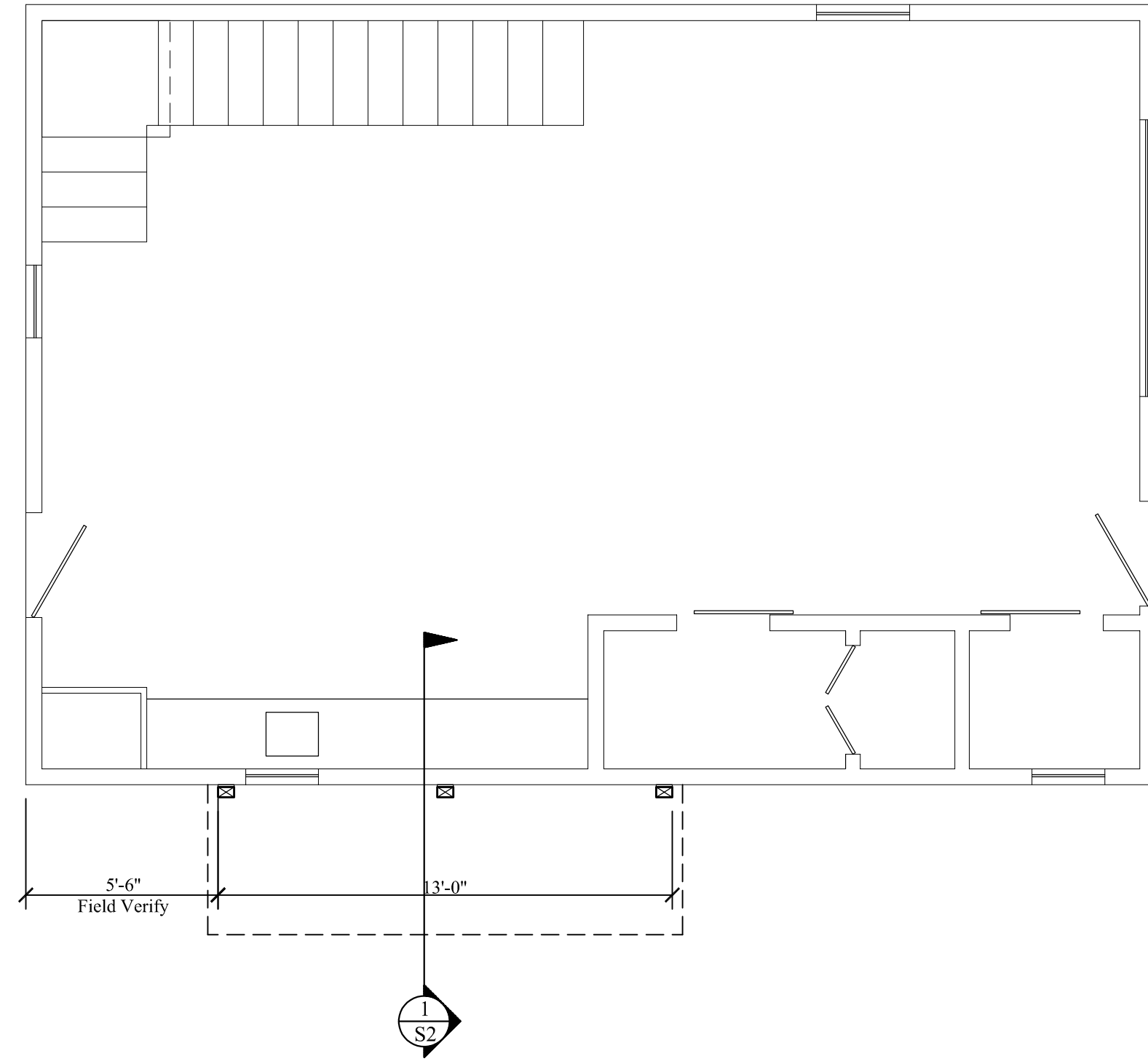
