1. DIMENSIONS WHERE P
AND VERIFY ALL DIMENSI

2. CONTRACTOR SHALL R
CONTRACTORS KNOWING
THEREFORE ACCEPT SUC
COMPLETE THE WORK AT

3. ALL WORK SHALL CON

4. CONTACT LOCAL UTILI
WORK.

5. ALL WOOD IN CONTAC

6. ALL GRADING SHALL P

7. DESIGN AND INSTALL
SUBCONTRACTOR AND M
JURISDICTION.

8. DESIGN AND INSTALL
AND MUST COMPLY WITH

9. PROVIDE ALL NECESS
BUILT IN EQUIPMENT SHC

10. FRAME ALL EXTERIOR

11. PROVIDE 6" MIN. CLEA
TO FINISH GRADE AT PER

12. INSTALL COPPER OR

13. INSTALL MOISTURE R

14. CONTINUE GYPSUM B

15. BATH FIXTURES AND

16. CAULK ALL SINKS TO

17. INSTALL 5 SHELVES I

18. INSTALL SHELF AND F
A.F.F. UNLESS OTHERWIS

19. HANDRAILS FOR STAI
ABOVE THE TOP RISER O
ADJACENT TO A WALL SH
REQUIRED GUARDRAILS
WHICH ALLOW PASSAGE

20. UNAUTHORIZED CHAN
ANYONE WHOM THE CLIE
REPORTS, PLANS, SPECI
APPROVED IN WRITING B
NOT THE RESPONSIBILITY
ARCHITECT AND TO RELE
CHANGES.

21. PROVIDE AND INSTAL
OR REQUIRED FOR SECU

22. ANY DOORS NOT LOC

NOTE: THIS DRAWING IS F
THIS PROJECT. THE ARCHITECT / OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS ERRORS OR OMISSIONS IF
EACH TRADE DOES NOT HAVE THE FULL SET OF DRAWINGS AND SPECIFICATIONS.

ABBREVIATIONS & SYMBOLS:

@	AT	R	RISER
C	CENTER LINE	RAD.	RADIUS
		REINF.	REINFORCED
ACOUS	ACOUSTICAL	R.O.	ROUGH OPENING
ARCH	ARCHITECTURAL		
BD	BOARD	SECT.	SECTION
BLDG	BUILDING	SHT.	SHEET
BOT.	BOTTOM	SIM.	SIMILIAR
		STL.	STEEL
CAB.	CABINET	STOR.	STORAGE
CLG	CEILING	STRUCT.	STRUCTURAL
CL	CLOSET	SUSP.	SUSPENDED
COL	COLUMN		
CONC	CONCRETE	T&G	TONGUE AND GROOVE
CONT	CONTINUOUS	TYP	TYPICAL
		T.W.	TO THE WEATHER
DBL	DOUBLE	T.OW.	TOP OF WALL
DIA	DIAMETER	T.O.S.	TOP OF SLAB
DET	DETAIL	U.N.O.	UNLESS NOTED OTHERWISE
DN	DOWN		
DW	DISHWASHER	V.I.F	VERIFY IN FIELD
DWG	DRAWING	W/	WITH
		WD	WASHER/DRYER
EL	ELEVATION	WH	WATER HEATER
EXIST	EXISTING	W/O	WITH OUT
EQ	EQUAL	W.W.F.	WELDED WIRE FABRIC
HORIZ	HORIZONTAL		
HGT	HEIGHT		
INSUL	INSULATION		
LAV	LAVATORY		
MAX	MAXIMUM		
MECH	MECHICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
M.O.	MASONRY OPENING		
N	NORTH		
N.I.C.	NOT IN CONTRACT		
NO.	NUMBER		
O.H.	OVERHEAD		
PLYWD.	PLYWOOD		
P.T.	PRESSURE TREATED		
PVC	POLYVINYL CHLORIDE		

Room name 101	ROOM
101	DOOR
	WINDOW
200	WALL
300	CEILING
	DEMO
1	INTERIOR
2	COLUMN LINE HEAD
1 A101 SIM	BUILDING
1 A101 SIM	BUILDING
1 A101 SIM	WALL
1 A101 SIM	DETAIL
100 3 3 100 Ref	INTERIOR
Name Elevation	VERTICAL

	CONCRETE
	CONCRETE MASONRY UNIT
	BRICK
	GRAVEL
	SOIL
	STEEL
	WOOD FRAMING
	WOOD BLOCKING
	PLYWOOD
	GYPSUM BOARD
	BATT INSULATION
	RIGID INSULATION
	EXPANSION MATERIAL
	FINISH WOOD
	CROWN MOLDING
	CHAIR RAIL

CODE SUMMARY

2009 MUBEC / INTERNATIONAL RESIDENTIAL CODE - 2009 EDITION

R301.2.1.4 EXPOSURE CATEGORY
THE SITE OF THIS BUILDING IS LOCATED IN AN AREA WHICH WOULD BE CATEGORIZED AS EXPOSURE B.

