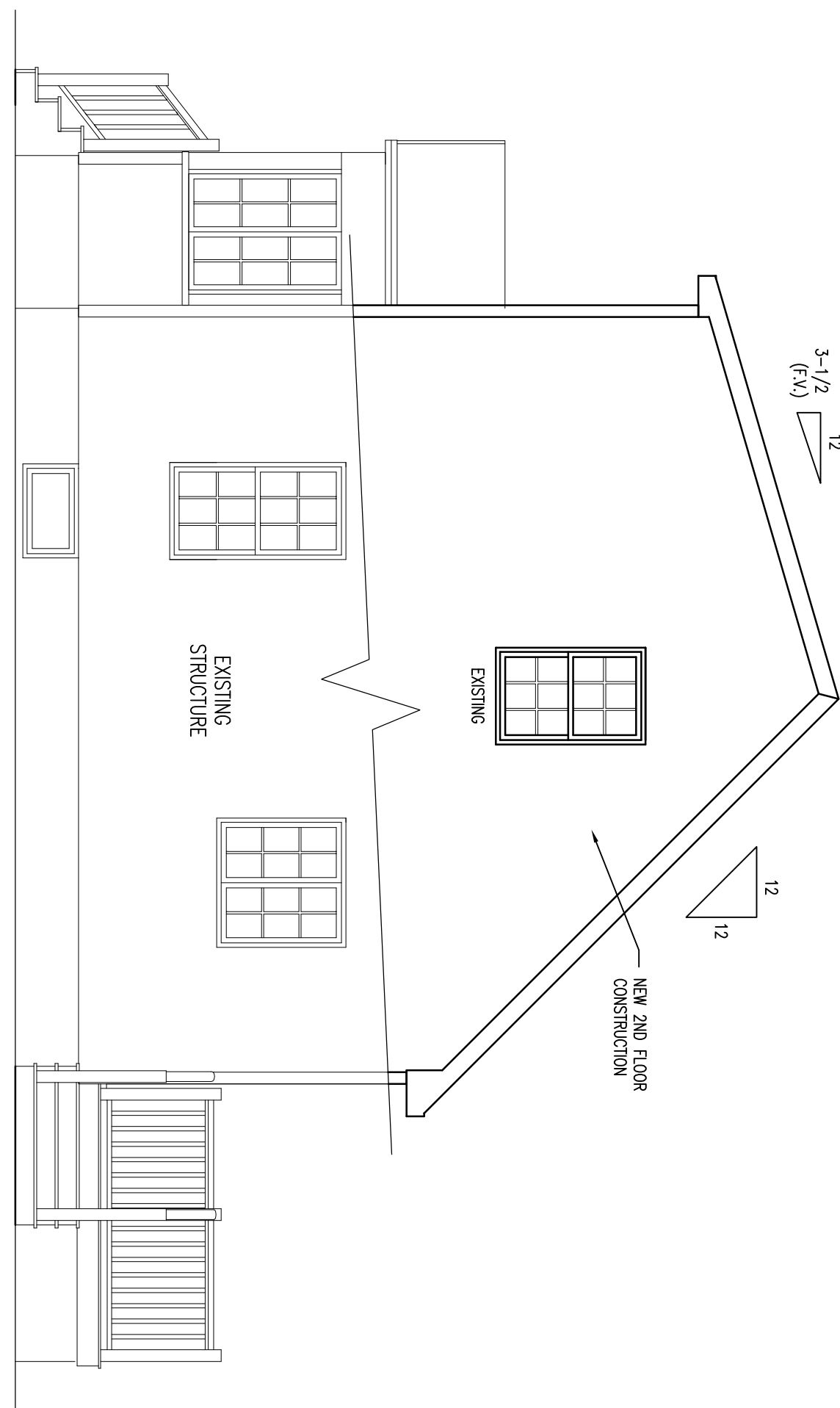


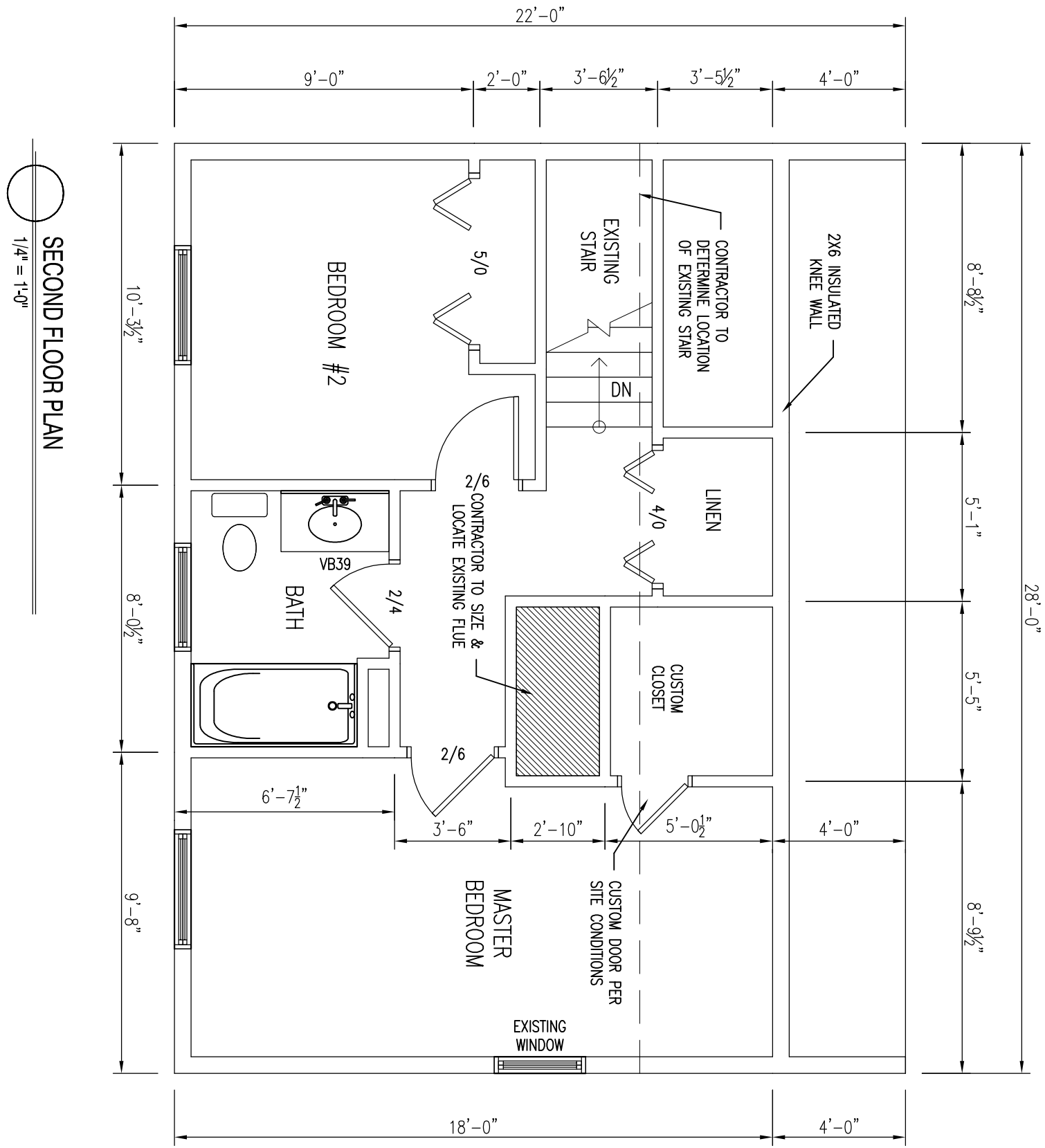
FRONT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/CONTR. SITE CONDITIONS AND/OR LOCAL CODES.



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

CONSTRUCTION NOTE:
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/CONTR. SITE CONDITIONS, AND/OR LOCAL CODES.



