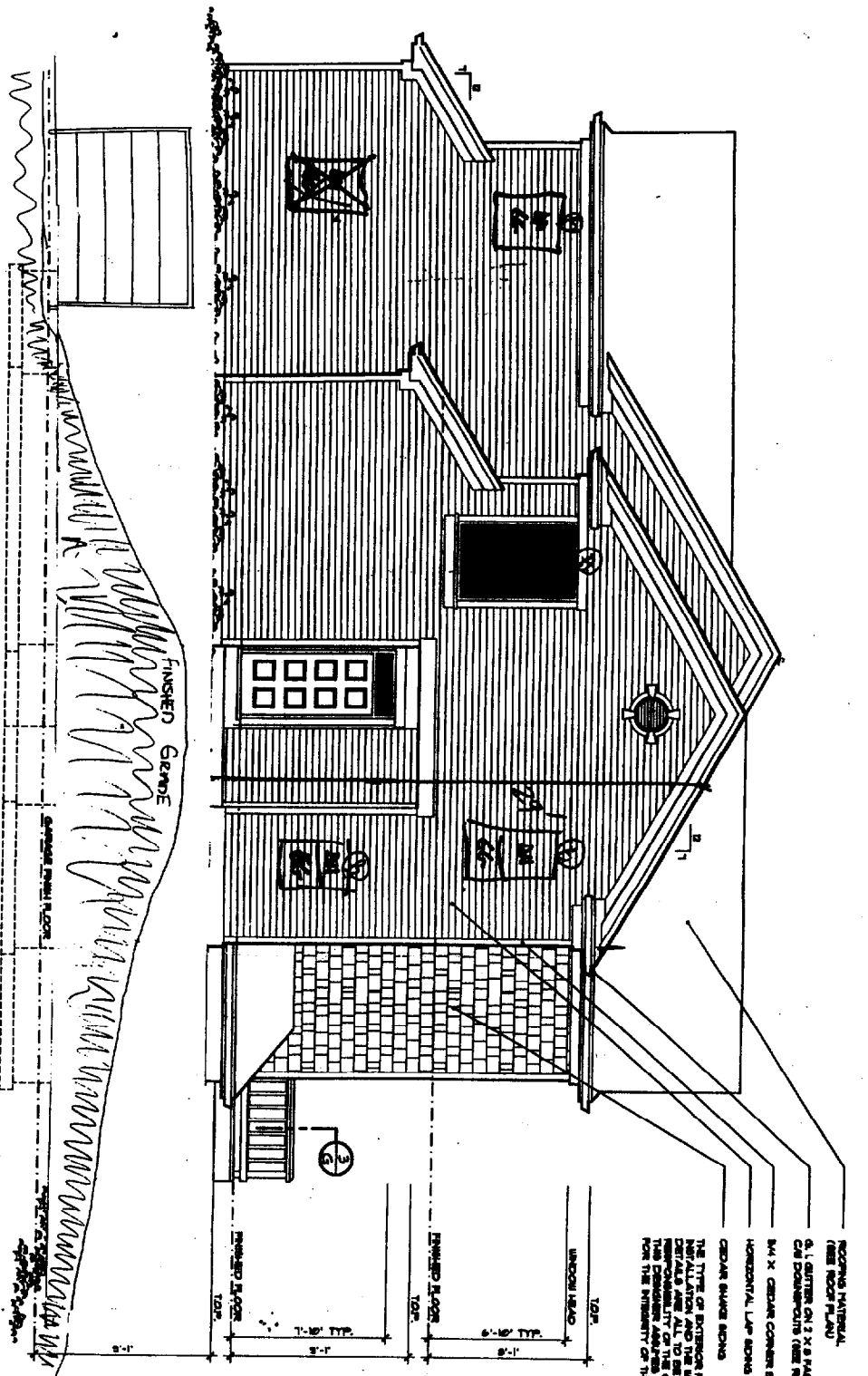


65-67 Randall

Where's the garage?

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 28 2002

LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



IMPORTANT:
THIS DESIGN CAN BE BUILT AS A TOWNHOUSE/ROWHOUSE OR AS A MULTI-FAMILY (SEE DEPARTMENT RECORDS) DETAIL LIST LOCAL JURISDICTIONS.

TOWNHOUSES / ROWHOUSES:
ATTACHED LIVING UNITS ON SEPARATE PARCELS OF LAND WITH THE PROPOSED LANE OCCURRING AT THE CORNER OR PART-WAY BETWEEN THE UNITS.

ATTACHED:
ATTACHED LIVING UNITS ALL ON ONE PARCEL, OR TWO UNITS ON ONE PARCEL, OR LAND, BUILT IN THE SAME "Y" SHALL BE CODED, FINISHED WITH ONE OR MORE AND OF LAND BUILT IN THE SAME "Y" OR GROUND (AND ORLAND) IS COVERED BY THE CURRENT BUILDING CODE.

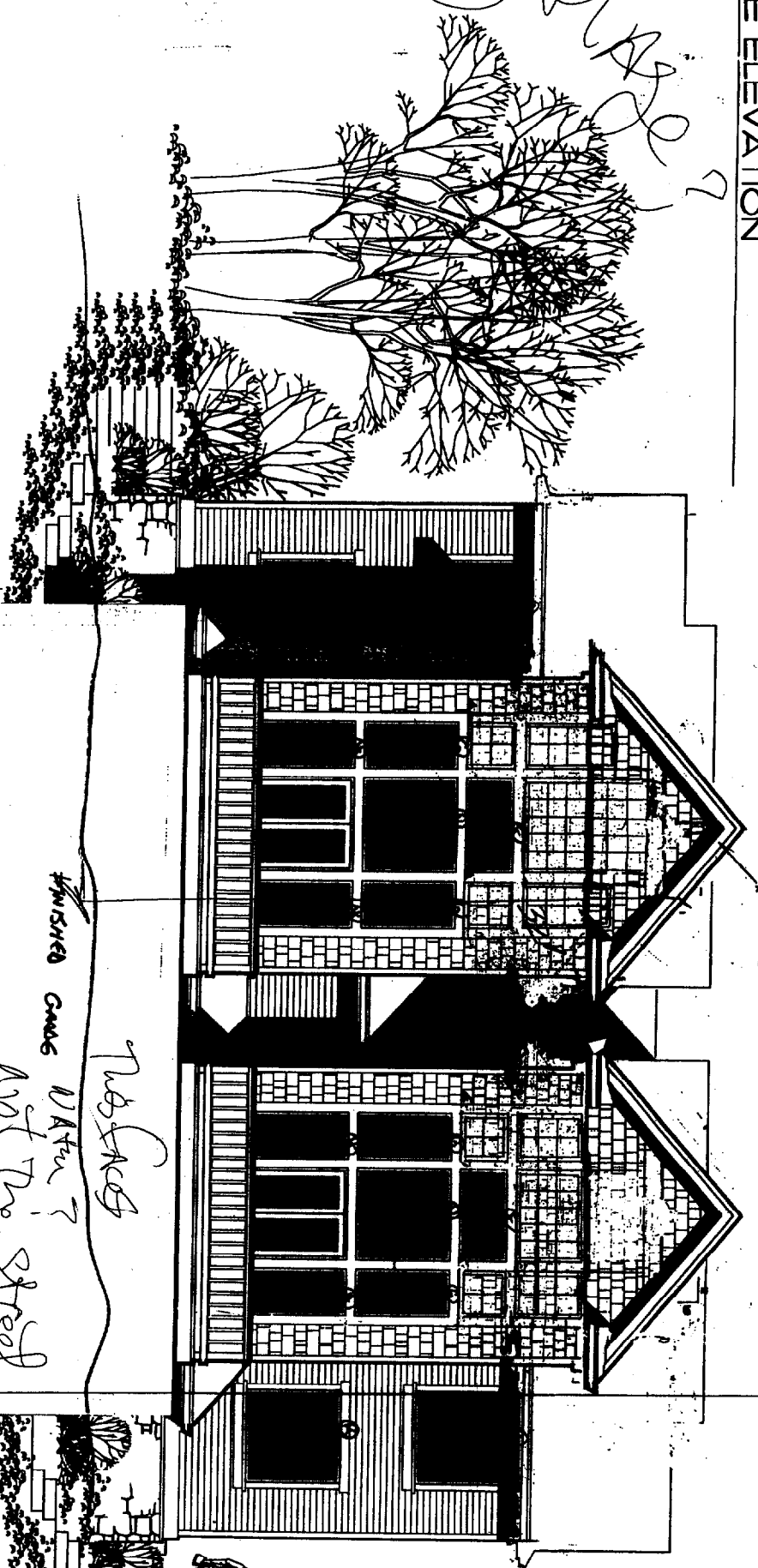
DETAILS TO BE SHOWN TO CANNOT "TRANSFER" APPLICATIONS FROM ONE PARCEL TO ANOTHER.

