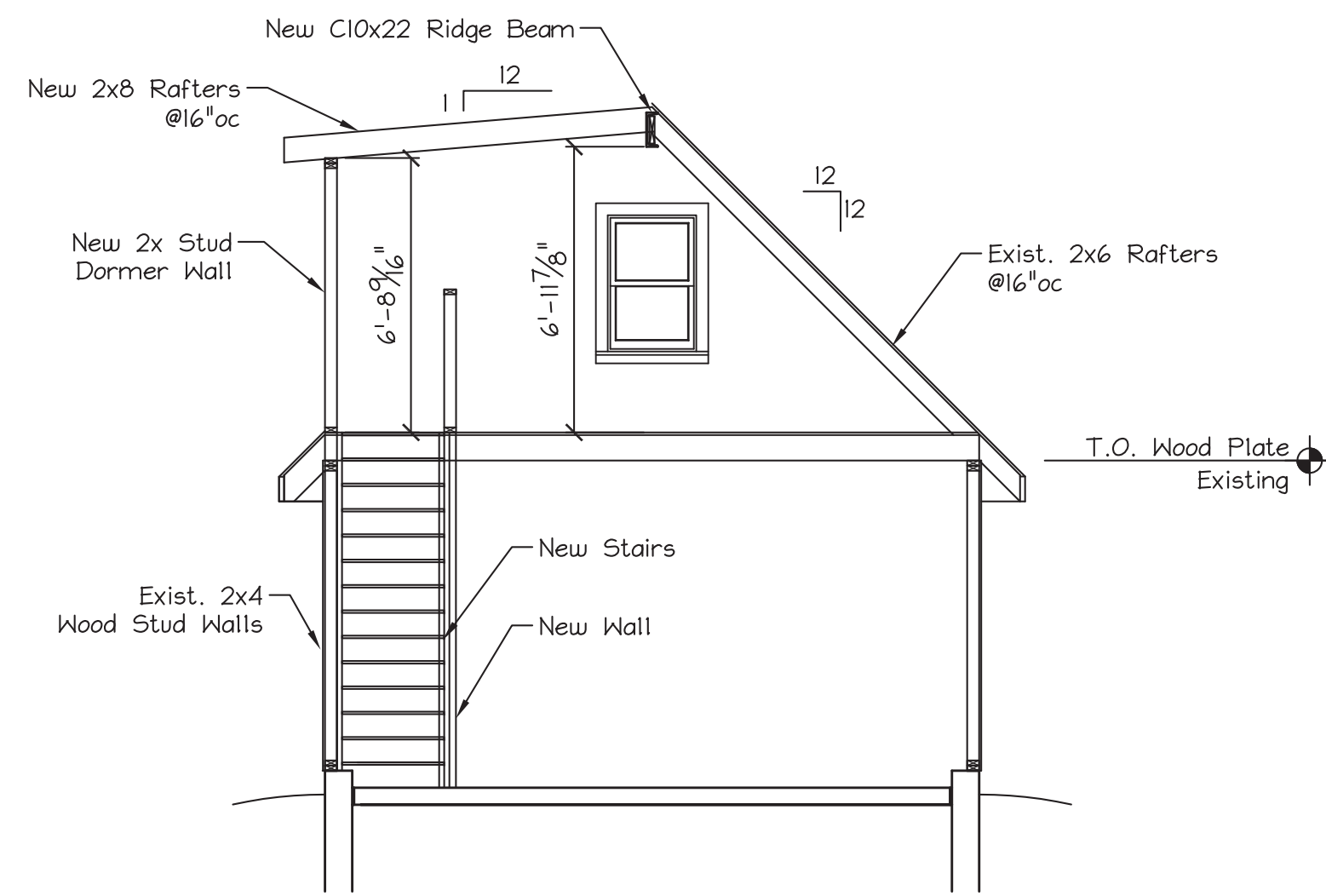


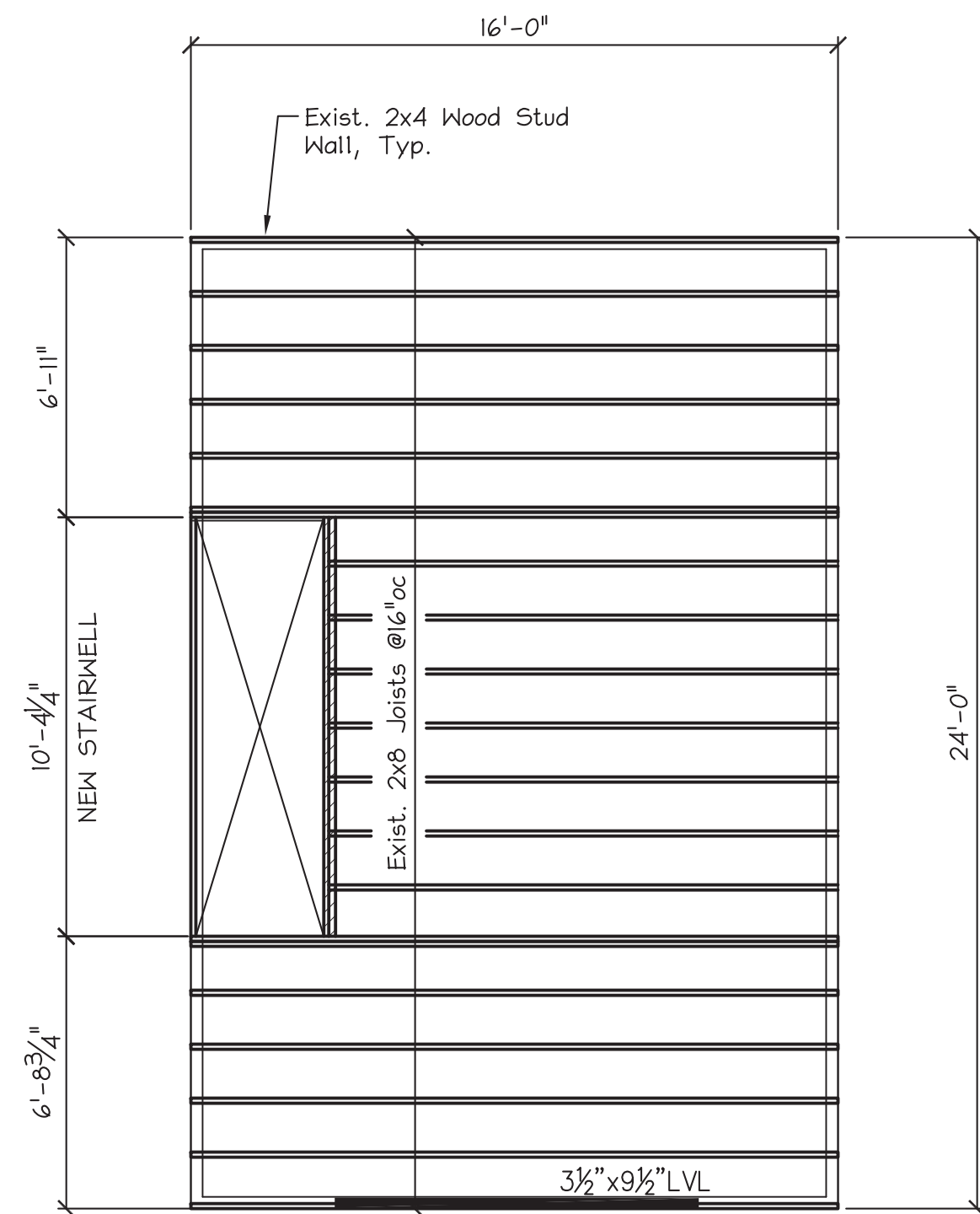
EXISTING CONDITION SECTION  
scale: 1/4" = 1'



