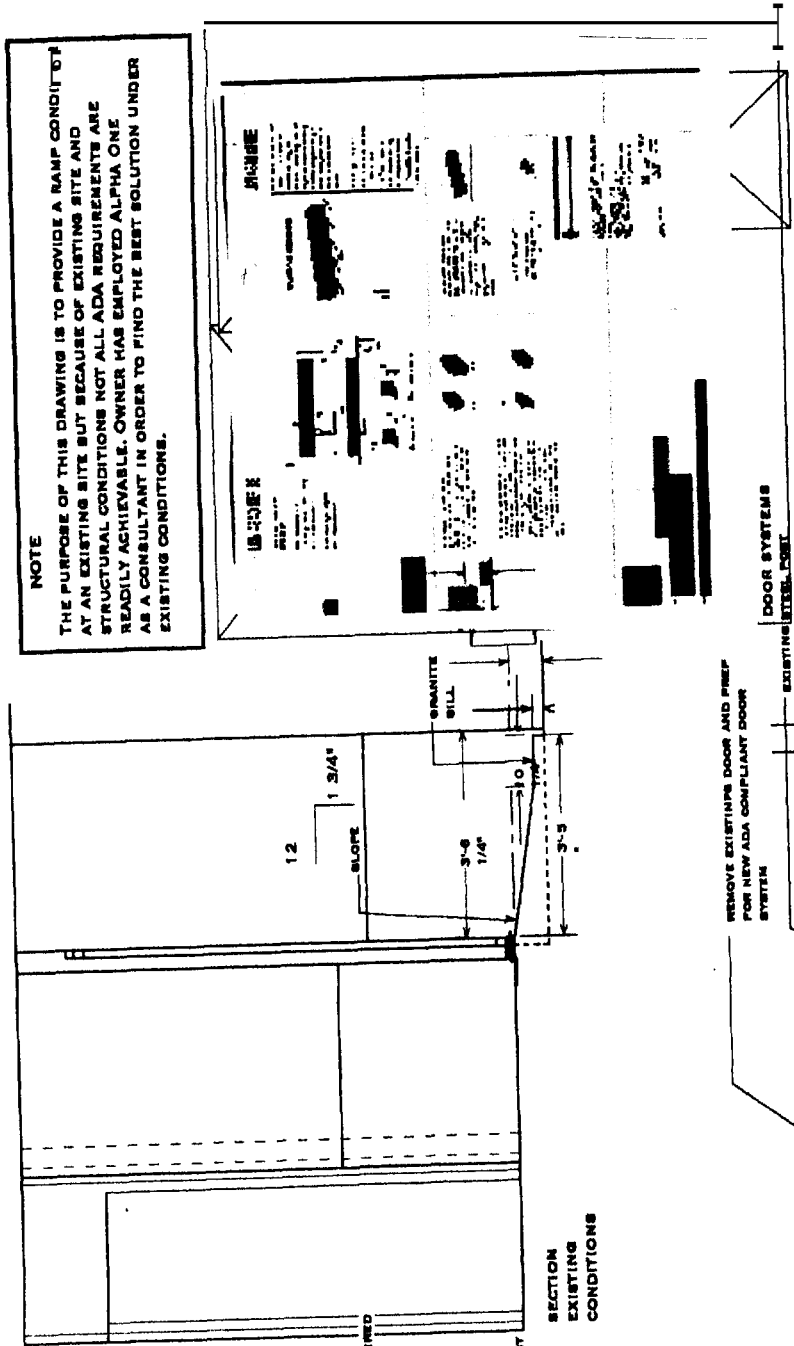
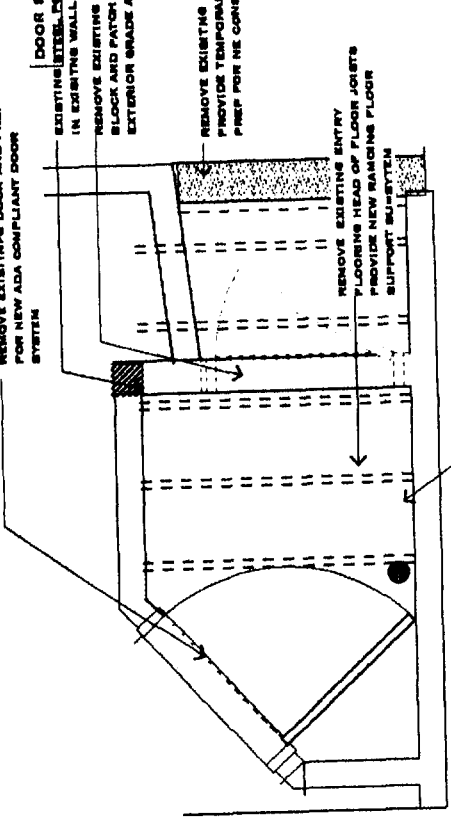


