

GENERAL NOTES:

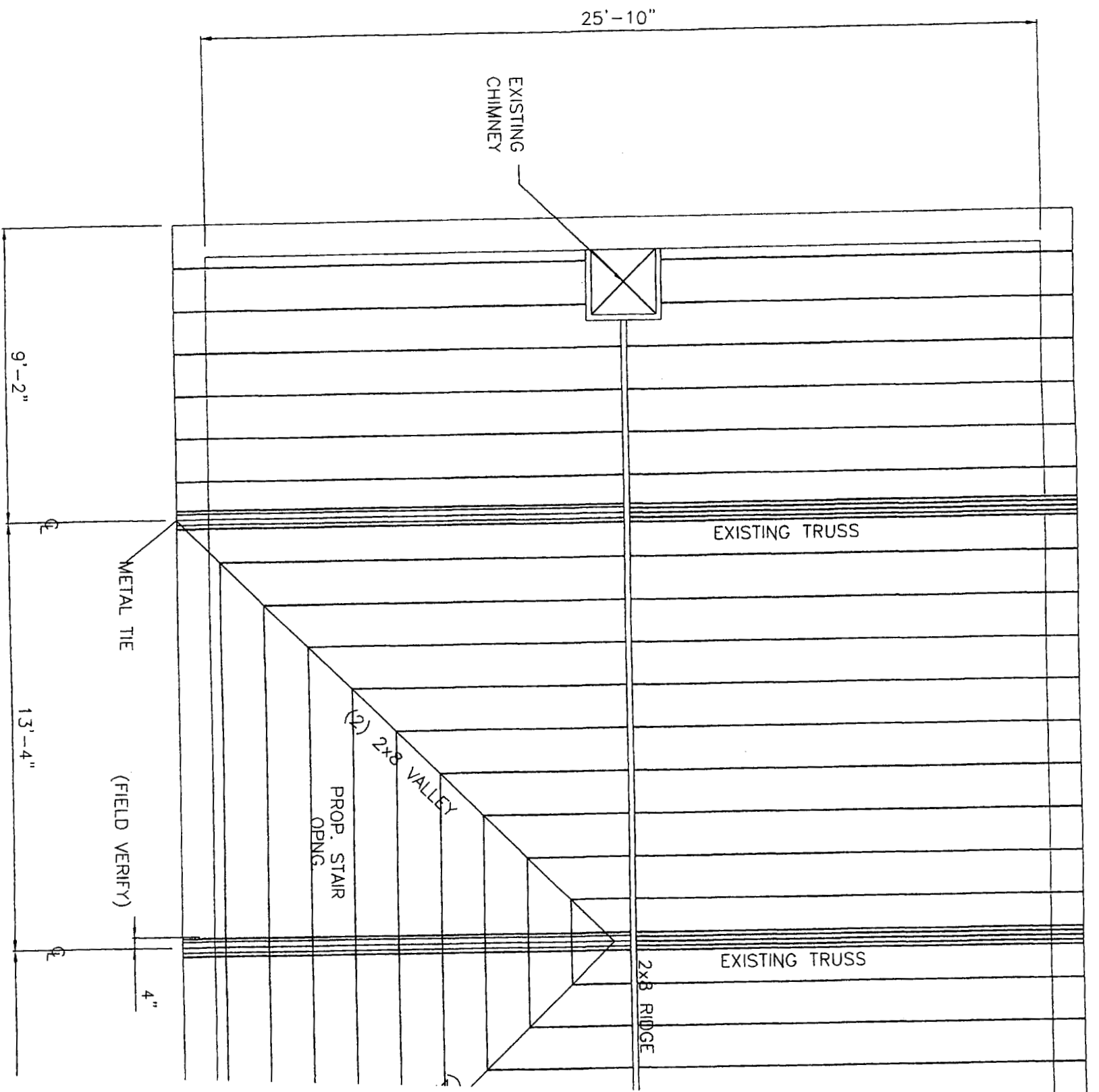
1. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
2. Do not scale plans.
3. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
4. All proprietary products shall be installed in accordance with the manufacturers written instructions.
5. The structure is designed to be self supporting and stable after the Building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tie downs. Such material shall remain the property of the contractor after completion of the project.
6. 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: International Building Code (IBC 2003)
2. Design Live Loads: (Ground snow load = 60 PSF)
Living area..... 40 PSF

