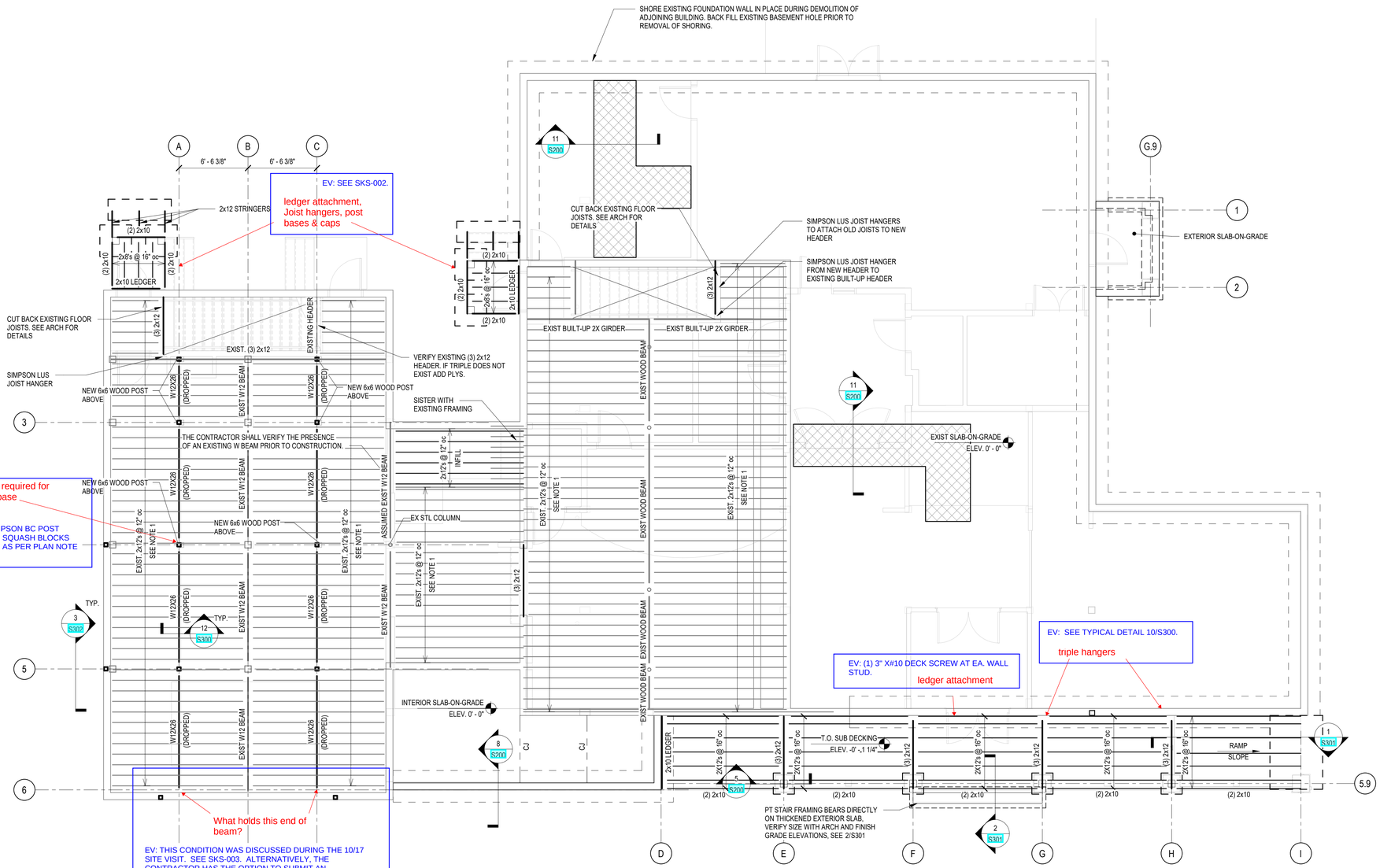


1 FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"

NOTES:

