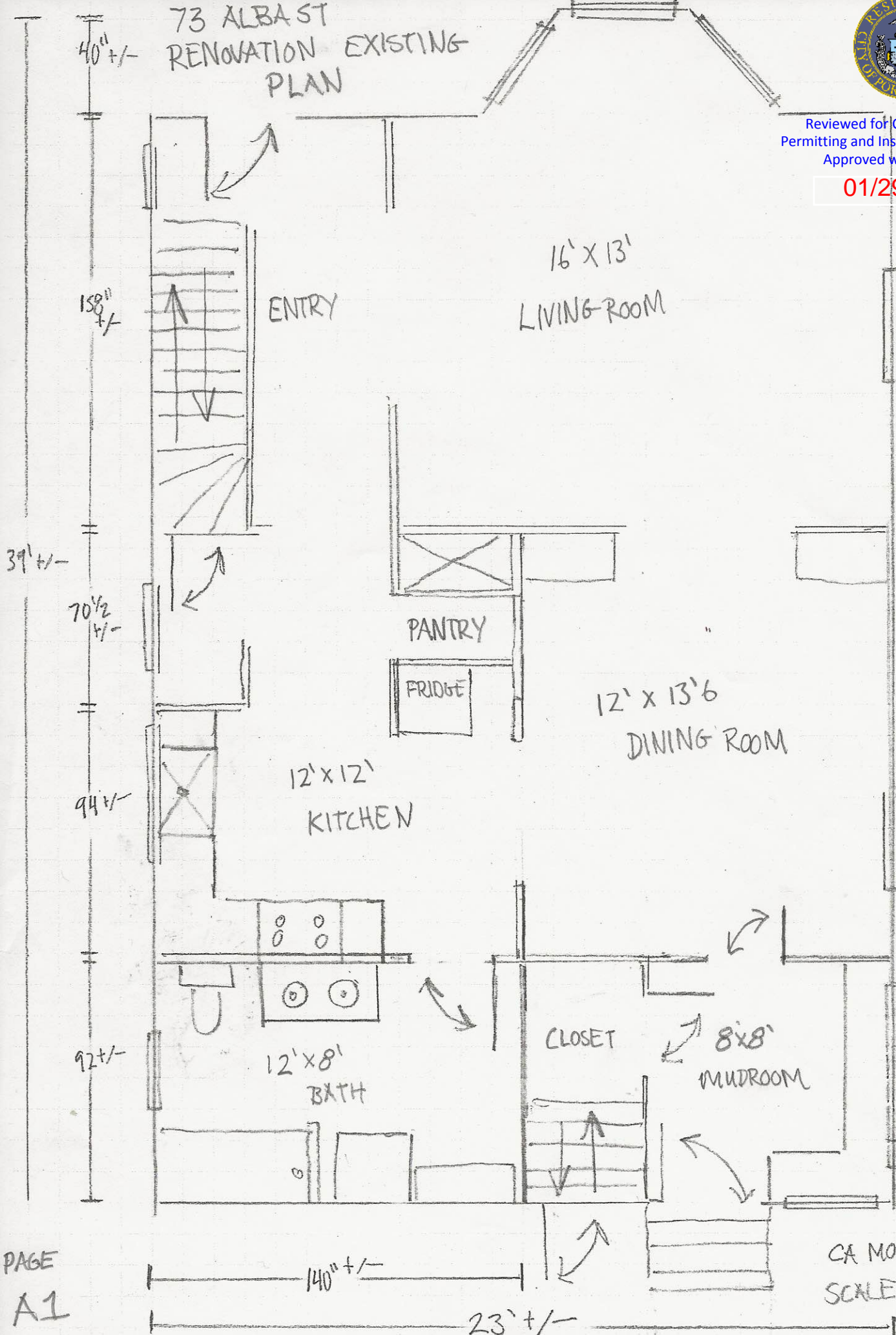




Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/29/2019

73 ALBAST RENOVATION EXISTING PLAN

