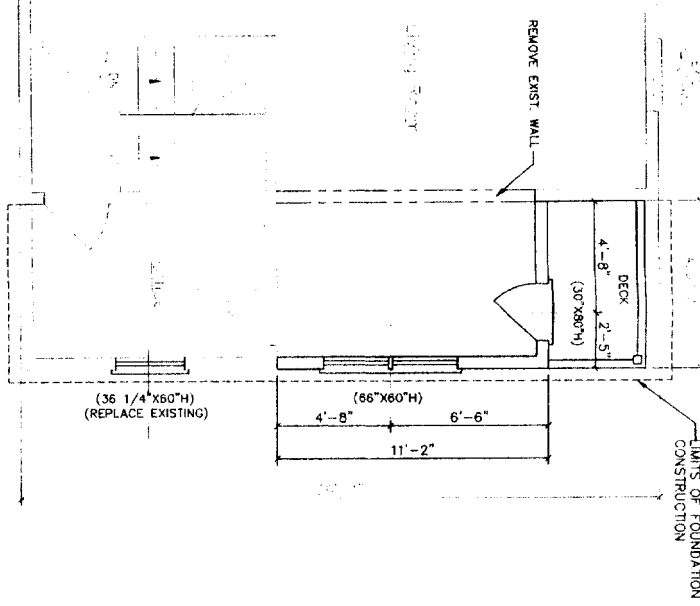
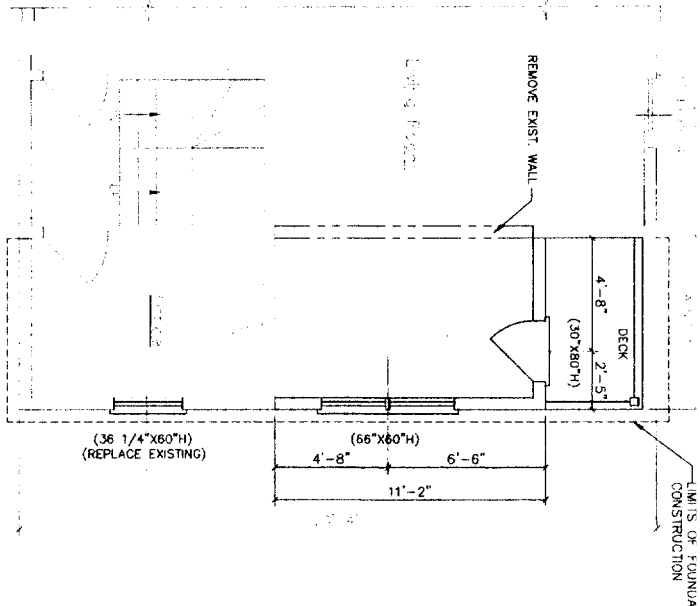


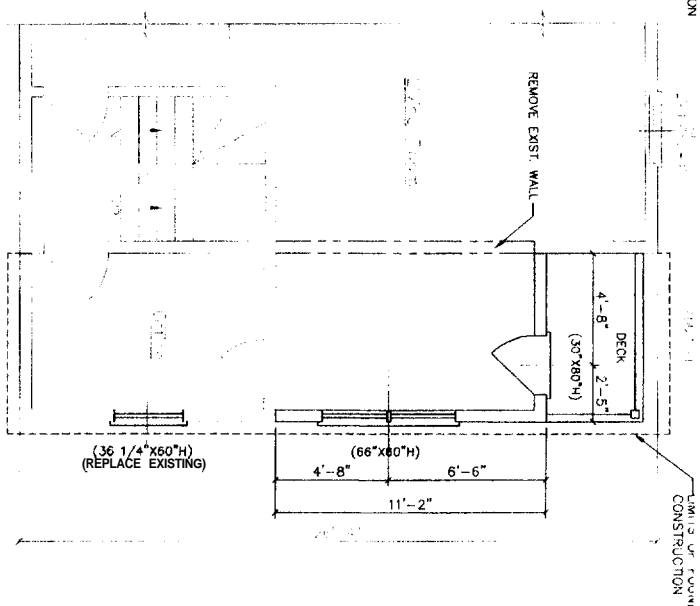
TYPICAL FLOOR PLAN-EXISTING CONDITIONS  
SCALE: 1/4"=1'-0"



