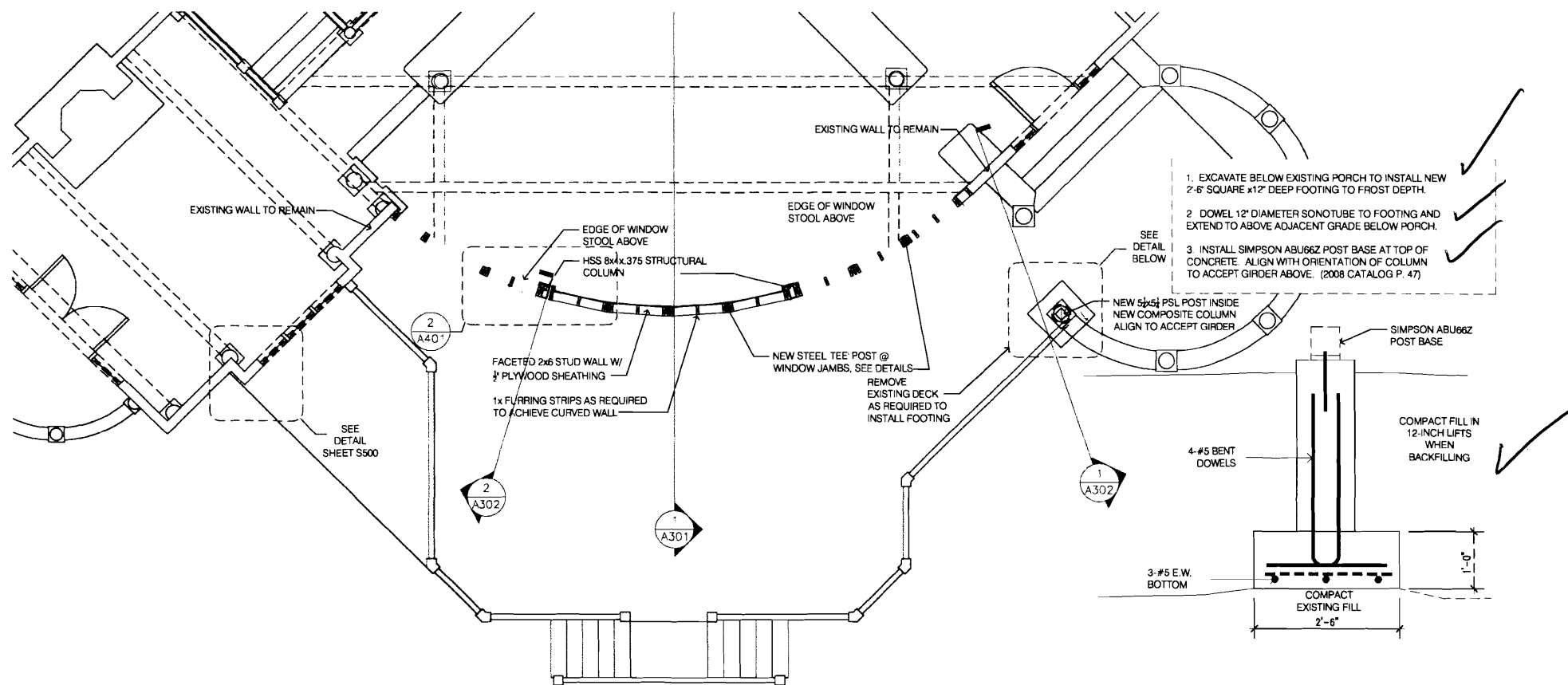


**MAIN LEVEL REFLECTED CEILING PLAN - LVL STRENGTHENING**  
SCALE: 1/4" = 1'-0"



**MAIN LEVEL WALL FRAMING PLAN AND FOOTING DETAIL**  
SCALE: 1/4" = 1'-0"

**STRUCTURAL GENERAL NOTES**

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.
2. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION PRIOR TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROJECT.
3. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK. BECAUSE THIS PROJECT INVOLVES RETROFITTING AND MODIFICATIONS OF EXISTING STRUCTURES, THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURE TO FIELD VERIFY EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS.
4. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DOCUMENTS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY ON THE PART OF THE ENGINEER. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUBMITTED TO THE ENGINEER FOR REVIEW, AND ACCEPTANCE GRANTED.
5. DO NOT SCALE FROM THE DRAWINGS.

**DESIGN CRITERIA**

1. INTERNATIONAL BUILDING CODE, 2003 EDITION, INCLUDING CONSIDERATION OF CHAPTER 34, EXISTING BUILDINGS.
- ADDRESS: 420 SEASHORE AVE, PEAKS ISLAND, PORTLAND, MAINE
- SNOW LOAD: UNHEATED CANTILEVER PORCH ROOF STRUCTURE  
50 POUNDS PER SQUARE FOOT, UNIFORM (INCLUDES DRIFT)
- LIVE LOADS: 40 PSF, (20 PSF IN SLEEPING ROOMS)
- WIND LOAD: PER IRC SECTION 1609.2/ASCE 7.02 CHAPTER 8

BASIC WIND SPEED, (3 SEC GUST)	100 mph
IMPORTANCE FACTOR, <i>I<sub>w</sub></i>	1.00
EXPOSURE CATEGORY	C
BUILDING CLASSIFICATION	II
BASIC WIND PRESSURE	20 psf
COMPONENT CLADDING PRESSURE	30 psf

