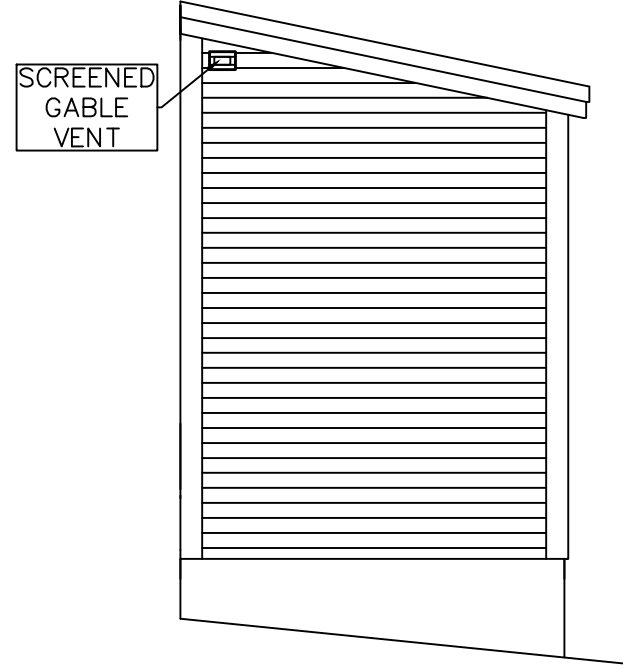


PARTIAL PLAN SOUTH ELEV. 1
A-1
 SCALE: 1/4"=1"



PLAN EAST & WEST ELEV. 2
A1
 SCALE: 1/4"=1"

DATE: 5/8/15
 SCALE: 1/2"
 DESIGNER: E.JL
 DRAWN BY: N.A.
 APPROVED BY: MJS

1ST FLOOR RETRO FIT FRAMING SECTION
 prepared for
 GP MADBURY 15, LLC
 (TAX MAP 2, LOT 12-5)
 15 MADBURY ROAD DURHAM, NH

MJS
ENGINEERING, P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 5 RAILROAD ST., P.O. BOX 359
 NEWMARKET, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 15-022
A-1

WOOD FRAMING NOTES

1. ALL WOOD FRAMING SHALL BE CONSTRUCTED PLUMB, LEVEL, AND SQUARE.
2. ALL WOOD FRAMING MEMBERS SHALL BE ADEQUATELY TEMPORARILY BRACED AS REQUIRED DURING CONSTRUCTION TO PROVIDE SAFE WORKING CONDITIONS.
3. ALL FRAMING MEMBERS SHALL BE CUT TO PROVIDE A TIGHT FIT UNLESS OTHERWISE NOTED. THE USE OF SHIMS SHALL NOT BE ALLOWED.
4. ALL HEADERS AND REQUIRED SUPPORTS ARE SPECIFIED ON EACH SPECIFIC FLOOR FRAMING SHEET IN THE HEADER TABLE.
5. SIMPSON CONSTRUCTION CONNECTORS, OR APPROVED EQUAL, SHALL BE USED TO CONNECT FRAMING MEMBERS AS SPECIFIED ON THESE PLANS. THE GENERAL CONTRACTOR SHALL INSTALL ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
6. NO SUBSTITUTIONS OF THE SPECIFIED CONNECTORS OR FASTENERS ARE ALLOWED WITHOUT APPROVAL OF THE ENGINEER OF RECORD.
7. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
8. PNEUMATIC NAILERS MAY BE USED TO INSTALL CONNECTORS. CONTRACTOR SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
9. UNLESS OTHERWISE SPECIFIED, THE NUMBER AND SIZE OF FASTENERS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN TABLE 2304.9.1 OF THE 2009 IBC.
10. ALL PLYWOOD AND OSB SHEATHING SHALL BE APA RATED AND INSTALLED AS RECOMMENDED BY THE MANUFACTURER.
11. UNLESS NOTED OTHERWISE, THE FLOOR SHEATHING SHALL CONSIST OF 3/4" PLY WITH A 24oc SPAN RATING OR BETTER. FLOOR SHEATHING SHALL BE NAILED AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. USE 10D NAILS WITH A MINIMUM PENETRATION INTO FRAMING MEMBERS OF 1 1/2".
12. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS SHALL BE "R3 PANEL ZIP BOARD" STRUCTURAL SHEATHING FASTENED WITH 10D NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS IS 1 1/2".
13. THE MECHANICAL/PLUMBING CONTRACTOR SHALL VERIFY THAT THE FRAMING WILL NOT INTERFERE WITH THE PLUMBING AND MECHANICAL SYSTEMS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

