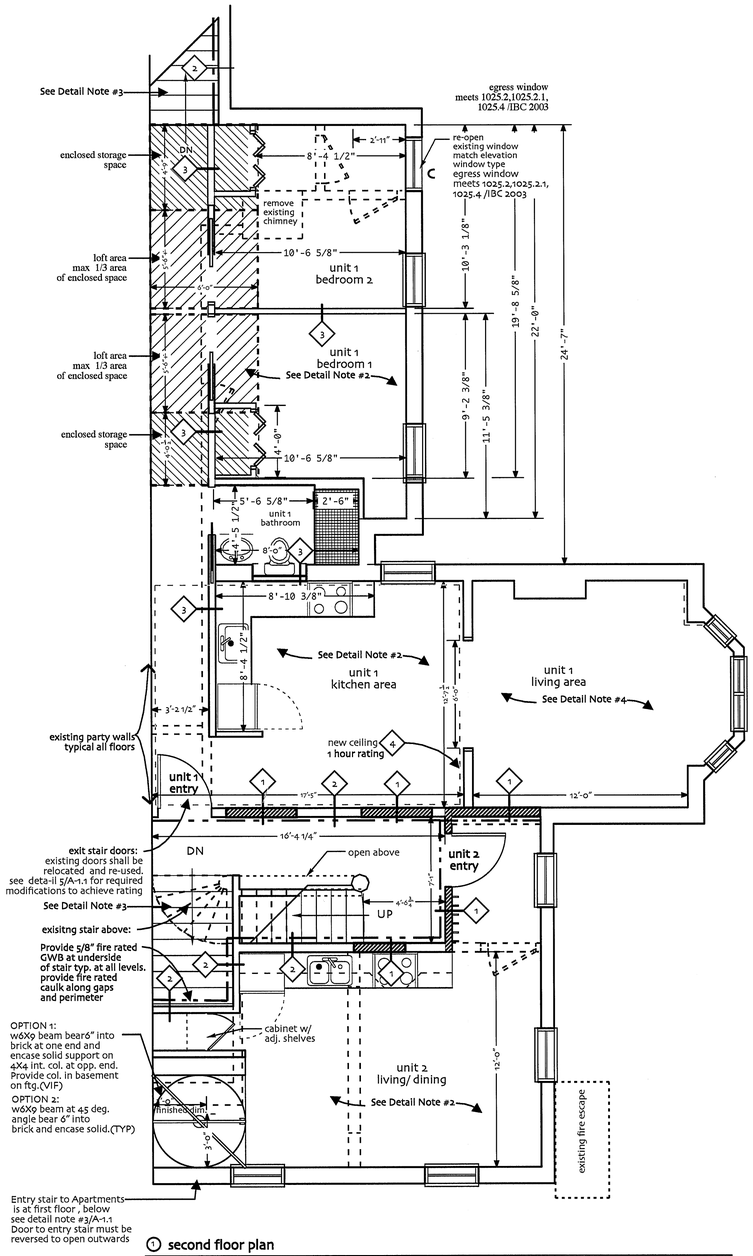
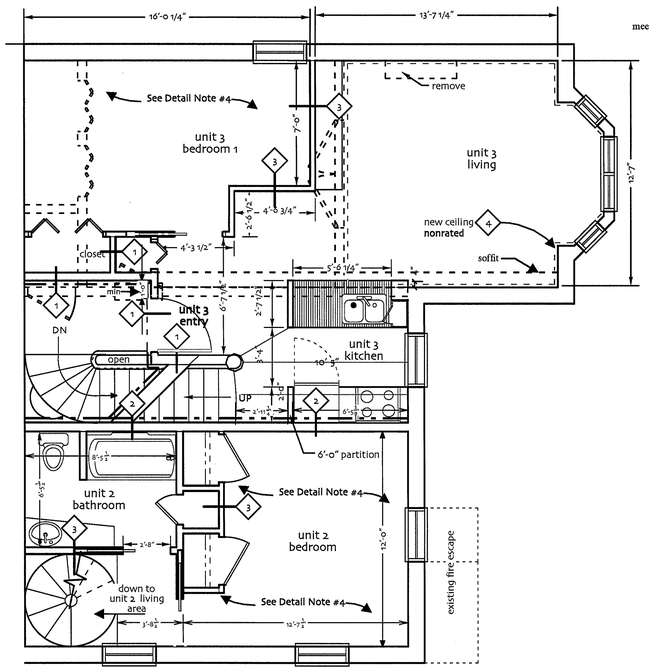
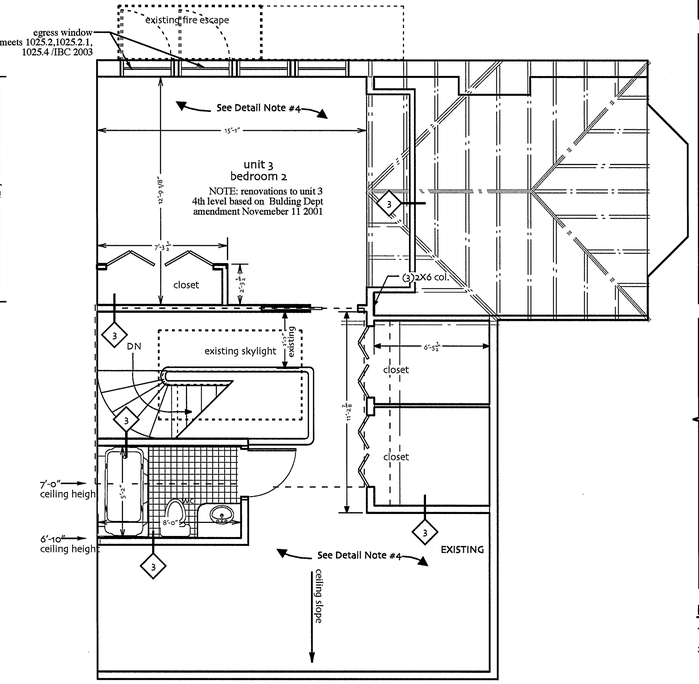


