

SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

EXISTING STAIR NOTES

- 1. THE AVERAGE RISE AND RUN OF THE EXISITNG STAIRS ARE $7\frac{7}{8}$ " AND $10\frac{3}{4}$ " RESPECTIVELY.

 2. THE EXISTING STAIR WIDTHS VARY BETWEEN 30" AND 33"
- 3. EXISTING HEAD HEIGHT IS 77"4. HANDRAILS AT 32"

REPLACE EX. LANDSCAPE TIMBER —

POST w/ 4x4 P.T. ANCHOR TO

STRONG TIE. ATTACH POST TO

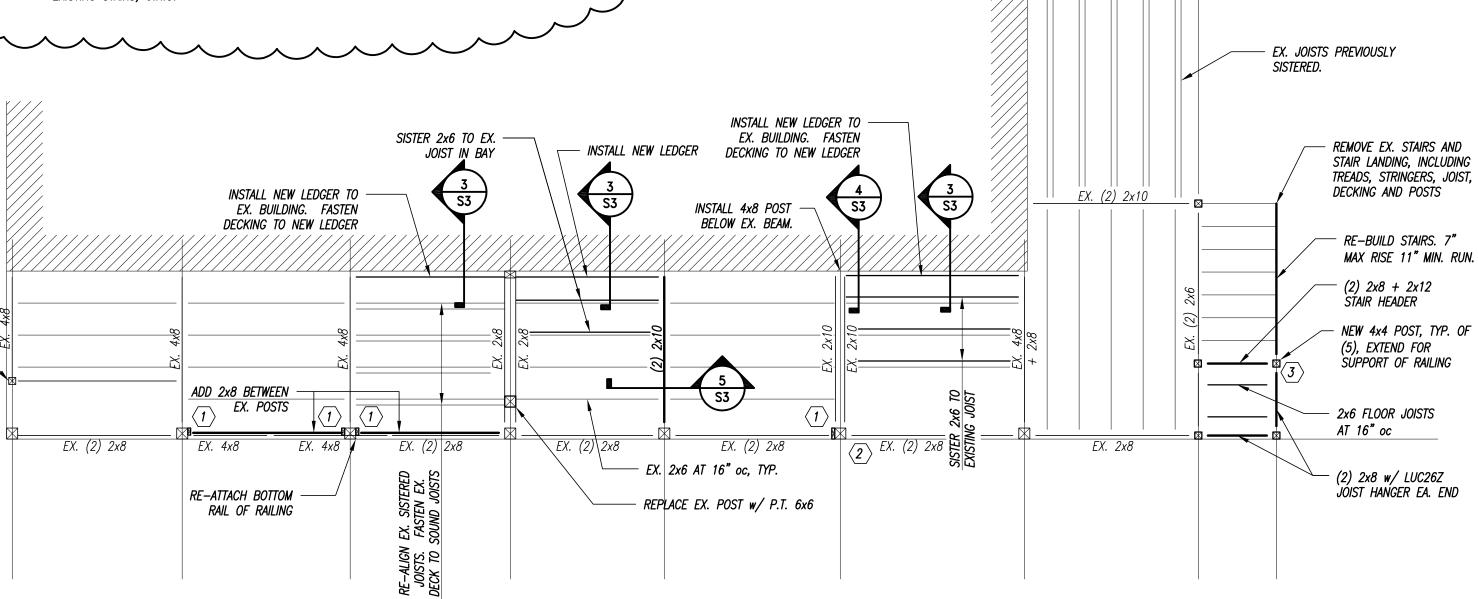
FLOOR BEAM w/ (2) LCE4 POST

EX. CONCRETE w/ RPBZ RETROFIT POST BASE BY SIMPSON

STAIR RECONSTRUCTION NOTES

- 1. IN ACCORDANCE WITH THE 2009 INTERNATIONAL EXISTING BUILDING CODE SECTION 501.2 "THE WORK SHALL NOT MAKE THE BUILDING LESS CONFORMING THAT IT WAS BEFORE THE REPAIR WAS
- UNDERTAKEN."

