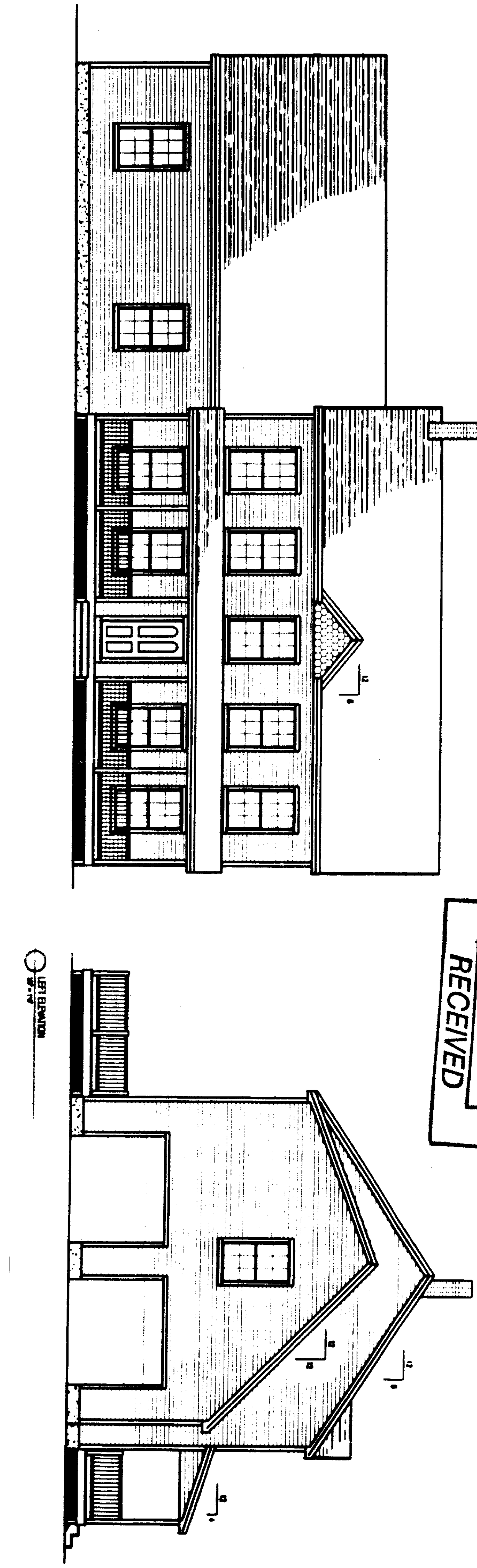

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Sheet Number:

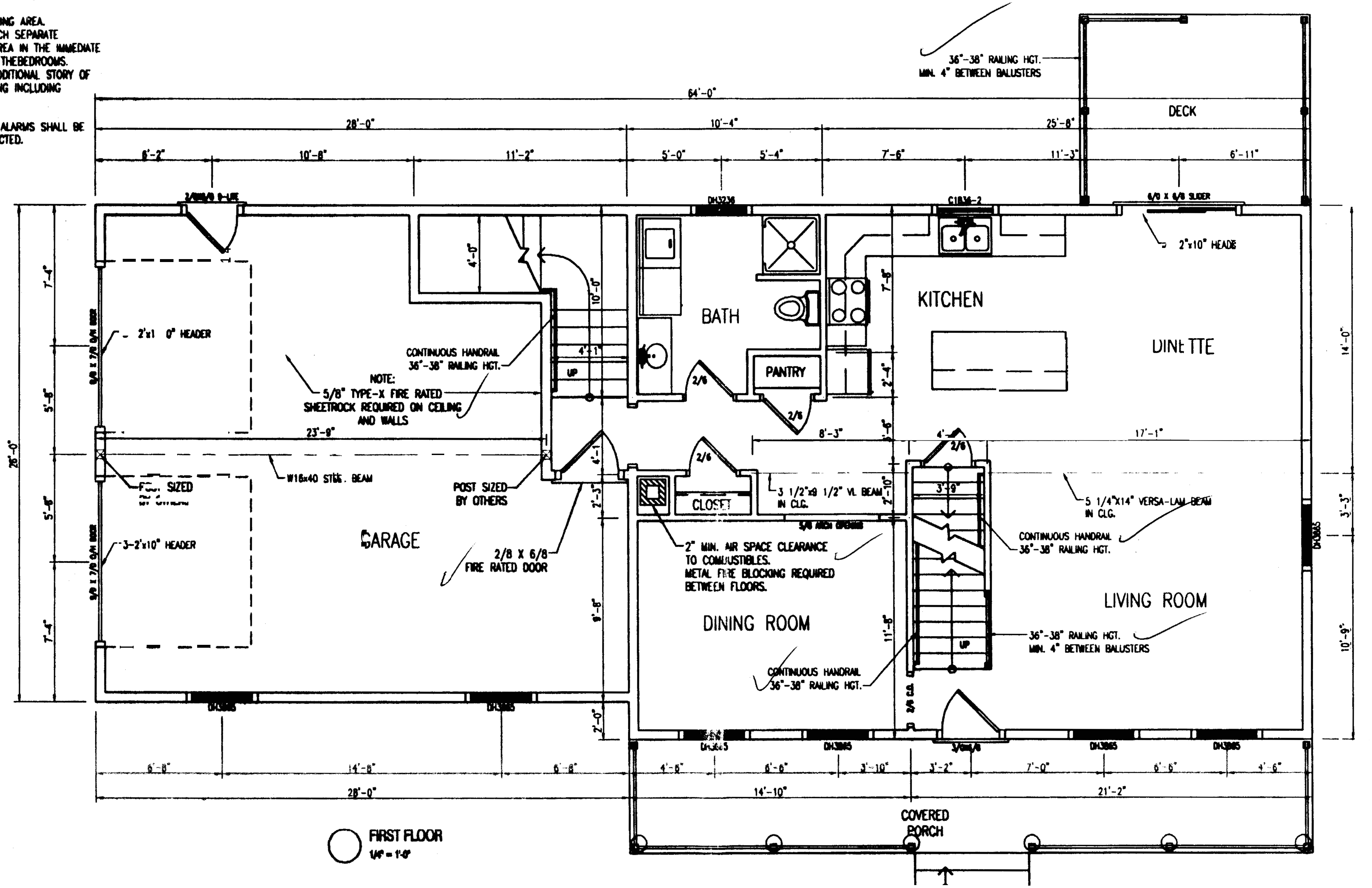
ELEVATIONS
LOT #4
PORTLAND, ME.

