

LOCUS MAP

47 CHESTER RD, AUBURN , NH

PROJECT STATISTICS

PROPOSED COVERED PORCH: 230 S.F. +/-

BUILDING RENOVATION FOR:
AUBURN TOWN HALL
47 CHESTER RD, AUBURN, NH

DRAWING INDEX:

- CS COVER SHEET & GENERAL NOTES
D-1 DEMOLITION PLAN
A-1 FIRST FLOOR PLAN
A-2 PARTIAL REAR FLOOR PLAN (100)

ENGINEER OF RECORD: TEAM ENGINEERING

80 PALOMINO LANE – SUITE 402
BEDFORD, NEW HAMPSHIRE 03110
P: 603-497-3137 W: WWW.ENGINEERNH.COM

GENERAL NOTES:

- THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHOD OF ASSEMBLY TO THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR SHALL HAVE REVIEWED THESE PLANS, SEEN THE SUBJECT PROPERTY, AND BE CAPABLE OF EXECUTING THE DETAIL WORK AS NECESSARY TO ACHIEVE THE INTENDED RESULT IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND SHALL CONFORM TO THE CRITERIA SET FORTH IN THE I.B.C. 2004 CODE.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ALTERNATIVE DESIGNS INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK.
- THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY AND PERMANENT SHORING AND REINFORCEMENT NECESSARY FOR COMPLETING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BASELINES AND LAYING OUT THE WORK SO THAT CONSTRUCTION CONFORMS TO DIMENSIONS AND ELEVATIONS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN THROUGHOUT THE JOB, REPAIR ALL DAMAGE, IF ANY, TO EXISTING FACILITIES AND REMOVE ALL DEBRIS PRIOR TO COMPLETION. DISPOSAL IN ACCORDANCE TO NH REGULATIONS.

CODES:

- ALL CONSTRUCTION SHALL FOLLOW LOCAL STATE BUILDING CODE, MANUFACTURES' SPECIFICATIONS, AND WELL KNOWN INDUSTRY STANDARDS. IF ANY QUESTIONS SHALL ARISE, THE DESIGNER OR ENGINEER ON RECORD SHALL BE CONTACTED.
- INTERNATIONAL BUILDING CODE 2004 (IBC 2004) , INTERNATIONAL EXISTING BUILDING CODE (IEBC 2004) AND THE NATIONAL FIRE PROTECTION CODE 2015 (NFPA 2015), AND THE REFERENCED STANDARDS INCLUDED THEREIN. AHJ = AUTHORITY HAVING JURISDICTION.

DESIGN LOADS:

- UNIFORM FLOOR LIVE LOAD: 100 PSF
- UNIFORM FLOOR DEAD LOAD: 10PSF
- ROOF SNOW LOAD (AHJ):
 - GROUND SNOW LOAD: 65 PSF (TOWN, STATE SPECIFIC)
- WIND DESIGN:
 - EXPOSURE CATEGORY: B (A-D, R301.2.1.4) (B IS NORMAL)
 - WIND SPEED ZONE (AHJ) 100 (90 -120, MOST OF NORTHERN AND WESTERN NH AND WESTERN MA=90, CENTRAL AND SOUTH NH AND MA = 100, NH COAST, BOSTON AND SOUTH = 110, CAPE COD AND ISLANDS = 120, R301.2.4)
 - TOPOGRAPHIC EFFECTS (AHJ): NO (YES/NO)
- DAMAGE:
 - WEATHERING: SEVERE (CONCRETE) (R301.2(3))
 - TERMITE INFESTATION PROBABILITY: LOW SLIGHT (NORTHERN NH), MODERATE (SOUTHERN NH), HEAVY (MA)
- DESIGN FROST DEPTH OF 4 FEET BELOW FINISHED GRADE (4' IS TYPICAL; VERIFY AS NEEDED WITH AHJ)
- WINTER DESIGN TEMP: NH: 0 DEG. F, MA 10 DEG. F. (PER 301.2(1))
- FLOOD HAZARD (AHJ): NOT KNOWN

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- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS AND MA/VA MPS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ALTERNATIVE DESIGNS INC. FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH WORK.
- THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER/ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING LEGAL FEES) ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR STRUCTURAL ENGINEER BEFORE PROCEEDING.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE DESIGNER OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CONSULTATION. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN, THE DESIGNER OR STRUCTURAL ENGINEER SHALL BE NOTIFIED BEFORE ANY WORK IS PROCEEDED WITH.
- ALTERNATIVE DESIGN ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE DESIGNER OR ENGINEER ON RECORD.
- ALTERNATIVE DESIGN ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER ON RECORD.
- REPRODUCTION OF DESIGNER PLANS AND STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.
- SECTIONS, DETAILS, NOTES, METHODS, OR MATERIALS SHOWN AND/OR NOTED ON ANY PLAN, SECTION, OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED DURING CONSTRUCTION. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE REMOVED AFTER CONSTRUCTION AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