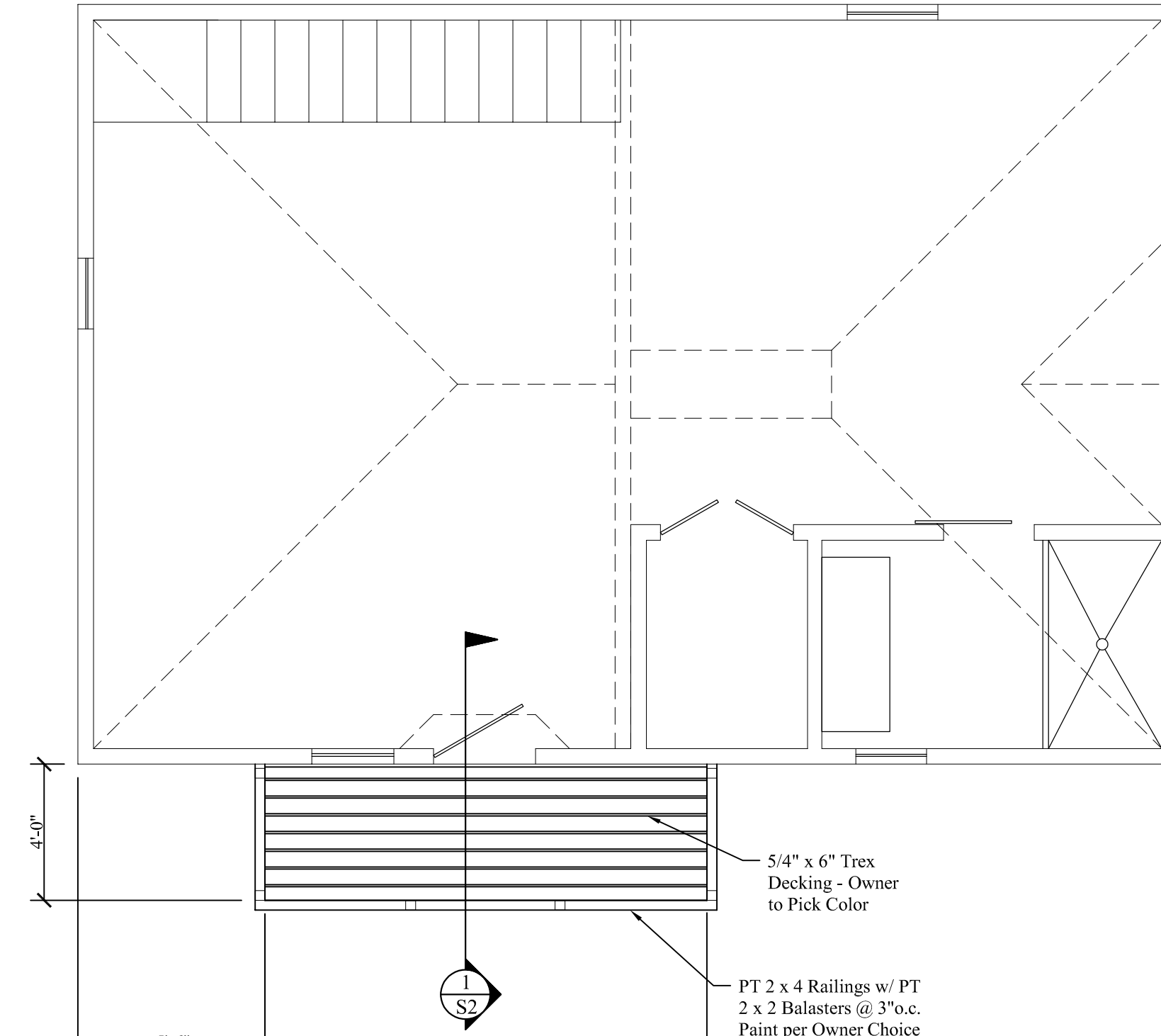


