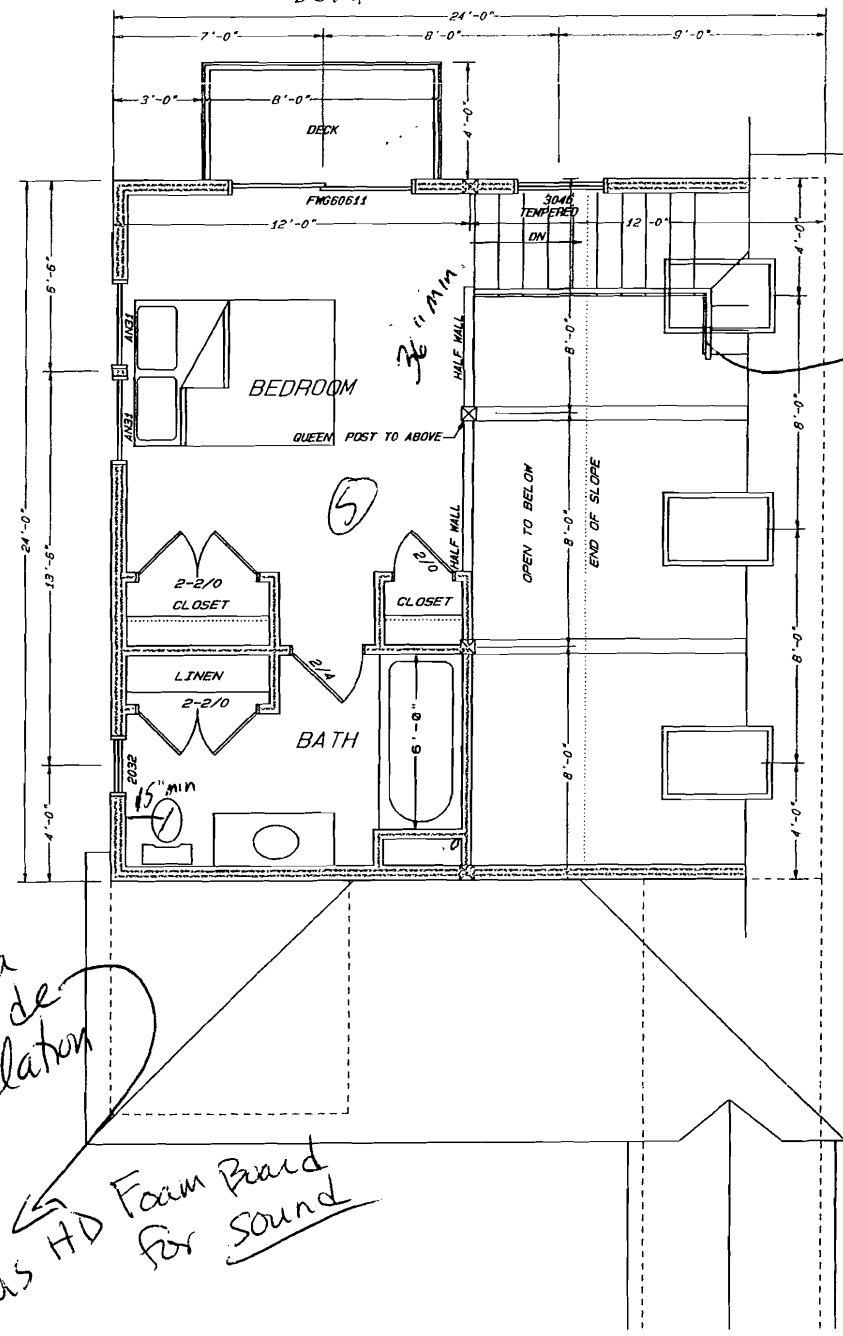


32x24 = 768 #
 3/4s 512 #

12x24 = 288 #
 4x12 = 48 #
 336 #



Balustered
 Rail
 min. 34"
 off nosing
 graspable
 Rail