TIMBER FRAMING:

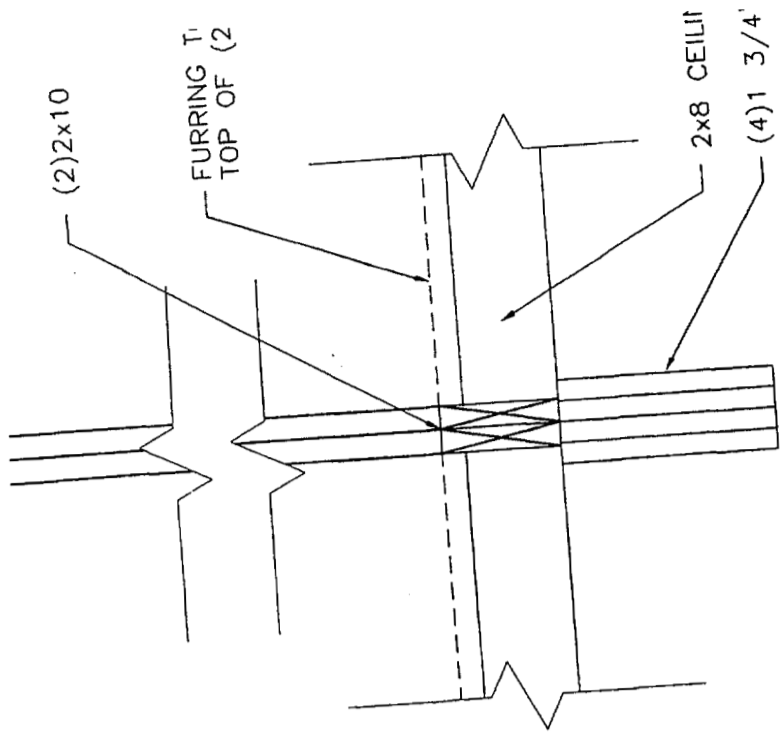
1. All timber framing shall be in accordance with the AITC timber construction manual or the national design specifications (NDS) -latest edition.
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19 content.
3. Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with cca to 0.4 #/CF in accordance with AWPAC-18.
4. Nailing not specified shall conform with BOCA 1999.