- SEISMIC LOAD: PER IRC SECTION 1615.0;  
EARTHQUAKE DESIGN DATA PER SECTION 1616.3

SEISMIC IMPORTANCE FACTOR, <i>I<sub>s</sub></i>	1.0
SEISMIC USE GROUP	I
SHORT-PERIOD RESPONSE ACCELERATION	0.37
1-SECOND RESPONSE ACCELERATION	0.10
SEISMIC DESIGN CATEGORY	C
BASIC SEISMIC FORCE-RESISTING SYSTEM	SHEAR WALLS
RESPONSE MODIFICATION FACTOR	1.5
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

**LUMBER AND JOIST HANGERS**

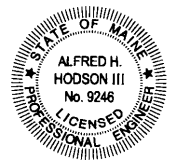
1. ALL COMPOSITE LUMBER USED ON THIS JOB SHALL BE VERSA-LAM MANUFACTURED BY BOISE ENGINEERED WOOD PRODUCTS. BENDING STRESS  $F_b = 3100$  psi, ELASTIC MODULUS  $E = 2,000$  ksi. FRAMING LUMBER USED FOR OTHER WALL AND ROUGH CARPENTRY APPLICATIONS SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER, KILN DRIED TO A MOISTURE CONTENT OF LESS THAN 19 PERCENT. FASTENERS TO ATTACH VERSA-LAM MEMBERS ARE TO BE 3/8" TRUSSLOK FASTENERS, MANUFACTURED BY FASTENMASTER INC., AGAWAM, MA (1-800-518-3569, www.fastenmaster.com)
2. ALL JOIST HANGERS, HURRICANE TIES, AND ATTACHMENT HARDWARE ARE TO BE AS SPECIFIED, MANUFACTURED BY SIMPSON STRONG-TIE. CONNECT ALL JOIST HANGERS PER SIMPSON STRONG-TIE REQUIREMENTS. ALL SIMPSON HARDWARE SHALL BE TREATED WITH A "Z-MAX" GALVANIZING TREATMENT, OR BE MANUFACTURED FROM STAINLESS STEEL.
3. SPECIAL ATTENTION SHOULD BE TAKEN TO INSTALL FASTENERS AS INDICATED ON THE DRAWINGS.
4. WHEN FASTENING INTO EXISTING LUMBER, IT MAY BE NECESSARY TO PREDRILL HOLES SO THAT NAILS OR SCREWS DO NOT CRACK EXISTING FRAMING. TO ACHIEVE PROPER FASTENER ALIGNMENT, TEMPORARILY PIN JOIST HANGER IN PLACE WHILE DRILLING HOLES.
5. NEW STRUCTURAL FRAMING INSTALLATION SHOULD OCCUR WHILE TEMPORARY SHORING IS IN PLACE. FINISH CARPENTRY AND FINISH PAINTING SHOULD OCCUR AFTER TEMPORARY SHORING IS REMOVED.
6. KEEP LUMBER STORED ON SITE OFF OF THE GROUND BY USING SPACER BLOCKS. STORE OUT OF DIRECT SUNLIGHT TO DIMINISH UNEVEN DRYING EFFECTS.
7. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPAN. REPAIR EXISTING, NOTCHED JOISTS AND RAFTERS BY "SISTERING" THEM WITH NEW MATERIAL OF THE SAME DEPTH. GLUE AND SCREW NEW MATERIAL TO THE EXISTING MATERIAL. PREDRILL HOLES INTO ADDED PIECES TO PROVIDE PRE-DRILLING TEMPLATE FOR EXISTING MATERIAL. REFER TO PLANS AND DETAILS FOR OVERLAP LENGTHS.

**STRUCTURAL STEEL**

1. UNLESS NOTED, ALL STRUCTURAL STEEL ON THIS PROJECT SHOULD CONFORM TO THE FOLLOWING ASTM STANDARDS:  
PLATES, BARS: ASTM A572-50  
TUBES (HOLLOW STRUCTURAL SECTIONS): ASTM A500  
BOLTS: ASTM A325
2. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL" LATEST EDITION.
3. WELDED CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF AWS D1.1, STRUCTURAL WELDING CODE FOR PROCEDURES, APPEARANCE, QUALITY OF WELDS, AND METHODS USED IN CONNECTING WELDING WORK. WELDING ELECTRODES SHALL BE E70XX.
4. FIELD BOLT CONNECTIONS USING ASTM A325N HIGH STRENGTH BOLTS, GALVANIZED PER ASTM A123, EXCEPT WHERE FIELD WELDING IS NOTED ON THE DRAWINGS. BOLT HOLES SHALL BE DESIGNED FOR REACTIONS SHOWN ON DRAWINGS.
5. PRIME STEEL PER SSPC-SP3 REQUIREMENTS, USING THEMCO 10-99 ALKYL RUST INHIBITIVE PRIMER. FOR BOTTOMS OF POSTS PLACED IN CONTACT WITH CONCRETE, PROVIDE TWO LAYERS OF PRIMER TO A HEIGHT UP TO 1'-0" ABOVE POST BASES. PRIME ALL TUBE SHAPES INSIDE AND OUT

