

List of Drawings

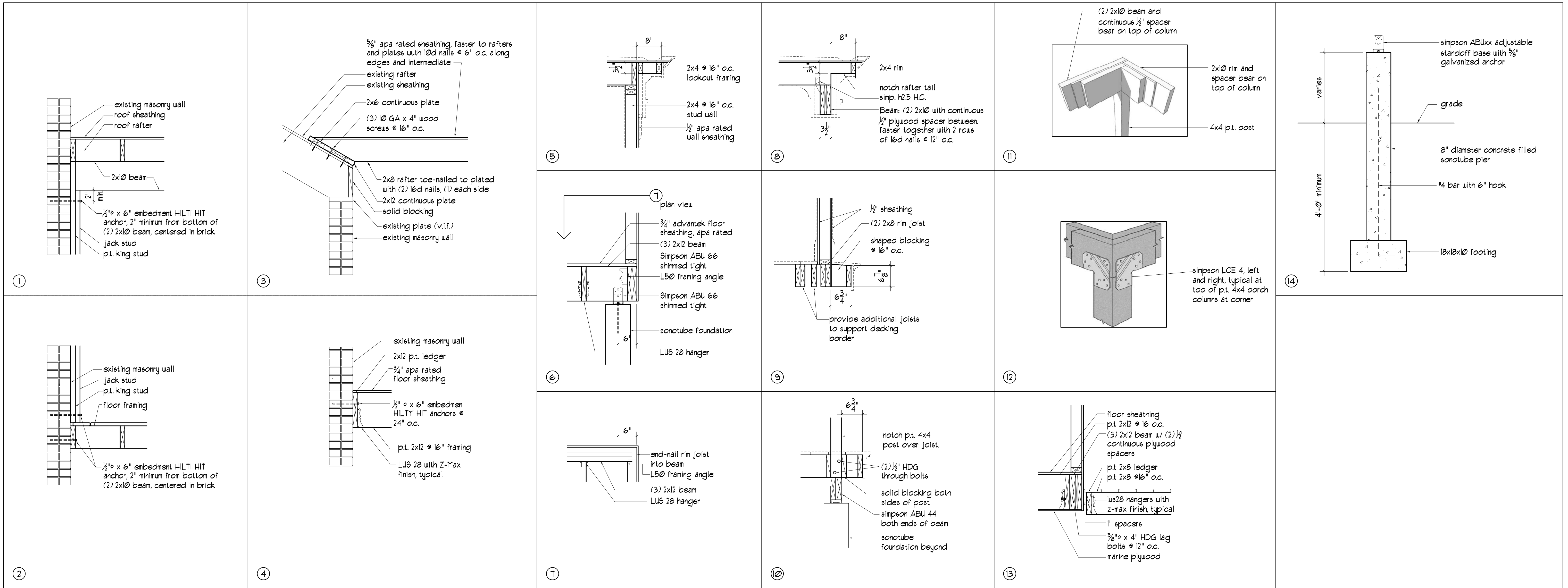
- a1 Cover Info, demolition
- Brick Entry Patio
- a2 Porch plans and elevations
- a3 Porch Cross Sections
- a4 Details
- s1 Framing and structural details

