



## 37 DEANE STREET | NEW SINGLE-FAMILY, INFILL

- GENERAL NOTES:**  
1. DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION OR THE CENTERLINE OF INTERIOR WALLS UNLESS NOTED OTHERWISE.  
2. DO NOT SCALE DRAWINGS - WORK FROM DIMENSIONS ONLY.  
3. IF THIS PROJECT INVOLVES AN EXISTING STRUCTURE, DIMENSIONS SHOWN ON THE DRAWING ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. THE GENERAL CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS IN-FIELD PRIOR TO FABRICATION AND CONSTRUCTION.  
4. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE & LOCAL CODES.  
5. G. CONTRACTOR RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.  
6. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.  
7. EXTERIOR PAVING AND GRADE SHALL SLOPE AWAY FROM BUILDING TO DRAINAGE WAYS.  
8. NOTIFY OWNER/STRUCTURAL ENGINEER BEFORE PENETRATING OR MODIFYING JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL MEMBERS.  
9. SEE STRUCTURAL NOTES.  
10. INSTALL WINDOWS & FLASHING FOLLOWING MANUFACTURER'S INSTRUCTIONS WITH STICK-ON FLASHING TO PROVIDE WATERPROOF SEAL.  
11. PROVIDE A CONTINUOUS BEAD OF SEALANT IN ALL JOINTS IN BUILDING, INCLUDING: ENVELOPE, PERIMETER, ISOLATION JOINTS, COLUMN PIPE, ALL PENETRATIONS AND CONDITIONS SO THAT NO MOISTURE, VAPOR OR GAS MAY PASS THROUGH STRUCTURE.  
12. THE ROOF BOTTOM EDGE 5'-0" WIDE SHALL HAVE A WATERPROOF MEMBRANE LIKE "ICE & WATER SHIELD".  
13. PROVIDE DOUBLE STUDS AT EACH SIDE OF NORTH WINDOW FRAMES.  
14. PROVIDE PRE-MOLDED ISOLATION STRIP BETWEEN ALL FOUNDATION WALLS AND CONCRETE SLAB.  
15. WOOD FLOOR IN CONTACT WITH CONCRETE OR STONE TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL CUTS IN PLY WOOD WITH FELD APPLIED PRESERVATIVE. USE STAINLESS STEEL FASTENERS.  
16. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES.  
17. HEATING SYSTEM TO BE PERFORMANCE BASED, DESIGN BY MECHANICAL CONTRACTOR, OWNER TO APPROVE BEFORE PURCHASING.  
18. ELECTRICAL LIGHTS & OUTLETS TO BE INSTALLED BY CERTIFIED ELECTRICIAN OWNER TO APPROVE BEFORE PURCHASING.  
19. CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION THAT PREVENTS THE CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.  
20. TAPE ALL GYPSUM SEAMS AND PAINT PER FINISH SCHEDULE.  
21. PROVIDE PAPERLESS, MOISTURE RESISTANT GWB IN BATHROOMS, TYP.  
22. SEAL ALL OUTLETS & PENETRATIONS IN VAPOR RETARDER WITH TAPE COMPLIANT WITH VAPOR RETARDER MANUFACTURER.  
23. CONTRACTOR TO CONDUCT VISUAL INSPECTION OF SHEATHING TO SPOT AND SEAL PENETRATIONS, INCLUDING NAIL HEAD PENETRATIONS IN VAPOR BARRIER.  
24. USE SPRAY FOAM INSULATION TO SEAL AIR GAPS IN HARD-TO-REACH PLACES THAT ARE UNLIKELY TO BE FILLED DURING APPLICATION OF INSULATION.  
25. PROVIDE METAL DRIP EDGES ON ALL ROOF EAVES, TYP., AND METAL FLASHING WITH RIP EDGE ON ALL WINDOWS, TYP.