1 in rating
 # layers
 5/8 ea
 side
 insulation

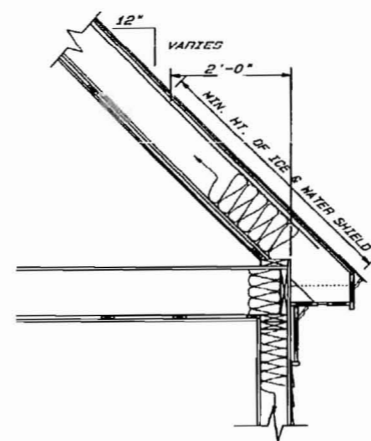
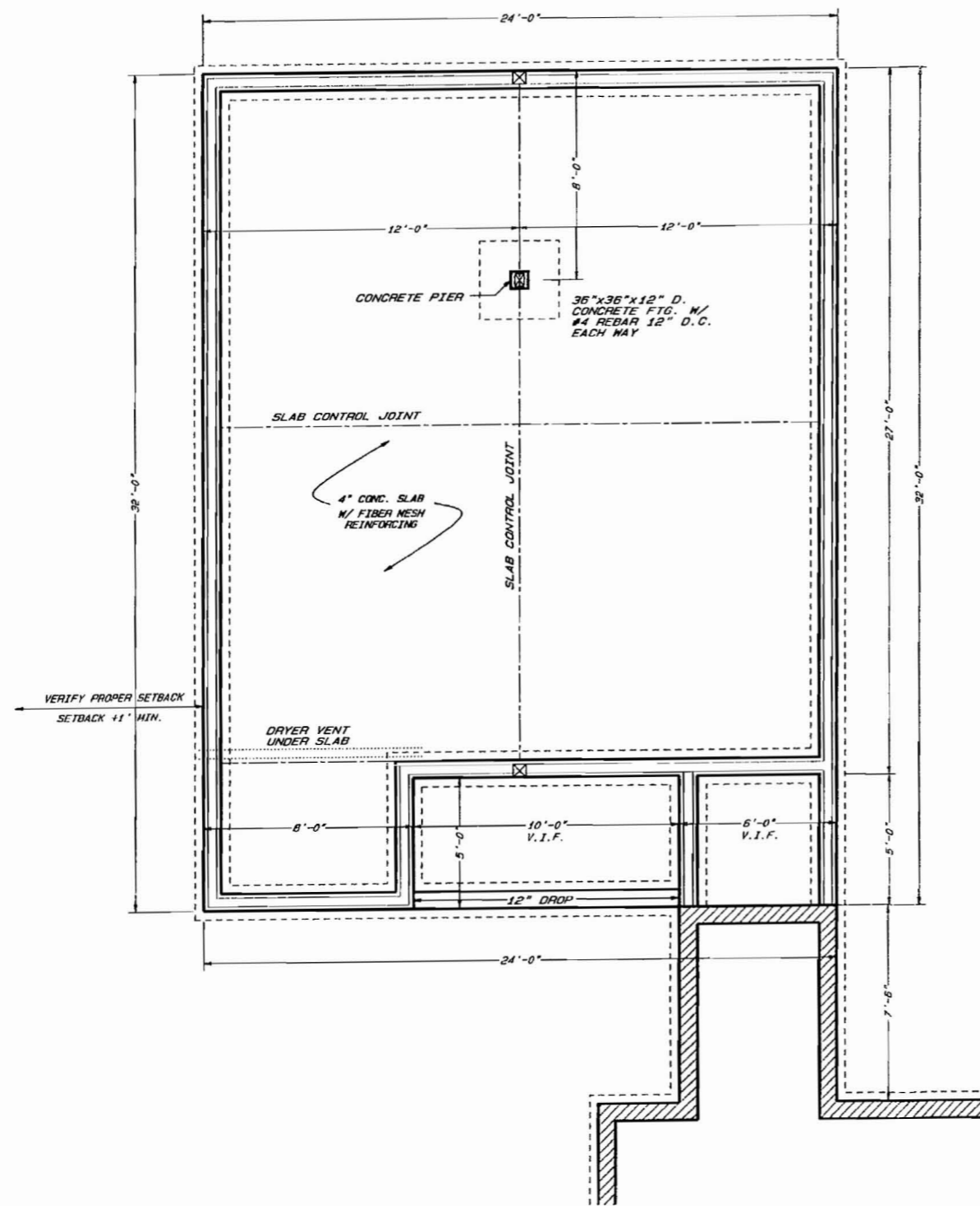
Plus HD Foam Board
 for sound

