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PROJECT: **VINCENT RESIDENCE**
 PORTLAND, ME
 SHEET TITLE: **BATHROOM RENOVATION PLANS AND SECTION**
 ISSUED FOR PERMITTING

NO.	BY	DATE	REVISIONS	DESCRIPTION

DATE : 3-28-16
 SCALE : AS NOTED
 DESIGN BY: ASW
 DRAWN BY: RSC
 FILE #: 16033-A101.DWG
 PROJECT NUMBER:
16033
 SHEET NO:
S101

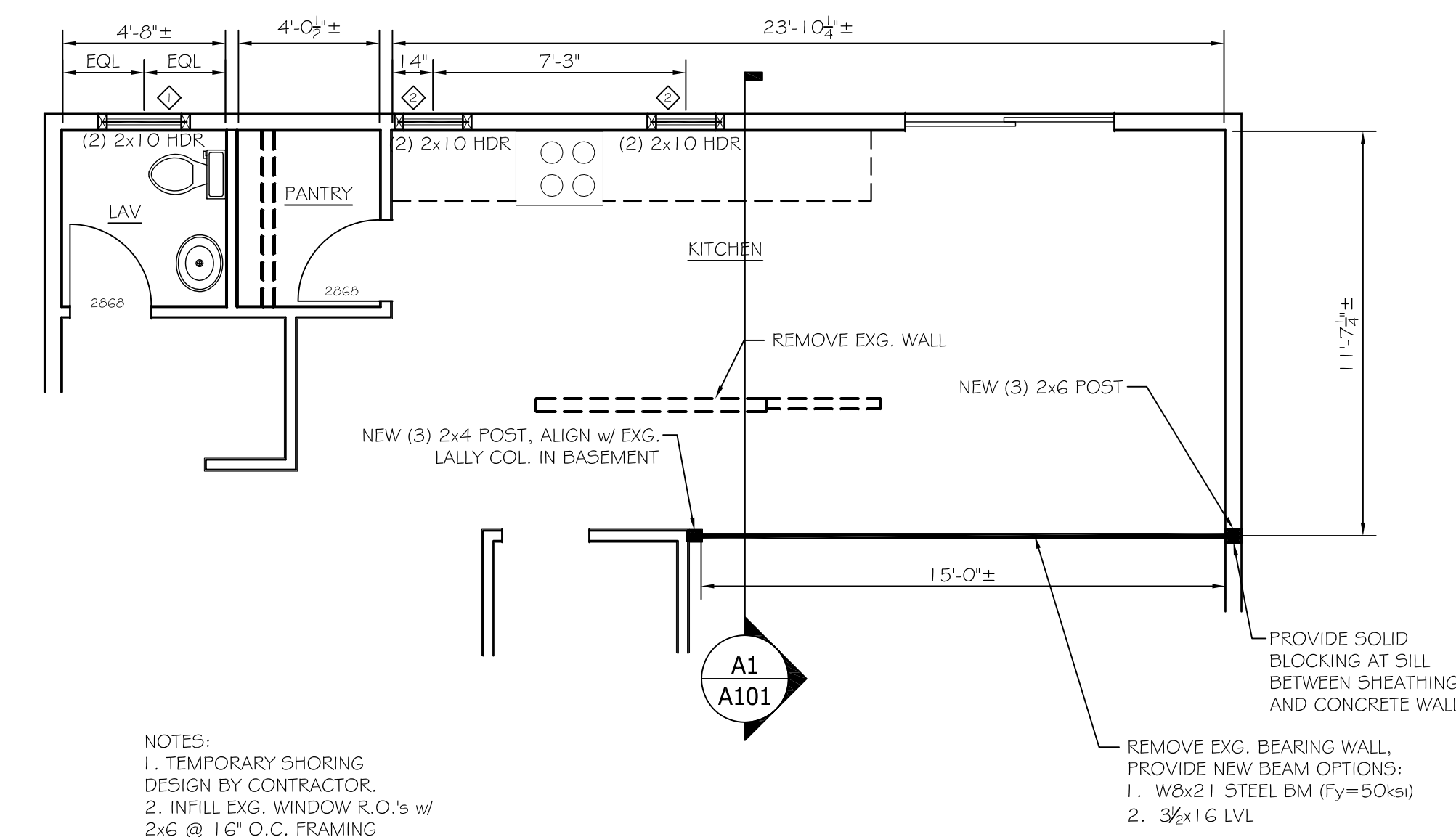
WOOD FRAMING NOTES

- STRUCTURAL LUMBER: No. 2 SPRUCE-PINE-FIR OR BETTER LAMINATED VENEER LUMBER (LVL) BY BOISE;
 BEAMS: 3"100# VERSA-LAM
 COLUMNS: 2650 Fb VERSA-LAM
- DESIGN CODES:
 A. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE TABLE R602.3 (1) OF THE IRC 2009 BUILDING CODE, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
 4. FASTENER REQUIREMENTS FOR ROOF AND FLOOR SHEATHING. PROVIDE 8D RINGSHANK NAILS PER TABLE R602.3 (1).
 6. 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.
 9. 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.
 10. ALL SIMPSON PRODUCTS IN CONTACT WITH PT LUMBER TO BE "ZMAX" (G185 GALVANIZED) COATED.
 11. TRIPLE LVL5 TO BE CONNECTED WITH (2) ROWS 1/2"Ø A36 THROUGH BOLTS 12" O.C. STAGGERED.
 12. DOUBLE LVL5 TO BE CONNECTED WITH (3) ROWS 16D SINKERS AT 12" O.C.