THIS DESIGN MAY BE BUILT AS A TOWNHOUSE/ROWHOUSE WITH DETAILS TO BE LE PROPOSED THAT THE COVERED UPPER FLOOR AREA DOES NOT EXCEED 50% OF THE TOTAL FLOOR AREA OF THE UNIT.

IF THIS DESIGN IS INTRODUCED TO BE BUILT AS A MULTIFAMILY UNIT OR FROM UNITS, CONTACT THE DEPARTMENT OFFICE PRIOR TO ANY CONSTRUCTION. IN ADDITIONAL, PREPARED APPROVE DETAILS WILL BE REQUIRED.

REV. 1/2001 PLANNING

FRONT ELEVATION
SCALE 1/4" = 1'-0"



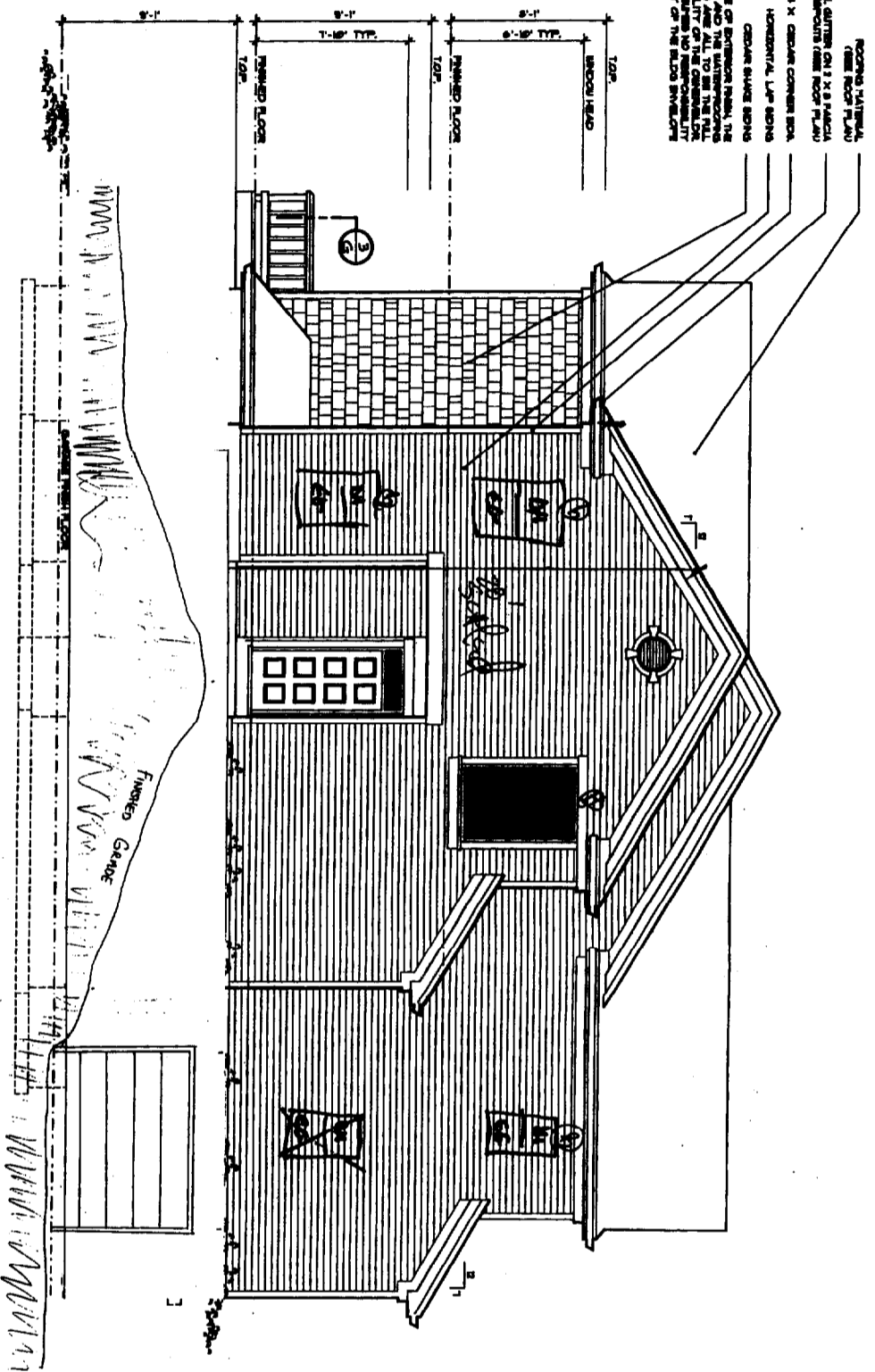
Finished Grade Water?
Not the street
per site plan

CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL EXTERIOR SIDING AND WATERPROOFING.

UPPER FLOOR	880 SQ. FT.
MAIN FLOOR	1248 SQ. FT.
TOTAL	2128 SQ. FT.

