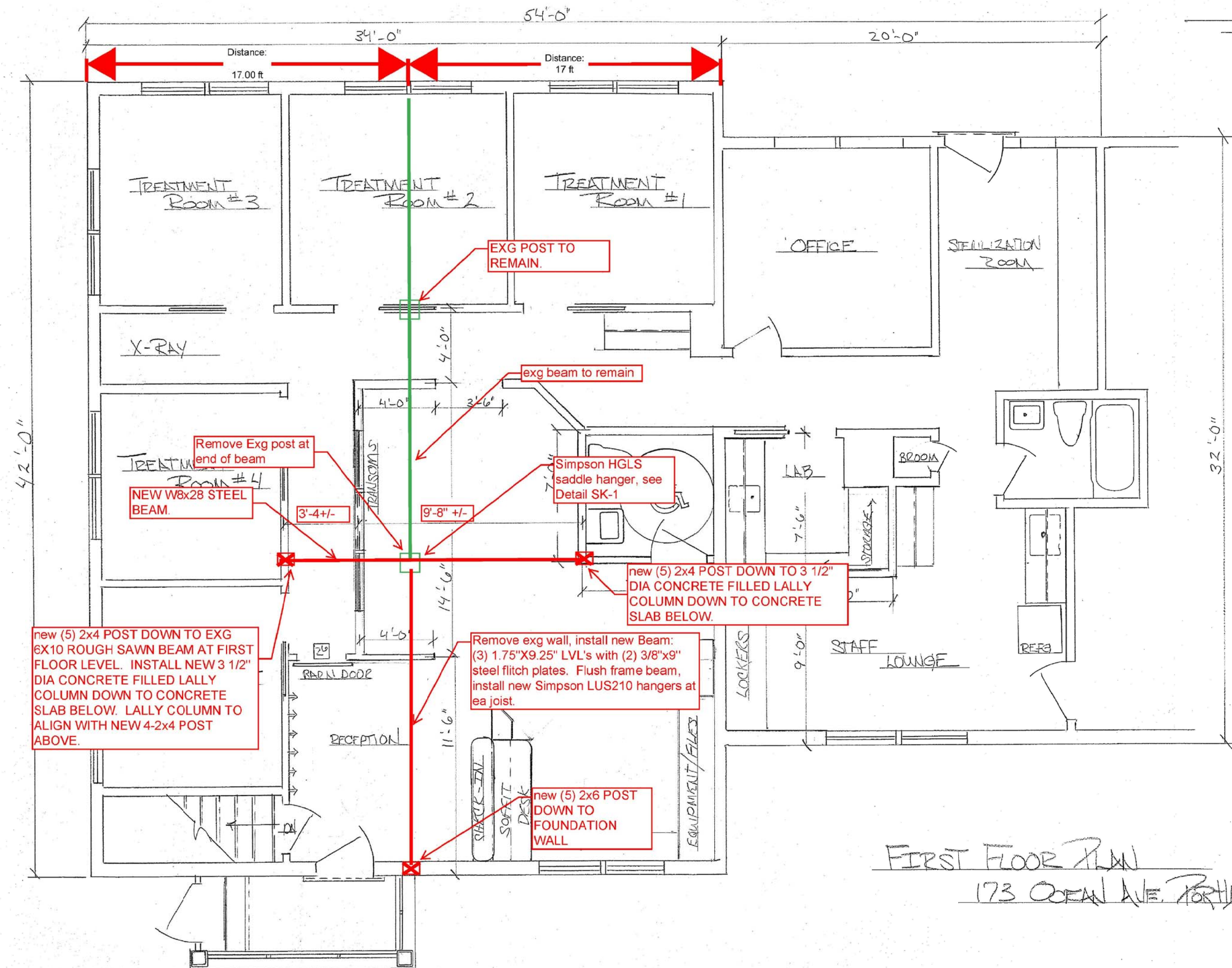


THIS P.E. REVIEW COVERS STRUCTURAL FRAMING MEMBERS SIZES FOR NEW FRAMING ELEMENTS (BEAMS, COLUMNS, JOISTS, SPREAD FOOTINGS, LIMITED CONNECTIONS) DEPICTED ON THIS PLAN ONLY. UNLESS OTHERWISE NOTED, DESIGN AND DETAIL FOR FOUNDATION WALL ELEMENTS, FRAMING CONNECTIONS, COMPONENTS AND CLADDING, FINISHES, FLOOR PLAN LAYOUT, AND LIFE SAFETY CODE REQUIREMENTS HAVE NOT BEEN REVIEWED AND ARE BEYOND THE PURVIEW OF THIS P.E. SEAL. USE OF THESE DRAWINGS INDICATES OWNER/CONTRACTOR AGREEMENT TO THESE TERMS. THE BUILDING CONTRACTOR IS RESPONSIBLE TO ENSURE ALL ASPECTS OF THE BUILDING ARE CONSTRUCTED IN ACCORDANCE WITH THE IBC 2009 BUILDING CODE.

- Notes:**
1. ALL BUILT-UP OR SOLID WOOD BEAMS TO BE CONNECTED TO WOOD POSTS WITH SIMPSON ACACE POST CAPS, TYPICAL UNO ON PLAN.
  2. ALL LVL COLUMNS ARE 2650 FB VERSA-LAM BY BOISE, UNLESS OTHERWISE NOTED.
  3. ALL LVL BEAMS ARE 3100FB VERSA-LAM BY BOISE, UNLESS OTHERWISE NOTED.
  4. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
  5. ALL FASTENERS IN PT LUMBER TO BE HOT DIPPED 690 GALVANIZED.
  6. GENERAL CONTRACTOR TO COMPLY WITH IBC 2009 TABLE 2304.8.1 FASTENING SCHEDULE.
  7. ALL SOLID WOOD JOISTS TO HAVE 2X BLOCKING AT MID-SPAN AND SUPPORT LOCATIONS.
  8. ALL STRUCTURAL DIMENSION LUMBER TO BE SPP #1/#2 OR BETTER.
  9. ALL STEEL BEAMS ARE A992 Fy=50KSI.
  10. ALL STEEL PLATES ARE A36 Fy=36KSI.
  11. ALL BOLTS 1/2" DIAMETER OR GREATER ARE A307.
  12. ALL FLITCH BEAMS TO BE THROUGH BOLTED WITH 1/2" DIA BOLTS AT 12" O.C. STAGGERED. MIN (6) BOLTS WITHIN THE FIRST 16" OF EA END OF BEAM (6" SPACING). BOLT EDGE DISTANCE = 3" MIN.

DR. KATHRYN HORVITZ  
 SEAL  
 281-7129  
 Oct 16  
 SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
 173 OCEAN AVE. FALMOUTH ME