

- Building Code: The Building is Designed to Comply with The 2009 Edition of the International Residential Building Code, IRC 2009 & The 2005 Edition of ASCE-7, "Minimum Design Loads for Buildings and Other Structures".
- 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:

- 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.
- 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

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.

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

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

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

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

WOOD FRAMING NOTES:

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

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

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

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

LOCATION	THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING
ROOF SHEATHING:	5/8"	40/20	8d AT 6" OC	8d AT 12" OC
WALL SHEATHING:	5/8"	16/0	8d AT 6" OC	8d AT 12" OC
FLOOR SHEATHING:	5/8"	48/24	8d AT 6" OC	8d AT 12" OC

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

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

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.

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.

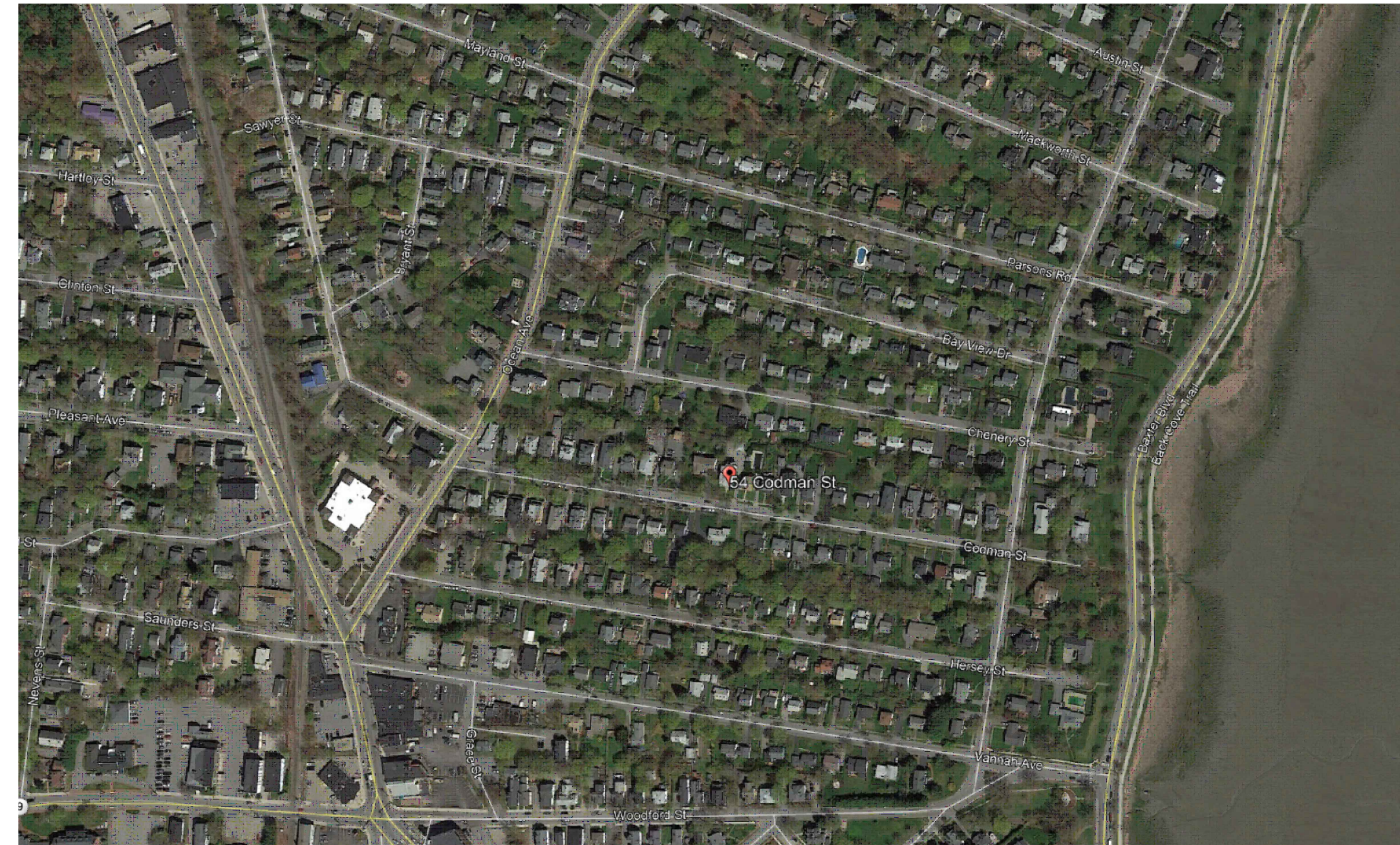
GENERAL NOTES

SCALE: NTS

PROJECT DESCRIPTION

SCALE: NTS

54 Codman Street Deck & Exterior Stair Renovation



VICINITY MAP

SCALE: NTS

The deck is approximately 8' x 18'. The stair assembly is approximately 38" wide and the pass-by space 58" wide. The ground to second floor rise is about 11'-10" and the second floor to third floor rise is about 9' with a small platform that rises about 24" to get the occupant to the dormer door.

