

# NORTH DEERING GARDENS

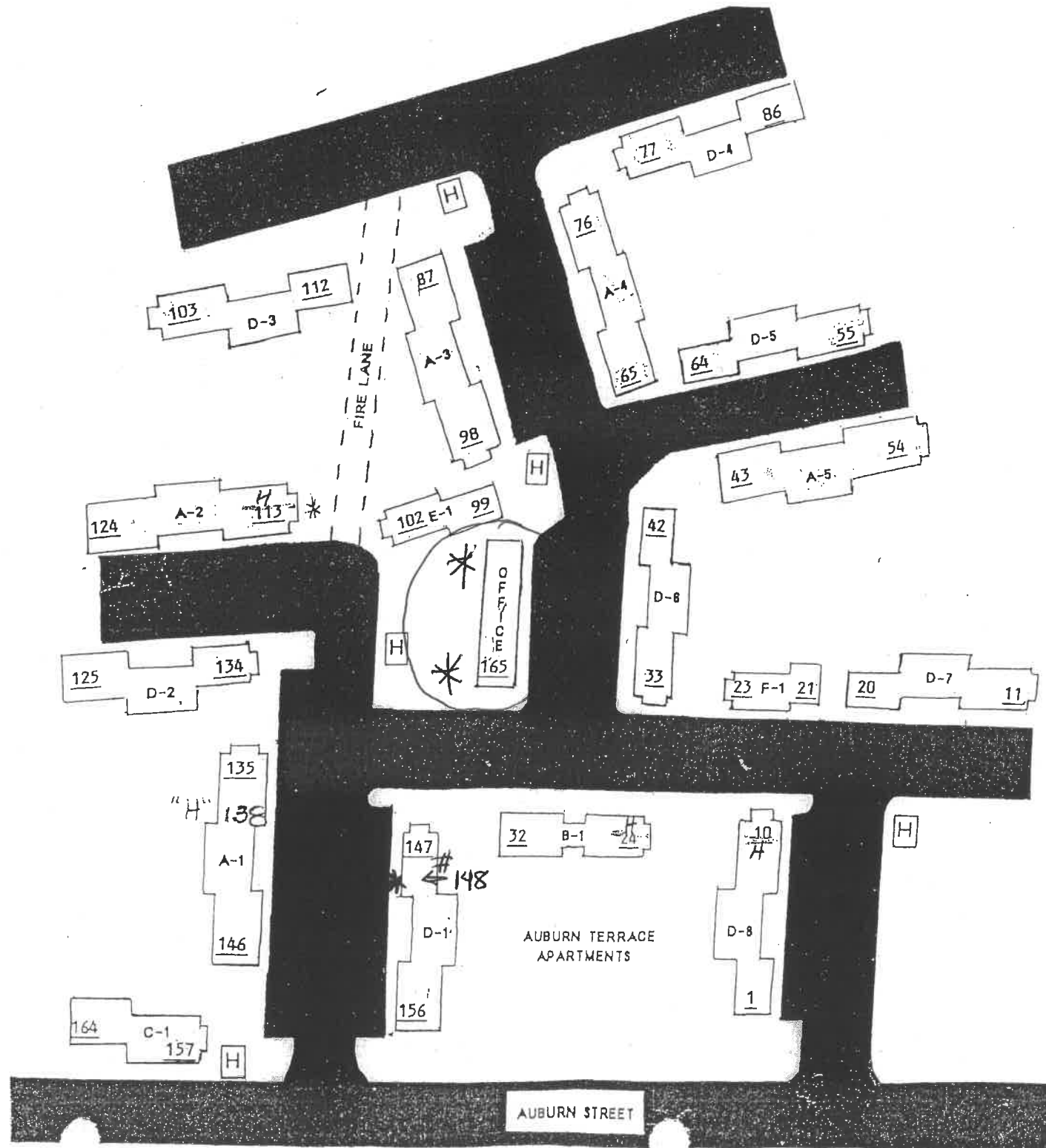
A HARBOR MANAGEMENT Community  
www.harbormgmt.com