03918 Deck Drawings.dwg



1st FLOOR PLAN

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



2nd FLOOR PLAN

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

STRUCTURAL NOTES:

CODE: Comply with the 2015 International Residential Building Code.

DESIGN LOADS:

Dead Loads: Roof = 15.0 psf, Floor = 10.0 psf.
Live Loads: Roof = 45.0 psf (Plus Drift), 1st Floor = 40.0 psf, 2nd Floor = 35.0 psf.
Wind Load: Building = 31.0 psf.

WOOD:

1. General:
 - a. Each piece of lumber shall be "S-DRY" and bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
 - b. Do not notch or drill joists, beams or load bearing studs without approval.
2. Structural Sawn Lumber:
 - a. 2 x 6 thru 2 x 14 joists: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.
 - b. Studs: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.
4. Laminated Veneer Lumber (LVL): Beams: Fb = 2,800 psi, Fv = 285 psi, E = 2,000 ksi
Posts: Fb = 2,400 psi, Fv = 190 psi, E = 1,800 ksi

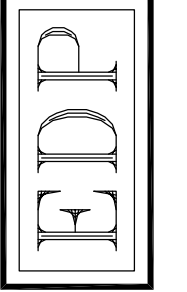
SUPPLEMENTARY NOTES:

1. Verify all dimensions and conditions in field prior to starting work. Notify the Engineer of any discrepancies or inconsistencies.
2. Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.



Permitting and Inspections Department
Approved with Conditions
08/28/2018

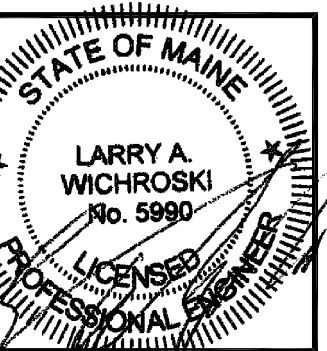
ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
P.O. BOX 575, FREEPORT, MAINE 04032 • (207) 865-9505



Carage House Exterior Deck
11 Mellen Street, Portland, Maine

NOTES & PLANS

PROJECT:
DRAWING:



DESIGNED BY:
Larry A. Wichroski, P.E.

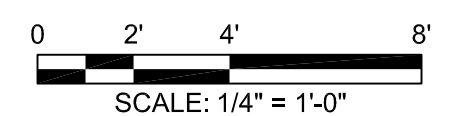
DRAWN BY:
LAW

JOB #:
03918

DATE:
07-24-2018

REVISIONS

SHEET:
S1
of 2



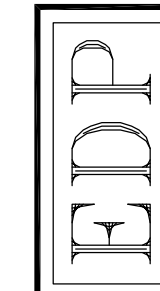
SCALE: 1/4" = 1'-0"

Mechanical, Electrical and Plumbing Design and
Building Weatherization-Insulation-Ventilation
by Others.



Permitting and Inspections Department
Approved with Conditions
08/28/2018

ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers



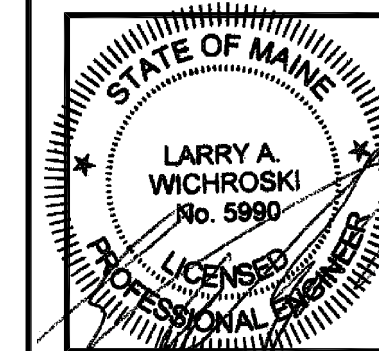
P.O. BOX 575, FREEPORT, MAINE 04032 • (207) 865-9505

PROJECT: Carage House Exterior Deck
11 Mellen Street, Portland, Maine

DRAWING: ELEVATION, FRAMING PLAN & DETAILS

PROJECT:

DRAWING:



DESIGNED BY: Larry A. Wichroski, P.E.
DRAWN BY: LAW
JOB #: 03918
DATE: 07-24-2018