FLOOR PLAN-FIRST FLOOR ALTERATIONS  
SCALE: 1/4"=1'-0"



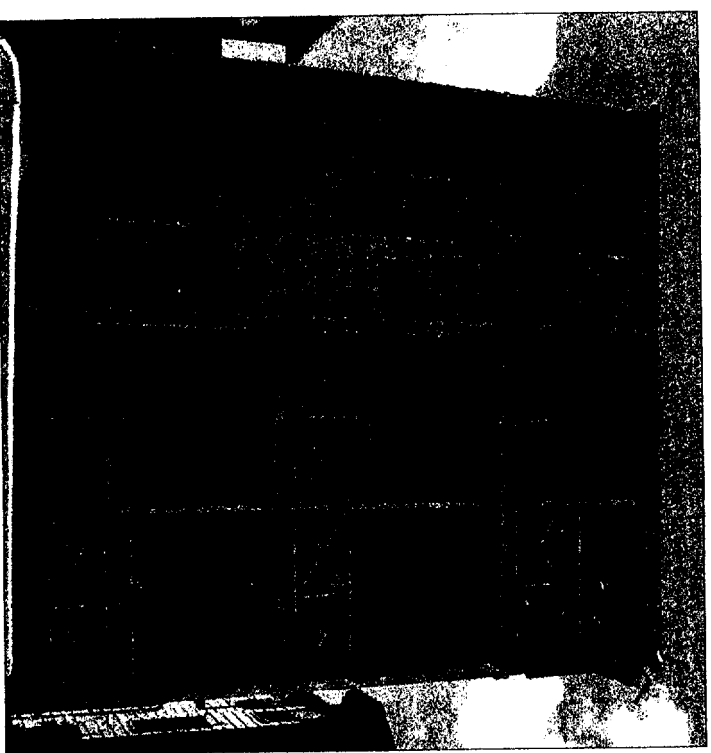
FLOOR PLAN-SECOND FLOOR ALTERATIONS  
SCALE: 1/4"=1'-0"



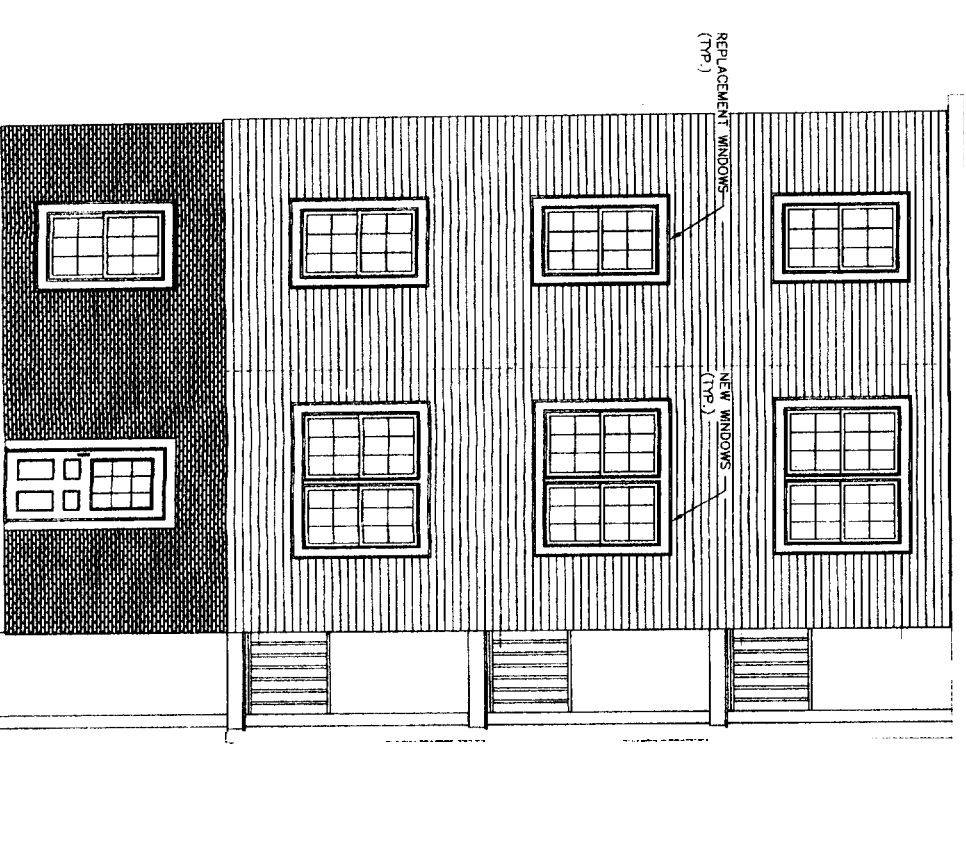
FLOOR PLAN-THIRD FLOOR ALTERATIONS  
SCALE: 1/4"=1'-0"