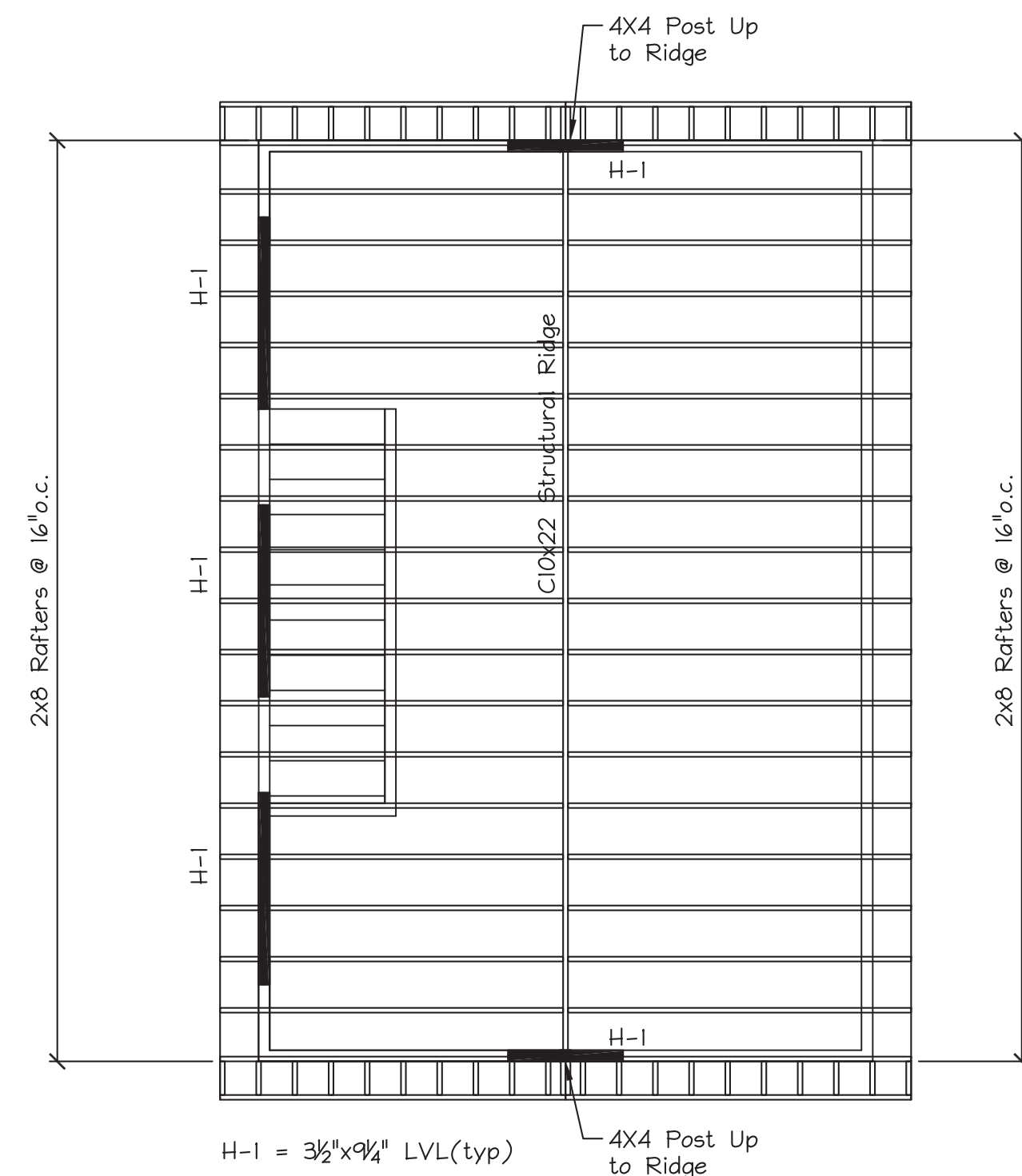
NEW CONDITION SECTION  
scale: 1/4" = 1'



NEW CONDITION SECTION  
scale: 1/4" = 1'



SECOND FLOOR FRAMING PLAN  
scale: 1/4" = 1'



ROOF FRAMING PLAN  
scale: 1/4" = 1'

**GENERAL NOTES:**

- 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 ON THE STRUCTURAL DRAWINGS.
- 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.
- 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 SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

