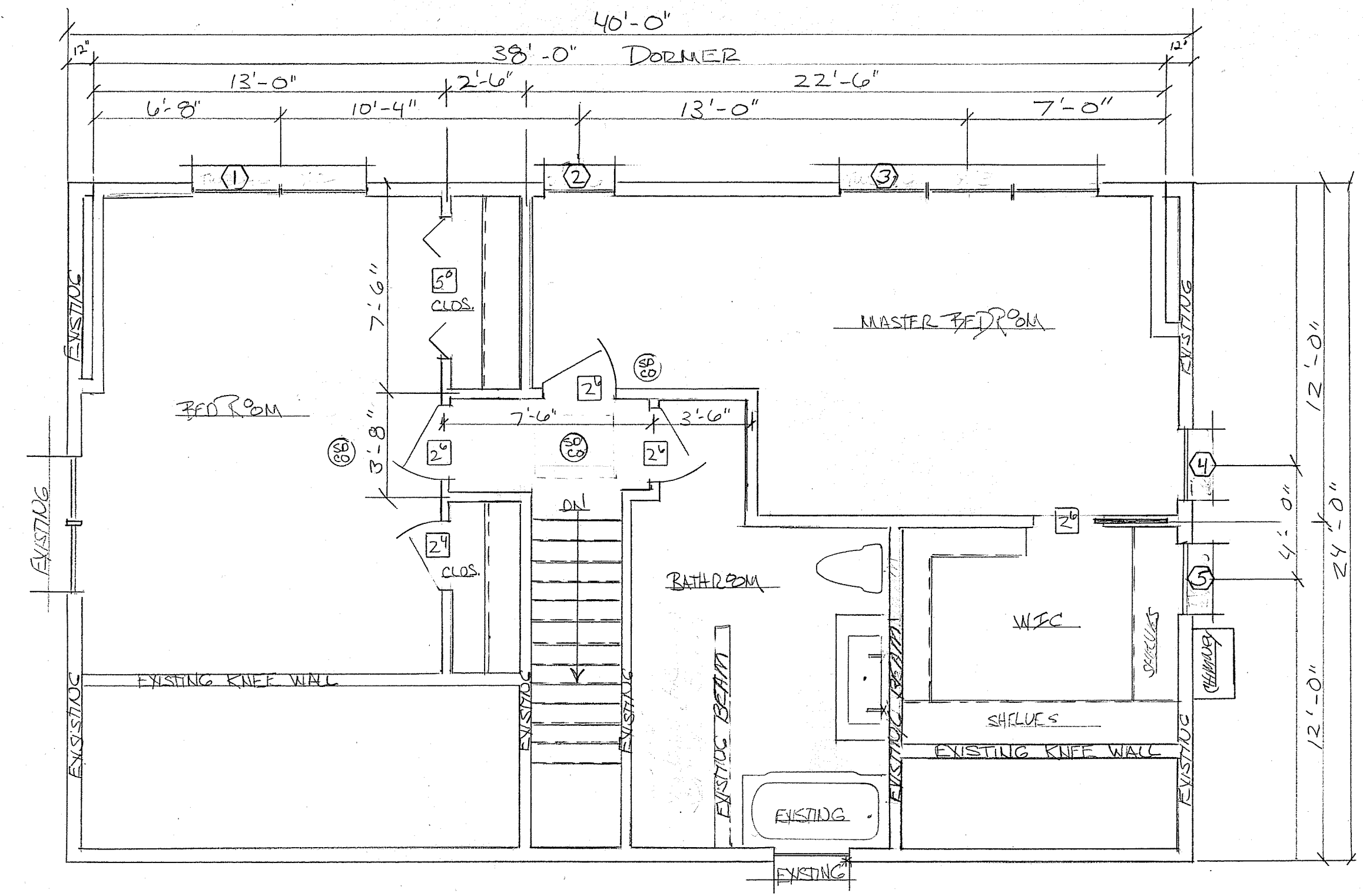
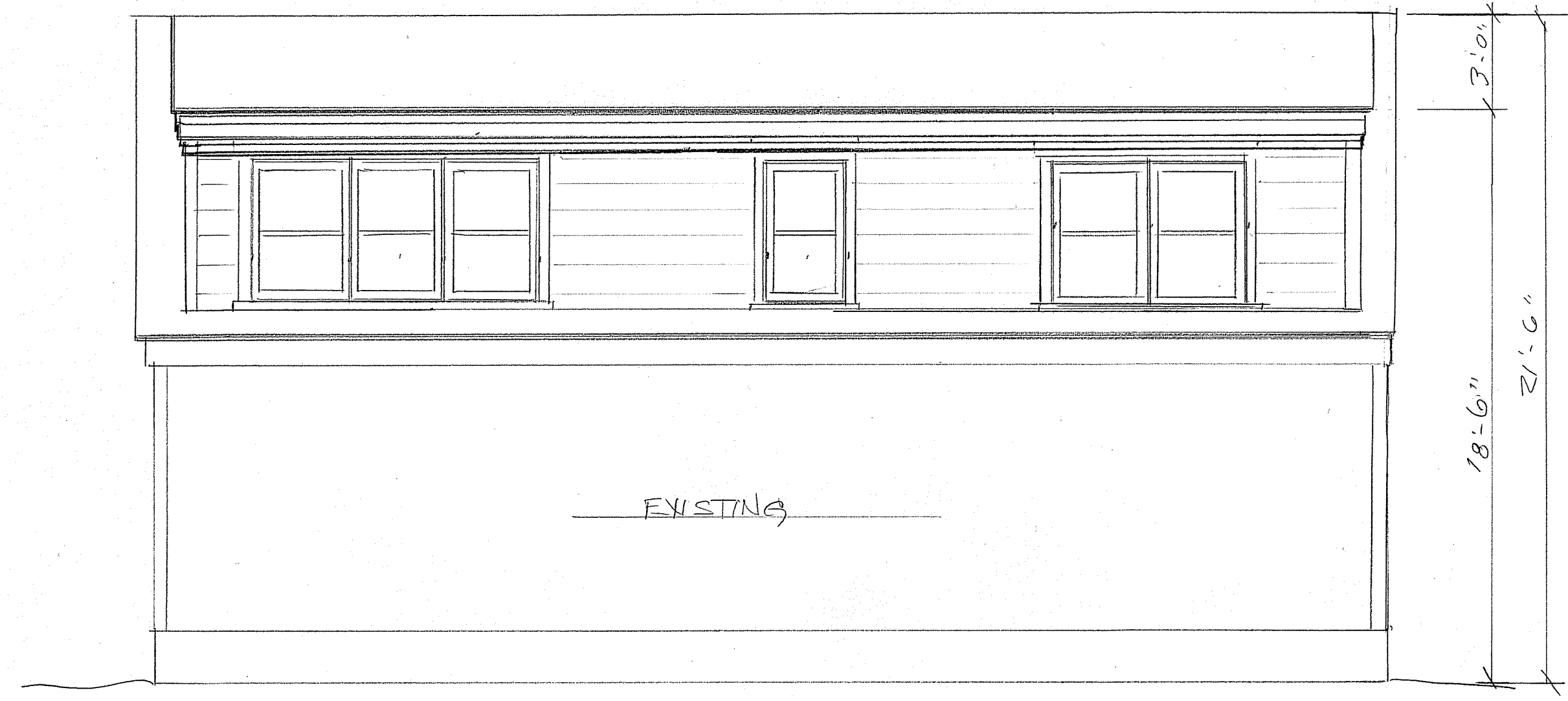