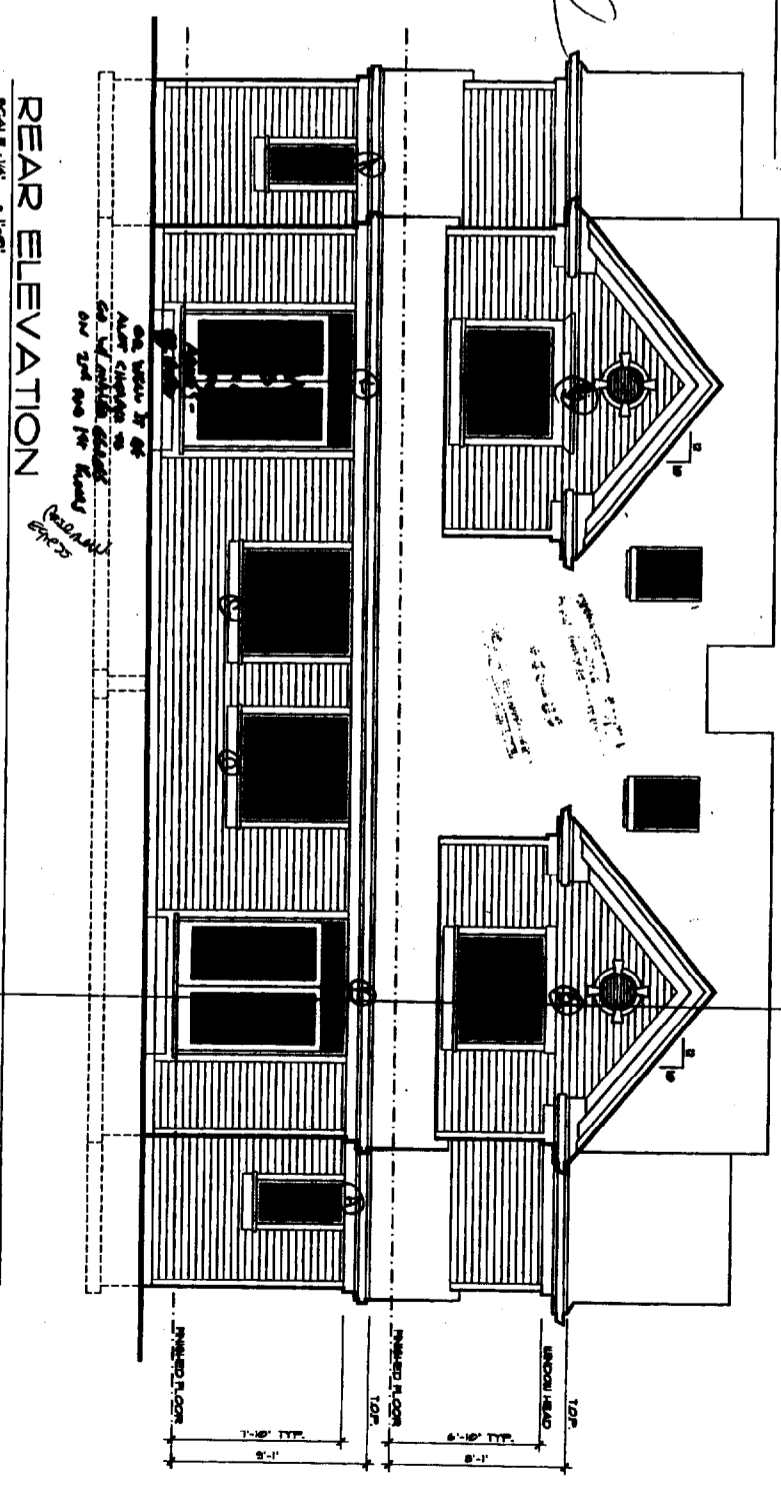
4016
1

ROOFING MATERIAL
 (SEE ROOF PLAN)
 6" LATHING ON 1" X 3" FASCIA
 (SEE ROOF PLAN)
 3/4" X 3/4" SQUARE CORNER BOARDS
 HORIZONTAL LAP JOINTS
 CEDAR SHAKE SIDING
 THE TYPE OF SIDING SHALL BE THE
 SPECIFICATION AND THE WATERPROOFING
 DETAILS ARE ALL TO BE THE FULL
 RESPONSIBILITY OF THE CONTRACTOR.
 FOR THE INTEGRITY OF THE BIDS SPECIFY



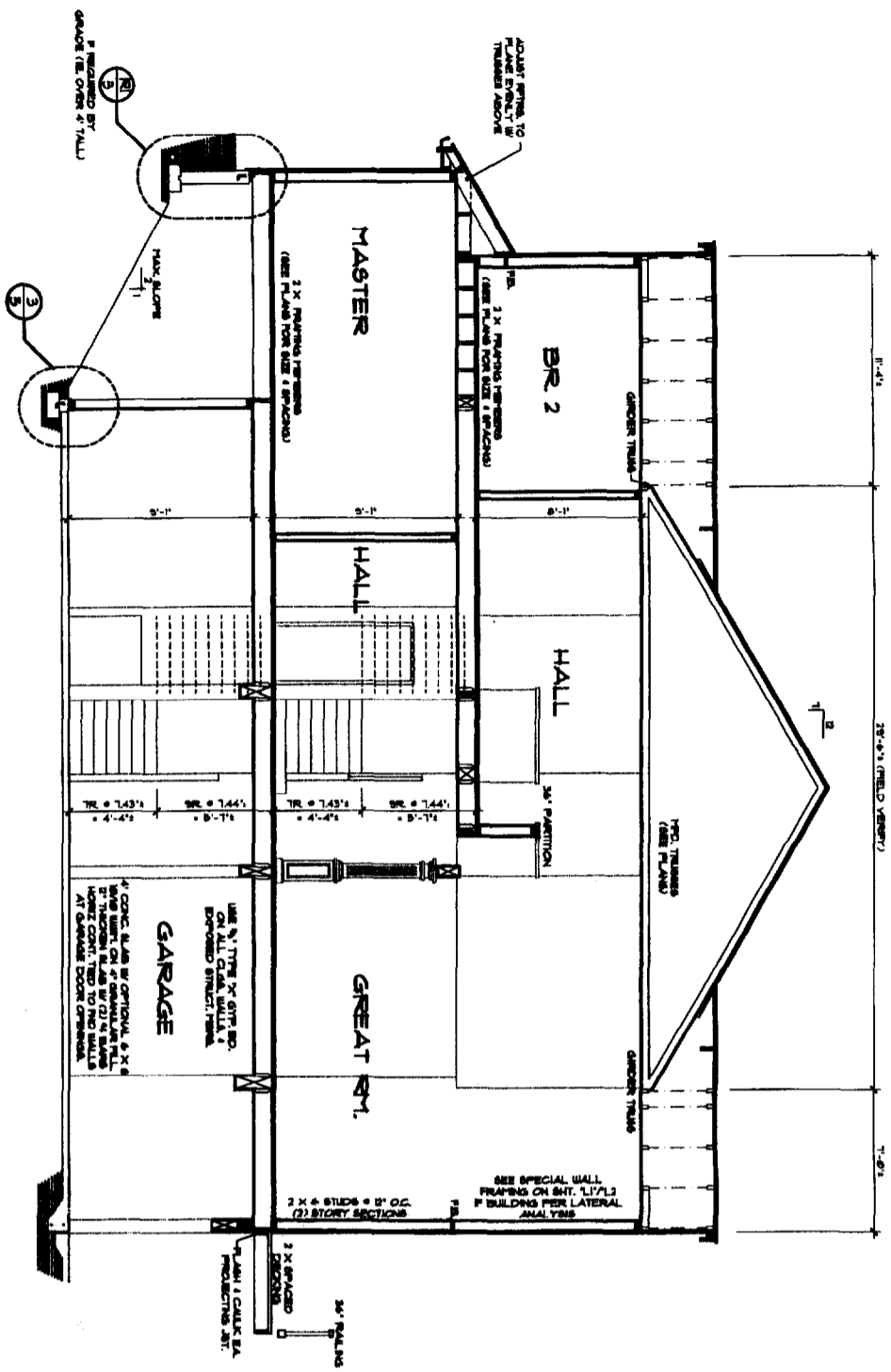
RIGHT SIDE ELEVATION
 SCALE 1/4" = 1'-0"