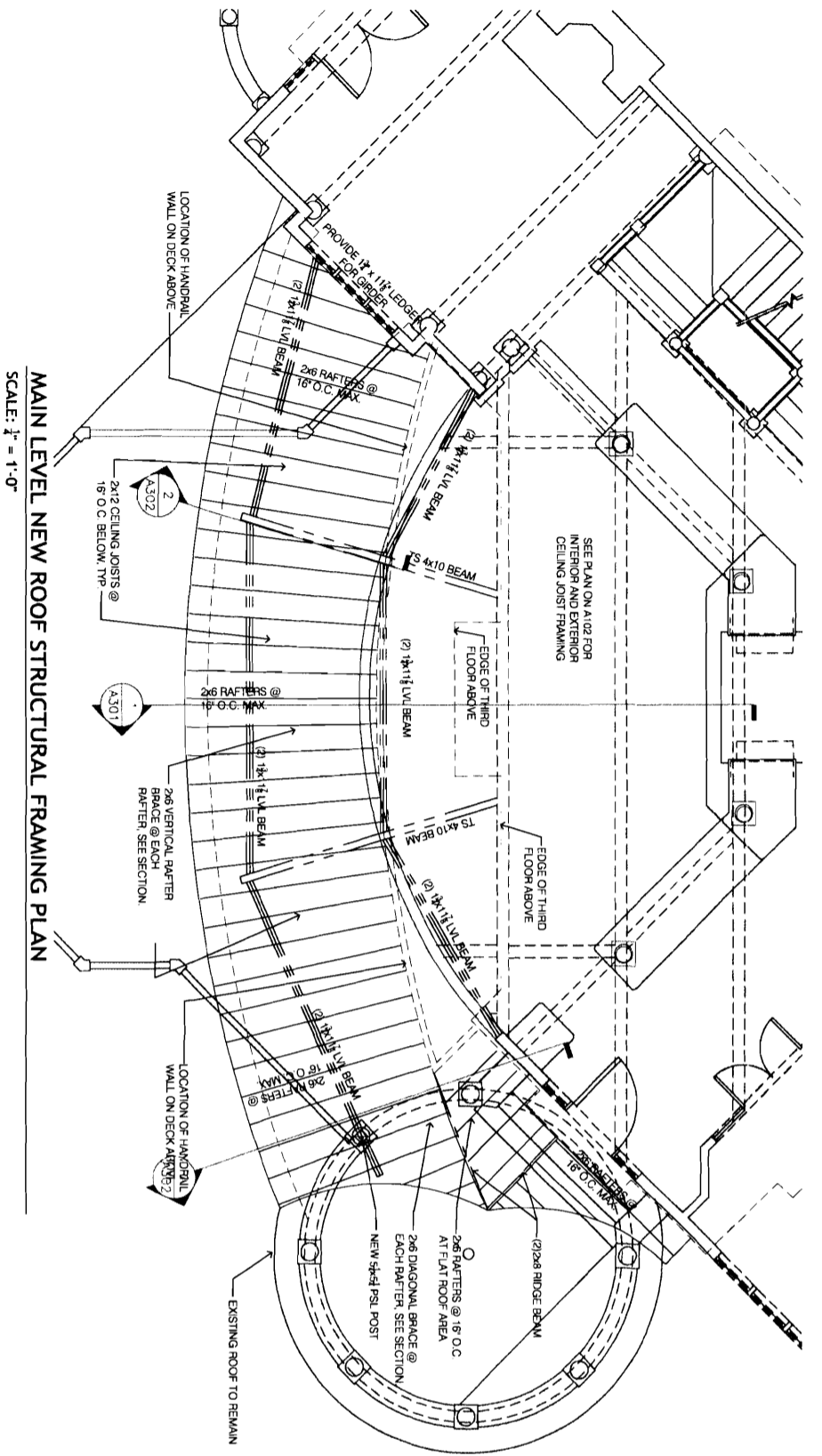
**SPECIAL NOTES TO BUILDER**

1. THE SCOPE FOR THIS PROJECT ENTAILS MODIFYING THE EXISTING FRAMING TO PROVIDE A LEVEL SURFACE FOR THE NEW FIRST FLOOR CEILING, WHILE SUPPORTING CODE-REQUIRED LIVE LOADS ON THE SECOND FLOOR AND ROOF, AS NECESSARY.
2. IN ORDER TO NOT SIGNIFICANTLY PRESTRESS THE NEW FRAMING AND DAMAGE EXISTING SECOND FLOOR FINISHES, THE EXISTING SECOND FLOOR JOISTS SHOULD NOT BE SIGNIFICANTLY JACKED, DESPITE THE VARYING LEVEL OF THE FLOOR FRAMING. ANY JACKING THAT OCCURS SHOULD OCCUR SLOWLY, SO AS NOT TO CRACK EXISTING FINISHES. MINIMAL JACKING, UP TO 1/2", MAY OCCUR BENEATH SUGGESTED TEMPORARY SHORING, PROVIDED THAT VERY LITTLE RESISTANCE IS ENCOUNTERED WHEN JACKING.
3. NOTIFY THE ENGINEER BEFORE SUBCONTRACTORS DRILL HOLES INTO THE FRAMING OR NOTCH FRAMING

