

Prepared For:  
**BATEMAN PARTNERS, LLC.**  
 470 FORE STREET  
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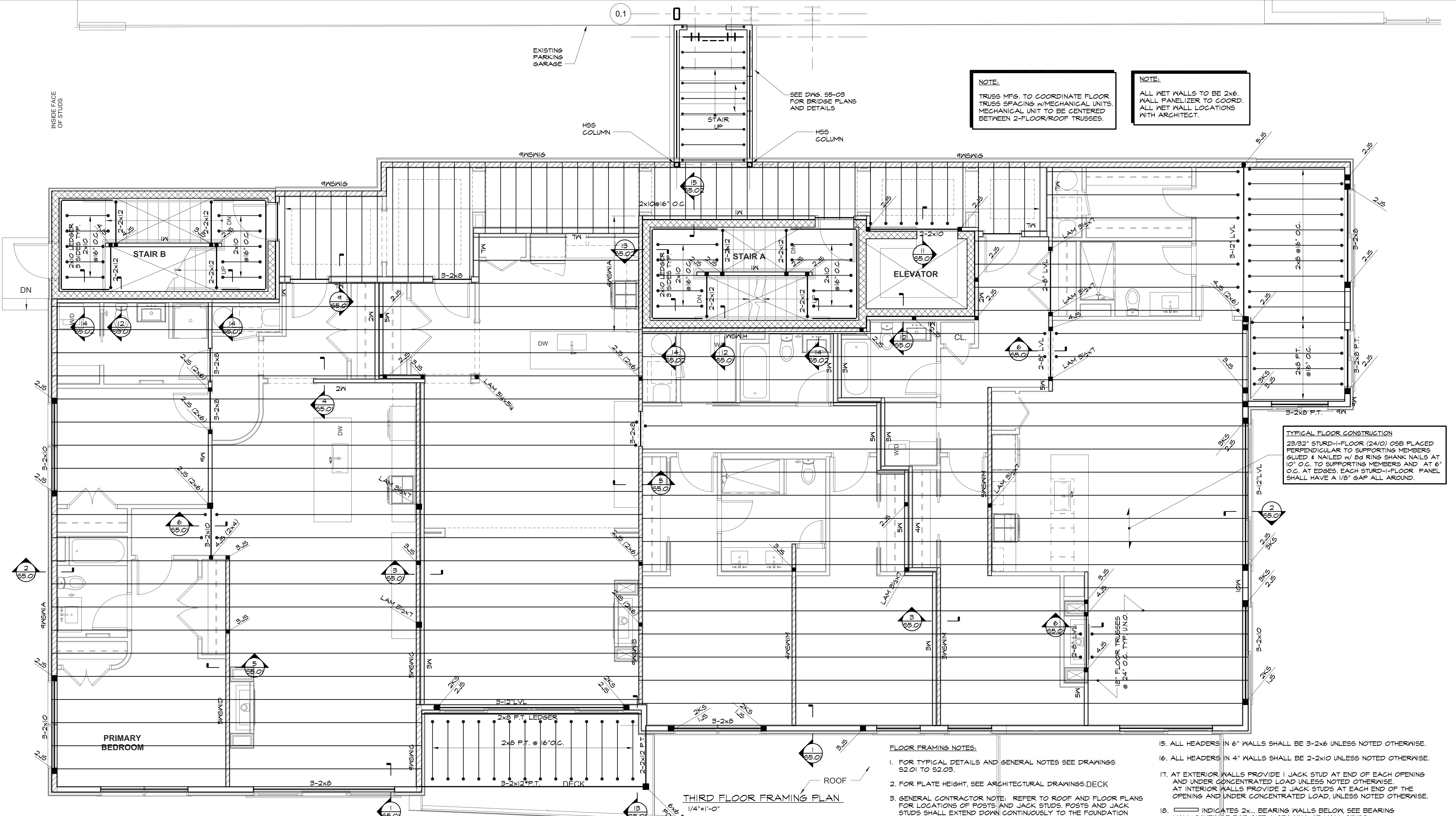
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Project:  
**185 FORE STREET**  
 185 Fore Street, Portland Maine

Revisions:  
 1 05-22-2015 BID SET

Date:  
**16 JUNE, 2014**  
**THIRD FLOOR FRAMING PLAN**  
**S1.03**



**NOTE:**  
 TRUSS MFG. TO COORDINATE FLOOR TRUSS SPACING W/MECHANICAL UNITS. MECHANICAL UNIT TO BE CENTERED BETWEEN 2-FLOOR/ROOF TRUSSES.

