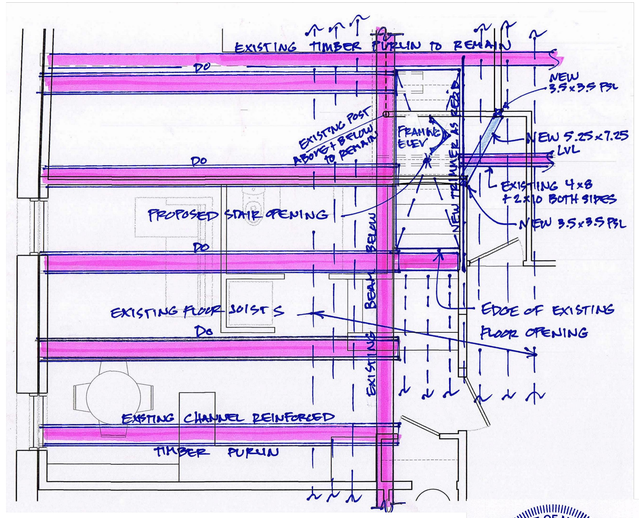
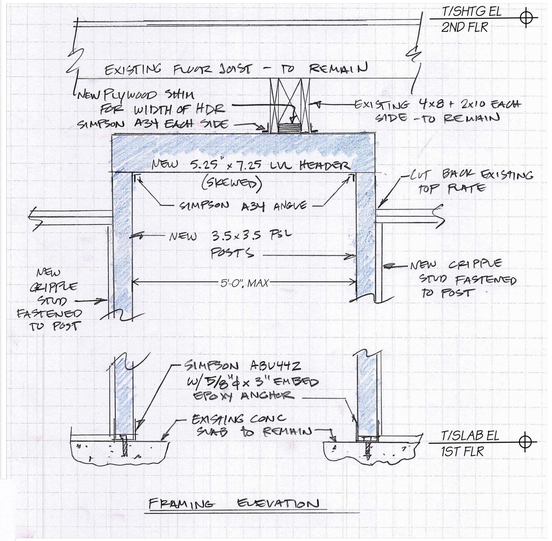


PARTIAL SECOND FLOOR FRAMING PLAN



FRAMING ELEVATION

STATE OF MAINE
NATHAN R. MERRILL
No. 12279
LICENSED
PROFESSIONAL ENGINEER

ALBERT PUTNAM ASSOCIATES, LLC STRUCTURAL ENGINEERS 183 PARK ROW BRUNSWICK, MAINE 04011 (207)729-6230	44 Pleasant Street PORTLAND, ME	STAIR RENOVATION	SKS-2 NTS OCT 31, 2017

GENERAL NOTES

1. CONSULT ALL PROJECT DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF ERECTION AND CONSTRUCTION.
4. DETAILS SHOWN AS "TYPICAL" APPLY TO ALL SIMILAR CONDITIONS.
5. SPECIFICATION OF FIRE-RESISTENT, WATERPROOFING, INSULATION, FINISHES, ELECTRICAL, MECHANICAL AND ALL OTHER NON-STRUCTURAL ELEMENTS IN THE BUILDING IS THE RESPONSIBILITY OF OTHERS. UNLESS SPECIFICALLY DIMENSIONED ON THE DRAWINGS, G.C. COORDINATE THE PLACEMENT OF STRUCTURAL MEMBERS IN CONFORMANCE WITH THE ARCHITECTURAL DRAWINGS AND/OR APPLICABLE CODE REQUIREMENTS.
6. GC COORDINATE INSTALLATION OF FINISH CONTROL JOINTS WITH STRUCTURAL COMPONENTS.
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADEQUATELY PROTECT ALL MATERIALS AND ASSEMBLIES DURING CONSTRUCTION. G.C. VERIFY MOISTURE CONTENT OF ALL SUB BASE MATERIALS BEFORE INSTALLATION OF FINISHES; INSTALL ALL FINISHES PER MANUFACTURERS' INSTRUCTIONS.
8. DESIGN OF STAIR ASSEMBLIES, HANDRAILS, GUARDRAILS AND SIMILAR ASSEMBLIES AND THE ADEQUACY OF THE SUPPORTING STRUCTURE IS THE RESPONSIBILITY OF OTHERS UNLESS DETAILED WITHIN THE STRUCTURAL DRAWINGS.
9. SLAB ON GRADE CONSTRUCTION: TOP OF SLAB IS THE VERTICAL LIMIT OF STRUCTURE DESIGNED BY THE ENGINEER OF RECORD. DESIGN OF ASSEMBLIES INSTALLED ABOVE THE SLAB FOR THE PURPOSE OF INSTALLING FINISHES SHALL BE DESIGNED BY OTHERS.