GENERAL CONSTRUCTION NOTES:

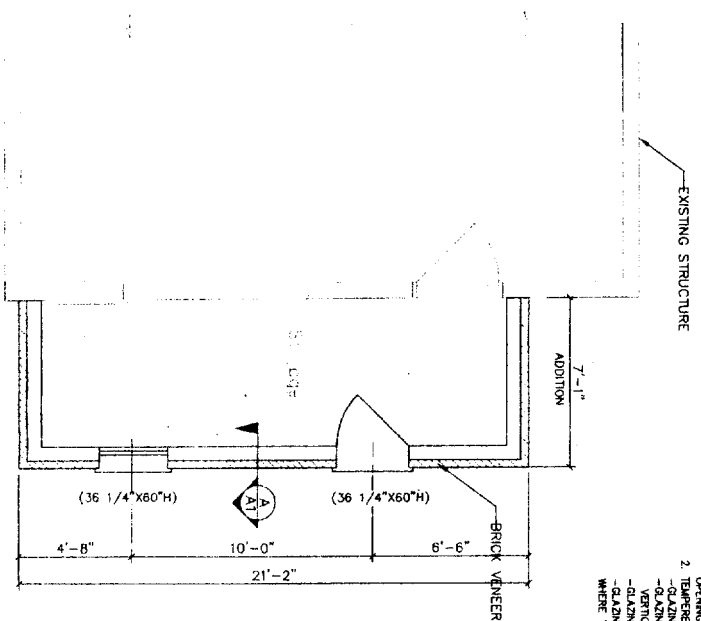
1. PORCHES, BALCONIES RAISED FLOOR SURFACES MORE THAN 30" ABOVE FLOOR OR GRADE (THE FOLLOWING NOTES ARE FOR INFORMATIONAL USE ONLY, THEY SHOULD NOT BE INTERPRETED AS CODE OR VIEWED AS THE COMPLETE CODE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE TOWN ADOPTED CODE BEFORE ANY CONSTRUCTION BEGINS.)
2. TAPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING CONDITIONS:
  - GLAZING IN BATHROOMS WHERE IT IS LOWER THAN 60" FROM ANY VERTICAL SURFACE.
  - GLAZING LESS THAN 67" ABOVE ANY SURFACE, ADJACENT TO A DOOR WHERE THE NEAREST GLAZING BOTTOM LIES LESS THAN 48" ABOVE THE FLOOR.
  - GLAZING ENCLOSING STAIRWAY LANDINGS OR WITHIN 60" OF TOP & BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.



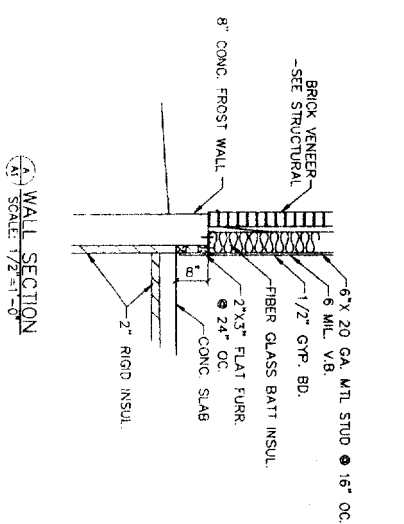
ELEVATION-EXISTING CONDITIONS  
SCALE: 1/8"=1'-0"