**FOUNDATION NOTES:**

- FOUNDATION DESIGNED BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2500 PSF. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY.
- DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FROST DEPTH OF 4'-6" BELOW FINISHED GRADE.
- NO HORIZONTAL JOINT WILL BE PERMITTED IN THE WALLS OR SLABS UNLESS NOTED OTHERWISE.
- FOUNDATION CONTRACTOR SHALL SET COLUMN ANCHOR BOLTS AND LEVELING PLATES, INCLUDING GROUTING, AS PER THE STRUCTURAL STEEL CONTRACTOR'S DRAWINGS.
- EXCAVATING AND BACK FILLING AT NEW AND EXISTING FOUNDATION WALLS SHALL BE DONE SUCH THAT SYMMETRICAL LOADING SHALL BE MAINTAINED ON BOTH SIDES. WHERE DESIGN CONDITIONS REQUIRE DIFFERENT BACK FILL HEIGHTS, WALLS SHALL BE FIRMLY SHORED IN POSITION, AND SHORES SHALL REMAIN UNTIL FLOORS ARE PLACED AND PROPERLY SET, TO PROVIDE FULL SUPPORT.

**WOOD FRAMING NOTES:**

- STRUCTURAL LUMBER: SPRUCE PINE FIR NO1/NO2 OR BETTER
- DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE IRC BUILDING CODE, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD ROOF DECK:  
PROVIDE 8d NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE:  
8d NAILS @ 6" o.c. ALONG PANEL EDGES  
8d NAILS @ 8" o.c. ALONG INTERMEDIATE MEMBERS
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
- PROVIDE GALVANIZED METAL TIES EQUAL TO SIMPSON H2.5 HURRICANE TIES BETWEEN ROOF TRUSSES AND SUPPORTING WALL MEMBERS, UNLESS SHOWN OTHERWISE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

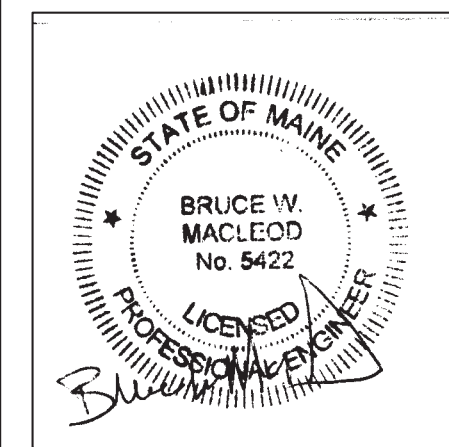
**STRUCTURAL DESIGN CRITERIA:**

- Building Code: IBC 2009 International Building Code (Maine Building and Energy Code)
- Design Loads:
 

Design Wind: Basic Wind Speed = 100 mph	Design Snow: Ground Snow = 60
Exposure Category: "B"	Thermal Factor = 1.0
Importance Factor = 1.0	Import. Factor = 1.0
	Exposure Factor = 1.0
- Floor Live Load = 40psf

**NOTES:**

- ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CODE. (MUBEC)
- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR COMMENCING WORK.
- ALL JOIST & GIRDER MATERIAL SHALL BE SPF#2 OR BETTER
- LVLs BY BOISE SHALL BE VERSA-LAM I, E, F2650, OR BETTER
- PRESSURE TREATED LUMBER SHALL BE SYP NO.2 OR BETTER TREATED WITH WATERBORNE PRESERVATIVES PER AIAA STANDARD U1, COMMODITY SPEC. A, TO THE USE REQUIREMENTS OF USE CATEGORY 2 (UC2)
- L-JOISTS ARE BASED ON NORDIC ENGINEERED LUMBER PRODUCTS  
N1-40X JOISTS SHALL BE #50F MSR GRADE



These drawings are the property of MacLeod Structural Engineers, PA and are for the exclusive use of:  
**CUSTOM HOMES, INC.**  
Use of these drawings by others without written consent is prohibited.

**MACLEOD**  
STRUCTURAL ENGINEERS, PA  
90 Bridge Street Ste252 Westbrook, Maine 04038 207.839.0980  
**GARAGE RENOVATION**  
Teresa Valliere  
57 Rivers St.  
Portland, Maine

TITLE: SECTIONS AND DETAILS

DATE: 2/1/16 DRAWN BY: BIM DRAWING NUMBER: S-2  
SCALE: as noted PROJ NO: 2016-001