EXISTING HOUSE

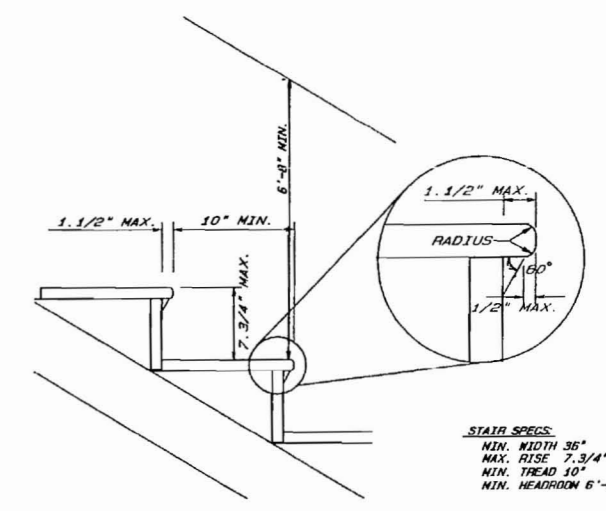
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 MARTIN MEIER CUSTOM HOME DESIGNER	DONGO RESIDENCE	
	90 CHELSEY AVE.	
	PORTLAND, MAINE	
	APARTMENT ADDITION	
BY: M. Meier	PROJECT #	05008
SCALE: 1/4" = 1'-0"	SHEET #	
DATE: OCT. 13, 2005	2 of 4	

