

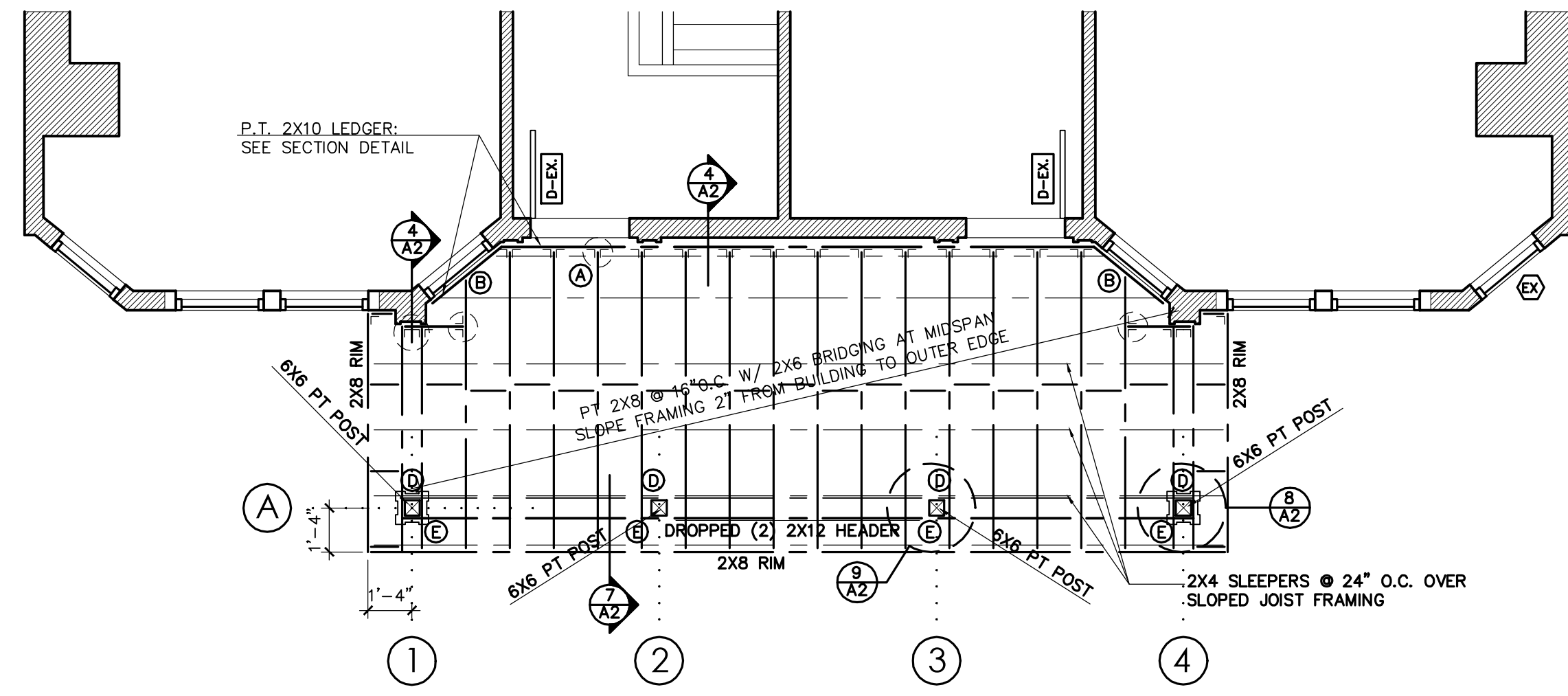
12-14 Taylor Street Apartments
Exterior Porch renovation: Portland, Maine