### GENERAL WOOD FRAMING NOTES

1. STRUCTURAL LUMBER:  
a. NO. 2 SPECIES: PINE-FIR OR BETTER, 10% MAX MOISTURE CONTENT.  
b. PRESURE-TREATED LUMBER: NO. 2 OR BETTER SOUTHERN YELLOW PINE.  
c. LAMINATED VENEER LUMBER (LVL) EQUIVALENT TO VERSA-LAM 2x0 3000 BY BOISE ENGINEERED PRODUCTS.  
d. LUMBER SIZES SHOWN ARE NOMINAL SIZES.  
2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST & PAPER ASSOCIATION.  
3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE 2009 INTERNATIONAL BUILDING CODE, UNLESS OTHERWISE SHOWN ON DRAWINGS.  
4. NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE 8d COMMON NAILS FOR ROOF & WALLS, 8d ROBIN COATED KINK SHANK NAILS FOR FLOORS AS FOLLOWS:  
a. 6"x6" OC ALONG ALL FLOOR PANEL EDGES.  
b. 12" OC ALONG INTERMEDIATE MEMBERS.  
5. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING 2 ROWS OF 16d NAILS @ 12" OC, STAGGERED.  
6. PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH-FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS FOR SINGLE 2x6 JOIST HANGERS EQUAL TO SIMPSON IJ20 OR IJ22.  
7. PROVIDE GALVANIZED METAL RAFTER TIES EQUAL TO SIMPSON HT25 BETWEEN RAFTERS AND SUPPORTING MEMBERS, UNLESS OTHERWISE SHOWN.  
8. PROVIDE MINIMUM OF (2) 2x10 HEADERS OVER OPENINGS 4'-0" OR WIDER IN BEARING WALLS. PROVIDE (2) 2x4 MINIMUM IN OPENINGS LESS THAN 4'-0", UNLESS OTHERWISE NOTED.  
9. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS, STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 3-16d NAILS EACH SIDE OF SPLICE.  
10. PROVIDE PRESURE-TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.  
11. PROVIDE MIN OF (2) 2x STUDS AT ENDS OF ALL BUILT-UP BEAMS OR HEADERS UNLESS SHOWN OTHERWISE.  
12. WHERE POST CAPS OR BASES ARE NOT SHOWN ON DRAWINGS, PROVIDE THE FOLLOWING:  
a. POST FRAMES UNDER OR OVER BEAMS: SIMPSON LPC SERIES POST CAPS FOR CAPS & BASES.  
b. POST FRAMING ONTO SILLS: SIMPSON RVC 60 OR BC 40 BASES.  
13. ROOF, FLOOR AND WALL SHEATHING, APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL I OR EXTERIOR SHEATHING, EXPOSURE 1:  
a. ROOF: SPAN RATING 32/16 MIN. THICKNESS 19/32"  
b. FLOORS: SPAN RATING 32/16 MIN. THICKNESS 23/32"  
c. WALLS: MIN. THICKNESS 19/32"  
14. PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.  
15. PROVIDE 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 12" EMBEDMENT INTO FOUNDATION FOR ALL SILL PLATES. PROVIDE MINIMUM OF 2 BOLTS PER SECTION OF PLATE, ONE BOLT AT 12" FROM END OF EACH SECTION OF PLATE, WITH INTERMEDIATE BOLTS, PLACED NOT MORE THAN 6'-0" ON CENTER.  
16. PROVIDE SOLID BLOCKING @ ENDS OF ALL WOOD BEAMS TO PREVENT ROTATION OF BEAM.  
17. CONNECTIONS AT PRESSURE-TREATED (P.L. OR P.T.) WOOD:  
a. PROVIDE EQUIVALENT TO Z-MAX OR HOT-DIPPED GALVANIZED CONNECTORS BY SIMPSON STRONG-TIE W/ STAINLESS STEEL FASTENERS OR FASTENERS GALVANIZED PER ASTM A653.  
b. PROVIDE PROTECTION MEMBRANE AT LOCATIONS SHOWN ON THE DRAWINGS AND WHERE Z-MAX PROTECTION MEMBRANE = GRACE VYCOR DECK PROTECTOR.

### STRUCTURAL ENGINEERING GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING.  
2. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACINGS DURING THE PROGRESS OF THE PROJECT.  
3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.  
4. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW.  
5. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.  
6. THE INSTALLATION AND/OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.  
7. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ENGINEER.  
8. DO NOT SCALE FROM THE DRAWINGS.