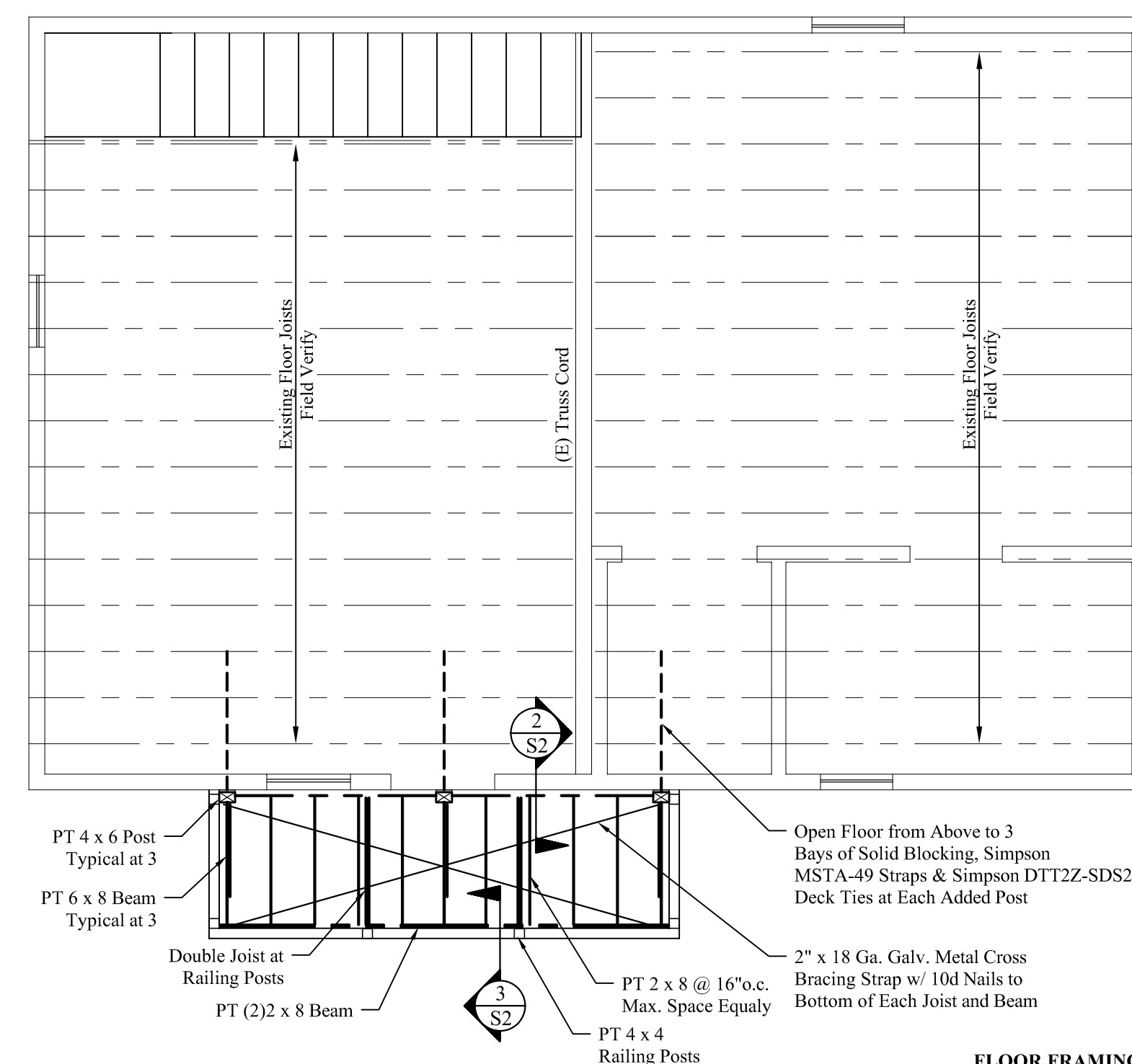
REVISIONS

SHEET: S2 of 2



LEFT SIDE ELEVATIONS

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

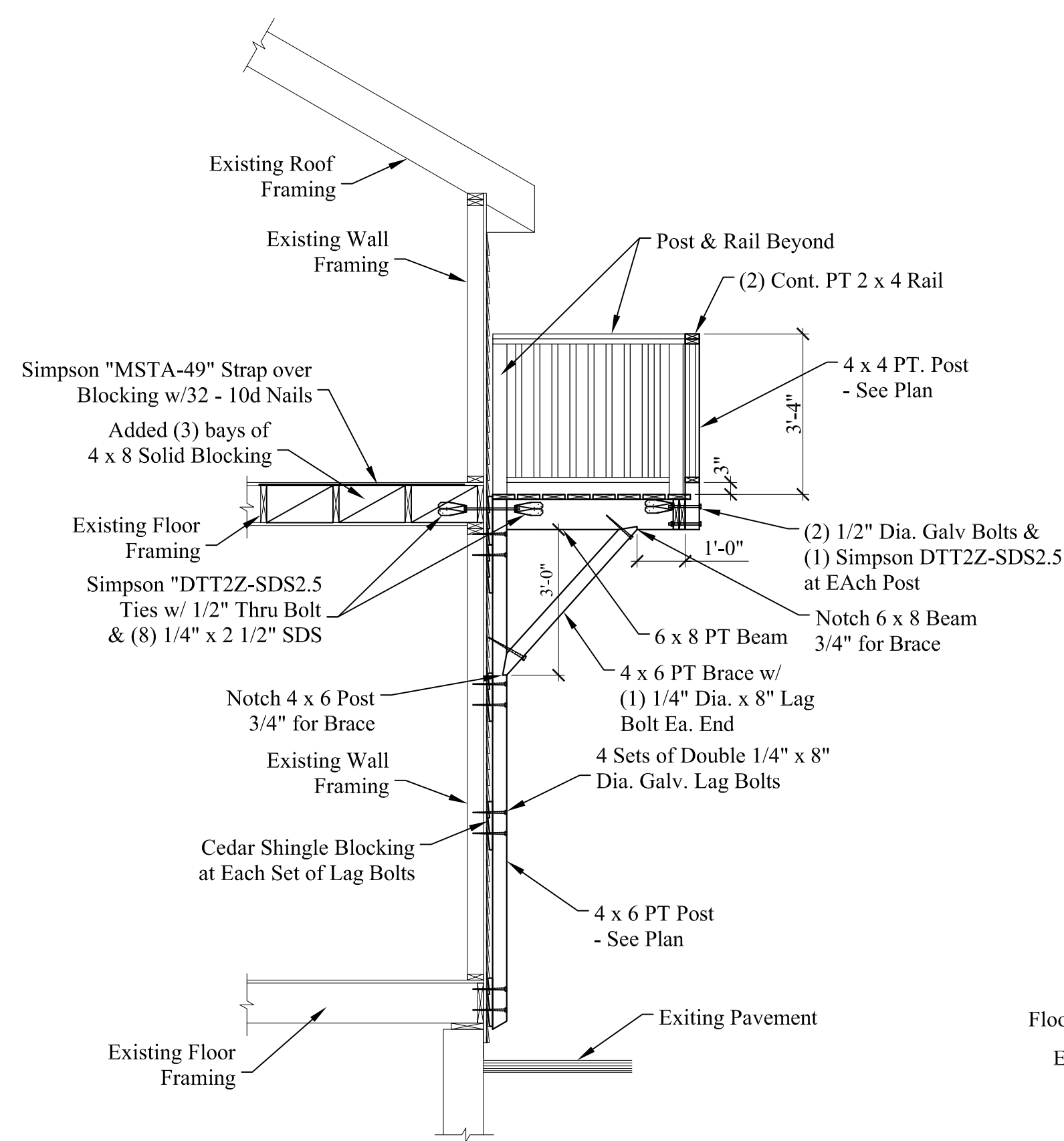