JAMES HARDY
 30 SPRING ST. PORTLAND
 JF FASTER DESIGNS
 851-6999
 DEC. 2018
 jfaster@maine.irr.com
 SCALE: 1/4" = 1'-0"

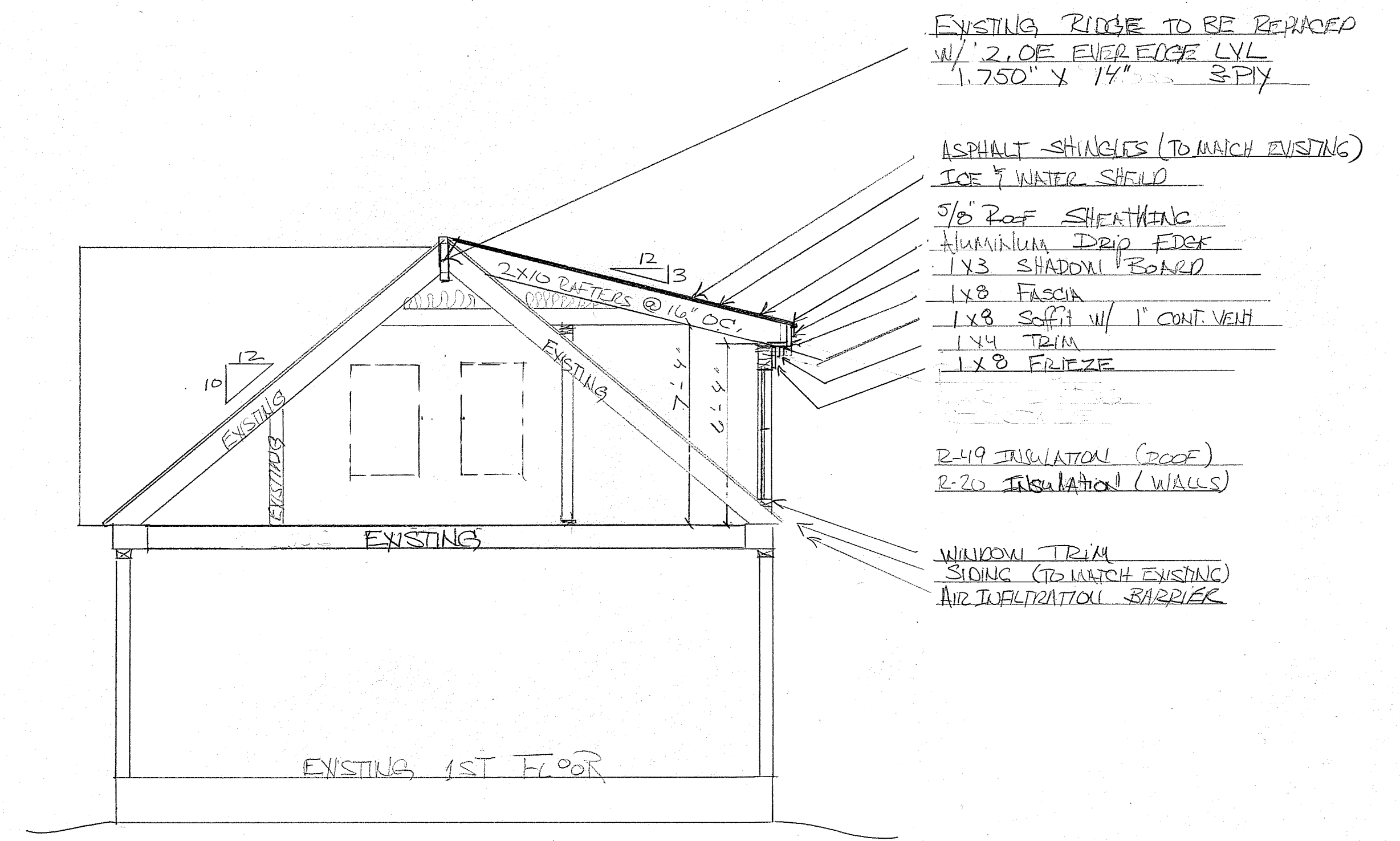
TAG	CNT.	NO.	RO	LOCATION	
①	FW	3046	X 2	3'-4 7/8" (2) X 4'-8 7/8"	BED ROOM
②	FW	2646	X 2	2'-7 5/8" X 4'-8 7/8"	MASTER BDRM
③	FW	3046	X 3	3'-1 7/8" (3) X 4'-8 7/8"	MASTER BDRM
④	FW	24310	X 2	2'-5 5/8" X 4'-0 7/8"	MASTER BDRM
⑤	FW	24310	X 2	2'-5 5/8" X 4'-0 7/8"	MASTER CLOSET

* NET OR EXCEED CLEAR OPENING AREA OF 5.7 SQ. FT.