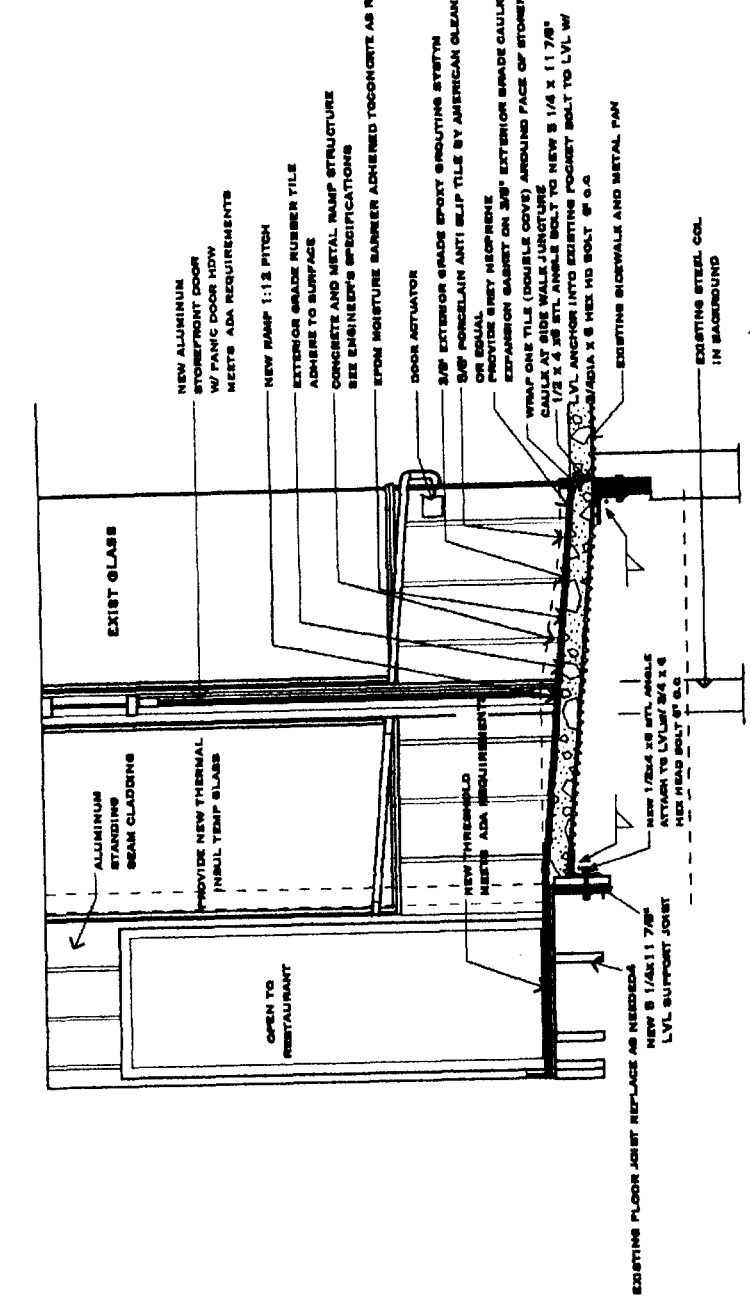
NOTE
 THE PURPOSE OF THIS DRAWING IS TO PROVIDE A RAMP CONDUIT AT AN EXISTING SITE BUT BECAUSE OF EXISTING SITE AND STRUCTURAL CONDITIONS NOT ALL ADA REQUIREMENTS ARE READILY ACHIEVABLE. OWNER HAS EMPLOYED ALPHA ONE AS A CONSULTANT IN ORDER TO FIND THE BEST SOLUTION UNDER EXISTING CONDITIONS.