2nd FLOOR / DECK FRAMING PLAN

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

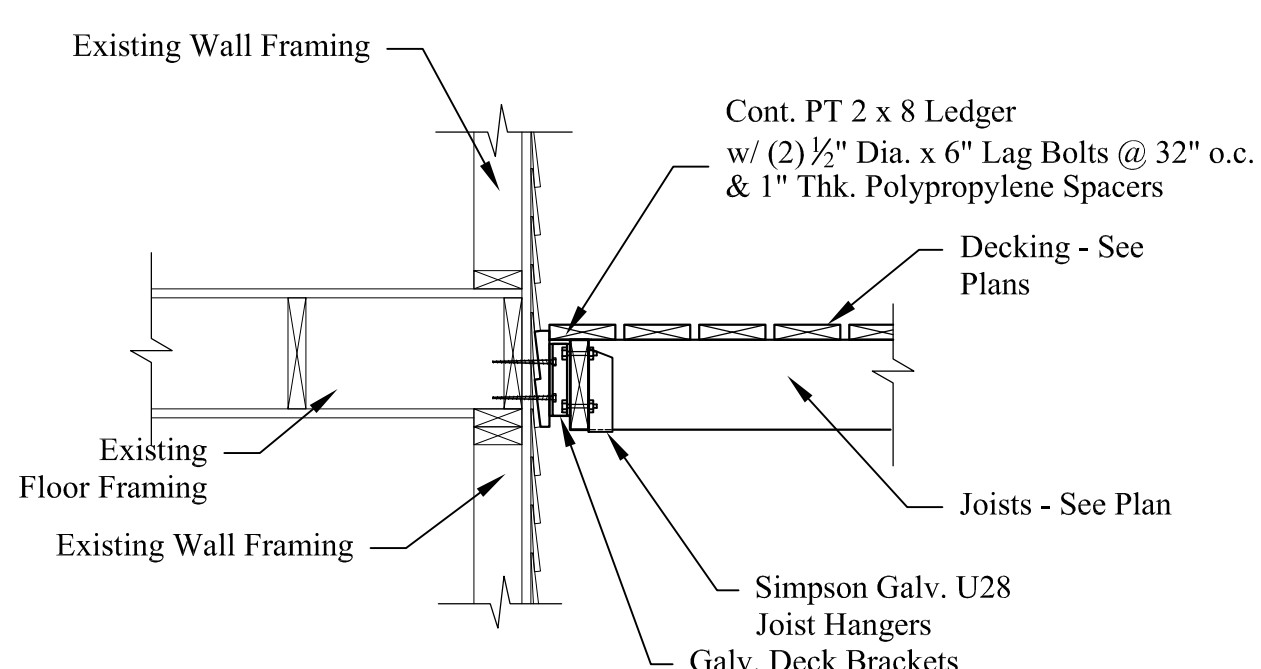
FLOOR FRAMING NOTES:

1. See Structural Notes, Sheet S-1.
2. Built-up girders, headers and beams shall be spiked w/ 3 rows of 16d nails @ 12" o.c.
3. Provide metal hangers at all flush joist connections.
4. Field verify all existing conditions and dimensions.