Handwritten note:
 Thanks
 for the
 Doors!

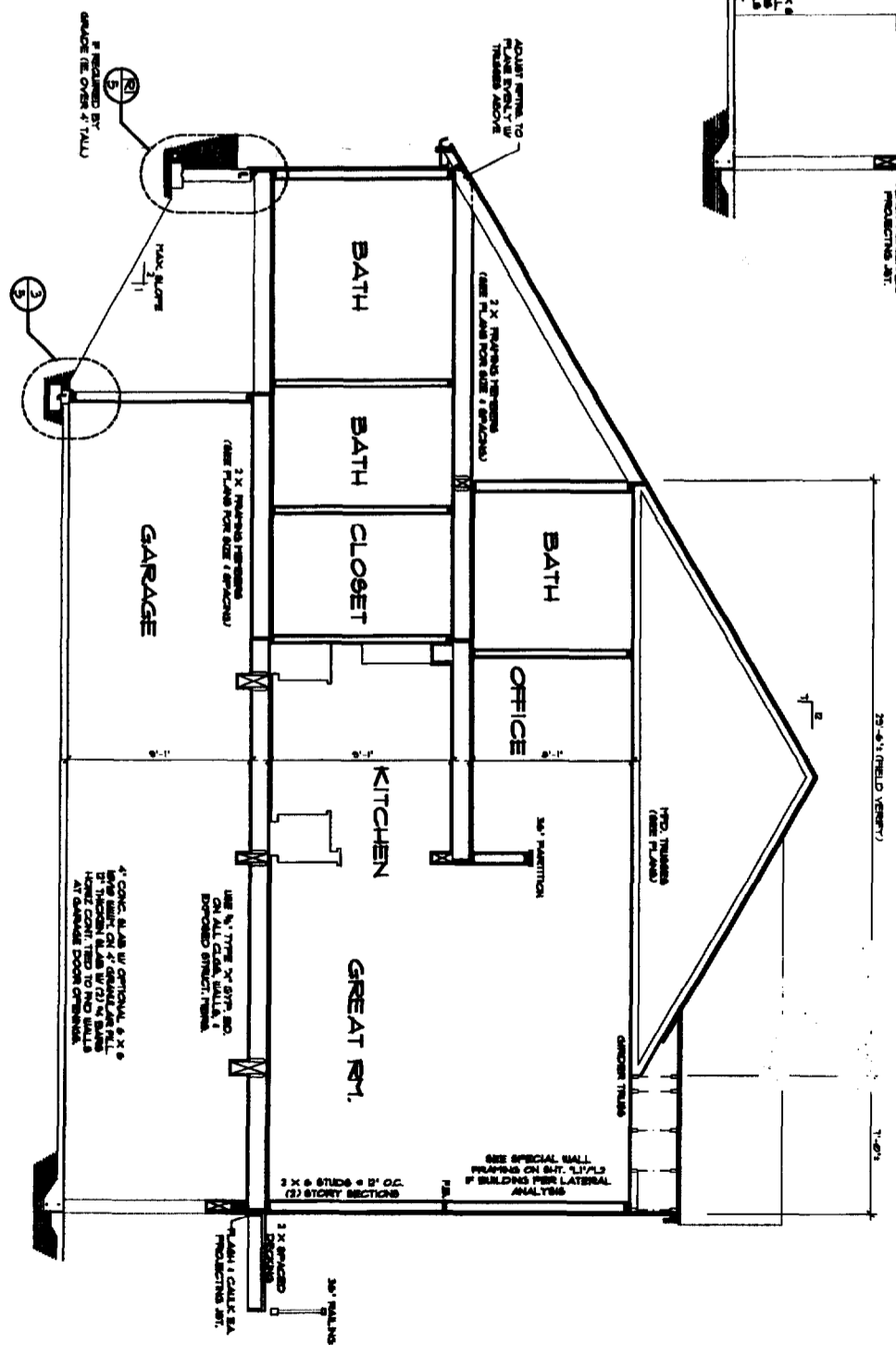


REAR ELEVATION
 SCALE 1/4" = 1'-0"

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL EXTERIOR SIDING AND WATERPROOFING.
 COPYRIGHT © 1997 ALAN MASCOFF DESIGN ASSOCIATES, INC.



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

UPPER FLOOR	860 SQ. FT.
MAIN FLOOR	848 SQ. FT.
TOTAL	1608 SQ. FT.