R301.2.2 SEISMIC PROVISIONS
THE SITE OF THIS BUILDING IS LOCATED IN A SEISMIC DESIGN CATEGORY B.

R301.2.4 FLOOD PLAIN CONSTRUCTION
THE SITE OF THIS BUILDING IS NOT LOCATED IN A FLOOD PLAIN.

R301.6 ROOF LOAD
THIS BUILDING HAS BEEN DESIGNED TO SUPPORT SNOW LOADS OF 50# / SF.

R302.7 UNDER STAIR PROTECTION
THE ACCESSIBLE SPACE UNDER THE STAIRS WILL BE ENCLOSED WITH A MIN. OF 1/2" GYPSUM BOARD.

R302.11 FIREBLOCKING
FIREBLOCKING SHALL BE PROVIDED AS REQUIRED BY THIS SECTION.

R308 GLAZING
THIS BUILDING HAS BEEN DESIGNED TO PROVIDE SAFETY GLAZING WHERE REQUIRED BY R308.4. "WINDOW SUPPLIER SHALL CONFIRM THAT ALL SAFETY GLAZING IS PROVIDED WHERE REQUIRED.

R311.7.7 HANDRAILS
HANDRAILS ARE PROVIDED ON AT LEAST ONE SIDE OF ALL STAIR RUNS. THEY ARE BETWEEN 34" AND 38" HIGH ABOVE THE NOSING OF THE TREAD.

R312 GUARDS
GUARDS AT PORCHES, OPEN SIDES OF STAIRS AND BALCONIES ARE 36" HIGH. OPENINGS AT GUARDS ARE LESS THAN 4"

ELECTRICAL SUBCONTRACTOR SHALL INSTALL SMOKE AND CARBON MONOXIDE ALARMS PER THE REQUIRED NEC CODE.

CHAPTERS 25 THROUGH 33: GENERAL PLUMBING REQUIREMENTS
THIS WORK IS TO BE DESIGNED AND BUILT BY THE PLUMBING SUBCONTRACTOR.

CHAPTERS 34 THROUGH 41: ELECTRICAL SYSTEMS
IS TO BE DESIGNED AND BUILT BY THE ELECTRICAL SUBCONTRACTOR

CITY OF PORTLAND, MAINE
RESURGAM.

Inspections Division

Date: 05/10/17

Permit Drawings

REVISIONS

#	DATE	DESCRIPTION

DATE:	4/20/17
PROJECT #	01-21-17
DRAWN BY:	AEP
CHECKED BY:	KK
DRAWING SCALE	As indicated

SHEET TITLE

COVER SHEET

A0

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WOOD FRAMING:

* Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria.
* Spruce-Pine-Fir #2 and better (Maximum Moisture Content 19%) U.O.N.

"Pressure treated lumber" shall be framing material of the specified species which has been pressure treated with a decay and insect resistant solution, meeting all current standards for wood in contact with concrete or earth.

Sill plates in contact with masonry or concrete foundations, footings or slabs may be treated Timber Strand LSL (zinc borate treatment). Sodium borate treatment may also be acceptable for sill plate applications when protected from weather.

Acceptable treatment mediums for wood in contact with earth or in exterior applications include ACQ-C and ACQ-D (Alkaline Copper Quaternary) and copper azole (CBA-A and CBA-B).

DO NOT USE WOODS WHICH HAVE BEEN TREATED WITH AMMONIA BASED CARRIERS.

All connectors shall meet the recommendations of the pressure treated wood manufacturer, but shall be not less than Hot Dipped Galvanized meeting requirements of ASTM A653, such as Simpson ZMAX. (G185). All screws, nails and bolts shall match hangers and other connectors, and shall meet ASTM A123 for individual connectors, and ASTM A153 for fasteners.

For durability, it is our recommendation that connectors used in exposed conditions with treated lumber be stainless steel.

Do not mix galvanized and stainless products.

Do not allow aluminum to contact treated wood.

* Laminated Veneer Lumber (LVL): Manufactured 1 3/4" wide Microllams (ML) by Trus Joist or equivalent.

  Fb=2,600 psi, E=1,900,000 psi, Fv=285 psi, depth noted on plans.
* Minimum nailing shall comply with IBC Table 2304.9.1 except where more or larger nailing shown on drawings.
* Metal connectors: Simpson Strong Tie unless otherwise noted, installed with number and type of nails to achieve maximum rated capacity. Note that heavy duty and skewed hangers may require special order.
* All beams shall be braced against rotation at points of bearing.
* Drypack grout all beam pockets full after beams are set.
* Lead holes for lag bolts shall be 60% to 70% of lag shank diameter in compliance with AITC criteria.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

* The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.
* These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at Any Other building site. Plans shall not be used for construction at any other building site without specific review by the engineer.
* Observations of foundation reinforcing or framing required by the owner, lender, insurer, building department or any other party will be accomplished by the engineer at the owner's expense. At least 24 hours advance notice is requested.
* All slabs on grade shall be separated from adjacent structural and finish elements to allow free movement of the slab, unless specifically shown and noted otherwise.

