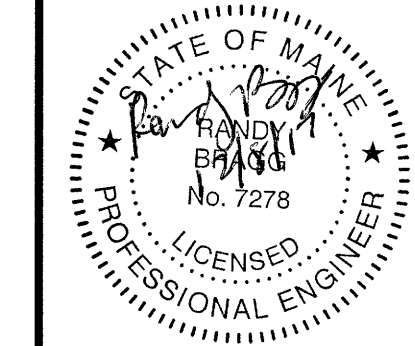


CARPENTER ASSOCIATES
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NO.	DATE	DESCRIPTION
1	12-08-2017	REVISIONS
		BY: E
		DATE: 12-08-2017
		DESCRIPTION: REVISION



PETER DOWLING
DOWLING HOUSE THIRD FLOOR RENOVATION
59 CONGRESS STREET - PORTLAND, MAINE
FLOOR PLAN AND SECTION VIEW

Drawn: JE
Checked: RB
Scale: AS NOTED
Date: 09-29-2017
Project No: 17078
Sheet Number:

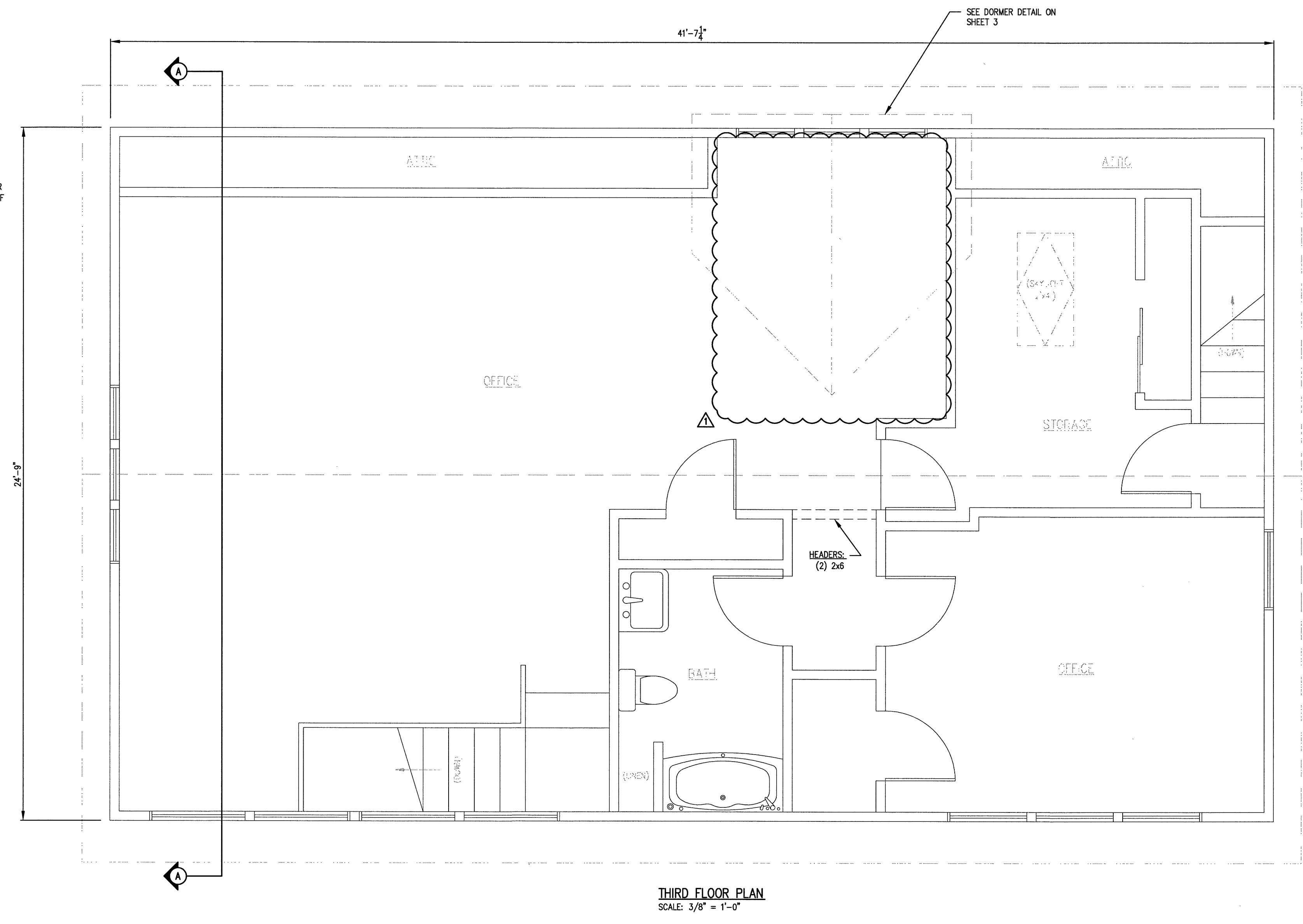
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FOR REVIEW
10-26-2017
REVISED: 12-08-2017