Date of these drawings:  
August 20, 2009

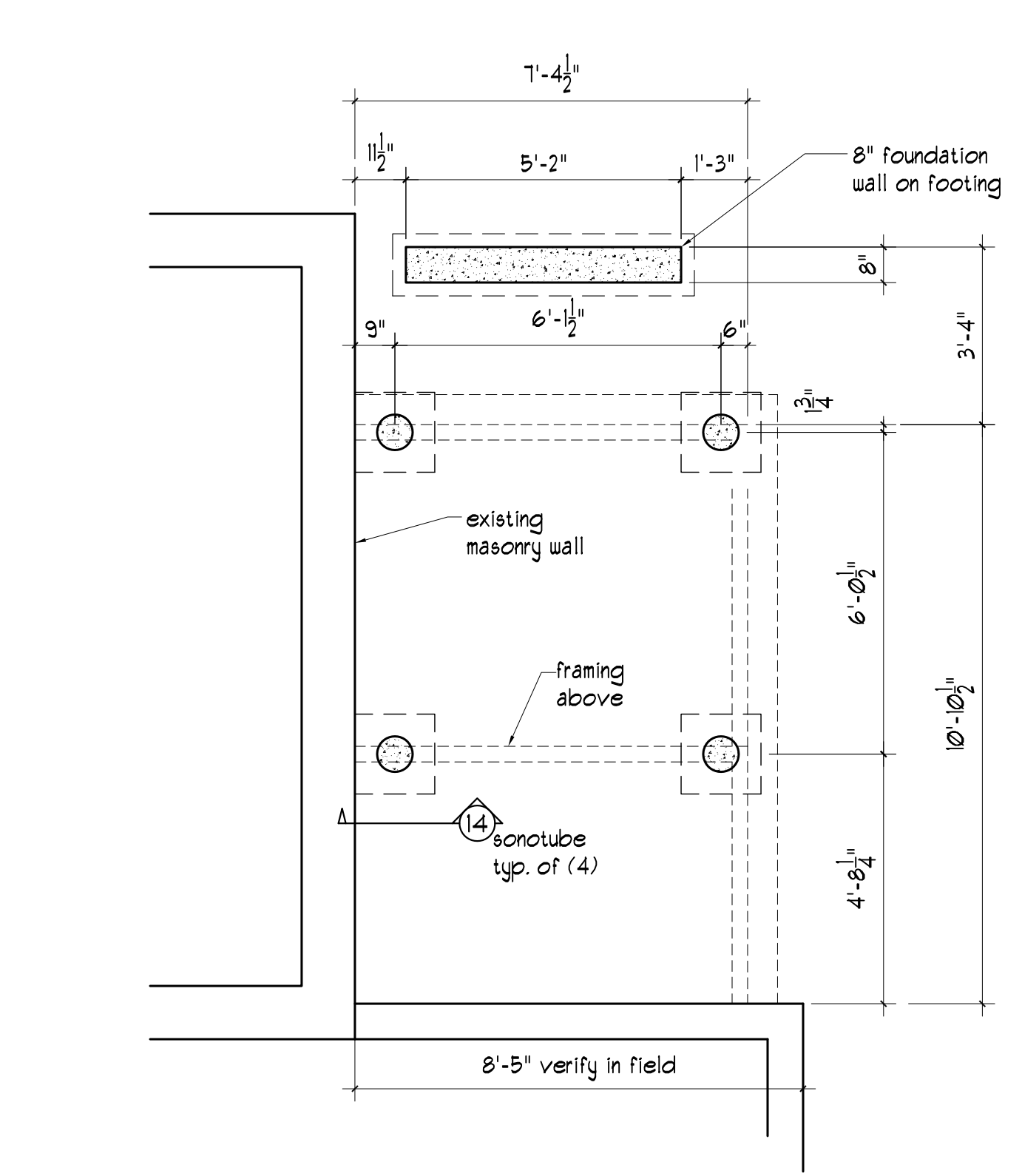
Kaplan & Johnson Residence  
98 Carroll Street  
Portland, Maine