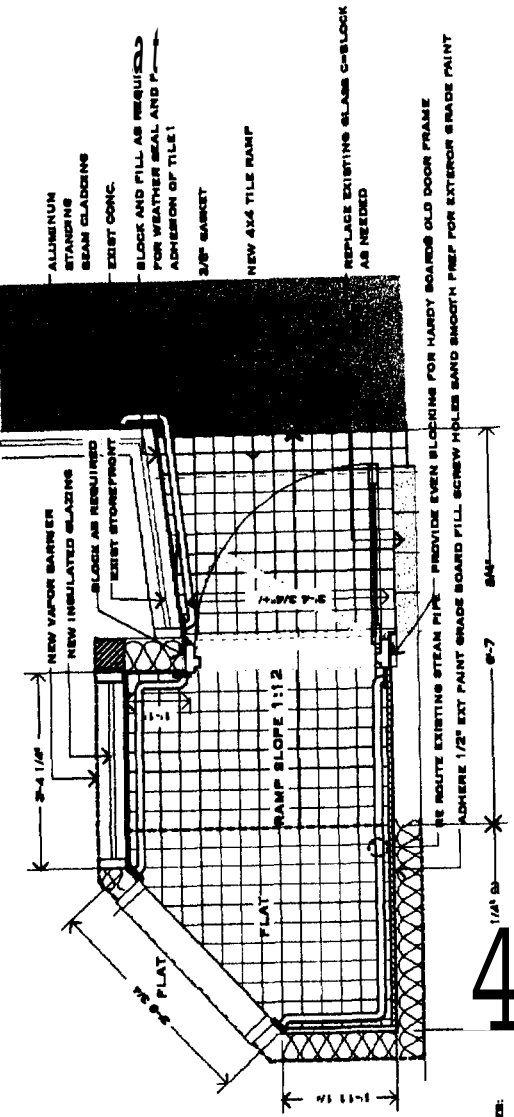
SECTION EXISTING CONDITIONS



PLAN EXISTING CONDITIONS



EXISTING FLOOR JOIST REPLACE AND NEEDED NEW 8 1/4x11 7/8\"/>



GENERAL NOTE:

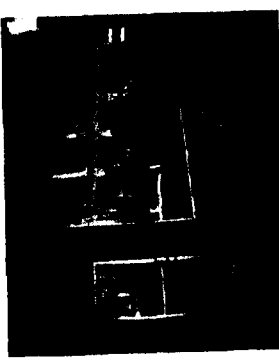
1. These drawings provide details for structural members, and specifications and materials shall be as shown. Callouts shall include quantities and dimensions of members, anchors, rebar, and other details not shown.
2. All dimensions and conditions shall be verified in the field. Any discrepancies shall be reported to the architect in writing immediately upon discovery. It is the contractor's responsibility to verify the accuracy of the drawings and dimensions to the field.
3. The contractor shall be responsible for providing the materials to be used. It is the contractor's responsibility to verify the accuracy of the drawings and dimensions to the field.
4. Repairs and details shown on any structural members shall be completed in accordance with the original design and specifications.
5. All applicable federal, state, and municipal regulations shall be followed, including the Federal, and Authority of Labor Occupational Safety and Health Act.

DESIGN LOADS:

1. Building dead: BOCA Basic Building Code 1989
2. Seismic live: ASCE 7-88
3. Design wind loads and snow loads: ASCE 7-88

CONCRETE NOTE:

1. All concrete work shall comply with ACI 318-89.
2. Concrete strength shall be as follows:
 - a. 4000 psi for footings and walls
 - b. 4000 psi for all other concrete
3. All concrete shall be air entrained 4% to 6%.
4. Concrete shall not be placed in formwork for more than 48 hours.
5. Formwork shall be removed from concrete walls on clear.
6. Reinforcing bars shall comply with ASTM A618 Grade 60 deformed bars, and shall be installed in accordance with ACI 318-89.
7. Walls and columns shall be provided with ACI 318-89 minimum reinforcement.
8. Details of reinforcing bars shall be in accordance with ACI 318-89 unless otherwise specified.
9. Concrete formwork: Per owner's requirement.
10. Anchor bolts shall comply with ASTM A307 unless otherwise specified on plan.
11. The structural contractor shall be responsible for providing the materials to be used. It is the contractor's responsibility to verify the accuracy of the drawings and dimensions to the field.
12. The structural contractor shall be responsible for providing the materials to be used. It is the contractor's responsibility to verify the accuracy of the drawings and dimensions to the field.