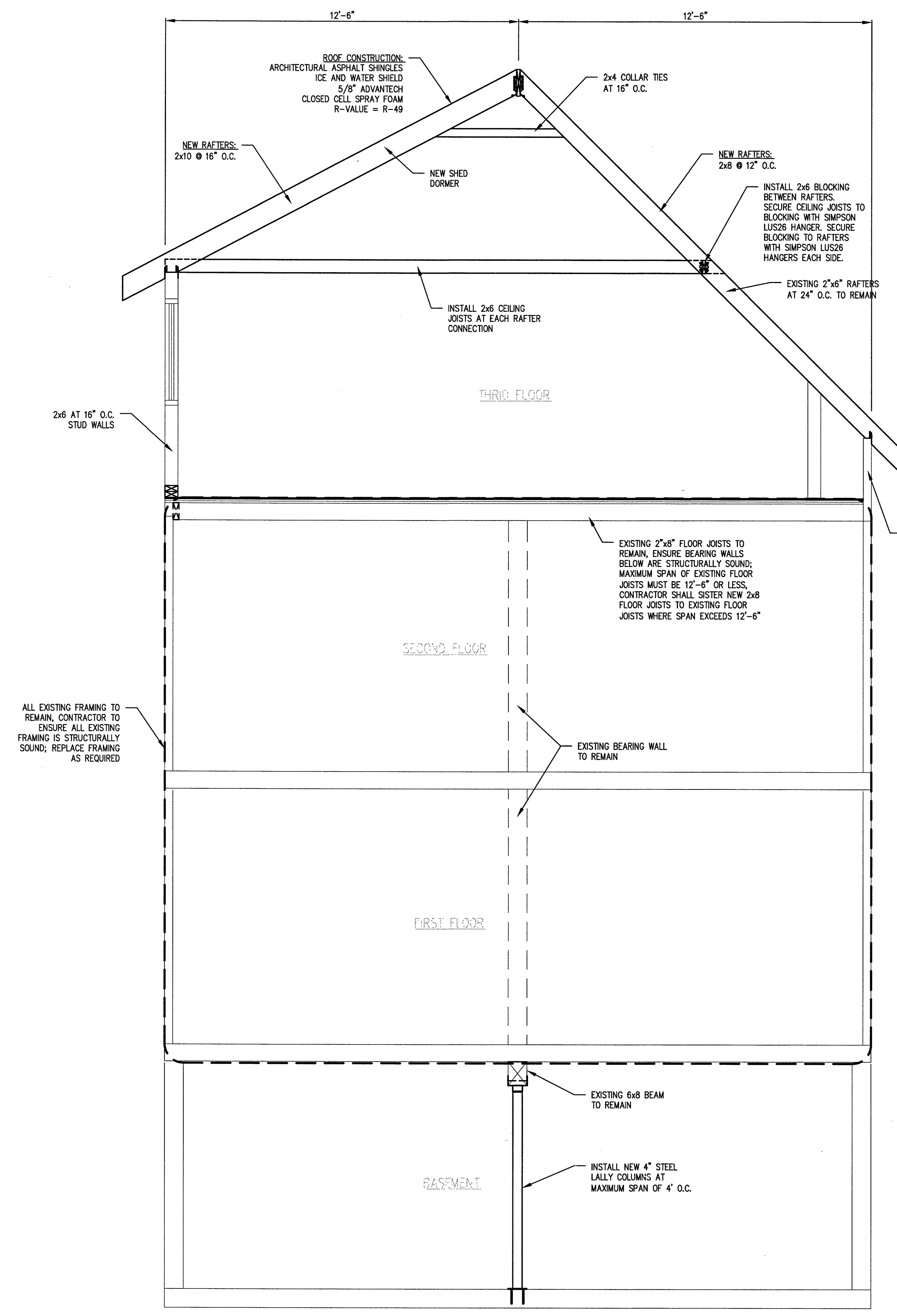
- ROOF SHEATHING SHALL BE 5/8" WITH MINIMUM 48/24 SPAN RATING. (APA RATED "SHEATHING" OR TECO TESTED STRUCTURAL SHEATHING SPAN) SECURE SHEATHING WITH SCREWS OR 100 RING SHANK NAILS AT 6" O.C. AT ALL EDGES AND 12" O.C. WITHIN THE FIELD.
- BEARING WALL SHEATHING SHALL BE 5/8" THICK AND SHEAR WALL SHEATHING SHALL BE 1/2" THICK MINIMUM WITH A 32/16 SPAN RATING. BLOCK AND FASTEN ALL SHEATHING EDGES WITH 100 NAILS AT 4" O.C. AND SHEATHING 8" O.C. WITHIN THE FIELD.
- DO NOT OVERDRIVE NAIL HEADS IN THE SHEATHING. SET NAILS FLUSH WITH SHEATHING SURFACE.
- PROVIDE PRESSURE-TREATED (CCA) EXTERIOR GRADE PLYWOOD WHERE EXPOSED TO WEATHER.
- REFER TO BUILDING CODE FOR REQUIRED NAILING AND/OR BOLTING SCHEDULE FOR ALL CONNECTIONS NOT SPECIFIED ON THE DRAWINGS.
- CONTRACTOR SHALL TAKE CARE OF STRONG WOOD PRODUCTS ON-SITE. PREVENT WOOD BUILDING MATERIALS FROM MOISTURE DAMAGE WITH PROPER PROTECTIONS, SUCH AS WRAPPING AND STACKING WITH SPACERS FOR AIR CIRCULATION. DO NOT STORE MATERIALS DIRECTLY ON THE GROUND.
- ANY WOOD DAMAGED WITH NOTCHES, SPLITS, OR OTHER DEFECTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL FRAMING SHALL BE INSPECTED AND APPROVED BY ENGINEER PRIOR TO FINISHES.
- ALL BEARING WALLS SHALL BE LEVEL (ADD SPACERS, IF NECESSARY) AND IN DIRECT CONTACT WITH CEILING JOISTS.
- ENSURE 2009 IRC AND 2009 IBC AND ANY LOCAL CODES ARE ADHERED TO. CONFIRM CODES AND CONSTRUCTION WITH AIA.

