

PLOT PLAN
Scale: 1/8" = 1'-0"

ISSUED 5/09/18

These drawings are the property of MacLeod Structural Engineers, PA and are for the exclusive use of:

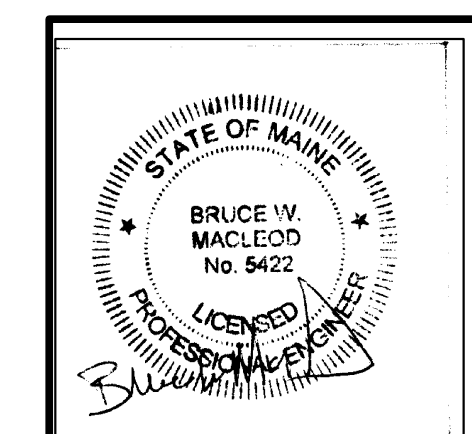
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MACLEOD
STRUCTURAL ENGINEERS, PA
80 Bridge Street Suite 252
Westbrook, Maine 04092 207.639.0980

Rebuilt Deck
30-32 Elmwood Street
Portland, Maine

TITLE: PLOT PLAN

DATE: 04.23.18 DRAWN BY: BIM DRAWING NUMBER:
SCALE: as noted PROJ. NO: 2018-018 C-1



30-32 Elmwood St

Portland, Maine

CBL: 143 A002001



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
07/26/2018

PROJECT DIRECTORY

OWNER:

KAREN MCKINNEY
MCKINNEY PROPERTY MANAGEMENT
45 PARK STREET UNIT #5
PORTLAND, MAINE 04101
1-860-338-4027

DESIGN PROFESSIONAL:

MACLEOD STRUCTURAL ENGINEERS, PA
90 BRIDGE STREET
WESTBROOK, MAINE 04092
TEL. 207-839-0980

GENERAL CONTRACTOR:

TBD

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF REMOVING AND REBUILDING AN EXISTING DECK ON THE THIRD FLOOR OF THE BUILDING WITH A REDUCED FOOTPRINT

GENERAL NOTES:

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- 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.
- IT IS THE OWNER'S SOLE RESPONSIBILITY TO EMPLOY ONE OR MORE SPECIAL INSPECTORS (IF REQUIRED) TO PROVIDE INSPECTIONS IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF IBC 2006.

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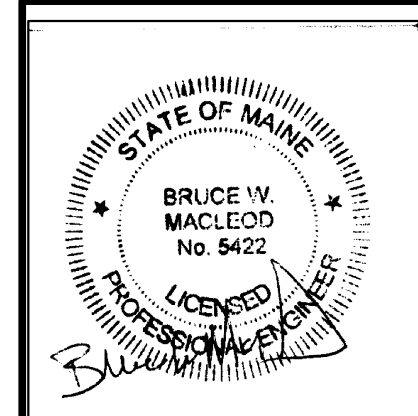
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MACLEOD
STRUCTURAL ENGINEERS, PA
90 Bridge Street Suite 239
Westbrook, Maine 04092 207-839-0980

Rebuilt Deck
30-32 Elmwood Street
Portland, Maine

TITLE: Framing Plan

DATE: 04.23.18 DRAWN BY: BIM DRAWING NUMBER: S-1



STRUCTURAL DESIGN CRITERIA:

- Building Code: IBC 2015 International Building Code (Maine Building and Energy Code)
- Design Loads:

Design Wind:	Ultimate Wind Speed = 120 mph	Design Snow:	Ground Snow = 60
Exposure Category:	Exposure Category 'B'	Thermal Factor:	+1.0
Risk Category:	Risk Category = II	Import. Factor:	+1.0
		Exposure Factor:	+1.0
- Floor Live Load = 40psf
- Deck Live Load = 40psf

NOTES:

- ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CODE. (MUBEC)
- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR COMMENCING WORK.
- ALL JOIST & GIRDER MATERIAL SHALL BE SPF#2 OR BETTER
- Reserved
- PRESSURE TREATED LUMBER SHALL BE SYP NO.2 OR BETTER TREATED WITH WATERBORNE PRESERVATIVES PER ANPA STANDARD UI, COMMODITY SPEC. A, TO THE USE REQUIREMENTS OF USE CATEGORY 2 (UC2)

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER:
SPRUCE PINE FIR NO.1/NO2 OR BETTER
Fb = 875 PSI Fv = 125 PSI
Fc = 1150 PSI E = 1400000 PSI
- MANUFACTURED LUMBER:
BOISE CASCADE VERSA-LAM 2.0 3100
Fb = 3100 PSI Fv = 285 PSI
Fc = 3000 PSI E = 2000000 PSI
- DESIGN CODE:
IBC 2015 / NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
- Reserved
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- ALL NAILS, SPIKES, BOLTS ETC. FASTENING MEMBERS TO PRESSURE TREATED LUMBER SHALL BE EITHER STAINLESS STEEL OR HEAVY GALVANIZED.