SECOND FLOOR PLAN

REAR ELEVATION

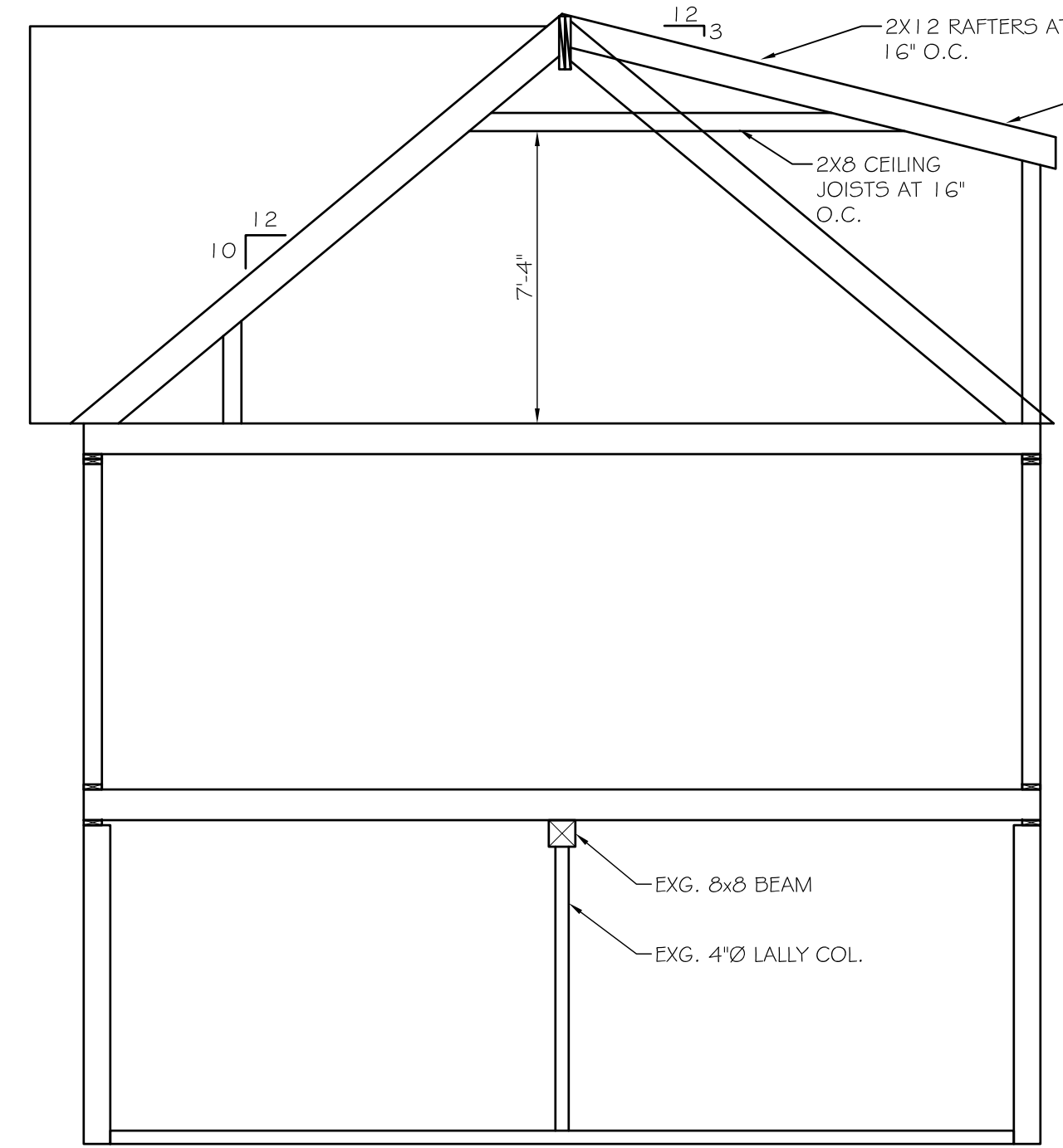


CROSS SECTION

- EXISTING RIDGE TO BE REPLACED W/ 2" OE EVEREDGE LVL 1.750" X 14" SPLY
- ASPHALT SHINGLES (TO MATCH EXISTING)
- ICE & WATER SHEILD
- 5/8" ROOF SHEATHING
- ALUMINUM Drip EDGE
- 1X3 SHADOW BOARD
- 1X8 FASCIA
- 1X8 SOFFIT w/ 1" CONT. VENT
- 1X4 TRIM
- 1X8 FRIEZE
- R-49 INSULATION (ROOF)
- R-20 INSULATION (WALLS)
- WINDOW TRIM
- SIDING (TO MATCH EXISTING)
- AIR TIGHTENING BARRIER

STRUCTURAL DISCLAIMER:
THIS P.E. REVIEW COVERS STRUCTURAL FRAMING MEMBERS SIZES FOR NEW FRAMING ELEMENTS (BEAMS, COLUMNS) DEPICTED ON THIS PLAN ONLY. UNLESS OTHERWISE NOTED, DESIGN AND DETAIL FOR FOUNDATION WALL ELEMENTS, FRAMING CONNECTIONS, COMPONENTS AND CLADDING, FINISHES, FLOOR PLAN LAYOUT, AND LIFE SAFETY CODE REQUIREMENTS HAVE NOT BEEN REVIEWED AND ARE BEYOND THE PURVIEW OF THIS P.E. REVIEW. USE OF THESE DRAWINGS INDICATES OWNER/CONTRACTOR AGREEMENT TO THESE TERMS.