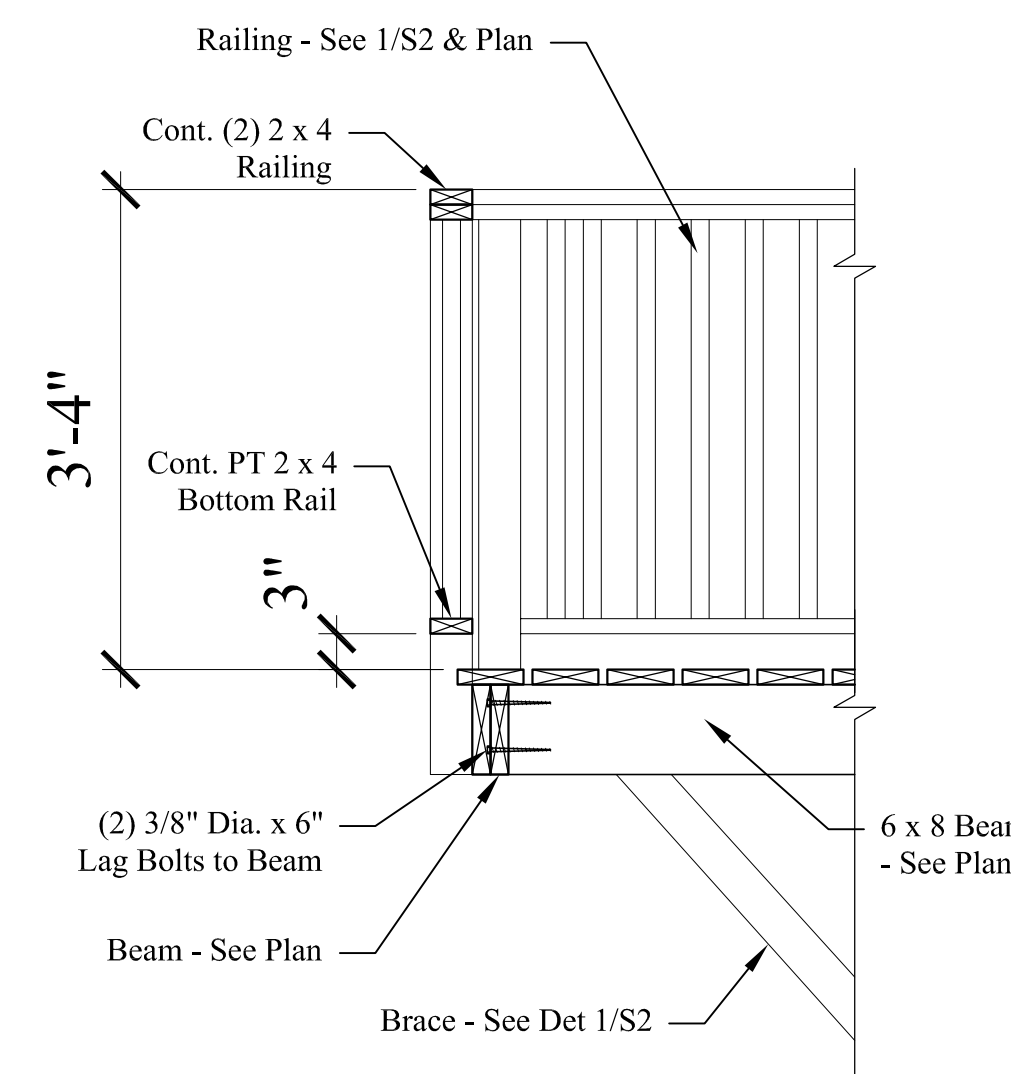
1 DECK SECTION

Scale: 3/8" = 1'-0"



2 DECK JOIST to WALL CONN.

Scale: 3/4" = 1'-0"



3 DECK BEAM to BEAM CONN.

Scale: 3/4" = 1'-0"

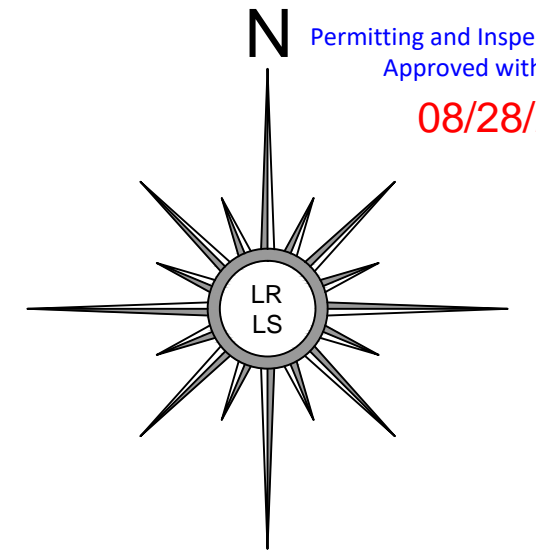


Mechanical, Electrical and Plumbing Design and Building Weatherization-Insulation-Ventilation by Others.

03918 Deck Drawings.dwg



Permitting and Inspections Department
Approved with Conditions
08/28/2018



SOURCE
SPCS 1983 - ME WEST

LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- MONUMENT FOUND
- ROAD LINE
- PROPERTY LINE
- - - PROPERTY LINE - NOT SURVEYED
- ▨ BUILDING
- ▨ PAVEMENT
- ▨ CRUSHED STONE
- ⊙ SANITARY SEWER STRUCTURE
- ⊙ UTILITY POLE AND ANCHOR
- ⊙ WATER VALVE
- W WATER LINE
- OHU OVERHEAD UTILITIES
- S SANITARY SEWER LINE
- G GAS LINE
- - - CONTOURS - MAJOR
- - - CONTOURS - MINOR

8/9/18
Replacement of existing
balcony to be supported
on building.

See Engineering Design
Professionals sheets S1
& S2 dated 7/24/18.