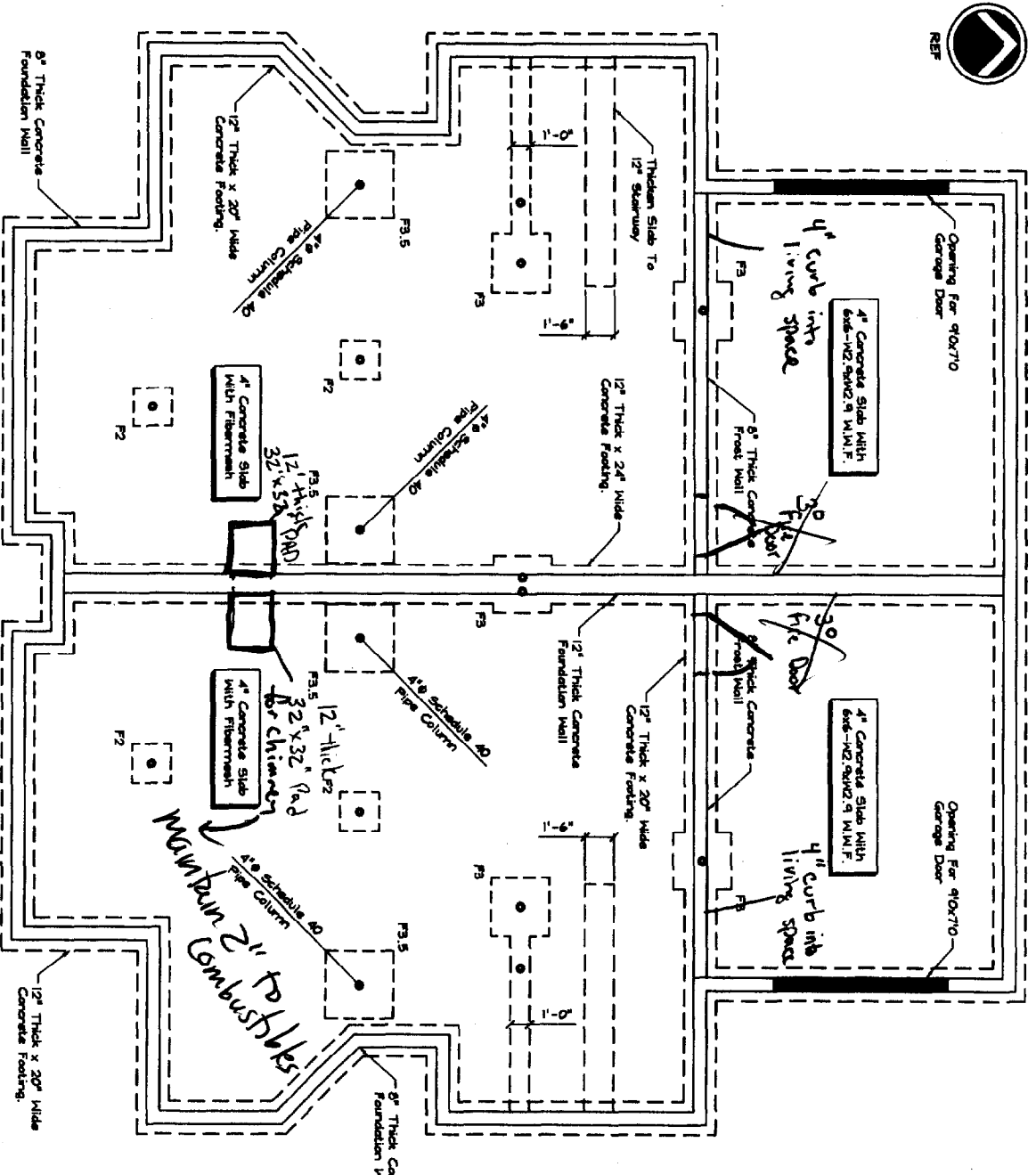
4016
6

DATE: 11/07/07
DRAWN: J.M.

ALAN MASCORD DESIGN ASSOCIATES, INC.
200 N. 10th Ave., Portland, OR 97208 503-752-2991 FAX 503-726-9820



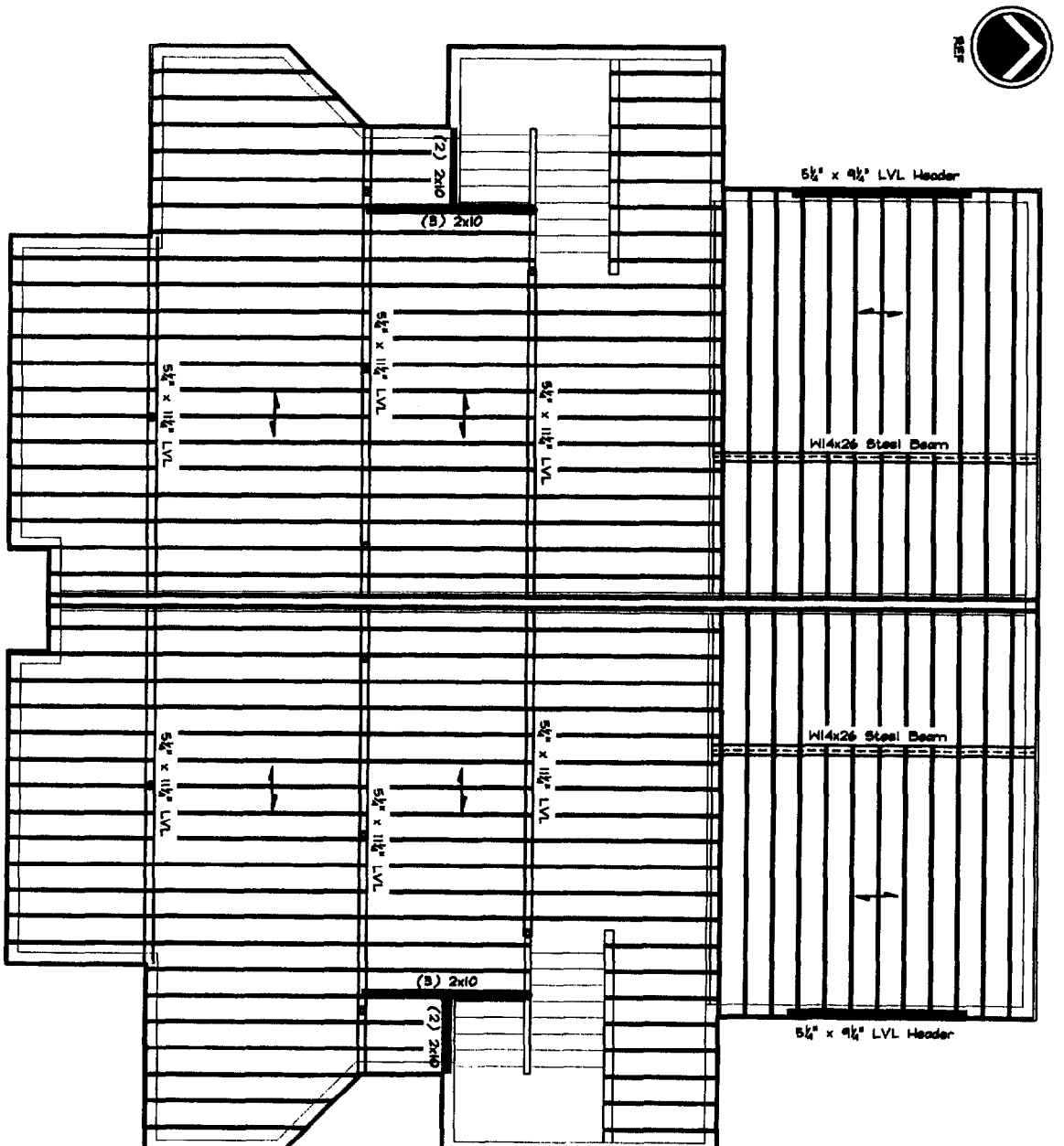
FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F2	12" x 24" x 24"	(3) #4 Bars Each Way
F3	12" x 36" x 36"	(4) #4 Bars Each Way
F3.5	12" x 42" x 42"	(5) #4 Bars Each Way



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

HEADER SCHEDULE		
OPENING WIDTH	DESCRIPTION	
6'-0" Maximum	(3) 2x6's	
6'-1" - 8'-0"	(3) 2x10's	
8'-1" - 10'-0"	(3) 2x12's	

Indicates Direction Of Span Of 1/2" T&G Plywood Sheathing.
First Floor Framing Shall Be 2x10 Joists At 6' o.c.
Indicates Location Of Post Down To Supporting Member.