PRESSURE TREATED LUMBER

1. ALL PRESSURE TREATED LUMBER SHALL USE THE ACQ TREATMENT PROCESS SUITABLE FOR EXTERIOR USE.
2. ALL SILL PLATES ON FOUNDATION WALLS OR SLABS ON GRADE SHALL BE SOUTHERN YELLOW PINE PT.
3. ALL ANCHOR BOLTS SHALL BE HOT DIPPED GALVANIZED AND ALL POWER ACTUATED FASTENERS SHALL BE CORROSION RESISTANT TO FASTEN PT PLATES TO CONCRETE. HOT DIPPED GALVANIZED NAILS SHALL BE USED FOR FRAMING CONNECTIONS WITH PT.
4. ALL SIMPSON CONNECTIONS FOR PT FRAMING CONNECTIONS SHALL BE G185 GALVANIZED (SIMPSON ZMAX OR EQUAL).

REINFORCED MASONRY

1. CONCRETE MASONRY UNITS SHALL BE ERECTED AS LOAD BEARING CONCRETE MASONRY, AND SHALL COMPLY WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY FOR MATERIALS, METHODS AND WORKMANSHIP
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYPE 1, NORMAL WEIGHT WITH AN AVERAGE MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI ON THE NET AREA
3. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S AND SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI WITHIN 28 DAYS
4. GROUT SHALL CONFORM TO ASTM C476, FINE TYPE AND SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI WITHIN 28 DAYS
5. FILL ALL CORES OF UNITS SOLID WITH MORTAR AT WALL ANCHORS AND INSERTS.

SEAL:

DATE: 5/8/15
SCALE: 1/4"
DESIGNER: E.JL
DRAWN BY: N.A.
APPROVED BY: MJS

1ST FLOOR RETRO FIT GENERAL NOTES

prepared for
 GP MADBURY 15, LLC
 (TAX MAP 2, LOT 12-5)
 15 MADBURY ROAD DURHAM, NH



5 RAILROAD ST., P.O. BOX 359
 NEWMARKET, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 13-023
S-0.1

GENERAL NOTES:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THIS INCLUDES DISCREPANCIES BETWEEN THESE PLANS AND ANY OTHER PLANS OR CONTRACT DOCUMENTS.
2. UNLESS OTHERWISE NOTED, THE DETAILS, SECTIONS AND NOTES SHOWN ON ANY DRAWING SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
4. THE LOCATIONS OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SHALL BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION (INCLUDING CONSTRUCTION OF FABRICATED MATERIALS). ANY LOCATIONS WHERE EQUIPMENT COINCIDES WITH STRUCTURAL FRAMING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
5. ALL TEMPORARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION TO STABILIZE THE BUILDING IN A SAFE MANNER SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. THE GRADE ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF A 5% SLOPE FOR 10 FEET OR AS SHOWN ON THE SITE GRADING PLAN.
7. THE FOUNDATION PLANS DO NOT SHOW THE SIZE AND LOCATION OF OPENINGS FOR UTILITIES. THE GENERAL CONTRACTOR SHALL COORDINATE THESE OPENINGS WITH THE THE ENGINEER OF RECORD.
8. ALL WORK SHALL BE PERFORMED BY QUALIFIED PERSONS PROPERLY LICENSED AS REQUIRED BY THE STATE.
9. THE CONTRACTOR MUST ACCOUNT FOR THE POSSIBILITY THAT REPAIRS TO THE EXISTING STRUCTURE, WHICH ARE NOT DOCUMENTED ON THESE PLANS, MAY BE REQUIRED. THIS MAY BECOME EVIDENT DURING THE CONSTRUCTION PROCESS WHEN PREVIOUSLY CONCEALED FRAMING BECOMES EXPOSED.

