading Where Applicable. (Per ASCE 2005 Section 7.0)
 - Snow Exposure Factor (Ce) = 1.0
 - Importance Factor (I) = 1.0
 - Snow Load Thermal Factor (Ct) = 1.0

STRUCTURAL DESIGN CRITERIA:

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

FOUNDATION NOTES:

1. FOUNDATION DESIGNED BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 1500 PSF. VERIFICATION OF THE SOIL BEARING CAPACITY IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. NOTIFY THE ENGINEER AND STOP WORK IF CLAY, WET SOILS, FILL, OR OTHER DELETERIOUS MATERIALS ARE ENCOUNTERED.
2. SUITABLE MATERIAL FOR BACK FILLING AGAINST THE FOUNDATION PIERS AND BENEATH THE CABINS INCLUDE; SELECT FILL, STRUCTURAL FILL AND GRANULAR BACKFILL. THESE MATERIALS SHALL BE SANDY GRAVEL TO GRAVELY SAND, FREE OF ORGANIC MATERIAL, LOAM, TRASH, OR FROZEN SOIL AND CONFORM TO THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT FINER BY WEIGHT
6"	100
No. 4	30-90
No. 40	10-50
No. 200	0-5

3. ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE CONTRACTOR SHALL DETERMINE ALL NECESSARY DIMENSIONS, ELEVATIONS AND CONDITIONS REQUIRED FOR THE FABRICATION AND ERECTION OF THE BUILDING COMPONENTS PRIOR TO SUBMISSION OF SHOP DRAWINGS.

4. SECTIONS AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL AND USED FOR SIMILAR CONDITIONS.

5. PROPORTION DESIGN MIXES TO PROVIDE CONCRETE FOR EXTERIOR FROST WALLS, FOOTINGS AND ALL OTHER EXPOSED SITE CONCRETE WITH THE FOLLOWING PROPERTIES:

- a. STRENGTH: 3500psi @ 28 DAYS, 3/4" AGGREGATE
- b. W/C RATIO: 0.48
- c. ENTRAINED AIR: 6% ±1%
- d. SLUMP: 3"± 1"

6. PORTLAND CEMENT: ASTM C150, TYPE I OR TYPE II.

WOOD FRAMING NOTES:

1. STRUCTURAL LUMBER: SP1B Grading Rules Agency / No. 2 or Better Southern Pine
 Fb = 1500 PSI Fv = 100 PSI
 Fc = 1650 PSI E = 1600000 PSI

2. DESIGN CODE: THIS BUILDING IS DESIGNED TO COMPLY WITH THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE, IBC 2009.

3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE IBC 2009 UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

4. SHEATHING: APA RATED 'EXPOSURE 1' PLYWOOD OR COMPOSITE PANEL:

LOCATION	THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING
ROOF SHEATHING:	3/4-INCH	40/20	8d AT 6" OC	8d AT 12" OC
WALL SHEATHING:	1/2-INCH	16/0	8d AT 6" OC	8d AT 12" OC
FLOOR SHEATHING:	3/4-INCH	48/24	8d AT 6" OC	8d AT 12" OC