HANCOCK LUMBER
Est. 1848

NOTE:
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

1. EACH SLEEPING AREA.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THEBEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS

ALL SMOKE ALARMS SHALL BE INTERCONNECTED.



FIRST FLOOR
1/4" = 1'-0"

HANCOCK LUMBER

FIRSTFLOOR PLAN
LOT #4
PORTLAND, ME.

Revisions:	
Date:	6/2/05
Scale:	3/16"=1'-0"
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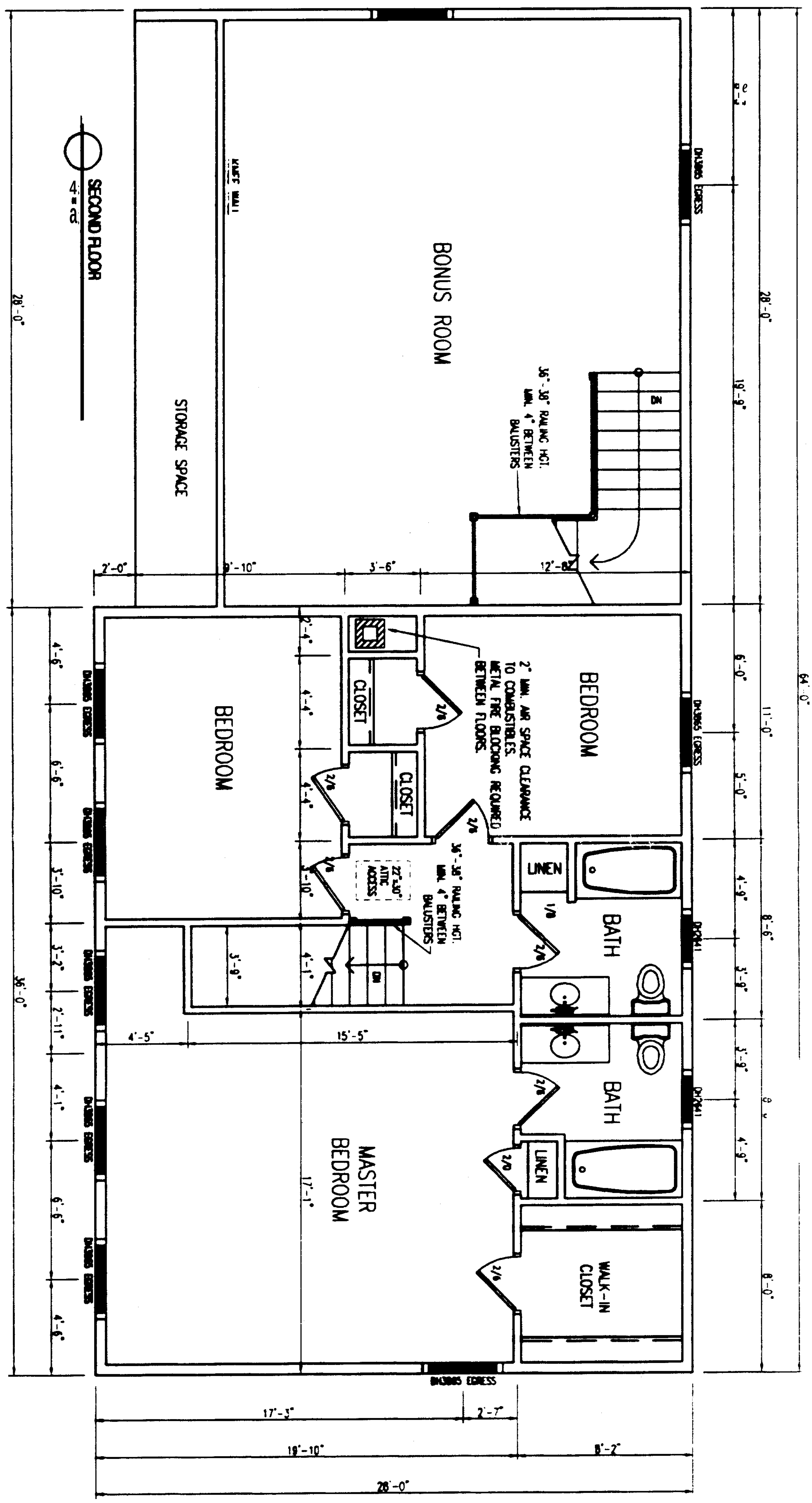
Sheet Number:	



