FIRST FLOOR FRAMING PLAN

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

SECOND FLOOR FRAMING PLAN

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

LEGEND

2x12s @ 16" O.C.	EXTENT OF SIZE, TYPE, SPACING OF FRAMING SHOWN
	COLUMN CENTER-LINE OR CENTER STICK
	BRACING
	WALL BELOW FRAMING
	WALL ABOVE FRAMING
	ENGINEERED JOIST OR TRUSS
	SOLID SAWN WOOD JOIST OR RAFTER
	SOLID SAWN OR ENGINEERED RIM JOIST
	SOLID SAWN WOOD JOIST DOUBLED UNDER WALLS RUNNING PARALLEL TO JOISTS
(2) 1-3/4"x1-7/8" LVL(s)	ENGINEERED OR SOLID SAWN BEAM OR HEADER
W10x45	STEEL BEAM
	COLLAR TIE
	JOIST HANGER
	POINT BEARING LOCATION WALL OR COLUMN
3-1/2x5-1/2" WOOD	RECTANGULAR COLUMN
3-1/2" STEEL ROUND	STEEL LALLY COLUMN

STRUCTURAL DESIGN CRITERIA:

1. Building Code: This Building is Designed to Comply with the 2009 Edition of the International Building Code IBC 2009. The 2005 Edition of ASCE-7, "Minimum Design Loads for Buildings and Other Structures.

2. Design Loads:

Design Wind: Location: Kennebunkport, Maine
Wind Load (Per IBC Section 1609):
Basic Wind Speed V = 110 MPH
Wind Exposure Factor = B
Importance Factor I = 1.0
Components and Cladding
A. Net Design Wind Pressure For a Wall Element:
1. at non-salient areas - Pnet = ±25 psf
2. at salient areas - Pnet = ±29 psf
Design Roof Snow:
Live Load: 50 PSF Plus Snow Drift Loading Where Applicable (Per Section 1608)
Snow Exposure Factor Ce = 1.0
Snow Thermal Factor Ct = 1.1
Importance Factor = 1.0
Dead Load: - 12 PSF
Design Seismic:
Occupancy Category = II
Soil Site Class 'D'
I(E) = 1.0
S(DS) = .326
S(D1) = .115
Seismic Design Category = B
Basic Seismic Force Resisting System =
Light Framed Wall Systems Using Shear Panels.
Floor Loads
Live:
1st Floor Area - 40 PSF
2nd Floor Area - 30 PSF

Dead:
Floor - 12 PSF

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

IT IS THE OWNER'S SOLE RESPONSIBILITY TO EMPLOY ONE OR MORE SPECIAL INSPECTORS (IF REQUIRED) TO PROVIDE INSPECTIONS IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF IBC 2009.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.

ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE RECOMMENDATIONS AND REQUIREMENTS CONTAINED IN THE "MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN", AISC NINTH EDITION (INCLUDING AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES), AND "STRUCTURAL STEEL WELDING CODE - STEEL", (AWS D1.1, LATEST EDITION).

STRUCTURAL STEEL ROLLED SHAPES, PLATES AND BARS SHALL CONFORM TO THE FOLLOWING:
a) ASTM A992, GRADE 50: ALL WIDE FLANGE SECTIONS, FY=50
b) ASTM A36: OTHER ROLLED SHAPES, PLATES AND BARS, FY=36
ASTM A36: THREADED AND OTHER STEEL RODS

First Floor Header Schedule

Opening Size	Location	Girder Members	Number of Members	Number of Jack Studs
0" to 3'-6"	Exterior Wall	2x6s	2	2
3'-6" to 4'-6"	Exterior Wall	2x8s	2	2
4'-6" to 5'-6"	Exterior Wall	2x10s	2	2
5'-6" to 6'-6"	Exterior Wall	2x12s	2	2
6'-6" to 8'-0"	Exterior Wall	2x12s	3	2
0" to 3'-6"	Interior Wall	2x6s	2	2
3'-6" to 5'-0"	Interior Wall	2x8s	2	2
5'-0" to 6'-0"	Interior Wall	2x10s	2	2
6'-0" to 7'-0"	Interior Wall	2x12s	2	2
7'-0" to 8'-0"	Interior Wall	2x12s	3	2

Second Floor Header Schedule

Opening Size	Location	Girder Members	Number of Members	Number of Jack Studs
0" to 4'-0"	Exterior Wall	2x6s	2	2
4'-0" to 5'-0"	Exterior Wall	2x8s	2	2
5'-0" to 6'-0"	Exterior Wall	2x10s	2	2
6'-0" to 7'-0"	Exterior Wall	2x12s	2	2
7'-0" to 8'-0"	Exterior Wall	2x12s	3	2
0" to 3'-6"	Interior Wall	2x6s	2	2
3'-6" to 5'-0"	Interior Wall	2x8s	2	2
5'-0" to 6'-0"	Interior Wall	2x10s	2	2
6'-0" to 7'-0"	Interior Wall	2x12s	2	2
7'-0" to 8'-0"	Interior Wall	2x12s	3	2

NOTE:

THE CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.
ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF CDT ARE NOT REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS CDT WILL BE HELD HARMLESS.
CDT ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will Comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.

PROPERTY OF

Date: 07/01/16

cd-de-tech
235 Riverside Industrial Parkway
Portland, ME 04102

SCHNEIDER Property Management

STATE OF MAINE ERIC N. GRONDAHL No. 3328 LICENSED PROFESSIONAL ENGINEER

Building Addition
522 Washington Ave
Schneider Property
Management, LLC

NO	REMARKS	BY
A	ISSUED FOR PERMIT	JJO

DATE
09-24-15

CODE: IRC 2009
TOWN PORTLAND
DATE: 09-24-15
SCALE: As Noted
DRAWN: JJO
TITLE: FIRST & SECOND FLOOR ADDITION FRAMING PLANS
FILE:
SHEET: A1-04