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Tel: 207-797-4410 • Fax: 207-797-7760  
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Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions

04-20-2018





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1 UNDERDRAIN TRENCH DETAIL  
NOT TO SCALE

2 TYPE "C" TRENCH SECTION  
NOT TO SCALE

3 PVC TRENCH SECTION  
NOT TO SCALE

4 TYPICAL CATCH BASIN SECTION  
NOT TO SCALE

GENERAL NOTES:

1. CALL DIS-SAFE (1-800-235-4571) PRIOR TO BEGINNING WORK.
2. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND CONDITIONS, HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES, CLATSOP AND CLATSOP COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED 1988.
3. FLUSH ALL STORM DRAIN LINES ON SITE WITH HIGH PRESSURE WATER-CLEANING EQUIPMENT. REMOVE ALL DEBRIS FROM PIPES AND CATCH BASINS.
4. THE LOCATIONS OF CATCHBASINS LISTED FROM ACTUAL GROUND SURVEY. THE BUILDINGS AND PAVEMENT EDGES WERE TAKEN FROM AN ORIGINAL DESIGN PLAN AND HAVE NOT BEEN FIELD VERIFIED. BUILDING AND PAVEMENT LOCATIONS MAY NOT BE ACCURATE.

BID SET

GRAPHIC SCALE



REV.	DATE	DESCRIPTION

SALMON FALLS ARCHITECTS  
SACO, MAINE

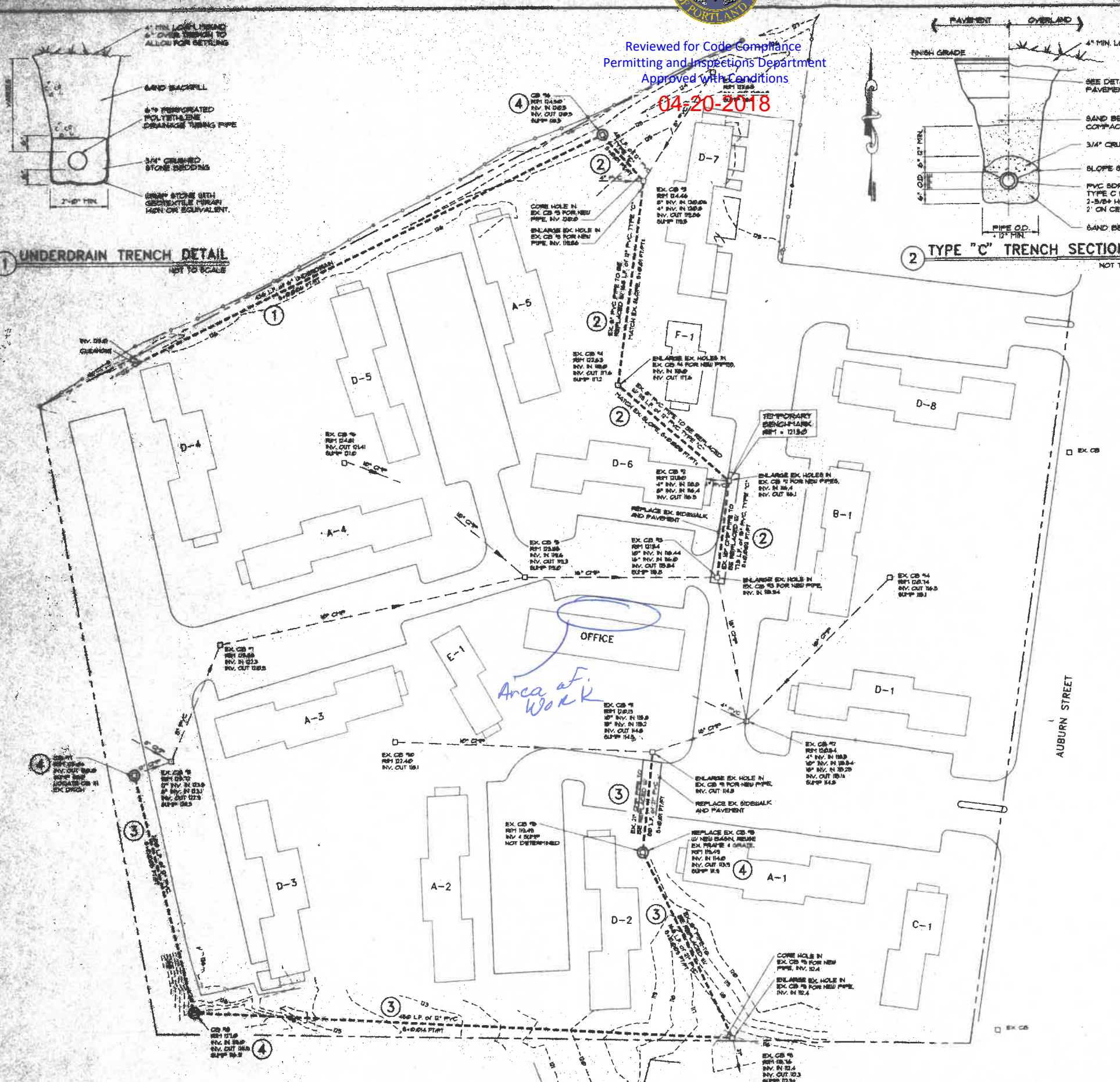
DRAINAGE IMPROVEMENTS  
AUBURN TERRACE, PORTLAND ME