P.O. Box 359
 Yarmouth, Maine 04086
 207-846-3749



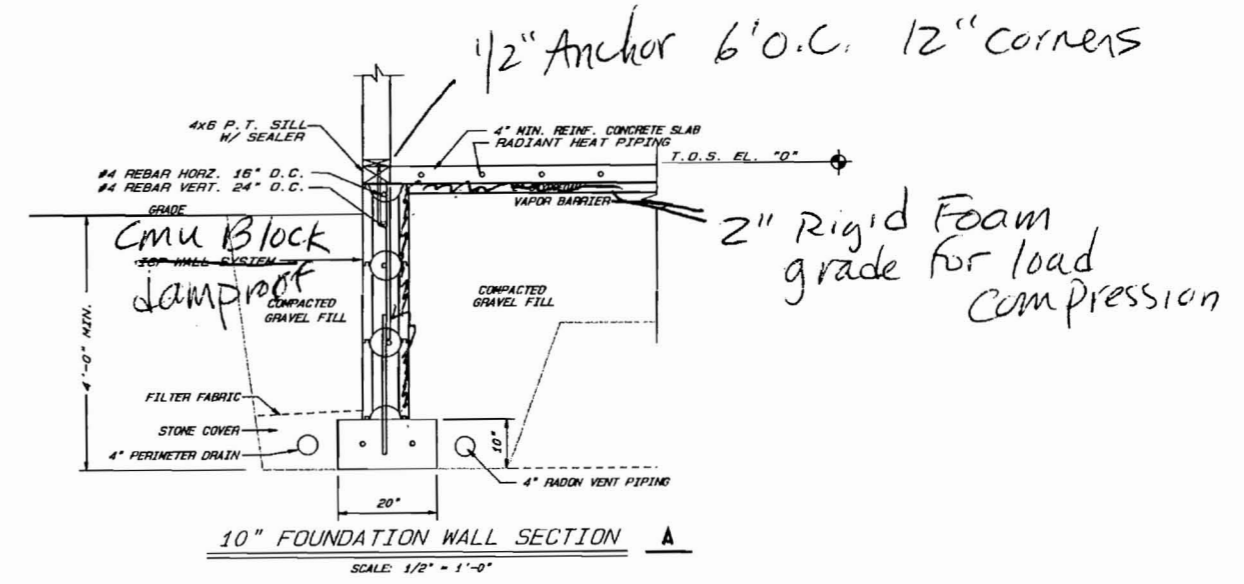
ICE & WATER SHIELD DETAIL



STAIR DETAIL

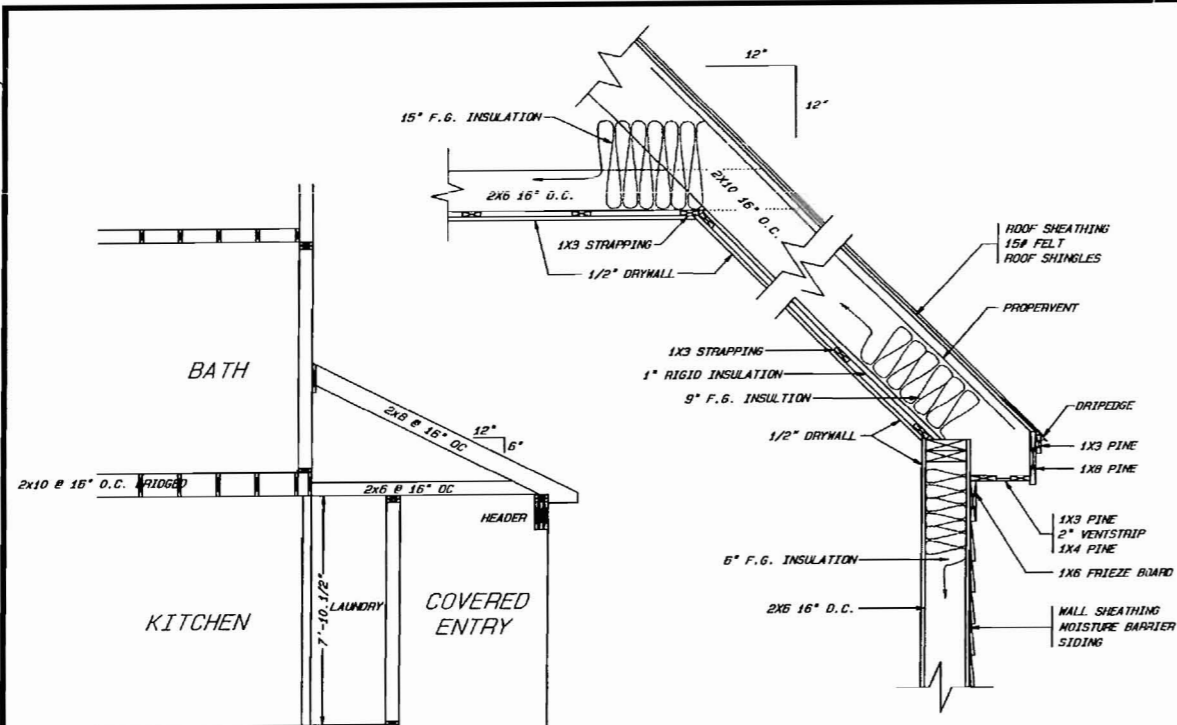
I.C.F. NOTES:

1. INSULATED FORM WALL SYSTEM TO BE 11" FORM WALL SYSTEM
2. DESIGN: DESIGN OF CONCRETE AND REINFORCING FOR FORM WALL SYSTEM PER "I.C.F." STRUCTURAL PROCEDURES MANUAL AND ACI 318. STRUCTURAL HEADER & POST REINFORCING DESIGN BY CERTIFIED STRUCTURAL ENGINEER
3. ERECTION: CONTRACTOR TO ERECT "I.C.F." WALL SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING INSTRUCTIONS FOR TEMPORARY WALL BRACING, ALLOWABLE CONCRETE PLACEMENT HEIGHTS, AND CURING.
4. CONCRETE: 3000 PSI AT 28 DAYS.