STRUCTURAL DESIGN DATA:

1. REFERENCE CODES:
   - INTERNATIONAL BUILDING CODE (2009)
   - INTERNATIONAL EXISTING BUILDING CODE (2009)
   - ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS
2. FLOOR LIVE LOADS
   - LIVE = 40 PSF (RESIDENTIAL OCCUPANCY)
3. ROOF SNOW LOAD DATA:
   - GROUND SNOW LOAD (Pg): 60 PSF
   - FLAT ROOF SNOW LOAD (Pf): 46.2 PSF
   - EXPOSURE FACTOR (C_e): 1.0
   - IMPORTANCE FACTOR (I): 1.0
   - THERMAL FACTOR (C_t) = 1.1
4. WIND DESIGN DATA:
   - N/A DUE TO RENOVATION SCOPE AT INTERIOR OF BUILDING
5. CLIMATIC AND GEOGRAPHIC DESIGN DATA:
   - ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF
6. EARTHQUAKE DESIGN DATA:
   - N/A DUE TO LIMITED NATURE OF RENOVATION

STRUCTURAL ROUGH CARPENTRY/FRAMING NOTES:

1. PROVIDE SINGLE BOTTOM PLATE EXCEPT PROVIDE DOUBLE PT SYP BOTTOM PLATE WHERE BEARING ON CONCRETE.
2. DO NOT OVERSIZE OR SLOT HOLES IN DOUBLE WOOD BOTTOM PLATES TO ACCOMMODATE ANCHOR RODS. DO NOT COUNTERSINK NUTS IN TOP WOOD PLATE. ANCHOR RODS MUST ENGAGE THE FULL THICKNESS OF THE DOUBLE 2x BOTTOM PLATE.
3. ALL STRUCTURAL MEMBERS MUST BE CONTINUOUS. LOCATE SPLICES OVER BEARING, U.N.O.
4. POSTS (2-2x4 AND LARGER) AND JACK STUDS REQUIRE MATCHING BLOCKING STUDS BELOW FLOOR SHEATHING DOWN TO FOUNDATION WALL OR LVL BEAMS. IF A POST IS NOT SPECIFIED BELOW A BEAM INTERSECTING A BEARING WALL (BEAM POCKET), PROVIDE CRIPPLE STUDS BELOW BEAM EQUAL TO OR GREATER THAN THE WIDTH OF THE BEAM (EXAMPLE: 3.5" WIDE LVL REQUIRES (3)-2x CRIPPLE STUDS BELOW = 4.5" WIDE)
5. INSTALL ENGINEERED FRAMING PRODUCTS PER MANUFACTURER'S INSTRUCTIONS.
6. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2005 EDITION. UNLESS NOTED OTHERWISE, ALL WOOD FRAMING SHALL BE FASTENED IN ACCORDANCE WITH 2009 IBC, SECTION 2304.9
7. FRAMING GRADES:
   - 7.1. LUMBER (2x STUDS, JOISTS, RAFTERS) SHALL BE #2 AND BETTER S.P.F. LESS THAN 19% MOISTURE CONTENT UP TO 13'-6" TALL WALLS; FOR EASE OF CONSTRUCTION, RECOMMEND REPLACING WITH 1.55E TIMBERSTRAND LSL STUDS FOR SUPPORTING CABINETRY AND TILE FINISHES, AND FOR >10'-0" TALL WALLS
   - 7.2. LAMINATED VENEER LUMBER (LVL) - 2.0 E, 3100 Fb, 285 Fv