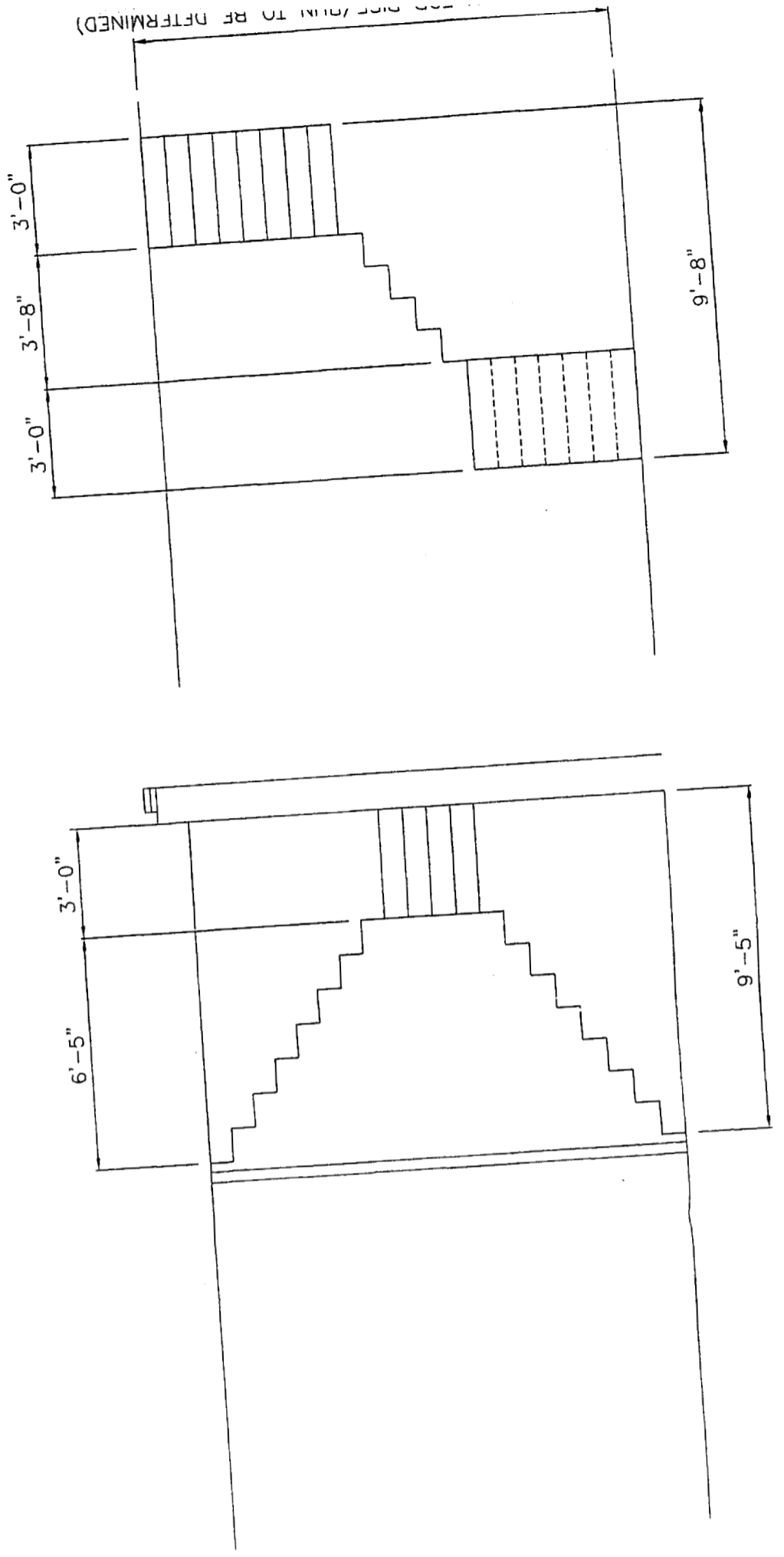
EXISTING ROOF FRAMING

1/4" = 1'-0"