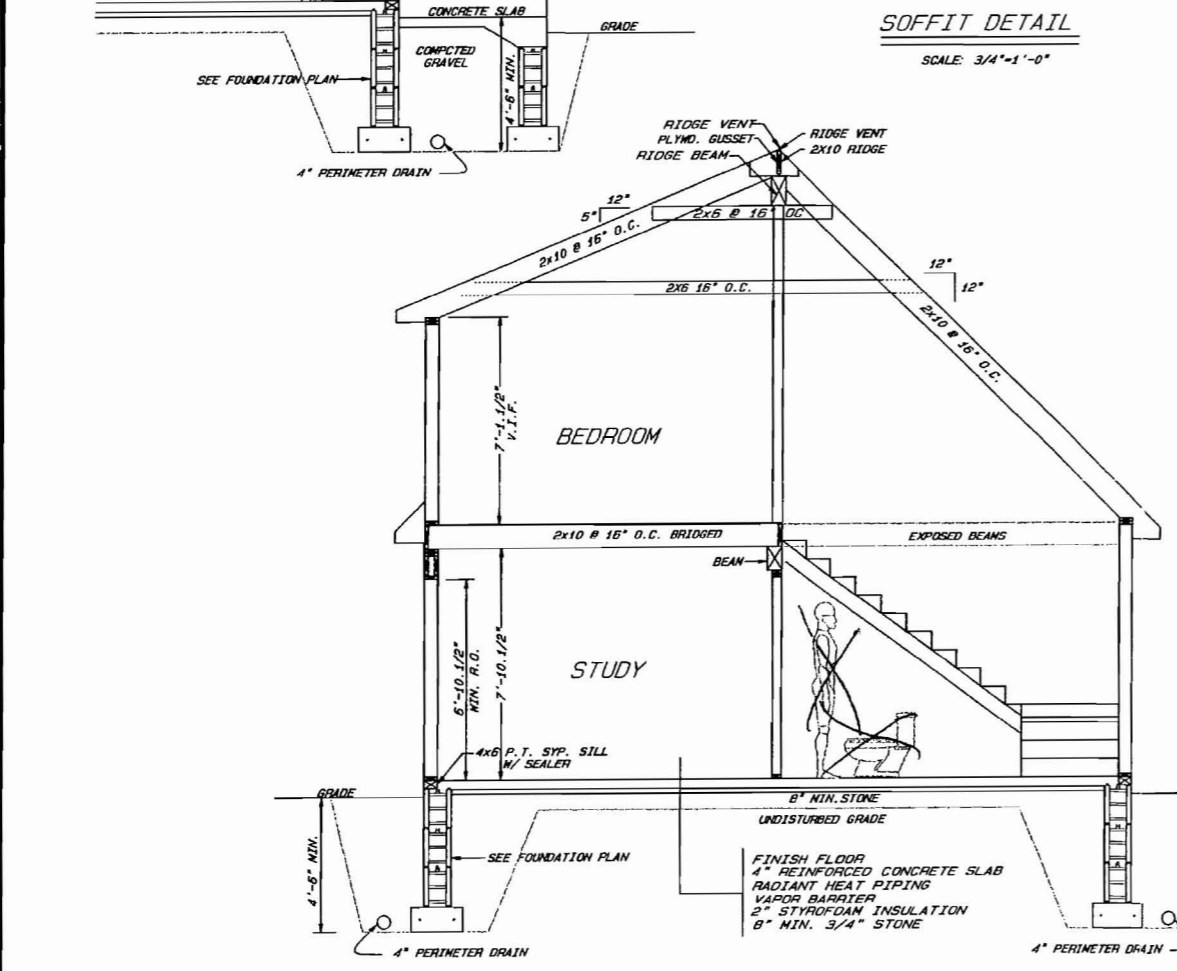
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 CUSTOM HOME DESIGNER	DONGO RESIDENCE <hr/> 90 CHELSEY AVE. PORTLAND, MAINE	
	APARTMENT ADDITION	
	BY: M. Meier	PROJECT # 05008
	SCALE: 1/4" = 1'-0"	SHEET # 3 of 4
P.O. Box 359 Yarmouth, Maine 04096 207-846-3749		DATE: OCT. 13, 2005



