

— DECK
SCALE: 1 1/2" = 1'-0"

TABLE 1: MAXIMUM JOIST SPANS

JOIST SIZE	JOIST SPACING ON CENTER (DOES NOT INCLUDE OVERHANG)	JOIST SPAN*
2x6	16"	9'-4"
2x6	24"	7'-10"
2x6	18"	12'-2"
2x6	24"	10'-1"
2x10	18"	15'-9"
2x10	24"	13'-1"
2x12	18"	18'-9"
2x12	24"	15'-4"

* SPANS BASED ON 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, SOUTHERN PINE #2, NORMAL LOADING DURATION, WET SERVICE CONDITIONS.

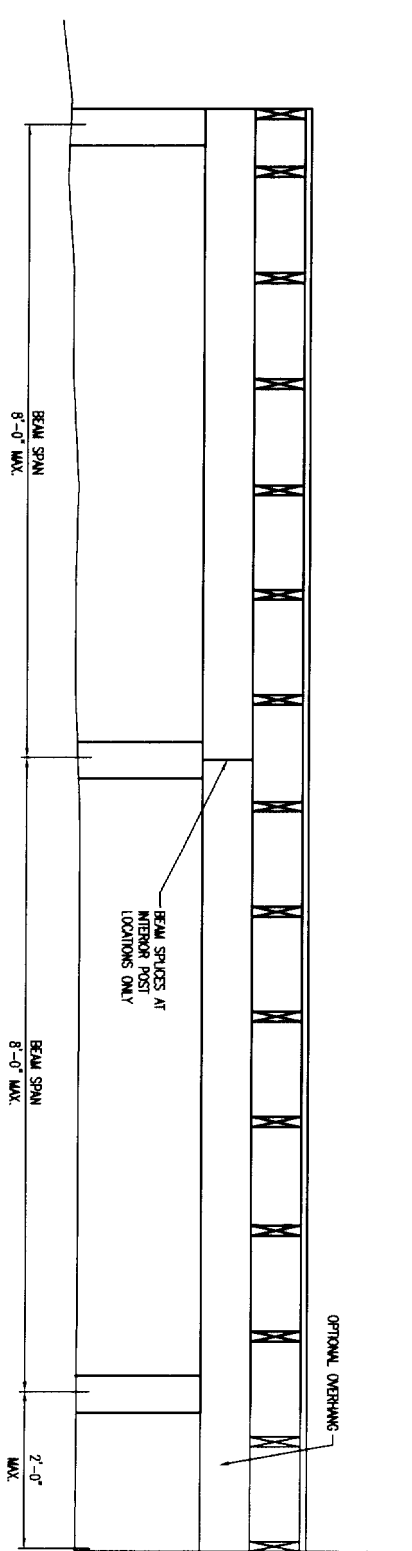


FIGURE 2: BEAM SPAN TYPES
SCALE: 1" = 1'-0"

TABLE 2: MAXIMUM BEAM SIZE FOR JOISTS WITH NO OVERHANGS

JOIST SPAN	BEAM SIZE
0 - 6'-8"	(2) 2x6 ^B
6'-8" - 11'-2"	(2) 2x6 ^B
11'-2" - 15'-9"	(2) 2x10 ^A
15'-9" - 18'-9"	(2) 2x12

* YOU MAY SUBSTITUTE A LARGER BEAM SIZE FOR THE ONE SHOWN IN THE TABLE FOR INSTANCE, # THE TABLE REQUIRES (2) 2x6, YOU MAY SUBSTITUTE A (2) 2x10 OR (2) 2x12.

TABLE 3: MINIMUM BEAM SIZE FOR JOISTS WITH OVERHANGS

JOIST SPAN	BEAM SIZE
0 - 6'-0"	(2) 2x6 ^B
6'-0" - 12'-8"	(2) 2x10 ^A
12'-8" - 18'-9"	(2) 2x12 ^A

FIGURE 3: ATTACHMENT OF LEDGER BOARD TO JOIST AND BOARD
SCALE: 1 1/2" = 1'-0"

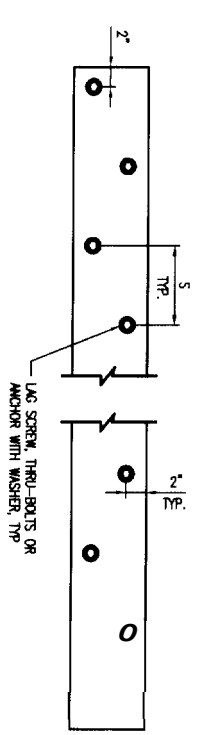
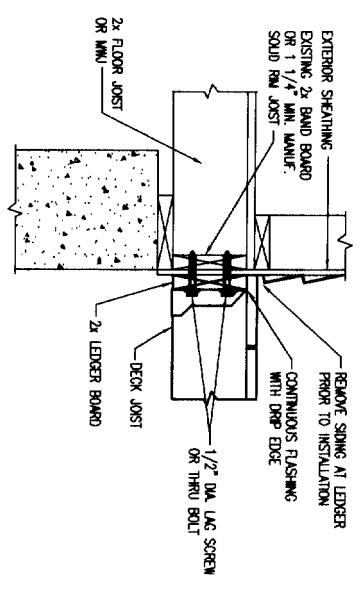


FIGURE 5: LAG SCREW REQUIREMENTS
SCALE: 1" = 1'-0"

FIGURE 4: LEDGER BOARD FASTENER SPACING AND CLEARANCES
SCALE: 1 1/2" = 1'-0"

JOIST SPAN	S (SPACING), ON CENTER
0 - 8'	10"
8' - 10'	8"
10' - 14'	6"
14' - 18'	5"
GREATER THAN 18'	4"

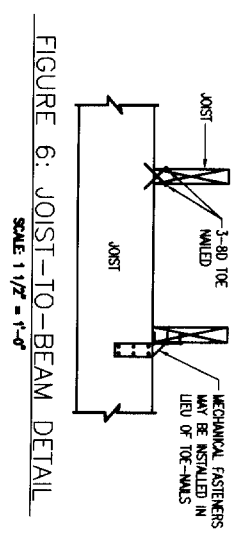
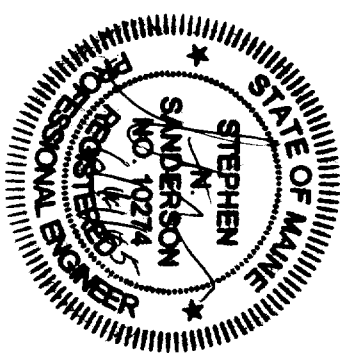
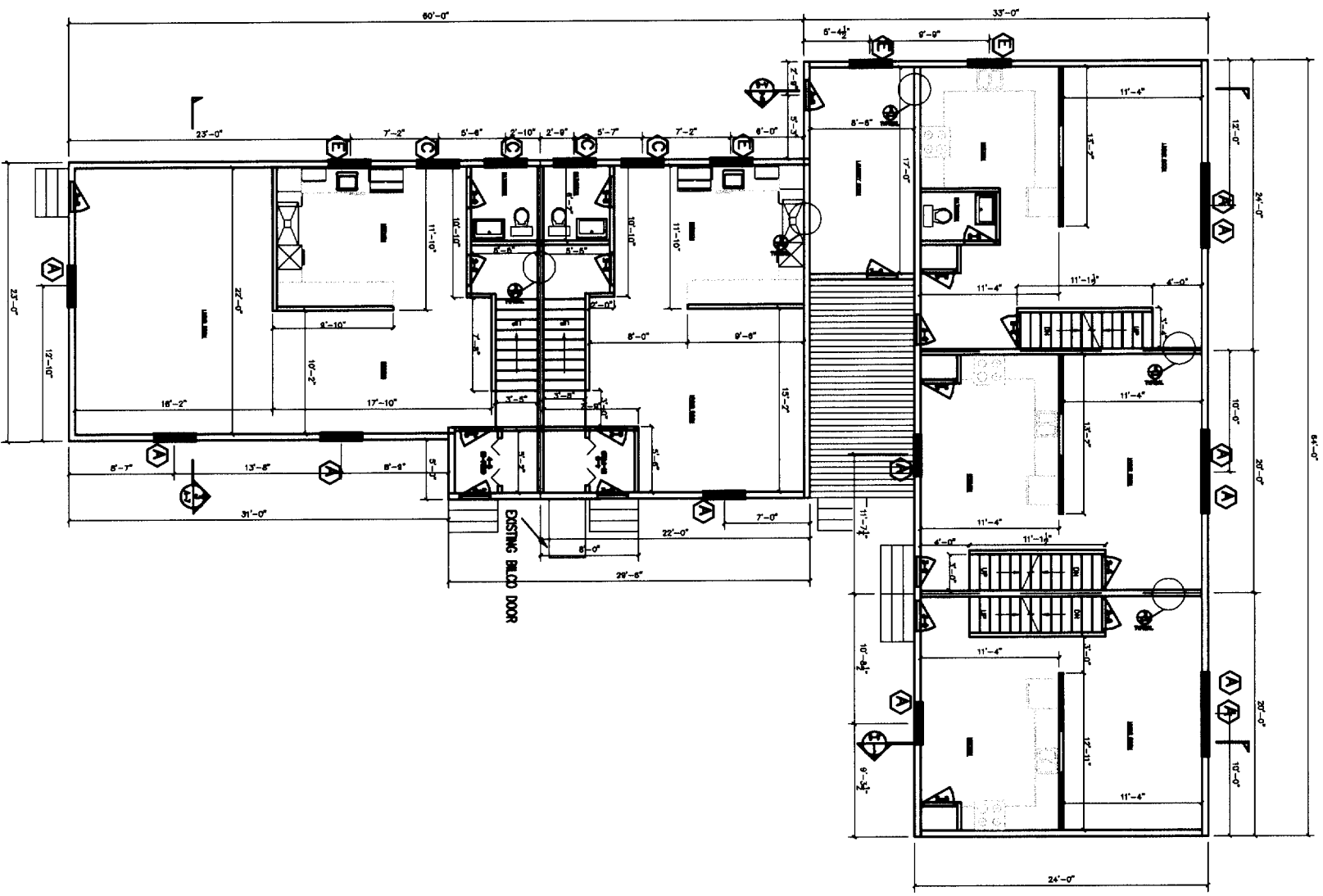


FIGURE 6: JOIST-TO-BEAM DETAIL
SCALE: 1 1/2" = 1'-0"

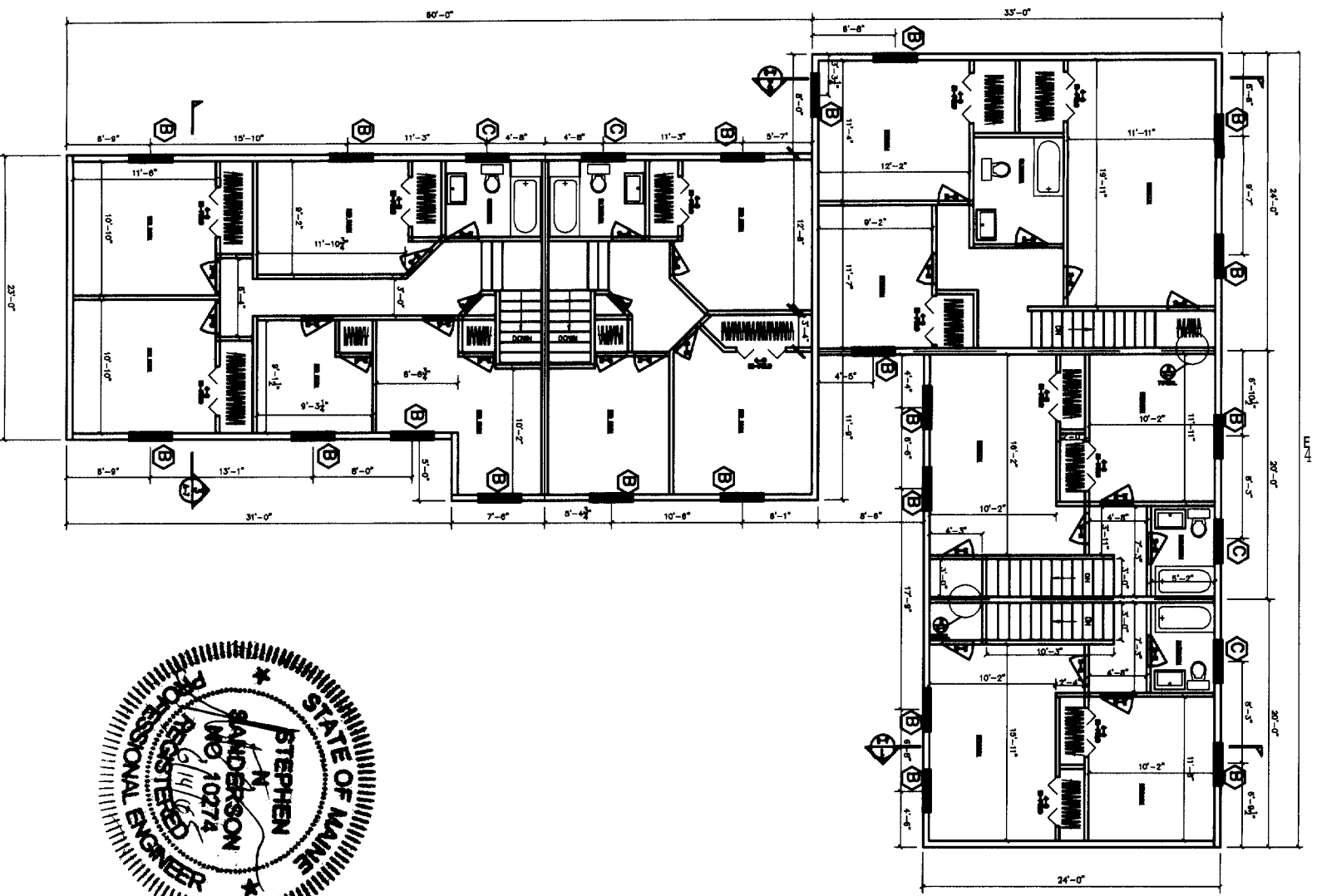
- GENERAL NOTES
1. ALL LUMBER SHALL BE SOUTHERN PINE GRADE #2 OR BETTER AND SHALL BE PRESSURE TREATED A0D OR CH-B IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS FOR GROUND CONTACT.
 2. ALL WALLS SHALL BE SFRPL OR ANNU-LAR.
 3. ALL SCREWS AND NAILS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 4. ALL HARDWARE (JOIST HANGER, CAST-IN-PLACE POST ANCHORS, ETC.) SHALL BE GALVANIZED WITH 180 OZ/SY OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL.
 5. DECKS CONSTRUCTED ACCORDING TO THESE DRAWINGS ARE NOT APPROVED FOR FUTURE HOT TUB INSTALLATIONS.
 6. DECKS SHALL NOT BE ATTACHED TO HOUSE OVERHANGS, BRICK VENEERS, OR CHIMNEYS.
 7. ALL DECKING MATERIAL SHALL BE ATTACHED TO THE JOISTS. DECKING MUST HAVE A SPAN LENGTH SUCH THAT EACH JOIST TO AN ANGLE OF 45 DEGREES TO THE JOISTS.
 8. SPANS OR THE EXISTOR FRESH SYSTEM MUST BE REMOVED PRIOR TO THE INSTALLATION OF THE LEDGER BOARD.
 9. EXISTING FLOORING AT ANY LEDGER BOARD CONNECTION TO A WALL OR WOOD FRAMED CONSTRUCTION AND SHALL BE COMPOSED OF CONCRETE (ATTACHED TO WALLS), STAINLESS STEEL, OR RESISTANT PLASTIC OR GALVANIZED STEEL.
 10. LAG SCREWS SHALL HAVE A MINIMUM DIAMETER OF 1/2" (G-185 COATING).
 11. EACH LAG SCREW SHALL HAVE A MINIMUM LENGTH OF 12" AND SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 12. DRILL A 5/16" DIAMETER HOLE IN THE LEDGER BOARD AS FOLLOWS:
 - 1) DRILL A 1/2" DIAMETER HOLE INTO THE SOLID CONNECTION MATERIAL OF THE EXISTING HOUSE.
 - 2) DRILL A 5/16" DIAMETER HOLE INTO THE SOLID CONNECTION MATERIAL.
 13. DO NOT DRILL A 1/2" DIAMETER HOLE INTO THE SOLID CONNECTION MATERIAL.