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

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STATE OF MAINE
ATTORNEY GENERAL
JAMES M. COOPER
100 WATER STREET
PORTLAND, MAINE 04101
TEL: 603-781-5700
WWW.SHELLEYENGINEERING.COM

SHELLEY ENGINEERING, INC.
STRUCTURAL CONSULTANTS
90 BRIDGE STREET
WESTBROOK, MAINE 04096
PHONE: 603-781-5700
FAX: 603-781-5706
WWW.SHELLEYENGINEERING.COM

PORTLAND MAINE

**RANDAL STREET
FRAMING PLANS**

DRN BY: PHF
CHKD BY: PDJ
DATE: JULY 28, 2008
SCALE: AS NOTED
JOB NO.: 2008-???

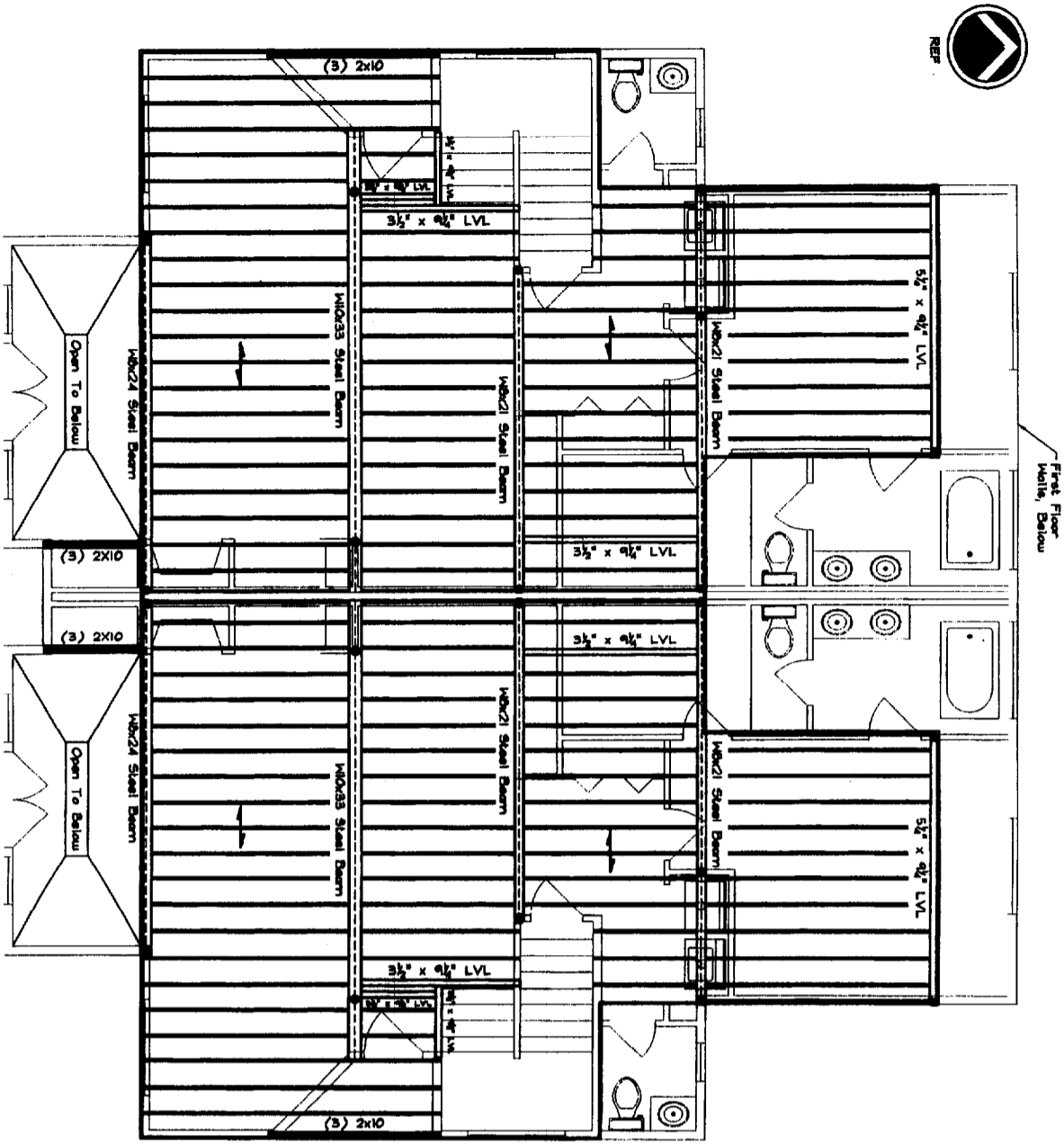
This Drawing is Issued
 Not For Construction For Construction

Current Revision

#	DATE	DESCRIPTION

HEADER SCHEDULE	
Organic Matter	Description
6'-0" Maximum	(3) 2x6's
6'-1" - 8'-0"	(3) 2x10's
8'-1" - 10'-0"	(3) 2x12's