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

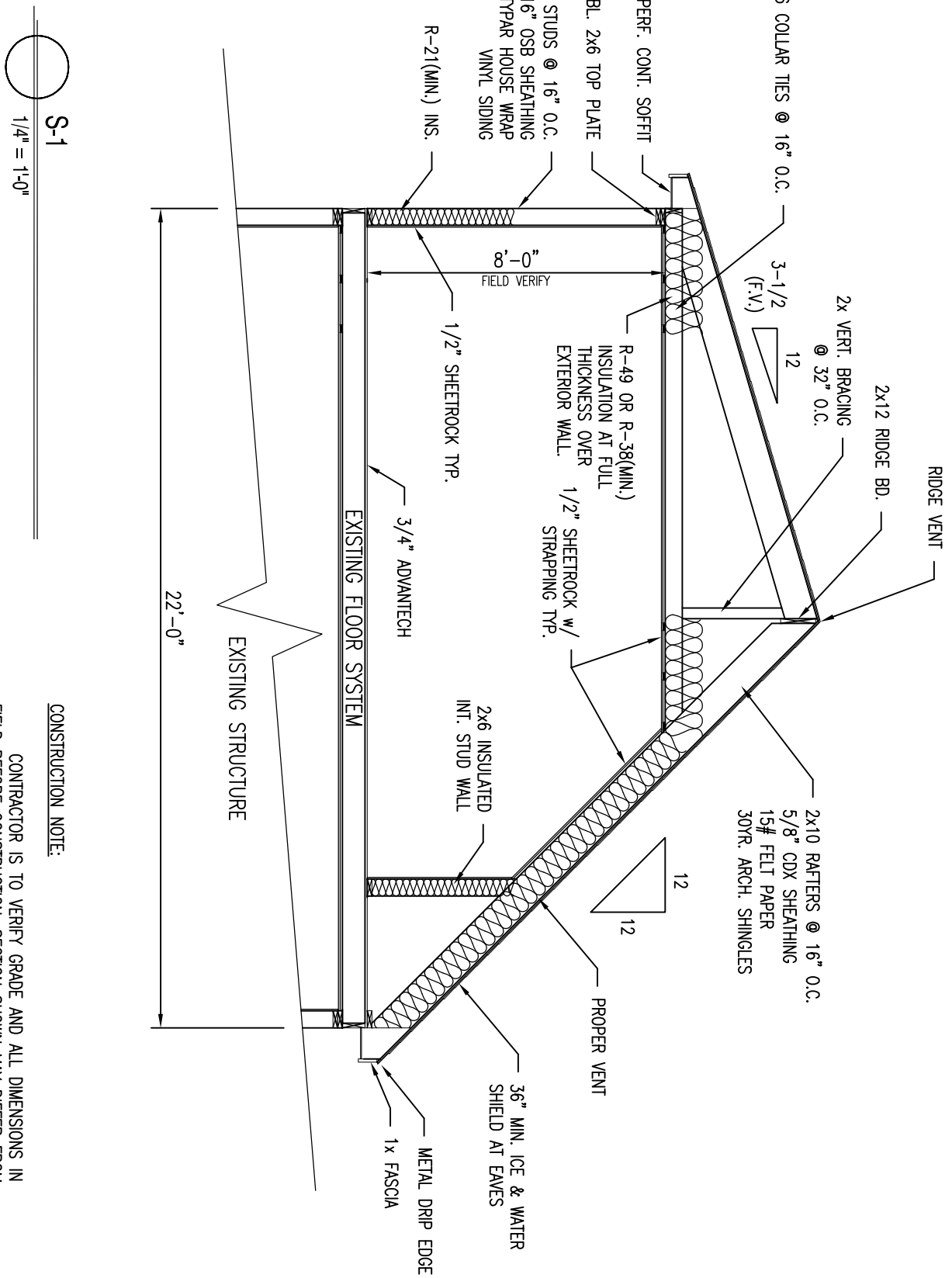
- NOTE:
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. EACH SLEEPING AREA
 2. OUTSIDE EACH SEPARATE SLEEPING AREA BEYOND THE EXTERIOR FRONT OF THE BUILDING
 3. ON EACH ADDITIONAL STORY OF THE BUILDING
 4. INTERCONNECTED SMOKE ALARMS SHALL BE INSTALLED IN ALL SLEEPING AREAS
 5. FIRE SEPARATION PER TOWN OR LOCAL CODES, WHEN REQUIRED.
- * EGRESS WINDOW

CONSTRUCTION NOTE:
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/CONTR. OR LOCAL CODES.

HAWKOCK CLASSIC WINDOWS NRC CERTIFIED UNIT PERFORMANCE			
PRODUCT TYPE	UNIT TYPE	U-FACTOR	R-VALUE
CASSETT	I-FACTOR	0.31	
	R-VALUE		0.31
STANDARD DOUBLE-HINGE	I-FACTOR	0.35	
	R-VALUE		0.35
PREMIUM DOUBLE-HINGE	I-FACTOR	0.46	
	R-VALUE		0.46
TRANSOM	I-FACTOR	0.34	
	R-VALUE		0.34
AWNING	I-FACTOR	0.31	
	R-VALUE		0.31
GLIDER	I-FACTOR	0.33	
	R-VALUE		0.33

MANHATTAN BROTHERS NRC CERTIFIED CENTER UNIT PERFORMANCE

DOOR #	SIZE	LABEL	HEADER	NOTES
01	5'-4 1/2" x 6'-0"	STANDARD DOUBLE-HINGE	CLASS	AWNING DOOR WITH 3/4" INSULATION
02	5'-2 1/2" x 6'-0"	STANDARD DOUBLE-HINGE	CLASS	AWNING DOOR WITH 3/4" INSULATION
03	5'-4 1/2" x 6'-0"	STANDARD DOUBLE-HINGE	CLASS	AWNING DOOR WITH 3/4" INSULATION



S-1
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/CONTR. OR LOCAL CODES.