**NOTE:**  
 ALL NET WALLS TO BE 2x6. WALL PANELIZER TO COORD. ALL NET WALL LOCATIONS WITH ARCHITECT.

**TYPICAL FLOOR CONSTRUCTION**  
 23/32" STURD-I-FLOOR (24/0) OSB PLACED PERPENDICULAR TO SUPPORTING MEMBERS GLUED & NAILED W/ 8d RING SHANK NAILS AT 10" O.C. TO SUPPORTING MEMBERS AND AT 6" O.C. AT EDGES. EACH STURD-I-FLOOR PANEL SHALL HAVE A 1/8" GAF ALL AROUND.

**FLOOR FRAMING NOTES:**

- FOR TYPICAL DETAILS AND GENERAL NOTES SEE DRAWINGS S2.01 TO S2.03.
- FOR PLATE HEIGHT, SEE ARCHITECTURAL DRAWINGS DECK
- GENERAL CONTRACTOR NOTE. REFER TO ROOF AND FLOOR PLANS FOR LOCATIONS OF POSTS AND JACK STUDS. POSTS AND JACK STUDS SHALL EXTEND DOWN CONTINUOUSLY TO THE FOUNDATION WALL UNLESS INTERRUPTED BY A BEAM OR JACK STUDS. AT ALL JACK STUD AND POST LOCATIONS PROVIDE MATCHING BLOCKING STUDS BELOW FIRST FLOOR SHEATHING DOWN TO FOUNDATION WALL OR LVL BEAMS.
- FRAMING SUPPLIER SHALL SUBMIT WOOD TRUSS AND LVL HANGER INFORMATION FOR APPROVAL.
- X-6" LVL INDICATES THE NUMBER OF 1 3/4" x 5 1/2" LVL'S. X-8" LVL INDICATES THE NUMBER OF 1 3/4" x 7 1/2" LVL'S. X-10" LVL INDICATES THE NUMBER OF 1 3/4" x 9 1/2" LVL'S. X-12" LVL INDICATES THE NUMBER OF 1 3/4" x 11 1/2" LVL'S. X-14" LVL INDICATES THE NUMBER OF 1 3/4" x 14" LVL'S. X-16" LVL INDICATES THE NUMBER OF 1 3/4" x 16" LVL'S.
- "GT" INDICATES GIRDER TRUSS.
- "R=" INDICATES HANGER LOAD.
- "XKS" INDICATES THE NUMBER OF FULL HEIGHT KING STUDS.
- "XJS" INDICATES THE NUMBER OF JACK STUDS.
- "XXXXPSL" INDICATES PARALLAM POST SEE PLAN.
- "\* INDICATES TOP CHORD BEARING TRUSSES.
- INDICATES FLUSH FRAMING WITH HANGERS OR TOP CHORD BEARING FLUSH FRAMING.
- INDICATES TRUSSES/JOISTS CONTINUOUS OVER WALLS/HEADERS.
- INDICATES POINT LOAD ON WOOD TRUSS OR GIRDER TRUSS.
- ALL HEADERS IN 6" WALLS SHALL BE 2x2x6 UNLESS NOTED OTHERWISE.
- ALL HEADERS IN 4" WALLS SHALL BE 2x2x10 UNLESS NOTED OTHERWISE.
- AT EXTERIOR WALLS PROVIDE 1 JACK STUD AT END OF EACH OPENING AND UNDER CONCENTRATED LOAD UNLESS NOTED OTHERWISE. AT INTERIOR WALLS PROVIDE 2 JACK STUDS AT EACH END OF THE OPENING AND UNDER CONCENTRATED LOAD UNLESS NOTED OTHERWISE.
- INDICATES 2x... BEARING WALLS BELOW SEE BEARING WALL SCHEDULE FOR SIZE & SPACING OF WALL STUDS.
- AT ALL INTERIOR AND EXTERIOR LOAD BEARING WALLS OVER 3'-0" IN HEIGHT, PROVIDE ONE ROW OF WOOD BLOCKING AT MID-HEIGHT OF STUDS.
- "SW" , "SHEAR WALL" OR INDICATES SHEAR WALL.
- FOR SHEAR WALL ELEVATIONS AND DETAILS, SEE DRAWING S3 SERIES DWGS.
- SHEAR WALL ANCHORS SHALL BE PROVIDED AT THE ENDS OF EACH SHEAR WALL. POSITIVE ANCHORAGE SHALL BE CONTINUOUS THROUGH ALL FLOOR LEVELS AND MUST TERMINATE AT FOUNDATIONS. FOR ANCHOR REQUIREMENTS, SEE SHEAR WALL ELEVATION.
- FOR PIPES HUNG BELOW CORRIDORS, ATTACH PIPE HANGERS AT MID-HEIGHT OF JOISTS.
- SEE LOAD SCHEDULE FOR FLOOR JOISTS DESIGN LOADS.
- TRUSS SUPPLIER TO COORDINATE LOCATION AND SIZE OF MECHANICAL CHASES WITH MEP DRAWINGS.
- PROVIDE POST CAPS AT ALL POST COLUMNS TO SECURE POSTS TO GIRDER TRUSSES OR LVL'S.
- WHERE TRUSS FALLS DIRECTLY BELOW WATER CLOSET, MOVE TRUSS 6" AND ADD AN ADDITIONAL TRUSS TYPICAL.
- IN SW1 A INDICATES BEARING/SHEAR WALL TYPE. SEE SCHEDULE ON DWG S3 SERIES DWGS.
- INDICATES HOLD/DOWN SHEAR WALL BEARING WALL
- 3-2x12\*P.T. INDICATES SOUTHERN PINE GRADE #1 PRESSURE TREATED.