1. EXISTING FLOOR JOISTS THAT HAVE NOTCHES AND HOLES THAT DO NOT MEET CODE WILL REQUIRE PLUMBING AND ELECTRICAL RERUN AND REINFORCING. AT EXISTING JOISTS THAT DO NOT MEET REQUIREMENTS REINFORCE EXISTING JOIST BY SISTERING NEW 2x12 JOIST FULL LENGTH OF SPAN.
2. ELEVATIONS SHOWN REFERENCE TOP OF EXISTING SLAB ELEVATION AT THE MAIN LEVEL = 0'-0". VERIFY AND COORDINATE ALL ELEVATIONS PRIOR TO CONSTRUCTION.
3. TOP OF EXISTING SUBFLOOR ELEVATION = 0' - 0".
4. (3) 2X10 HEADERS, WITH (2) JACK STUDS AND (2) KING STUDS, TYP. PROVIDE (2) JACK STUDS AND (2) KING STUDS AT EACH END OF EACH HEADER, TYP.
5. PROVIDE STEEL DOUBLE ANGLE CONNECTORS WITH THROUGH-BOLT ATTACHMENT OF WIND GIRT ENDS TO POSTS, TYP. ATTACH WIND GIRTS TO LOFT WALL FRAMING WITH (4) SIMPSON SDS SCREWS PER EXISTING STUD, TYP.
6. 1/2" STRUCTURAL I SHEATHING ATTACHED DIRECTLY TO STUDS WITH AS FOLLOWS:
   A. PANEL EDGE FASTENING: 8d COMMON NAILS @ 4" o.c.
   B. PANEL FASTENING TO STUDS: 8d COMMON NAILS @ 6" o.c.
   PROVIDE 2X4 BLOCKING AT SHEATHING PANEL EDGES, TYP.
7. HOLD-DOWN AND RELATED ANCHORAGE: SIMPSON HDU8-SDS2.5 HOLD-DOWN W. 7/8" DIA. THREADED ROD ANCHOR EMBEDDED 15" INTO CONCRETE W. HILTI HY-200 EPOXY.
8. VERIFY EXISTING POST SIZE. IF EXISTING POST DOES NOT EXIST, ADD NEW 8x8 POST TYPICAL.

EV COMMENTS IN BLUE

banwell ARCHITECTS
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VITAL INFORMATION REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE WORK IS CONTAINED IN THE PROJECT MANUAL PREPARED FOR THIS PROJECT.

STATE OF NEW HAMPSHIRE — JOSEPH P. STETSON — No. 13866 — LICENSED PROFESSIONAL ENGINEER

REVISION	DATE	COMMENTS
1	2025-06-30	COORDINATED UPDATES
2	2025-08-07	PERMIT REVIEW COMMENTS

KEY PLAN & NORTH ARROW:

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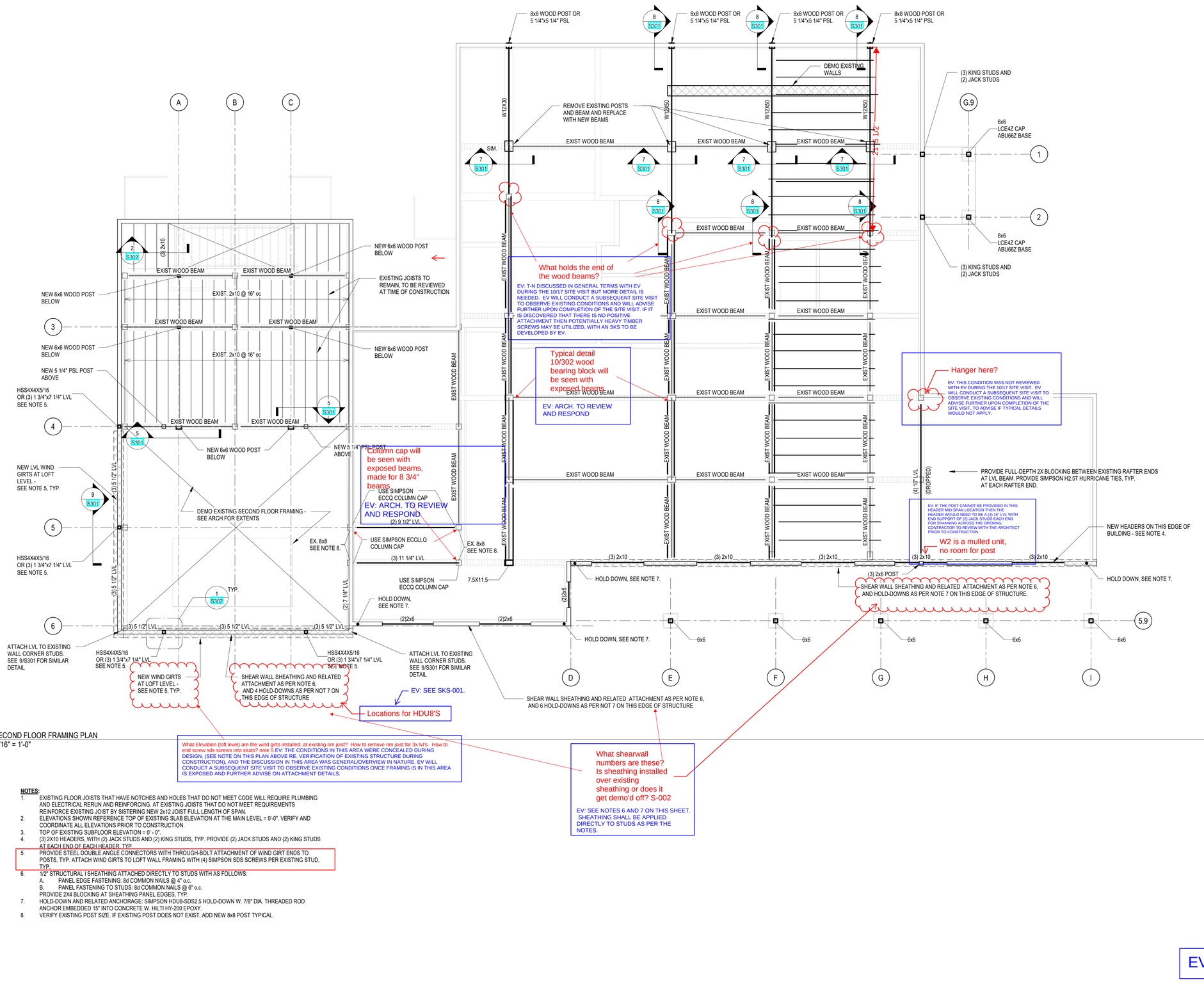
ISSUED:
CONSTRUCTION DOCUMENTS