FOUNDATIONS:

- FOUNDATIONS CONSIST OF CONTINUOUS FOOTINGS ASSUMED TO BEAR ON COMPACTED STRUCTURAL FILL PLACED ON UNDISTURBED NATURAL SOIL HAVING AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2500 PSF (TO BE VERIFIED BY BUILDER). IF THE SOIL AT BEARING DEPTH IS DISTURBED OR THE ACTUAL ALLOWABLE BEARING PRESSURE IS LESS THAN 2500 PSF, THEN A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE CONSULTED.
- UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER SUPPORTED MEMBERS.
- THE BOTTOM PERIMETER FOUNDATIONS SHALL BE DESIGN FROST DEPTH BELOW FINISHED GRADE.
- THE BOTTOM 3 INCHES OF FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND SHOVEL.
- FINISH EXTERIOR GRADE SHALL BE AT LEAST 8" BELOW TOP OF FOUNDATION WALL.
- PLACE BACKFILL SIMULTANEOUSLY ON BOTH SIDES OF WALLS TO THE GRADES INDICATED.
- UNBRACED/UNBALANCED FOUNDATION WALLS: MAXIMUM UNBALANCED FILL: 24" WITHOUT DESIGN/ENGINEER INPUT/APPROVAL. (EXAMPLES: GARAGE SLAB ON GRADE WHERE BACKFILL WILL BE MORE THAN 24" BELOW TOP OF SLAB) (SEE R404.1.2) (ENGINEER DESIGN REQUIRED WHEN 148")
- PROVIDE FORMWORK FOR ALL FOOTINGS, WALLS, AND PIERS. EARTH FORMED FOUNDATIONS ARE NOT ALLOWED.
- SUB-SOIL SHALL HAVE 3/4" MAXIMUM AGGREGATE WITHIN 12" OF SLAB ON GRADE ANCHOR BOLTS: 1/2" X 4" (MIN. 1" EMBEDMENT) @ 4' OC AND BETWEEN 6-12" OF EACH 10 END. (R403.1.6)

CONCRETE:

- CONCRETE SHALL BE A MIX DESIGNED FOR ULTIMATE STRENGTH IN ACCORDANCE WITH ACI 3111 TO ACHIEVE THE DESIRED COMPRESSIVE STRENGTH. STANDARD MINIMUM 3000 PSI FOR FOOTINGS AND INTERIOR FLOOR, 3500 PSI FOR WALLS AND GARAGE SLAB. (R402.2)
- CONCRETE SHALL NOT BE CAST IN WATER OR ON FROZEN GROUND. CONCRETE SHALL NOT BE EXPOSED TO WATER (I.E. RAIN) DURING SETTING PERIOD.
- CONCRETE FLOORS SHALL BE PLACED OVER MIN. 4" THICK POREDS LAYER (SUCH AS CRUSHED STONE) WITH DRAINAGE AND APPROVED VAPOR BARRIER. (R405.2.2)
- TOP OF FOUNDATION WALLS AND SLABS SHALL BE SMOOTH AND LEVEL.
- NO PIPE GREATER THAN 4" DIAMETER SHALL PASS THROUGH CONCRETE WITHOUT PERMISSION OF THE STRUCTURAL ENGINEER. PIPE SLEEVES SHALL BE PROVIDED AND SPACED A MINIMUM THREE DIAMETERS APART.
- KEYS SHALL BE 2"x4", WITH BEVELED SIDES, UNLESS OTHERWISE NOTED.
- CONSTRUCTION JOINTS SHALL BE FORMED WITH A KEY, AND REINFORCING SHALL BE LAPPED TO DEVELOP THE FULL TENSION CAPACITY OF THE (SMALLER) BAR.
- EXPOSED CONCRETE SHALL BE RUBBED IMMEDIATELY AFTER REMOVAL OF FORMS AND SNAP TIES REMOVED TO FLUSH.
- OPENINGS IN CONCRETE WALLS SHALL BE LOCATED, SIZED, AND REINFORCED (WITH THE EXCEPTION OF SMALL OPENINGS AND/OR SLEEVES OF A SIZE THAT WILL NOT DISPLACE OR INTERRUPT THE CONTINUITY OF THE REINFORCING) AS SHOWN ON RESPECTIVE DETAILS. ANY ALTERATIONS REQUIRE APPROVAL OF THE STRUCTURAL ENGINEER.
- DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE HAS BEEN IN PLACE FOR SEVEN (7) DAYS AND ATTAINED 75% OF ITS DESIGN COMPRESSIVE STRENGTH, AND FLOOR DIAPHRAGMS ARE IN PLACE. (R404.1.7)