ELEVATION-ALTERATIONS  
SCALE: 1/8"=1'-0"



FLOOR PLAN-BASEMENT FLOOR ALTERATIONS  
SCALE: 1/4"=1'-0"

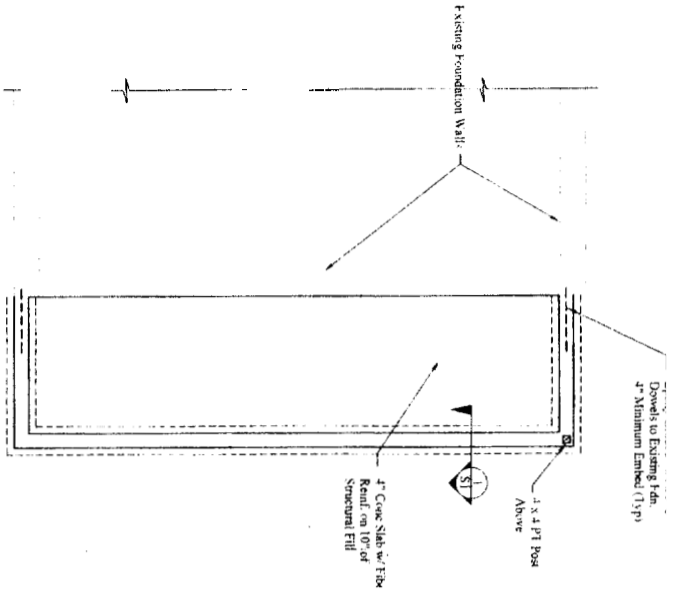


125 Morning St., Portland, Maine  
MORIN DRAFTING CORHAM, ME. 893-241

ALTERATIONS PLAN

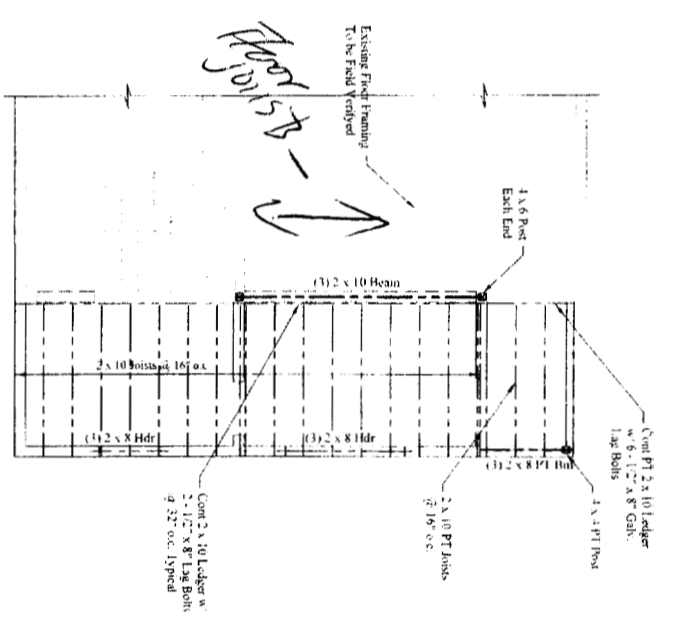
DRAWN: J. MORIN  
SCALE: AS NOTED  
DATE: 08-24-18