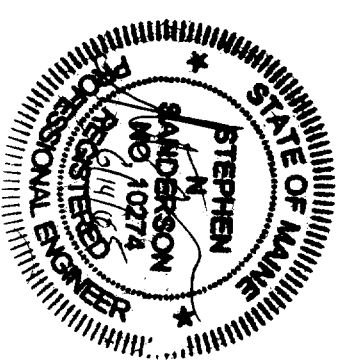
CLIENT
115 SHERWOOD STREET
PORTLAND, MAINE
TYPICAL DECK DETAILS



FIRST FLOOR PLAN



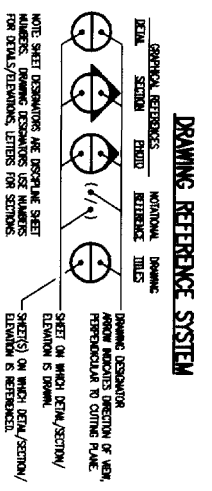
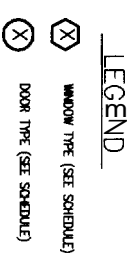
SECOND FLOOR PLAN



- GENERAL NOTES:
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
 2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

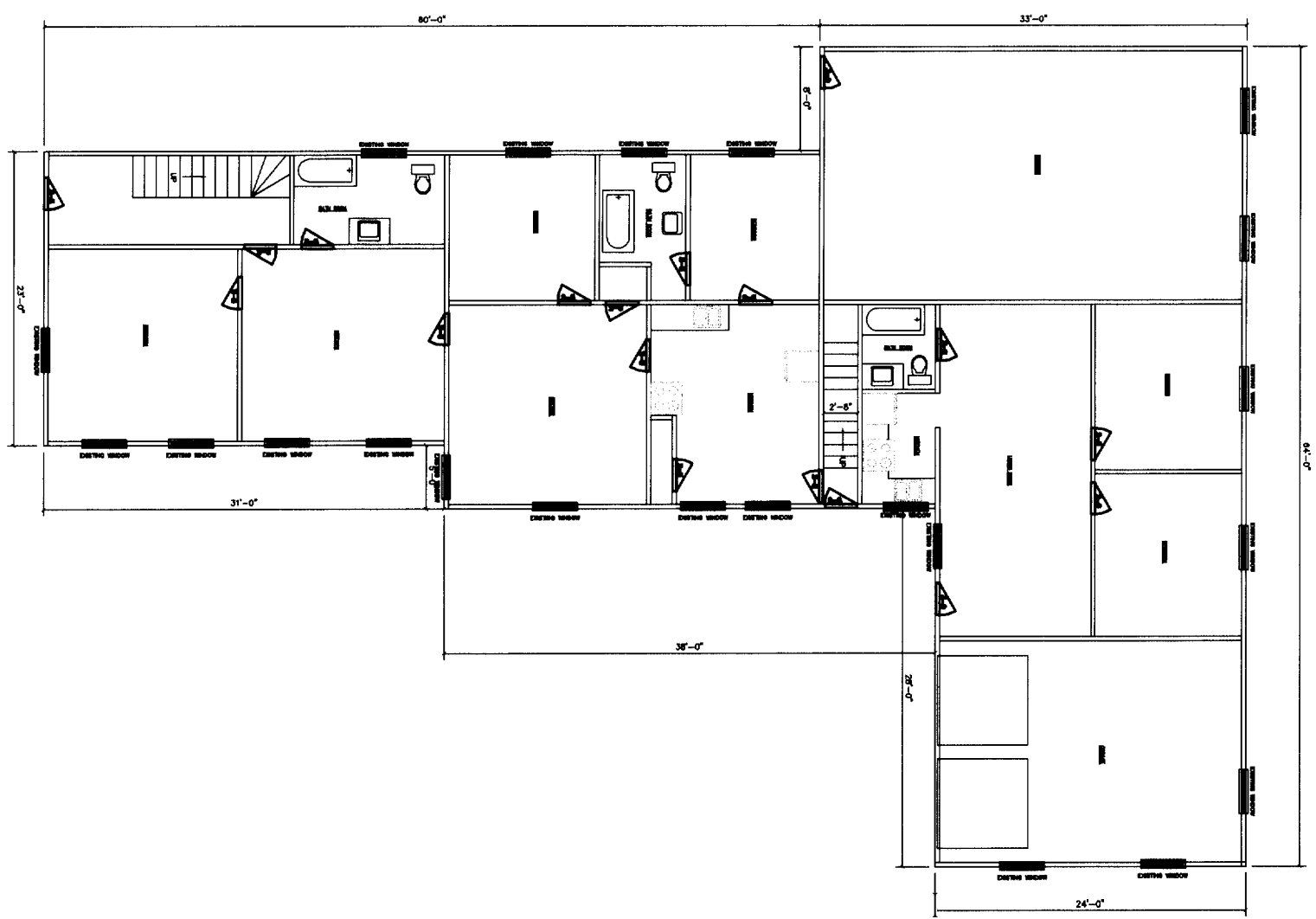
SYMB.	MODEL NUMBER	MANUFACTURER	NOMINAL SIZE	REMARKS
①	41T	STANLEY	3'-0" x 6'-6"	EXISTING DOOR - STEEL 6 PANEL WOOD
②	2'-8" x 8'-0"	MASONITE	2/8" x 8'-0"	HOLLOW CORE INTERIOR CASED 6 PANEL
③	2'-4" x 8'-0"	MASONITE	2/4" x 8'-0"	HOLLOW CORE INTERIOR CASED 6 PANEL
④	-	-	-	-
⑤	-	-	-	-

SYMB.	MODEL NUMBER	MANUFACTURER	STYLE	REMARKS
A	SERIES 1000 NO. 46 1/4" X 69 1/4" X	AMERICAN CRAFTSMAN	DOUBLE HANG	BRASS OPENING 5'-0" x 5'-8" NOMINAL
B	SERIES 1000 NO. 42 1/4" X 53 1/4" X	AMERICAN CRAFTSMAN	DOUBLE HANG	BRASS OPENING 5'-0" x 5'-8" NOMINAL
C	SERIES 1000 NO. 38 1/4" X 53 1/4" X	AMERICAN CRAFTSMAN	DOUBLE HANG	BRASS OPENING 5'-0" x 4'-2" NOMINAL
D	SERIES 2004 NO. 84 1/2" X 47 1/2" X	AMERICAN CRAFTSMAN	SIDING WINDOW	CEAR OPENING 5'-2" x 4'-0" NOMINAL
E	SERIES 2002 NO. 36 1/2" X 35 1/2" X	AMERICAN CRAFTSMAN	SIDING WINDOW	CEAR OPENING 5'-0" x 3/0" NOMINAL
F	EXISTING WINDOW NOMINAL	EXISTING	DOUBLE HANG	-

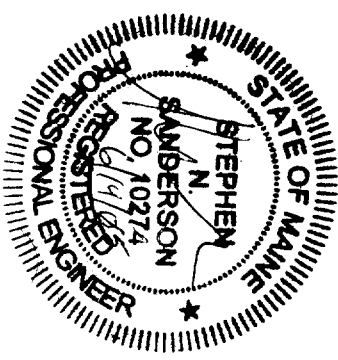
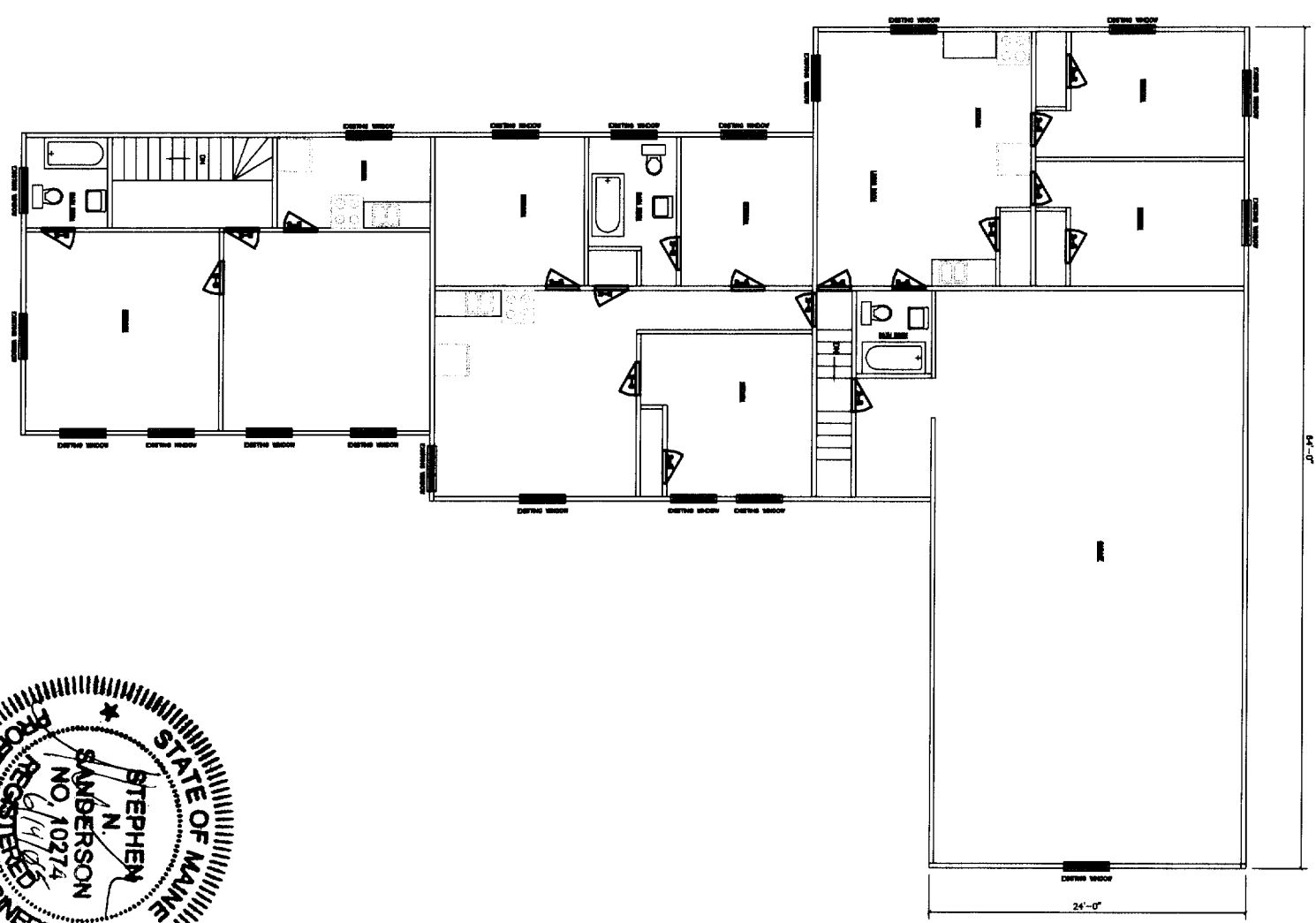


CLIENT	115 SHERWOOD STREET
	PORTLAND, MAINE
RECONFIGURED FLOOR PLAN	
5 UNIT REMODEL	
DRAWN BY:	SNS
SCALE:	AS NOTED
DATE:	04-15-05
FOR APPROVAL	
B	6/13/05

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



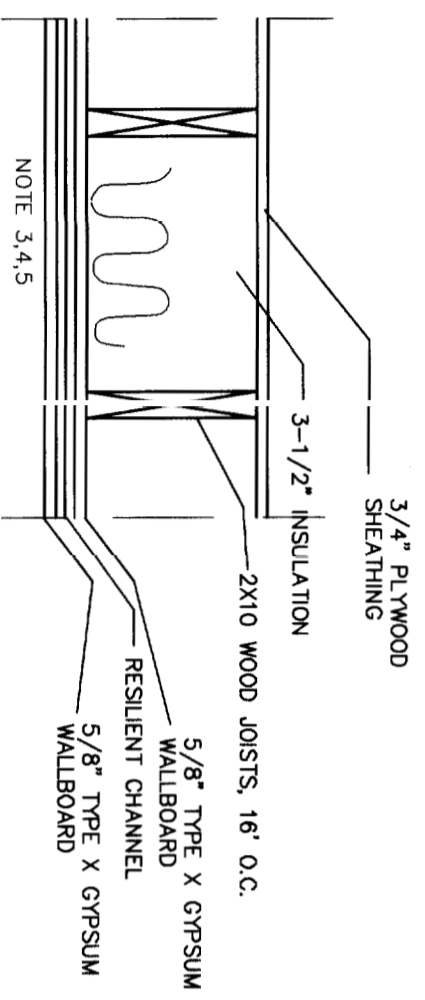
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



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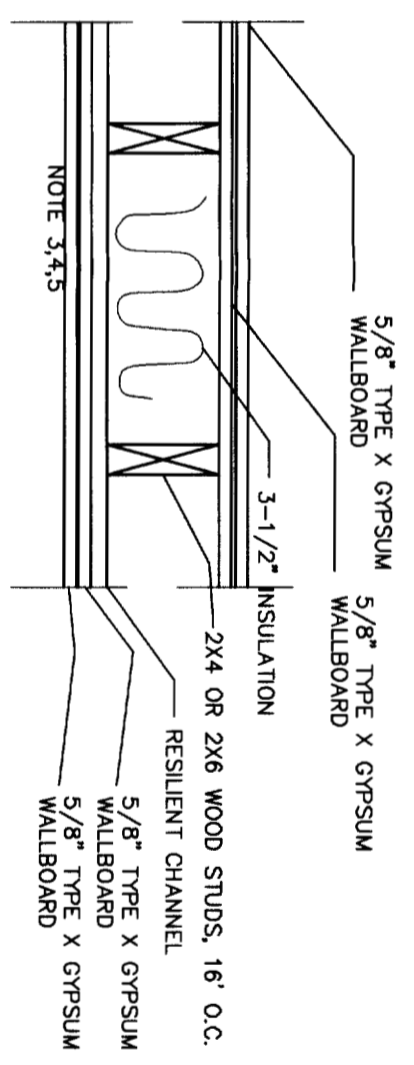
DATE	6/13/05
BY	SMS
FOR APPROVAL	