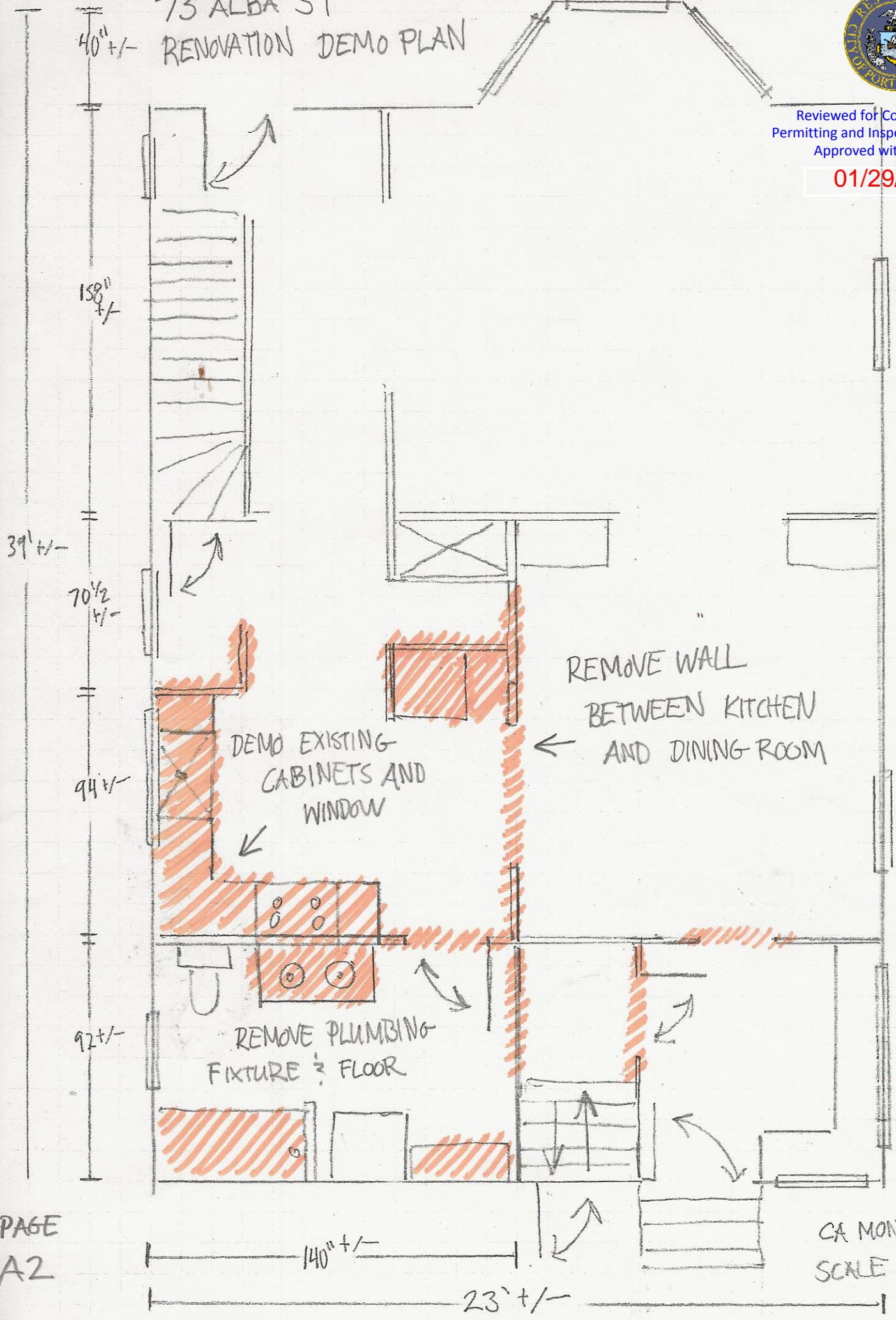


73 ALBA ST RENOVATION DEMO PLAN



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