The main components of the deck are:

Foundation: This consists of round cast-in-place concrete piers 12-14 inches in diameter, which sit under the (2) of the main support posts, a larger cast-in-place concrete base, 14" x 40", which supports the (2) right most posts and the bottom of the stringers for the first stair section.

Vertical Support: The main support for the platforms and the stairs consist of (5) nominal 6x6 wood posts, (1) left most post, (2) center posts, and (2) right most posts. These posts support a wood girder, on the long side of the deck, and support the stair stringers at about midpoint of the run. A ledger lag bolted into each floor platform is the opposite support.

Decks: The platforms consist of 1x6 planks attached to 2x6 joists @ 16" O.C. The joists are connected to the front beam and ledger using galvanized metal hangers.

The Rails: The rails consist of 2x4 sections top and bottom of the rail and three 2x6 wood members, with the short side facing up and down, to form an effective barrier.

Misc: Lag bolts are 1/2" stainless steel. Deck nails steel round head with a few galvanized deck screws. Strap and joist hardware appear to be galvanized.

The stair is in generally good shape, showing signs of age and wear consistent with its materials, its age and its purpose.

Phase I: Inspection

- Rot: darkening of the wood surface and a softening of the wood itself.
- Excess moisture content: moisture, beyond 20% saturation, softened wood and an exaggeration of the wood grain.
- Structural Cracks that have passed through a substantial portion of the member
- Checks, loss of substantial amounts of material from the member
- Fasteners and connections showing signs of degradation due to rust or over stress Loosening of connections and fasteners
- Separating and shifting members
- Twisting, and vertical or horizontal deflection, or bowing
- Loose and warped boards
- Excess spacing or other voids
- Nail and screw pops
- Splinters, worn edges on stair treads, exposed edges of metal connections
- Organic materials, such as fungus
- Chemicals that leach from treated lumber or POLs that fall from adjacent roofs
- Unable to meet design load requirements

Phase II: Mitigation

- Repair: Where feasible, damaged materials will be repaired in situ.
- Replace: Where advisable, damaged or unsafe materials will be replaced.
- Augment: Where feasible, damaged or compromised elements will be augmented to eliminate the issue.
- Support: Where indicated, structural members may require additional nailing, sistering of spanning materials, additional foundation, bracing or other secondary support mechanism.
- Secure: Where feasible failing members or connections will be secured.
- Where indicated, organic and non-organic surface materials will be cleaned away.

RENOVATION NOTES

SCALE: NTS



DECK/STAIR TO BE RENOVATED

SCALE: NTS

Current Owner Information:

CBL 128 A009001
Land Use Type FOUR FAMILY
 Verify legal use with Inspections Division
Property Location 54 CODMAN ST
Owner Information JOHNSON JEFFREY S
 58 CODMAN ST
 PORTLAND ME 04103

Book and Page 128-A-9
Legal Description CODMAN ST 54

7167 SF

Current Rental Registration Yes
Acres 0.1645

Current Assessed Valuation:

TAX ACCT NO.	18416	OWNER OF RECORD AS OF APRIL 2017	JOHNSON JEFFREY S
LAND VALUE	\$115,100.00	NET TAXABLE - REAL ESTATE	\$354,000.00
BUILDING VALUE	\$238,900.00		
TAX AMOUNT	\$7,664.10		

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

Building Information:

Building 1
Year Built 1927
Style/Structure Type 5
Units 4
Bedrooms 6
Full Baths 4
Total Rooms 18
Attic FULL FINSH
Basement FULL
Square Feet 3030

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

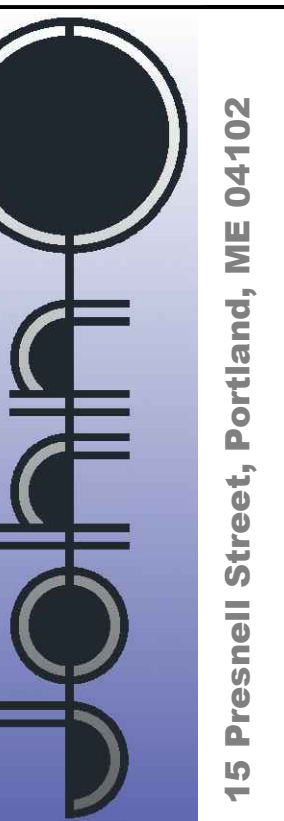
Outbuildings/Yard Improvements:

Building 1
Year Built 1960
Structure GARAGE-WD/CB
Size 18X20
Units 1
Grade C
Condition F

PROPERTY DATA

SCALE: NTS

PROPERTY OF



54 Codman Street Deck & Stair Renovation

BY: JJO

DATE: 03-09-2018

REMARKS: Issued for Fast-track Permit

CODE: IRC 2009

TOWN: PORTLAND

DATE: 07-24-17

SCALE: As Noted

DRAWN: JJO

TITLE: Cover Sheet

FILE:

SHEET: A0-01