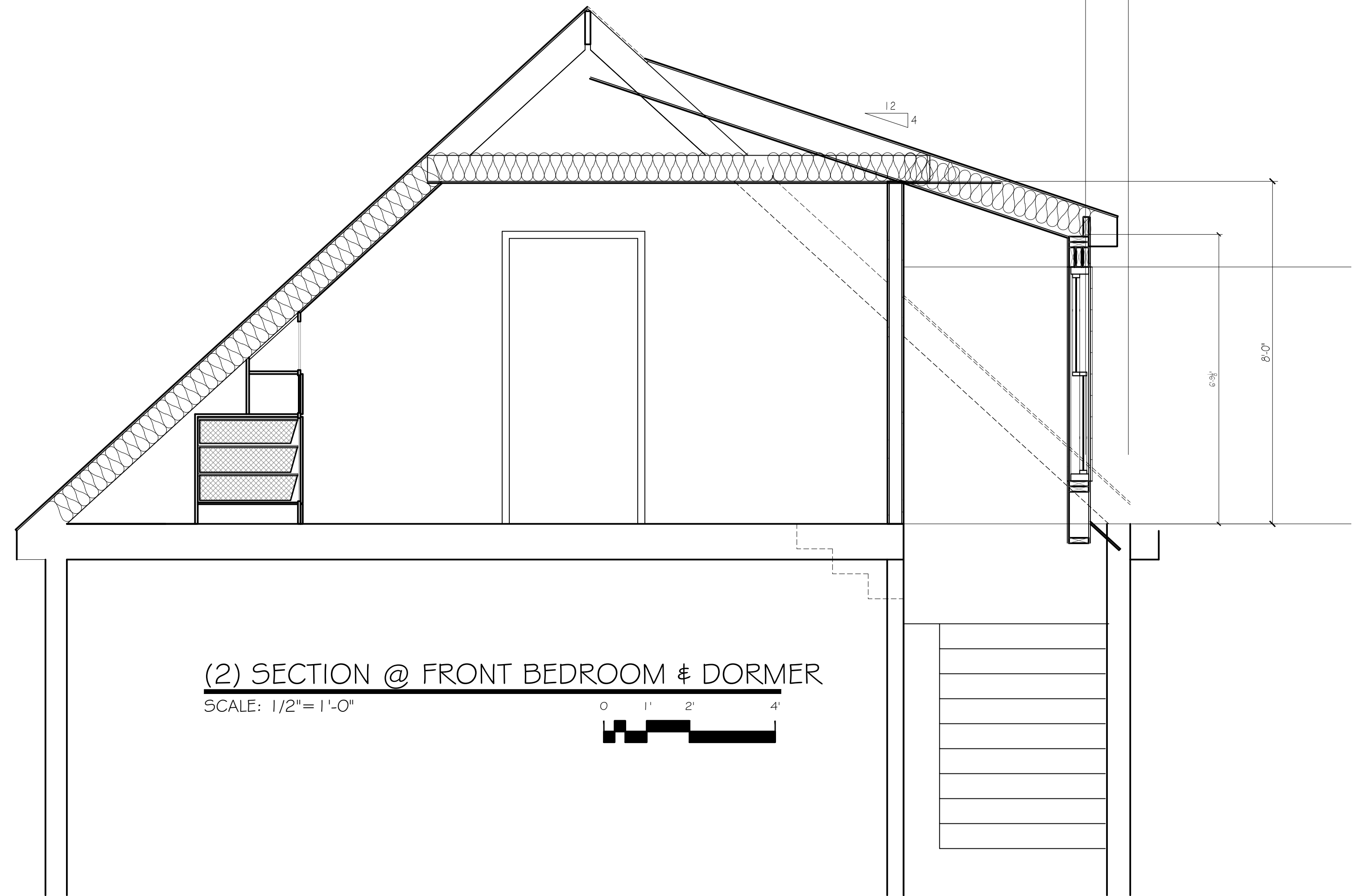




(1) SECTION @ NEW KITCHEN/BATH  
SCALE: 1/2" = 1'-0"



(2) SECTION @ FRONT BEDROOM & DORMER  
SCALE: 1/2" = 1'-0"