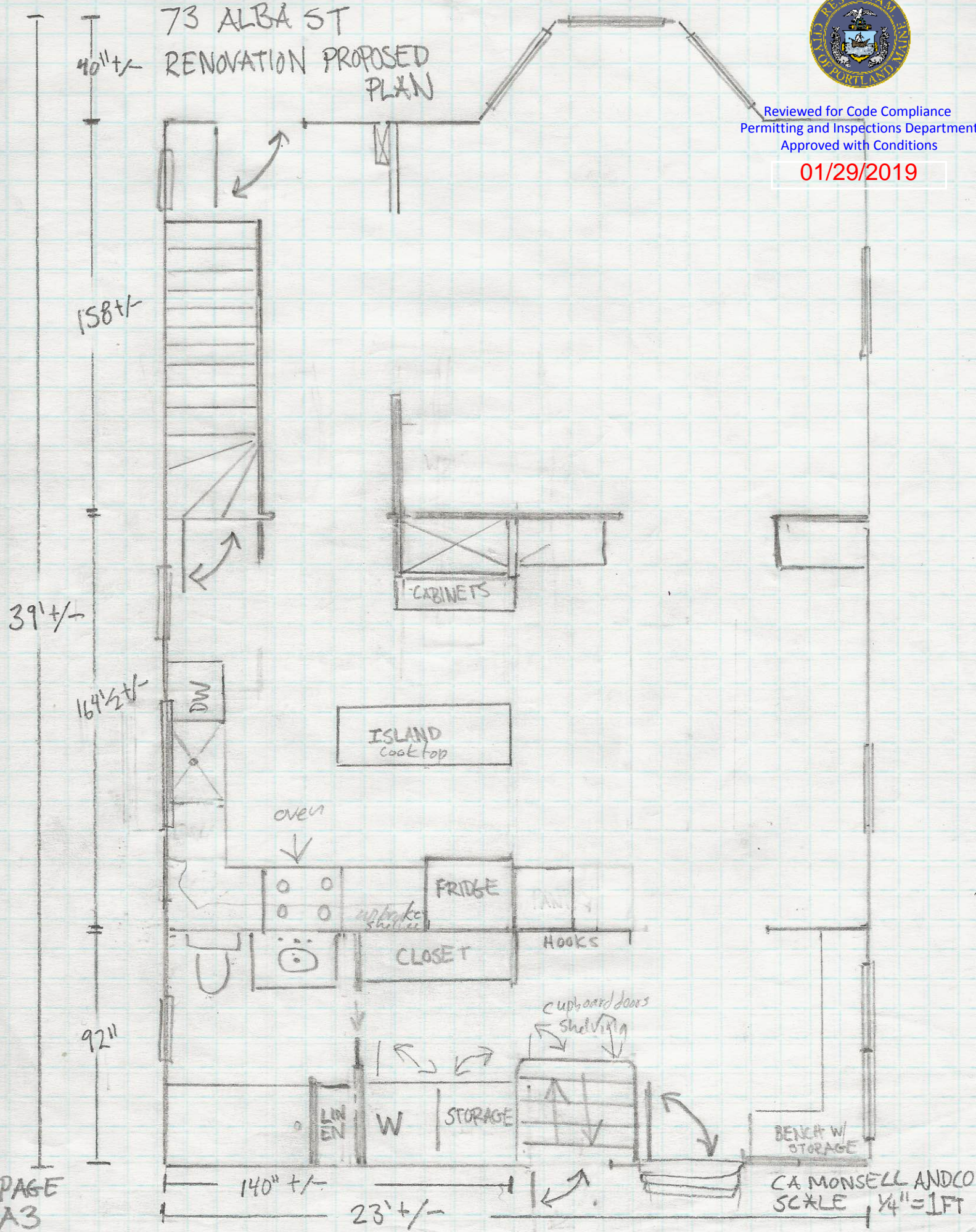




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73 ALBA ST RENOVATION PROPOSED PLAN



