2nd FLOOR FRAMING PLAN

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

ROOF FRAMING PLAN

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

SECTION 1/S1

Scale: 3/8" = 1'-0"

SECTION 2/S1

Scale: 3/8" = 1'-0"

RESIDENTIAL SPECIFICATIONS:

FLOOR SYSTEM:
Joists As Indicated
Bridging at Center
2x PT Sill w/ Sealer
Subfloor ¾ T&G Advantek

EXTERIOR WALLS:
2x Studs as Indicated (16"oc)
Sheathing as Indicated (½")
Air Infiltration Wrap
Siding/Finish as Indicated

INTERIOR WALLS:
2x4 Studs @ 16"oc
½" Gypboard as Indicated

ROOF SYSTEM:
Rafters/Trusses as Indicated
Sheathing as Indicated (⅝")
15# Underlayment
Ice & Water Shield at Eaves/Valleys
235# Asphalt Shingles as Indicated

INSULATION:
Exterior Walls R-19 New, Fill voids Existing
Attic Cap R-38, R-0@Sloped, Fill Voids Exist.
Sills R-19
Foundation Wall R-15

VENTILATION:
Soffit - 2"Contin. Strip
Ridges - Contin. Shingle
Circulation Vents Between
Rafters/Trusses

BEAMS/HEADERS:
(3)2x6 Max. 40" Span
(3)2x8s Max 80" Span
Min. 4" Bearing all Beams

INTERIOR FINISHES:
½" Gypboard or As Indicated
At Walls/Ceilings
Flooring As Indicated
Paint/Stain As Indicated

Note: Items not Indicated Shall
be Per Contract

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.

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. 2nd Floor Live Load = 30psf

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. RESERVED

LEGEND:

ETR = EXISTING TO REMAIN
PI = 3.5x3.5 PSL Post (4x4 PT at Basement)

THIS PROJECT CONSISTS OF THE REPAIRS TO AN EXISTING RESIDENCE DAMAGED BY FIRE.

ISSUED FOR PERMITTING 9.12.17

Reviewed for Code Compliance
Approved as Noted
Approved with Conditions
Date:_____

STATE OF MAINE
BRUCE W. MACLEOD
No. 5422
LICENSED
PROFESSIONAL ENGINEER

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TITLE: FRAMING PLANS AND SECTIONS

DATE: 09/06/17	DRAWN BY: BWM	DRAWING NUMBER:
SCALE: as noted	PROJ NO: 2017-063	S-1 of 1