- ALL WOOD MEMBERS SHALL HAVE A GRADE STAMP INDICATING SPECIES, GRADE, MILL MEMBER, AND MOISTURE CONTENT WHEN SURFACED.
- ALL WOOD SHALL BE SURFACED DRY WITH A MAXIMUM MOISTURE CONTENT OF 19%.
- WOOD STUDS IN LOAD BEARING WALLS SHALL BE 2x6, KILN-DRIED, SPF, OR HEM-FIR STUD GRADE UNLESS OTHERWISE NOTED.
- ALL WALL STUDS SHALL BE ALIGNED WITH ROOF RAFTER OR TRUSSES.
- PROVIDE AT LEAST DOUBLE STUDS EACH SIDE OF ALL OPENINGS IN BEARING WALLS. PROVIDE ADDITIONAL JACK STUDS TO SUPPORT.
- UNLESS OTHERWISE NOTED, HEADERS FOR WALLS SHALL BE TRIPLE SPF LUMBER WITH 1/2" PLYWOOD SPACERS:
0'-4" (2)-2x6
4'-8" (2)-2x12
6'-8" SEE ENGINEER
- FORM ALL CORNERS WITH A MINIMUM OF THREE STUDS. THESE STUDS SHALL BE SPIKED TOGETHER ALONG THEIR LENGTH.
- PROVIDE PRESSURE-TREATED BOTTOM PLATE AT SILL. PROVIDE A CONTINUOUS DOUBLE TOP PLATE AT ALL WALLS. STAGGER BUTT JOINTS 4" AND SECURE PLATES WITH TWO LINES OF 16D NAILS AT 8" O.C.
- ANCHOR RODS AT SILL PLATES SHALL ENGAGE FULL THICKNESS OF THE 2x BOTTOM PLATE, AND SHALL NOT BE COUNTERSUNK. MINIMUM OF 7" INTO CONCRETE.
- DIMENSIONAL LUMBER FOR JOISTS AND RAFTERS SHALL BE HEM-FIR #2 OR SPF #1/#2.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED WITH ACQ PRESERVATIVE WITH A MINIMUM RETENTION OF 0.25 PCF. ALL PRESSURE-TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #1 OR BETTER.
- ALL FASTENERS AND HARDWARE FOR PRESSURE-TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. CONNECTORS SHALL BE ZMAX 9185 FINISHED.
- FASTENER SPACING, EDGE, AND DISTANCE SHALL BE SUFFICIENT TO PREVENT WOOD SPLITTING. ANY MEMBERS SPLIT SHALL BE REPLACED.
- ALL WOOD SHEATHING, FLOORS, ROOFS, AND WALLS SHALL BE APA RATED PLYWOOD. (TESTED ADVANTECH AT-SERIES AS MANUFACTURED BY HUBER IS ACCEPTABLE; OSB MANUFACTURED BY OTHERS IS NOT ACCEPTABLE) SHEATHING AT FLOORS AND ROOFS SHALL BE INSTALLED WITH THE FACE GRAIN OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS AT WALLS.

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ERECTION SEQUENCE AND PROVIDE ADEQUATE TEMPORARY SUPPORTS AND BRACING NECESSARY TO INSURE THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
- SCALE INDICATED ON DRAWINGS IS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWING SINCE SOME ITEMS MAY NOT BE TO THE SCALE SHOWN AS THE RESULT OF REVISIONS.
- CONTRACTOR SHALL ENSURE ALL STAIRCASES ARE A MINIMUM 36" WIDE. STAIR RISE SHALL BE 7", STAIR RUN SHALL BE 11". ENSURE APPROPRIATELY SIZED LANDINGS ARE CONSTRUCTED AT BOTTOM, MIDDLE, AND TOP OF STAIRS.
- ENSURE HANDRAILS ARE INSTALLED AT ALL STAIRWELLS.
- CONTRACTOR SHALL ENSURE ALL APPLICABLE CODES AND STANDARDS ARE FOLLOWED.



THIRD FLOOR PLAN
SCALE: 3/8" = 1'-0"



SECTION VIEW (A-A)
SCALE: 3/8" = 1'-0"

Dec 08, 2017 - 9:07am
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