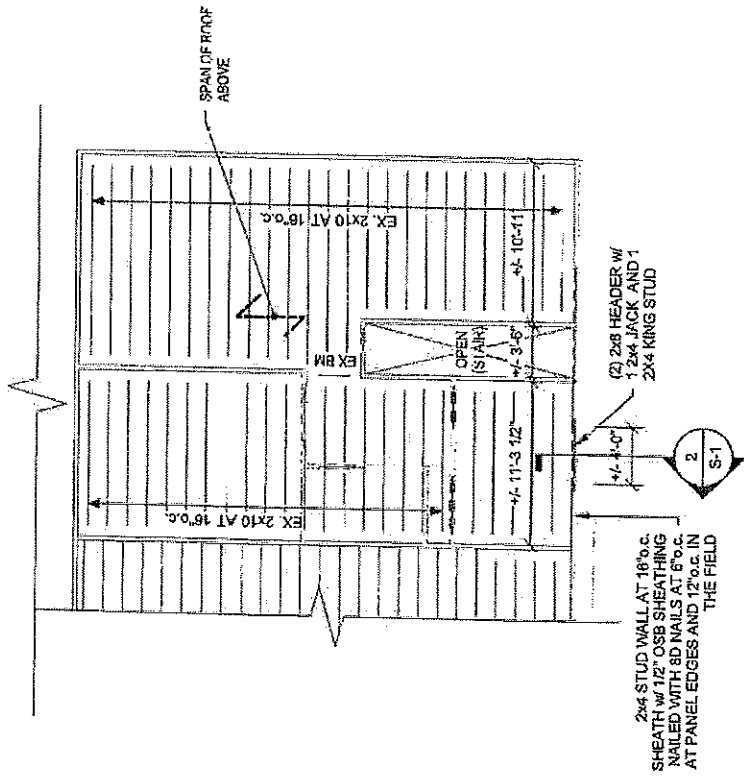


2 SECTION  
3/4" = 1'-0"



1 SECOND FLOOR FRAMING PLAN  
1/8" = 1'-0"

North Deering Gardens  
245 Auburn St.  
Portland, ME 04103  
PREPARED FOR  
Harbor Management

As Indicated  
05/25/17

TBD  
TEL.

S-1

At 100% (unless otherwise noted). These plans and specifications are the property of the engineer and shall remain confidential. No part of these plans and specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the engineer.

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**GENERAL:**

- G-1 All dimensions and conditions must be verified in the field by the Contractor. Any discrepancies shall be brought to the attention of the structural engineer before proceeding with the affected portion of the work. Any discrepancies between these drawings and as-built conditions shall be brought to the attention of the Structural Engineer before proceeding with any work.
- G-2 Unless otherwise noted, details shown on any drawings are to be considered typical for all similar conditions.
- G-3 If conditions at the site are different than shown the engineer shall be notified prior to proceeding with the affected work.
- G-4 These plans were prepared under the supervision of a licensed professional engineer, TFMoran, Inc. assumes no liability as a result of any changes or non-conformance with these plans except upon the written approval of the Engineer of Record.
- G-5 TFMoran, Inc. assumes no liability for work performed without an acceptable program of testing and inspection as approved by the Engineer of Record.
- G-6 The contractor shall be responsible for all shoring and bracing required during construction. Temporary supports required for stability during all intermediate stages of construction shall be designed, furnished, and installed by the Contractor.

**CODE:**

International Building Code 2009 (IBC 2009) with ME amendments and the referenced standards insofar as they apply.

**DESIGN LIVE LOADS:**

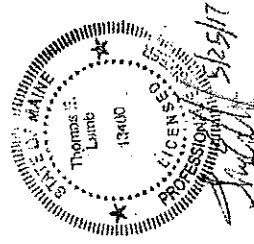
- D-1 LIVE LOAD:
  - ATTIC: 20 psf
  - RESIDENTIAL: 40 psf
  - Ground Snow Pg 60 psf
  - Roof Snow Ps 48 psf

**WOOD:**

- W-1 Work shall be in accordance with the American Wood Council, ANSI/APA, "National Design Specification for Wood Construction 2005 (NDS)" including "Design Values for Wood Construction", National Forest Products Association.
  - W-2 New wood for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction."
  - W-3 Wood construction shall conform to IBC 2009 Chapter 23 and Section 2308 "Conventional Light-frame Construction."
  - W-4 Framing for walls and joists shall be Spruce-Pine-Fir No. 1/No. 2 or better. Dimensioned lumber represents nominal sizes.
  - W-9 Fastening Schedule:
    - Nails to Stud, Lateral 4-10d
    - Stud to Plate, Torsion 4-8d
- NOTE: SEE IBC 2009, TABLE 2304.8.1 "FASTENING SCHEDULE" FOR FACTORING/ANALYSIS REQUIREMENTS NOT SHOWN.
- W-13 Provide lateral support at all bearing points and along compression edges at intervals of 24 o.c. or closer.

**EXISTING CONDITIONS:**

- E-1 All existing timber framing shown should be verified to be Spruce Pine Fir No. 1/No.2 or better in the field prior to construction.
- E-2 All existing timber framing to be verified as being in sound condition free of insect, fire or wood rot damage. Replace damaged members with similar size and species unless noted otherwise.
- E-3 General contractor to verify all existing conditions, elevations, and dimensions in the field. Notify engineer of any discrepancies.



**TFM**  
STRUCTURAL  
Engineers

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Contractor shall verify all existing conditions, elevations, and dimensions in the field. Notify engineer of any discrepancies.

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Structural Notes

DATE	NO.	REVISION
		TBD
DATE	NO.	REVISION
05/25/17	1	LAUNCH

S-Q