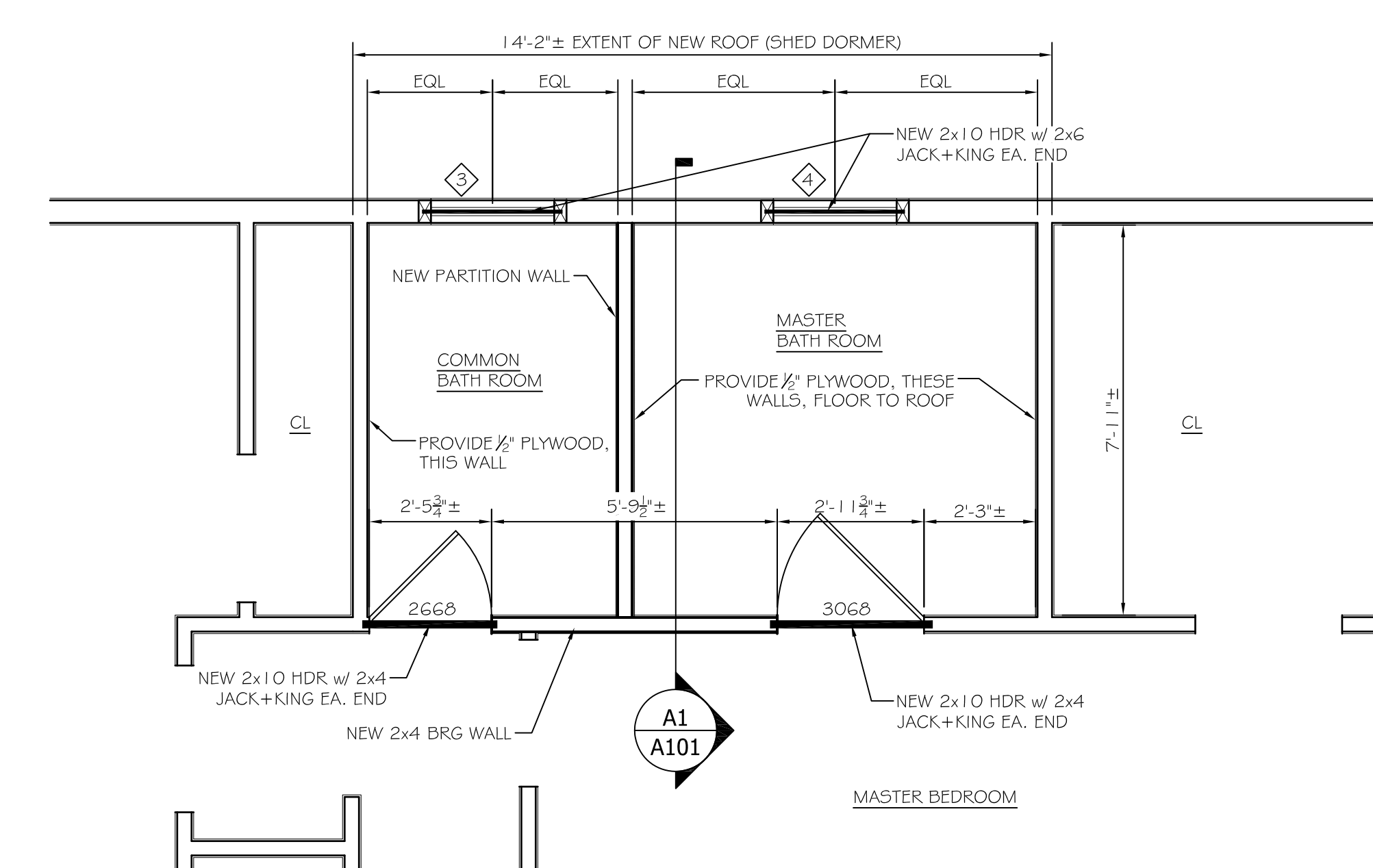
STRUCTURAL DISCLAIMER:

THIS P.E. REVIEW COVERS STRUCTURAL FRAMING MEMBERS SIZES FOR NEW STRUCTURAL ELEMENTS (BEAMS, COLUMNS, RAFTERS) DEPICTED ON THIS PLAN ONLY. UNLESS OTHERWISE NOTED, DESIGN AND DETAIL FOR FRAMING CONNECTIONS, EXISTING FRAMING, 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. SEAL. OWNER/CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE BUILDING IN CONFORMANCE WITH IRC 2009 BUILDING CODE AND LOCAL ORDINANCES. USE OF THESE DRAWINGS INDICATES OWNER/CONTRACTOR AGREEMENT TO THESE TERMS.