framing and details

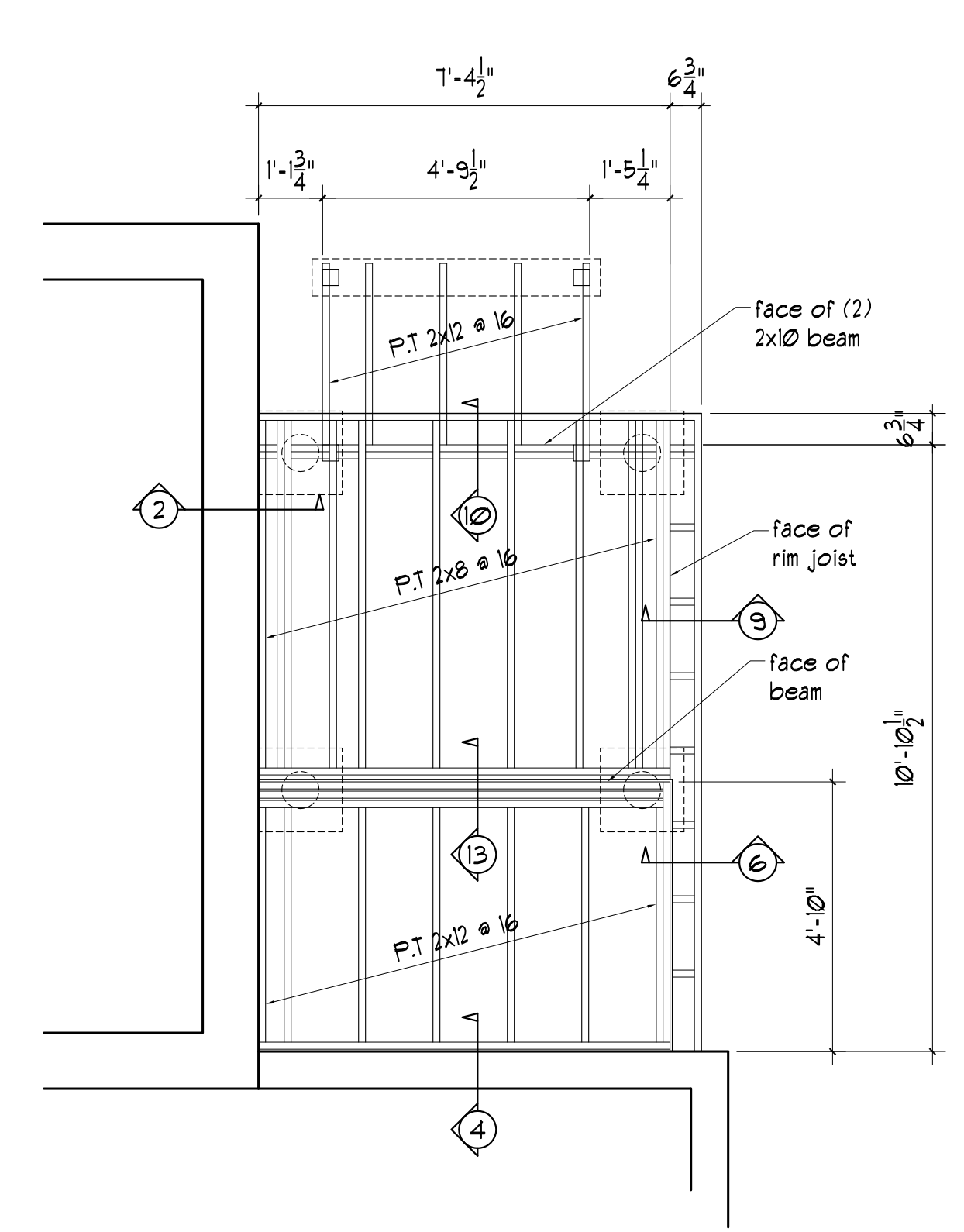
s1



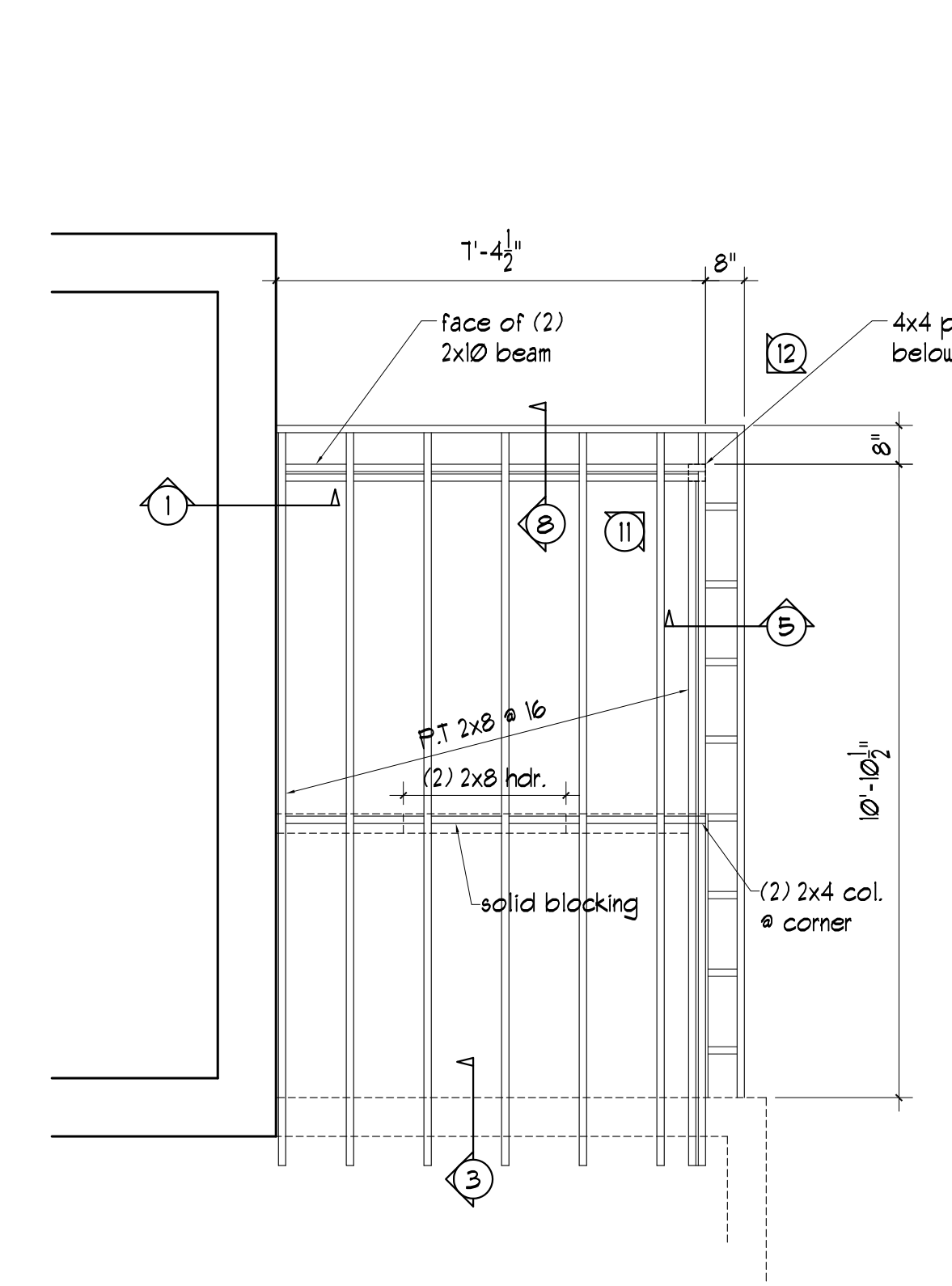
construction details  
3/4" = 1'-0"



1 foundation  
3/8" = 1'-0"



2 floor framing  
3/8" = 1'-0"



3 roof framing  
3/8" = 1'-0"

GENERAL FOUNDATION NOTES:

1. Foundations have been designed for a presumptive bearing capacity of 2000 psi.
2. Concrete strength at 28 days shall be:
  - 2.1. 3000 psi for footings, frost walls & piers (sonotube).
  - 2.2. 4000 psi for all slabs on grade.
3. Concrete shall not be placed in water or on frozen ground.
4. Provide PVC sleeves where pipes pass through concrete.
5. Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
6. Anchor bolts shall conform to ASTM A307
7. The general contractor shall be responsible for location and size of door bondout locations, slab depressions, beam pockets, through wall sleeves & other work requiring coordination with foundation placement.
8. The general contractor is responsible for temporary support and shoring of structural elements.

GENERAL TIMBER FRAMING NOTES:

1. Metal connectors shall be used as noted on the design drawings. Fastener designations are for Simpson Strong-Tie Manufacturing Company.
2. All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS)- latest edition.
3. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Fine-Fir (SFF), kiln dried to 19% maximum moisture content.
4. Timber shall be southern yellow pine treated with ACQ water borne preservative in accordance with AWPFA Treatment C1 with 0.40 PCF retainage for items in contact with roofing, masonry or concrete or with 0.60 PCF retainage for items in contact with earth.
5. Metal fasteners and connectors in contact with preservative treated lumber shall be stainless steel or "Z-Max" finished.
6. Provide Simpson H2.5a hurricane anchors where timber framing and/or trusses bear on walls.
7. Nailing not specified shall conform with IRC 2003.
8. Provide 1/2" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate.
9. Provide 3/8" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
10. Provide 3/4" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.
11. Provide stub columns in floor framing to maintain continuity of columns above and below floor framing. Stub columns to match size and be aligned with columns above. See detail.
12. Refer to and coordinate information on the architectural sheets with information shown on framing plans.