AUGUST 1 2013

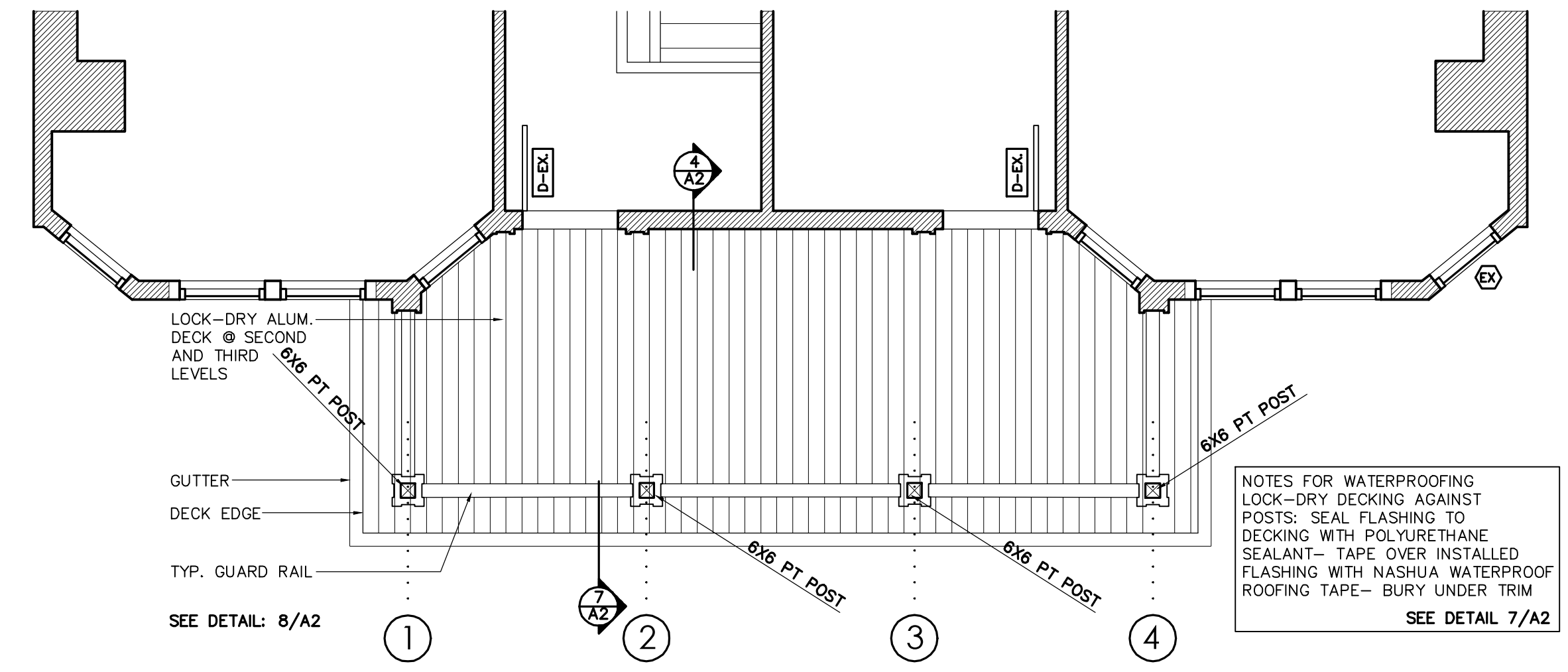
FLOOR/FRAMING PLANS
BUILDING ELEVATION AND
NOTES

CONSTRUCTION
SET

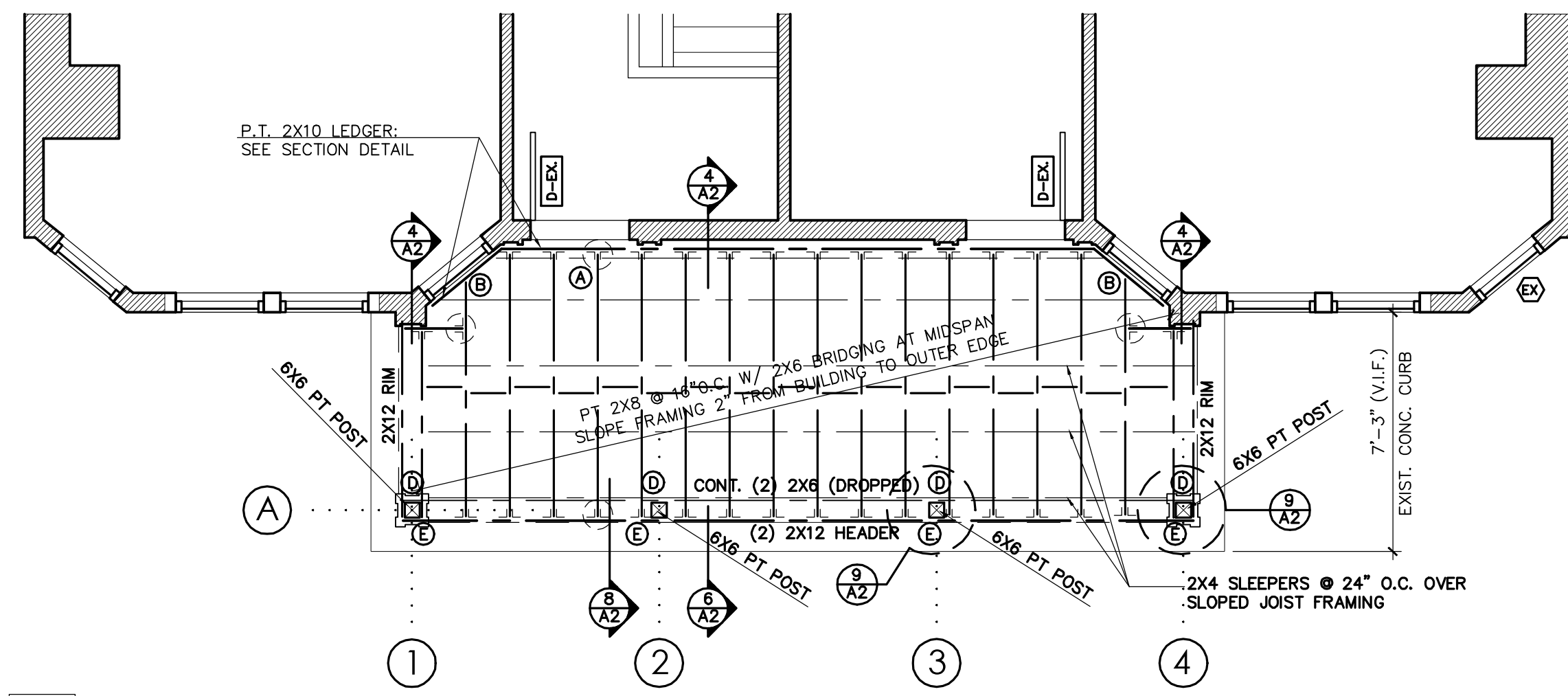