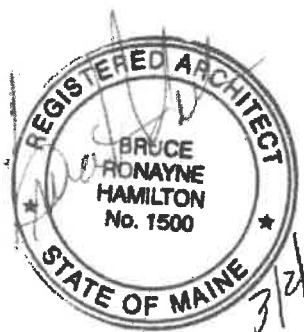
ISSUED UNDER THE  
SEAL OF THE STATE OF MAINE

THOMAS S. GREER  
REGISTERED PROFESSIONAL ENGINEER

SCALE: AS SHOWN    DRAWN BY: JJC  
DATE: SEPT. 15, 1988    DESIGNED BY: TSC  
PROJECT: 88185    CHECKED BY: TSC

JOB FILE 88185    FILE NO. 1-80    PLOT DATE: 9/15/88





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REPLACE EXISTING ATTIC BATT INSULATION AS REQUIRED AS RESULT OF TEMP. SHORING

NEW FSK (FACED) BATT INSULATION (R13 MIN.) PER IECC 101.4.3 EXCEPTION #3

NEW TYVEK AIR BARRIER W/VYCOR WRAP AT ALL WINDOW AND DOOR OPENING

**NEW DOORS AND WINDOWS TO BE VINYL UNITS BY HARVEY**  
**IECC 2009 REQUIREMENTS FOR NEW FENESTRATION**  
 WINDOW U-FACTOR = 0.35 (MAX)  
 ENTRANCE DOOR U-FACTOR = 0.80 (MAX)  
 DOOR/WINDOW SHGC = 0.40 (MAX)

NEW 1/2" OSB SHEATHING (SEE STRUCTURAL)

NEW CERTAINTED VINYL SIDING (4" EXP.) MATCH EXISTING STYLE AND COLOR

WOOD BLOCKING AS REQUIRED

NEW 1/2" P.T. PLYWOOD AT WALL BASE UP TO 18" HIGH

NEW 2X4 CONT. STD. SILL ON PT SILL PLATE ON FOAM SILL SEALER. (SEE STRUCTURAL)

NEW ANCHOR BOLTS @ 4'-0" O.C., 6" MIN. EMBED. (SEE STRUCTURAL)

FIRST FLOOR ELEV. +0'-0" APPROX. FIN. GRADE

EXISTING CONCRETE FNDN. WALL

REPAIR EXISTING SUSPENDED CEILING, (MATCH EXISTING)