EXISTING STOREFRONT



EXISTING CONDITION OFF OF SIDEWALK

- THREE FRAMING**
1. All three framing shall be in accordance with the ATC Timber Construction Manual as the National Design Specification (NDS) Lumber Specification and prescriptive tables.
 2. Individual timber members shall be visually graded, minimum grade 22 (SPF), with a minimum 15% maximum moisture content.
 3. Pressure treated lumber shall be used where required in contact with earth, and shall comply with ACI 318-89.
 4. Provide 1/2" x 4" lumber blocking at all joints, and every four feet maximum spacing per all applicable lumber grade prescriptive tables.
 5. Structural metal connections by Simpson shall be used at all joints to timber trusses and rafters.
 6. Provide Simpson H-23 Hangers and anchors at each end of timber trusses and rafters.
 7. Nail joints and connections shall comply with BOCA woodwork C.
 8. Provide 1/2" x 4" APA rated sheathing on roof planes.
 9. Provide 1/2" x 4" APA rated sheathing on exterior wall planes.
 10. Provide 2x8x10 APA rated sheathing on exterior wall planes.

STRUCTURAL STEEL NOTE:

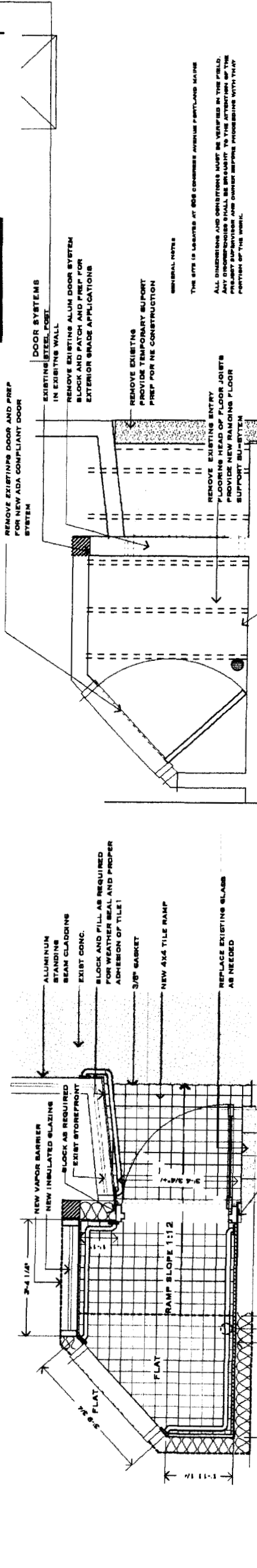
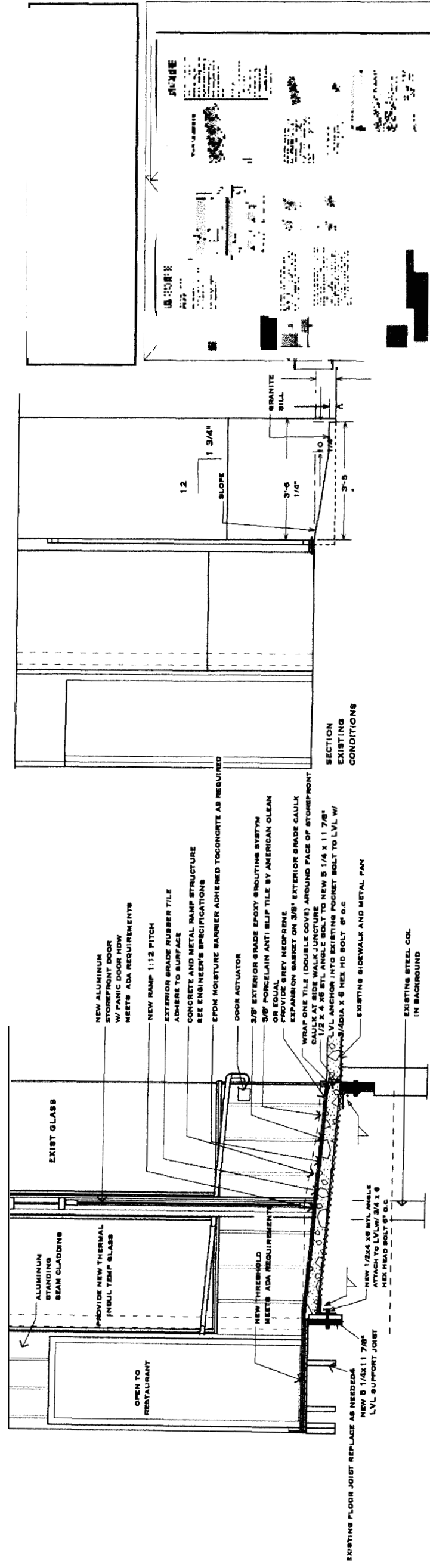
1. Structural steel connections, including, but not limited to, shall comply with AISC 360-10, Specification for Structural Steel Buildings.
2. Structural steel shall comply with ASTM A992, Grade 50.
3. Structural steel shall comply with ASTM A36, Grade 50.
4. Design connections shall be provided in accordance with the AISC 360-10, Specification for Structural Steel Buildings.
5. All connections shall be provided in accordance with the AISC 360-10, Specification for Structural Steel Buildings.
6. All connections shall be provided in accordance with the AISC 360-10, Specification for Structural Steel Buildings.
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10. All connections shall be provided in accordance with the AISC 360-10, Specification for Structural Steel Buildings.