Revisions:

Date : 6/2/05
Scale : 3/16"=1'-0"
Drawn By: JRM
Project: [illegible]
Sheet Number:

SECOND FLOOR PLAN
LOT #4
PORTLAND, ME.

HANCOCK LUMBER Est. 1848

64'-0"
28'-0"
36'-0"
4'-7"
3'-
9'-4"
10'-11"
8'-8"
5'-4"
22'-0"
TYPE-C BILCO BULKHEAD
6'-4"
2'-7"
9'-6"
DROP TOW 8" FOR DOOR
DROP TOW 12" FOR O/H DOOR
4'-8"
2x10 DBL.
2x10 DBL.
6'-11"
2x10 DBL.
2x10 DBL.
4'-8"
2x10 DBL.
10'-0"
DROP CONC. WALLS FOR BULKHEAD
2X10 FL. JOISTS @ 16" O.C. W/ BRIDGING
CONC. SLAB TO BE APPROX. 8" BELOW TOP OF CONC. WALL
4" THICK CONC. SLAB ON GRADE OVER, 6 MIL POLY OVER, CRUSHED STONE W/ FIBERMESH OR W.W.M. PROVIDE CONTROL JOINTS AS REQ'D PER SITE/SOIL CONDITIONS IN FIELD.
2X10 FL. JOISTS @ 16" O.C. W/ BRIDGING
14'-0"
26'-0"
1'-10"
STEEL BEAM ABOVE SIZED BY OTHERS
POST SIZED BY OTHERS
4'-0"
7'-0"
3'-9"
7'-0"
7'-0"
3'-3"
3-2X12 GIRDER W/ 2X2 BLOCKING
TYP. LALLY COLS. W/ TYP. CONC. FTG.
28'-0"
1" REIN. CONC. SLAB OVER COMPACTED GRAVEL SLOPED ¼" PER 1'-0" TOWARD O.H.D.
13'-6"
SIZE AND LOCATION OF FLUE TO BE DETERMINED IN FIELD BY MASON
2X10 FL. JOISTS @ 16" O.C. W/ BRIDGING
2x10 DBL.
2x10 DBL.
8" CONC. FROST WALL MIN. 4' BELOW GRADE W/ 16"X8" CONT. CONC. FTG.
2'-7"
2'-0"
8"x7'-10" CONC. WALL W/ CONT. CONC. FTG. TYP.
5'-6"
13'-0"
3'-9"
17'-3"
10" DIA. CONC. FILLED SONOTUBE 4'-0" MIN. BELOW GRADE
6"
7'-1"
7'-3"
6' 4"
6"

NOTE:
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

2 EACH SLEEPING AREA. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THEBEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS

ALL SMOKE ALARMS SHALL BE INTERCONNECTED.

1/4"= 1'-0"

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JUN 07 2005
SUPERSEDES ALL PRIOR DATED PLANS

