

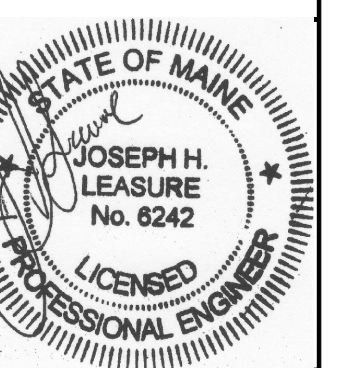
SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTES:

1. SEE GENERAL NOTES ON DWG S1.
2. "E" INDICATES: EXISTING CONDITIONS, OR MEMBERS.
3. "TYP." INDICATES: TYPICAL (ALSO SEE GENERAL NOTE #5).
4. "V.I.F." INDICATES: G.C. SHALL "VERIFY IN FIELD" EXISTING DIMENSIONS, ELEVATIONS, OR CONDITIONS INDICATED AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. "U.O.N." INDICATES: UNLESS OTHERWISE NOTED.
6. "S.S." INDICATES: STAINLESS STEEL.
7. "M.O." INDICATES: MASONRY OPENING
8. "*" INDICATES: ALIGN POST W/POST ABOVE AND PROVIDE 2x SOLID VERTICAL BLOCKING WITHIN FLOOR SYSTEM BETWEEN POSTS (ABOVE AND BELOW) (TYP.).
9. EXISTING 2"x8" @ 24"± O.C. (V.I.F.) FLOOR JOISTS (TYP.) (MAX. ALLOWABLE SPAN = 12'-0" G.C. V.I.F.). G.C. CONFIRM THAT EXISTING JOISTS ARE CONTINUOUS BETWEEN BEARING WALLS INDICATED (TYP.).
10. DOORS AND EXISTING OPENINGS IN EXISTING INTERIOR BEARING WALLS INDICATED NOT INTENDED TO BE UTILIZED OR TO BE REMOVED SHALL BE IN-FILLED W/2x4 STUDS @ 24" O.C. MAX. (ALIGNED W/EXISTING JOISTS) W/2-2x4 TOP PLATE AND 2-2x4 BOTTOM PLATE FIT TIGHT BETWEEN TOP AND FLOOR AND UNDERSIDE OF JOISTS (NOT SHOWN FOR CLARITY TYP.).
11. EXISTING BRICK CHIMNEY TO BE REMOVED. PROVIDE ADD'L 2x8 @ 12" O.C. FLOOR JOISTS SUPPORTED ON EXISTING BEARING WALLS AND SUPPORTED AT EXISTING BRICK WALL AS SHOWN IN SECTION 3/S7 SIMILAR.

PRELIMINARY – FOR PERMIT ONLY
NOT FOR CONSTRUCTION



rev.	date	description	designed by: JHL	checked by: RFW	scale: AS NOTED	date: 03/21/2016	plot date: 06/06/2016	project #: 2015-102A
A	03/24/16	FOR COORDINATION	JHL	JHL				
B	04/13/16	FOR PERMIT AND PRICING	JHL	JHL				
C	06/06/16	REVISED REAR PORCH DECK FOR PERMIT AND PRICING	JHL	JHL				

BUILDING LOCATED AT
96 FEDERAL STREET
PORTLAND, MAINE
STRUCTURAL REINFORCEMENT FOR BUILDING RETROFIT
SECOND FLOOR FRAMING PLAN

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