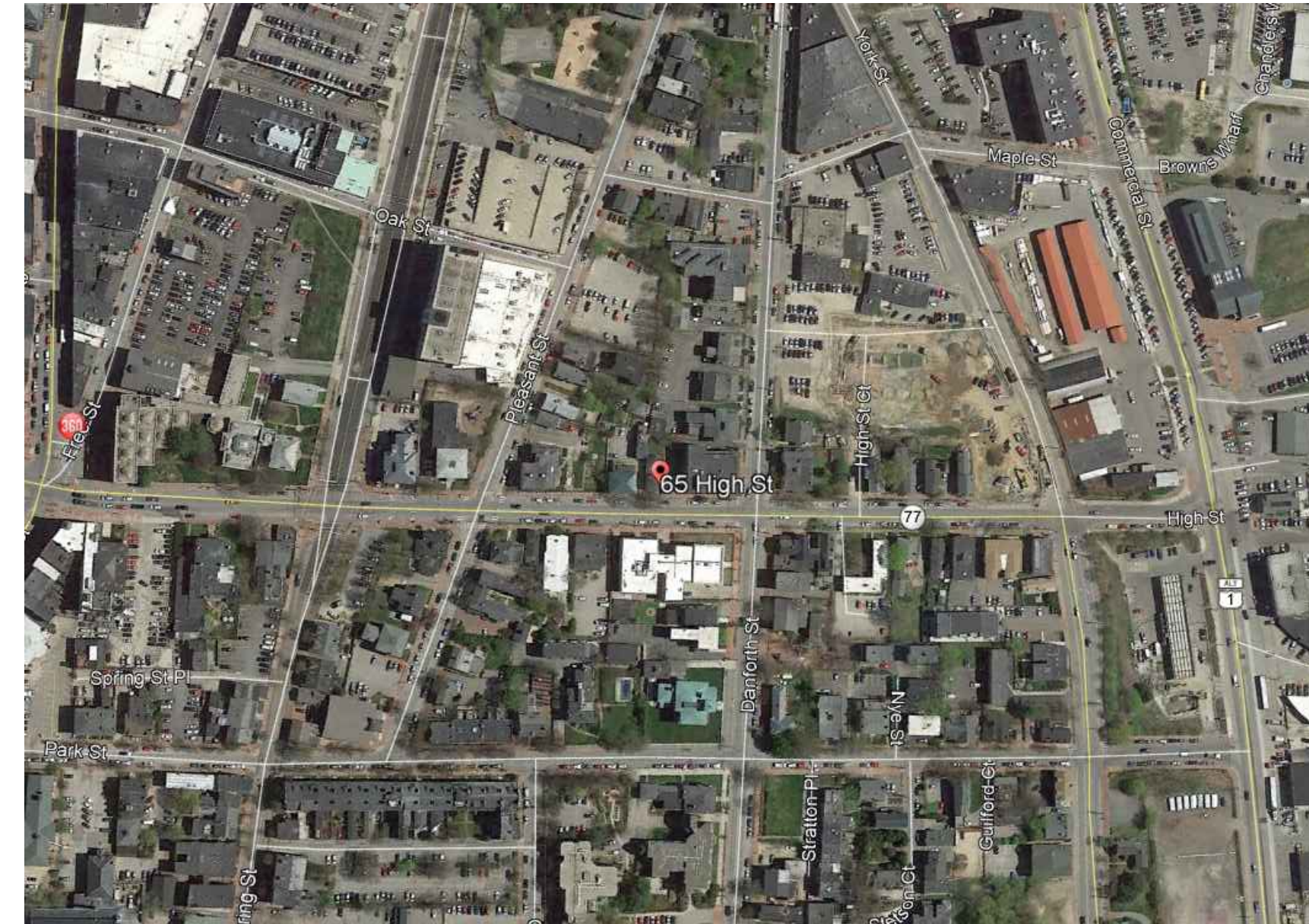
5. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.

6. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER.

7. ROOF SHEATHING: 5/8" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 40/20. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.