CLIENT	115 SHERWOOD STREET
PORTLAND, MAINE	
EXISTING FLOOR PLAN	
5 UNIT	
SCALE	AS NOTED
DATE	4-18-05



DETAIL 1
SCALE : NTS
A-5

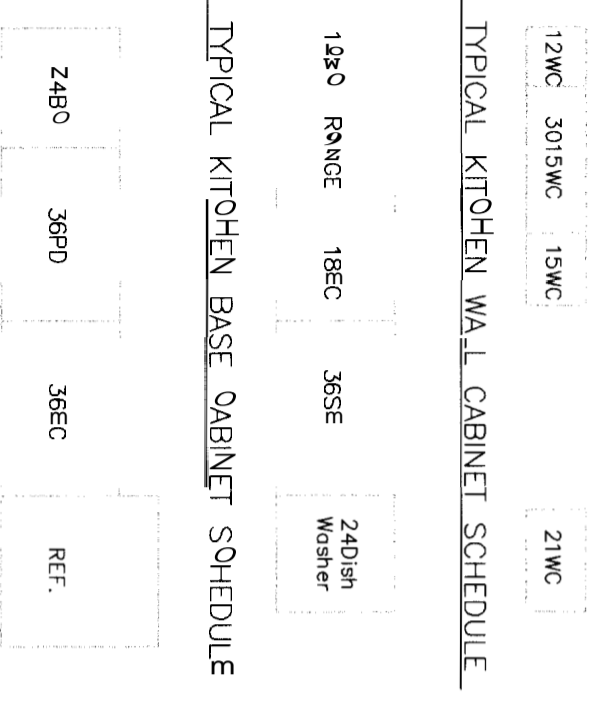
TYPICAL FLOOR-CEILING SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN L522



DETAIL 2
SCALE : NTS
A-1

TYPICAL FIREWALL SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN L334
CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING

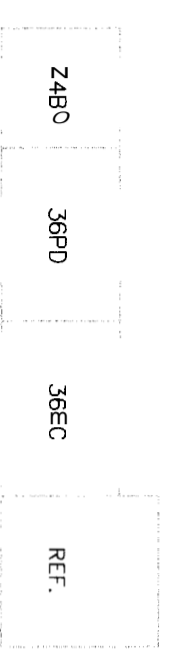
- GENERAL NOTES:
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 - CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
 - TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
 - RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 2" LONG, 0.115" SHANK, 17/64" HEAD.
 - CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYPSUM ASSEMBLY'S FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED



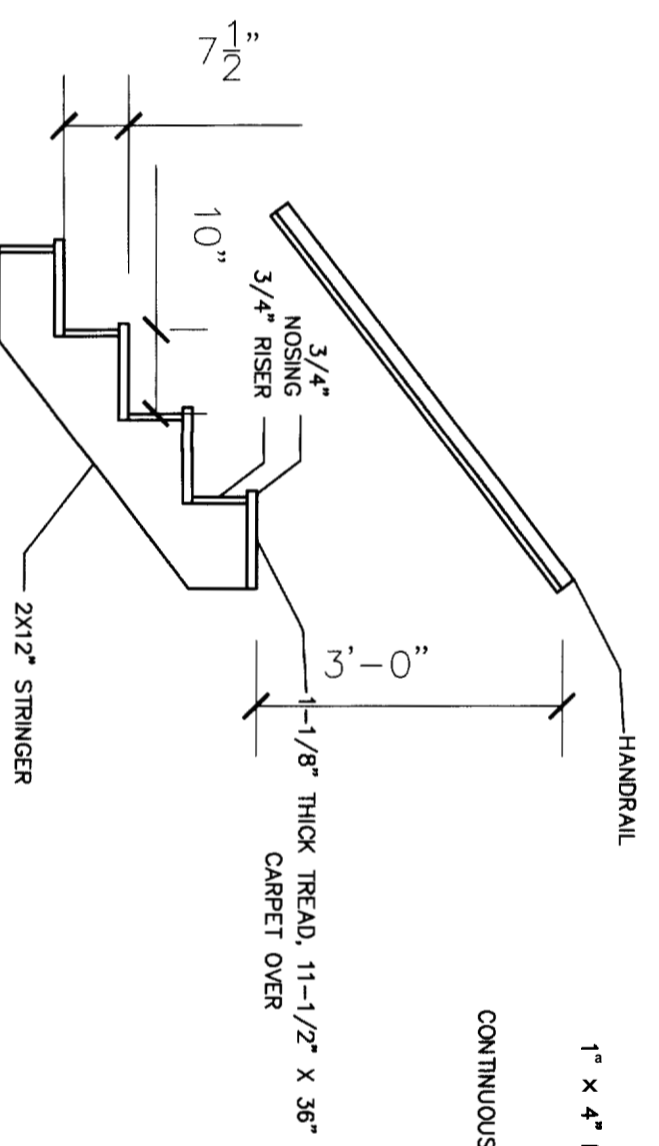
TYPICAL KITCHEN WALL CABINET SCHEDULE



TYPICAL KITCHEN RANGE SCHEDULE

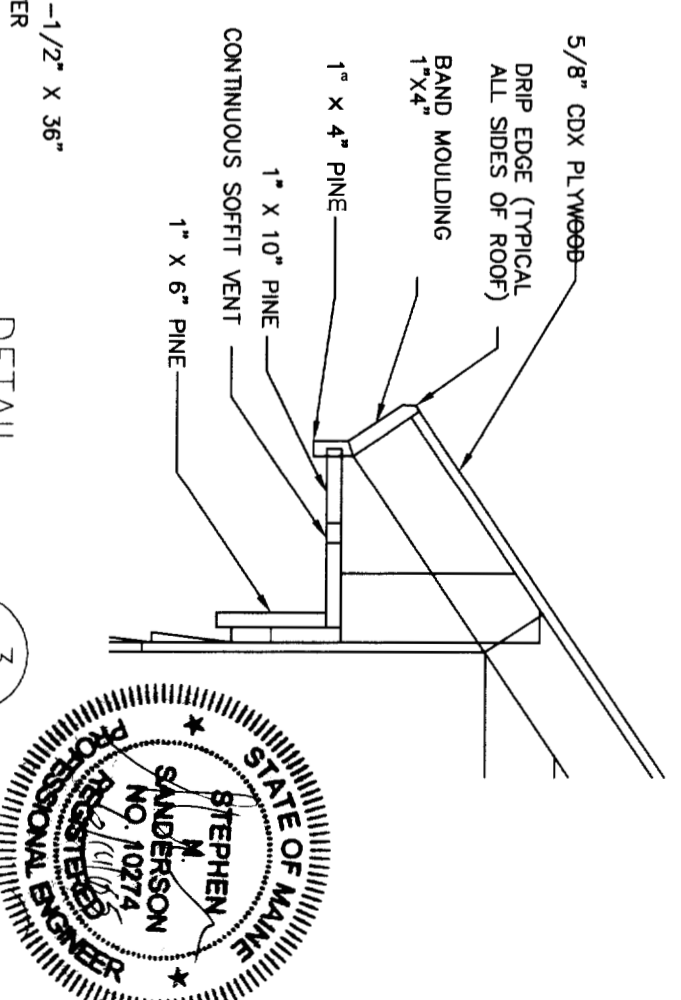


TYPICAL KITCHEN BASE CABINET SCHEDULE



DETAIL 4
SCALE : NTS
A-5

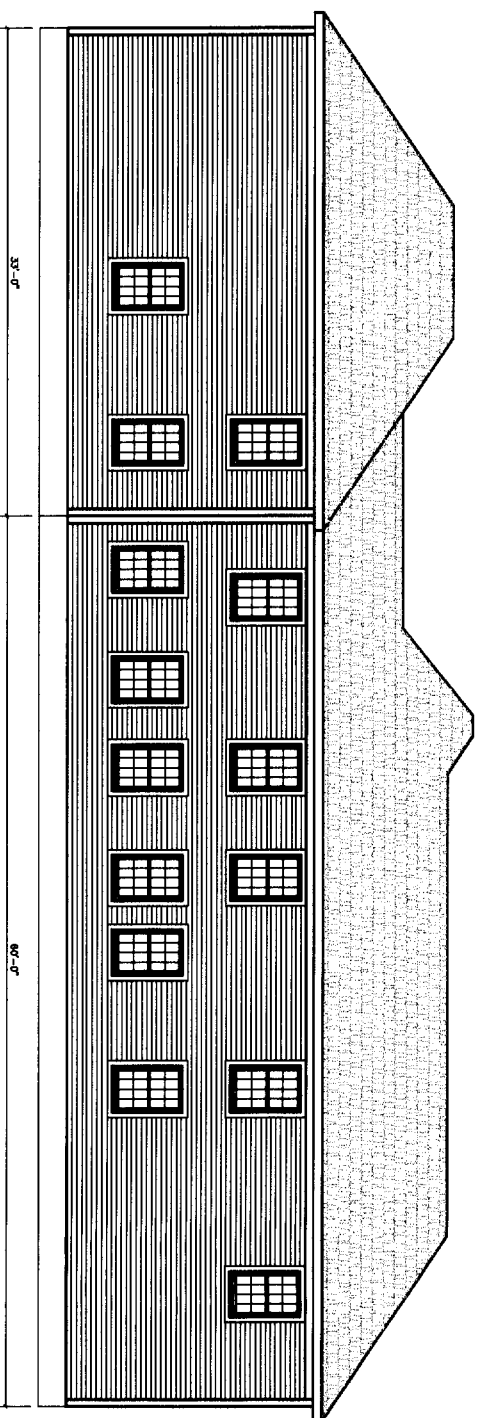
DETAIL 3
SCALE : 3/4" = 1'-0"
A-5



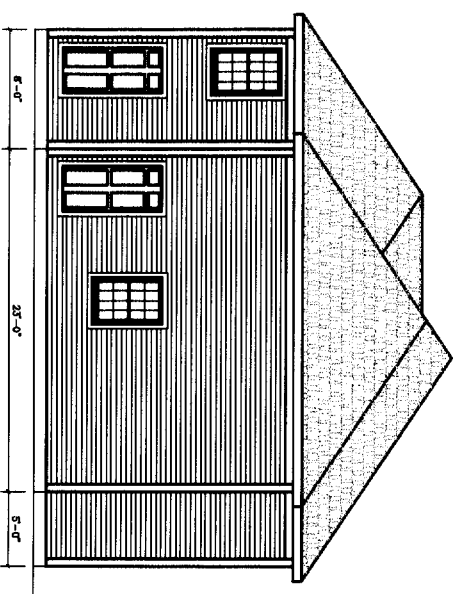
TYPICAL OVERHANG & FASCIA DETAIL



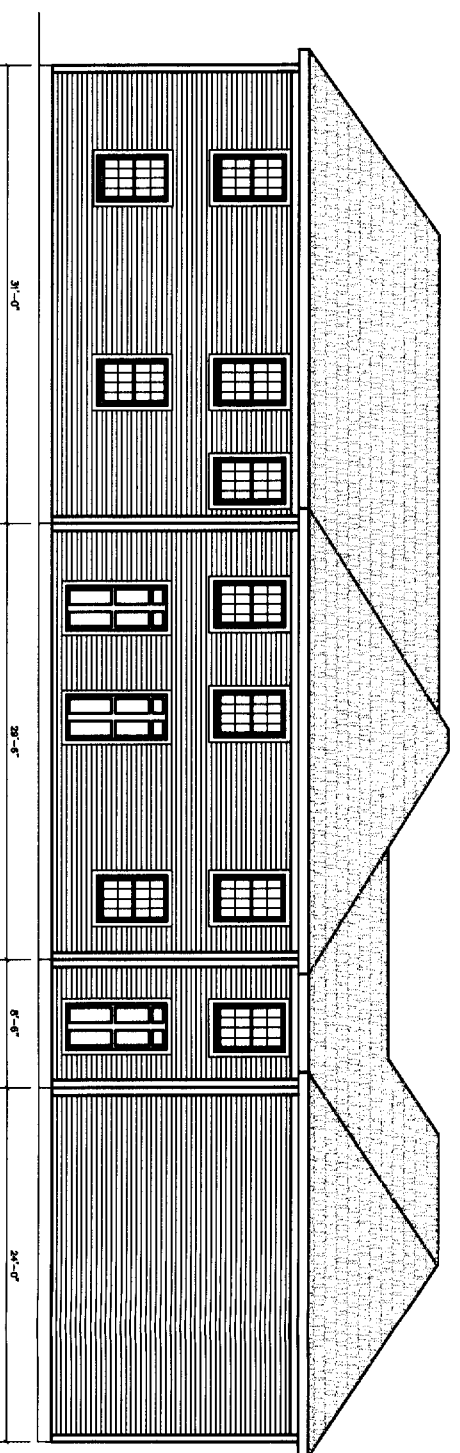
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PORTLAND, MAINE	
MISC. DETAILS	
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DATE: 4-19-05	
FOR APPROVAL	
B	9/13/05



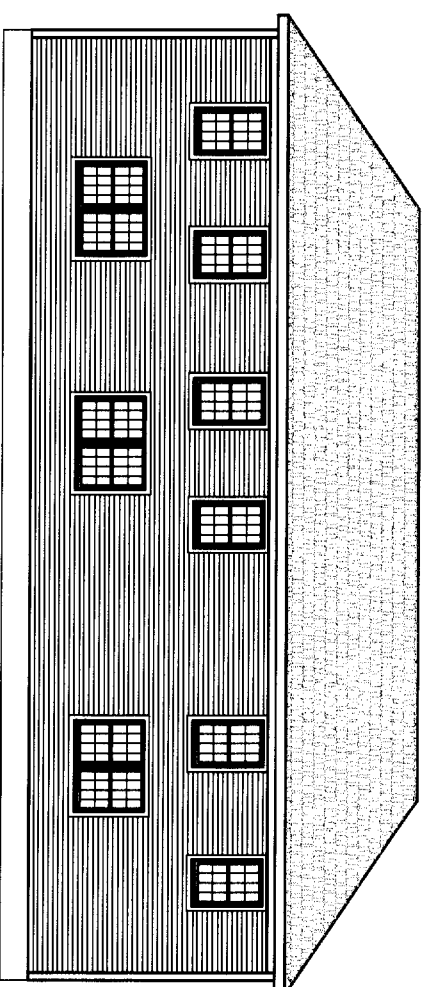
SIDE ELEVATIONS
SCALE 3/8"=1'-0"