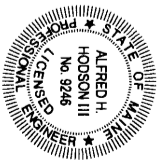


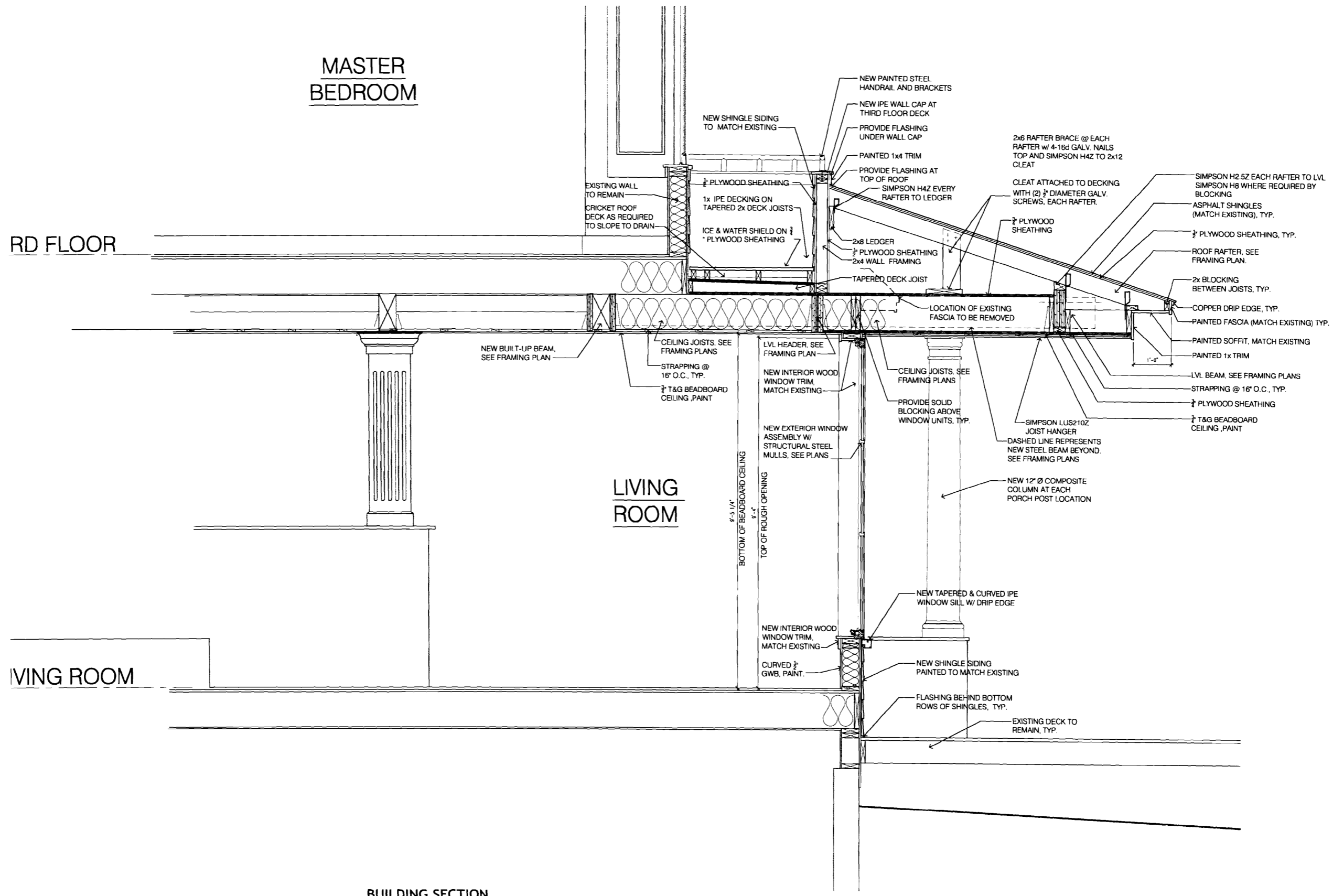
**RESURGENCE**  
ENGINEERING & PRESERVATION, INC.  
132 BRENTWOOD STREET  
PORTLAND, ME 04103  
207.773.4880

**STRUCTURAL PLAN INFORMATION AND CONCRETE FOOTING DETAIL**



MAIN LEVEL NEW ROOF STRUCTURAL FRAMING PLAN  
SCALE: 1/4" = 1'-0"