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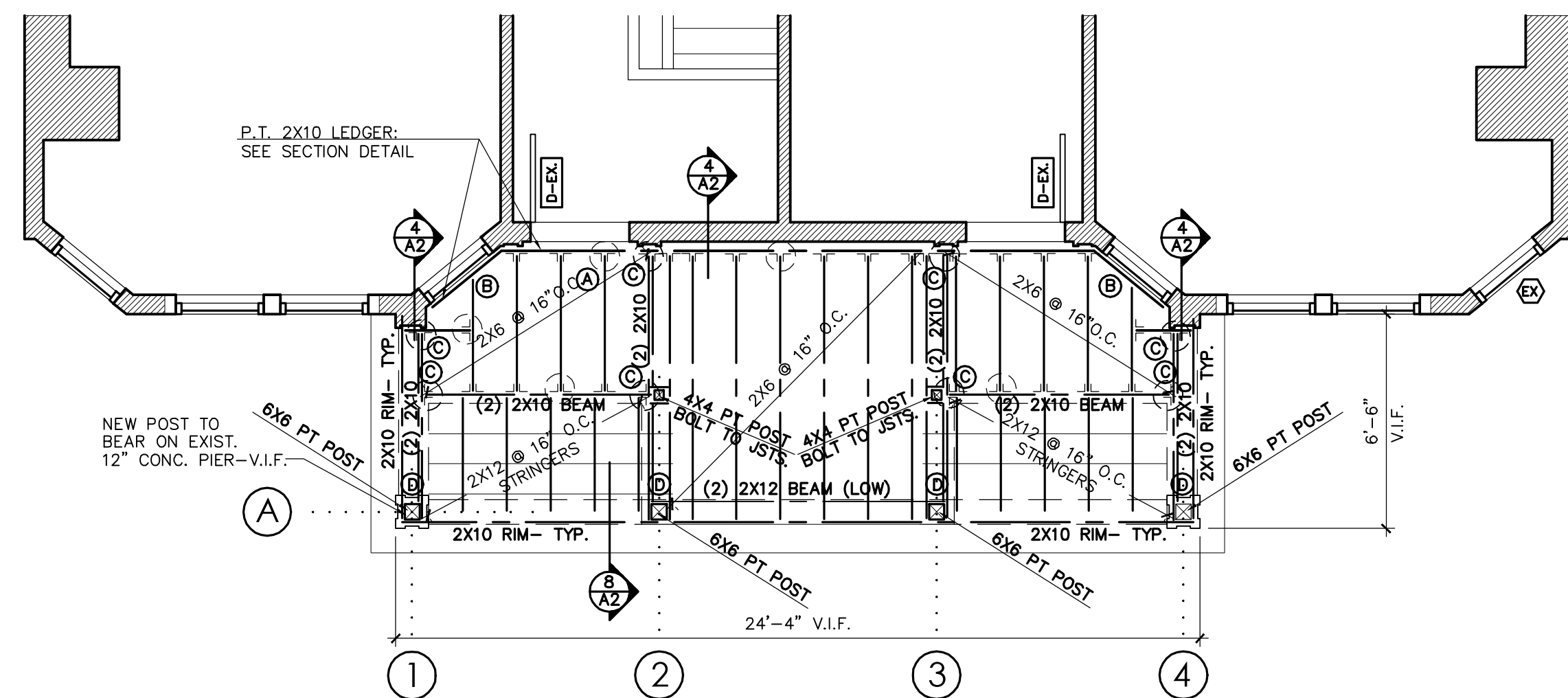
5 THIRD LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"