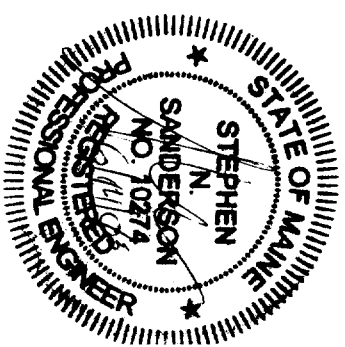
SCALE



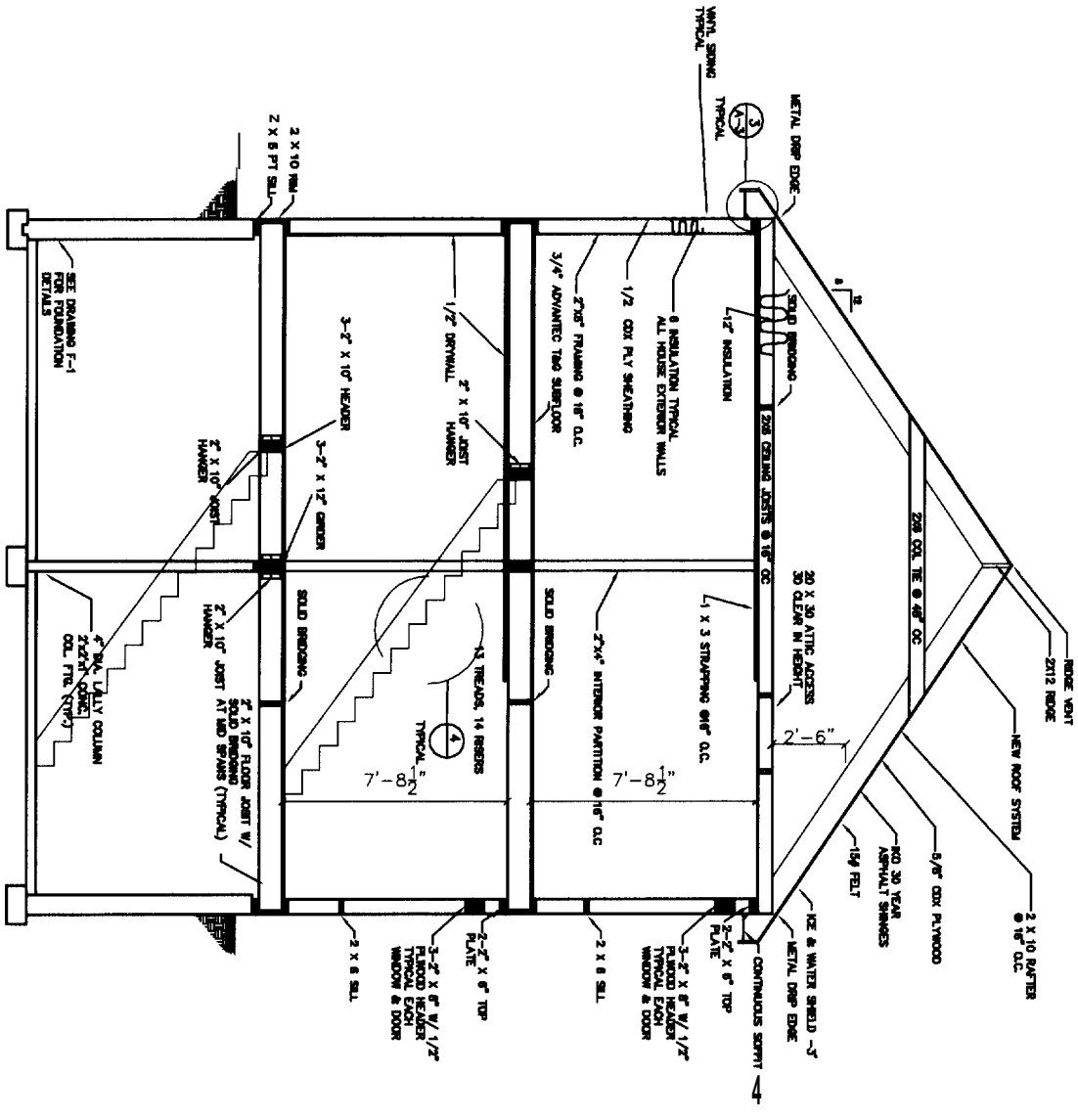
SIDE ELEVATIONS
SCALE 3/8"=1'-0"



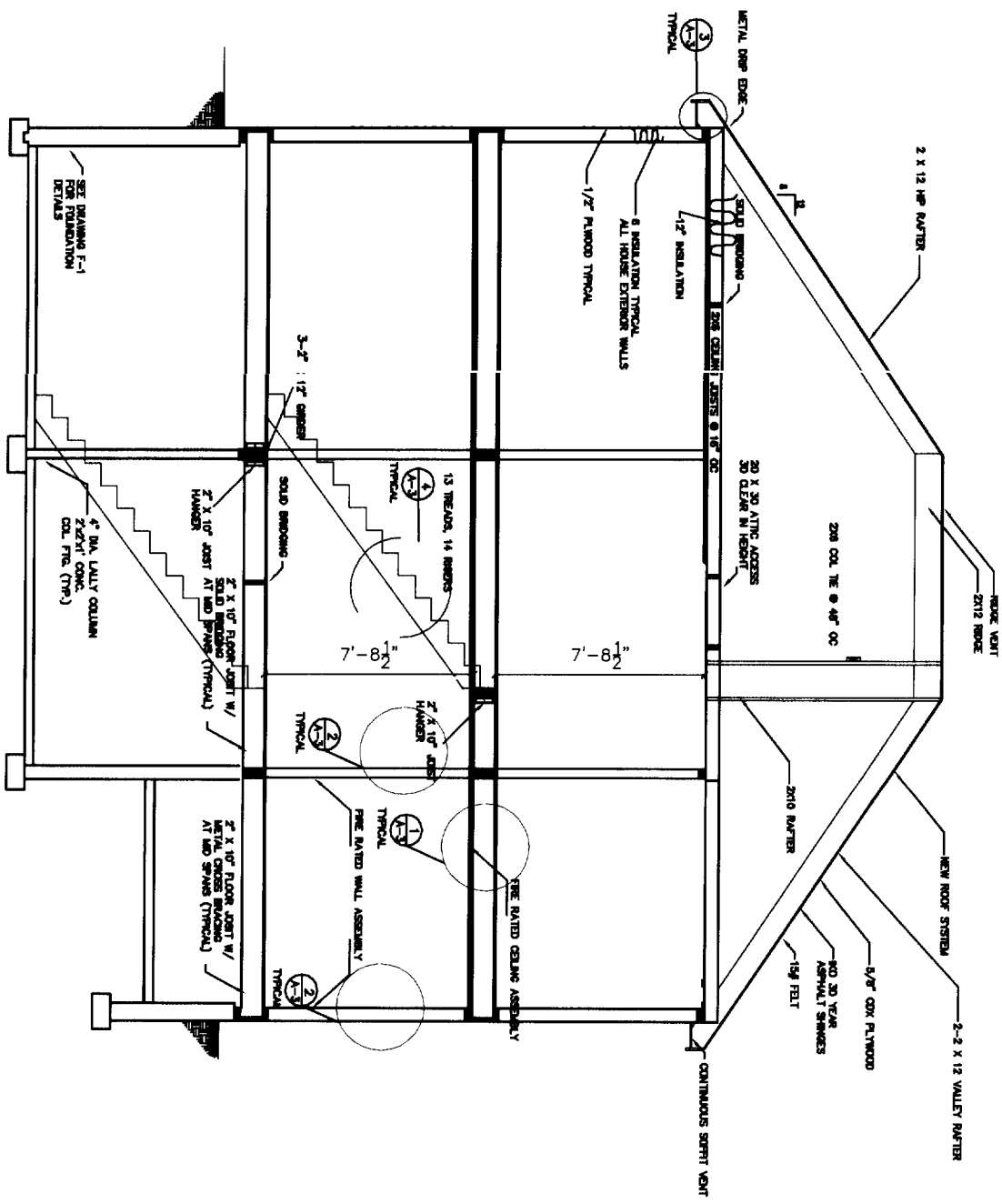
REAR ELEVATION
SCALE 3/8"=1'-0"



CLIENT	115 SHERWOOD STREET
PORTLAND, MAINE	
PROJECT	ELEVATIONS
	5 UNIT REMODEL
DATE	4-15-06
SCALE	AS NOTED
DRAWN BY	SNS
FOR APPROVAL	
DATE	4/13/06

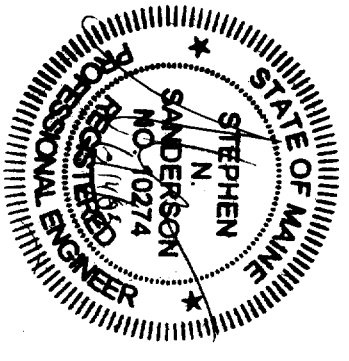


SECTION 1
SCALE : 3/8" = 1'-0"
A-1

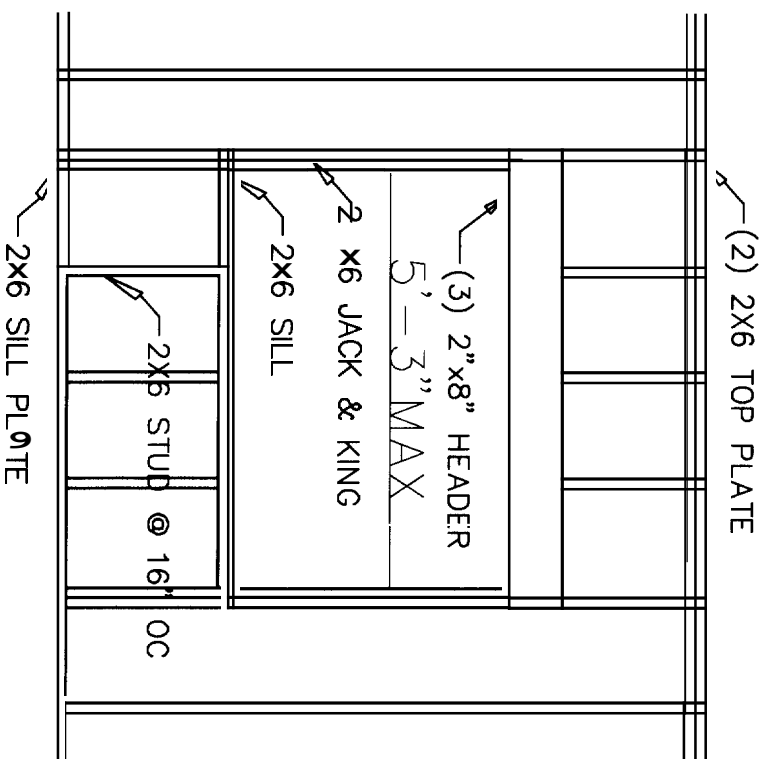


SECTION 2
SCALE : 3/8" = 1'-0"
A-1

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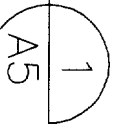


CLIENT	115 SHERWOOD STREET
FORMULA NAME	SECTIONS AND DETAILS
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DRAWN BY:	SMS
SCALE:	AS NOTED
DATE:	4-15-06

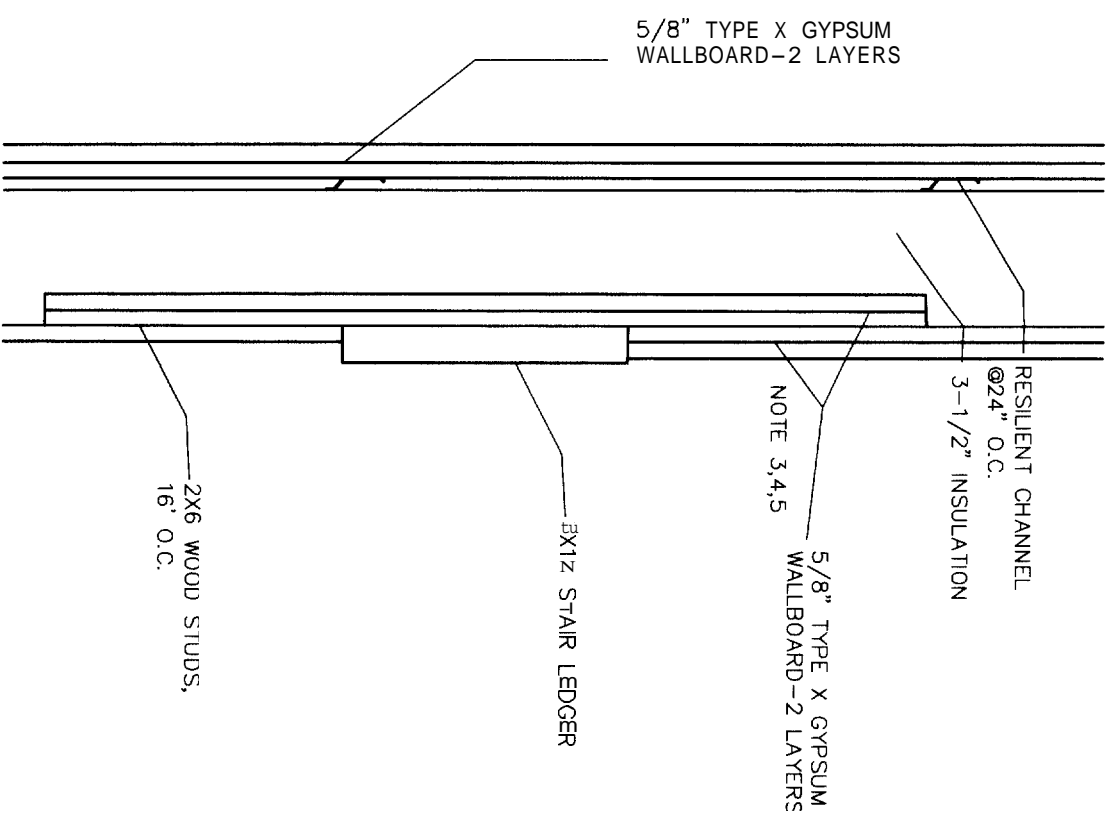


DETAIL 1

SCALE : NTS

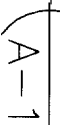


TYPICAL STUDS & HEADER
AROUND WALL OPENINGS

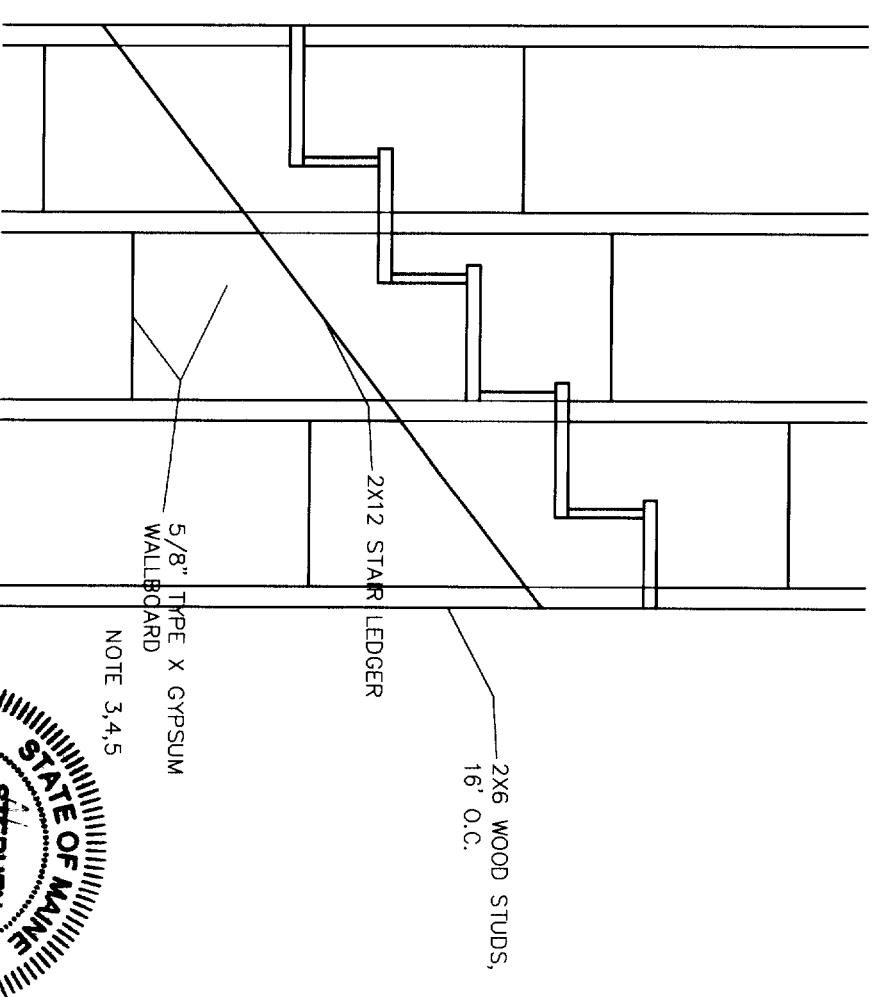


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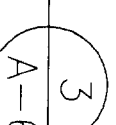