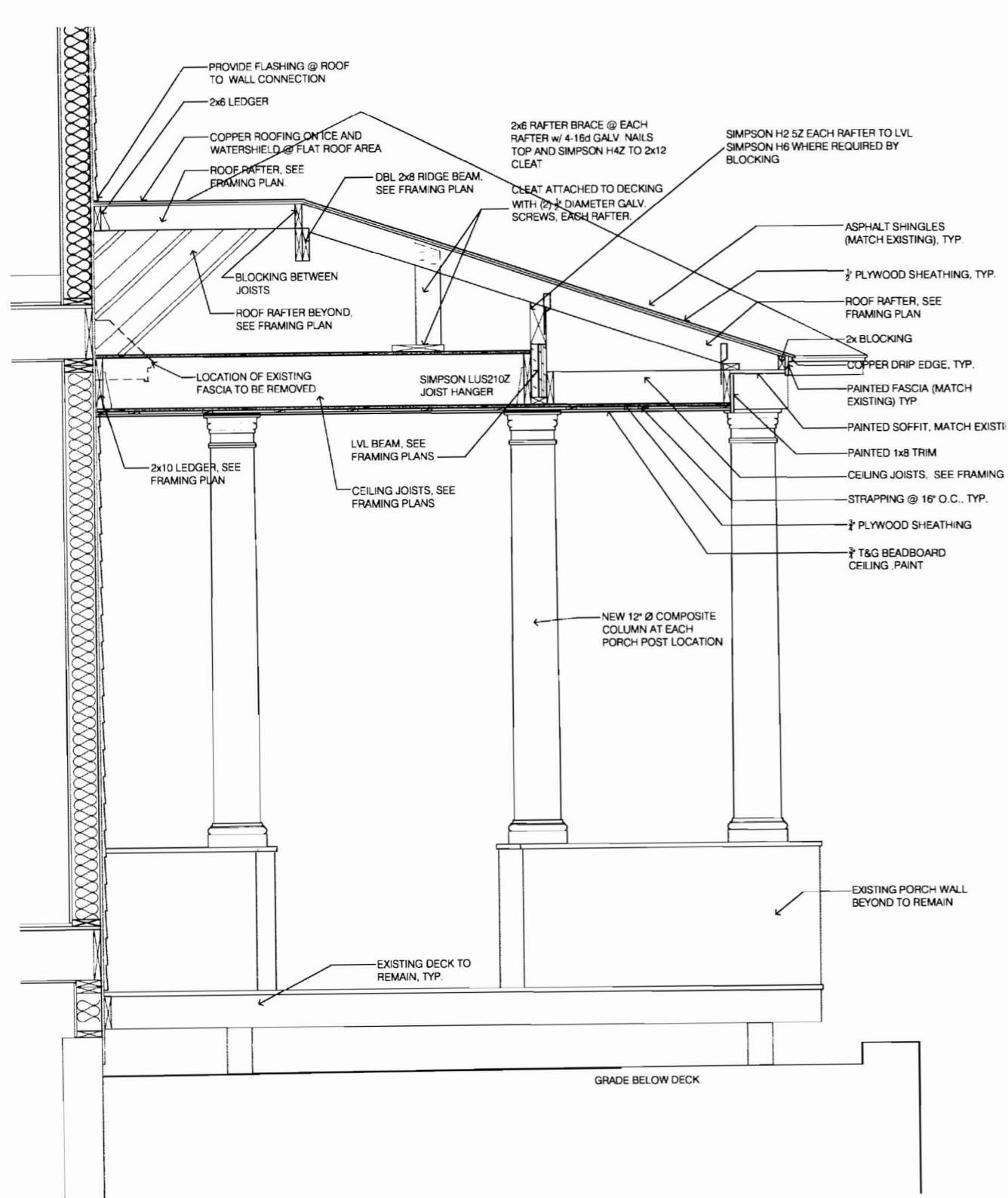




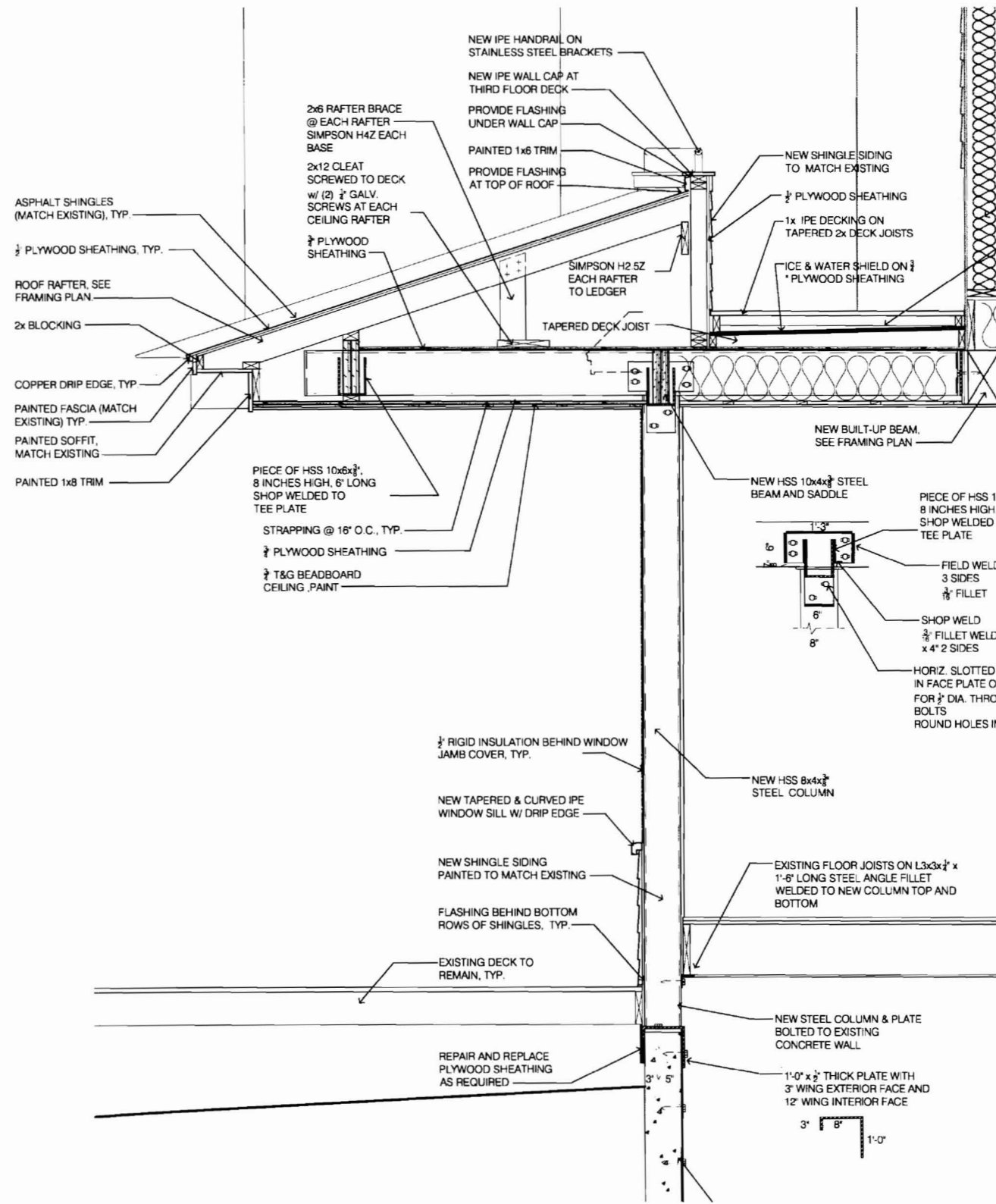
**RESURGENCE**  
ENGINEERING & PRESERVATION, INC.  
132 BRENTWOOD STREET  
PORTLAND, ME 04103  
207.773.4890

