NORTH ELEVATION
Scale: 1/4" = 1'-0"

SOUTH ELEVATION
Scale: 1/4" = 1'-0"

WEST ELEVATION
Scale: 1/4" = 1'-0"

FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

WINDOW TYPE A
ANDERSEN AP530V,
OR EQUIVALENT

WINDOW TYPE B
ANDERSEN DH2032,
OR EQUIVALENT

WINDOW TYPE C
ANDERSEN AP530,
OR EQUIVALENT

GENERAL NOTES:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
3. 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.
4. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

FOUNDATION NOTES:

1. FOUNDATION DESIGNED BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2500 PSF. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY.
2. DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FROST DEPTH OF 4'-6" BELOW FINISHED GRADE.
3. NO HORIZONTAL JOINT WILL BE PERMITTED IN THE WALLS OR SLABS UNLESS NOTED OTHERWISE.
4. FOUNDATION CONTRACTOR SHALL SET COLUMN ANCHOR BOLTS AND LEVELING PLATES, INCLUDING GROUTING, AS PER THE STRUCTURAL STEEL CONTRACTOR'S DRAWINGS.
5. EXCAVATING AND BACK FILLING AT NEW AND EXISTING FOUNDATION WALLS SHALL BE DONE SUCH THAT SYMMETRICAL LOADING SHALL BE MAINTAINED ON BOTH SIDES. WHERE DESIGN CONDITIONS REQUIRE DIFFERENT BACK FILL HEIGHTS, WALLS SHALL BE FIRMLY SHORED IN POSITION, AND SHORES SHALL REMAIN UNTIL FLOORS ARE PLACED AND PROPERLY SET, TO ROVIDE FULL SUPPORT.

WOOD FRAMING NOTES:

1. STRUCTURAL LUMBER: SPRUCE PINE FIR NO1/NO2 OR BETTER
2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE IRC BUILDING CODE, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
4. NAILING REQUIREMENTS FOR PLYWOOD ROOF DECK:
   PROVIDE 8d NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE;
   8d NAILS @ 6" o.c. ALONG PANEL EDGES
   8d NAILS @ 8" o.c. ALONG INTERMEDIATE MEMBERS
5. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
6. PROVIDE GALVANIZED METAL TIES EQUAL TO SIMPSON H2.5 HURRICANE TIES BETWEEN ROOF TRUSSES AND SUPPORTING WALL MEMBERS, UNLESS SHOWN OTHERWISE.
7. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

STRUCTURAL DESIGN CRITERIA:
1. Building Code: IBC 2009 International Building Code (Maine Building and Energy Code)
2. Design Loads:

Design Wind:	Design Snow:
Basic Wind Speed = 100 mph	Ground Snow = 60
Exposure Category "B"	Thermal Factor =1.0
Importance Factor = 1.0	Import. Factor =1.0
	Exposure Factor =1.0

3. Floor Live Load = 40psf

NOTES:

1. ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CODE. (MUBEC)
2. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR COMMENCING WORK.
3. ALL JOIST & GIRDER MATERIAL SHALL BE SPF#2 OR BETTER
4. LVLs BY BOISE SHALL BE VERSA-LAM 1.7E, F2650, OR BETTER
5. PRESSURE TREATED LUMBER SHALL BE SYP NO.2 OR BETTER TREATED WITH WATERBORNE PRESERVATIVES PER AWPA STANDARD U1, COMMODITY SPEC. A, TO THE USE REQUIREMENTS OF USE CATEGORY 2 (UC2)
6. I-JOISTS ARE BASED ON NORDIC ENGINEERED LUMBER PRODUCTS NI-40X JOISTS SHALL BE 1950F MSR GRADE

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GARAGE RENOVATION
Teresa Valliere
57 Revere St.
Portland, Maine

TITLE: ELEVATIONS & FRAMING PLANS

DATE: 2/1/16	DRAWN BY: BWM	DRAWING NUMBER:
SCALE: as noted	PROJ NO: 2016-001	S-1

Inspections Division
Date: 08/11/16