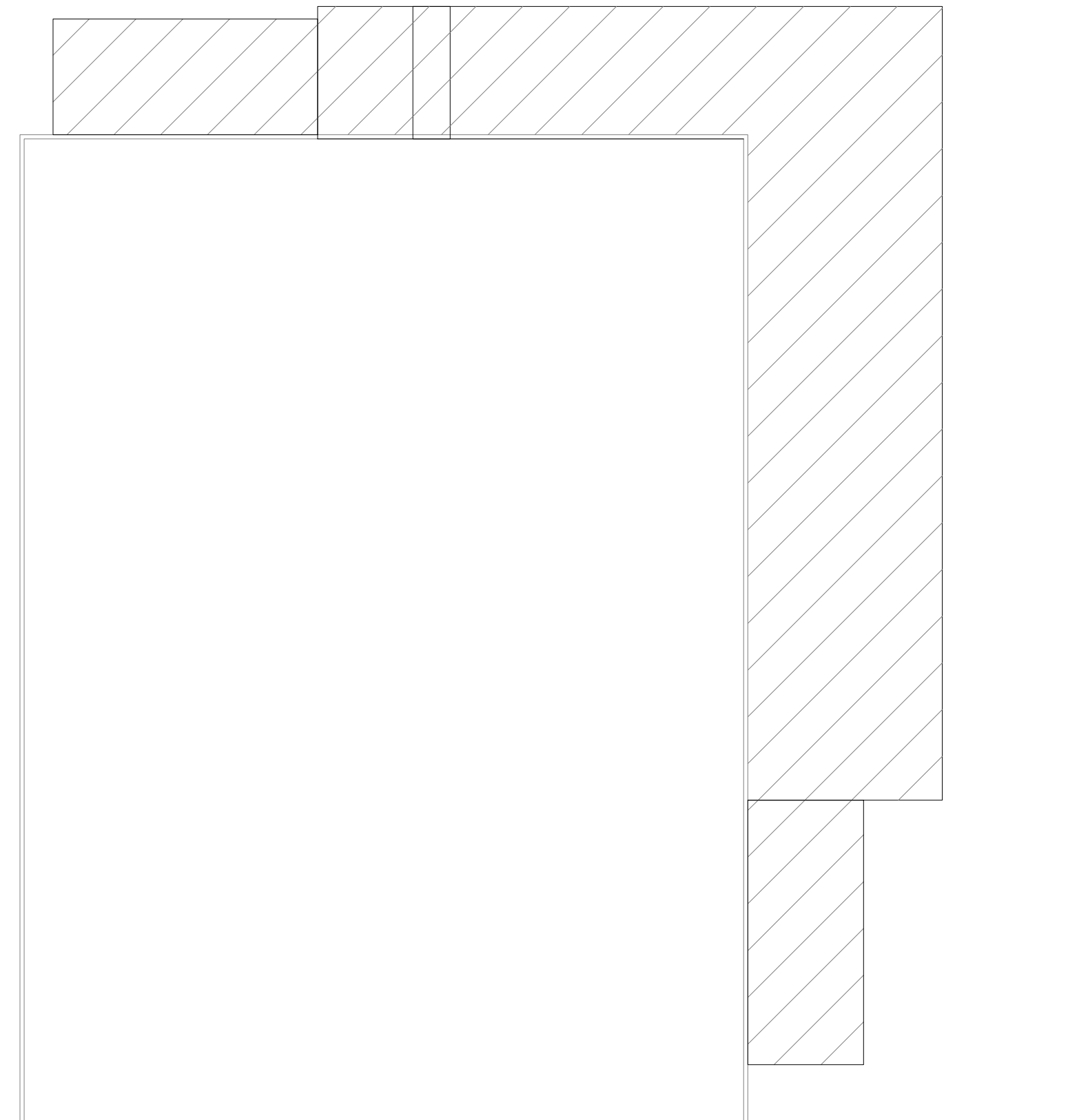
8. WALL SHEATHING: 1/2" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 32/16. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.