   - 7.3. PARALLAM (PSL) - 2.0E AS MANUFACTURED BY TRUS JOIST. PT PSL SHALL BE TREATED WITH WATERBORNE TREATMENT SUITABLE FOR GROUND CONTACT.
   - 7.4. LAMINATED STRAND LUMBER (LSL) - 1.55E AS MANUFACTURED BY TRUS JOIST.
8. ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (U.N.O.):
   - COLUMNS, KING/JACK STUDS: 2-10d NAILS AT 8" O.C.
   - BEAMS LESS THAN 12" DEEP: 2-16d NAILS AT 12" O.C. IN EACH PLY
   - BEAMS DEEPER THAN 12" (INCLUDING 12"): 3-16d NAILS AT 12" O.C. IN EACH PLY
   - (SIDE-LOADED BEAMS MAY REQUIRE ADDITIONAL CONNECTIONS - SEE FRAMING DETAILS)
9. DRILLED EPOXY ANCHORS SHALL BE HOT DIP GALV A307 THREADED ROD WITH SIMPSON 'AT' EPOXY. BLOW HOLES FREE OF DUST AND INSTALL PER MANUFACTURER'S INSTRUCTIONS. TYP U.N.O; DRILLED EXPANSION ANCHORS SHALL BE MECHANICALLY GALVANIZED SIMPSON ⅝"ϕ 'WEDGE-ALL' ANCHOR; RSS SCREWS SHALL BE CLIMATEK COATED AND MANUFACTURED BY GRK FASTENER. RSS SCREWS IN CONTACT WITH PRESERVATIVE-TREATED LUMBER SHALL BE STAINLESS STEEL.
10. CONSULT ENGINEER PRIOR TO SHIMMING ANY STRUCTURAL MEMBER. CEDAR SHIMS ARE NOT ACCEPTABLE.
11. PREVENT WOOD BUILDING MATERIALS FROM MOISTURE DAMAGE WITH PROPER PROTECTION, SUCH AS WRAPPING AND STACKING WITH SPACERS TO PROMOTE AIR CIRCULATION. NEVER ALLOW STORED MATERIALS TO COME IN DIRECT CONTACT WITH THE GROUND.
12. ANY WOOD FOUND NOTCHED OR SPLIT, EXHIBITING SIGNS OF MOLD, MILDEW, ROT OR INSECT ATTACK THAT EXHIBIT OR OTHER STRUCTURAL DEFECTS SHALL BE REMOVED FROM THE SITE AND REPLACED.
13. ALL FRAMING SHALL BE REMAIN EXPOSED TO VIEW FOR ENGINEER OBSERVATION PRIOR TO BEING CONCEALED BY FINISHES.
14. NAILS SHALL BE COMMON WIRE PER ASTM F1667 SIZED AS FOLLOWS UNLESS OTHERWISE APPROVED BY THE ENGINEER:
   - 14.1. 8d = 0.131" x 2-1/2" LONG
   - 14.2. 10d = 0.148" x 3" LONG
   - 14.3. 16d = 0.162" x 3-1/2" LONG

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217.553.0672

PROJECT NAME:
44 PLEASANT STREET
RENOVATIONS
44 PLEASANT STREET
PORTLAND, ME 04101

SEAL:

LICENSED ARCHITECT
LESLIE B. BENSON
No. 3750
STATE OF MAINE

REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE:	NOVEMBER 9, 2017
PROJECT NUMBER:	2017-0010
STATUS:	ISSUED FOR PERMITTING

STRUCTURAL DRAWINGS

S01