### STRUCTURAL ENGINEERING GENERAL REQUIREMENTS

1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.  
2. CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY.  
3. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK, AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ENGINEER.  
4. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.  
5. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DEGRADATION AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.  
6. SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERDRAWING OF CONSTRUCTION SIZES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.  
7. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHER-TIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.  
8. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

### STRUCTURAL DESIGN CRITERIA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE MAIN UNIFORM BUILDING AND ENERGY CODE.  
2. DECK AND STAIR LOADS:  
A. FLOOR FRAMING AND STAIRS 100 PSF  
B. LATERAL LOAD ON RAILINGS = 200 POUNDS PER LINEAL FOOT ANY DIRECTION  
3. SNOW LOAD IS BASED UPON A GROUND SNOW LOAD OF 60 PSF, NET FLAT ROOF SNOW LOAD IS 46.2 PSF.  
4. WIND LOAD: PER IBC SECTION 1609.0/ASCE 7-02 CHAPTER 6

BASIC WIND SPEED, 3 SECOND GUST	100 mph
IMPORTANCE FACTOR, I	1.0
EXPOSURE CATEGORY	C
BUILDING CLASSIFICATION	II
BASIC WIND PRESSURE	20.2 psf
COMPONENT AND CLADDING PRESSURE	+22.7, -35.9 psf

### SEISMIC LOAD: IBC SECTION 1601.0, EARTHQUAKE DATA PER SECTIONS 1616.3,

OCCUPANCY USE GROUP	II
SEISMIC IMPORTANCE FACTOR, I <sub>s</sub>	1.0
SHORT PERIOD ACCELERATION S <sub>s</sub>	0.214
TO SECOND ACCELERATION S <sub>1</sub>	0.077g
SEISMIC DESIGN SOIL TYPE	D
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER F <sub>a</sub>	1.56
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER F <sub>v</sub>	2.40
SHORT PERIOD ACCELERATION (ASCE 9A.12.4.1.5) S <sub>0.1</sub>	0.149g
TO SECOND ACCELERATION (ASCE 9A.12.4.1.5) S <sub>0.5</sub>	0.184g
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACC.	0.284g, SSC B
TO SECOND DESIGN SPECTRAL RESPONSE ACC.	0.126g, SSC B

### ROUGH CARPENTRY MATERIALS

1. DIFFERING LUMBER AND COMPOSITE LUMBER MATERIALS ARE SPECIFIED AT VARIOUS LOCATIONS. MATERIAL GRADES SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:  
**PERIMETER SILLS (WALL SILLS):** PRESURE-TREATED SOUTHERN YELLOW PINE, SUITABLE FOR GROUND CONTACT PLACED ON TOP OF CONCRETE.  
**EXPOSED FINISH LIMBS (EXPOSED EXTERIOR POSTS):** PRESURE-TREATED SOUTHERN YELLOW PINE.  
**PRESURE-TREATED LUMBER:** SOUTHERN YELLOW PINE NO. 1 GRADING  
**COMPOSITE LUMBER:** VERSA-LAM BY BOISE-CASCADE, F<sub>b</sub>=3,000 psi, E=2000ksi (EXTERIOR FRAMING AS NOTED), WITH ANY POWER PRESERVED BEAMS FOR EXTERIOR USE.  
**CONVENTIONAL LUMBER:** S-P-F#2 OR BETTER

2. ALL LEDGER BOLTS EXTENDING THROUGH PRESURE-TREATED LUMBER SHALL BE STAINLESS STEEL.  
3. ALL LUMBER AND TIMBER FRAMING MATERIAL SHALL BE STORED IN A PROTECTED, DRY AREA OFF OF THE GROUND AND GROUND FLOOR SURFACES. STORE MATERIAL OUT OF DIRECT SUNLIGHT TO PREVENT DIFFERENTIAL DRYING AND WARPING.  
4. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. WHERE NOTED, HANGERS SHALL BE STAINLESS STEEL. ATTACHED WITH STAINLESS STEEL 1/4"x11/2" HANGER NAILS INSTALLED IN PRE-DRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER. REFER TO PLAN SHEETS AND SCHEDULE FOR HANGERS AND LOCATIONS.  
5. REFER TO STRUCTURAL DRAWINGS FOR APPROPRIATE SELF-DRIVING FASTENERS, EITHER MANUFACTURED BY FASTENMASTER, INC. OR BY GRK, INC. INSTALL ALL FASTENERS AS INDICATED ON DRAWINGS.  
6. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPANS, AND PROVIDE TAPERED CUTS AT ENDS OF JOISTS WHERE NOTED, TO PREVENT SPLITTING OF LUMBER AT STRESS CONCENTRATION POINTS.  
7. FLOOR SHEATHING SHALL BE ADVANTEK SHEATHING, IN THICKNESS INDICATED ON DRAWINGS. GULF AND NAIL FLOOR BEGONE TO SHEATHING AS NOTED. PROVIDE 1/8" SPACING BETWEEN SHORT ENDS OF PANELS AS REQUIRED BY MANUFACTURER.