SCALE 1/8"=1'-0"

RENOVATIONS AT 906 CONGRESS STREET PORTLAND MAINE 04101

AA
 GEORFREY RICE
 PLANE AND ELEVATIONS SECTIONS A-1
 11/14/08
 8:10 AM
 211202

18 1/2" X 24" PAPER, SCALE 1/8" = 1'-0", 906 CONGRESS STREET, PORTLAND, MAINE 04101 8/7



EXISTING FLOOR JOIST REPLACE AS NEEDED
 NEW 5 1/4x11 7/8\"/>

EXISTING DOOR AND PREP FOR NEW ADA COMPLIANT DOOR SYSTEM
 REMOVE EXISTING ALUM DOOR SYSTEM BLOCK AND PATCH AND PREP FOR EXTERIOR GRADE APPLICATIONS

DOOR SYSTEMS
 IN EXISTING WALL
 REMOVE EXISTING ALUM DOOR SYSTEM BLOCK AND PATCH AND PREP FOR EXTERIOR GRADE APPLICATIONS

REMOVE EXISTING ENTRY FLOORING HEAD OF FLOOR JOISTS PROVIDE NEW REMAINING FLOOR SUPPORT SUB-STRATE

REMOVE AND PRE EXISTING SURFACES FOR EXTERIOR GRADE APPLICATIONS

GENERAL NOTES:
 1. THESE DRAWINGS REFERENCE SUBMITTALS PER STRUCTURAL DRAWINGS, JOB SPECIFICATIONS AND ANNOTATIONAL DRAWINGS. CONSULT WITH THE ARCHITECT FOR ANY QUESTIONS OR CLARIFICATIONS.
 2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
 3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND INSURANCE TO PROTECT THE SAFETY OF THE BUILDING AND THE ENVIRONMENT.
 4. CONDITIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL PER LOCAL CODES.
 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 LOAD: 100 PSF
 3. DESIGN WIND LOADS ARE BASED ON EXPOSURE B USING 80 MPH WIND SPEED.