**BUILDING SECTION**  
SCALE: 3/8" = 1'-0"

**S WALL SECTION**  
**301**

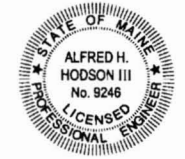


**BUILDING SECTION**  
SCALE:  $\frac{3}{8}'' = 1'-0''$



SEE S-500 FOR STEEL DETAILS

**BUILDING SECTION**  
SCALE:  $\frac{3}{8}'' = 1'-0''$



RESURGENCE  
120 BERRYWOOD STREET  
PORTLAND, ME 04106  
207.773.4400

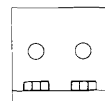
WALL SECTIONS

S  
302

CONFIRM LENGTH OF EACH ANGLE WITH ACTUAL FIELD CONDITIONS FOR PRICING, CONSIDER 10'-0" LENGTHS, CUT TO FIT AS REQUESTED BY BUILDER TO 9'-5"±

ST SHAPE CUT FROM S6 x 12.5 OR SHAPE CUT TO FIT DETAILS SHOWN ON ARCHITECTURAL PLANS

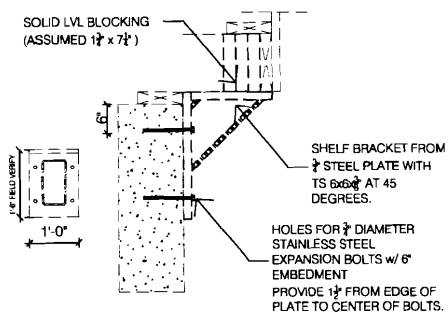
GALV. L3 x 3 x 3/8" x 2 1/2" LONG WITH TWO HOLES, EACH LEG, FOR 1/2" DIAMETER x 3" GALVANIZED BOLTS THROUGH MULL AND 1/2" DIAMETER LAG SCREWS INTO FLOOR. PLACE HOLES 1 1/2" APART IN CENTER OF LEGS