DRAWING TITLE:
FIRST FLOOR FRAMING PLAN

PROJECT NO: 23462 | DATE: 6/24/24

SHEET NUMBER:
S101

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1 SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"

NOTES:

1. EXISTING FLOOR JOISTS THAT HAVE NOTCHES AND HOLES THAT DO NOT MEET CODE WILL REQUIRE PLUMBING AND ELECTRICAL RERUN AND REINFORCING. AT EXISTING JOISTS THAT DO NOT MEET REQUIREMENTS REINFORCE EXISTING JOIST BY SISTERING NEW 2x12 JOIST FULL LENGTH OF SPAN.
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5. PROVIDE STEEL DOUBLE ANGLE CONNECTORS WITH THROUGH-BOLT ATTACHMENT OF WIND GIRT ENDS TO POSTS, TYP. ATTACH WIND GIRTS TO LOFT WALL FRAMING WITH (4) SIMPSON SDS SCREWS PER EXISTING STUD, TYP.
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   PROVIDE 2X4 BLOCKING AT SHEATHING PANEL EDGES, TYP.
7. HOLD-DOWN AND RELATED ANCHORAGE: SIMPSON HDU8-SDS2.5 HOLD-DOWN W. 7/8" DIA. THREADED ROD ANCHOR EMBEDDED 15" INTO CONCRETE W. HILTI HY-200 EPOXY.
8. VERIFY EXISTING POST SIZE. IF EXISTING POST DOES NOT EXIST, ADD NEW 8x8 POST TYPICAL.

EV COMMENTS IN BLUE

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STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER - JAMES P. STETSON No. 13866 LICENSED

REVISION	DATE	COMMENTS
1	2025-06-30	COORDINATED UPDATES
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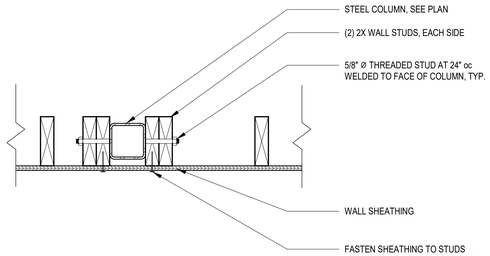
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CONSTRUCTION DOCUMENTS

DRAWING TITLE:
SECOND FLOOR FRAMING PLAN

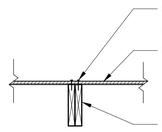
PROJECT NO: 23462 | DATE: 6/24/24

SHEET NUMBER:
S102

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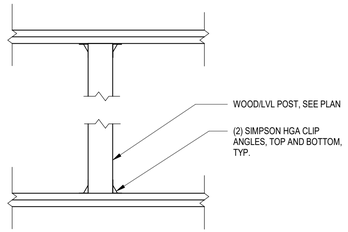


