

Prepared by
Bramhall Row, LLC
 47 Waites Landing Road
 Falmouth, ME 04105

Consultant:
Structural Integrity
 77 Oak Street
 Portland, ME 04101
 (603) 775-0022
 SI# 16-0137

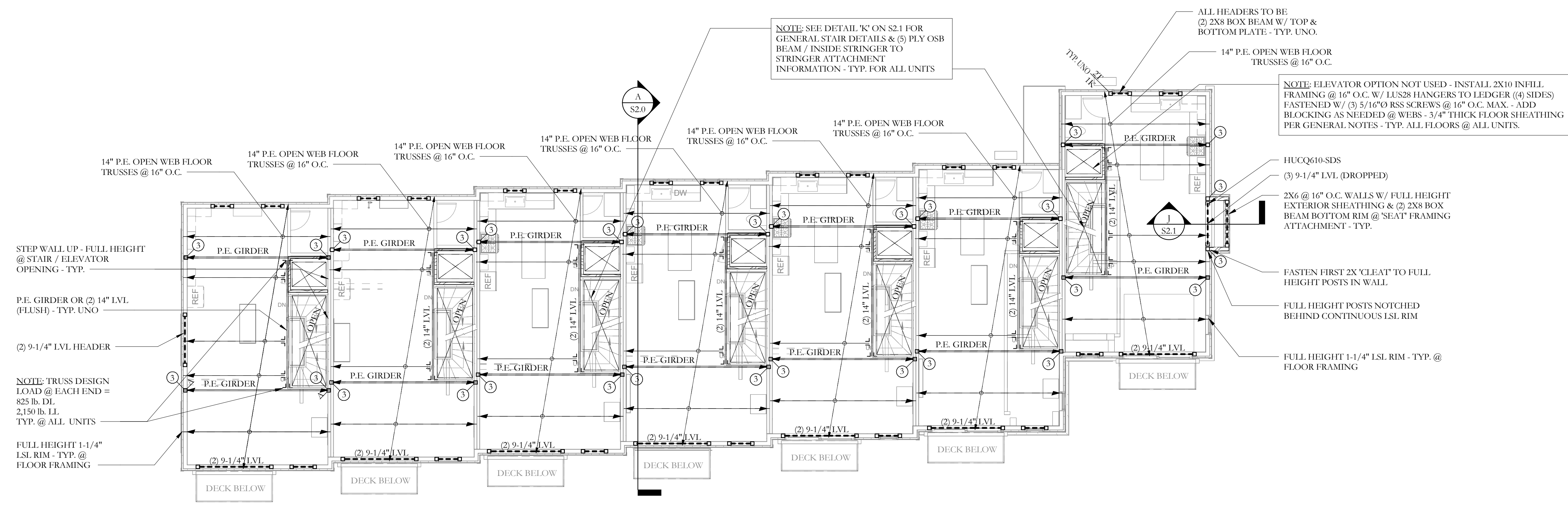
Architect:
ARCHETYPE architects
 48 Union Wharf Portland, Maine
 (603) 772-6022
 ARCHETYPE@ARCHETYPEPA.COM

Project:
BRAMHALL ROW
 749 CONGRESS ST
 PORTLAND, MAINE

Revisions

Date: 11 NOV. 2016
 Scale: 1/8" = 1'-0"
THIRD FLOOR FRAMING PLAN

S1.3



STEP WALL UP - FULL HEIGHT @ STAIR / ELEVATOR OPENING - TYP.

P.E. GIRDER OR (2) 14" LVL (FLUSH) - TYP. UNO

(2) 9-1/4" LVL HEADER

NOTE: TRUSS DESIGN LOAD @ EACH END = 825 lb. DL, 2,150 lb. LL, TYP. @ ALL UNITS

FULL HEIGHT 1-1/4" LSL RIM - TYP. @ FLOOR FRAMING

NOTE: SEE DETAIL 'K' ON S2.1 FOR GENERAL STAIR DETAILS & (5) PLY OSB BEAM / INSIDE STRINGER TO STRINGER ATTACHMENT INFORMATION - TYP. FOR ALL UNITS

ALL HEADERS TO BE (2) 2X8 BOX BEAM W/ TOP & BOTTOM PLATE - TYP. UNO.

NOTE: ELEVATOR OPTION NOT USED - INSTALL 2X10 INFILL FRAMING @ 16" O.C. W/ LUS28 HANGERS TO LEDGER (4) SIDES FASTENED W/ (3) 5/16" O. RSS SCREWS @ 16" O.C. MAX. - ADD BLOCKING AS NEEDED @ WEBS - 3/4" THICK FLOOR SHEATHING PER GENERAL NOTES - TYP. ALL FLOORS @ ALL UNITS.

HUCQ610-SDS (3) 9-1/4" LVL (DROPPED)

2X6 @ 16" O.C. WALLS W/ FULL HEIGHT EXTERIOR SHEATHING & (2) 2X8 BOX BEAM BOTTOM RIM @ 'SEAT' FRAMING ATTACHMENT - TYP.

FASTEN FIRST 2X 'CLEAT' TO FULL HEIGHT POSTS IN WALL

FULL HEIGHT POSTS NOTCHED BEHIND CONTINUOUS LSL RIM

FULL HEIGHT 1-1/4" LSL RIM - TYP. @ FLOOR FRAMING

FRAMING PLAN SYMBOLS KEY	
□	WOOD POST
○	STEEL COLUMN
⊙	NUMBER OF WOOD STUDS IN POST BELOW
⊙	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
↔	JOIST BEARING
↔	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
↔	FLUSH FRAMED JOIST BEARING WITH HANGER
↔	WOOD STUD BEARING WALL BELOW
X _T	NUMBER OF TRIM STUDS UNDER HEADER
X _K	NUMBER OF KING STUDS ADJACENT TO HEADER

1
 S1.3
THIRD FLOOR FRAMING PLAN
 1/8" = 1'-0"

- NOTES:**
- SEE SHEET S1.0 FOR GENERAL STRUCTURAL NOTES
 - ALL WOOD COLUMNS IN 2x6 WALLS SHALL BE (3) 2x6 AND IN 2x4 WALLS SHALL BE (3) 2x4 UNLESS NOTED OTHERWISE ON PLANS
 - ALL BEAMS ARE FLUSH UNO
 - ALL HEADERS IN 2x BEARING WALLS ARE (2) 2X8 W/ TOP & BOTTOM PLATE - TYP. UNO.
 - ALL FLOOR JOIST TO BE 14" P.E. FLOOR TRUSSES @ 16" W/ LSL RIM - TYP UNO
 - FLOOR SHEATHING TO BE 3/4" T+G, SEE GENERAL NOTES FOR ADDITIONAL INFORMATION - TYP
 - ALL TRUSS TO TRUSS CONNECTIONS BY MANUFACTURER - TYP UNO.
 - TRUSS DESIGNER TO COORDINATE TRUSS LAYOUT WITH FLOOR OPENING, PLUMBING, AND UTILITY REQUIREMENTS - TYP.