**WINDOW TEE SECTIONS AND DETAILS**

SCALE: 1" = 1'-0" OR AS NOTED

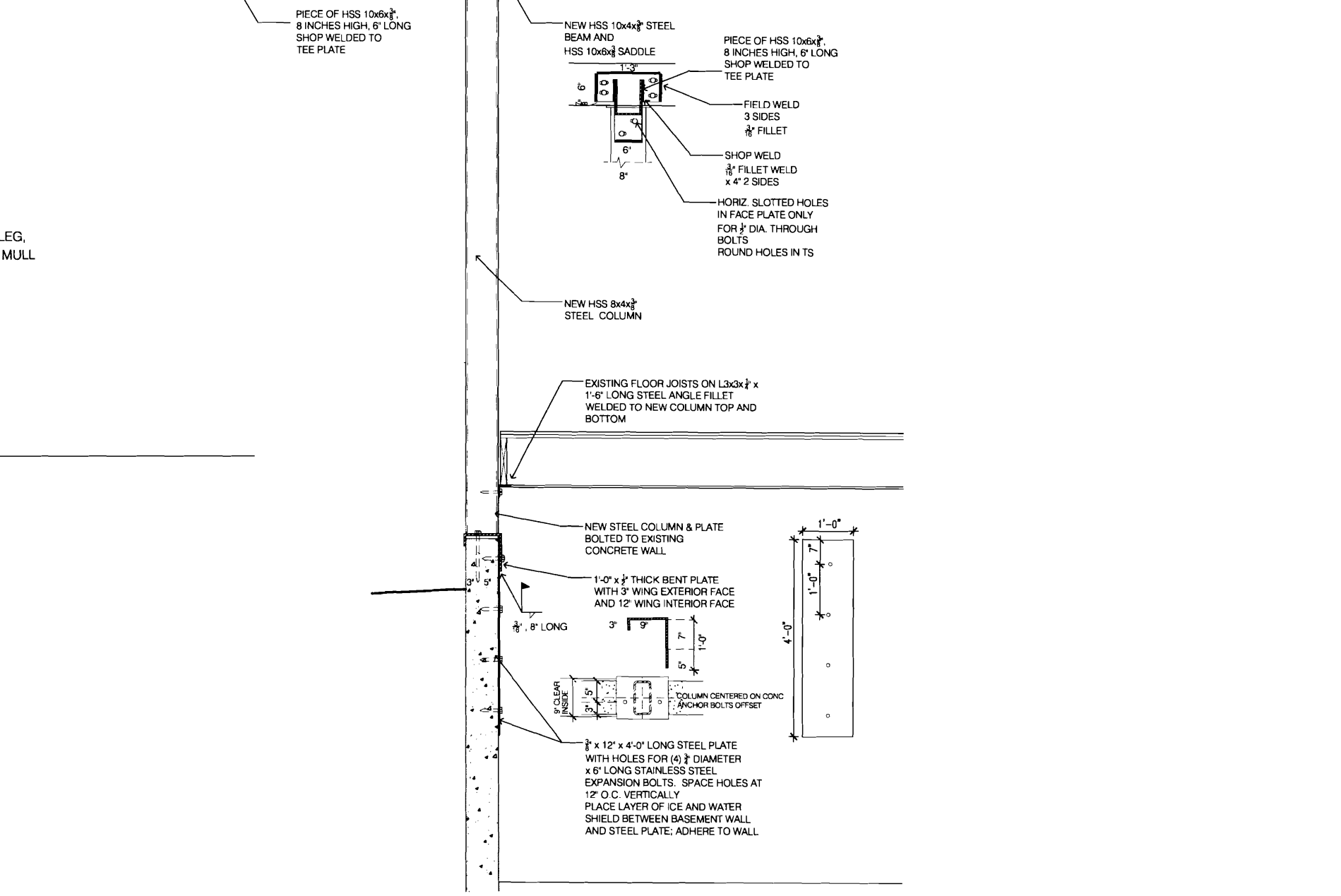
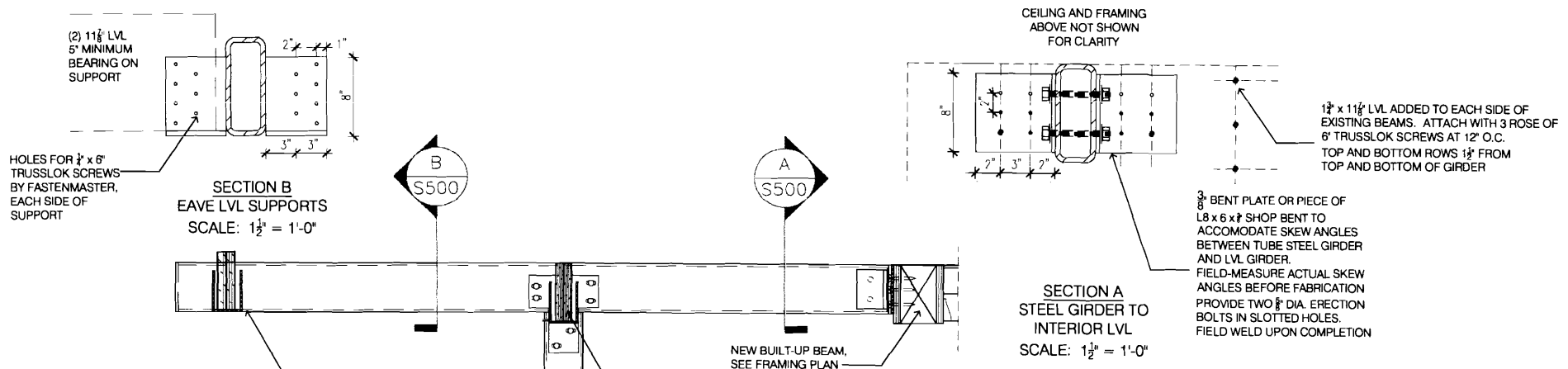
SCALE 1/2" = 1'-0" ON 11X17



**SOUTH WALL BRACKET DETAILS**

SCALE: 1" = 1'-0" OR AS NOTED

(1" = 1'-0" ON 11X17)