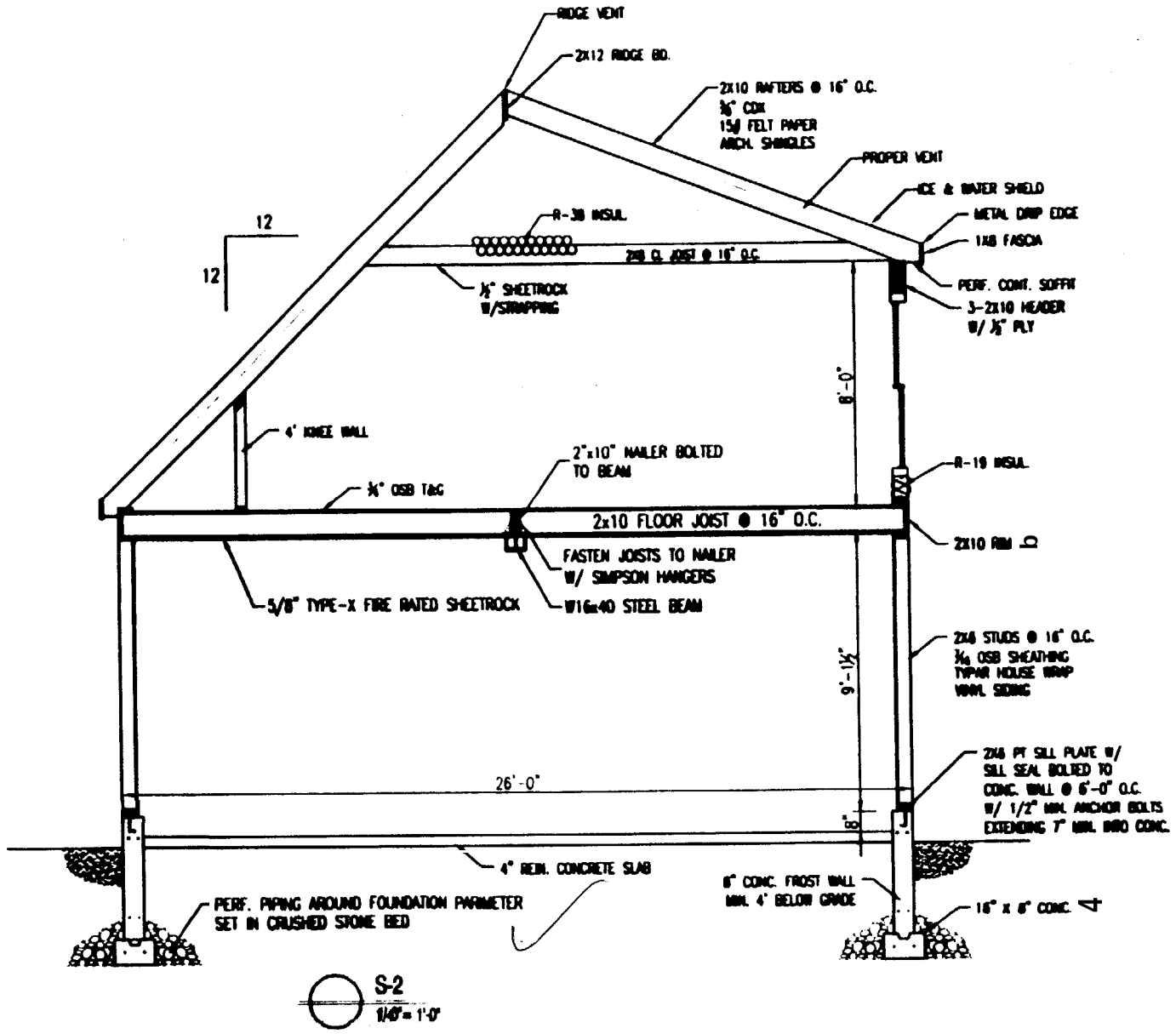
HANCOCK LUMBER

FOUNDATION PLAN
LOT #4
PORTLAND, ME.