REPLACE EXISTING GWB AT BOTTOM CHORD AFTER REMOVAL OF TEMP. SHORING

TEMP. SHORING WALL (SEE STRUCTURAL)

NEW 5/8" GWB, AS REQ. (PAINTED)

REPLACE DAMAGED ELECTRICAL WIRING AS REQUIRED BACK TO EXISTING JUNCTION BOXES OR AS REQ BY CODE

NEW 2X4 FRAMING @ 16" O.C. (SEE STRUCTURAL)

NEW WALLBASE MOLDING (TO MATCH EXISTING)

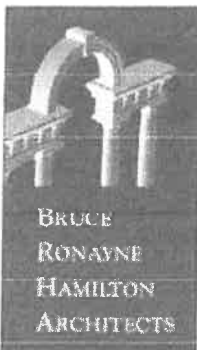
NEW FINISH FLOORING TO MATCH EXISTING (VCT)

EXISTING CONC. SLAB ON GRADE

REPLACE DAMAGED BASEBOARD FORCED HOT WATER PIPING AS REQUIRED

MAINTAIN EXISTING HEIGHT

NOTE: THIS TYPICAL WALL DETAIL SHALL BE USED AS NEEDED TO REPLACE/REPAIR WALL DAMAGE. SEE SKS-1 BY TF MORAN FOR FLOOR PLAN SHOWING APPROX. EXTENTS OF DAMAGED WALL.



BRUCE  
 RONAYNE  
 HAMILTON  
 ARCHITECTS  
 833 TURNPIKE ROAD  
 P.O. BOX 104  
 NEW IPSWICH  
 NEW HAMPSHIRE 03071

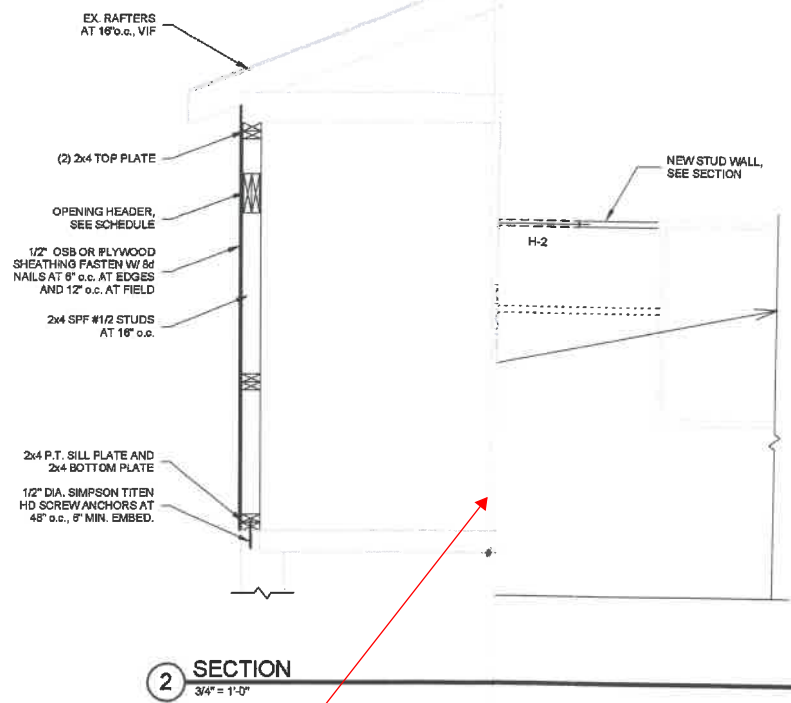
project: **NORTH DEERING GARDENS**  
**246 PLEASANT STREET**  
**PORTLAND, ME**  
 subject: **EXTERIOR WALL TYPICAL**  
**REPAIR DETAIL**

job no.: 1804  
 scale: 3/4" = 1'-0"  
 drawn by: SJV  
 sheet: SKA-1  
 date: 03-02-18