**ROOF SYSTEM**

1. SHINGLES - TO MATCH EXISTING
2. SHEATHING - 5/8" 4X8 SQ. EDGE ADVANTECH SHEATHING
3. ROOFTOP GUARD II SHINGLE UNDERPAYMENT
4. CERTAINTED "WINTERGUARD" ICE/WATER SHIELD
5. TRIM TO MATCH EXISTING
6. 2X10 RAFTERS K.D. SPF/HF @ 16" O.C.
7. COLD ROOF ROCKWOOL BATTS, MIN 7-1/4" R-30 (WHERE SHOWN)

**EXTERIOR WALL SYSTEM**

1. 2X6 STUDS, SPRUCE, @ 16" O.C.
2. 5-1/2" ROXUL "COMFORT BATTS" R=23 (@MUDROOM)
3. (1) 2X6, SPRUCE, BTM PLATE, PT @ FOUNDATION
4. (2) 2X6, SPRUCE, TOP PLATES
5. 1/2" GYPSUM WALL BOARD, TAPED & PAINTED
6. SIDING TO MATCH EXISTING

**INTERIOR WALL SYSTEM**

1. 2X4 STUDS, SPRUCE, @ 16" O.C.
2. (1) 2X4, SPRUCE, BTM PLATE,
3. (2) 2X4, SPRUCE, TOP PLATES
4. 1/2" GYPSUM WALL BOARD, TAPED & PAINTED
5. 1/2" X 48" AFF BEAD BOARD WITH CHAIR RAIL
6. CROWN MOLDING
7. 3/4" X 5" BASE MOLDING

**CEILING SYSTEM**

1. 2x8 WOOD JOISTS/COLLAR TIES @ 16" O.C.
2. 1x3 STRAPPING @ 16" O.C.
3. 1/2" GYPSUM WALL BOARD, TAPED AND PAINTED
4. MIN 7.25" R=30 ROCK WOOL INSULATION (@MUDROOM)

1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.

**STRUCTURAL DESIGN CRITERIA:**

1. Building Code: The Building is Designed to Comply with The 2009 Edition of the International Residential Building Code, IRC 2009 & The 2005 Edition of ASCE-7, "Minimum Design Loads for Buildings and Other Structures".
2. Design Loads:  
Fire Escape/Stairs and Exits:  
Live Load: 100 PSF  
Design Wind: Location: Portland, Maine  
Wind Load (Per ASCE 2005 Section 6.0):  
Basic Wind Speed V = 100 MPH  
Wind Exposure Factor = B  
Importance Factor I = 1.00  
Roof:  
Live Load: Ground Snow Load Pg = 50 PSF Plus Snow Drift Loading Where Applicable. (Per ASCE 2005 Section 7.0)  
Snow Exposure Factor (Ce) = 1.0  
Importance Factor (I) = 1.0  
Snow Load Thermal Factor (Ct) = 1.0

**STRUCTURAL DESIGN CRITERIA:**

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER

1. BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

3. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

**WOOD FRAMING NOTES:**

1. STRUCTURAL LUMBER: SPIB Grading Rules Agency / No. 2 or Better Southern Pine  
Fb = 1500 PSI Fv = 100 PSI  
Fc = 1650 PSI E = 1600000 PSI
2. DESIGN CODE: THIS BUILDING IS DESIGNED TO COMPLY WITH THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE, IBC 2009.
3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE IBC 2009 UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
4. SHEATHING: APA RATED 'EXPOSURE 1' PLYWOOD OR COMPOSITE PANEL:  

LOCATION	THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING
ROOF SHEATHING:	5/8"-INCH	40/20	8d AT 6" OC	8d AT 12" OC
WALL SHEATHING:	5/8"-INCH	16/0	8d AT 6" OC	8d AT 12" OC
FLOOR SHEATHING:	5/8"-INCH	48/24	8d AT 6" OC	8d AT 12" OC
5. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
6. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER.
7. ROOF SHEATHING: 5/8" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 40/20. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
8. WALL SHEATHING: 1/2" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 32/16. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.



**Renovations to Existing  
Apartment Building  
14 Marshall Street**

BY	JJO	JJO
REMARKS	issued for permitting	Updated Per City Review
NO	A	B
DATE	08-04-17	11-06-17
CODE:	IRC 2009	
TOWN:	Portland	
DATE:	08-04-17	
SCALE:	As Noted	
DRAWN:	JJO	
TITLE:	FRAMING PLANS	
FILE:		
SHEET:	A1-03	