SOFFIT DETAIL

SCALE: 3/4"=1'-0"



FRAMING MATERIAL SPECIFICATIONS	
FLOOR SHEATHING:	3/4" T&G EXT. PLYWOOD
WALL SHEATHING:	1/2" CDX EXT. PLYWOOD
ROOF SHEATHING:	5/8" CDX EXT. PLYWOOD
UNDERLAYMENT:	5/8" AC PLYWOOD
MOISTURE BARRIER:	TYVEK HOUSEWRAP
VAPOR RETARDENT:	TU-TUFF
EXTERIOR SIDING:	VINYL
EXTERIOR TRIM:	#1 PINE WRAPPED IN ALUM.
SILLS:	2x6 PRESSURE TREATED
FLOOR JOIST:	K.O. SPRUCE
WALL STUDS:	K.O. SPRUCE
CEILING JOIST:	K.O. SPRUCE
RAFTERS:	K.O. SPRUCE
EAVE VENT:	2" WHT. ALUMINUM
DRIPEDGE:	8" GALV.
ROOFING SHINGLES:	30 YR.
RIDGE VENT:	ROLL VENT
1" AIR SPACE MAT.:	PROPERVENT
FOUNDATION INSULATION:	NONE
SILL SEALER:	PER AVAILABILITY
FLOOR BLOCKS & RUNNERS:	10" FIBERGLASS
1ST FLOOR INSULATION:	2" STYROFOAM
EXTERIOR WALL INSULATION:	6" FIBERGLASS
2ND FLOOR INSULATION:	3 1/2" FIBERGLASS
CEILING INSULATION:	15" FIBERGLASS
SLOPED ROOF INSULATION:	9" F.G. W/ 1" RIGID INSUL.

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER: NO. 2 SPRUCE, PINE, FIR OR BETTER.
- DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA BASIC BUILDING CODE LATEST EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE 8D NAILS AS FOLLOWS, UNLESS SHOWN OTHERWISE.
6" O.C.: ALONG ALL PANEL EDGES
9" O.C.: ALONG INTERMEDIATE MEMBERS
ALL PLYWOOD SUB-FLOORS TO BE GLUED AND NAILED WITH 8D SCREW NAILS.
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP WITH 16D NAILS @ 16" O.C., TOP AND BOTTOM.
- PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, PROVIDE HANGERS EQUAL TO SIMPSON U210 OR LU210.
- PROVIDE 3- 2X10 HEADERS OVER ALL OPENINGS IN BEARING WALLS, UNLESS SHOWN OTHERWISE.
- PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8- 100 NAILS PER SPLICE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- PROVIDE MINIMUM OF TWO 2X STUDS AT THE ENDS OF ALL BUILT-UP 2X BEAMS, UNLESS SHOWN OTHERWISE.
- ROOF AND WALL SHEATHING: APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, EXTERIOR.
ROOF: 5/8" THICK
WALLS: 1/2" THICK
INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
- POSTS AT CORNERS OF EXTERIOR WALLS: PROVIDE 6X6 POST OR 3- 2X6 MINIMUM.
- PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.
- PROVIDE STAINLESS STEEL NAILS TO ATTACH SIDING AND EXT. TRIM.
- MICRO-LAM BEAMS (LVLs): GLUE LAMINATED VENEER LUMBER OF DOUGLAS FIR AS MANUFACTURED BY TRUS-JOIST OF BOISE, IDAHO OR APPROVED EQUAL. FV = 285 PSI, F2 = 2800 PSI, E = 2,000,000 PSI
ALL LVL HEADERS TO HAVE A MINIMUM OF DOUBLE 2X JACKS UNLESS NOTED OTHERWISE ON THE PLANS.
- BOLTS, NUTS & WASHERS: ASTM - A307, HOT DIPPED GALVANIZED CONFORMING TO ASTM - A153.
- NAILS: COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING. PROVIDE GALVANIZED NAILS AT EXPOSED FRAMING.
- METAL CONNECTORS: APPROVED ITEMS OF PROPER TYPE & GAUGE AS REQUIRED ON DRAWINGS. HOT DIPPED GALVANIZED.
- ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH BOCA CODE APPENDIX.
- PROVIDE SOLID BRIDGING, SIZED TO MATCH FLOOR JOIST, AT MID-SPAN IN ALL FLOOR SYSTEMS.
- LIVE LOADS FOR FLOOR JOIST SHALL BE PER THE BOCA BASIC BUILDING CODE LATEST EDITION.