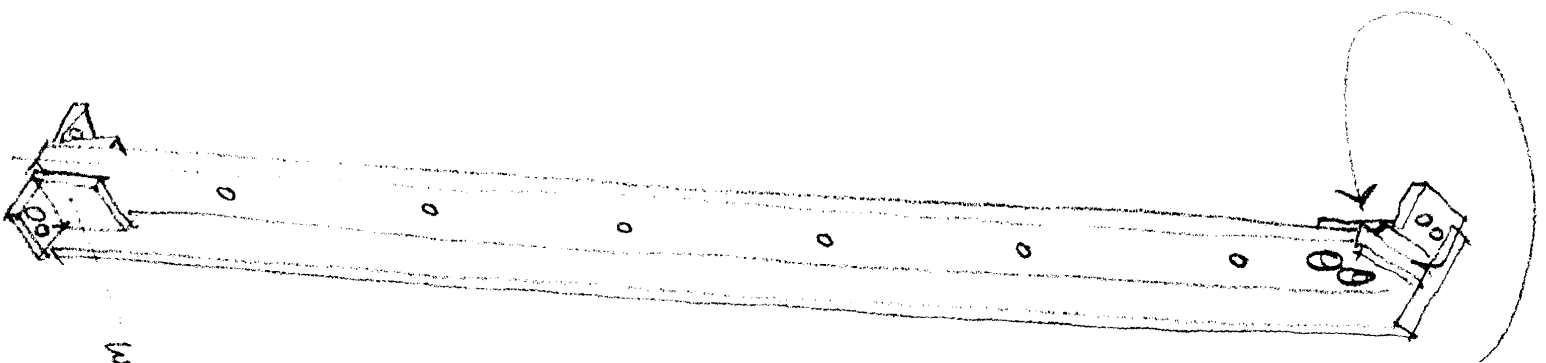
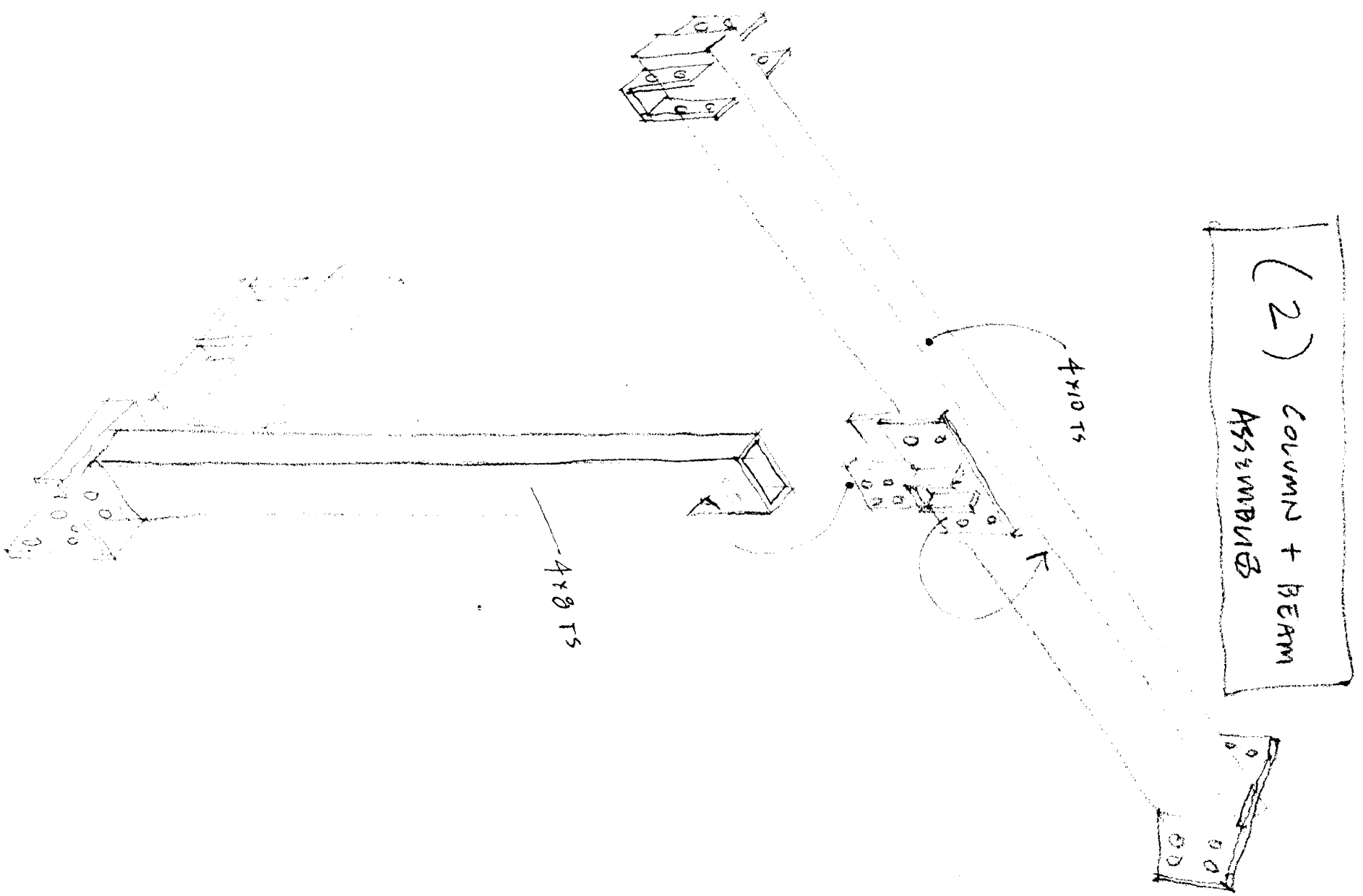
**STEEL FRAME DETAILS**

SCALE: 3/4" = 1'-0" OR AS NOTED IN EXPANDED VIEWS

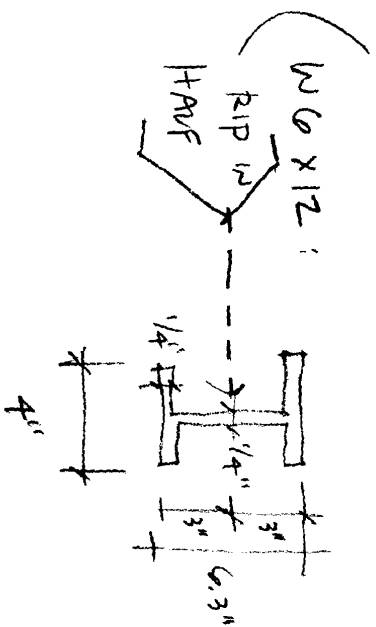


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**S** STRUCTURAL STEEL DETAILS  
**500**



STRUCTURAL W/LL-POSTS  
(6)



STEEL DIAGRAMS

WTS STEEL

8.21.08