TYPICAL STAIR ELEVATION FIREWALL SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN U334



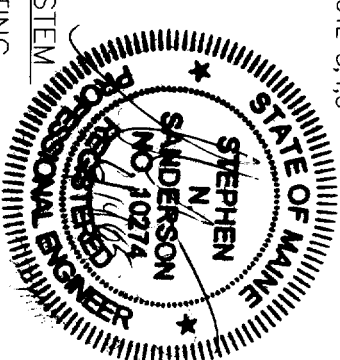
DETAIL 3

SCALE : NTS



TYPICAL STAIR ELEVATION FIREWALL SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN U334

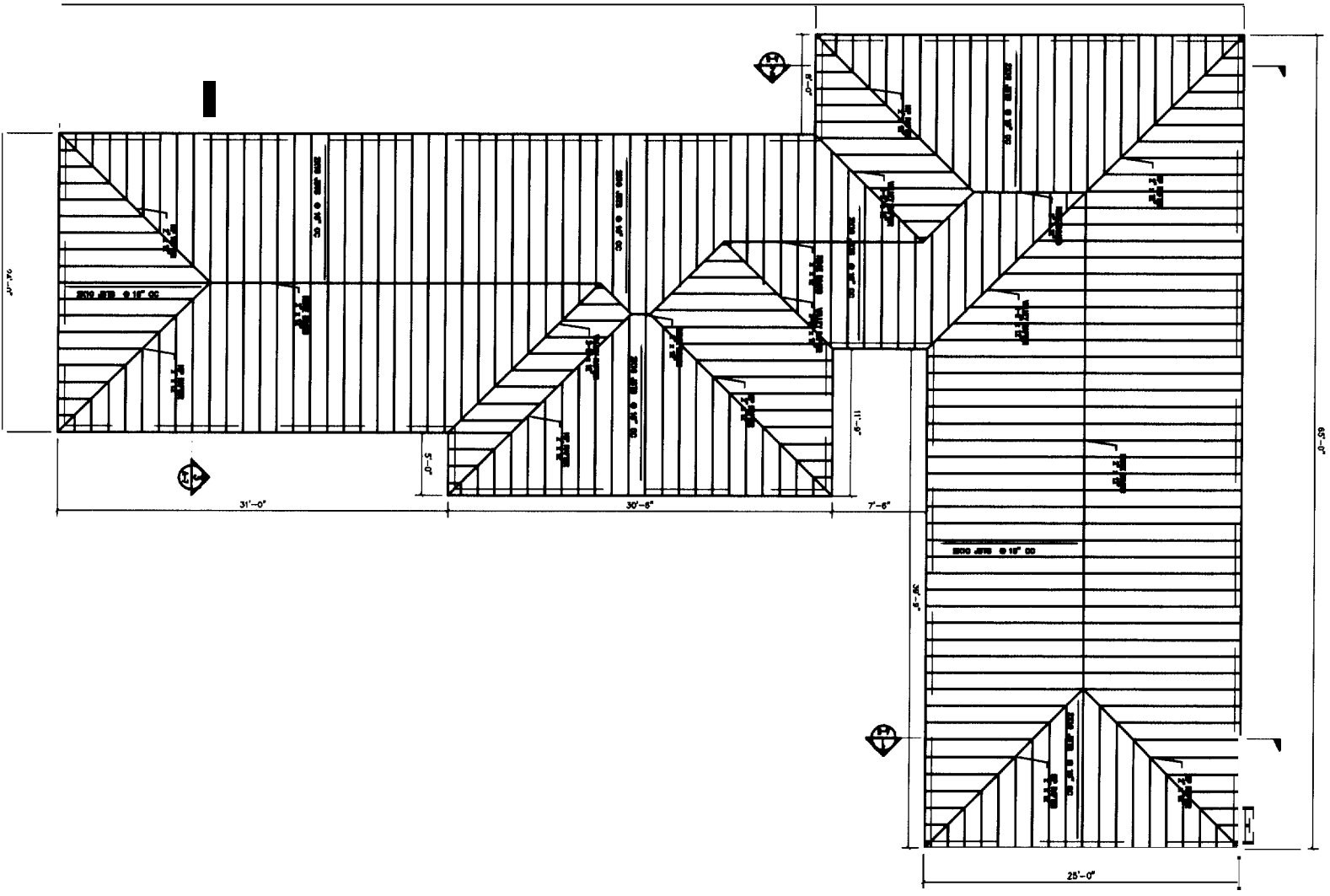
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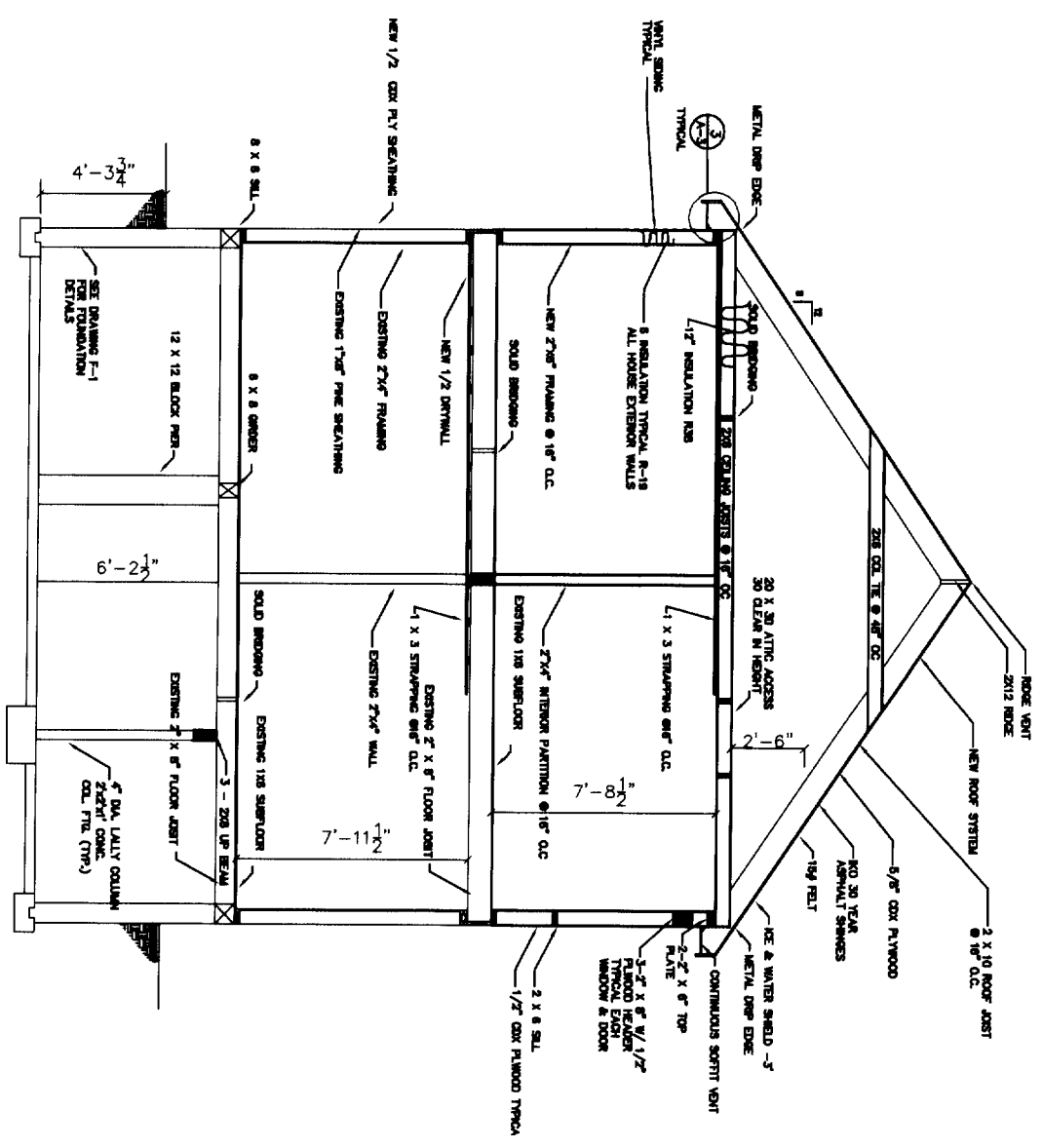
CLIENT 115 SHERWOOD STREET
PORTLAND, MAINE

MISC. DETAILS
5 UNIT REMODEL

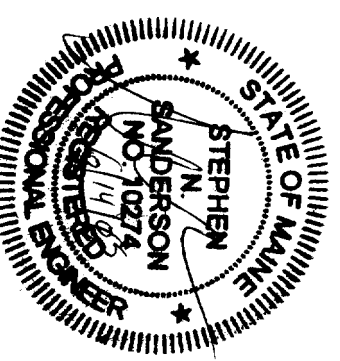
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DRAWN BY: SMS						