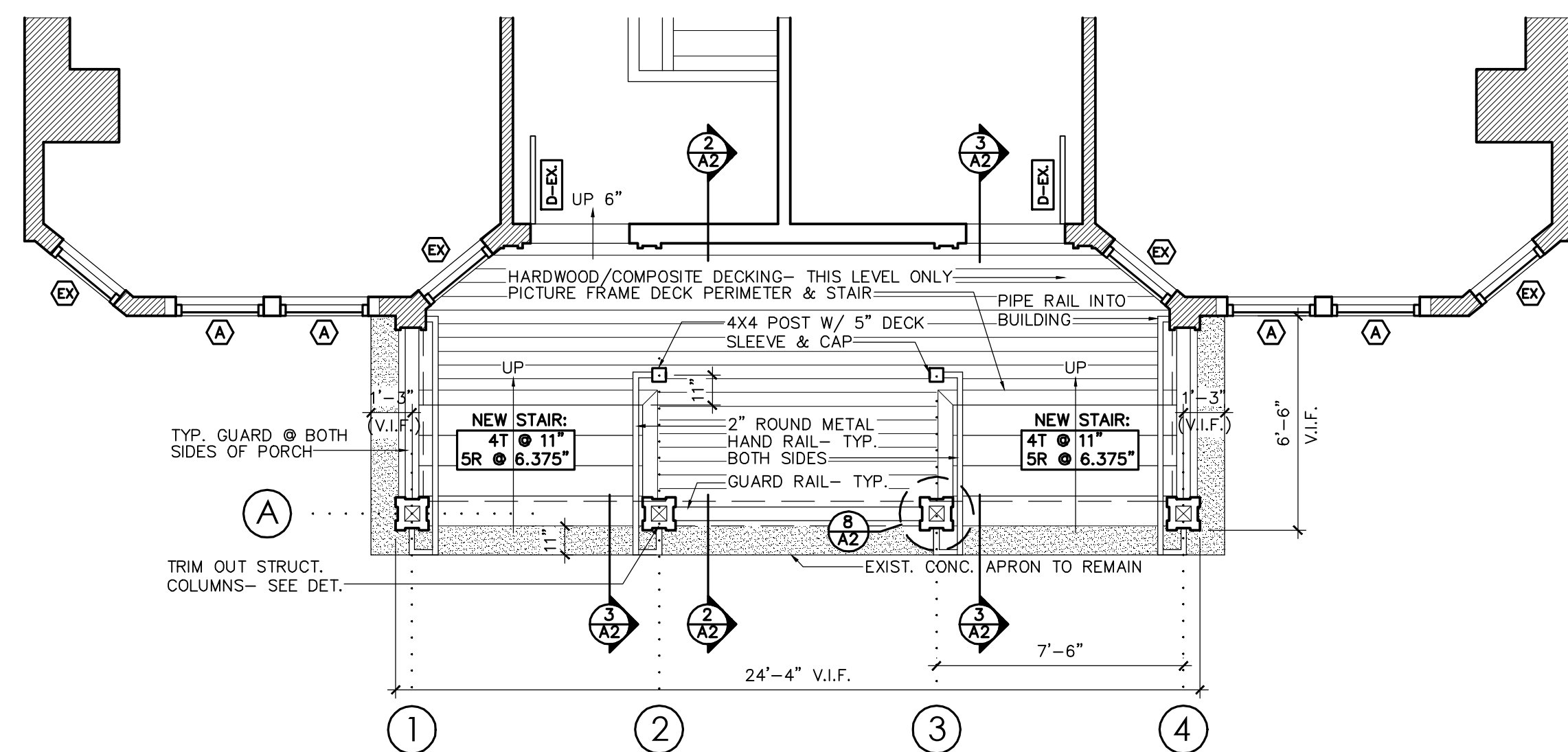
6 THIRD LEVEL DECK/GUARD RAIL PLAN
SCALE: 1/4" = 1'-0"



4 SECOND LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 FIRST LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW / PATIO DOOR SCHEDULE:

SYMBOL	QTY.	ROUGH OPENING (W x H)	SILL/HEAD HT.	TYPE	INT. WD.	UNIT NUMBER	LOCATION	MFR	REMARKS	SYMBOL
A	12	2'-8-1/2" x 5'-4-1/2"	MATCH EXIST.	DOUBLE-HUNG			LIVING ROOM	MARVIN	VERIFY WINDOW HEIGHT TO MATCH ADJ. EXIST. WINDOWS	A

INCLUDE 7/8" SIMULATED DIVIDED LIGHTS ACCORDING TO PATTERN IN BLDG. ELEVATIONS- INCLUDE SPACER BETWEEN INT./EXT. GRILLES

INSTALL (3) STUDS BETWEEN WINDOWS- SPRAY FOAM BETWEEN FRAME AND ROUGH OPENING PRIOR TO INSTALLING TRIM

FRAMING NOTES

ALL FRAMING IN CONTACT WITH CONC. SHALL BE PRESSURE TREATED (PT) SILL SEALER TO BE USED BETWEEN TOP OF FOUNDATION AND SILL PLATE ANCHOR BOLTS TO BE HOT-DIPPED GALV. (HDD) 1/2" DIA. X 8" LONG WITH STANDARD HOOK AND WET-SET INTO TOP OF CONC. WALL AT SPACING ACCORDING TO APPLICABLE CODES

DECK LEDGER IT IS NECESSARY TO VERIFY CONDITION OF EXISTING RIM BOARD AND FRAMING PRIOR TO INSTALLING NEW LEDGER. IT WILL ALSO BE REQ'D TO REMOVE PORTIONS OF THE FINISHED CEILING ON THE INTERIOR TO INSTALL THE DECK TENSION-TIES- SEE LEDGER DETAIL FOR REQUIREMENTS.

GENERAL NOTES

ROUGH OPENINGS FOR DOOR JAMBS ARE 4" FROM ADJACENT WALL U.A.O. ALL DIMENSIONS ARE TO FRAMING OF NEW WALLS OR TO EXIST. SHEETROCK OF EXISTING WALLS

EXIST. STRUCTURE IS ASSUMED TO BE IN SOUND STRUCTURAL CONDITION. ANY PORTION OF THE STRUCTURE WHICH IS FOUND TO BE IN ANY STATE OF DECAY SHALL BE COMMUNICATED TO THE ARCHITECT PRIOR TO PROCEEDING.

VERIFY ALL EXIST. CONDITIONS PRIOR TO BEGINNING WORK- NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING CONSULT ARCHITECT PRIOR TO MAKING ANY CHANGES TO THE DIMENSIONS SHOWN AS DEVIATIONS FROM THESE DIMENSIONS MAY RESULT IN ITEMS NOT FITTING PROPERLY OR DISRUPTING INTENDED ALIGNMENTS

STRUCTURAL NOTES

WINDOW HEADERS FOR NEW WINDOWS TO BE (2) 2X6 WITH (1) KING AND (1) JACK- TYP. UNLESS NOTED OTHERWISE

ALL FRAMING NAILS TO BE 16D ALL EXTERIOR FASTENERS TO BE MIN. HOT DIPPED GALVANIZED

ALL EXTERIOR JOIST/BEAM HANGERS TO BE 2-MAX PROTECTION

CONFIRM ALL BEAM SUPPORTS HAVE A CONTINUOUS LOAD PATH INTO FDN.

ALL STRUCT. LUMBER TO BE NO. 1 OR BETTER

ALL WALL SHEATHING TO BE 1/2" APA RATED OR ADVANTECH FASTENED WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" ON CENTER INTERMEDIATE.

ALL FLOOR SHEATHING TO BE 5/8" APA RATED OR ADVANTECH FASTENED WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 8" AT INTERMEDIATE SUPPORTS

ALL FLOOR SHEATHING TO BE 3/4" ADVANTECH FASTENED WITH CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 8" AT INTERMEDIATE SUPPORTS

LEGEND @ FRAMING PLAN

- (A) SIMPSON JOIST HANGERS LUS26/LUS28- TYP.
- (B) SIDE NAIL (S) 16D NAILS THROUGH JOIST & IN THROUGH LEDGER
- (C) SIMPSON LUS210-2 HANGER AT BEAM
- (D) SEE DETAIL 8/A2 FOR CORNER FRAMING DETAIL AT POST
- (E) SEE DETAIL 8/A2 OR 9/A2 FOR FRAMING DETAIL AT POST & RIMBOARD



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