65 High Street Replace Existing Deck & Exterior Stairs



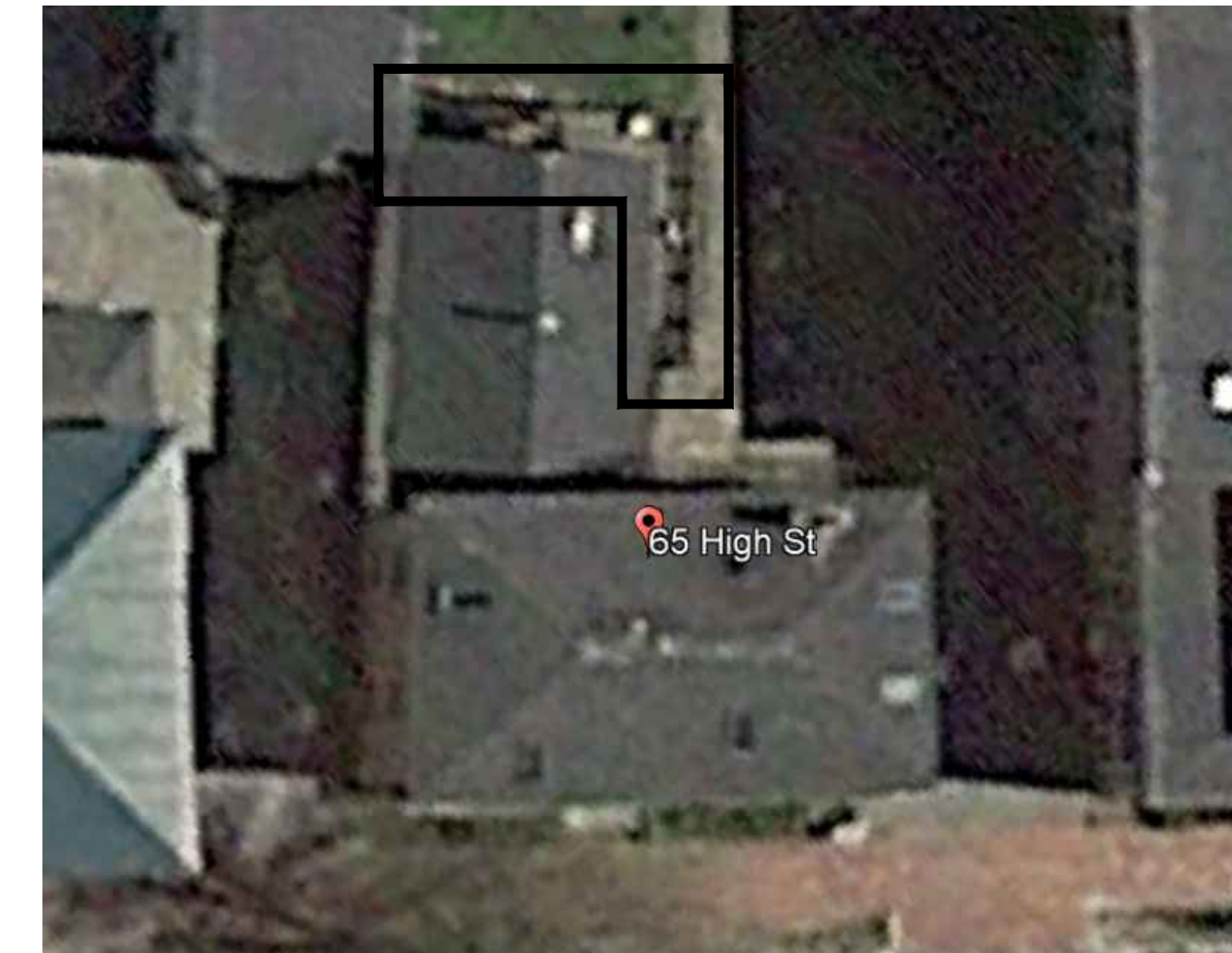
VICINITY MAP

SCALE: NTS



STAIR & DECK TO BE REMOVED

SCALE: NTS



STAIR TO BE REMOVED

SCALE: NTS



PORTION OF STAIR TO BE REMOVED

SCALE: NTS

Current Owner Information:

CBL 040 A015001
Land Use Type FIVE TO TEN FAMILY
 Verify legal use with Inspections Division

Property Location 65 HIGH ST
Owner Information BRICKLIGHT PROPERTIES LLC
 111 COMMERCIAL ST STE 203
 PORTLAND ME 04101

Book and Page 32379/117
Legal Description 40-A-15
 HIGH ST 63-65

Current Rental Registration Yes
Acres 0.1181

Current Assessed Valuation:

TAX ACCT NO.	6092	OWNER OF RECORD AS OF APRIL 2016
LAND VALUE	\$152,700.00	BRICKLIGHT PROPERTIES LLC
BUILDING VALUE	\$352,800.00	
NET TAXABLE - REAL ESTATE	\$505,500.00	ONE MONUMENT WAY PORTLAND ME 04101

TAX AMOUNT \$10,671.12

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed:

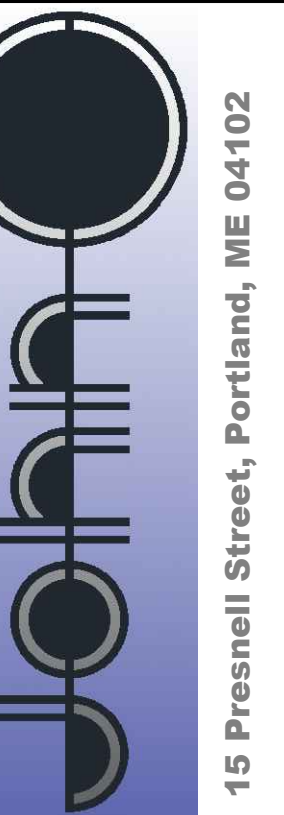
Building Information:

Building 1	
Year Built	1900
Style/Structure Type	
# Units	9
Square Feet	6671

PROPERTY DATA

SCALE: NTS

PROPERTY OF



65 High Street Deck & Stair Replacement

BY: JJO

NO: Issued for Fast-track Permit

DATE: 08-04-2017

CODE: IRC 2009

TOWN: PORTLAND

DATE: 07-24-17

SCALE: As Noted

DRAWN: JJO

TITLE: Cover Sheet

FILE:

SHEET: A0-01