- FRAMING NOTES:
- INDICATES SPAN DIRECTION OF 3/4" ADVANTECH ROOF SHEATHING FASTENED WITH 8D NAILS IN ACCORDANCE WITH IRC TABLE R602.3(1). USE SHEATHING PANEL CLIPS BETWEEN ALL HORIZONTAL ROOF PANEL JOINTS.
 - INDICATES SPAN DIRECTION OF 3/4" T&G ADVANTECH FLOOR SHEATHING GLUED AND FASTENED WITH 8D NAILS IN ACCORDANCE WITH IRC TABLE R602.3(1).
 - ALL SHEARWALLS TO BE SHEATHED WITH (1) LAYER APA SHEATHING (MIN 7/2" THICKNESS), LOCATED, PROPORTIONED, AND FASTEN WITH 8D NAILS IN ACCORDANCE WITH IRC TABLE R602.3(1).
 - "UNO" INDICATES "UNLESS NOTED OTHERWISE"
 - LOCATE ALL SPRICES IN TOP PLATES AT A STUD & STAGGER MIN. 48"
 - ALL BUILT-UP OR SOLID WOOD BEAMS TO BE CONNECTED TO WOOD POSTS WITH SIMPSON AC POST CAPS, TYPICAL UNO ON PLAN.
 - ALL LVL COLUMNS ARE 2650 P# VERSA-LAM BY BOISE, UNLESS OTHERWISE NOTED.
 - ALL LVL BEAMS ARE 3100P# VERSA-LAM BY BOISE, UNLESS OTHERWISE NOTED.
 - ALL SPECIFIED HEADER POSTS ARE JACK STUDS & SHOULD EXTEND TO THE UNDERSIDE OF HEADER OR BEAM. CONTRACTOR SHOULD PROVIDE (1) 2x KING STUD AT ALL DOOR / WINDOW HEADERS, UNO.
 - EXTERIOR WALL HEADERS.
 - UP TO 3'-4" CLEAR - 2-2x10s w/ (1) 2x6 JACK + (1) 2x6 KING UNO ON PLAN.
 - 3'-4" TO 6'-4" CLEAR - 2-2x12s w/ (2) 2x6 JACKS + (1) 2x6 KING, UNO ON PLAN.
 - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESURE TREATED.
 - ALL FASTENERS IN PT LUMBER TO BE HOT DIPPED G90 GALVANIZED.
 - ALL EXTERIOR USE SIMPSON HANGERS TO HAVE ZMAX COATING.
 - GENERAL CONTRACTOR TO COMPLY WITH IRC 2015 TABLE R602.3 (1) FASTENING SCHEDULE.
 - ALL SOLID WOOD JOISTS TO HAVE 2X BLOCKING AT MID-SPAN AND SUPPORT LOCATIONS.
 - ALL STRUCTURAL DIMENSION LUMBER TO BE 5PP #1/#2 OR BETTER.
 - ALL FLOOR JOISTS TO HAVE FULL DEPTH SOLID BLOCKING AT MID-SPAN.