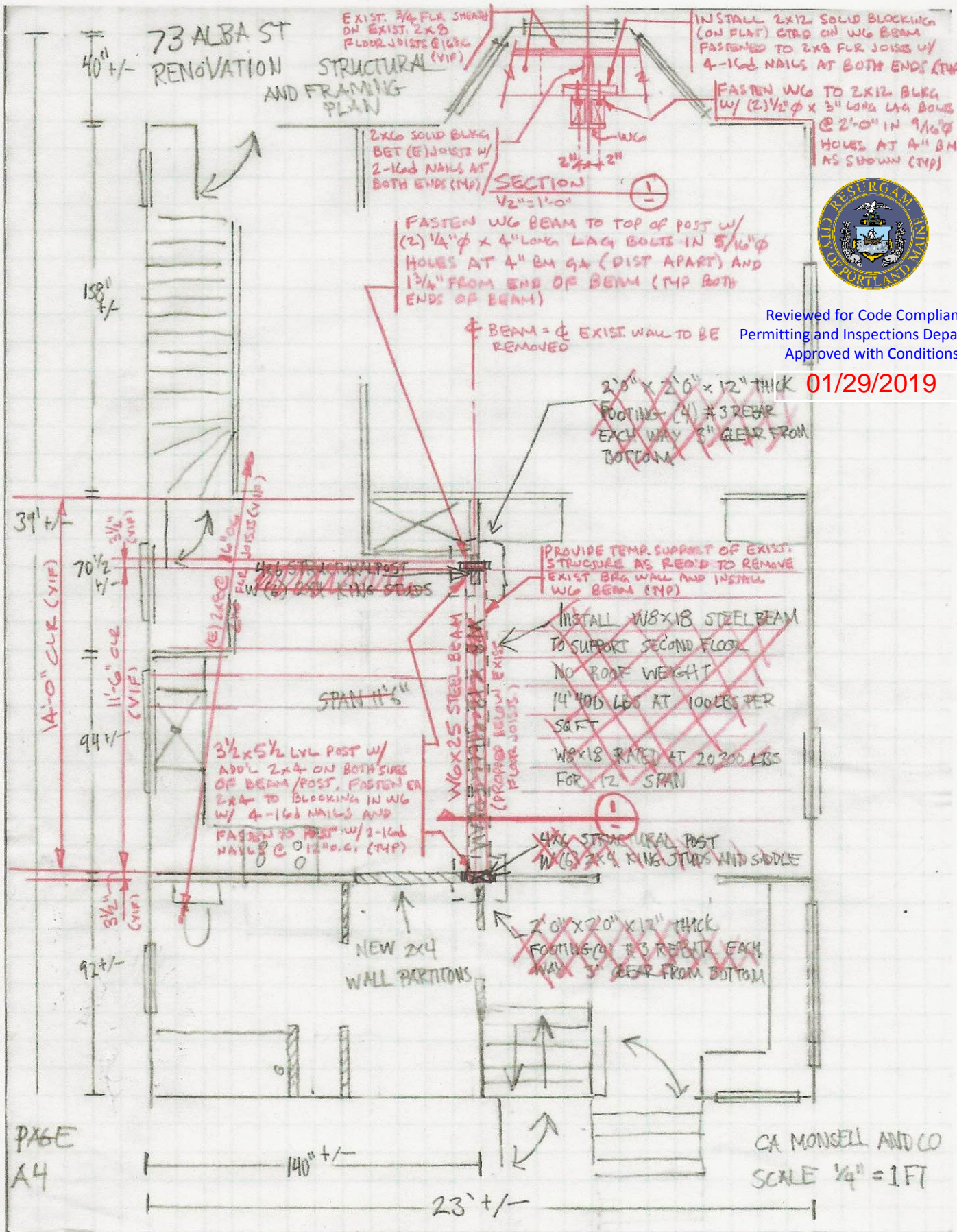
73 ALBA ST
RENOVATION

STRUCTURAL
AND FRAMING
PLAN



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PAGE
A4

CA MONSELL AND CO
SCALE 1/4" = 1 FT