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Please send a fresh copy

**GENERAL:**

1. Unless otherwise noted, sections are to be considered typical for all.
2. In the event of a conflict between drawings, the most recent drawing shall be notified immediately for clarification.
3. All dimensions, elevations, and coordinates shall be brought to the attention of the contractor. All conditions shall be brought to the attention of the contractor.
4. The Contractor shall provide and maintain stability and prevent movement, and
5. These plans were prepared under the supervision of the Professional Engineer. The contractor assumes no liability as a result of the use of these plans without the written approval of the Professional Engineer.
6. TFMoran Inc. assumes no liability for the design and inspection as approved by the Professional Engineer.
7. All work shall comply with the building code.
8. Do not scale drawings. Contact the architect for specific dimensions.

**CODE:**

1. 2015 International Building Code  
Maine Uniform Building Code amendments

02/23/2018

**NORTH DEERING GARDENS**  
246 AUBURN STREET  
PORTLAND, ME  
PREPARED FOR  
HARBOR MANAGEMENT

SCALE: As Indicated

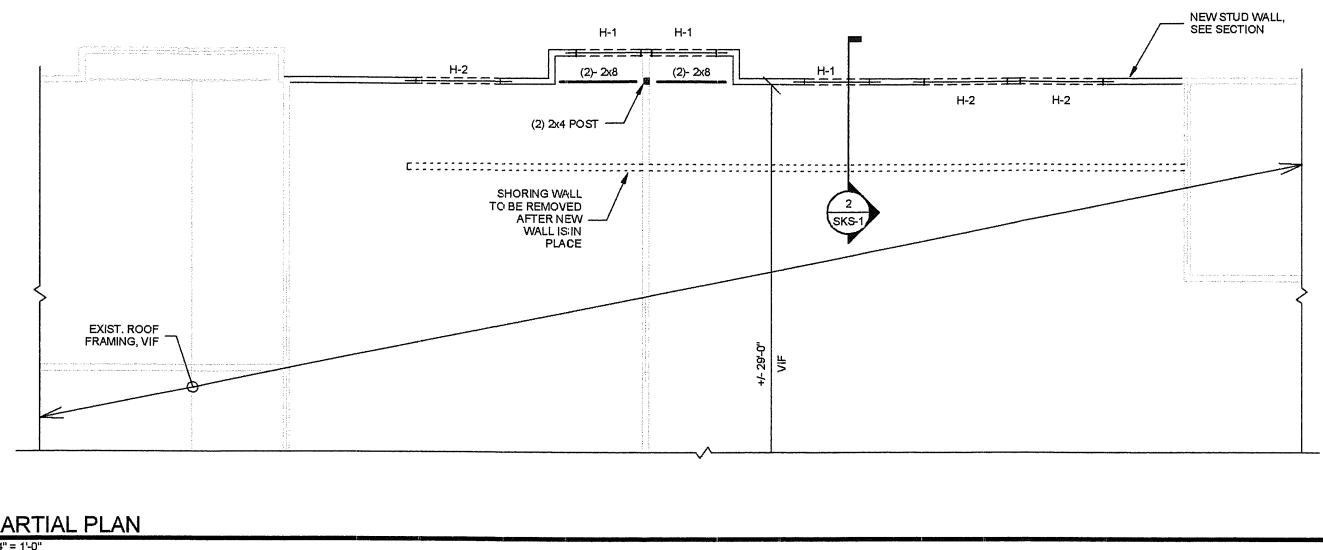
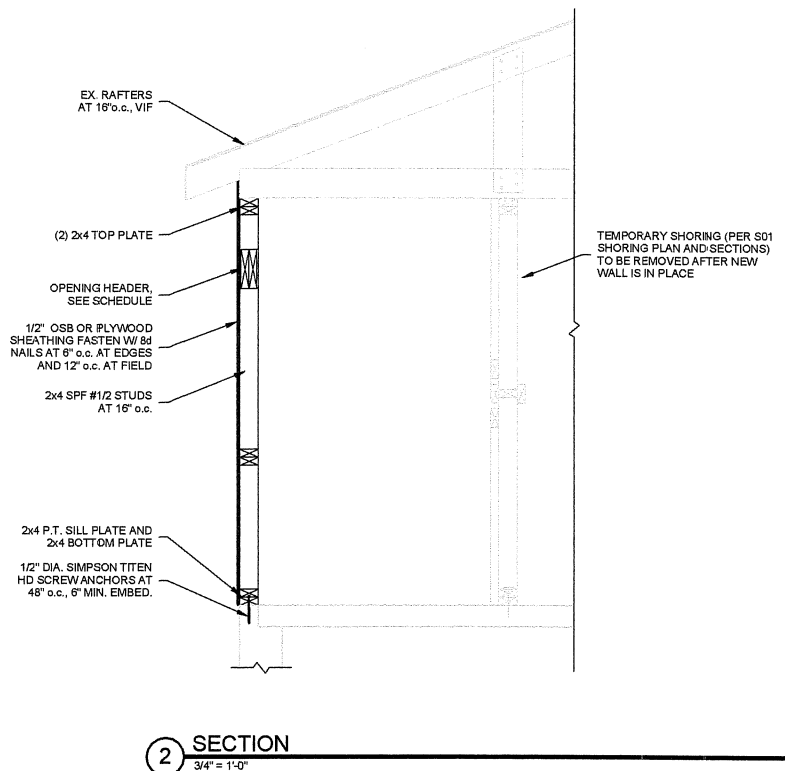
DR BY:	NK	CHECKED BY:	TEL:
PROJ #	47219.02		
DAMAGED WALL REPLACEMENT			
<b>SKS-1</b>			