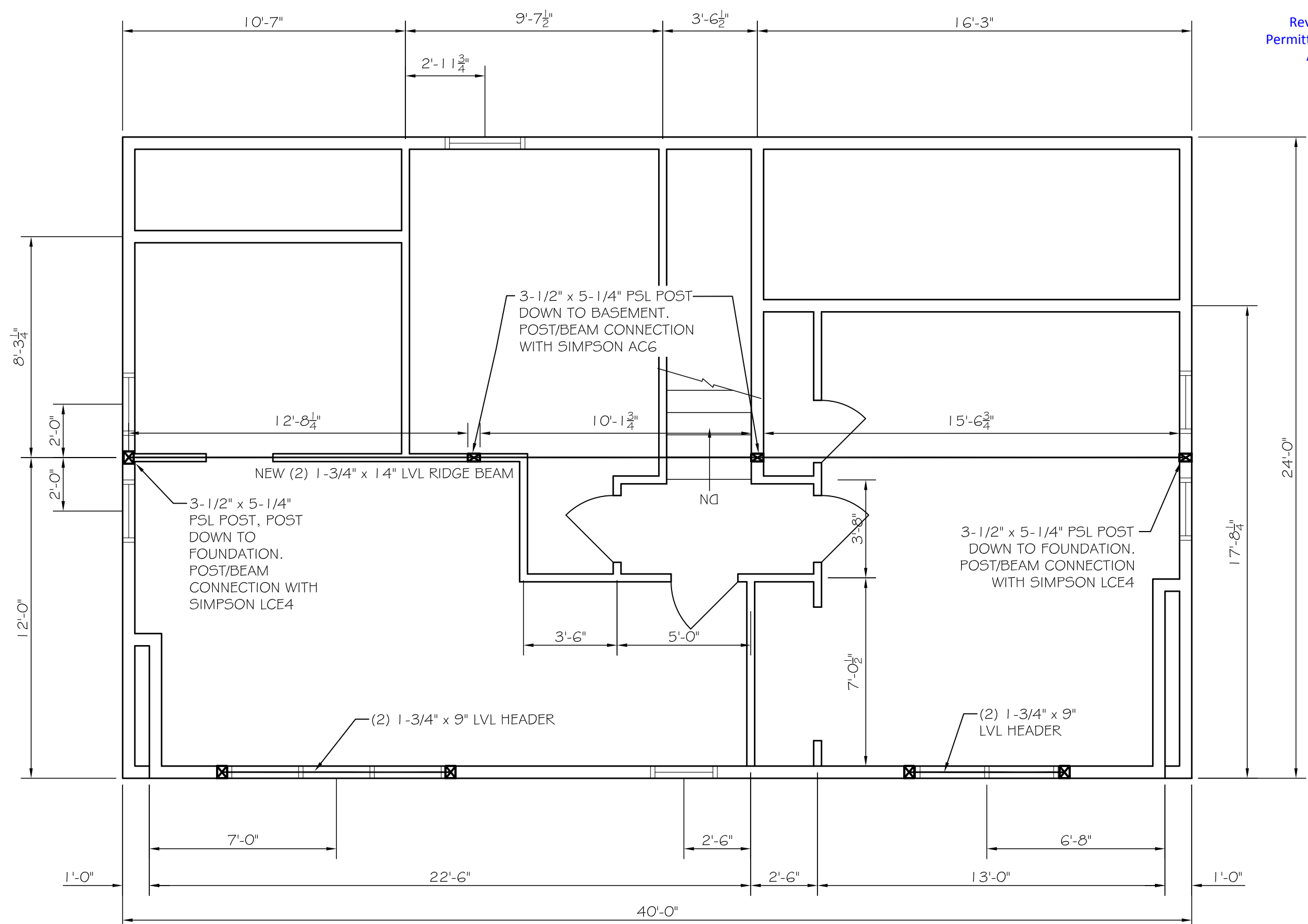


TYP. ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES (TO MATCH EXG.)
OVER ICE & WATER SHIELD, 15# FELT, 3/4"