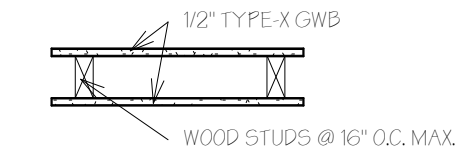
### CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK AND REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI STANDARDS, ACI 301 AND 318.  
2. FOUNDATION CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%) AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. PROVIDE BATCH TICKETS TO ENGINEER FOR REVIEW.  
3. SLAB CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%) AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. REINFORCE SLAB CONCRETE WITH WIRE REINFORCING IN ACCORDANCE WITH ASTM A653. PROVIDE A 15-MIL STEEL VAPOR BARRIER DIRECTLY BELOW ALL SLABS ON GRADE. OVERLAP SEAMS AND TAPE ADJACENT PIECES TO PREVENT MOVEMENT.  
4. PLACE NO CONCRETE WITHOUT REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS BY THE CITY AND BY THE ENGINEER.  
5. ALL CONCRETE MATERIALS, REINFORCEMENT, AND FORMS SHALL BE FREE OF FROST OR DEBRIS.  
6. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR OR OTHER MEANS RECOMMENDED BY ACI 301.  
7. PROVIDE DIAGONAL REINFORCING BARS AROUND INSIDE CORNERS OF ALL OPENINGS IN CONCRETE.  
8. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:  
CONCRETE CAST AGAINST EARTH 3 INCHES  
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES < 4# BARS  
2 INCHES #6 OR GREATER  
9. CALCIUM CHLORIDE IS PROHIBITED FROM ALL CONCRETE MIXES.  
10. PLACE WALL CONTROL JOINTS AS SHOWN ON DRAWINGS OR AT A MAXIMUM OF 40 FEET ON CENTER.  
11. BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY TO PREVENT UNEVEN LATERAL LOADING.

### FOUNDATION REQUIREMENTS & EXCAVATION STABILITY

1. PROOF ROLL EXISTING UNDISTURBED SOIL PRIOR TO PLACING FOUNDATION BACKFILL OR CONSTRUCTION FOOTINGS. PROOF ROLLING SHOULD CONSIST OF A MINIMUM OF THREE PASSES IN A NORTH-SOUTH DIRECTION AND THEN THREE PASSES IN AN EAST-WEST DIRECTION USING A VIBRATORY PLATE COMPACTOR.  
2. FOR FROST PROTECTION BACKFILL FOOTINGS WITH FOUNDATION BACKFILL HAVING A MAXIMUM PARTICLE SIZE LIMITED TO 6 INCHES, THE PORTION PASSING THROUGH A 3-INCH SIEVE SHALL MEET THE GRADATION SPECIFICATIONS OF MOST SPECIFICATION 703.06, TYPE F.  
3. FOUNDATION BACKFILL SHOULD BE PLACED IN 6 TO 12 INCH LIFTS AND SHOULD BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D 1557.

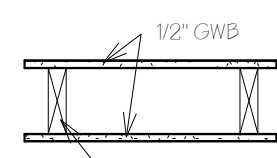
### TYPICAL INFLOOR RATING



### DESCRIPTION

1/2" GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY.  
2x4 WOOD STUDS SPACED MAX. 16" OC, W/ BLOCKING @ MID-SPAN VERTICALLY OR HORIZONTALLY.

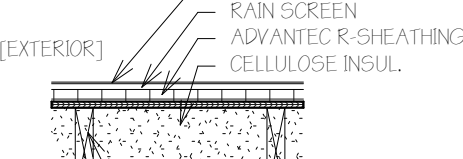
### FLOORING WALL NO. RT/INT.



### DESCRIPTION

1/2" GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY.  
2x4 WOOD STUDS SPACED MAX. 16" OC, W/ BLOCKING @ MID-SPAN VERTICALLY OR HORIZONTALLY.

