

OTHER APPLICABLE DESIGN CRITERIA

Ground snow load: 50psf (R301.2(5)) - Portland, ME

Wind speed: 100 mph (R301.2(4)) - Portland, ME

Frost depth: 48" (Local Building Practice)

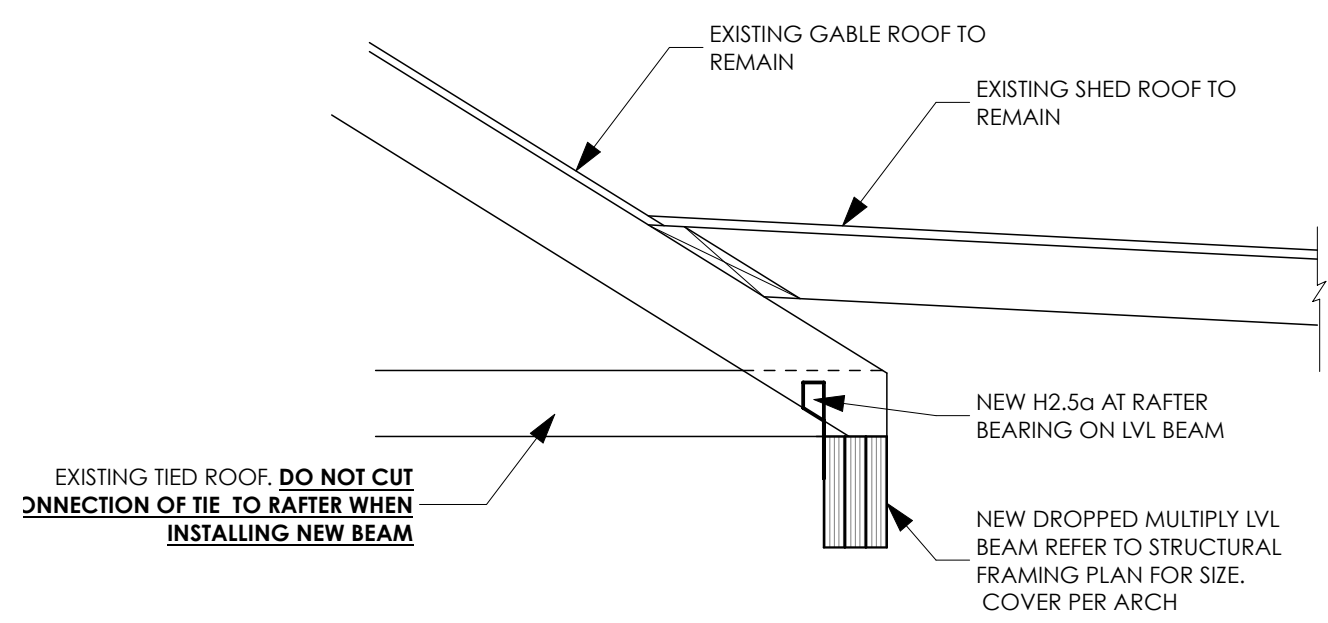
Seismic category: B (R301.2(2))

Termite Infestation Probability: None to slight (R301.2(6))

Weathering for concrete: Severe (R301.2(3))

1. CONTRACTOR TO BECOME FAMILIAR WITH SITE BEFORE DEMOLITION AND CONFIRM LOAD BEARING STRUCTURAL ELEMENTS BEFORE COMMENCING WORK. IF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE DRAWINGS ARE FOUND, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

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- NEW BEAM TO REPLACE EXISTING. PROVIDE TEMPORARY SHORING AS REQUIRED. NEW BEAM TO BE RAISED TO LEVEL FLOOR ABOVE. CONTRACTOR TO VERIFY JOIST FRAMING OF ALL FLOORS AND CONTACT ARCHITECT/STRUCTURAL ENGINEER TO VERIFY SIZE.**
- EXISTING MASONRY FOUNDATION TO REMAIN**
- NEW PT 2x8 (NOM.) JOISTS @ 16" O.C. TO REINFORCE AREA OF NEW ONSEN BATH AND TUB. FLOOR TO BE LOWERED TO ACCOMMODATE SLOPE. VERIFY REQUIRED HEIGHT AFTER DEMOLITION. SEE PROPOSED PLANS. DEMO EXISTING JOIST FRAMING (1 1/2" WD. X 7 1/2" DEEP TRUE WOOD JOISTS @ ~22" O.C.)**
- EXISTING RIM BOARD TO REMAIN**
- NEW PT 2x8 LED BOARD FASTENED EXISTING RIM W/ 1/4" DIA X 3 1/2" SCREWS AT 8' O.C.**
- SIMPSON LUS28 HANGER AT EACH NEW JOIST**
- EXISTING MASONRY WALL TO REMAIN**
- EXISTING WOOD BEAM TO REMAIN (APPROX. 6" WD. X 7" DEEP, ACTUAL)**
- EXISTING STAIR OPENING TO REMAIN**
- EXISTING FLOOR JOISTS TO REMAIN**
- EXISTING BEAM TO REMAIN**
- NEW 5 1/4" x 9 1/4" PSL BEAM**
- EXISTING BEAM TO REMAIN**
- NEW POST (ABOVE), VERIFY LOCATION**
- EXISTING MASONRY WALL TO REMAIN**
- EXISTING FLOOR JOISTS TO REMAIN**
- EXISTING SILL PLATE AND LEDGER BOARD TO REMAIN, TYP.**



SCALE: 3/4" = 1'-0"