ROOF FRAMING PLAN
SEE SHEET 4

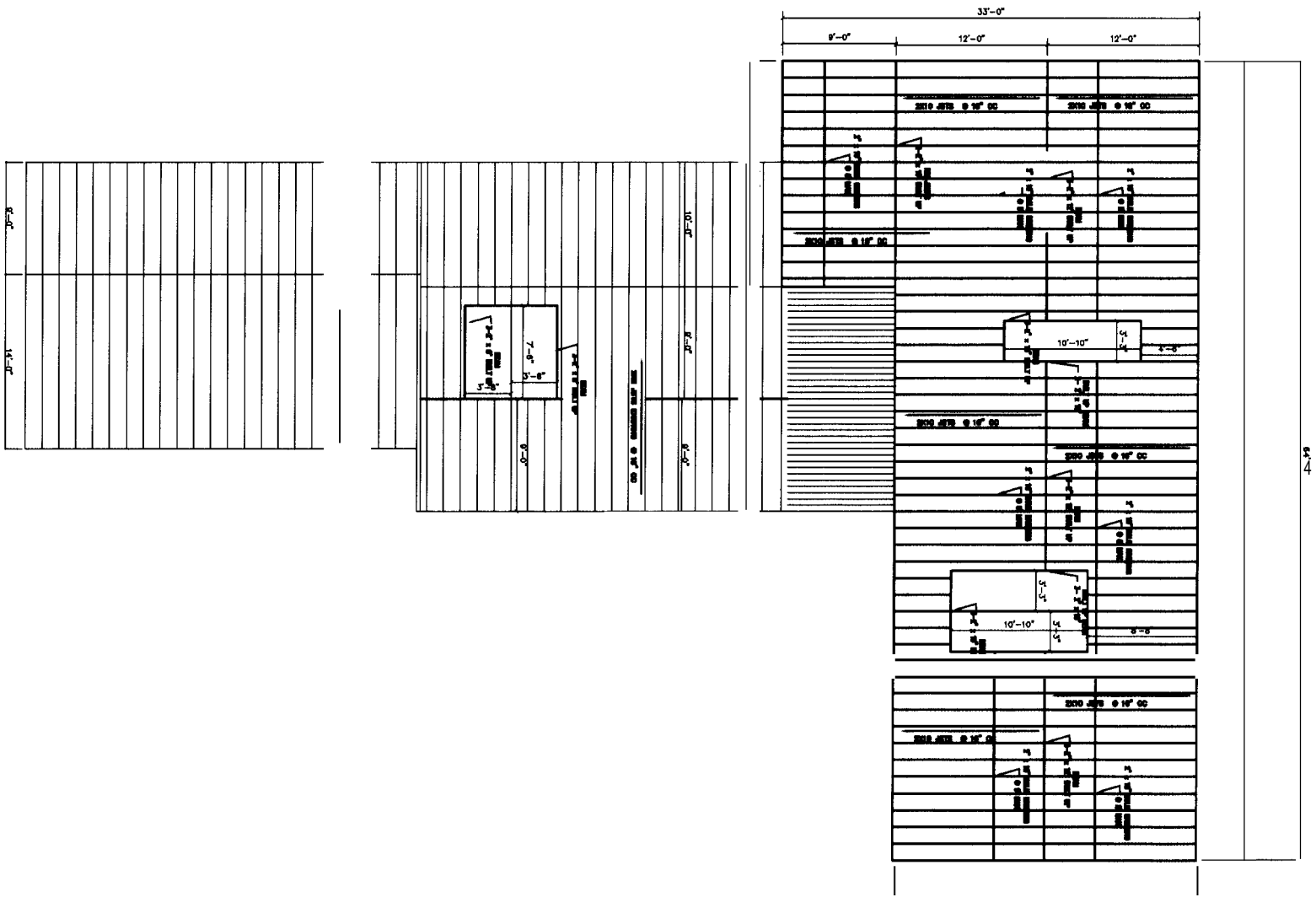


SECTION 3
SCALE : 3/8" = 1'-0"
A-1

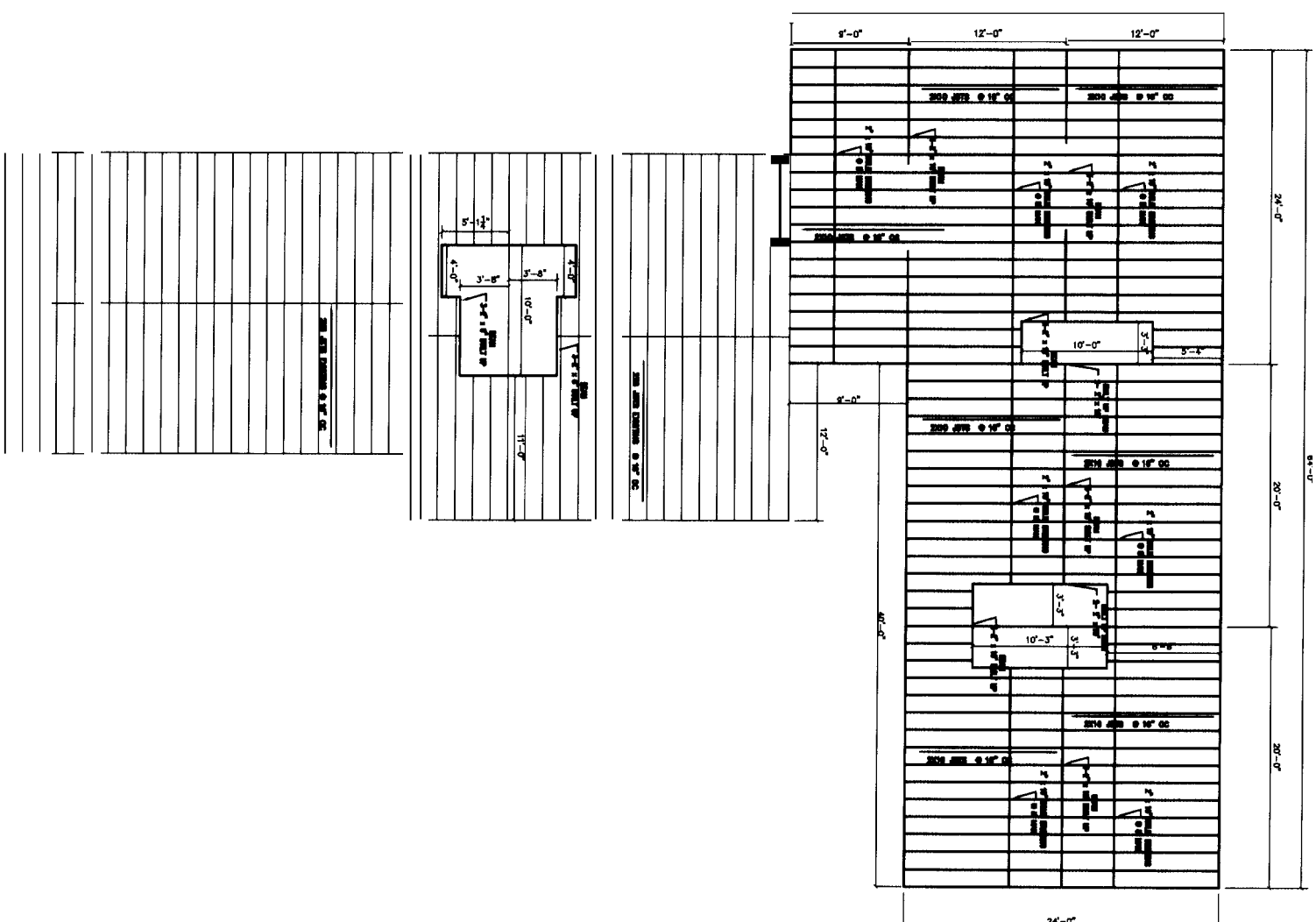


GENERAL NOTES:
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CLIENT	115 SHERWOOD STREET PORTLAND, MAINE
SECTION	SECTIONS AND DETAILS
DATE	4-15-06
SCALE	AS NOTED
DRAWN BY	SMS
DATE	4-15-06
FOR APPROVAL	
DATE	6/15/06
BY	B

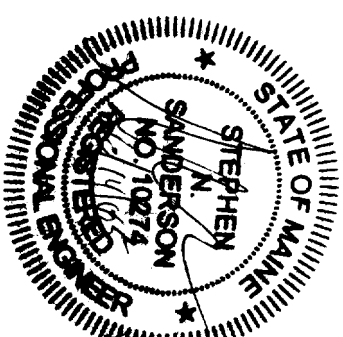


FIRST FRAMING PLAN



SECOND FRAMING PLAN

GENERAL NOTES:
 1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
 2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

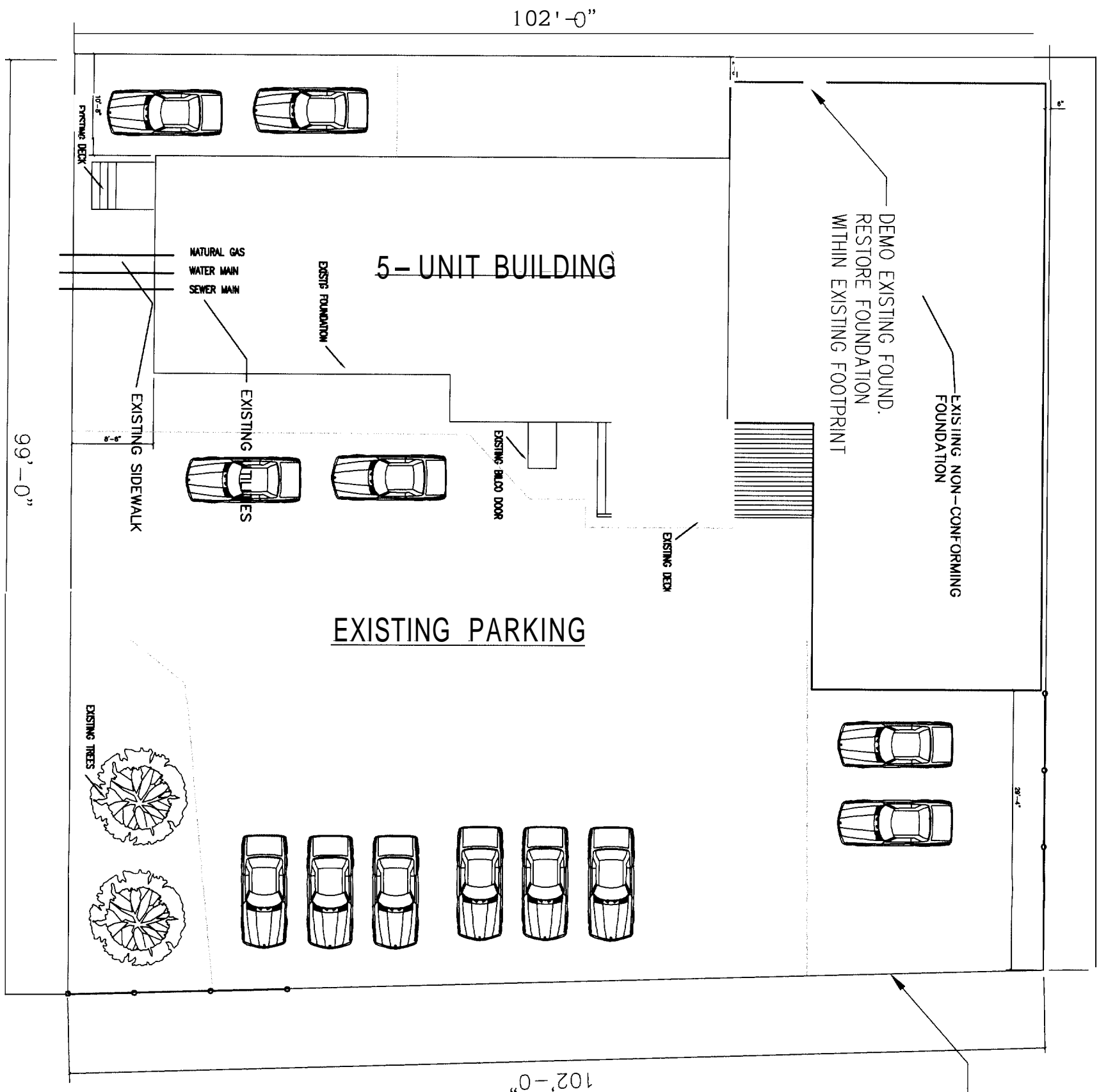


CLIENT 115 SHERWOOD STREET
 PORTLAND, MAINE

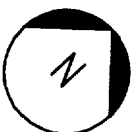
FRAMING PLAN
 5 UNIT REMODEL

CLIENT	115 SHERWOOD STREET
PORTLAND, MAINE	
FRAMING PLAN	
5 UNIT REMODEL	
DRAWN BY:	SMS
FOR APPROVAL:	
DATE:	4-15-05

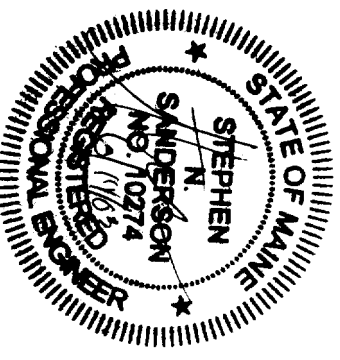
96'-0"



REPLACE EXISTING WOOD FENCE W/ 8' WOOD FENCE



- GENERAL NOTES:
1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
 2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING.
 3. CURB AND SIDEWALK IS EXISTING
 4. PUBLIC UTILITIES ARE EXISTING. WATER AND SEWER MAINS ARE EXISTING.
 5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
 6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY



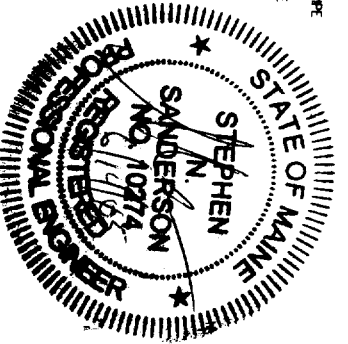
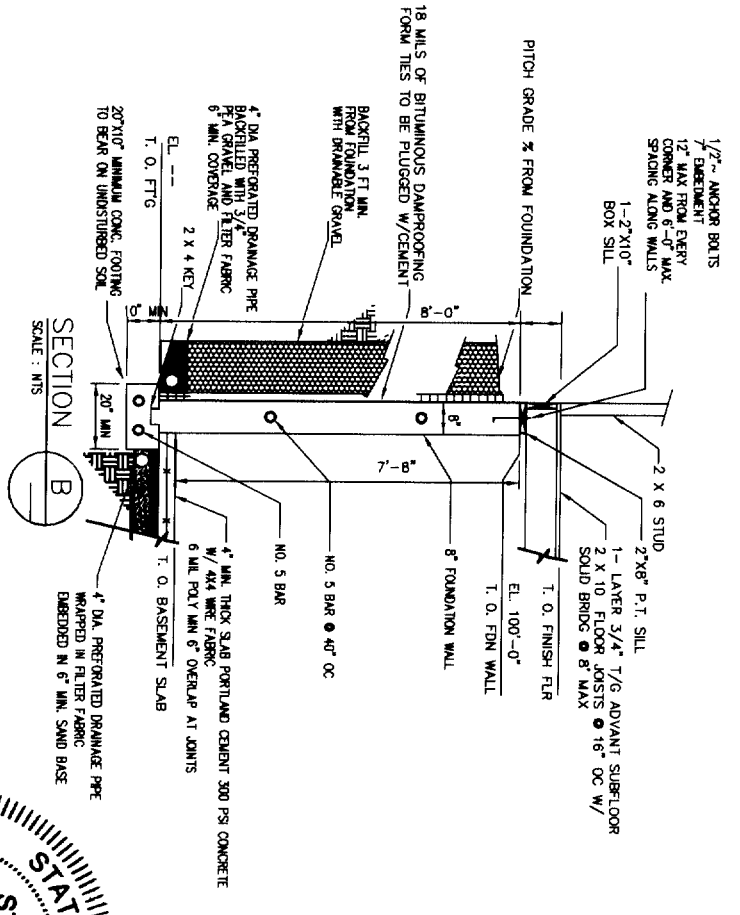
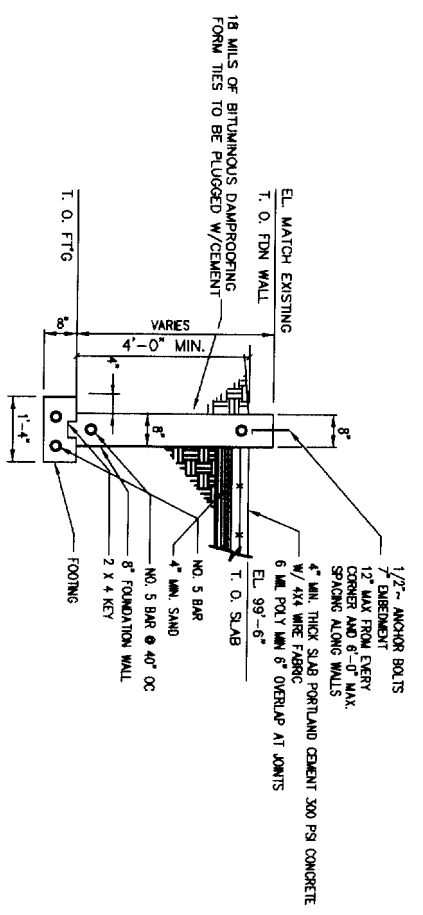
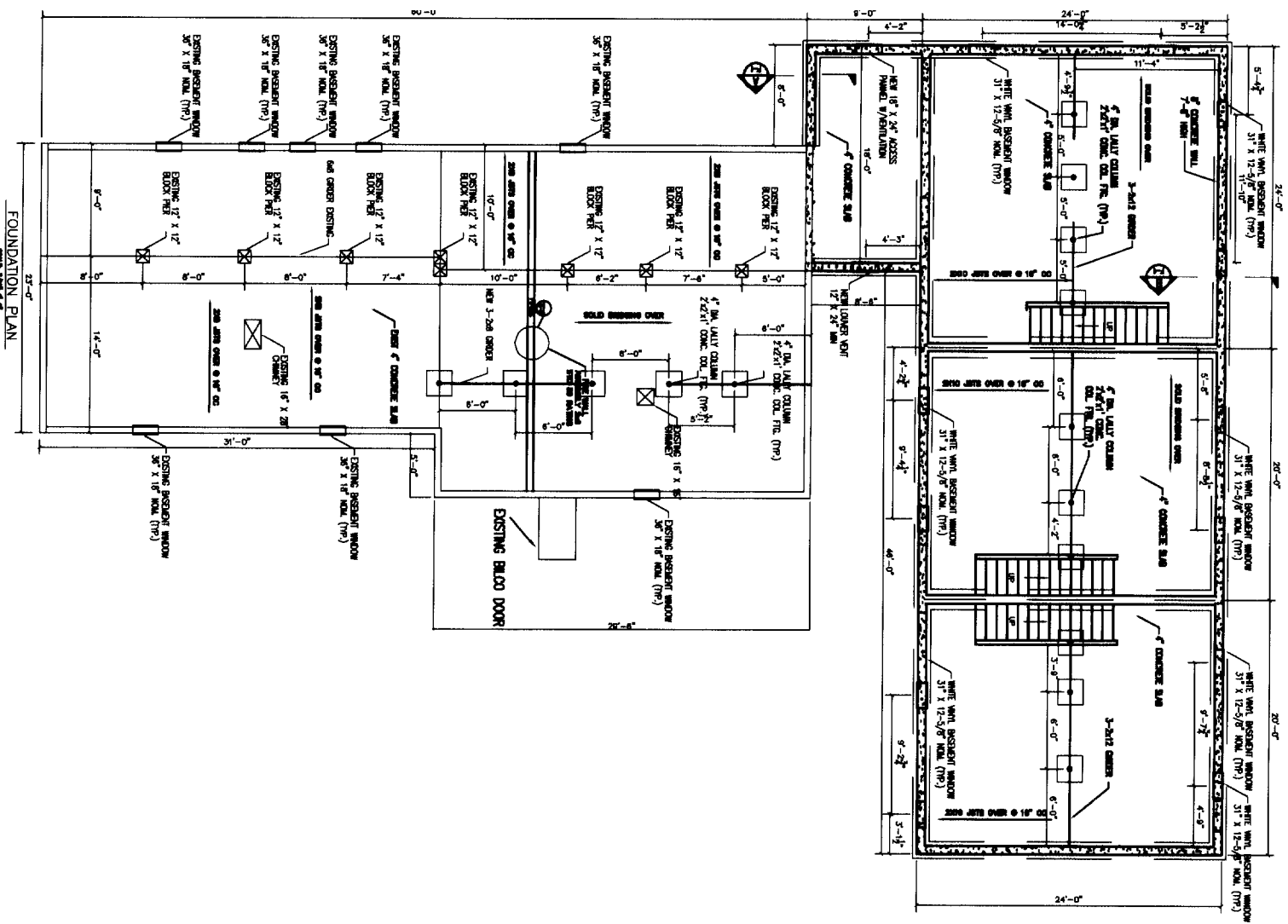
MAP AND LOT NO.
429-A-2
LOT SIZE = 9945 SF