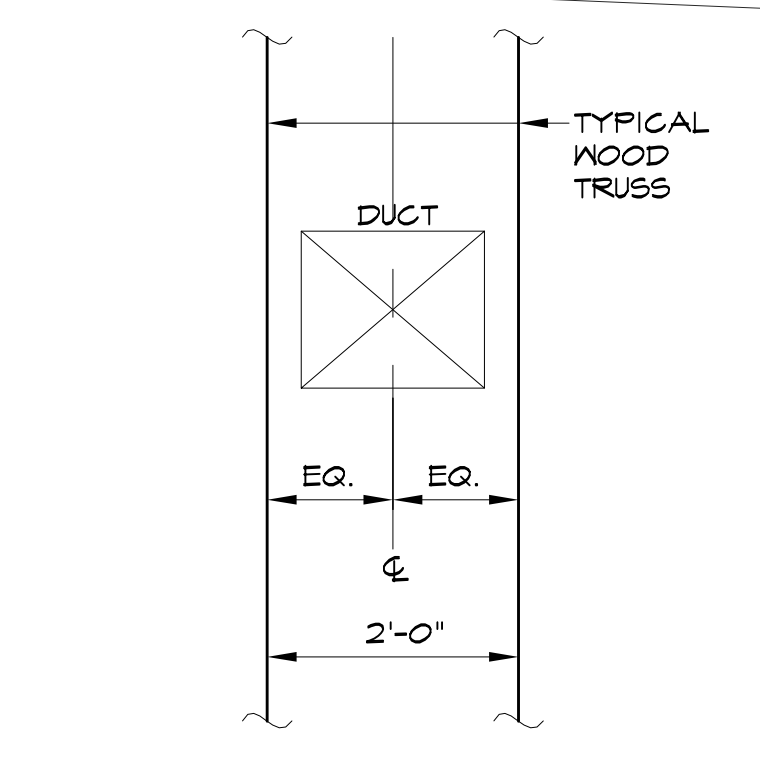
**BEARING WALL SCHEDULE (U.N.O.)**

1N	2x4's @ 24" o.c.	7N	2x6's @ 24" o.c.
2N	2x4's @ 24" o.c. + 1-2x4's @ 48" o.c.	8N	2x6's @ 24" o.c. + 1-2x6 @ 48" o.c.
3N	2x4's @ 12" o.c.	9N	2x6's @ 16" o.c.
4N	2x4's @ 12" o.c. + 1-2x4 @ 24" o.c.	10N	2x6's @ 12" o.c.
5N	2-2x4's @ 12" o.c.	11N	2x6's @ 12" o.c. + 1-2x6 @ 24" O.C.
6N	2x4's @ 16" o.c.		

- NOTE:**
- ALL STUDS TO BE SPF NO.1/NO.2 OR BETTER.
  - ALL NON BEARING PARTITIONS TO BE 2x4's @ 24" o.c. U.N.O.
  - ALL EXTERIOR WALLS ARE BEARING WALL 7N U.N.O. ON PLAN.
  - ALL INTERIOR BEARING WALLS ARE 5N UNLESS NOTED ON PLAN.

**WOOD TRUSS LOAD SCHEDULE**

ROOMS:	LIVE LOAD TOP CHORD DEAD LOAD BOTTOM CHORD DEAD LOAD TOTAL	40 psf 35 psf 5 psf 80 psf
CORRIDORS:	LIVE LOAD TOP CHORD DEAD LOAD BOTTOM CHORD DEAD LOAD TOTAL	40 psf 25 psf 5 psf 70 psf
ROOF:	LIVE/SNOW LOAD TOP CHORD DEAD LOAD BOTTOM CHORD DEAD LOAD TOTAL	35 psf + allow for drift 15 psf 5 psf 55 psf
PRIVATE ROOF DECK:	LIVE LOAD TOP CHORD DEAD LOAD BOTTOM CHORD DEAD LOAD TOTAL	40 psf + allow for drift 20 psf 5 psf 65 psf
LOFTS:	LIVE LOAD TOP CHORD DEAD LOAD BOTTOM CHORD DEAD LOAD TOTAL	30 psf 15 psf 5 psf 50 psf



**TYPICAL TRUSS LAYOUT @ MECHANICAL UNITS**