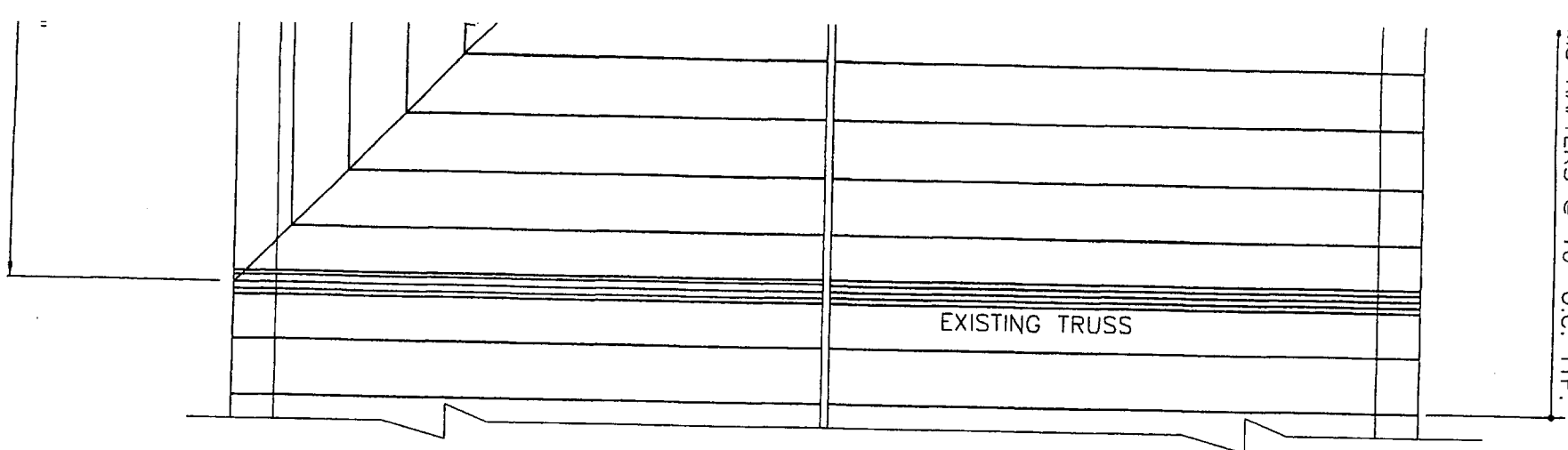




2
 SECTION THRU BEAM
 3/4" = 1'-0"

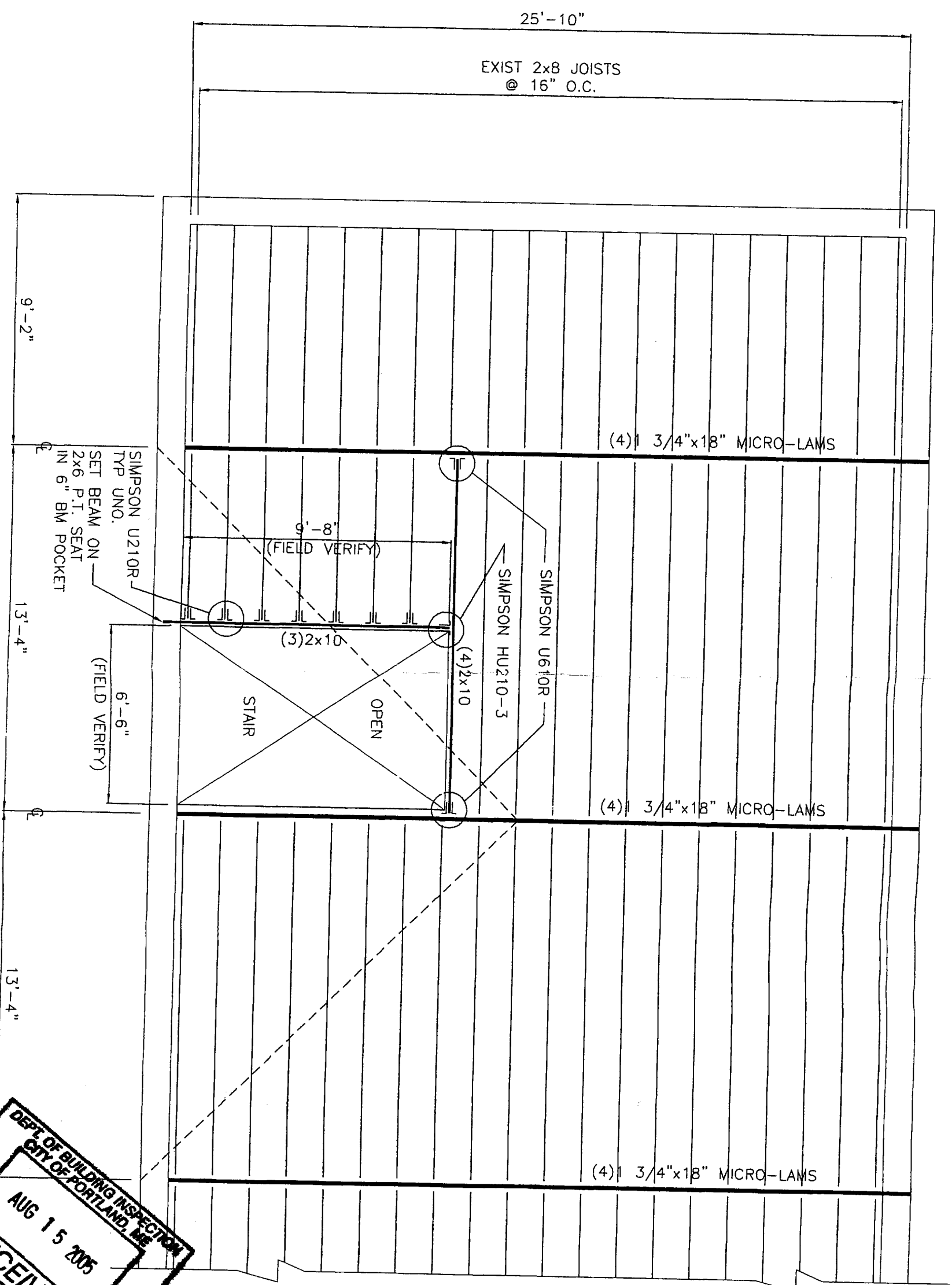


STAIR DETAILS



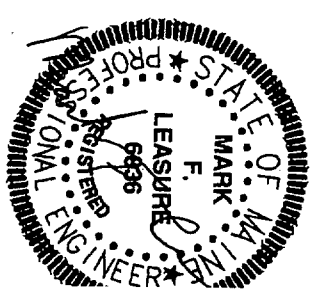
EXISTING FLOOR FRAMING PLAN

1/4" = 1'-0"



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 AUG 15 2005
 RECEIVED

| e | description | appr'd |
|------|-------------------------|--------|
| 3-05 | RELEASED FOR PERMITTING | |