DESIGN LOADS

THIS STRUCTURE IS DESIGN IN ACCORDANCE TO THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2009 EDITION TO CARRY ALL DEAD LOAD AND THE FOLLOWING MINIMUM LIVE LOADS:

RESIDENTIAL

1ST FLOOR = 40 PSF

BASIC GROUND SNOW LOAD

GROUND SNOW LOAD, $P_g = 55$ PSF

$C_e = 1.0$

$I = 1.0$

$C_t = 1.1$

WIND LOADS DESIGN DATA

BASIC WIND SPEED = 100 MPH

$I = 1.0$

EXPOSURE CATEGORY = B

INTERNAL PRESSURE COEFFICIENT = ± 0.18

SEISMIC

SITE CLASS C, DESIGN CATEGORY B

$S_s = .3665$, $S_{ms} = .440$

$S_1 = .0806$, $SM_1 = .137$

SOIL BEARING

1. THE DESIGN SOIL BEARING CAPACITY IS ASSUMED TO BE A MINIMUM 2,000 PSF

SEAL:

DATE: 5/8/15
 SCALE: 1/4"
 DESIGNER: E.JL
 DRAWN BY: N.A.
 APPROVED BY: MJS

1ST FLOOR RETRO FIT GENERAL NOTES
 prepared for
 GP MADBURY 15, LLC
 (TAX MAP 2, LOT 12-5)
 15 MADBURY ROAD DURHAM, NH

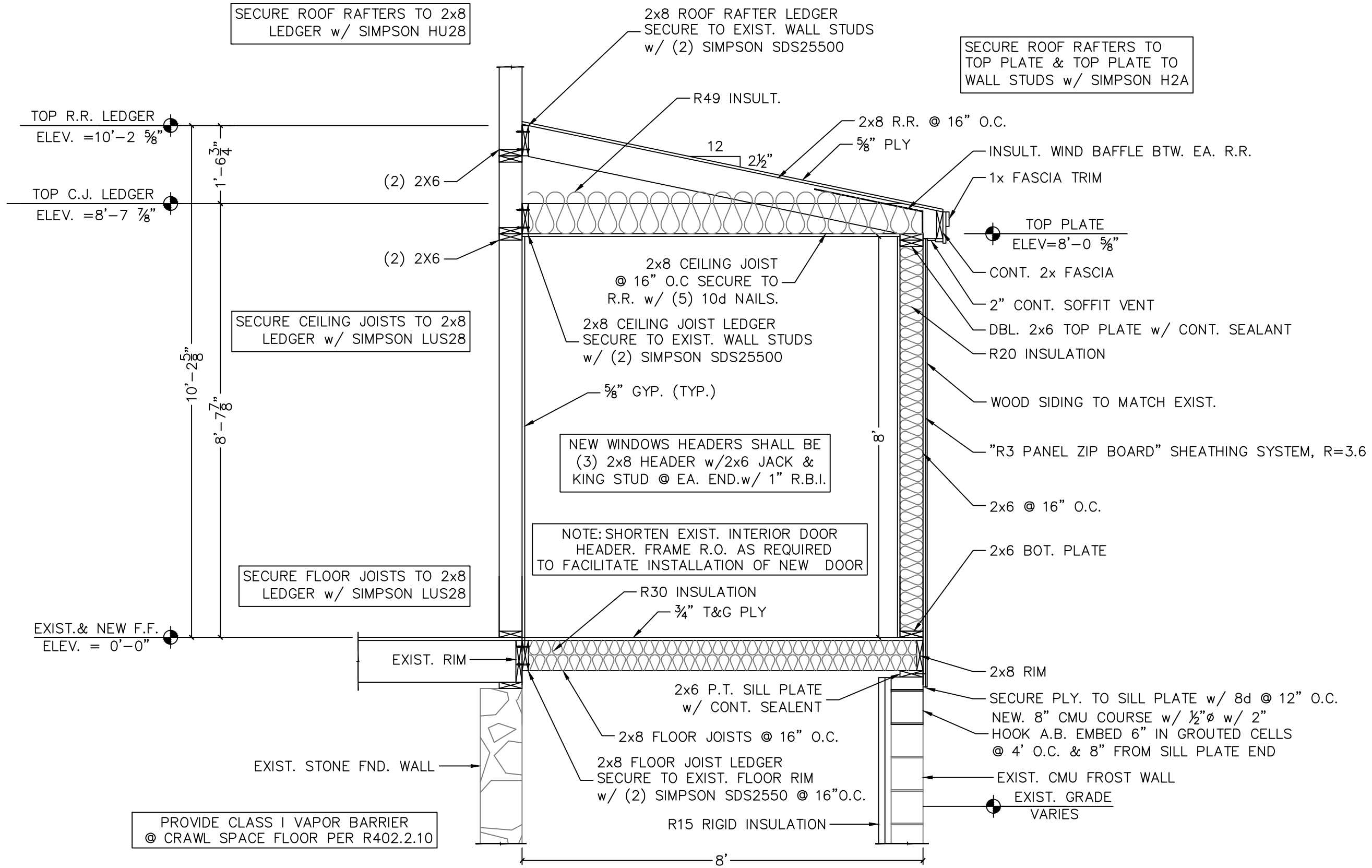


MJS ENGINEERING, P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 5 RAILROAD ST., P.O. BOX 359
 NEWMARRET, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 15-022

S-0

Drawing Name: P:\15pro\15-022\INTERNAL\15-022-STRUCT.dwg
Wed, 13 May 2015 - 4:22pm



RETRO FIT FRAMING SECTION
SCALE: 1/2"=1" 1
S2.0

SEAL:

DATE: 5/8/15
SCALE: 1/2"
DESIGNER: E.J.L
DRAWN BY: N.A.
APPROVED BY: MJS

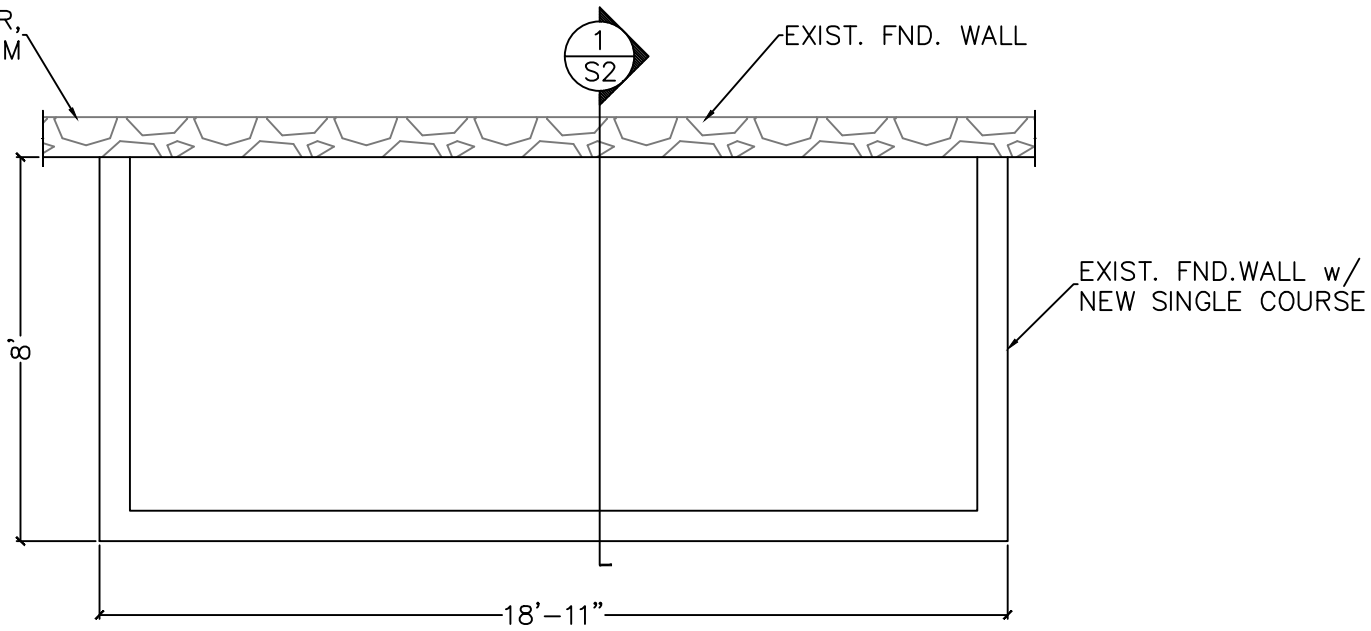
1ST FLOOR RETRO FIT FRAMING SECTION

prepared for
GP MADBURY 15, LLC
(TAX MAP 2, LOT 12-5)
15 MADBURY ROAD DURHAM, NH

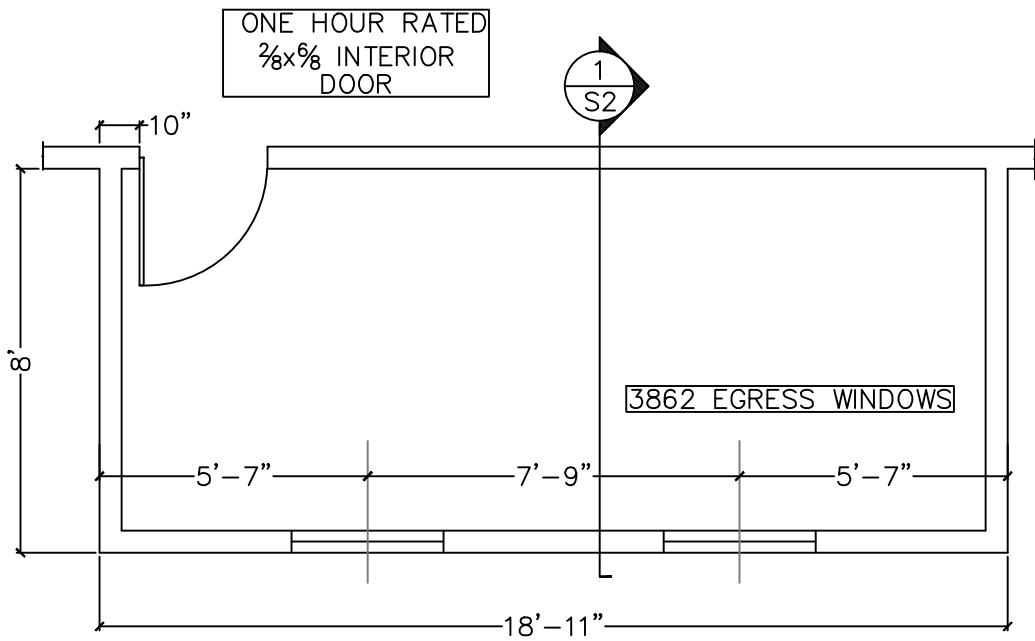


5 RAILROAD ST., P.O. BOX 359
NEW MARKET, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 15-022
S-2



RETROFIT FND. PLAN
 SCALE: 1/4"=1" 1/S1.0



RETROFIT FLOOR PLAN
 SCALE: 1/4"=1" 1/S1.0

Drawing Name: P:\15pro\15-022\INTERNAL\15-022-STRUCT.dwg
 Wed, 13 May 2015 - 4:22pm

SEAL:

DATE: 5/8/15
SCALE: 1/2"
DESIGNER: E.JL
DRAWN BY: N.A.
APPROVED BY: MJS

1ST FLOOR RETRO FIT FND. PLAN
 prepared for
 GP MADBURY 15, LLC
 (TAX MAP 2, LOT 12-5)
 15 MADBURY ROAD DURHAM, NH

MJS ENGINEERING, P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 5 RAILROAD ST., P.O. BOX 359
 NEWMARKEET, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM



JOB: 15-022
S-1