NOTE 1

ALL ELEVATION DROPS ARE TO BE DETERMINED AND FIELD VERIFIED ACCORDING TO GRADE AND SITE CONDITIONS. ADJUST DROPS AS REQUIRED.

NOTE 2

ALL STRUCTURAL BEAMS AND ROOF SYSTEM ARE TO BE REVIEWED BY A MAINE LICENSED STRUCTURAL ENGINEER, ALL CHANGES TO BE MADE AS REQUIRED.

NOTE 3

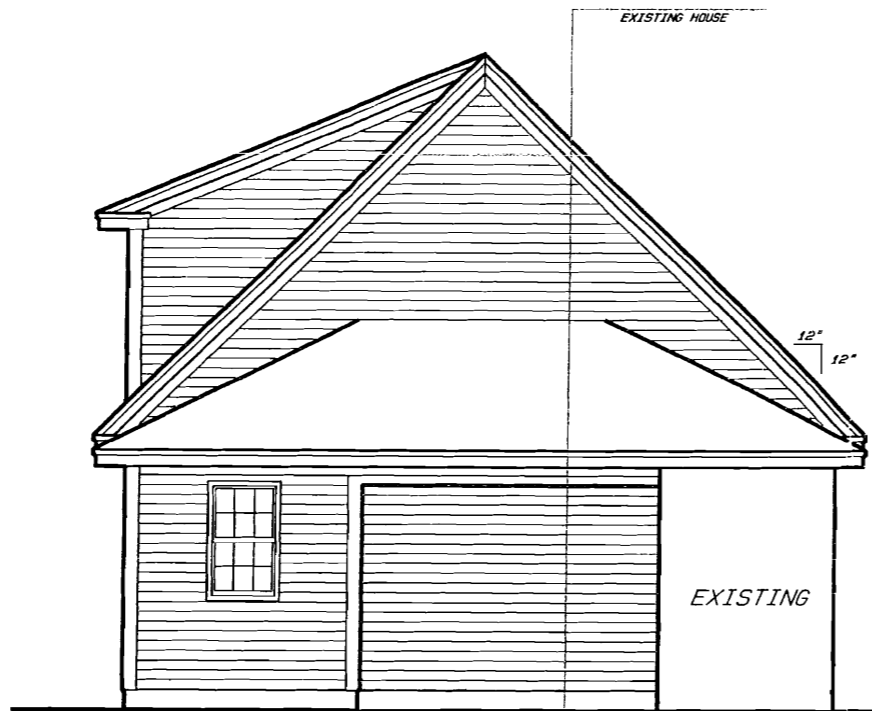
* CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE CONNECTIONS BETWEEN ALL STRUCTURAL ELEMENTS. PROVIDE SUITABLE JOIST HANGERS, CLIP ANGLES, LAG BOLTS, ETC., AS REQUIRED TO ADEQUATELY CONNECT MEMBERS.

NOTICE:

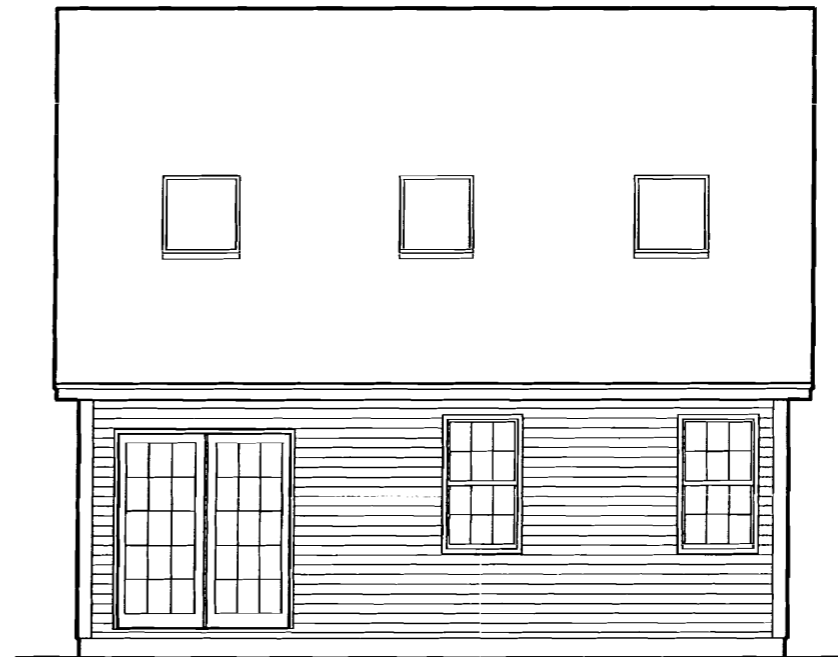
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	<p>APARTMENT ADDITION</p>	
<p>P.O. Box 359 Yarmouth, Maine 04096 207-846-3749</p>	<p>BY: M. Meier</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: OCT. 13, 2005</p>	<p>PROJECT # 05008</p> <p>SHEET # 4 of 4</p>



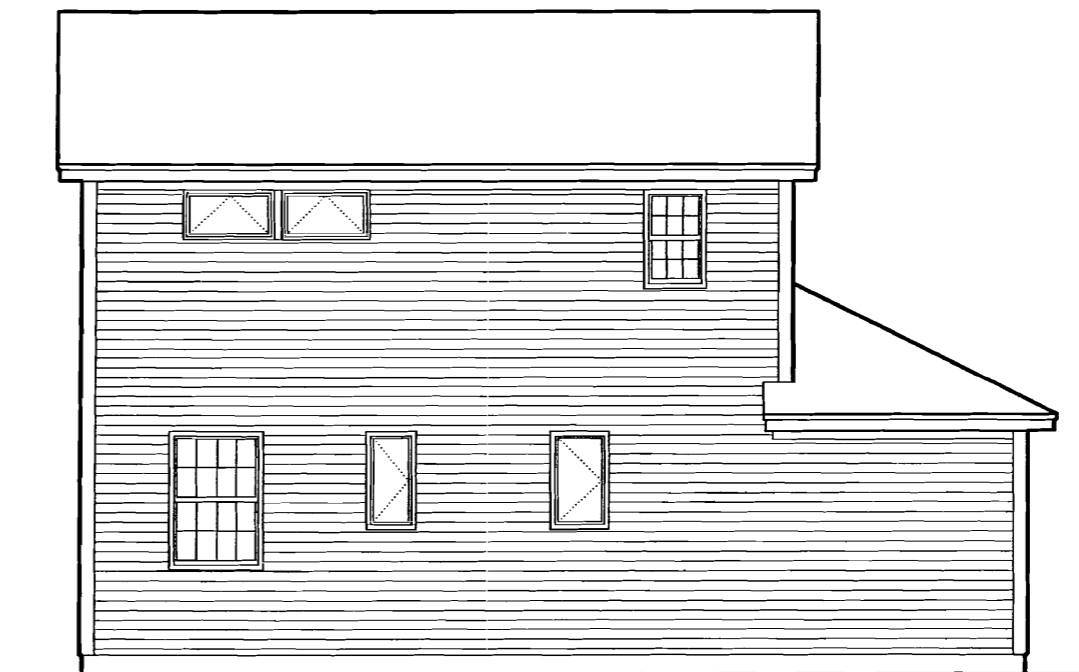
FRONT ELEVATION
ROAD SIDE



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

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DONGO RESIDENCE
*
90 CHELSEY AVE.
PORTLAND, MAINE
APARTMENT ADDITION

BY: M. Meier	PROJECT # 05008
SCALE: 1/4" = 1'-0"	SHEET #
DATE: OCT. 13, 2005	1 of 4