ABBREVIATIONS KEY

BRG	BEARING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
DWG	DRAWING
EA	EACH
ES	EACH SIDE
(E)	EXISTING, BLUE
GALV	GALVANIZED
LOC	LOCATION
LVL	LAMINATED VENEER LUMBER
NTS	NOT TO SCALE
(N)	NEW, RED
PT, P.T.	PRESSURE TREATED
(R)	REMOVE
SIM	SIMILAR
SQ	SQUARE
T&B	TOP AND BOTTOM
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WA	WEDGE ANCHOR

CITY OF PORTLAND, MAINE — RESURGAM

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Date: 05/10/17

Structural Integrity
Consulting Engineers, Inc.
77 Oak Street
Portland, ME, 04101
p. 207-774-4614
f. 866-793-7835
www.structuralinteg.com

BUILD WITH CONFIDENCE

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SI# 17-0088

TO MAKE

UND IN FIELD.

FRAMING PLAN SYMBOLS KEY

	WOOD OR STEEL POST/COLUMN
	NUMBER OF WOOD STUDS IN POST BELOW
A / B / C	COLUMN (ABOVE, BELOW, CONTINUOUS) AT THIS LEVEL
(E) / (N)	EXISTING / NEW
	(N) JOIST BEARING
	(E) JOIST BEARING
	(N) CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	(E) CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	(N) FLUSH FRAMED JOIST BEARING WITH HANGER
	(E) JOIST W/ (N) FLUSH HANGER
	(N) BEARING WALL BELOW
NOT USED	(N) SHEATHING /SHEAR WALL
NOT USED	INDICATES 2x6 @ 16" O.C. OVERFRAMED CRICKET ON EXISTING ROOF BEARING ON 2x PLATES AND STUB BEARING WALLS @ 48" O.C. MAX.
(#)T	NUMBER OF TRIM STUDS UNDER HEADER
(#)K	NUMBER OF KING STUDS ADJACENT TO HEADER

LEGEND

DROPPED BEAM — — — — — —

FLUSH BEAM ———

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Herzlinger - Fleisc
Proposed 1st Floor / Frami

DATE:	04/20/17
DRW / CHK B	
PROJECT #	01-21-17
DWG SCALE:	

A-1

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RESURGAM. CITY OF PORTLAND, MAINE

Inspections Division

Date: 05/10/17

Herzlinger - Fleisc
Proposed 2nd Floor / Fram

DRW / CHK B	
DATE: 04/20/17	DWG SCALE:
PROJECT # 01-21-17	

A-2

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1 FRONT ELEVATION
1/8" = 1'-0"

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Date: 05/10/17

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Proposed Elevations

DATE:	04/20/17	DRW / CHK B	
PROJECT #	01-21-17	DWG SCALE:	

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1 LEFT ELEVATION
1/8" = 1'-0"

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Proposed Elevations

DATE:	04/20/17	DRW / CHK B
PROJECT #	01-21-17	DWG SCALE:

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1 REAR ELEVATION
1/8" = 1'-0"

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Proposed Elevations

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DRW / CHK B	
PROJECT #	01-21-17
DWG SCALE:	

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1 RIGHT ELEVATION
1/8" = 1'-0"

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Proposed Elevations

DATE:	04/20/17
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PROJECT #	01-21-17
DWG SCALE:	

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Typical New Roof Assembly:
Fully Adhered EPDM Roof
1/2" Cover Board
2" PolyIso Insulation R-10 (Seams Tapes & Sealed)
3/4" Roof Sheathing
Roof Rafter - See Structural Drawings

New Exterior Wall Assembly:
Siding - Match Existing
1/2" Sheathing
R-21 Min. Insulation
Vapor Barrier
1/2" M.R. Gypsum Wall Board

New M. Bath

RESURGAM. CITY OF PORTLAND, MAINE

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Date: 05/10/17

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Existing 1st Floor Plan

DATE:	04/20/17	DRW / CHK B	
PROJECT #	01-21-17	DWG SCALE:	

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Inspections Division

Date: 05/10/17

1 E-6

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Existing 2nd Floor Plan

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1 Existing Elevation - Front
1/8" = 1'-0"

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Existing Elevations

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PROJECT #	01-21-17
DWG SCALE:	

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1 Existing Elevation - Street Side
1/8" = 1'-0"

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1 Existing Elevation - Rear
1/8" = 1'-0"

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Existing Elevations

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1 Existing Elevation - Side
1/8" = 1'-0"

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Existing Elevation

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2 Exterior 3D View 2

1 Exterior 3D View 1

3 Interior 3D View 1

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DATE:	4/15/17
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CHECKED BY:	KK
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3D VIEWS

R1

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