

**1**  
S-100 TYPICAL FRAMING ELEVATION 1  
Scale: 1/4"=1'-0"

**2**  
S-100 TYPICAL FRAMING ELEVATION 2  
Scale: 1/4"=1'-0"

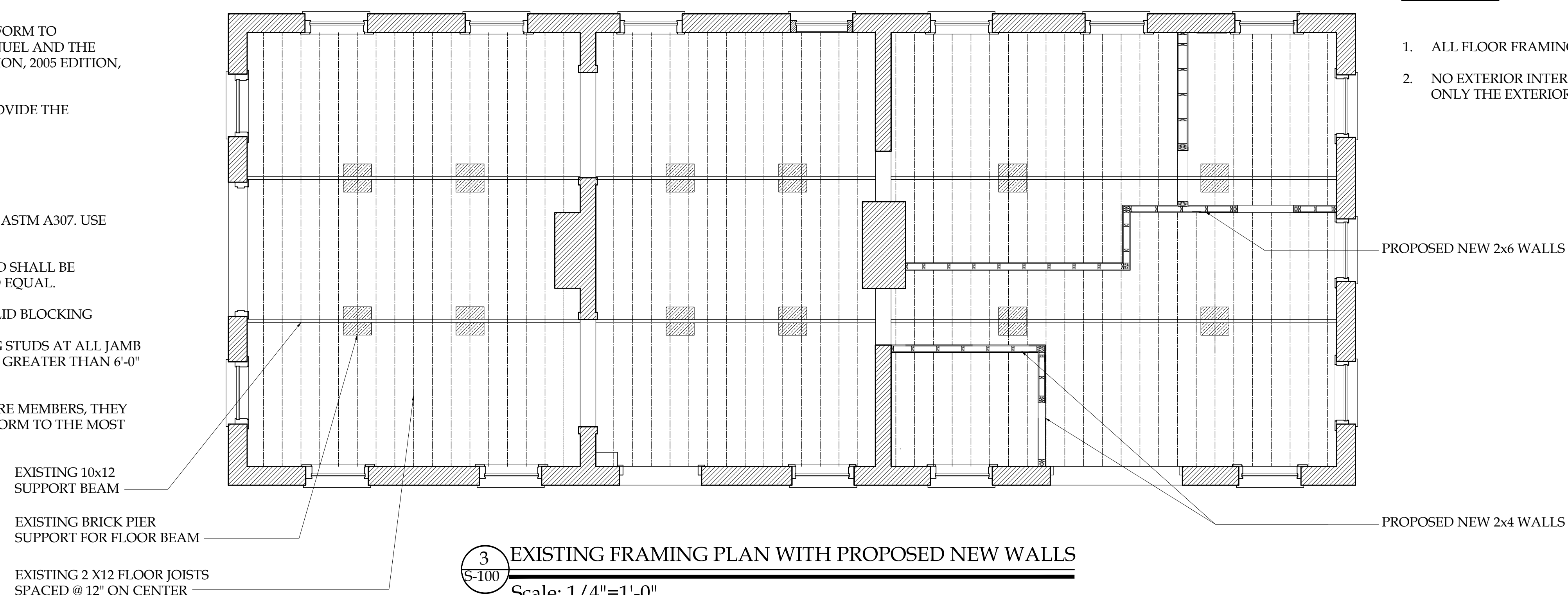
**WOOD CONSTRUCTION:**

- ALL WOOD CONSTRUCTION AND CONNECTIONS SHALL CONFORM TO AITC "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" MANUAL AND THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, 2005 EDITION, AND THE MOST CURRENT STATE OF MAINE BUILDING CODE.
- ALL MEMBER SIZES ARE TO BE SHOWN ON DRAWING AND PROVIDE THE FOLLOWING MINIMUM PROPERTIES:
 

MEMBER	SPECIES	Fb (PSI)	E (PSI)
2x JOISTS	DOUGLAS FIR NO2	850	1,400,000
OTHER	DOUGLAS FIR NO2	850	1,400,000
LVL	iLEVEL MICROLLAM	2600	1,900,000
- ALL BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO ASTM A307. USE WASHERS BETWEEN WOOD AND ALL BOLT HEADS AND NUTS
- ALL METAL WOOD CONNECTORS SHALL BE GALVANIZED AND SHALL BE MANUFACTURED BY SIMPSON STRONG TIE CO., OR APPROVED EQUAL.
- ALL JOISTS SHALL BE Laterally supported at ends by solid blocking
- UNLESS NOTED OTHERWISE ON PLAN, PROVIDE DOUBLE KING STUDS AT ALL JAMB OPENINGS UP TO 6'-0". USE TRIPLE KING STUDS FOR OPENINGS GREATER THAN 6'-0" AND LESS THAN 10'-0".
- WHERE BEAMS OR COLUMNS ARE FORMED OF TWO (2) OR MORE MEMBERS, THEY SHALL BE FULL LENGTH AND FASTENED TOGETHER TO CONFORM TO THE MOST RECENT EDITION OF THE STATE OF MAINE BUILDING CODE.

**NOTES:**

- ALL FLOOR FRAMING AND SUPPORT BEAMS ARE EXISTING.
- NO EXTERIOR INTERIOR WALLS ARE LOAD BEARING, ONLY THE EXTERIOR MASONRY WALLS ARE LOAD BEARING.



**3**  
S-100 EXISTING FRAMING PLAN WITH PROPOSED NEW WALLS  
Scale: 1/4"=1'-0"

REVISIONS

DATE	REMARKS



255 DIAMOND AVENUE  
 FRAMING DIAGRAM  
 FINAL

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DATE	3/19/18
SCALE	AS NOTED
SHEET NO.	S-100