CONCRETE NOTES:
 1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318-11.
 2. CONCRETE STRENGTH AT 28 DAYS SHALL BE:
 a. 4000 PSI FOR FOOTINGS AND WALLS
 b. 4000 PSI FOR ALL SLABS ON GRADE
 3. ALL CONCRETE SHALL BE AIR ENTRAINED 4% TO 6%.
 4. CONTRACTOR SHALL NOT BE PLACED IN WATER OR ON FRESH GROUND.
 5. PROVIDE PVC BARS WHERE PILES PASS THROUGH CONCRETE WALLS OR SLABS.
 6. REINFORCING BARS SHALL CONFORM TO ASTM A618 GRADE 60 DEFORMED BARS, AND SHALL BE DETAIL FABRICATED AND BENDED TO ACCORDANCE WITH ACI 318 - LATEST EDITION.
 7. WELDED WIRE FABRIC SHALL BE PROVIDED IN PLAYSHERTS.
 8. FRESH REINFORCED CONCRETE SHALL CONFORM TO ASTM C-1116.
 9. SP LINES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI 318-11. SP LINES SHALL BE 6\"/>

TIMBER FRAMING
 1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL OR THE NATIONAL DESIGN SPECIFICATION (NDS) LATEST EDITION AND BE PRESERVE TREATED.
 2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRATED, MINIMUM GRADE 22 STUDS-PER-FEET (SDF), BULK GRADE 18% MAXIMUM MOISTURE CONTENT.
 3. PRESERVE TREATED LUMBER SHALL BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE. TIMBERS SHALL BE SURFACED YELLOW PINE TREATED WITH CCA TO 0.4 PCF IN APPROXIMATE W/40% C-18.
 4. PROVIDE 1/2\"/>

NOTES:
 1. PROVIDE 2x8 JACK STUD PLUS (S) 2x8 JOIST STUD AT ALL JUNCTIONS AT BOTH ENDS OF HEADERS FOR TYPICAL 2x8x8 JOIST HEADERS (SEE JUNCTION DETAIL). PROVIDE (S) 2x8 JOIST HEADERS FOR TYPICAL 2x8x8 AND 2x10x10. ALL JOIST HEADERS AT BOTH ENDS OF UNLESS OTHERWISE NOTED).
 2. PROVIDE (S) 1/2\"/>

STRUCTURAL STEEL NOTES:
 1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC 360 FOR STEEL DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL WITH EDITION.
 2. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.
 3. STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500 OR 501.
 4. DESIGN CONNECTIONS PER THE REQUIREMENTS SHOWN ON THE DRAWINGS OR THE MAXIMUM END CONNECTION THAT CAN BE PROVIDED BY A LATERALLY UNRESTRAINED MEMBER. UNLESS OTHERWISE NOTED, MEMBER END CONNECTIONS SHALL BE WELDED.
 5. FIELD CONNECTIONS SHALL BE BOLTED USING 3/8 DIA. ASTM A325 HIGH STRENGTH BOLTS AND CONNECTIONS SHALL BE WELDED. WELDING IS INDICATED ON THE DRAWINGS.
 6. ALL WELDING SHALL CONFORM TO AWS D1.1 - LATEST EDITION. WELDING SHALL BE E70XX.

EXISTING STOREFRONT

EXISTING CONDITION OFF OF SIDEWALK

GENERAL NOTES:
 1. ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANLIKE MANNER CONFORMING TO ALL MANUFACTURER'S SPECIFICATIONS.
 2. ALL TRADES ARE RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL DRAWINGS FOR DETAILS AND COORDINATING RELEVANT CONDITIONS WITH THEIR RESPECTIVE TRADE.
 3. ALL MILLWORK LOCATIONS TO HAVE SLOPES IN ALL DIRECTIONS WHERE FEASIBLE.
 4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED ARE TO FACE OF STRUCTURE, UNLESS OTHERWISE SPECIFIED. VERTICAL DIMENSIONS ARE FROM TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED.
 5. ALL STRUCTURAL MEMBERS HAVE BEEN REVIEWED AND APPROVED BY LAND L. STRUCTURAL ENGINEERING 60 WEST BUCKLEY STREET PORTLAND MAINE 04108

DESIGN LOADS:
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PLANS AND ELEVATIONS
 A-1
 8/18/08
 7/15/09

GEORFFREY RICE
 ARCHITECT

RENOVATIONS AT 606 CONGRESS STREET PORTLAND
 JAMES STENSLING ARCHITECTURE
 AIA

SCALE 1/2"=1'-0"

RENOVATIONS AT 606 CONGRESS STREET PORTLAND

PLANS AND ELEVATIONS
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