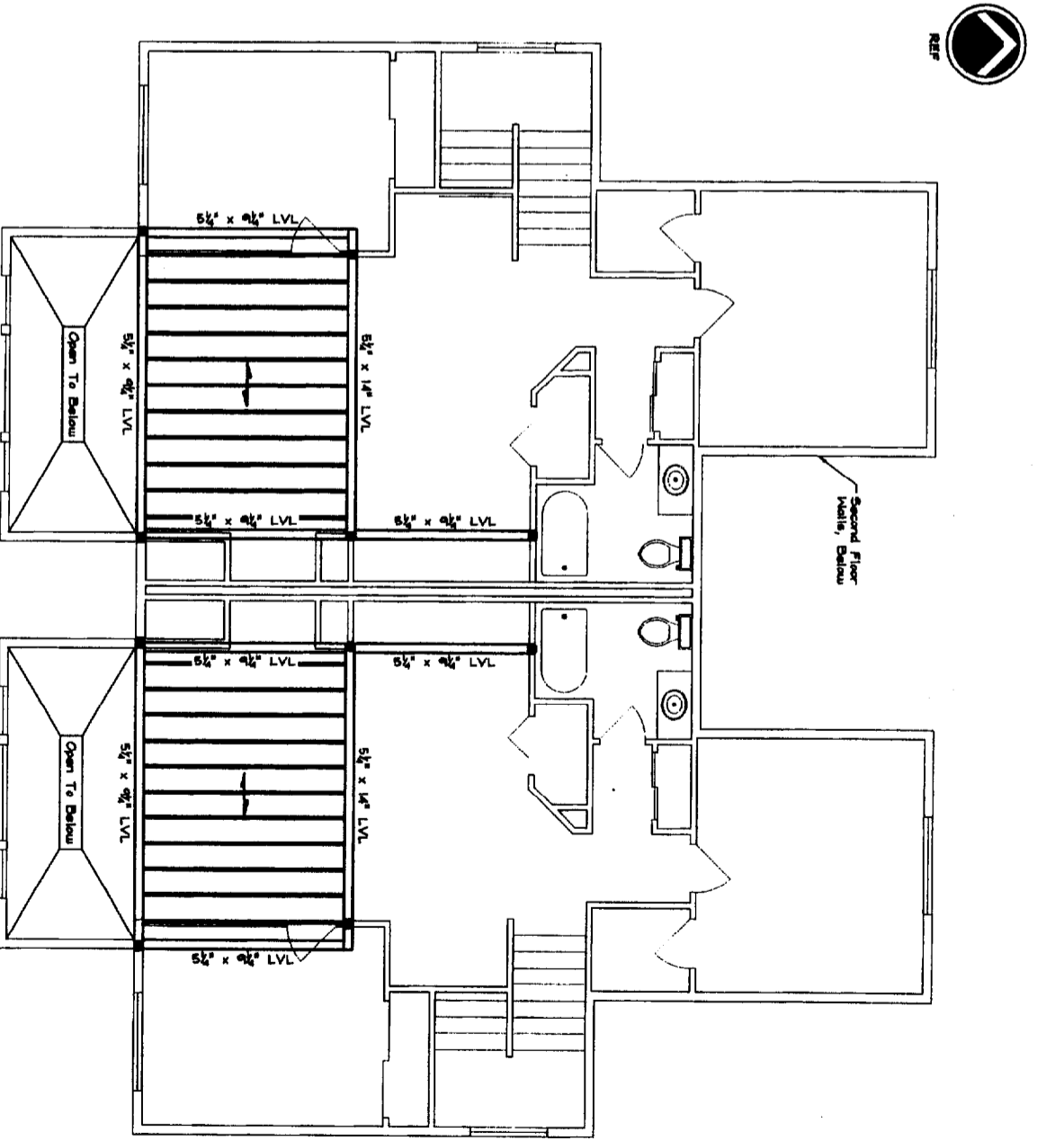
Indicates Direction Of Span Of 3/4" T&G Plywood Sheathing.
 First Floor Framing Shall Be 2x10 Joists At 16" o.c.
 Indicates Location Of Post Down To Supporting Member.



SECOND FLOOR FRAMING PLAN
 Scale: 1/8" = 1'-0"

HEADER SCHEDULE	
Organic Matter	Description
6'-0" Maximum	(3) 2x6's
6'-1" - 8'-0"	(3) 2x10's
8'-1" - 10'-0"	(3) 2x12's

Indicates Direction Of Span Of 3/4" T&G Plywood Sheathing.
 First Floor Framing Shall Be 2x10 Joists At 16" o.c.
 Indicates Location Of Post Down To Supporting Member.





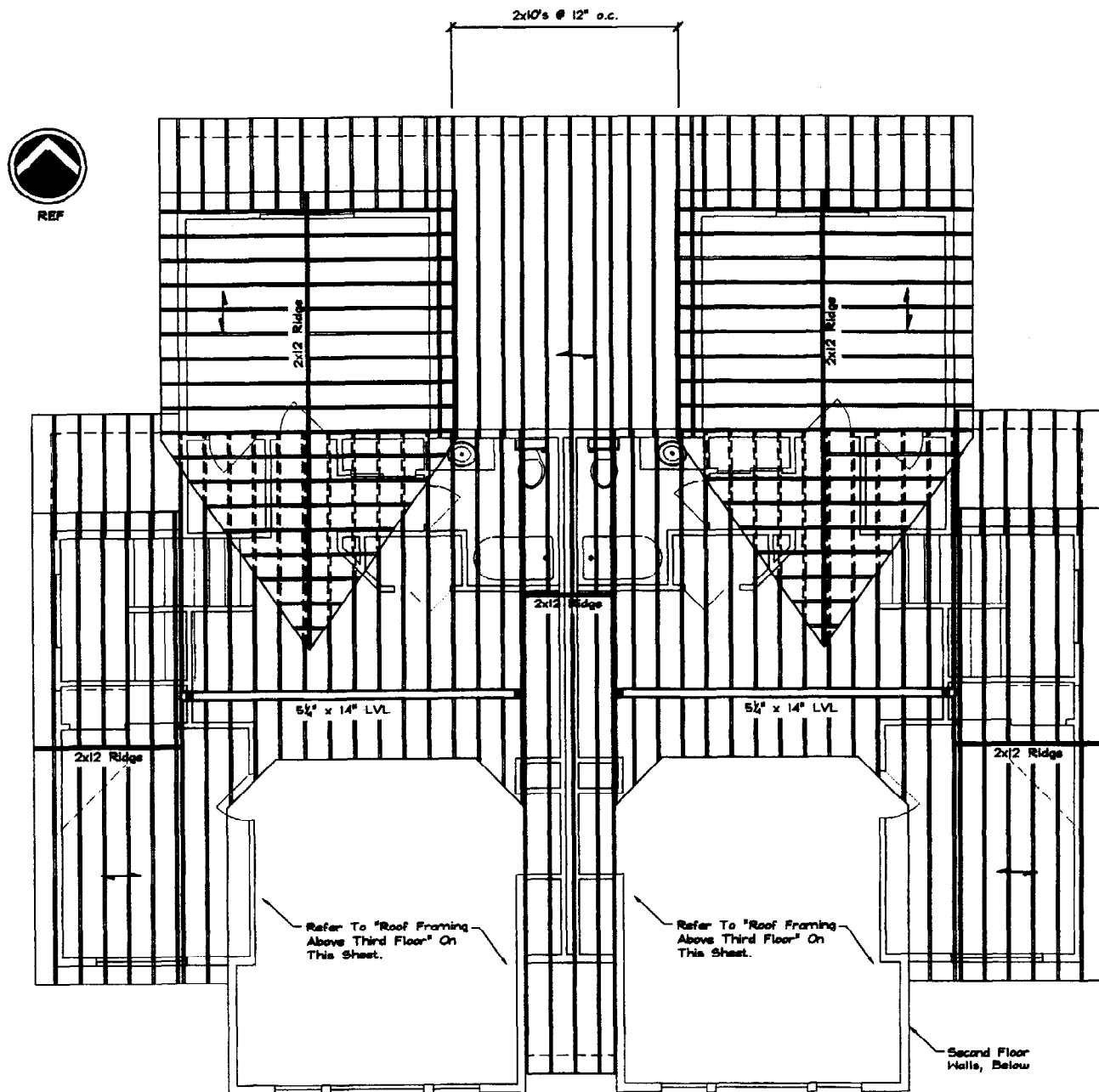
THIRD FLOOR FRAMING PLAN
 Scale: 1/8" = 1'-0"

Copyright 2008 Shelley Engineering, Inc.

