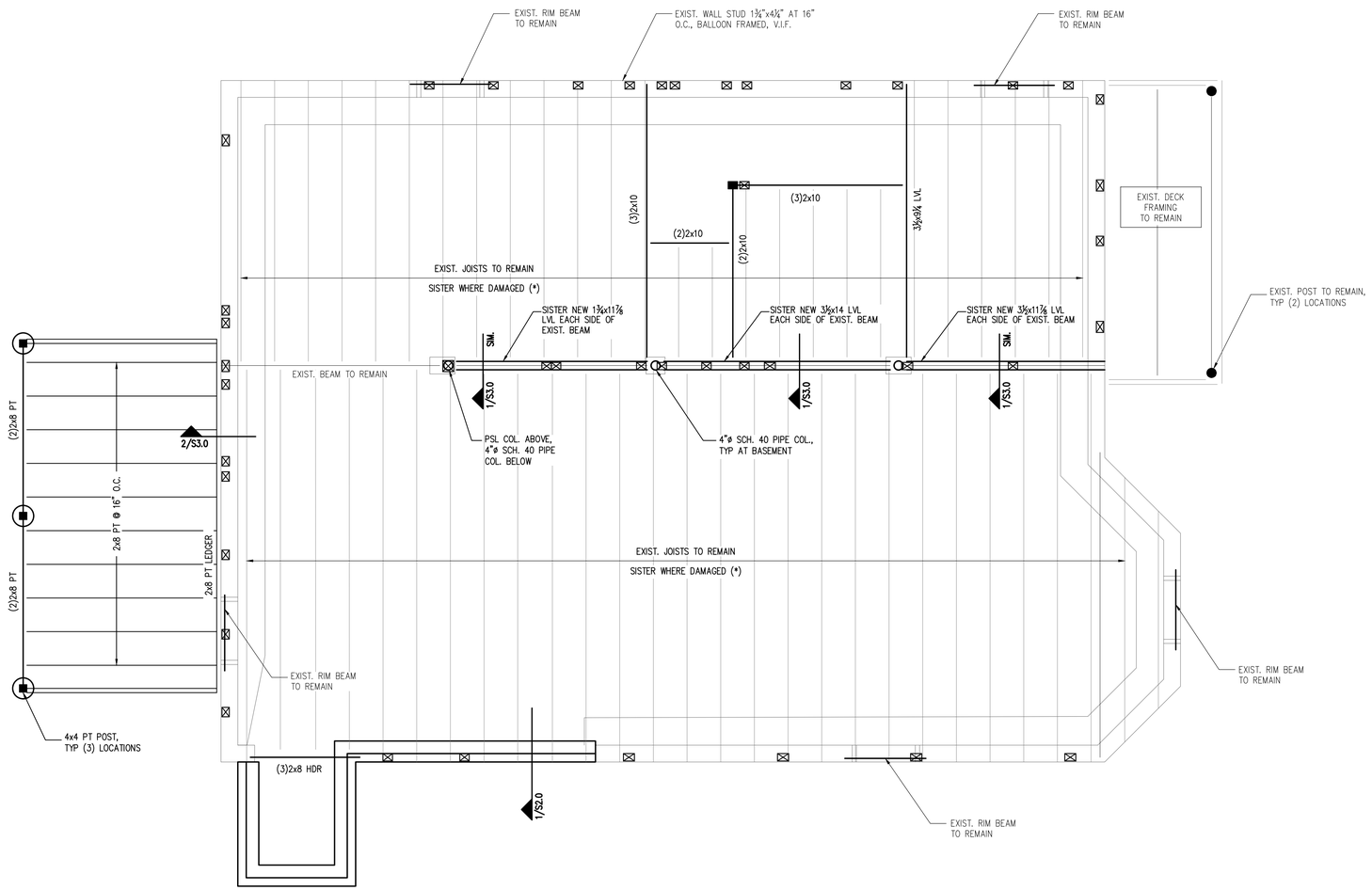
PLAN
NORTH



NOTES:
1. PROVIDE SIMPSON HANGERS AT ALL JOIST ENDS, TYP.
2. NEW WINDOW HEADERS SHALL BE (2)2x8's, U.N.O. SEE DETAIL 3/S3.0. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING WINDOW HEADERS AND NOTIFY ENGINEER OF ANY CONCERNS.
3. PROVIDE (3)2x4 COLUMNS, U.N.O.
4. ALL EXTERIOR WALLS AND BEARING WALLS SHALL BE SHEATHED ON MIN. ONE SIDE WITH ½" APA RATED SHEATHING. NAIL EXTERIOR SHEATHING PANEL EDGES @ 4"o.c. BLOCK AND STAGGER ALL PANEL EDGES. SPACE NAILS AT 12" o.c. AT INTERMEDIATE PANEL EDGES.
5. (*) CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOIST AND NOTIFY ENGINEER OF ANY STRUCTURAL CONCERNS. SISTER EXISTING DAMAGED JOISTS WITH NEW MEMBERS AS NOTED ON PLANS. SISTERED MEMBERS SHALL BE CONTINUOUS BETWEEN SUPPORTS.

PLAN LEGEND
- BEARING WALL
- SHEAR WALL
- BEAM
- HSS COLUMN
- COLUMN FROM ABOVE
- COLUMN BELOW
- COLUMN ABOVE AND BELOW
- HOLD-DOWN

FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

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ERIC DUBE
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PROFESSIONAL ENGINEER

MCMANN CONDO
26 MOODY STREET, PORTLAND MAINE
RESIDENTIAL RENNOVATION

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	ISSUE FOR REVIEW	SD	ED	7-31-17
B	FOR PERMIT ONLY	SD	TD	8-1-17
0	ISSUE FOR CONSTRUCTION	SD	ED	10-3-17

SHEET TITLE:
FIRST FLOOR FRAMING PLAN

DESIGNED:	SD
DRAWN:	SD
DATE:	10-3-2017
PROJECT NUMBER:	17-090

S1.1