ADVANTECH ROOF SHEATHING.

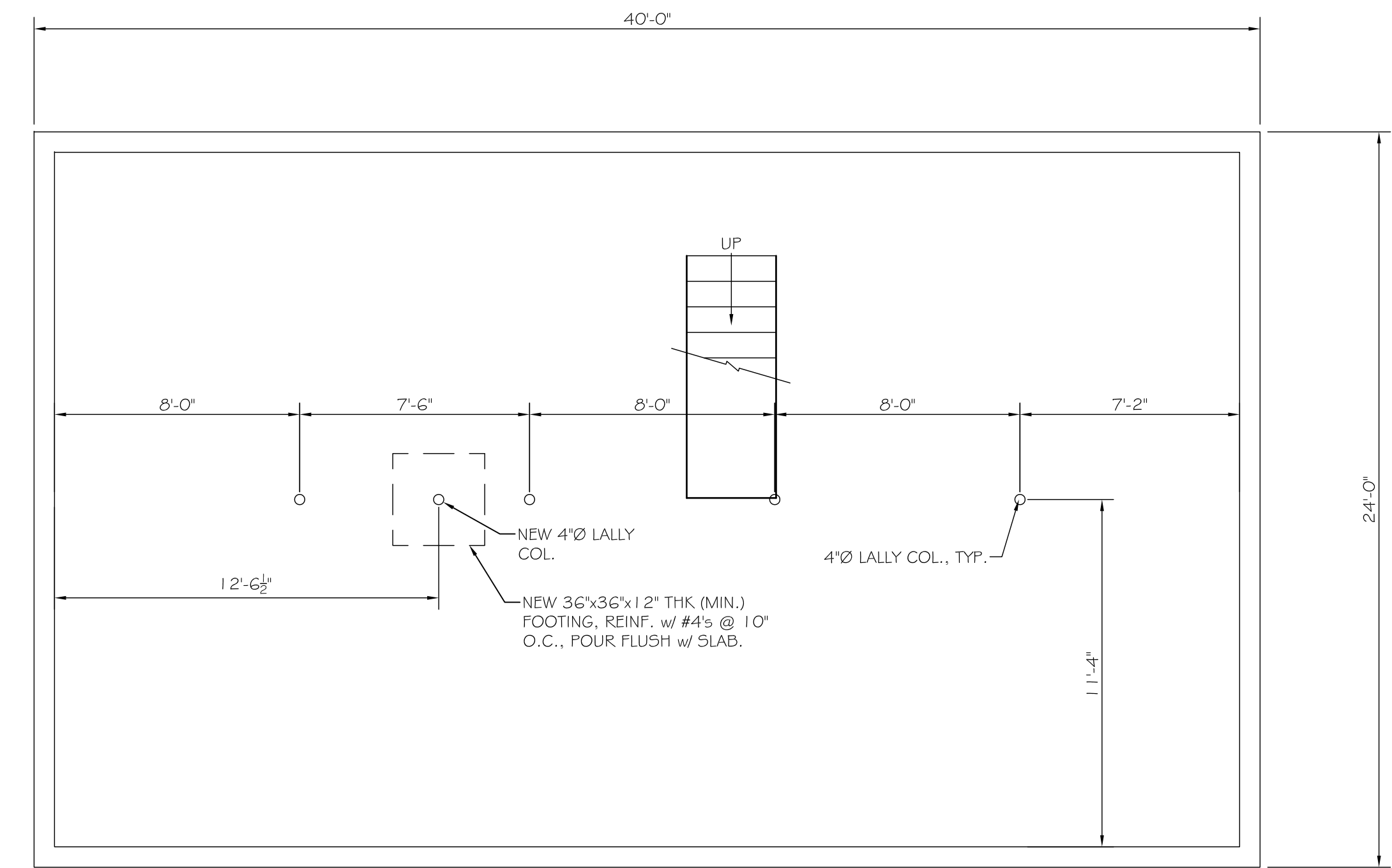
INSULATION:
FLAT AND SLOPED CEILING
TO BE INSULATED WITH MIN.
THERMAL RATING OF R-49.