1



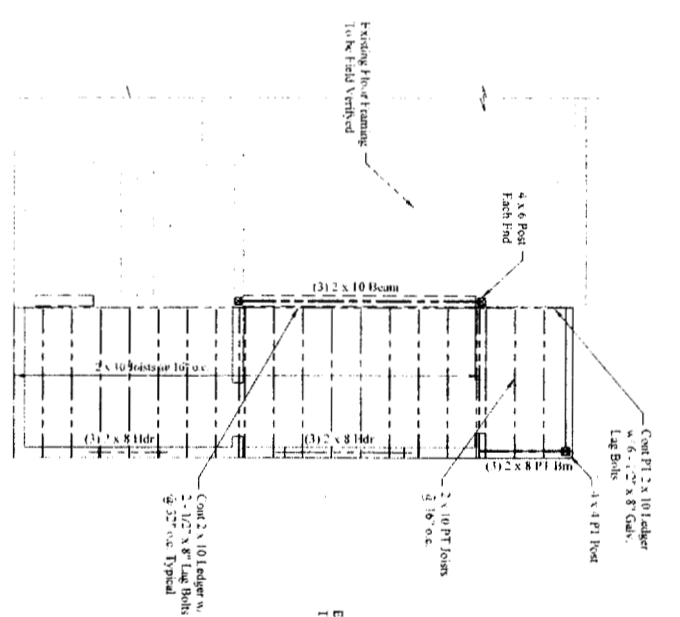
PARTIAL FOUNDATION PLAN

SCALE 1/2"



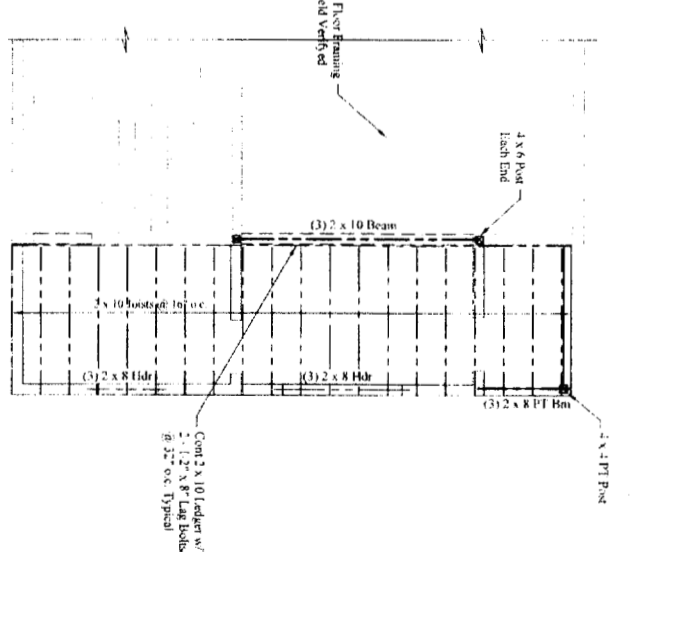
PARTIAL 2nd FLOOR FRAMING PLAN

SCALE 1/2"



PARTIAL 3rd FLOOR FRAMING PLAN

SCALE 1/2"



PARTIAL ROOF FRAMING PLAN

SCALE 1/2"

**STRUCTURAL NOTES:**

CODE: Comply with the 2018 International Residential Code.

**DESIGN LOADS:**

- Dead Loads Roof = 15.0 psf, Floor = 10.0 psf
- Live Loads Roof = 15.0 psf (Flat Roof), Floor = 40.0 psf
- Wind Load Building = 35.0 psf

**FOUNDATIONS:**

1. Bear footing on firm, undisturbed dense sand and at 4" minimum below lowest adjacent finish or natural grade, whichever is lower.
2. Assumed soil bearing capacity = 2000 psf.
3. Floor foundation encasement only on clean, firm dry bearing material.
4. Engineer shall be notified if lower edge or margin dips to found during excavation.

**CONCRETE:**

1. Concrete regular weight (144 pcf) with Type II cement per ASTM C150, aggregate per ASTM C33, and potable water. No fly ash permitted in floor slab. Aggregate size = 1/2" for foundations and slabs on grade and 1/4" for exterior slabs and sidewalks.

**REINFORCING:**

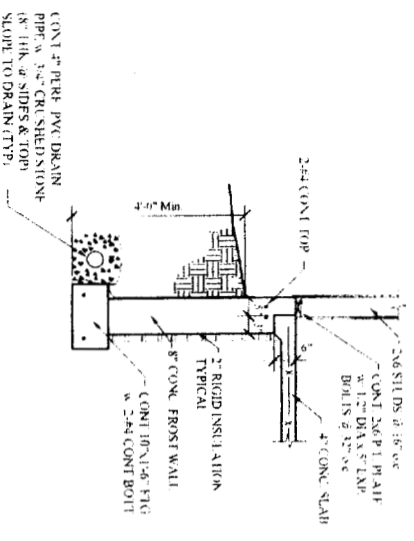
1. ASTM A615 S11 Grade 60 except #2 and #1 bars: ASTM A615 S11 Grade 40.
2. Lap splices in concrete: 42 bar diameters.
3. Provide steel corner reinforcing to match and lap with horizontal reinforcing at corners and intersections of walls, and footings.