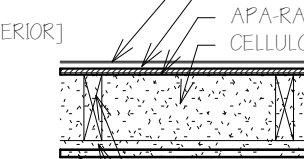
### E EXTERIOR WALL R-6/6.6



### DESCRIPTION INTERIOR TO EXTERIOR

1/2" GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY.  
3/4" STRAPPING EVERY 2'-0" VERT.  
2x4 WOOD STUDS SPACED @ MAX. 16" OC, W/ SOLID BLOCKING @ MID-SPAN  
GREEN FIBER 765 FILLED TO 35# PER CUBIC FOOT PER STANDARD INSTALL INSTRUCT.  
7/16" ADVANTEK ZIP-SYSTEM R-6 SHEATHING (ACTUAL R-6.6), APA-RATED AND FASTENED EVERY 8" OC, W/ 6d NAILS, TYP. TAPE ALL SEAMS & PENETRATIONS, TYP.  
3/4" STRAPPING (RAIN SCREEN), INSTALL INSECT BLOCKER BTW. STRAPPING TOP & BOTTOM OF WALL, TYP.  
CEMENTITIOUS SIDING

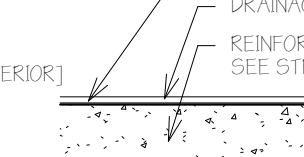
### S1 SUNROOM EXTERIOR WALL R-2.3



### DESCRIPTION INTERIOR TO EXTERIOR

1/2" GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY.  
3/4" STRAPPING EVERY 2'-0" VERT.  
2x4 WOOD STUDS SPACED @ MAX. 16" OC, W/ SOLID BLOCKING @ MID-SPAN  
GREEN FIBER 765 FILLED TO 35# PER CUBIC FOOT PER STANDARD INSTALL INSTRUCT.  
7/16" ADVANTEK ZIP-SYSTEM SHEATHING, APA-RATED AND FASTENED EVERY 8" OC, W/ 6d NAILS, TYP. TAPE ALL SEAMS & PENETRATIONS, TYP.  
3/4" STRAPPING (RAIN SCREEN), INSTALL INSECT BLOCKER BTW. STRAPPING TOP & BOTTOM OF WALL, TYP.  
CEMENTITIOUS SIDING

### F FOUNDATION WALL R-5



### DESCRIPTION INTERIOR TO EXTERIOR

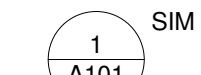
1/2" GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY.  
PLASTIC 2x4 WOOD STUDS SPACED @ MAX. 16" OC, W/ SOLID BLOCKING @ MID-SPAN FILLED W/ WOOL BATT INSULATION  
3" REINFORCED FDW WALL  
ELASTOMERIC WATERPROOF MEMBRANE  
DRAINAGE BOARD

### Wall Types

3/4" = 1'-0"

### ABBREVIATIONS

A1	Framers with disabilities act
AFF	Antimicrobial Fresh Floor
DWG	Drawing
ELL	Elevation
GA Gauge	GWB Gypsum wall board
GWB	Gypsum wall board
Eq. Equal	GPI (Gallos per flush (bolts))
FE	Fire extinguisher
HVAC	Heating, ventilation and air conditioning
L1	Lumens
MIN	Minimum
NFS	Nail to scale
PSI or PSF	Pounds per square inch or pounds per square foot, pressure or strength
UNQ	Unless noted otherwise
R-Value	Thermal resistance
RPC	Reflected ceiling plan
SFC	Solar Heat Gain
SF	Square foot
SIM	Similar
STRUC.	Structural
T.O.	Top of
Typ.	Typical
VF	Verify in field
VT	Visual transmittance, a measurement of transparency/translucency
WC	Water closet, otherwise known as a bathroom



View Name 1/8" = 1'-0"

Name Elevation

101

101

11

11

Centerline

14" = 1'-0"

Symbols 1/4" = 1'-0"

### Sheet List

#	NAME	Name
1-1		
C-10	UTILITY SITE PLAN	
D-10	MISC. DETAILS PLAN	
L-10	SITE PLAN	
L-20	LANDSCAPE PLAN	
S-10	SITE DETAILS	
A-11	GARAGE LEVEL PLAN	
A-12	FIRST FLOOR PLAN	
A-13	SECOND FLOOR PLAN	
A-14	ROOF PLAN	
A-21	WEST ELEVATION	
A-22	NORTH ELEVATION	
A-23	EAST ELEVATION	
A-24	SOUTH ELEVATION	
A-31	SECTIONS	
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S-1	DETAILS & STRUCTURAL NOTES	
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S-3	SECOND FLOOR & ROOF FRAMING PLANS	
S-4	FRAMING DETAILS	