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WOOD HEADER SCHEDULE			
MARK	SIZE	# OF JACK STUDS	# OF KING STUDS
H-1	(2) 2x8	1	1
H-2	(2) 2x10	1	1



**WALL FRAMING PLAN NOTES**

1. VERIFY ALL EXISTING CONDITIONS IN FIELD.
2. ALL WOOD FRAMING TO BE SPF #1/2 OR BETTER.
3. CONNECT ALL FRAMING MEMBERS WITH A MINIMUM OF (2) 10d NAILS EACH CONNECTION.

**GENERAL:**

1. Unless otherwise noted, sections, details, notes, materials, and methods shown on any drawings are to be considered typical for all similar conditions.
2. In the event of a conflict between plans, specifications, and details, the Structural Engineer shall be notified immediately for clarification.
3. All dimensions, elevations, and conditions must be verified in the field by the Contractor. Any discrepancies shall be brought to the attention of the Structural Engineer before proceeding with the affected portion of the work. Any discrepancies between these drawings and as-built conditions shall be brought to the attention of the Structural Engineer before proceeding with any work.
4. The Contractor shall provide and maintain shoring and bracing supports as required to preserve stability and prevent movement, settlement, or collapse of adjacent construction to remain.
5. These plans were prepared under the supervision of a licensed professional engineer. TFMoran Inc. assumes no liability as a result of any changes or non-conformance with these plans except upon the written approval of the Engineer of Record.
6. TFMoran Inc. assumes no liability for work performed without an acceptable program of testing and inspection as approved by the Engineer of Record.
7. All work shall comply with the building codes referenced on these drawings.
8. Do not scale drawings. Contact the Architect or Structural Engineer for dimensions not specifically shown.

**CODE:**

1. 2015 International Building Code as amended, altered, or deleted by the provisions of the 2018 Maine Uniform Building Code amendments.