WALLS TO BE INSULATED
WITH MIN THERMAL RATING
OF R-20

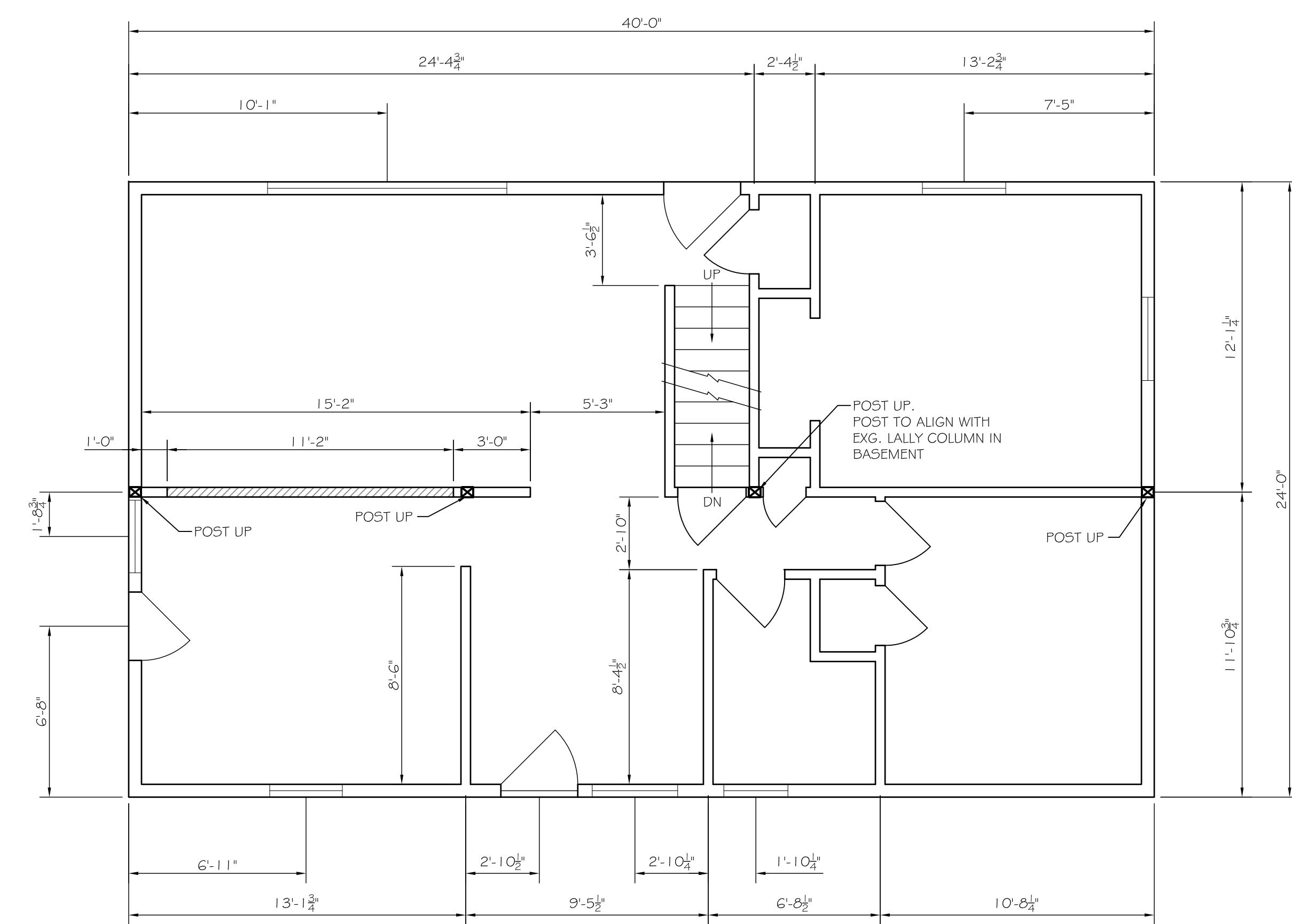
B2 SECTION
SCALE: 1/4" = 1'-0"



B1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

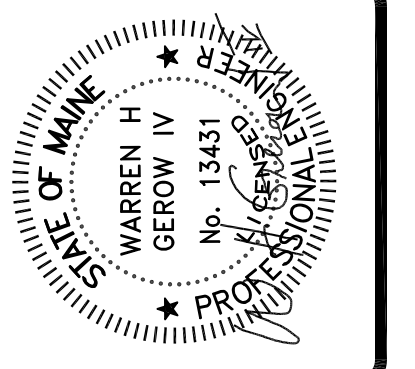


A2 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



A1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
02/22/2019



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PROJECT: **HARDER RESIDENCE**
30 CRAIGIE ST - PORTLAND, ME.
FOR:
SHEET TITLE: **PROPOSED DORMER ADDITION FRAMING PLAN**
ISSUED FOR PERMITTING