**WALLS:**

1. General:
  - a. Each piece of lumber shall be "S-1000" and have the grade stamp of a grading rule agency approved by the American Lumber Standards Committee.
  - b. Double up studs or joists and under beams.
  - c. Do not notch or drill joist, beams or load bearing studs without approval.
2. Connections:
  - a. Nail roof joist with 8d common nails at 6" o.c. at all edges and boundary members and 12" o.c. at intermediate supports.
  - b. Glue floor joist to all framing members and nail with 8d common nails at 6" o.c. at all plywood edges and boundary members and 12" o.c. at intermediate supports.
  - c. Nail wall joist with 10d common nails at 6" o.c. at all edges and boundary members and 12" o.c. at intermediate supports.
3. Structural Sawn Lumber:
  - a. 2 x 4 floor joist: Spaced 16" o.c. with 10 repetitive = 1200 psf.
  - b. Studs: Spaced 16" o.c. with 10 repetitive = 1200 psf.
  - c. Framed Veneer Lumber (V.L.): 1 1/2" x 4" = 2000 psf; 1 1/2" x 6" = 2400 psf.
4. Roof Sheathing: C10 INT. APA (PSI-4) with exterior glue, 1/2" with identification mark, 48 PSF. Lay up with glue joint perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two joists with a minimum overlap of 2" unless otherwise provided at all joints.
5. Sub-Flooring: C10 INT. APA (PSI-4) with exterior glue, 3/4" with identification mark, 48 PSF. Lay up with glue joint perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two joists with a minimum overlap of 2" unless otherwise provided at all joints.
6. Wall Sheathing: C10 INT. APA (PSI-4) with exterior glue, 1/2" with identification mark, 48 PSF. Lay up with glue joint perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two joists with a minimum overlap of 2" unless otherwise provided at all joints.

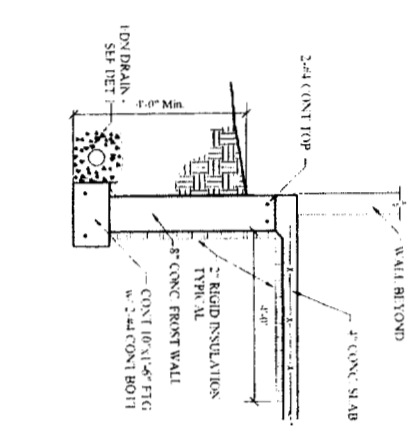
**SUPPLEMENTARY NOTES:**

1. Verify all dimensions and conditions with architectural drawings prior to starting work. Notify the Engineer of any discrepancies or inconsistencies.
2. Provide all necessary bracing, shoring, girding, or other means to avoid excessive deflection and to hold structural elements in place during construction.



FOUNDATION @ STUD WALL

SCALE 1/2"



FDN. @ DOOR

SCALE 1/2"