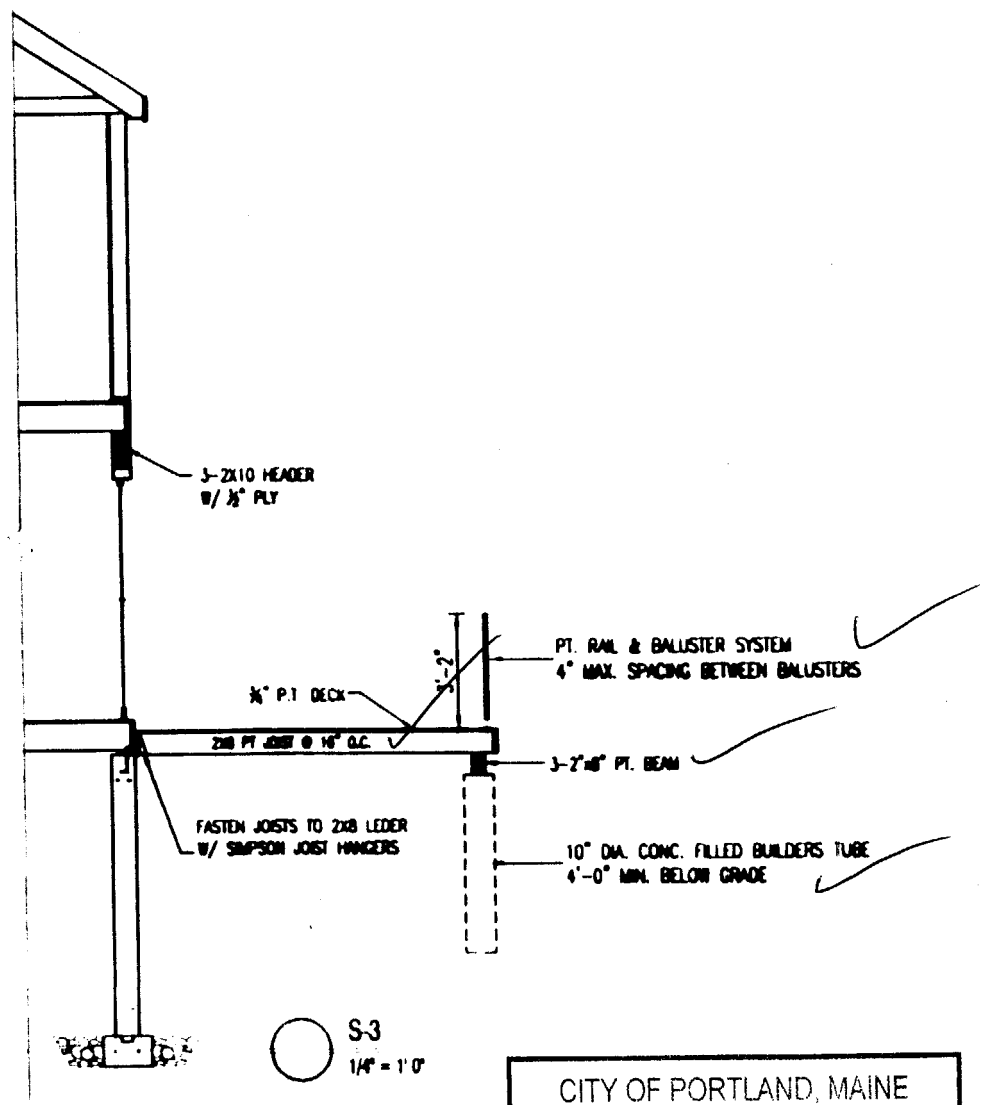
SUPERSEDES ALL PRIOR DATED PLANS

Revisions:

Date : 6/2/05
Scale : 3/16"=1'-0"
Drawn by: JTM
Project: 0103005
Sheet Number:
-6-



S-2
1/4"= 1'-0"



S-3
1/4" = 1'-0"

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JUN 07 2005

SUPERSEDES ALL
PRIOR DATED PLANS

HANCOCK LUMBER

SECTION S-2, S-3
LOT #4
PORTLAND, ME.

Revisions:

Date : 6/2/05
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Drawn by: JTH
Project:
Sheet Number:

HANCOCK LUMBER Est. 1946

SECTION S-1
LOT #4
PORTLAND, ME.

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Project: 03J088
Sheet Number:

CITY OF PORTLAND MAINE
APPROVED CONSTRUCTION PLANS

JUN 07 2005

SUPERSEDES ALL
PRIOR DATED PLANS

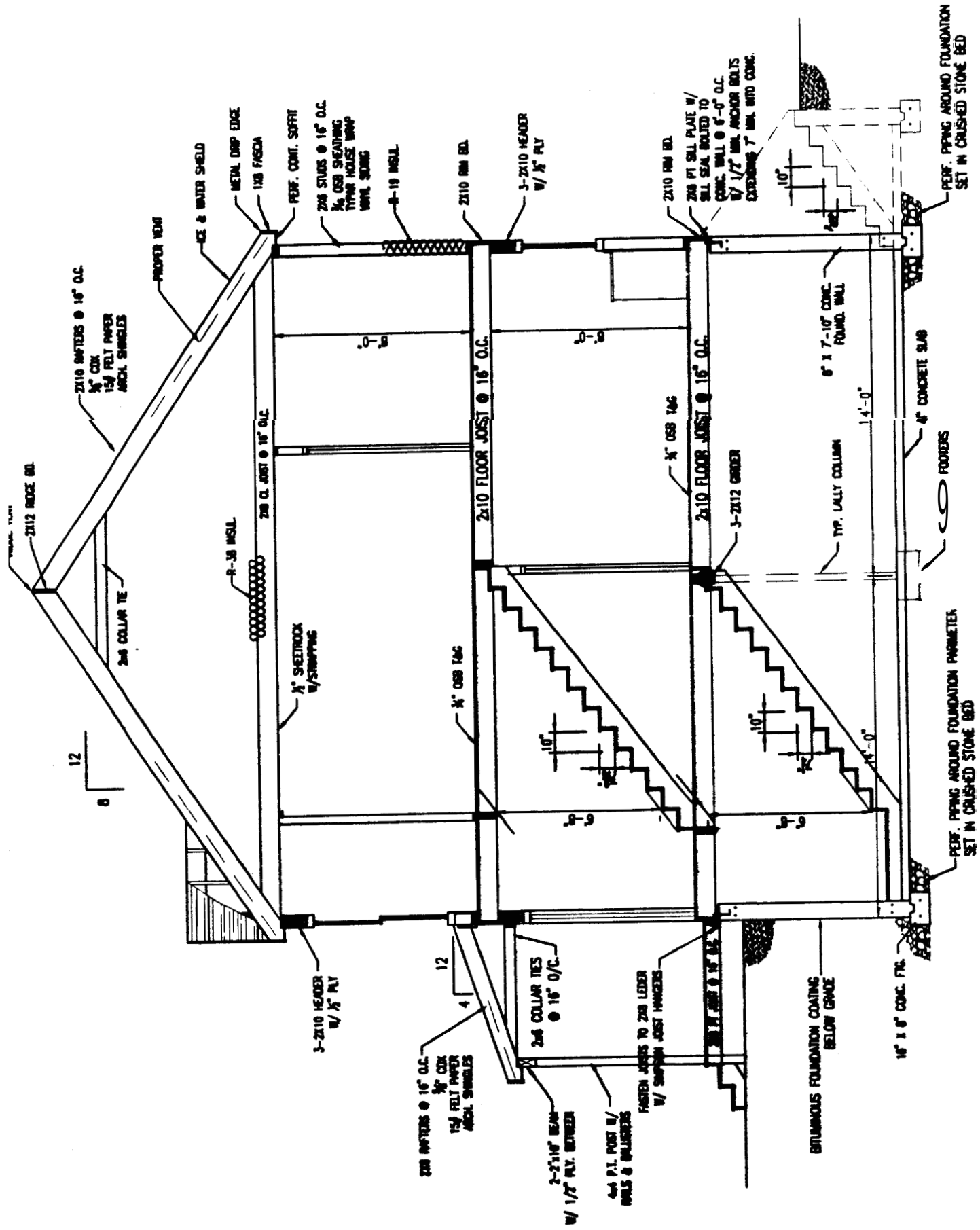

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c,d]	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	—
1" × 6" subfloor or less to each joist, face nail	2-8d 2 staples, $1^3/_4$"	— —
2" subfloor to joist or girder, blind and face nail	2-16d	—
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nail	2-16d	—
Stud to sole plate, toe nail	3-8d or 2-16d	—
Double stud, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d	—
Blocking between joists or rafters to top plate, toe nail	3-8d	—
Rim joist to top plate, toe nail	8d	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10d	—
Built-up header, two pieces with $1/_2$" spacer	16d	16" o.c. along each edge
Continued header, two pieces	16d	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d	—
Continuous header to stud, toe nail	4-8d	—
Ceiling joist, laps over partitions, face nail	3-10d	—
Ceiling joist to parallel rafters, face nail	3-10d	—
Rafter to plate, toe nail	2-16d	—
1" brace to each stud and plate, face nail	2-8d 2 staples, $1^3/_4$"	— —
1" × 6" sheathing to each bearing, face nail	2-8d 2 staples, $1^3/_4$"	— —
1" × 8" sheathing to each bearing, face nail	2-8d 3 staples, $1^3/_4$"	— —
Wider than 1" × 8" sheathing to each bearing, face nail	3-8d 4 staples, $1^3/_4$"	— —
Built-up corner studs	10d	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d 3-16d	— —
Rafter ties to rafters, face	3-8d	—

(continued)

TABLE R602.3(1)—continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER[b,c,d,e]	SPACING OF FASTENERS: Edges (inches)[i]	SPACING OF FASTENERS: Intermediate supports[c,e] (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
$^5/_{16}$"-$^1/_2$"	6d common nail (subfloor, wall) 8d common nail (roof)[f]	6	12[g]
$^{19}/_{32}$"-1"	8d common nail	6	12[g]
$1^1/_8$"-$1^1/_4$"	10d common nail or 8d deformed nail	6	12
Other wall sheathing[h]			
$^1/_2$" regular cellulosic fiberboard sheathing	$1^1/_2$" galvanized roofing nail 6d common nail staple 16 ga., $1^1/_2$ long	3	6
$^1/_2$" structural cellulosic fiberboard sheathing	$1^1/_2$" galvanized roofing nail 8d common nail staple 16 ga., $1^1/_2$ long	3	6
$^{25}/_{32}$" structural cellulosic fiberboard sheathing	$1^3/_4$" galvanized roofing nail 8d common nail staple 16 ga., $1^3/_4$ long	3	6
$^1/_2$" gypsum sheathing	$1^1/_2$" galvanized roofing nail; 6d common nail; staple galvanized, $1^1/_2$" long; $1^1/_4$" screws, Type W or S	4	8
$^5/_8$" gypsum sheathing	$1^3/_4$" galvanized roofing nail; 8d common nail; staple galvanized, $1^5/_8$" long; $1^5/_8$" screws, Type W or S	4	8
Wood structural panels, combination subfloor underlayment to framing			
$^3/_4$" and less	6d deformed nail or 8d common nail	6	12
$^7/_8$"-1"	8d common nail or 8d deformed nail	6	12
$1^1/_8$"-$1^1/_4$"	10d common nail or 8d deformed nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551 MPa) for shank diameter of 0.192 inch (20d common nail), 90 ksi (620 MPa) for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi (689 MPa) for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum $^7/_{16}$-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(1).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

JUN 07 2005

SUPERSEDES ALL
PRIOR DATED PLANS

HANCOCK LUMBER (est. 1946)

HEADER & FASTENER SCHEDULE
LOT #4
PORTLAND, ME.