TABLE 502.2(1) - FLOOR JOIST AND ROOF SHEATHING		TABLE 502.2(2) - CEILING JOIST AND SHEATHING	
JOIST TYPE	SPAN (ft)	JOIST TYPE	SPAN (ft)
2x10	12	2x10	12
2x10	14	2x10	14
2x10	16	2x10	16
2x10	18	2x10	18
2x10	20	2x10	20
2x10	22	2x10	22
2x10	24	2x10	24
2x10	26	2x10	26
2x10	28	2x10	28
2x10	30	2x10	30
2x10	32	2x10	32
2x10	34	2x10	34
2x10	36	2x10	36
2x10	38	2x10	38
2x10	40	2x10	40
2x10	42	2x10	42
2x10	44	2x10	44
2x10	46	2x10	46
2x10	48	2x10	48
2x10	50	2x10	50
2x10	52	2x10	52
2x10	54	2x10	54
2x10	56	2x10	56
2x10	58	2x10	58
2x10	60	2x10	60
2x10	62	2x10	62
2x10	64	2x10	64
2x10	66	2x10	66
2x10	68	2x10	68
2x10	70	2x10	70
2x10	72	2x10	72
2x10	74	2x10	74
2x10	76	2x10	76
2x10	78	2x10	78
2x10	80	2x10	80
2x10	82	2x10	82
2x10	84	2x10	84
2x10	86	2x10	86
2x10	88	2x10	88
2x10	90	2x10	90
2x10	92	2x10	92
2x10	94	2x10	94
2x10	96	2x10	96
2x10	98	2x10	98
2x10	100	2x10	100

1. Span on gable is 14' and 16'.
2. Standard ceiling joists are 2x10.
3. Ceiling joists are spaced 16" o.c.
4. Minimum of 2x10 joists required to support roof and floor over open floor.
5. All framing to be installed in accordance with the International Building Code (IBC) and local codes.
6. All framing to be installed in accordance with the International Building Code (IBC) and local codes.
7. All framing to be installed in accordance with the International Building Code (IBC) and local codes.
8. All framing to be installed in accordance with the International Building Code (IBC) and local codes.
9. All framing to be installed in accordance with the International Building Code (IBC) and local codes.
10. All framing to be installed in accordance with the International Building Code (IBC) and local codes.

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2x10	22	2x10	22
2x10	24	2x10	24
2x10	26	2x10	26
2x10	28	2x10	28
2x10	30	2x10	30
2x10	32	2x10	32
2x10	34	2x10	34
2x10	36	2x10	36
2x10	38	2x10	38
2x10	40	2x10	40
2x10	42	2x10	42
2x10	44	2x10	44
2x10	46	2x10	46
2x10	48	2x10	48
2x10	50	2x10	50
2x10	52	2x10	52
2x10	54	2x10	54
2x10	56	2x10	56
2x10	58	2x10	58
2x10	60	2x10	60
2x10	62	2x10	62
2x10	64	2x10	64
2x10	66	2x10	66
2x10	68	2x10	68
2x10	70	2x10	70
2x10	72	2x10	72
2x10	74	2x10	74
2x10	76	2x10	76
2x10	78	2x10	78
2x10	80	2x10	80
2x10	82	2x10	82
2x10	84	2x10	84
2x10	86	2x10	86
2x10	88	2x10	88
2x10	90	2x10	90
2x10	92	2x10	92
2x10	94	2x10	94
2x10	96	2x10	96
2x10	98	2x10	98
2x10	100	2x10	100

TABLE 502.2(1) - FLOOR JOIST AND ROOF SHEATHING		TABLE 502.2(2) - CEILING JOIST AND SHEATHING	
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2x10	20	2x10	20
2x10	22	2x10	22
2x10	24	2x10	24
2x10	26	2x10	26
2x10	28	2x10	28
2x10	30	2x10	30
2x10	32	2x10	32
2x10	34	2x10	34
2x10	36	2x10	36
2x10	38	2x10	38
2x10	40	2x10	40
2x10	42	2x10	42
2x10	44	2x10	44
2x10	46	2x10	46
2x10	48	2x10	48
2x10	50	2x10	50
2x10	52	2x10	52
2x10	54	2x10	54
2x10	56	2x10	56
2x10	58	2x10	58
2x10	60	2x10	60
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2x10	64	2x10	64
2x10	66	2x10	66
2x10	68	2x10	68
2x10	70	2x10	70
2x10	72	2x10	72
2x10	74	2x10	74
2x10	76	2x10	76
2x10	78	2x10	78
2x10	80	2x10	80
2x10	82	2x10	82
2x10	84	2x10	84
2x10	86	2x10	86
2x10	88	2x10	88
2x10	90	2x10	90
2x10	92	2x10	92
2x10	94	2x10	94
2x10	96	2x10	96
2x10	98	2x10	98
2x10	100	2x10	100

Proposed Remodel Plans
Capisic, 2nd Floor Addition
Portland, ME



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REVISIONS:
Date: 12/10/12
Scale: 1/4" = 1'-0"
Drawn By: JTM
Project: A090613
Sheet Number: 1 of 1