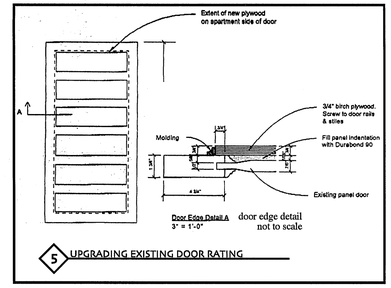
① second floor plan



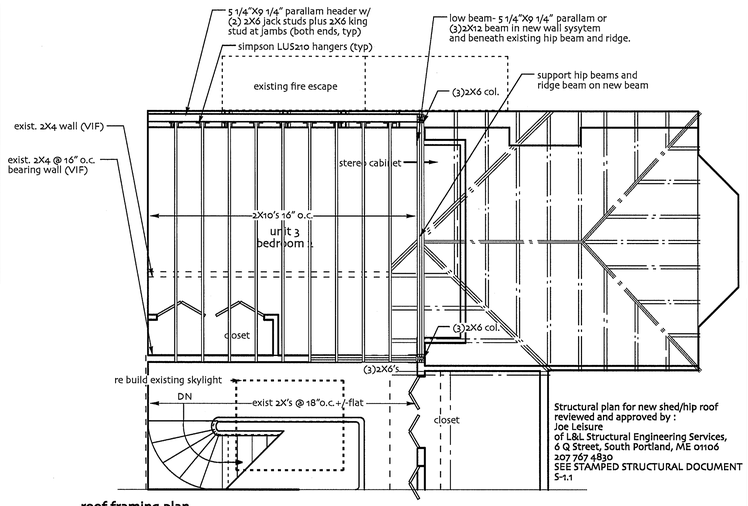
② third floor plan



③ fourth floor plan

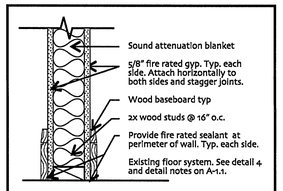


⑤ UPGRADING EXISTING DOOR RATING

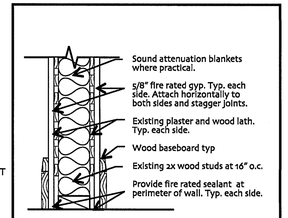


Structural plan for new shed/hip roof reviewed and approved by :
Joe Leisure
of L&L Structural Engineering Services,
6 Q Street, South Portland, ME 01106
207 767 4830
SEE STAMPED STRUCTURAL DOCUMENT S-1.1

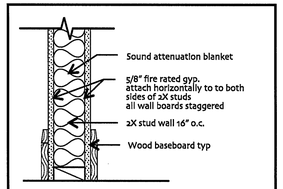
roof framing plan
⑦ new roof dormer



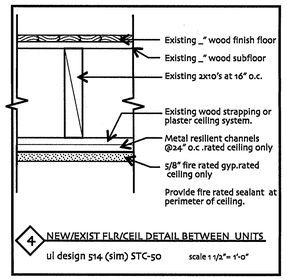
① NEW RATED WALL
1hr :UI design 305 STC = 46 (excluding sound baffles)
scale 1 1/2"= 1'-0"