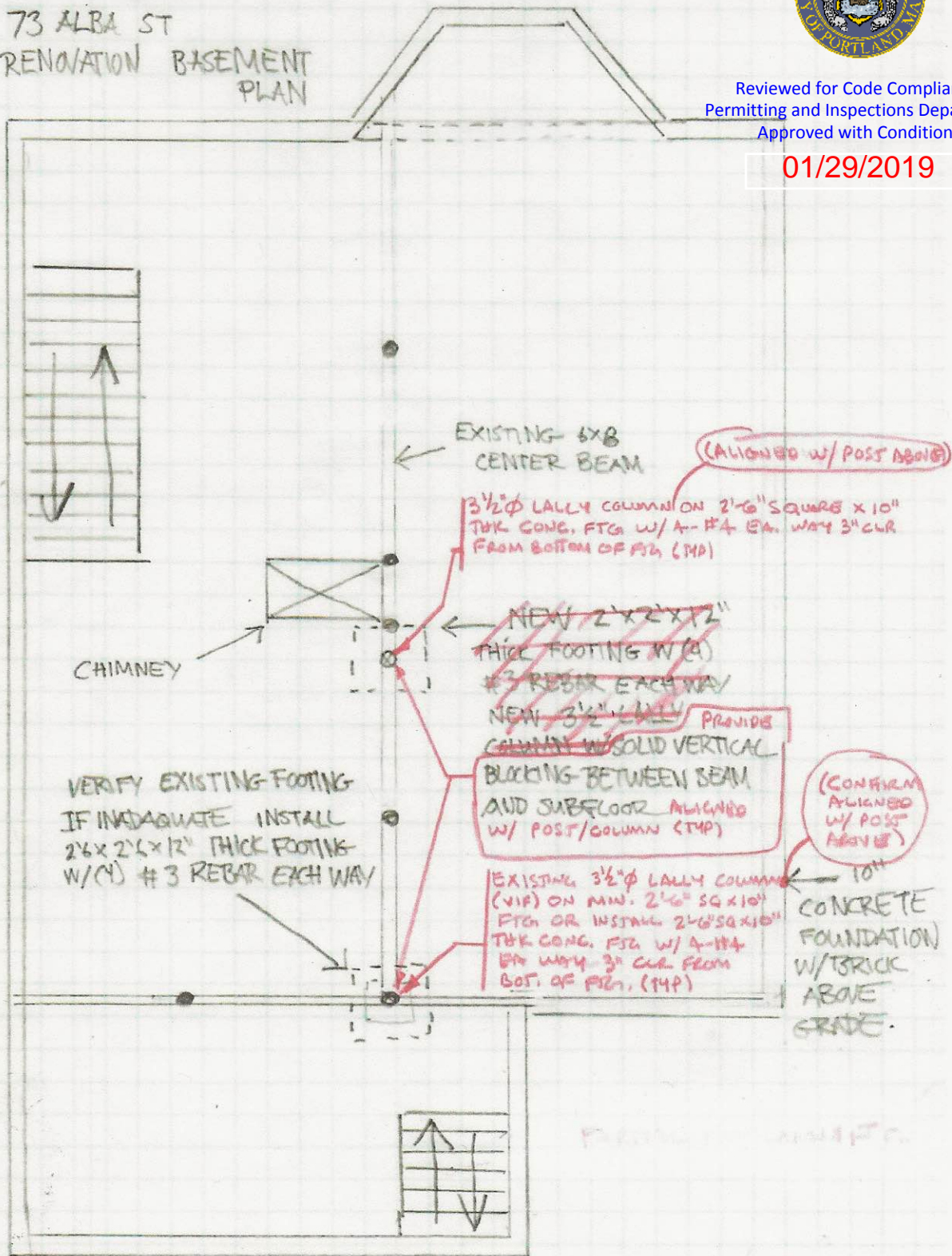
PARTIAL 2ND FLR FRAMING PLAN
NTS
1/17/19
S2



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73 ALBA ST RENOVATION BASEMENT PLAN