	<p>SEI SHELLEY ENGINEERING, INC. STRUCTURAL CONSULTANTS 90 BRIDGE STREET WESTBROOK, MAINE 04092 PHONE (603) 864-6400 FAX (603) 864-6700 www.ShelleyEngineering.com</p>	<p>RANDAL STREET FRAMING PLANS</p> <p>PORTLAND MAINE</p>	<p>DRN BY: PHF CHKD BY: PDJ DATE: JULY 28, 2008 SCALE: AS NOTED JOB NO.: 2008-???</p>	<p>This Drawing is Issued</p> <p><input type="checkbox"/> Not For Construction <input checked="" type="checkbox"/> For Construction</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">CURRENT REVISION</th> </tr> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	CURRENT REVISION			#	DATE	DESCRIPTION			
CURRENT REVISION													
#	DATE	DESCRIPTION											
<p>SHEET TITLE: 2ND & 3RD FLOOR FRAMING S2 OF 4 CAD 2008-???</p>													

HEADER SCHEDULE	
OPENING WIDTH	DESCRIPTION
4'-0" Maximum	(3) 2x8's
4'-1" - 6'-0"	(3) 2x10's
6'-1" - 8'-0"	(3) 2x12's

 Indicates Direction Of Span Of 1/2" OSB Sheathing
 Roof Framing Shall Be 2x10 Rafters At 16" o.c. (U.N.O.)
 Indicates Location Of Post Down To Supporting Member.



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

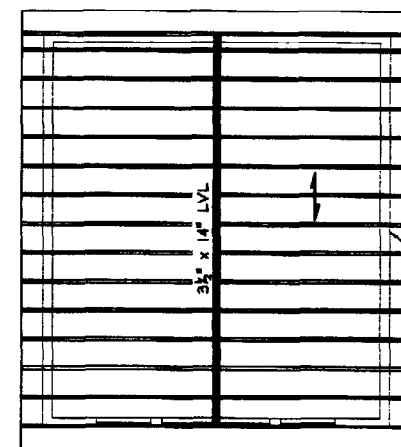
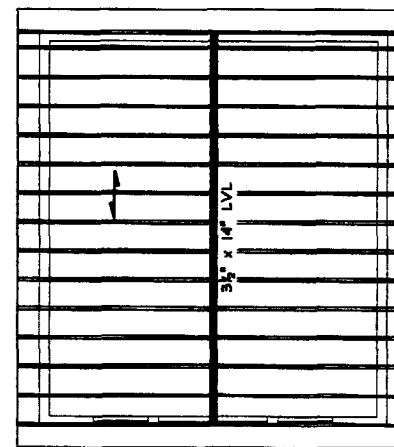
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- 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.
- 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. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

CONCRETE NOTES:

- ALL CONCRETE WORK SHALL CONFORM TO ACI-318-95.
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, MAXIMUM SIZE AGGREGATE SHALL BE 3/4".
- CONCRETE TO REMAIN EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60. DEFORMED BARS SHALL BE DETAILED AND FABRICATED IN ACCORDANCE TO ACI-318 LATEST EDITION, AND PLACED IN ACCORDANCE WITH ACI-318.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND BE PROVIDED IN FLAT SHEETS.
- SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI-318-95. SPLICES OF WWF SHALL BE 6" MINIMUM.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A307.
- HOOKS NOT DIMENSIONED SHALL BE ACI STANDARD HOOKS.
- CONCRETE COVER OVER REINFORCEMENT SHALL BE AS FOLLOWS:
 CONCRETE CAST AGAINST EARTH = 3"
 CONCRETE EXPOSED TO EARTH OR WEATHER = 1 1/2"
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER = 1/2"

HEADER SCHEDULE	
OPENING WIDTH	DESCRIPTION
6'-0" Maximum	(3) 2x8's
6'-1" - 8'-0"	(3) 2x10's
8'-1" - 10'-0"	(3) 2x12's

 Indicates Direction Of Span Of 1/2" OSB Sheathing
 Roof Framing Shall Be 2x10 Rafters At 16" o.c.
 Indicates Location Of Post Down To Supporting Member.



Third Floor Walls, Below

PART PLAN - ROOF FRAMING ABOVE THIRD FLOOR
SCALE: 1/4" = 1'-0"

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER: No. 2 SPRUCE PINE FIR OR BETTER.
 Fb = 750 PSI Fv = 70 PSI
 Fc = 975 PSI E = 1100000 PSI
- DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA BUILDING CODE, 1996 EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD ROOF DECK:
 PROVIDE 8d NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE:
 8d NAILS @ 6" o.c. ALONG PANEL EDGES
 8d NAILS @ 12" o.c. ALONG INTERMEDIATE MEMBERS
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
- PROVIDE GALVANIZED METAL TIES EQUAL TO SIMPSON H2.5 HURRICANE TIES BETWEEN ROOF TRUSSES AND SUPPORTING WALL MEMBERS, UNLESS SHOWN OTHERWISE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- ROOF SHEATHING: 5/8" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 32/16. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
- BCI FLOOR JOISTS SHALL BE STORED ON SITE AND INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.

STRUCTURAL DESIGN CRITERIA:

- BUILDING CODE: 1999 EDITION OF THE BOCA NATIONAL BUILDING CODE
- FLOOR DEAD LOAD = 10 PSF
- FLOOR LIVE LOAD = 40 PSF = 30 PSF @ BEDROOMS
- ROOF DEAD LOAD = 15 PSF
- SNOW:
 - GROUND SNOW LOAD = 60 PSF
 - IMPORTANCE FACTOR, I = 1.0
 - EXPOSURE FACTOR, Ce = 0.7
 - FLAT ROOF SNOW LOAD = 42 PSF
- SOIL BEARING PRESSURE (ASSUMED) = 2500 PSF

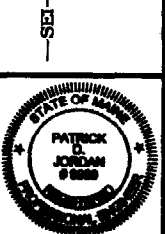
This Drawing Is Issued:

<input type="checkbox"/> Not For Construction	<input type="checkbox"/> For Construction
DATE	DESCRIPTION

DRN BY: PJP	CHKD BY: PDU
DATE: JULY 26, 2003	SCALE: AS NOTED
JOB NO.: 2003-777	

RANDAL STREET
 FRAMING PLANS
 PORTLAND
 MAINE

SHELLY ENGINEERING, INC.
 Structural Consultants
 80 Beacon Street
 Westport, Maine 04092
 Phone: (807) 864-6466
 Fax: (807) 864-6708
 www.shellyengineering.com



SHEET TITLE:
ROOF FRAMING AND NOTES
 S3 OF 4
 CADD 2003-777a3