

FROM DESIGNER: Stephen Sanderson, P.E.
 DATE: 6/14/05
 Job Name: 115 Sherwood Remodel
 Address of Construction: 115 Sherwood

2003 International Building Code
 Construction project was designed according to the building code criteria listed below:
 Building Code and Year IRC - Townhouse - multiple
 Use Group Classification(s) R-3

Type of Construction TYPE B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC? No
 Is the Structure mixed use? No If yes, separated or non separated (see Section 302.3)
 Supervisory alarm system? No Geotechnical/Soils report required? (See Section 1802.2) No

STRUCTURAL DESIGN CALCULATIONS
 Submitted for all structural members
 (108.1, 108.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
 (1809)
 Uniformly distributed floor live loads (7603.1.1, 1807)
 Floor Area Use All Office Areas
 Loads Shown 40 psf

Design option utilized (1809.1.1, 1809.3) Yes
 Building category and wind importance factor, I_w (Table 1804.6, 1809.5) 1
 Wind exposure category (1808.4) Exp B
 Internal pressure coefficient (ASCE 7) 0.18
 Component and cladding pressures (1809.1.1, 1809.5.2) 3.5
 Main force wind pressures (7603.1.1, 1809.5.2.1) 19.9

Earthquake design data (1809.1.5, 1814 - 1829) Conservative
 Design option utilized (1814.1) N/A
 Seismic use group ("Category") (Table 1804.5, 1816.2) N/A
 Spectral response coefficients, S_{DS} & S_{D1} (1815.1) N/A
 Site class (1815.1.5) N/A

Live load reduction (1808.1.1, 1807.9, 1807.10) N/A
 Roof live loads (1808.1.2, 1807.11) N/A
 Roof snow loads (7603.7.3, 1808) 50
 Ground snow load, P_g (1808.2) 38.5
 If $P_g > 10$ psf, flat-roof snow load, P_f (1808.3) 38.5
 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1808.3.1) 1.0/cat B
 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1804.5) 1.1
 Roof thermal factor, C_t (Table 1808.5.2) 1.1
 Sloped roof snowload, P_s (1808.4) 38.5
 Seismic design category (1816.9) C
 Basic seismic-force-resisting system (Table 1817.2.2) ILC
 Response modification coefficient, R , and deflection amplification factor, C_d (Table 1817.2.2) R=2/Cd=2
 Analysis procedure (1816.9, 1817.5) Simplified
 Design base shear (1817.4, 1817.5.1) ILC
 Flood loads (1808.1.9, 1812) ILC
 Flood hazard area (1812.3) ILC
 Elevation of structure ILC
 Other loads ILC
 Concentrated loads (1807.4) ILC
 Partition loads (1807.5) ILC
 Impact loads (1807.8) ILC
 Misc. loads (Table 1807.9, 1807.9.1, 1807.7, 1807.12, 1807.13, 1810, 1811, 2404) ILC

ONE AND TWO FAMILY Soil type/Presumptive Load Value (Table R401.4.1)	PLAN REVIEW 2000 PSE	CHECKLIST Inspection/Date/Findings
Component	Plan Reviewer	
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	20' x 10' 8 FT BEC W GRADE	
Foundation Drainage Damp proofing (Section R405 & R406)	PVC w/ 3/4" P Stone OF FABRIC - BITUMINOUS DAMPROOFING	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	1/2" 12" FROM COANCES & C/O.C. ↓	
Anchor Bolts/Straps (Section R403.1.6)		
Lally Column Type (Section R407)	4" STEEL	
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder	3- 2" 12" 6 FOOT MAX SPAN 2X8 P.F. SEC	
Dimension/Type		
Sill/Band Joist Type & Dimensions	2X10'S 16.O.C. 12' SPAN	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2X10'S 16 O.C 12' MAX SPAN	

<p>Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))</p>	<p>2, N, K, P, O</p>	
<p>Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))</p>		
<p>Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)</p>	<p>Roof 5/8" CDK 3/4" ADVANTER was 1/2 Plywood Rafter</p>	
<p>Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p>	<p>NOI STAIN</p>	
<p>Fastener Schedule (Table R602.3(1) & (2))</p>	<p>NOI STAIN</p>	
<p>Private Garage (Section R309) Living Space? (Above or beside)</p>	<p>NOI STAIN</p>	
<p>Fire separation (Section R309.2)</p>	<p>N/A</p>	
<p>Opening Protection (Section R309.1)</p>	<p>N/A</p>	
<p>Emergency Escape and Rescue Openings (Section R310)</p>	<p>ONE PBR SLEEPING ROOM.</p>	
<p>Roof Covering (Chapter 9)</p>	<p>1 KO 30 YEAR ASBESTOS</p>	
<p>Safety Glazing (Section R308)</p>	<p>NONE.</p>	
<p>Attic Access (Section R807)</p>	<p>20 x 30 STAIN - 22" REQ FOR RATED WATER?</p>	
<p>Chimney Clearances/Fire blocking (Chapter 10)</p>		