NO.	BY	DATE	REVISIONS
1	WG	2-20-19	CHANGES TO FRAMING & NOTES
2			
3			
4			
5			
6			
7			
8			

DATE : 2-15-19
SCALE : AS NOTED
DESIGN BY: WHG
DRAWN BY: RSC
FILE #: 19036-S1.dwg
PROJECT NUMBER:
19036
SHEET NO:
S1



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

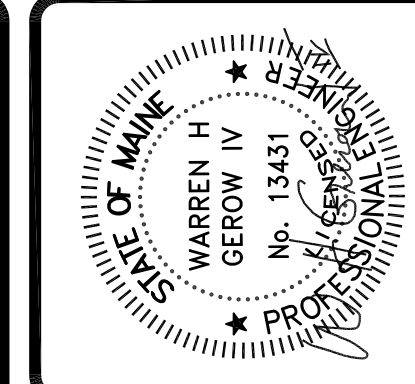
02/22/2019

GENERAL STRUCTURAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO:
 - IRC / IBC BUILDING CODE 2015 ED
 - ANSI-ASCE 7-10
 - ACI 318-05 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 - ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
 - AISC STEEL CONSTRUCTION MANUAL 9TH ED ASD
 - ANSI COLD FORMED STEEL DESIGN MANUAL
 - ANSI-AF&PA NDS-2005
- FLOOR DESIGN LOADS:
 - DEAD LOAD FLOORS = 15PSF
 - LIVE LOAD FLOORS = 40 PSF
- ROOF DESIGN LOADS:
 - DEAD LOAD = 15PSF
 - SNOW LOAD: Pg=60PSF, Pf=46.2PSF, Ct= 1.1
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS AND ALSO ANY CONDITIONS THAT PREVENT THE CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- ALL WORK SHALL BE PERFORMED BY PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, IN ADDITION TO SPECIFICATIONS AND ANY SHOP DRAWINGS PROVIDED BY SUBCONTRACTORS AND SUPPLIERS.
- ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR (G.C.) AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- UNLESS OTHERWISE NOTED, DETAILS, SECTIONS, AND NOTES SHOWN ON ANY DRAWING SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
- THESE DRAWINGS DO NOT SHOW SIZE, LOCATION OR TYPE OF OPENING IN THE FOUNDATION SYSTEM FOR ELECTRICAL, PLUMBING OR MECHANICAL EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THESE ITEMS.
- ALL SHOP DRAWINGS PROVIDED BY OTHERS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF MATERIAL OR THE PURCHASE OF NON-RETURNABLE STOCK. DIMENSIONAL REVIEW IS THE CONTRACTOR'S RESPONSIBILITY.

WOOD FRAMING NOTES

- STRUCTURAL LUMBER: No. 2 SPRUCE-PINE-FIR OR BETTER LAMINATED VENEER LUMBER (LVL) BY BOISE:
 - BEAMS: 3100FB VERSA-LAM
 - COLUMNS: 2650 FB VERSA-LAM
- DESIGN CODES:
 - A. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE TABLE R602.3 (1) OF THE IRC 2015 BUILDING CODE, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- FASTENER REQUIREMENTS FOR ROOF AND FLOOR SHEATHING. PROVIDE PER TABLE R602.3 (1) UNO ON PLAN.
- ALL BOLTED WOOD CONNECTIONS TO BE MADE WITH G90 HOT DIP GALVANIZED HEX HEAD THROUGH BOLTS. SIZE AS INDICATED ON THE DRAWINGS. DOME HEADED CARRIAGE BOLTS ARE NOT PERMITTED.
- ALL NAILS TO SIMPSON PRODUCTS AND PT LUMBER TO BE G90 HOT DIP GALVANIZED 0.162"Ø COMMON BOX NAILS, OR AS RECOMMENDED BY SIMPSON.
- ALL SIMPSON PRODUCTS IN CONTACT WITH PT LUMBER TO BE "ZMAX" (G185 GALVANIZED) COATED.
- TRIPLE LVL'S TO BE CONNECTED WITH (2) ROWS 1/2"Ø A36 THROUGH BOLTS 12" O.C. STAGGERED.
- DOUBLE LVL'S TO BE CONNECTED WITH (3) ROWS 1/2"Ø A36 THROUGH BOLTS 12" O.C. STAGGERED.



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PROJECT: **HARDER RESIDENCE
30 CRAIGIE ST - PORTLAND, ME.**
FOR:

SHEET TITLE: **NOTES
ISSUED FOR PERMITTING**

REVISIONS	DESCRIPTION	DATE
No.	BY	DATE
1	WG	2-20-19
2		
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8		

DATE : 2-15-19
 SCALE : AS NOTED
 DESIGN BY: WHG
 DRAWN BY: RSC
 FILE #: 19036-S1.dwg
 PROJECT NUMBER:
19036
 SHEET NO:
S2

A2

A1

NOTES

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