Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/24/15

STANDARD MATERIAL LIST (UNLESS OTHERWISE NOTED)

FLOOR (WOOD FRAMED)–
JOISTS: SEE FRAMING PLAN
SHEATHING: 3/4" T&G ADVANTECH (FASTEN USING CONSTRUCTION ADHESIVE & 8d RING SHANK NAILS)
UNDERLAYMENT: AS REQ'D, SUITABLE WITH FINISH FLOOR MANUF.
INSULATION: SEE INSULATION

WALLS–
STUDS (EXTERIOR): 2"X6" @ 16" OC.
STUDS (INTERIOR): 2"X4" @ 16" OC.
EXTERIOR SHEATHING: 1/2" CDX PLYWOOD, 1/2" OSB, 7/16" ADVANTECH ZIP SYSTEM
AIR BARRIER: TYVEK OR EQUIVALENT, NOT REQ'D W/ZIP SYSTEM
INSULATION: SEE INSULATION
SIDING: VINYL CLAPBOARD TO MATCH EXISTING
VAPOR BARRIER: 6 MIL. POLY
INTERIOR FINISH: 1/2" GYPSUM BOARD

CEILINGS–
JOISTS: SEE FRAMING PLAN
STRAPPING: 1"X3" @ 16" OC.
INTERIOR FINISH: 1/2" GYPSUM BOARD
VAPOR BARRIER: 6 MIL. POLY (@ EXTERIOR EXPOSURE ONLY)
INSULATION: SEE INSULATION

ROOFS–
RAFTERS: SEE FRAMING PLAN
MEMBRANE ROOF: EXISTING TO REMAIN
SHEATHING: 5/8" ADVANTECH ZIP SYSTEM AS REQUIRED
ICE & WATER SHIELD: ALL VALLEYS, 36" @ ROOF EDGE, ENTIRE SURFACE W/PITCHES UNDER 5/12
STEPPED METAL FLASHING @ ALL CHIMMNEYS
INSULATION: SEE INSULATION
ALL ROOFS SHALL HAVE PROPER VENTILATION WITH PROPER VENTS, RIDGE VENTS AND SOFFIT VENTS.

SOFFIT/RAKE TRIM–
FASCIA: MATCH EXISTING
VENT: CONT. SOFFIT VENT

INSULATION:
COMPLY WITH INTERNATIONAL BUILDING CODE 2009, ENERGY CONSERVATION, CHAPTER 11
LOCATION: CUMBERLAND COUNTY, ME.
HDD: 7,000–8,499
MINIMUM INSULATION R–VALUES:
CEILINGS: R–49
WALLS: R–21
FLOORS: R–21, R–30 @ GARAGE AND EXPOSURE TO EXTERIOR
BASEMENT WALLS: R11 (COMPLY WITH CHAPTER REQUIREMENTS FOR USING VALUES BELOW)
SLAB PERIMETER R–VALUE & DEPTH: R–13, 4 FT.
CRAWL SPACE: R–30
ALL ROOFS SHALL HAVE CONT. RIDGE VENTS
PROPER VENTS SHALL BE INSTALL @ RAFTERS FOR PROPER AIR CIRCULATION

TYPICAL BUILDING/STAIR SECTION
SCALE: 1/4"=1'–0"

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

SECTION DETAIL

1 | 1 HR RATED UNIT SEPARATION @ 1 HR FIRE RATED FLOOR/ CEILING ASSEMBLY | 1/2" = 1'-0"

SECTION DETAIL

2 | NON- RATED PARTITION @ 1 HR FIRE RATED FLOOR/ CEILING ASSEMBLY | 1/2" = 1'-0"

PLAN DETAIL

3 | NON-RATED PARTITION @ EXTERIOR 1 HR FIRE RATED WALL ASSEMBLY | 1/2" = 1'-0"

SECTION DETAIL

4 | 1 HR RATED FLOOR ASSEMBLY @ 1 HR FIRE RATED EXTERIOR WALL ASSEMBLY | 1/2" = 1'-0"

PLAN DETAIL

5 | NON-RATED PARTITION @ NON-RATED EXTERIOR WALL ASSEMBLY | 1/2" = 1'-0"

SECTION DETAIL

6 | 1 HR RATED UNIT SEPARATION @ ROOF ASSEMBLY | 1/2" = 1'-0"

SECTION DETAIL

7 | 1 HR RATED STAIR/ UNIT SEPARATION @ ROOF ASSEMBLY | 1/2" = 1'-0"

SECTION DETAIL

8 | 1 HR RATED UNIT SEPARATION PARTITION @ FLOOR/ CEILING ASSEMBLY @ STAIR | 1/2" = 1'-0"

PLAN DETAIL

9 | 1 HR RATED PARTITION @ EXTERIOR WALL ASSEMBLY | 1/2" = 1'-0"

PLAN DETAIL

10 | 1 HR RATED STAIR PARTITION @ EXTERIOR WALL ASSEMBLY | 1/2" = 1'-0"

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SEAL

LICENSED ARCHITECT MICHAEL F. HAYS No. 1724 STATE OF MAINE

REVISIONS

PROJECT NAME

6 UNIT APARTMENT/COMMERICAL
223 CUMBERLAND AVENUE

223 CUMBERLAND AVENUE L.L.C.
477 CONGRESS STREET
PORTLAND, MAINE 04101

SHEET

TYPICAL BUILDING SECTION & DEATILS

DATE 29 SEPT 2015
SCALE 1/4"=1'-0"
DRAWN JAM/MFH
JOB NO. 150904
SHEET A4

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