NEED BELT FOR HEADERS SIDING

Header Schedule (Section R502.5(1) & (2))	741 - 3-2x8 S	
Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways	<i>ONE PER UNIT/TOWNA</i>	
Interior	<i>TRK AD</i>	
Exterior	<i>DO</i>	
Treads and Risers (Section R311.5.3)	<i>HOUSE STAIR</i>	
Width (Section R311.5.1)	<i>RISER</i>	
Headroom (Section R311.5.2)	<i>NOT</i>	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	<i>MEET</i>	
Smoke Detectors (Section R313)	<i>CODE</i>	
Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)		

See Chimney Summary Checklist

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>115 Sherwood Street</u>		
Total Square Footage of Proposed Structure <u>6494 sq ft</u>		Square Footage of Lot <u>9945</u>
Tax Assessor's Chart, Block & Lot Chart# <u>429</u> Block# <u>A</u> Lot# <u>2</u>	Owner: <u>Back Bay Properties, LLC</u> <u>Steve Sanderson</u> <u>878 North Road, North Yarmouth</u>	Telephone: <u>749-3998</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Back Bay Properties, LLC</u> <u>Steve Sanderson</u> <u>878 North Rd, North Yarmouth</u>	Cost of Work: \$ <u>180,000</u> Fee: \$ <u>1641.00</u>
Current use: <u>5-Unit</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Remodel of existing 5-Unit; Replace old front porch</u> Project description: <u>with new within existing footprint. Replace front porch, kitchen, reconfigure floor plan</u>		
Contractor's name, address & telephone: <u>Steve Sanderson 878 North Road, North Yarmouth ME 04097</u>		
Who should we contact when the permit is ready: <u>Craig Heathers 749-3998</u>		
Mailing address: <u>650-0381</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>Steve Sanderson 749-3998</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature] Date: 5/11/05

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Stephen Sanderson, PE

Address of Project: 115 Sherwood Street

Nature of Project: Remodel of existing 5 Unit

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: [Handwritten Signature]

Title: Engineer

Firm: Self employed

Address: 878 North Road

North Yarmouth, ME 04097

Phone: 207-749-3998

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance,



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Stephen N Sanderson, PE

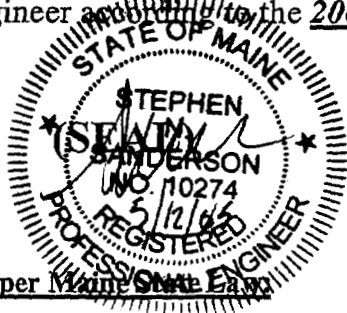
RE: Certificate of Design

DATE: 5/10/05

These plans and/ or specifications covering construction work on:

115 Sherwood St
Portland

Have been designed and drawn up by the undersigned, a Maine registered Architect/
Engineer ~~subject~~ to the 2003 International Building Code and local amendments.



As per Maine State Law

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: Stephen Sanderson

Title: Engineer

Firm: Self Employed

Address: 878 North Road
North Yarmouth ME 04097

Exhibit A

MLI attached

Legal description:

115 Sherwood Street, Portland, Maine:

A certain lot or parcel of land together with the buildings thereon situated on the northeasterly side of Sherwood Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described **as** follows:

Beginning on said side of Sherwood Street at the northwesterly corner of land conveyed by Clifford B. Bruns to Colonial Beacon Oil Company by deed dated March 4, 1941 and recorded in the Cumberland County Registry of Deeds in Book **1631**, Page 103; thence northwesterly by Sherwood Street, ninety-eight **and** one-half (98 1/2) feet, more or less, to a point ten (10) feet northwesterly from the northwesterly side of the house on the premises herein conveyed, **as** it stood in 1908; thence northeasterly parallel with the sideline of said house and holding a distance of ten (10) feet therefrom, one hundred two (102) feet, more or less, to land formerly of Turner, later of Russell; thence southeasterly by said Russell land, ninety-six (96) feet, more or less, to the most northerly corner of said land conveyed to Colonial Beacon Oil Company; thence southwesterly by said Colonial Beacon Oil Company land, one hundred two (102) feet, more or less, to Sherwood Street at the point of beginning.