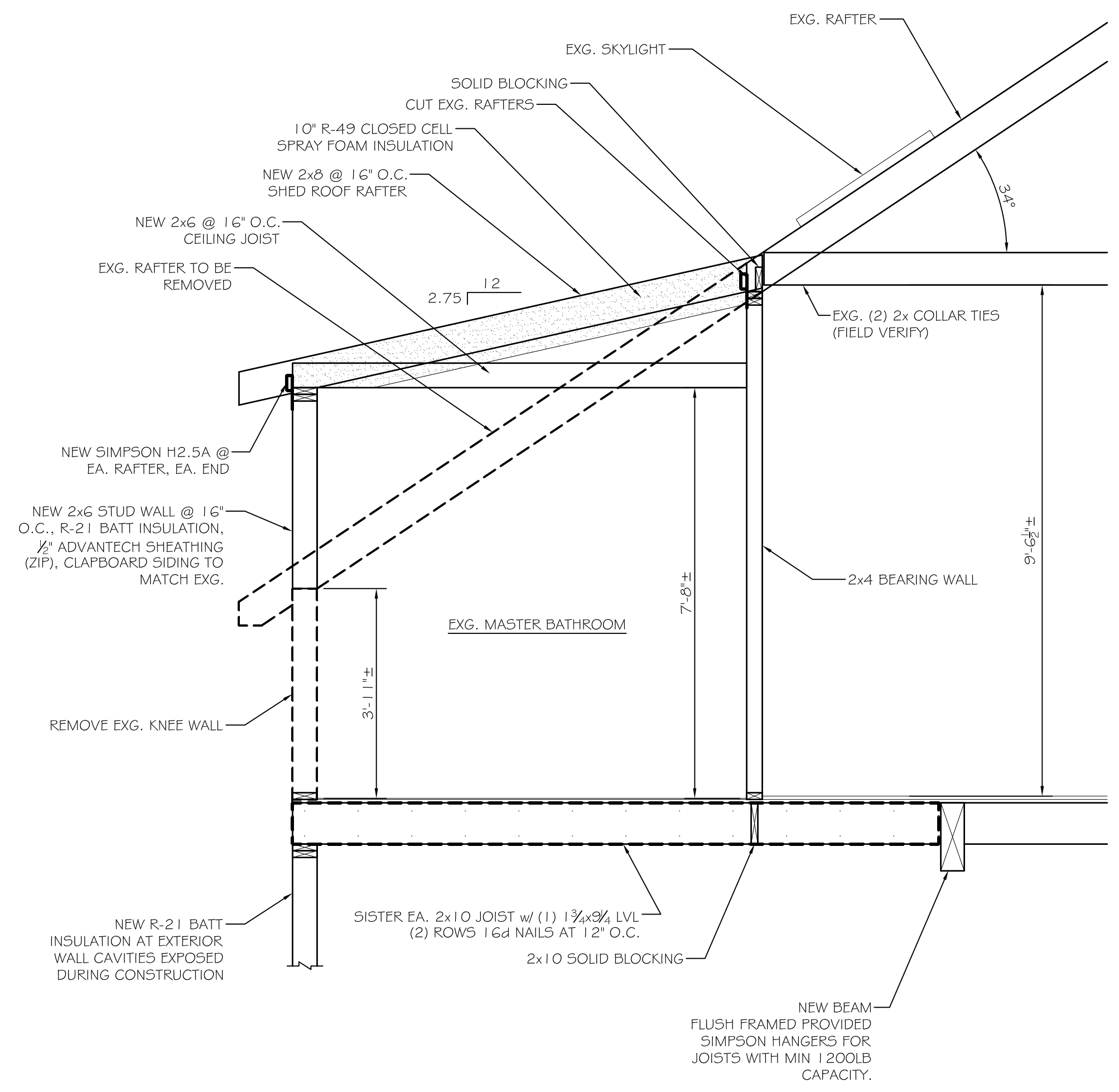
C1 NOTES AND DISCLAIMER



B2 FIRST FLOOR PLAN w/ NEW BEAM TO SUPPORT 2nd FLOOR JOISTS
 SCALE: 1/4" = 1'-0"



A2 PARTIAL SECOND FLOOR PLAN
 SCALE: 3/8" = 1'-0"



A1 PARTIAL BUILDING SECTION
 SCALE: 1/4" = 1'-0"

C3

B3

A3 WINDOW SCHEDULE

ROOM	TAG	TYPE	ROUGH OPENING
LAV	◇	DOUBLE HUNG	2'-1 5/8"W x 3'-0 7/8"H
KITCHEN	◇	CASEMENT	1'-8 1/2"W x 3'-4 3/8"H
COMMON BATH	◇	AWNING	3'-1 1/4"W x 1'-1 0 1/4"H
MASTER BATH	◇	DOUBLE HUNG	2'-1 5/8"W x 3'-0 7/8"H

NOTE:
 OWNER TO SELECT FINAL WINDOW SIZE/TYP/R.O. PRIOR TO CONSTRUCTION