Revisions:

Date : 6/2/05
Scale : NTS
Drawn By: JTM
Project: 0103B05
Sheet Number:
-of-

TABLE R502.5(1)
GIRDER SPANS[a] AND HEADER SPANS[b] FOR EXTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir[b] and required number of jack studs)

GIRDERS AND HEADERS SUPPORTING	SIZE	GROUND SNOW LOAD (psf)[e]											
		30						50					
		Building width[c] (feet)											
		20		26		30		20		26		30	
		Span	NJ[d]	Span	NJ[d]	Span	NJ[d]	Span	NJ[d]	Span	NJ[d]	Span	NJ[d]
Roof and ceiling	2-2x4	3-6	1	3-2	1	2-10	1	3-2	1	2-9	1	2-6	1
	2-2x6	5-5	1	4-8	1	4-2	1	4-8	1	4-1	1	3-8	2
	2-2x8	6-10	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2
	2-2x10	8-5	2	7-3	2	6-6	2	7-3	2	6-3	2	5-7	2
	2-2x12	9-9	2	8-5	2	7-6	2	8-5	2	7-3	2	6-6	2
	3-2x8	8-4	1	7-5	1	6-8	1	7-5	1	6-5	2	5-9	2
	3-2x10	10-6	1	9-1	2	8-2	2	9-1	2	7-10	2	7-0	2
	3-2x12	12-2	2	10-7	2	9-5	2	10-7	2	9-2	2	8-2	2
	4-2x8	9-2	1	8-4	1	7-8	1	8-4	1	7-5	1	6-8	1
	4-2x10	11-8	1	10-6	1	9-5	2	10-6	1	9-1	2	8-2	2
	4-2x12	14-1	1	12-2	2	10-11	2	12-2	2	10-7	2	9-5	2
Roof, ceiling and one center-bearing floor	2-2x4	3-1	1	2-9	1	2-5	1	2-9	1	2-5	1	2-2	1
	2-2x6	4-6	1	4-0	1	3-7	2	4-1	1	3-7	2	3-3	2
	2-2x8	5-9	2	5-0	2	4-6	2	5-2	2	4-6	2	4-1	2
	2-2x10	7-0	2	6-2	2	5-6	2	6-4	2	5-6	2	5-0	2
	2-2x12	8-1	2	7-1	2	6-5	2	7-4	2	6-5	2	5-9	3
	3-2x8	7-2	1	6-3	2	5-8	2	6-5	2	5-8	2	5-1	2
	3-2x10	8-9	2	7-8	2	6-11	2	7-11	2	6-11	2	6-3	2
	3-2x12	10-2	2	8-11	2	8-0	2	9-2	2	8-0	2	7-3	2
	4-2x8	8-1	1	7-3	1	6-7	1	7-5	1	6-6	1	5-11	2
	4-2x10	10-1	1	8-10	2	8-0	2	9-1	2	8-0	2	7-2	2
	4-2x12	11-9	2	10-3	2	9-3	2	10-7	2	9-3	2	8-4	2
Roof, ceiling and one clear span floor	2-2x4	2-8	1	2-4	1	2-1	1	2-7	1	2-3	1	2-0	1
	2-2x6	3-11	1	3-5	2	3-0	2	3-10	2	3-4	2	3-0	2
	2-2x8	5-0	2	4-4	2	3-10	2	4-10	2	4-2	2	3-9	2
	2-2x10	6-1	2	5-3	2	4-8	2	5-11	2	5-1	2	4-7	3
	2-2x12	7-1	2	6-1	3	5-5	3	6-10	2	5-11	3	5-4	3
	3-2x8	6-3	2	5-5	2	4-10	2	6-1	2	5-3	2	4-8	2
	3-2x10	7-7	2	6-7	2	5-11	2	7-5	2	6-5	2	5-9	2
	3-2x12	8-10	2	7-8	2	6-10	2	8-7	2	7-5	2	6-8	2
	4-2x8	7-2	1	6-3	2	5-7	2	7-0	1	6-1	2	5-5	2
	4-2x10	8-9	2	7-7	2	6-10	2	8-7	2	7-5	2	6-7	2
	4-2x12	10-2	2	8-10	2	7-11	2	9-11	2	8-7	2	7-8	2
Roof, ceiling and two center-bearing floors	2-2x4	2-7	1	2-3	1	2-0	1	2-6	1	2-2	1	1-11	1
	2-2x6	3-9	2	3-3	2	2-11	2	3-8	2	3-2	2	2-10	2
	2-2x8	4-9	2	4-2	2	3-9	2	4-7	2	4-0	2	3-8	2
	2-2x10	5-9	2	5-1	2	4-7	3	5-8	2	4-11	2	4-5	3
	2-2x12	6-8	2	5-10	3	5-3	3	6-6	2	5-9	3	5-2	3
	3-2x8	5-11	2	5-2	2	4-8	2	5-9	2	5-1	2	4-7	2
	3-2x10	7-3	2	6-4	2	5-8	2	7-1	2	6-2	2	5-7	2
	3-2x12	8-5	2	7-4	2	6-7	2	8-2	2	7-2	2	6-5	3
	4-2x8	6-10	1	6-0	2	5-5	2	6-8	1	5-10	2	5-3	2
	4-2x10	8-4	2	7-4	2	6-7	2	8-2	2	7-2	2	6-5	2
	4-2x12	9-8	2	8-6	2	7-8	2	9-5	2	8-3	2	7-5	2

