CITY OF PORTLAND ELECTRONIC STAMP:

DESIGN LOADS (IRC/IBC 2009, MUBEC)
Live Load: 40psf

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))

STRUCTURAL GENERAL NOTES:

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.

2. CONTRACTOR RESPONSIBLE FOR PROVIDING TEMPORARY SHORING AS REQUIRED.

3. ALL NEW POSTS TO BEAM ON EXISTING TIMBERS BELOW OR POSTED TO FOUNDATION BELOW

1 FOUNDATION/1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

2 2ND FLOOR/LOW ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

3 SECTION AT NEW BEAM AT EXISTING ROOF
SCALE: 3/4" = 1'-0"

CALEB JOHNSON
ARCHITECTS + BUILDER
265 MAIN STREET, SUITE 201 BIDDEFORD, ME 04005
T: 207.283.8777 F: 207.283.8778

Reviewed for Code Compliance Inspections Division Approved as Noted
Date: 03/05/15

PROJECT STATUS: PERMIT SET
STUDIO MANAGER: MICHAEL CHESNUTT RA
PROJECT ARCHITECT: CALEB JOHNSON, AIA

SUBMISSIONS:
2015-01-14 PERMIT SET

CONSULTANTS:

DRAFTSPERSON: PATRICK BOOTHE, AIA
DATE OF ISSUE: 1/14/15
PROJECT STATUS: PERMIT SET

PERMIT SET

JOHNSON-WINTER INTERIOR RENOVATION
DAVID JOHNSON & DHARMASURI WINTER
26 MONUMENT ST PORTLAND ME 04041 USA

LICENSED ARCHITECT CALEB M. JOHNSON NO. 2010 STATE OF MAINE

STRUCTURAL FRAMING PLANS & DETAILS
S-1.1

/Volumes/Network Files/CJAB/PROJECTS/1 CURRENT PROJECTS/JOHNSON WINTER/1 DESIGN/DRAWINGS/JOHNSON AND WINTER_Current.pln