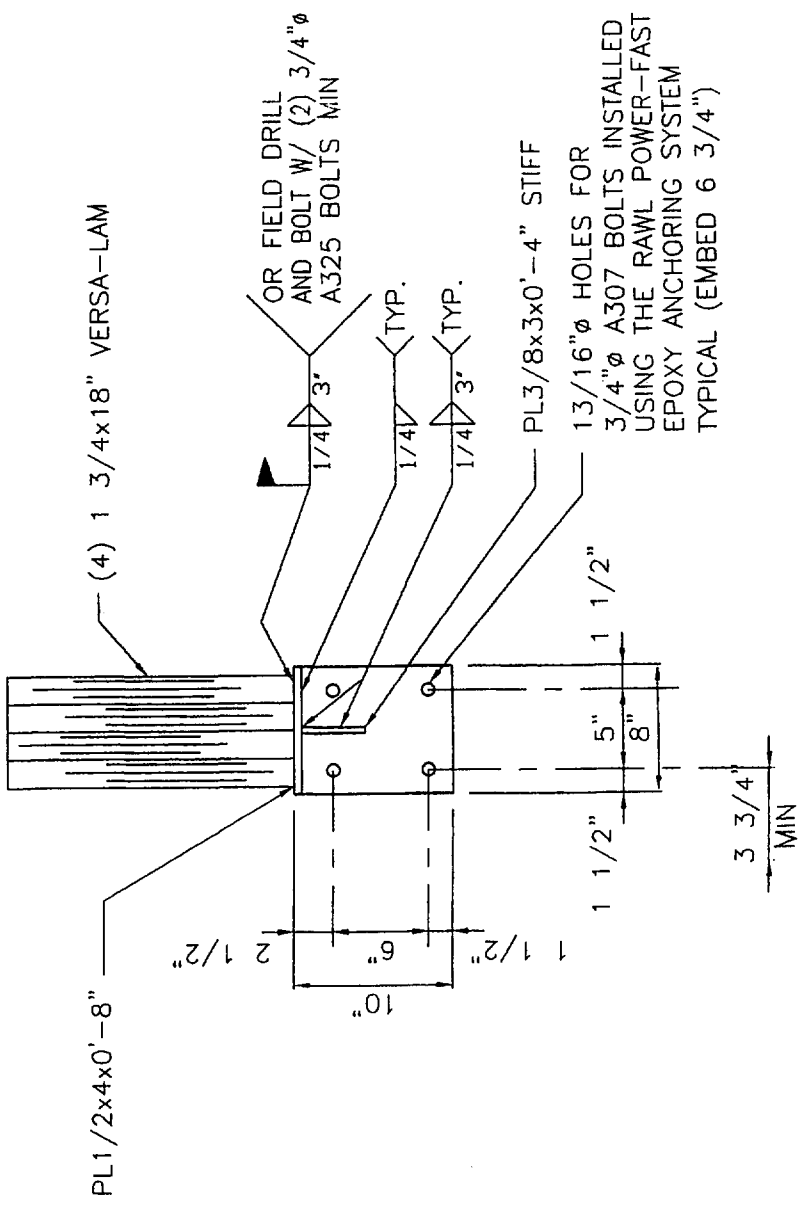
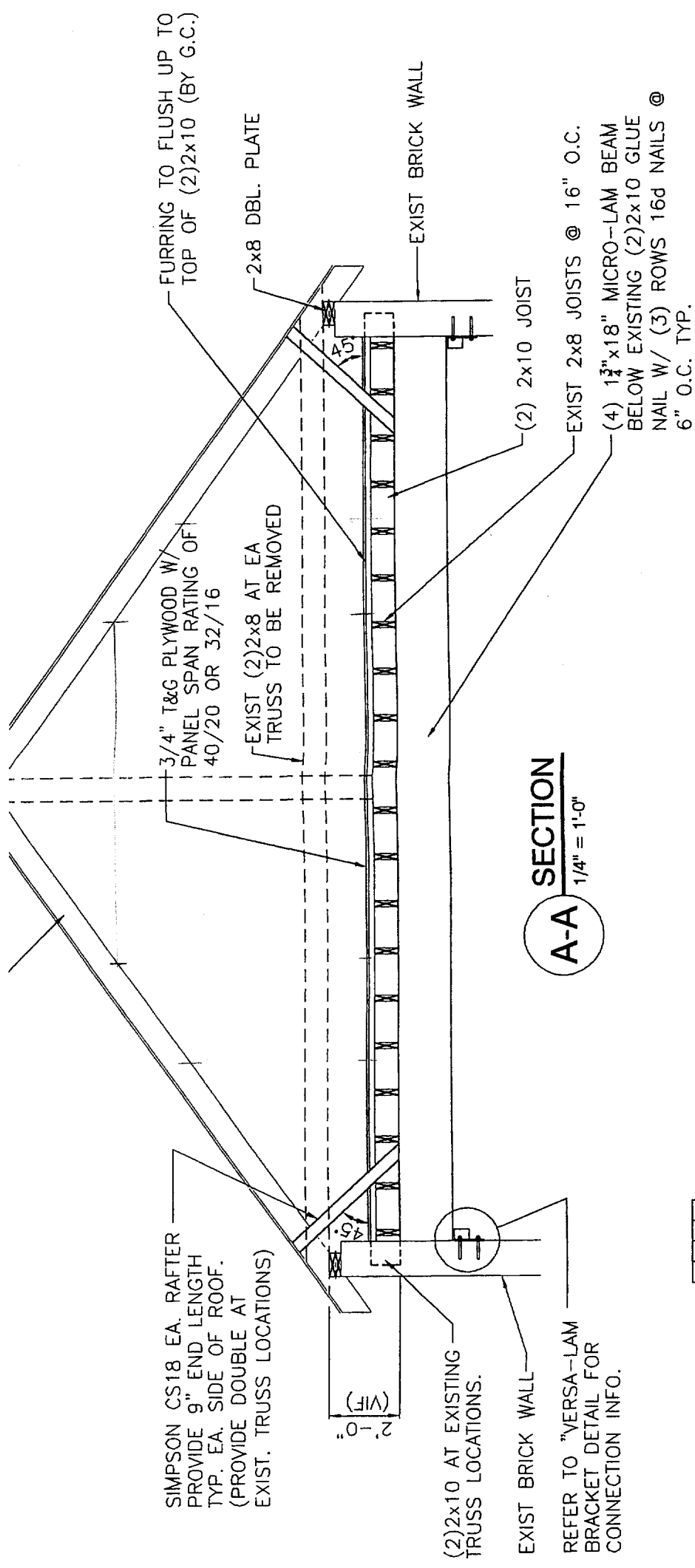


L & L STRUCTURAL
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| | | | | | |
|------------------|-----------------|-----------------|--------------|-------------------|------------------|
| designed by: MFL | checked by: MFL | scale: AS NOTED | date: 8-3-05 | plot date: 8-3-05 | Project #: 25250 |
|------------------|-----------------|-----------------|--------------|-------------------|------------------|

DIAMOND COVE RENOVATION
DIAMOND COVE ESTATES
PORTLAND, MAINE
THIRD RENOVATION / FRAMING PLANS

S1



VERSA-LAM BRACKET DETAIL
1/4" = 1'-0"