BACK BAY PROPERTIES, LLC
MANAGER: STEPHEN SANDERSON
878 NORTH ROAD
NORTH YARMOUTH
MAINE 04097

EXISTING SITE PLAN
SCALE: 3/16"=1'-0"

SHERWOOD STREET

CLIENT	115 SHERWOOD STREET PORTLAND, MAINE
PROJECT	SITE PLAN 5 UNIT REMODEL
DATE	6/13/05
SCALE	AS NOTED
DRAWN BY	SMS
CHECKED BY	
DATE	
SCALE	AS NOTED
DRAWN BY	SMS
CHECKED BY	
DATE	



CLIENT	115 SHERWOOD STREET PORTLAND, MAINE
FOUNDATION PLAN	
5 UNIT REMODEL	
DATE	04-16-05
SCALE	AS NOTED
DRAWN BY:	SNS
FOR APPROVAL:	
DATE	04/10/05

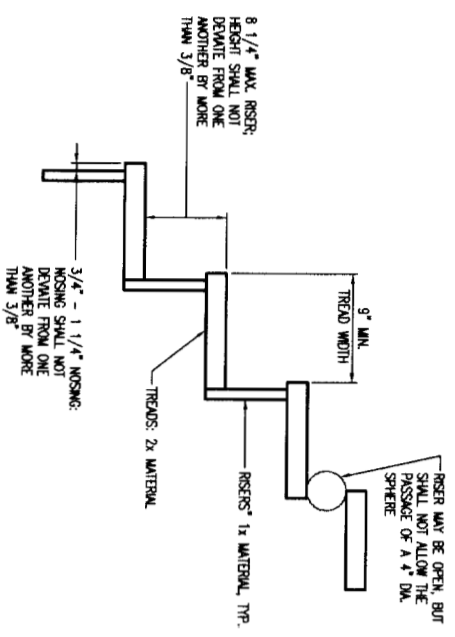


FIGURE 16: TREAD AND RISER DETAIL
SCALE: 1 1/2"=1'-0"

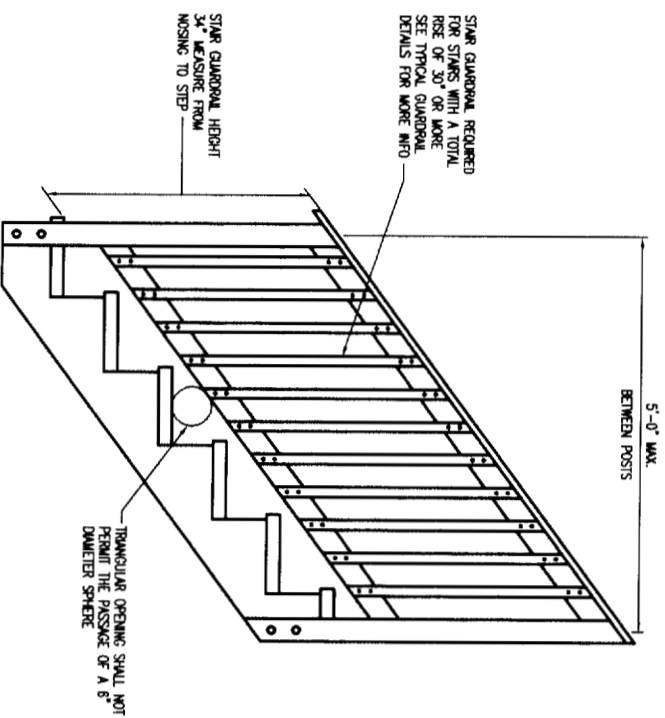


FIGURE 19: STAIR GUARD REQUIREMENTS
SCALE: 1"=1'-0"

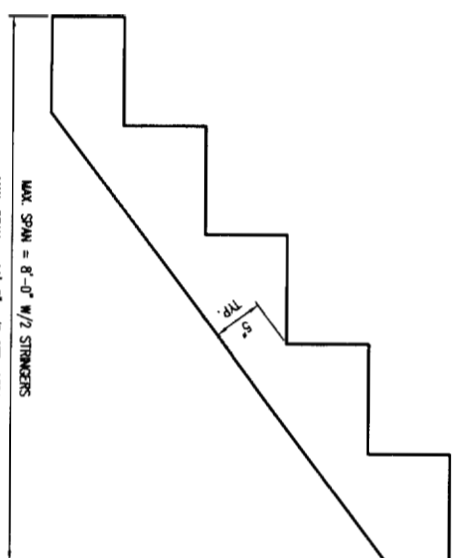


FIGURE 17: STAIR STRINGER REQUIREMENTS
SCALE: 1 1/2"=1'-0"

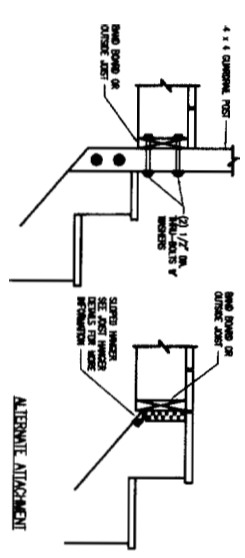


FIGURE 20: STAIR STRINGER CONNECTION DETAIL
SCALE: 1"=1'-0"

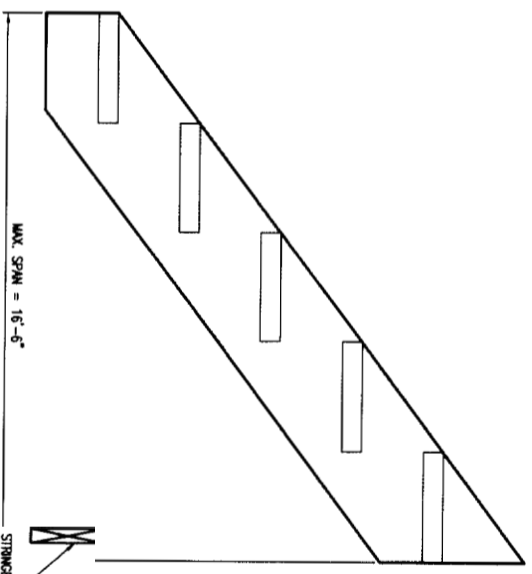


FIGURE 18: TREAD CONNECTION REQUIREMENTS
SCALE: 1 1/2"=1'-0"

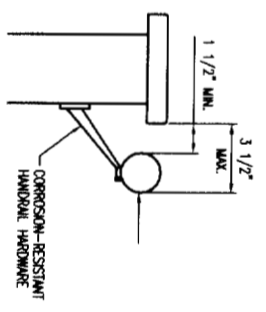


FIGURE 21: HANDRAIL REQUIREMENTS
SCALE: 1"=1'-0"

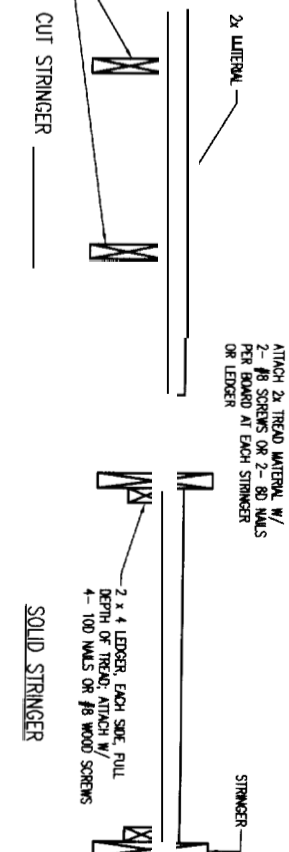


FIGURE 22: MISCELLANEOUS STAIR REQUIREMENTS
SCALE: 1 1/2"=1'-0"

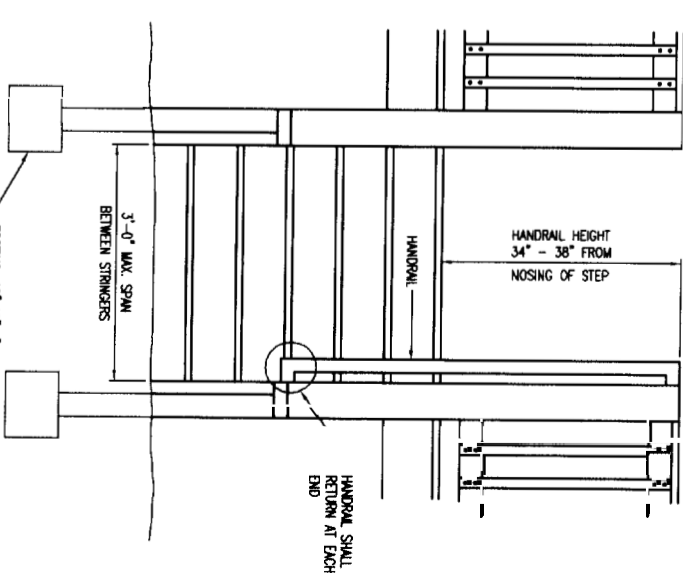
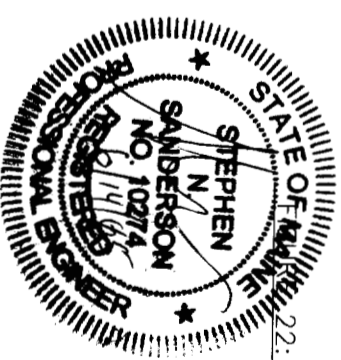


FIGURE 23: TYPICAL DECK DETAILS
SCALE: 1 1/2"=1'-0"



CLIENT	115 SHERWOOD STREET
PORTLAND, MAINE	
PROJECT NAME	TYPICAL DECK DETAILS
DRAWN BY:	SMS
SCALE:	AS NOTED
DATE:	06-30-04

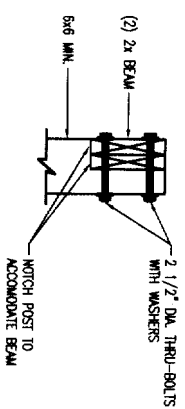


FIGURE 9: POST-TO-BEAM REQUIREMENTS
SCALE: 1 1/2"=1'-0"

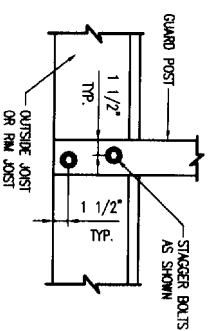


FIGURE 12: GUARD POST ATTACHMENT DETAIL
SCALE: 1 1/2"=1'-0"

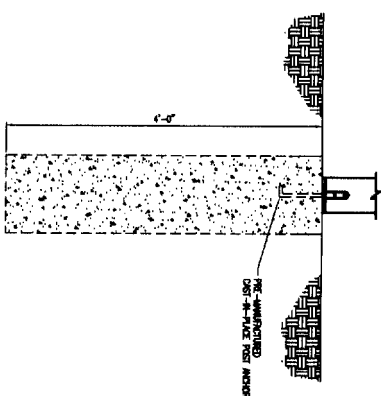


FIGURE 10: TYPICAL FOOTING DETAILS
SCALE: 1 1/2"=1'-0"

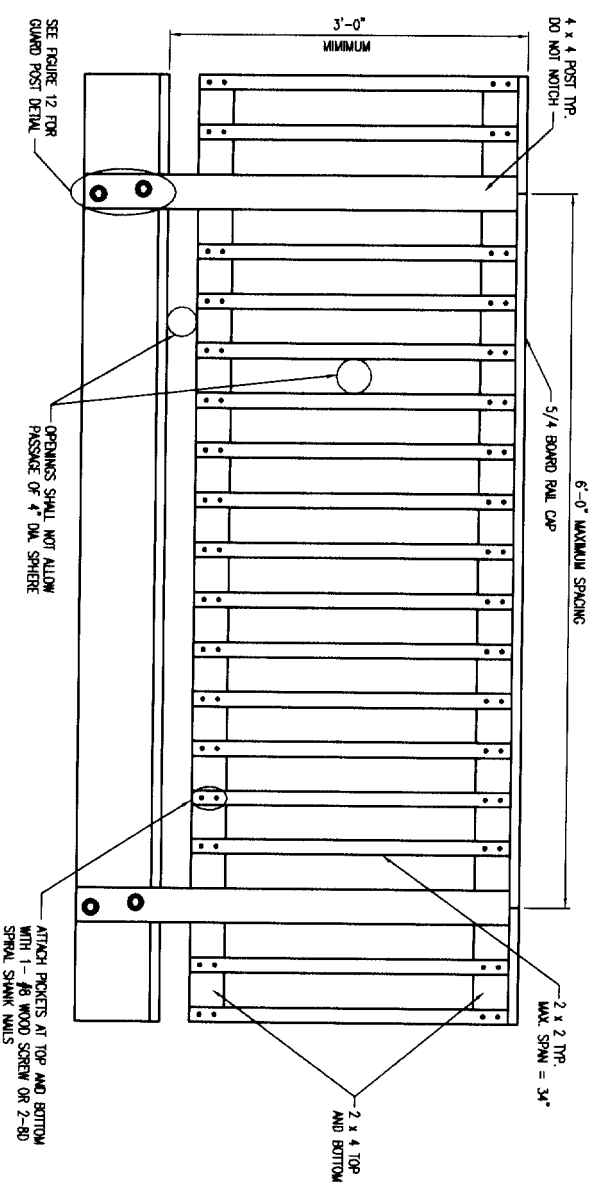


FIGURE 11: TYPICAL RAILING DETAIL
SCALE: 1 1/2"=1'-0"