 2. WHERE INDICATED TO BE REBUILT, STAIRS SHALL MATCH THE GEOMETRY AND CONFIGURATION OF THE EXISTING STAIRS, U.N.O.



FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

KEYED NOTES

- 1) ADD 2x6 TO SIDE OF EX. POST. SEE DETAIL 1/S3
- 2 ADD FRAMING ANGLE BETWEEN BEAM AND POST. SEE DETAIL 2/S3

REMOVE UPPER BOLT IN EX. BEAM TO POST CONNECTION. REPLACE WITH GALV. THRU-BOLT w/1/4"x2"x2" PLATE WASHER EA. SIDE

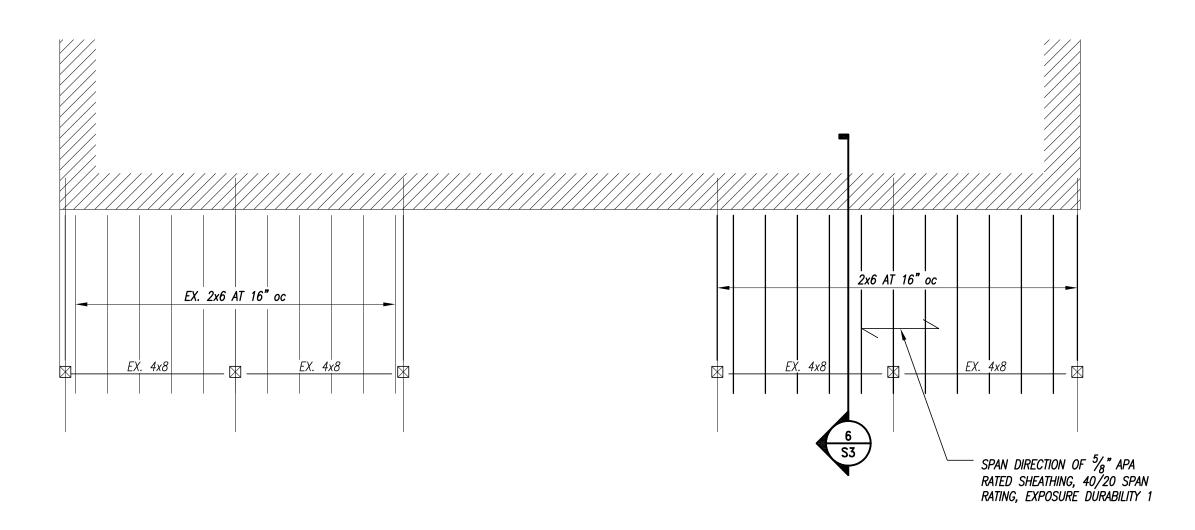
6 REINFORCE EX. SPLIT IN 4x8 w/ 6" LONG SDWC15600 SCREW BY SIMPSON STRONG TIE. INSTALL 2x6 x 2'-0" LONG BELOW BEAM FASTENED TO POST

75 REMOVE EX. 1x TIE BETWEEN POST AND BEAM. REPLACE w/ SIMPSON PS720 STRAP TIE

w/(8) 3 $\frac{5}{8}$ " LONG FASTENMASTER TIMBERLOK SCREWS

— INSTALL 4x4 POST BELOW EX. BEAM

SUPPORT NEW POST ON 12" SQUARE CONCRETE DECK BLOCKS FOUNDED A MINIMUM OF 2'-0" BELOW EX. GRADE, TYP. OF (5)

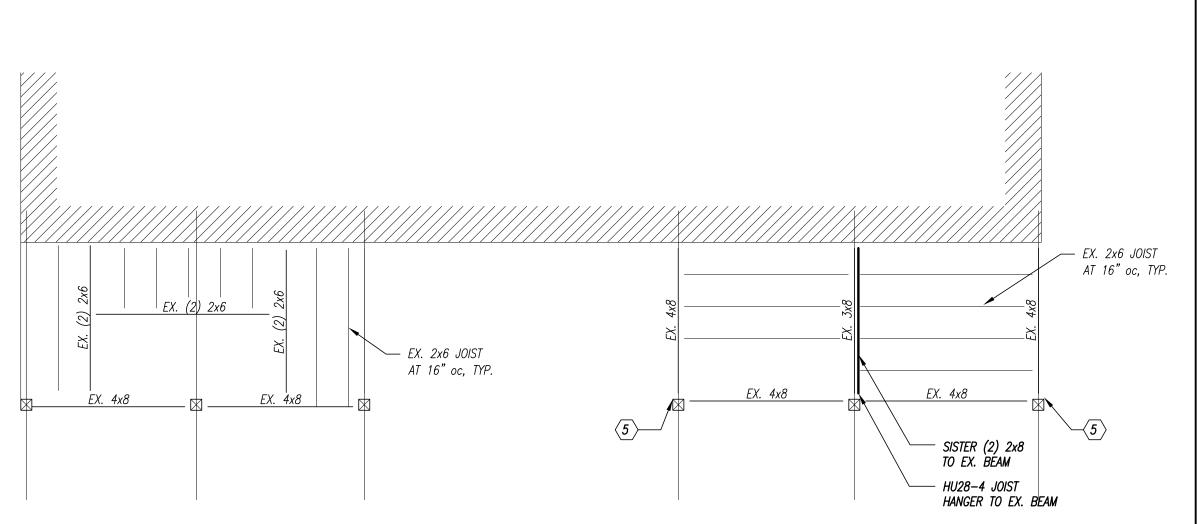


ROOF FRAMING PLAN

1/4" = 1'-0"

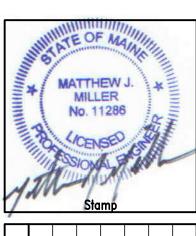
KEYED NOTES

FEMOVE EX. 1x TIE BETWEEN POST AND BEAM. REPLACE W/ SIMPSON PS720 STRAP TIE



THIRD FLOOR FRAMING PLAN

1/4" = 1'-0"



Revisions:

No: Date: Description:

1 11/07/2017 EX. STAIR GEOMETRY AND STAIR RECONSTRUCTION NOTES

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SAMING PLANS
URY STREET DECKS

Project Name:
70-72 NEWBURY STREET I
PORTLAND, MAINE

Project No: 17097

Designed By: MJM

Drawn By: MJM

Checked By: MJM

Scale: AS NOTED

Date: 10/04/2017

SI