1 TYP. POSTS IN WOOD WALLS
1 1/2" = 1'-0"



2 ATTACHING NEW BEAM TO FLOOR SHEATHING
3/4" = 1'-0"

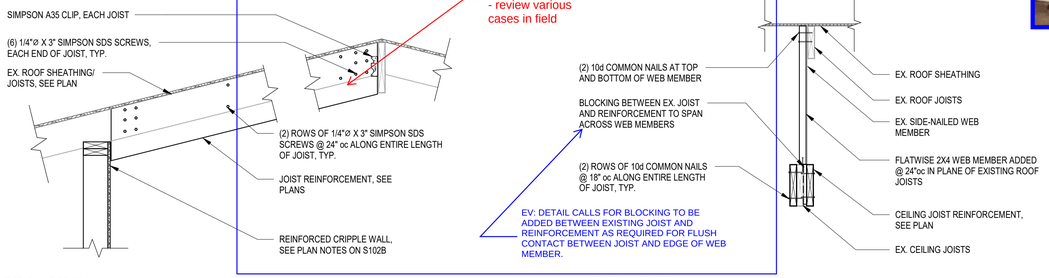




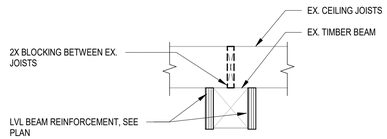
3

EV: THE CONDITION SHOWN TO US BY THE CONTRACTOR FROM 10/17 SITE VISIT AT THE ROOF WAS LOCATED ABOVE A CRIPPLE WALL. IN THIS LOCATION THE EXISTING PLYWOOD MAY BREMOVED TO FACILITATE INSTALLATION OF WOOD FRAMING REINFORCEMENT AND BLOCKING BETWEEN RAFTERS.PLEASE ADVISE IF THERE ARE OTHER LOCATIONS AND IF FURTHER REVIEW IS NEEDED

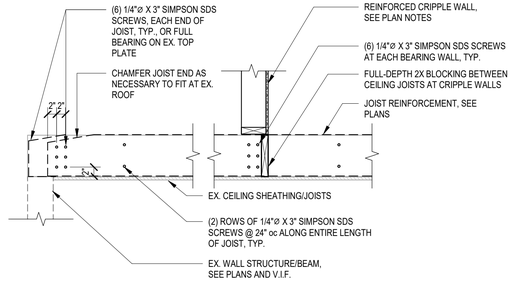
Various obstructions to joist reinforcement - review various cases in field



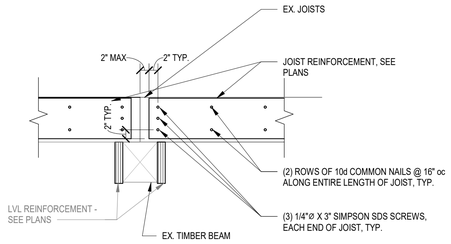
4 TYPICAL DETAIL
3/4" = 1'-0"



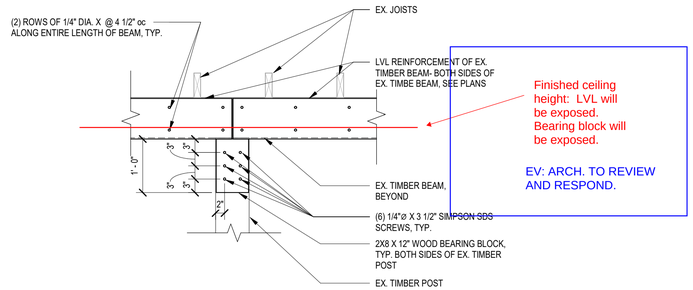
6 TYPICAL DETAIL
3/4" = 1'-0"



7 TYPICAL DETAIL
3/4" = 1'-0"

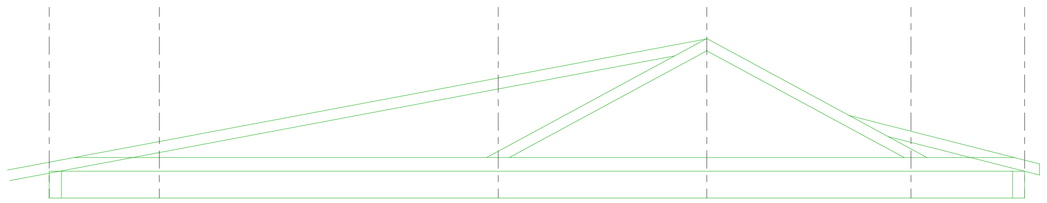


9 TYPICAL DETAIL
3/4" = 1'-0"



10 TYPICAL DETAIL
3/4" = 1'-0"





8 EXISTING ROOF FRAMING ELEVATION, FOR REFERENCE
1/4" = 1'-0"

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DRAWING TITLE:
FRAMING DETAILS

PROJECT NO: 23462 | DATE: 6/24/24

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