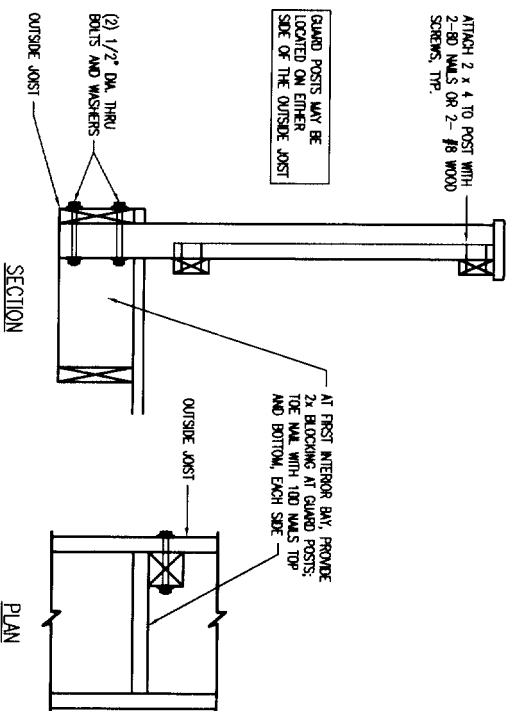


FIGURE 13: GUARD POST TO OUTSIDE JOIST DETAIL
SCALE: 1 1/2"=1'-0"

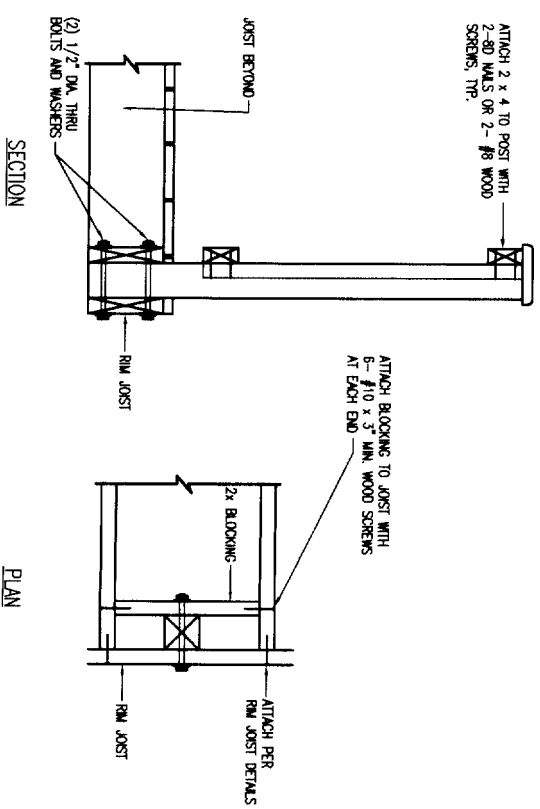


FIGURE 14: GUARD POST TO RIM JOIST DETAIL - OPTION 1
SCALE: 1 1/2"=1'-0"

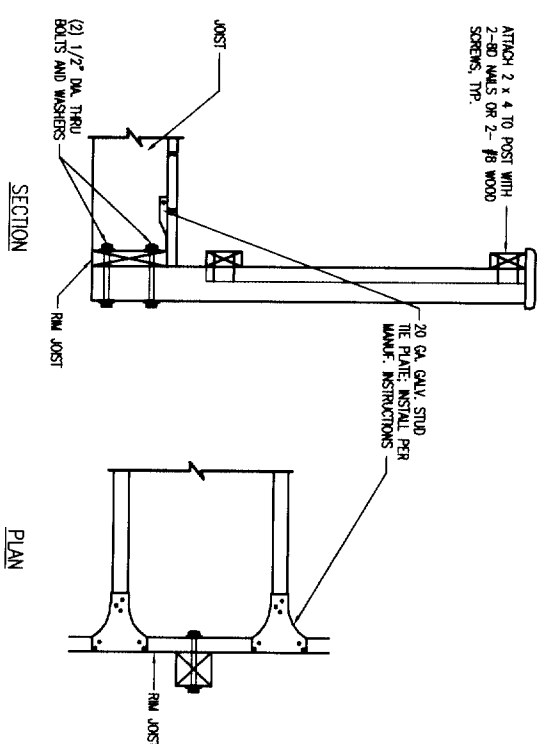
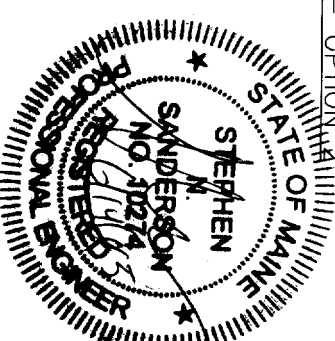


FIGURE 15: GUARD POST TO RIM JOIST DETAIL - OPTION 2
SCALE: 1 1/2"=1'-0"



CLIENT
115 SHERWOOD STREET
PORTLAND, MAINE

DRAWN BY: SMS
SCALE: AS NOTED
DATE: 05-05-24

TYPICAL DECK DETAILS

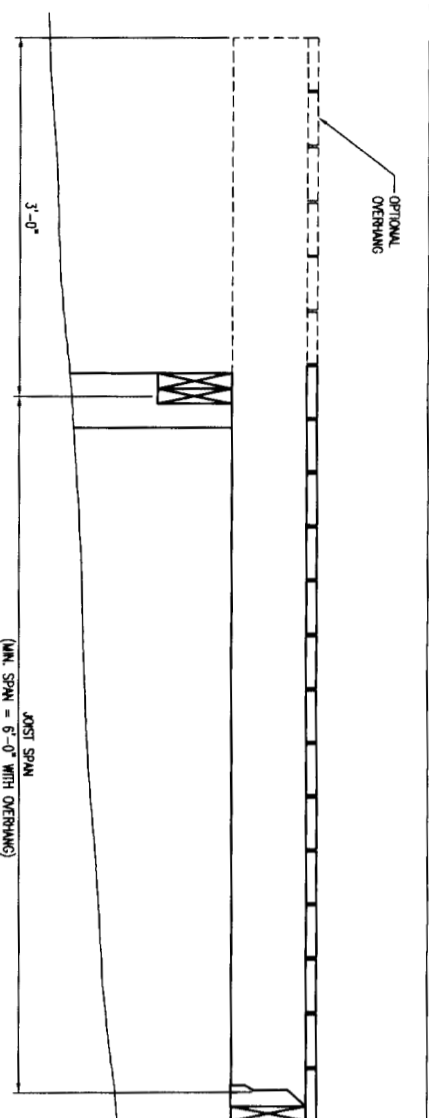


FIGURE 1: JOIST SPAN - DECK ATTACHED AT HOUSE
SCALE 1 1/2" = 1'-0"

TABLE 1: MAXIMUM JOIST SPANS

JOIST SIZE	JOIST SPACING ON CENTER	JOIST SPAN* (ONES NOT INCLUDE OVERHANG)
2x6	15"	9'-4"
2x6	24"	7'-10"
2x6	18"	12'-2"
2x6	24"	10'-1"
2x10	15"	15'-9"
2x10	24"	13'-1"
2x12	15"	18'-9"
2x12	24"	15'-4"

* SPANS BASED ON 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, SOUTHERN PINE #2, NORMAL LOADING, DURATION, WET SERVICE CONDITIONS.

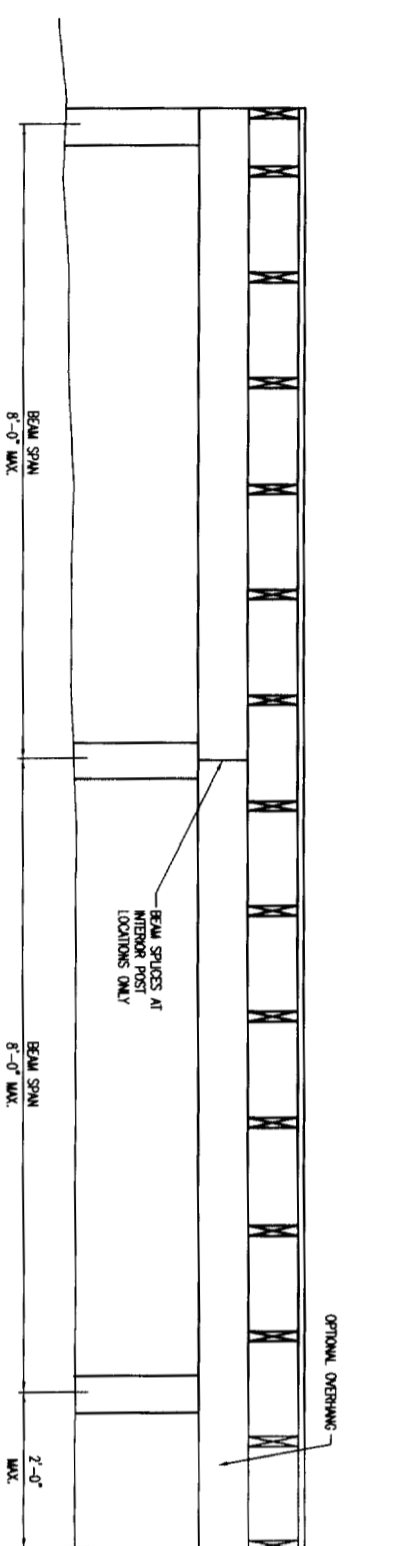


FIGURE 2: BEAM SPAN TYPES
SCALE 1" = 1'-0"

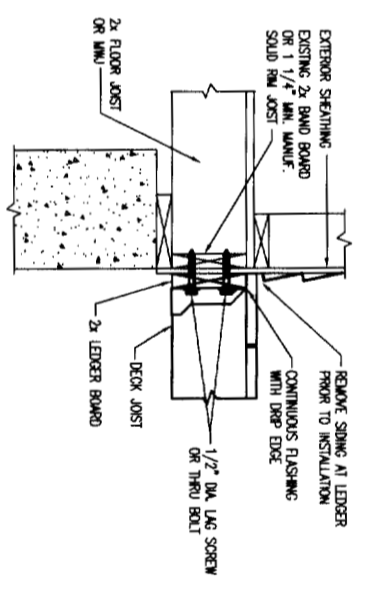


FIGURE 3: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD
SCALE 1 1/2" = 1'-0"

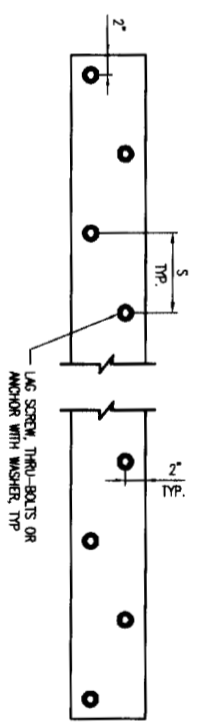


FIGURE 4: LEDGER BOARD FASTENER SPACING AND CLEARANCES
SCALE 1 1/2" = 1'-0"

JOIST SPAN	S (SPACING), ON CENTER
0 - 8'	10"
8' - 10'	8"
10' - 14'	6"
14' - 18'	5"
GREATER THAN 18'	4"

- GENERAL NOTES
1. ALL LUMBER SHALL BE SOUTHERN PINE GRADE #2 OR BETTER AND SHALL BE PRESSURE TREATED ACC OR CH-B IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS FOR GROUND CONTACT.
 2. ALL WALLS SHALL BE SPRAWL OR ANCHOR.
 3. ALL SCREWS AND NAILS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 4. ALL HARDWARE (NUTS, WASHERS, CAST-IN-PLACE POST WASHERS, ETC.) SHALL BE GALVANIZED WITH 1.85 OZ./SQ. FT. ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL.
 5. LAGS OR/ST. OR ZINC (G-185 COATING) FOR ROTTEN HOT TUB INSTALLATIONS.
 6. DECKS CONSTRUCTED ACCORDING TO THESE DRAWINGS ARE NOT APPROVED FOR ROTTEN HOT TUB INSTALLATIONS.
 7. DECKS SHALL BE SIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. TO EACH JOIST WITH 2x80 NAILS OR 2x80 SCREWS. DECKING MUST HAVE A SPAN LENGTH SHORT THAN EACH JOIST TO AN ANGLE OF 45 DEGREES TO THE JOIST. DECKING MUST HAVE A SPAN LENGTH SHORT THAN EACH JOIST TO AN ANGLE OF 45 DEGREES TO THE JOIST.
 8. SPONGE OR THE EXTERIOR FINISH SYSTEM MUST BE REMOVED PRIOR TO THE INSTALLATION OF THE LEDGER BOARD. FLASHING IS REQUIRED AT ANY LEDGER BOARD CONNECTION TO A WALL OF WOOD FRAMED CONSTRUCTION AND SHALL BE COMPOSED OF COPPER (ATTACHED USING COPPER NAILS), STAINLESS STEEL, OR RESISTANT PLASTIC OR GALVANIZED STEEL COATED WITH 1.85 OZ./SQ. FT. ZINC (G-185 COATING).
 9. LAG SCREWS SHALL HAVE A MINIMUM DIAMETER OF 1/2" AND SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL. EACH LAG SCREW SHALL HAVE LEAD (PILOT) HOLES DRILLED AS FOLLOWS:
1) DRILL A 5/16" DIAMETER HOLE IN THE LEDGER BOARD.
2) DRILL A 1/2" DIAMETER HOLE INTO THE SOLID CONNECTION MATERIAL OF THE EXISTING HOUSE. DO NOT DRILL A 1/2" DIAMETER HOLE INTO THE SOLID CONNECTION MATERIAL.

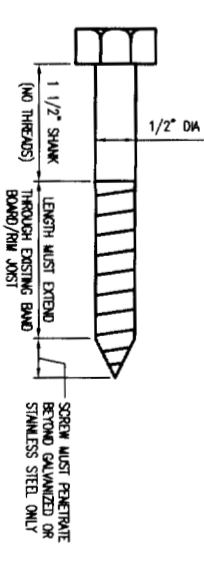


FIGURE 5: LAG SCREW REQUIREMENTS
SCALE 1" = 1'-0"

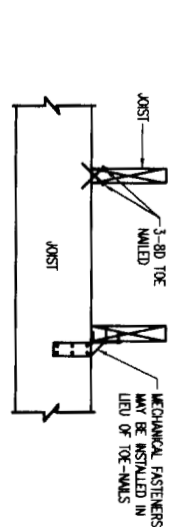
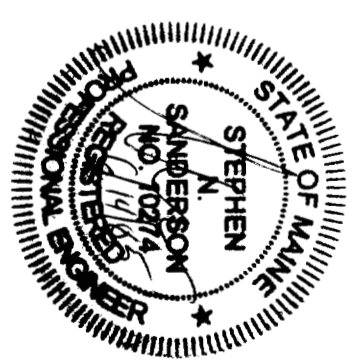


FIGURE 6: JOIST-TO-BEAM DETAIL
SCALE 1 1/2" = 1'-0"



CLIENT
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PORTLAND, MAINE
TYPICAL DECK DETAILS