NOTES

- 1) OWNERS OF RECORD: MARIAH C. HOLDER & JOHN J. HEINZE. REFERENCE DEED BOOK 30962, PAGE 318 DATED AUGUST 21, 2013. (BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.) FOR MORE BOUNDARY DETAIL SEE A PLAN ENTITLED "STANDARD BOUNDARY SURVEY FOR RECORD OWNER MARIAH C. HOLDER & JOHN J. HEINZE" DATED AUGUST 16, 2016 BY THIS SURVEYOR.
- 2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM RTK OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER AND THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION VRS NETWORK.
- 3) ELEVATIONS ARE REFERENCED TO THE CITY OF PORTLAND VERTICAL DATUM DERIVED FROM NGVD 1929. THIS SURVEY IS TIED TO THE FOLLOWING BENCH MARK AS PROVIDED BY THE DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST: A BOLT FOUND IN THE GRANITE MONUMENT ON THE THREE OFFSET AT NORTHEASTERLY CORNER OF DEERING STREET AND MELLEN STREET WITH AN ELEVATION OF 95.11 FEET.
- 4) THE SUBJECT PARCEL IS SHOWN IN ZONE C. AREAS OF MINIMAL FLOODING (NO SHADING), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE WITH COMMUNITY-PANEL NUMBER 230051 0013 B AND AN EFFECTIVE DATE OF JULY 17, 1986.
- 5) THE SUBJECT PARCEL IS SHOWN ON THE NATURAL RESOURCES CONSERVATION SERVICE NATIONAL COOPERATIVE SOIL SURVEY AS BEING COMPRISED OF HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.
- 6) THE SUBJECT PARCEL IS SHOWN IN THE B-2B COMMUNITY BUSINESS ZONE ON THE CITY OF PORTLAND ZONING MAP AVAILABLE ONLINE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL USES TAKEN FROM CITY CODE, SECTION 14-185:

	PER ORDINANCE
MINIMUM LOT SIZE:	NONE
MINIMUM STREET FRONTAGE:	20 FEET
MINIMUM FRONT YARD SETBACK:	NONE
MINIMUM SIDE YARD SETBACK:	NONE, WITH ALTERNATE PROVISIONS
MINIMUM REAR YARD SETBACK:	10 FEET, WITH ALTERNATE PROVISIONS
MAXIMUM LOT COVERAGE:	NONE
MAXIMUM HEIGHT:	45 FEET, WITH LIMITATIONS
MINIMUM AREA PER UNIT:	435 SQUARE FEET

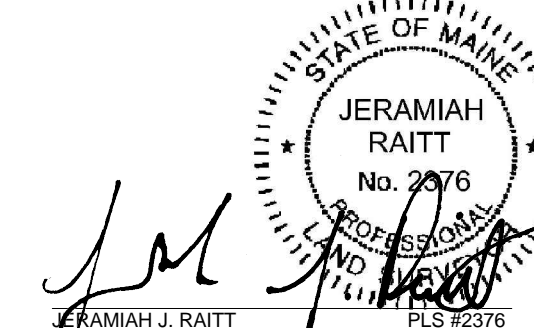


CERTIFICATION

TO: MARIAH C. HOLDER & JOHN J. HEINZE

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

- 1.) NO SEPARATE REPORT
- 2.) NO NEW LEGAL DESCRIPTION PREPARED



**SITE PLAN WITH TOPOGRAPHIC DETAIL OF
11 MELLEN STREET CONDOMINIUMS**

FOR RECORD OWNER: **MARIAH C. HOLDER & JOHN J. HEINZE**
PO BOX 4038, PORTLAND, MAINE 04101

SITE LOCATION: **9-11 MELLEN STREET
PORTLAND, MAINE**

**LITTLE RIVER
LAND SURVEYING**

JERAMIAH J. RAITT
ME PLS #2376 NH LLS #957
PO BOX 332, LISBON FALLS MAINE 04252
(207) 841-0056

DATE: AUGUST 16, 2016
REVISED: JUNE 21, 2017

SCALE:
1" = 10'

PROJECT #16-014
DRAWING #16-014

DRAWN BY: JJR