**DESIGN LIVE LOADS:**

1. ROOF SNOW LOAD:
  - Occupancy Category: II
  - Ground Snow Load, Pg: 60 psf
  - Snow Load Importance Factor, Is: 1.0
  - Snow Exposure Factor, Ce: 1.0
  - Thermal Factor, Ct: 1.1
  - Flat Roof Snow Load, Pf: 48.2 psf
  - Drifting, sliding, and unbalanced snow loads: Per ASCE-7
  - Rain loads: Per ASCE-7
  - Roof live load: 20 psf MIN
2. WIND DESIGN DATA:
  - Wind loads have been determined using ASCE-7 Method 1 Simplified Procedure.
  - Occupancy Category: II
  - Basic Wind Speed (3 second gust), V: 117 mph
  - Wind Importance Factor, Iw: 1.0
  - Wind Exposure Category: B
  - Internal Pressure Coefficient: 0.18
3. EARTHQUAKE DESIGN DATA:
  - Earthquake Design for Existing Buildings:
  - Not required since the proposed additions/alterations do not increase the force in any structural element by more than 5 percent nor do they decrease the strength of any structural element to less than required by the building code for new structures.

**WOOD:**

1. Work shall be in accordance with the American Wood Council, ANSI/AP&PA, "National Design Specification for Wood Construction 2005 (NDS)" including "Design Values for Wood Construction", National Forest Products Association.
  2. New wood for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction."
  3. Wood construction shall conform to IBC 2009 Chapter 23 and Section 2308 "Conventional Light-frame Construction."
  4. Framing for walls and joists shall be Spruce-Pine-Fir (SPF) No. 1/ No. 2 or better. Dimensioned lumber represents nominal sizes.
  5. Sheathing panels shall be marked with the American Plywood Association (APA) trademark and shall meet the latest U.S. Product Standard PS 1 or APA PRP-108 Performance Standards.
  6. All wall sheathing panels shall be 1/2" thick 32/16 (minimum), APA Rated and all sheathing panel edges shall be blocked, unless otherwise noted. Fasten with 8d common nails spaced at 8" o.c. at panel perimeter supported edges and 12" o.c. at interior intermediate supports (field) with 1 3/8" min. fastener penetration, unless otherwise noted. Lay wall sheathing with long dimension perpendicular to support members.
  7. Fastening Schedule:
    - Plate to Stud, Direct: 2-16d
    - Stud to Plate, Toenail: 4-8d
- NOTE: SEE IBC 2009, TABLE 2304.9.1 "FASTENING SCHEDULE" FOR FASTENING/ NAILING REQUIREMENTS NOT SHOWN.
8. Wood in Contact with concrete or masonry shall be pressure treated (P.T.), meeting AWPA U1 standard. All pressure treated lumber shall be Southern Yellow Pine No. 1 or 2 treated with ACQ-D treatment for use category U3A or more severe conditions.
  9. The lateral bracing system includes plywood wall and roof sheathing. Contractor shall provide temporary bracing as required to laterally support the structure during construction.
  10. Provide lateral support at all bearing points and along compression edges at intervals of 24" o.c. or closer.
  11. Minimum section width = 1 3/4", 3 1/2", 5 1/4", and 7" members may be combinations of 1 3/4" members. Follow manufacturers guidelines for Multiple Member Connections for side loaded beams.
  12. Wood Construction Connectors shall be manufactured by Simpson Strong-Tie Co., Inc. and installed in accordance with the manufacturers recommendations.
  13. All wood fasteners and hangers in contact with P.T. framing are to be stainless steel or hot dipped galvanized (min 2.0 oz/M<sup>2</sup>).

48 Constitution Drive  
Bedford, NH 03110  
Phone #: (603) 472-4888  
Fax #: (603) 472-8747  
TFM Project #: 47219.02

STATE OF MAINE  
Thomas E. Lamb  
13400  
LICENSED PROFESSIONAL ENGINEER

REV. #	DESCRIPTION OF REV.	REV. DATE

NORTH DEERING GARDENS  
246 AUBURN STREET  
PORTLAND, ME  
PREPARED FOR  
HARBOR MANAGEMENT

SCALE: As Indicated

DR. BY: NK CHK. BY: TEL  
PROJ. # 47219.02

DAMAGED WALL REPLACEMENT

SKS-1