TABLE R502.5(1)—continued
GIRDER SPANS[a] AND HEADER SPANS[b] FOR EXTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir[b] and required number of jack studs)

GIRDERS AND HEADERS SUPPORTING	SIZE	GROUND SNOW LOAD (psf)[e]											
		30						50					
		Building width[c] (feet)											
		20		26		30		20		26		30	
		Span	NJ[d]	Span	NJ[d]	Span	NJ[d]	Span	NJ[d]	Span	NJ[d]	Span	NJ[d]
Roof, ceiling and two clear span floor	2-2x4	2-1	1	1-8	1	1-6	2	2-0	1	1-8	1	1-5	2
	2-2x6	3-1	2	2-8	2	2-4	2	3-0	2	2-7	2	2-3	2
	2-2x8	3-10	2	3-4	3	3-0	3	3-10	2	3-4	2	2-11	3
	2-2x10	4-9	2	4-1	3	3-8	3	4-8	2	4-0	3	3-7	3
	2-2x12	5-6	3	4-9	3	4-3	3	5-5	3	4-8	3	4-2	3
	3-2x8	4-10	2	4-2	2	3-9	2	4-9	2	4-1	2	3-8	2
	3-2x10	5-11	2	5-1	2	4-7	3	5-10	2	5-0	2	4-6	3
	3-2x12	6-10	2	5-11	3	5-4	3	6-9	2	5-10	3	5-3	3
	4-2x8	5-7	2	4-10	2	4-4	2	5-6	2	4-9	2	4-3	2
	4-2x10	6-10	2	5-11	2	5-3	2	6-9	2	5-10	2	5-2	2
	4-2x12	7-11	2	6-10	2	6-2	3	7-9	2	6-9	2	6-0	3

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kN/m^2.

a. Spans are given in feet and inches.

b. Tabulated values assume #2 grade lumber.

c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.

d. NJ - Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.

e. Use 30 psf ground snow load for cases in which ground snow load is less than 30 psf and the roof live load is equal to or less than 20 psf.

TABLE R502.5(2)
GIRDER SPANS[a] AND HEADER SPANS[b] FOR INTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir[b] and required number of jack studs)

HEADERS AND GIRDERS SUPPORTING	SIZE	BUILDING WIDTH[c] (feet)					
		20		26		30	
		Span	NJ[d]	Span	NJ[d]	Span	NJ[d]
One floor only	2-2x4	3-1	1	2-8	1	2-5	1
	2-2x6	4-6	1	3-11	1	3-6	1
	2-2x8	5-9	1	5-0	2	4-5	2
	2-2x10	7-0	2	6-1	2	5-5	2
	2-2x12	8-1	2	7-0	2	6-3	2
	3-2x8	7-2	1	6-3	1	5-7	2
	3-2x10	8-9	1	7-7	2	6-9	2
	3-2x12	10-2	2	8-10	2	7-10	2
	4-2x8	5-10	1	5-1	2	4-6	2
	4-2x10	10-1	1	8-9	1	7-10	2
	4-2x12	11-9	1	10-2	2	9-1	2
Two floors	2-2x4	2-2	1	1-10	1	1-7	1
	2-2x6	3-2	2	2-9	2	2-5	2
	2-2x8	4-1	2	3-6	2	3-2	2
	2-2x10	4-11	2	4-3	2	3-10	3
	2-2x12	5-9	2	5-0	3	4-5	3
	3-2x8	5-1	2	4-5	2	3-11	2
	3-2x10	6-2	2	5-4	2	4-10	2
	3-2x12	7-2	2	6-3	2	5-7	3
	4-2x8	4-2	2	3-7	2	3-2	2
	4-2x10	7-2	2	6-2	2	5-6	2
	4-2x12	8-4	2	7-2	2	6-5	2