PAGE
A5

PARTIAL FOUNDATION & 1ST FLR FRM G PLAN
NTS

1/17/19

SI

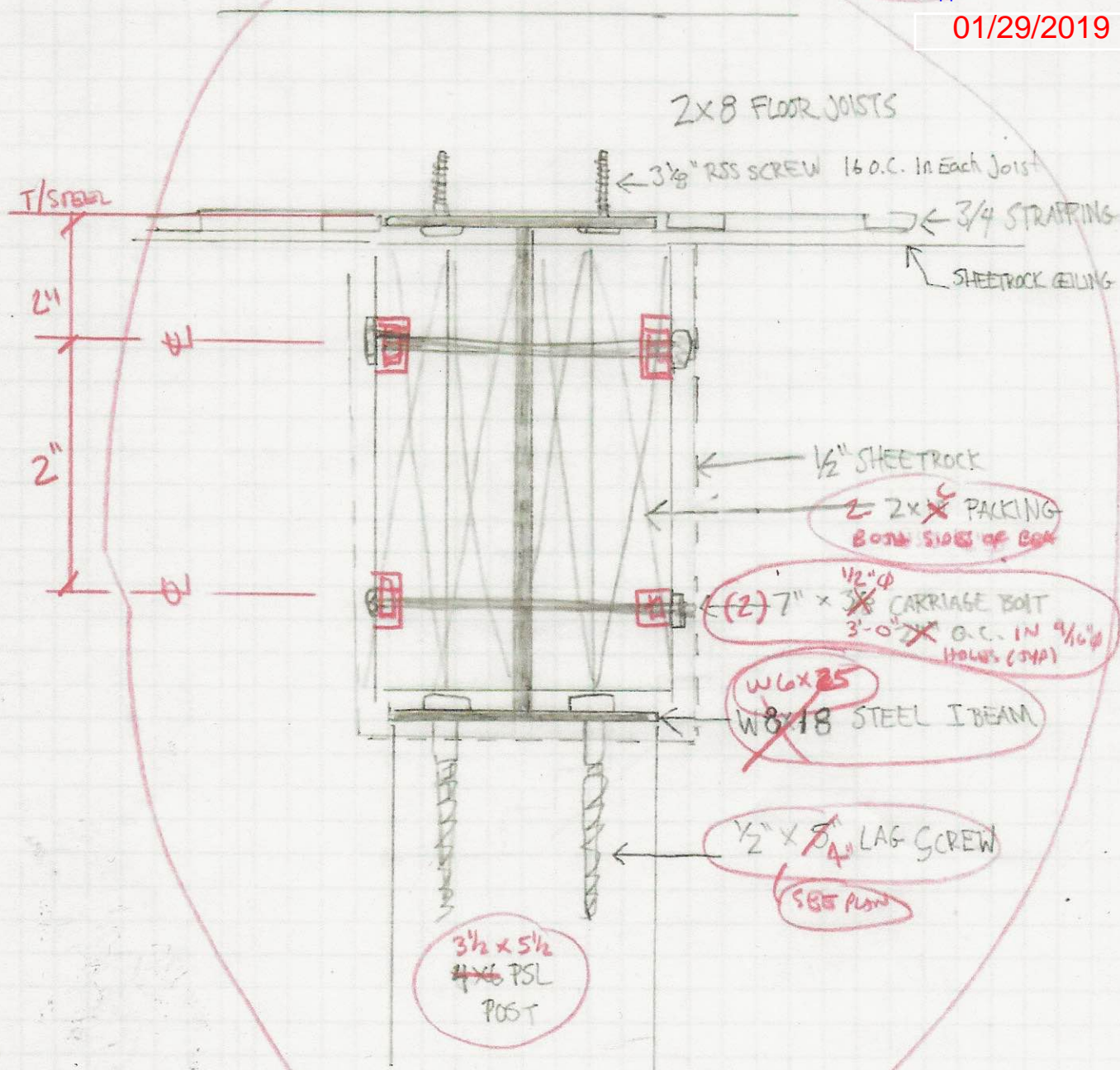
CAMONSELL AND CO
SCALE 1/4" = 1 FT



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BEAM DETAIL



CA MONSELL AND CO
SCALE 2" = 1 FOOT

PAGE
A6

BEAM BLOCKING DETAIL
NTS

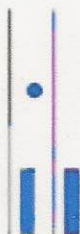
1/17/19

53



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/29/2019



L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106

Telephone: 207 767-4830

January 18, 2019

Michael Monsell
C.A. Monsell & Company
21 Glenwood Avenue
Portland, Maine 04103

Subject: 73 Alba Street, Portland, Maine - Renovation

Dear Mike,

As per your request we have reviewed the foundation and super-structure framing on the structural drawings prepared by Mike Monsell, C.A. Monsell & Company for the proposed renovation to the building located at 73 Alba Street in Portland, Maine. The structural design drawings included are drawings S1 through S3 dated 01/17/2019. The drawings included the structural modifications recommended by our office.

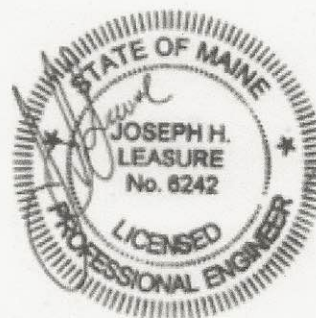
Our analysis utilized the 2015 IRC International Residential Code adopted by the City of Portland, Maine and most municipalities. In addition, our analysis considered the latest edition of the NDS National Design Specification for Wood Construction published by the National Forest Products Association and the Manual of Steel Construction published by the American Institute of Steel Construction. The proposed structural design meets or exceeds the code stipulated design requirements, is acceptable to support the anticipated structural loading, and is in general compliance with our structural design concept.

If you have any questions, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.

Joseph H. Leasure, P.E.
cc: File





73 ALBA ST RENOVATION

BATHROOM SECTIONAL

PROPOSED

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/29/2019

* TOILET & SHOWER
TO STAY IN EXISTING LOCATIONS

* SINK TO CHANGE FROM
DOUBLE TO SINGLE BOWL

* CEILING HEIGHT
IS 9'2"

* EXISTING WALLS
2X4/FIR WALLS
TO ACCOMMODATE VENTING
AS NECESSARY