**Apartment Bldg Remodel**  
125 Morning Street \* Portland \* Maine

PLANS, DETAILS & NOTES

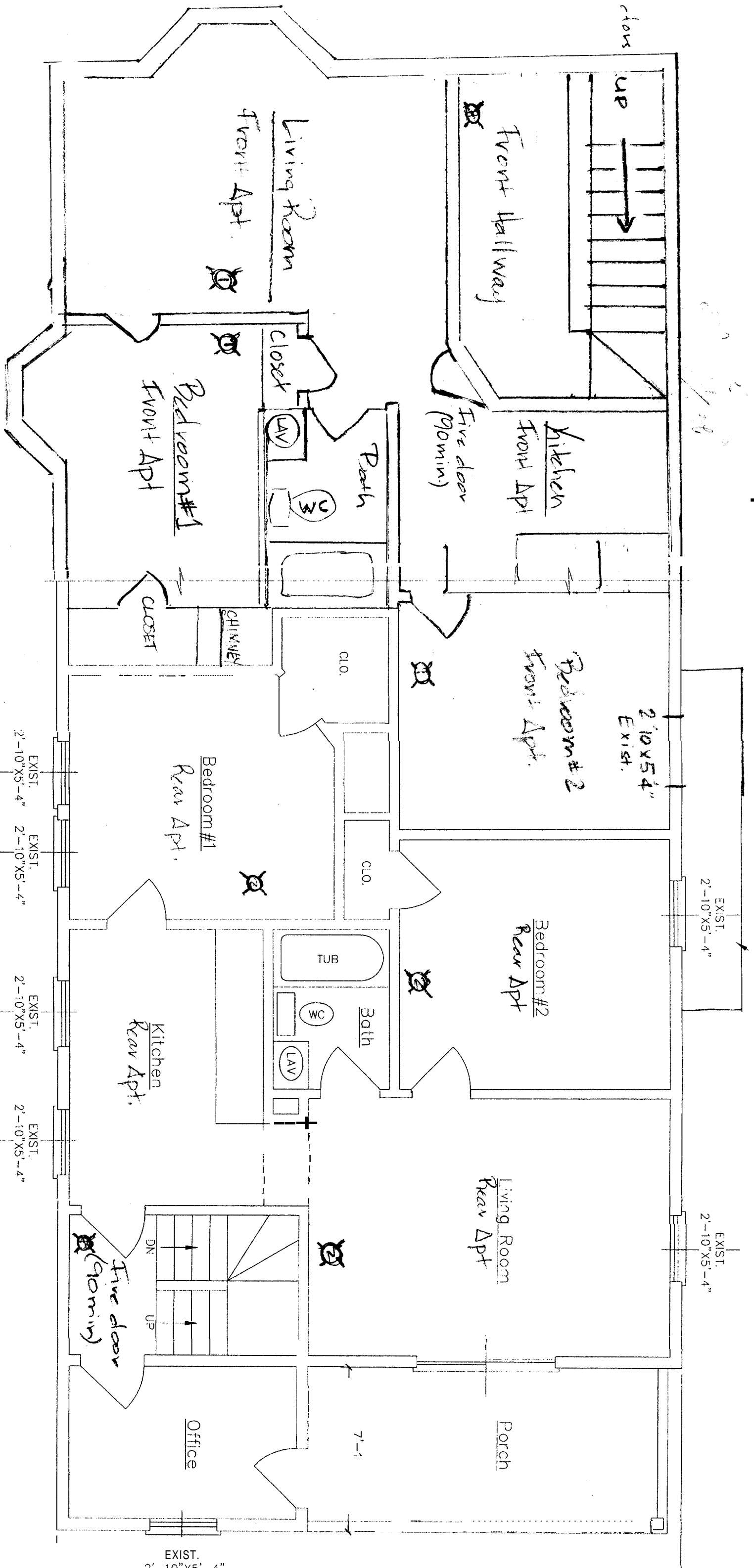


**ENGINEERING DESIGN PROFESSIONALS**  
Consulting Engineers  
P O BOX 575, FREEPORT MAINE 04032 (207) 865 9505



PROJECT	125 Morning Street
CLIENT	LDH LLC
DATE	01/06
SCALE	AS SHOWN
DESIGNER	LDH LLC
CHECKED	LDH LLC
DATE	01/06

SHEET  
**S1**



doors

UP

Front Hallway

Living Room  
Front Apt.

Kitchen  
Front Apt.

Five door  
(gomin)

Bath

Bedroom #1  
Front Apt.

Closet

LAV

WC

Bedroom #2  
Front Apt.

2'10" x 5'4"  
EXIST.

Bedroom #1  
Rear Apt.

Closet

CHINA

CLO.

CLO.

Bedroom #2  
Rear Apt.

EXIST.  
2'-10" X 5'-4"

TUB

Bath

WC

LAV

Kitchen  
Rear Apt.

Living Room  
Rear Apt.

EXIST.  
2'-10" X 5'-4"

Five door  
(gomin)

DN

UP

Office

Porch

7'-4"

EXIST.  
2'-10" X 5'-4"

TYPICAL FLOOR PLAN-EXISTING CONDITIONS  
SCALE: 1/4"=1'-0"