② EXISTING WALL W/ NEW FINISH
1hr :UI design 305 (SIM) STC = 46+
scale 1 1/2"= 1'-0"



③ NEW WALL TYP
scale 1 1/2"= 1'-0"



④ NEW/EXIST FLR/CEIL DETAIL BETWEEN UNITS
ul design 514 (sim) STC-50 scale 1 1/2"= 1'-0"

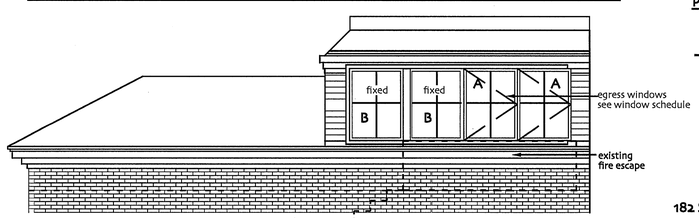
DETAIL NOTES

1. BOCA 1999 was used to determine all rating and STC requirements.
2. Floor/ Ceiling assembly rating between second floor apartment and first floor Mercantile spaces are existing.
3. Ceiling and wall assembly between apartment entry stair and first floor Mercantile spaces are existing.
4. Floor between units existing

PLAN KEY

- Existing Construction
- Demolished Interior Partitions
- Fire Rated Zones
- New Partitions
- Rated Infill Partition Patches

LICENSED ARCHITECT MICHAEL J. CHESTNUTT No. 2503 STATE OF MAINE



fourth floor elevation
approved dormer deemed architecturally appropriate

manufactuer	model #	type	ro	notes	
Andersen	CXW 14	casement	3'-0 1/2"x 4'-0 1/2"	operable egress	A
Andersen	P3040	casement picture	3'-0 1/2"x 4'-0 1/2"	picture unit	B
400 series W/ andersen high performance glass and through muntens					C

182 State Street , Portland, Maine 04102

November 11 2001
clarifications February 1 2006

construction documents scale 1/4"=1'-0"

plans
A - 1.1

ARCHITECTURAL NOTES

The site is located at 182 State Street, Portland ME 04101

All dimensions and conditions must be verified in the field Any discrepencies shall be brought to the attention of the project supervisor and owner before proceeding with that portion of the work.

All applicable Federal, State, and Municiple regulations shall be followed, including the Federal Departtment of Labor Occupational Saftey and Health.

All work is to be carried out in a **professional and workmanlike manner** complying with all manufacturers' specifications

All dimensions, unless otherwise noted are to face of structure, studs, concrete block, concrete footings. Vertical dimensions are from top of subfloor unless otherwise noted.

Provide **solid blocking** at all millwork, towel bars, railings and grab bars, etc.

All trades are responsible for reviewing the Architectural drawings for details and **coordinating** relevant conditions with their particular trade.

All to have blocking on all walls ro receive marker boards and shelving

all existing and new doors to meet ADA compliant standards.

STRUCTURAL NOTES:

1. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, reglets, sleeves, depressions and other details not shown in 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. Do not scale plans.

3. The structure is designed to be self-supporting and stable after the building is complete. It is the contractor's sole responsibility to determine its erection procedures and sequencing to ensure the safety of the building and its components during erection.

4. Sections and details shown on any structural drawings shall be considered typical for similar conditions.

5. All applicable federal, state and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: BOCA Basic Building Code 1999
2. Design Live Loads:
   Roof: 42 PSF + Drift
   Floor: 40 PSF
3. Design wind loads are based on exposure B using 85 mph basic wind speed.

TIMBER FRAMING

1. All timber framing shall be in accordance with the AITC Timber Construction Manual or the National Design Specification (NDS) latest editons.
2. Individual timber framing members shall be visually graded, minimum grade #2 spruce-pine-fir (SPF), kiln dried 19% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground or concrete. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C-18.
4. Provide 1X 3 lumber bridging, double-nailed at each end, at eight feet maximum spacing for all dimensional lumber floor framing.
5. Standard metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
6. Provide Simpson H 2.5 Hurricane anchors at each end of timber trusses and rafters.
7. Nailing not specified shall conform to BOCA appendix C.
8. Provide 19/32" thick APA rated sheathing on roof framing.
9. Provide 15/32" thick APA rated sheathing on exterior wall framing
10. Provide 23/32" thick APA rated sheathing on floor framing.