ADDRESS: 37 DEANE STREET  
CL: 021 002-001

### PROJECT DESCRIPTION: NEW CONSTRUCTION SINGLE-FAMILY RESIDENCE, INFILL PROJECT VIA SMALL RESIDENTIAL LOT DEVELOPMENT.

**PORTLAND ZONING**  
ZONING: R-8  
MINIMUM LOT SIZE: 6,000 SF  
MINIMUM NO. OF TREES ON LOT  
STREET FRONTAGE: 50'-0"  
FRONT SETBACK: 20'-0" OR AVERAGE DEPTH OF ADJACENT FRONT LOTS.  
REAR SETBACK: 20'-0"  
SIDE YARD: 12'-0" WIDEST ANGLE REDUCED ON 1-SIDE FOR EVERY ADDITIONAL FOOT ON THE OPPOSITE SIDE, TO A MIN. SETBACK OF 8'-0" ON ONE SIDE.  
MAXIMUM LOT COVERAGE: 40%  
MAXIMUM HEIGHT: 33'-0"

**SMALL RESIDENTIAL LOT DEVELOPMENT**  
MINIMUM LOT SIZE: 5,000 SF  
SIDE YARD: 7'-0"  
MIN. LOT WIDTH: 40'-0"  
MIN. STREET FRONTAGE: 40'-0"  
MAX. LOT COVERAGE: 50%  
CONSTRUCTION TYPE: 5B

**APPLICABLE CODES**  
IRC 2009  
IBC 2009  
NFA 1012009  
NFA 1-2006

**IRC 2009**  
STAIRS:  
VERTICAL RISE WITHOUT LANDING: 12'-0" MAX  
MINIMUM RISE: 36"  
MAXIMUM RISE HEIGHT: 7'-3/4"  
MIN. HEADROOM: 6'-8"  
HANDRAILS, ONE SIDE @ 34-38" ABOVE TREAD

**AT GRADE**  
MIN. RESIDUE OPENING (NET CLEAR SP): 57 SF (R3013) ABOVE GRADE, 50 SF AT GRADE  
MIN. OPENING WIDTH: 20" (R3013)  
MIN. OPENING HEIGHT: 20" (R3013)

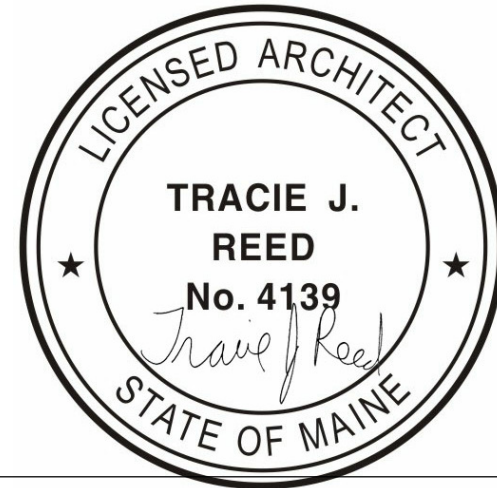
**SAFETY (TEMPERED) GLAZING REQUIRED**  
IN ALL DOORS  
IN BATHROOMS  
GLAZING WITH 24" OF DOOR SWING IF SILL IS LESS THAN 60" AFF WALKING SURFACE  
GLAZING ADJACENT TO RAMPS OR STAIRS (MIN 36" AFF OF HORIZONTAL WALKING SURFACE)  
GLAZING W/ A SILL HEIGHT OF LESS THAN 18" AFF

**IECC 2009**  
CLIMATE ZONE 6  
CELLING: R-30 (ECC 4022.2)  
WALL: R-20  
FLOOR: R-30  
BASEMENT: R-15/19  
WINDOWS: U-0.35  
SKYLIGHT: U-0.6

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## 37 DEANE STREET NEW CONSTRUCTION | SINGLE-FAMILY HOUSE

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### PROJECT TEAM

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No.	Description	Date

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