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 13535 PAGE 306 COUNTY Cumberland
PLAN BOOK -- PAGE -- LOT --

ADDRESS: 115 Sherwood Street, Portland, Maine

Job Number:

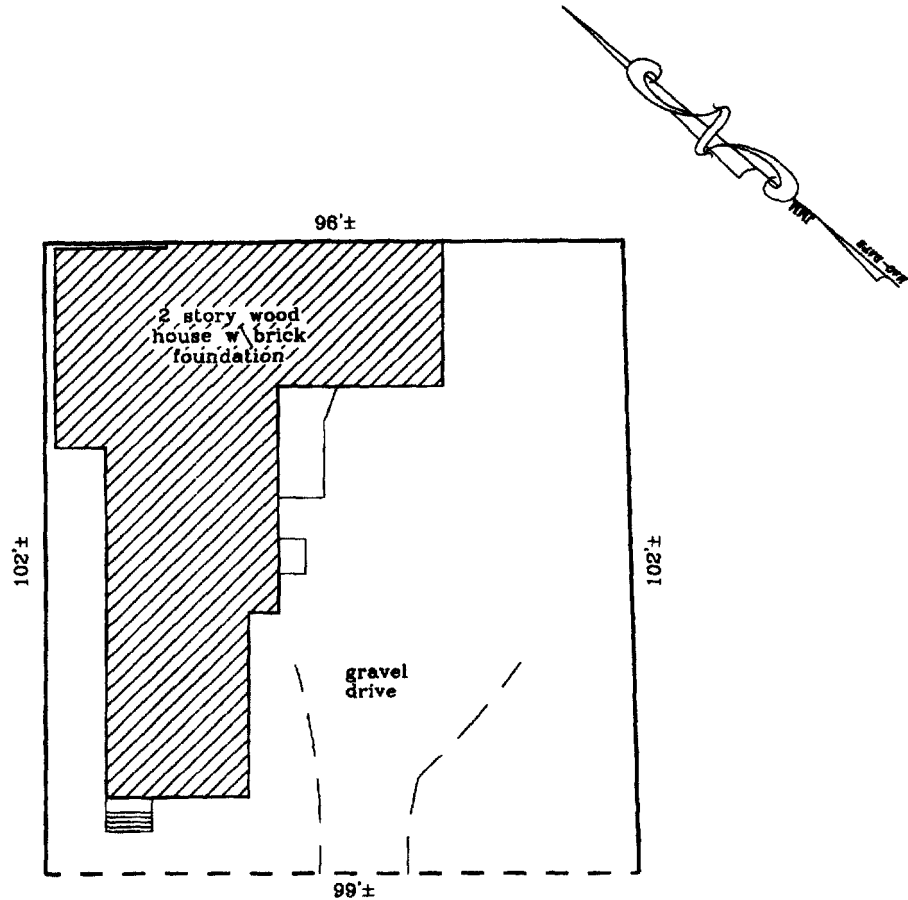
Inspection Date: 03-28-05

Scale:

Buyer: Stephen N. Sanderson

Client File #: H-SANDERSON.SS

Seller: Richard M. Hebert



Sherwood Street

[Handwritten signature]

HEREBY CERTIFY TO: Hopkinson, Abbondanza & Backer,
The Lender, and its title insurer.
Monuments found did not conflict with the deed description.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

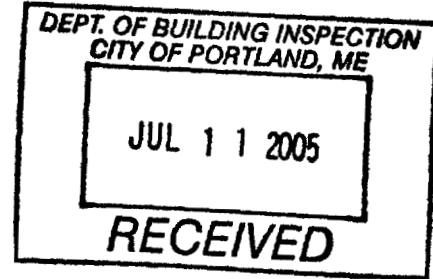
As delineated on the Federal Emergency Management Agency Community Panel:
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.
A wetlands study has not been performed.

Livingston-Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport, Maine 04046
207-967-9781 phone 207-967-4831 fax
www.livingston-hughesurveyors.com

**115 Sherwood
Portland, ME**

Glazing Calculation

Existing Widow	Height	Width	Total
1	34	61	2074
2	34	61	2074
3	34	61	2074
4	34	61	2074
5	34	62	2108
6	34	62	2108
7	34	62	2108
8	21	21	441
			15061 in ²
			104.59 ft ²



North Wall Height Width
 16.5 64 1056 ft²

9.9% Existing

Propose Widow	Height	Width	Total
1	69	46	3174
2	69	46	3174
3	69	92	6348
4	53	42	2226
			14922 in ²
			103.63 ft ²

9.8% Proposed

Mike Nugent - 115 Sherman St. Plans

From: Mike Nugent
To: Mindy and Stephen
Subject: 115 Sherman St. Plans

I have commenced the review and have the following questions/comments:

- 1) The roof framing detail for the new addition that is a Gambrel type lacks sufficient detail structurally..i.e. ridge info etc.
- 2) Attic Access is 22" by 30" (20"x 30" shown) and needs to be above every unit, where will it be?
- 3) The headers above the sliders are under designed.
- 4) A 9" tread and a 8 1/4 " (page A-9) rise do not comply with the 2003 *IRC*.
- 5) We are going to have to discuss the rear wall and fire separation and openings, It's only 6" from the lot line.