REINFORCING STEEL:

- REINFORCING STEEL SHALL BE NEW STEEL BAR, FREE FROM LOOSE RUST AND SCALE, AND CONFORMING TO ASTM A615, GR 60.
- STANDARD MINIMUM FOUNDATION FOOTING: 16" WIDE X 8" HIGH WITH NO REINFORCING.
- STANDARD MINIMUM VERTICAL FOUNDATION WALL REINFORCING FOR COMMON CONDITIONS:

WALL HEIGHT	MAX. BACKFILL	WALL THICKNESS	HORIZONTAL REINFORCING (R404.1.2)	VERTICAL * REINFORCING
8'	1'	8"	1 #4 WITHIN 12" OF TOP AND 1 #4 AT MID-HEIGHT	#6 @ 36" OC *
9'	8"	10"	1 #4 WITHIN 12" OF TOP AND #4 BARS AT THIRD HEIGHTS	#6 @ 30" OC *
10'	9"	10"	1 #4 WITHIN 12" OF TOP AND #4 BARS AT THIRD HEIGHTS	#6 @ 30" OC **

TABLE ABOVE ASSUMES BEST SOIL CLASS G4, G6, G8 AND SP.

* AT 8' AND 9' WALLS, VERTICAL REINFORCING NOT REQUIRED IF 75% DESIGN COMPRESSIVE STRENGTH AND 7 DAYS BEFORE BACKFILL IS ATTAINED

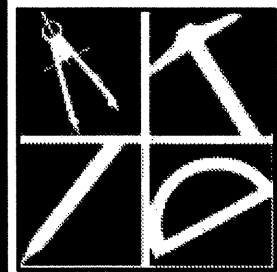
** AT 10' WALLS, ADDITIONAL ENGINEERING REQUIRED IF BACKFILLED BEFORE 75% DESIGN COMPRESSIVE STRENGTH IS ATTAINED

- FLATWORK: WELDED WIRE FABRIC (WFF) 6"x6" X NO. 10) RECOMMENDED IN ALL FLATWORK. IT SHALL CONFORM TO ASTM A185. LAP TWO SQUARES AT JOINTS AND TIE AT 3'-0" O.C. FURNISH WFF IN FLAT SHEETS.
- PLAN CONTROL JOINTS AT 10'-12" OC BOTH DIRECTIONS. WFF MUST NOT CROSS CONTROL JOINTS.
- DECOUPLE FLATWORK FROM WALLS.
- WELDED WIRE FABRIC SHALL BE SUPPORTED ON CONCRETE BRICKS SP. AT 24" OC EACH DIRECTION ON GRADE. WELDED WIRE FABRIC SHALL BE SUPPORTED ON ELEVATED DECK WITH CONTINUOUS BOLSTERS LOCATED OVER JOISTS AND BEAMS.
- CLEAR CONCRETE COVER OVER BARS SHALL BE IN ACCORDANCE WITH ACI 308.
- ACCESSORIES SHALL HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ACI EDITION.

- LAP REINFORCING TO DEVELOP THE FULL TENSION CAPACITY OF THE (SMALLER) BAR.
- NO BARS SHALL BE CUT OR OMITTED IN THE FIELD BECAUSE OF SLEEVES, DUCT OPENINGS, OR RECESSES. BARS MAY BE MOVED ASIDE WITHOUT CHANGE IN LEVEL WITH THE PRIOR APPROVAL OF STRUCTURAL ENGINEER.
- ANCHOR BOLT MATERIAL SHALL CONFORM TO ASTM A36, A307, OR BETTER, AND MEET IRC 2004 CODE.

WOOD:

- WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN WOOD COUNCIL, ANSI/AFWA, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION 2012 (NDS)" INCLUDING "DESIGN VALUES FOR WOOD CONSTRUCTION", NATIONAL FOREST PROTECTION ASSOCIATION.
- ALL LUMBER SHALL BE NEW AND STRAIGHT AS DESCRIBED IN "STANDARD GRADING RULES FOR NORTHEASTERN LUMBER" BY NORTHEASTERN LUMBER MANUFACTURERS ASSOCIATION.
- NEW WOOD FOR STRUCTURAL USE SHALL HAVE A MOISTURE CONTENT AS SPECIFIED IN THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
- WOOD CONSTRUCTION SHALL CONFORM TO IBC 2004 CHAPTER 23 AND SECTION 2308 "CONVENTIONAL LIGHT - FRAME CONSTRUCTION".
- FRAMING FOR WALLS AND JOISTS SHALL BE SPRUCE/PINE - FIR NO. 1A/O. 2 OR BETTER. UNLESS NOTED OTHERWISE, DIMENSIONAL LUMBER REPRESENTS NOMINAL SIZES.
- SHEATHING PANELS SHALL BE MARKED WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) TRADEMARK AND SHALL MEET THE LATEST US PRODUCT STANDARD PS 1 OR APA PRP - JOB PERFORMANCE STANDARDS.
- ALL WALL SHEATHING PANELS SHALL BE NOMINAL 1/2" THICK APA RATED, UNLESS OTHERWISE NOTED, FASTEN WITH 8D COMMON NAIL SPACED AT 6" OC AT PANEL PERIMETER SUPPORTED EDGES AND 12" OC AT INTERIOR INTERMEDIATE SUPPORTS (FIELD). 1 - 3/8" MIN. FASTENER PENETRATION. LAY WALL WITH 8D COMMON NAIL SPACED AT 6" OC AT PANEL PERIMETER SUPPORTED EDGES AND 6" OC AT INTERIOR INTERMEDIATE SUPPORTS (FIELD). 1 - 3/8" MIN. FASTENER PENETRATION. LAY ROOF SHEATHING WITH LONG DIMENSION PERPENDICULAR TO SUPPORT MEMBERS.
- WOOD TO STEEL AND WOOD TO WOOD BOLTED CONNECTORS SHALL BE MADE WITH ASTM A307 BOLTS WITH FLAT WASHERS. BOLT HOLES IN WOOD SHALL BE 1/32" LARGER THAN THE BOLT. WOOD NAILERS SHALL BE FASTENED WITH 3/8" DIA. BOLTS STAGGERED AT 20" OC UNLESS OTHERWISE NOTED.
- FASTENING SCHEDULE (SEE ALSO R602.3(1)).
 - PLATE TO STUD, DIRECT: 2 - 16D
 - STUD TO PLATE, TOENAIL: 4 - 8D
- WOOD IN CONTACT WITH SOIL, MOISTURE, WEATHER, CONCRETE, OR MASONRY SHALL BE PRESURE TREATED SOUTHERN PINE NO. 2, OR BETTER, AND APPROVED FOR THE APPLICATION.
- BRACINGS: THE PERMANENT LATERAL BRACING SYSTEM INCLUDES PLYWOOD, WALL AND ROOF SHEATHING WITH FASTENING AND LAYOUT AS DEFINED BY: SECTION 602. CONTRACTOR SHALL PROVIDE TEMPORARY BRACINGS AS REQUIRED TO LATERALLY SUPPORT THE STRUCTURE DURING CONSTRUCTION.
- ENGINEERED LUMBER (LVL, ETC.) SHALL MATCH MANUFACTURER AND SERIES LISTED OR APPROVED EQUIVALENT. PROVIDE LATERAL SUPPORT AT ALL BEARING POINTS AND ALONG COMPRESSION EDGES AT INTERVALS OF 24" OC, OR CLOSER.
- MINIMUM SECTION WIDTH = 1-3/4", 3-1/2", 5-1/4" AND 7" MEMBERS MAY BE COMBINATIONS OF 1-3/4" MEMBERS. FOLLOW MANUFACTURER'S GUIDELINES FOR MULTIPLE MEMBER CONNECTIONS AND FOR SIDE LOADED BEAMS.
- WOOD CONSTRUCTION CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO., INC., OR APPROVED EQUAL, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INCLUDING FASTENERS.
- ALL FLUSH FRAMING TO HAVE APPROPRIATELY SIZED METAL JOIST HANGERS.
- LATERAL RESTRAINT REQUIRED AT ENDS OF FLOOR FRAMING: SOLID BLOCK OF SAME MATERIAL (R602.1)
- BRIDGING OR CONT. 1X3 BRACE NAILED TO UNDERSIDE OF FLOOR FRAMING REQUIRED AT 8' INTERVALS (R602.1.1)
- HEADERS: DEFAULT (MAX. 48" SPAN UNLESS POINT LOAD FROM ABOVE OR LATERAL BRACING REQUIREMENTS. SEE R502.5).
 - INTERIOR: (2) 2X8
 - EXTERIOR: (2) 2X10 (WITH 2-1/2" RIGID FOAM INSULATION).
- WIND BRACINGS: PROVIDE DIAGONAL WIND BRACINGS AT ALL OUTSIDE CORNERS. AT CORNERS WITH LESS THAN 48" OF PANEL WALL, USE ALTERNATE BRACING PANELS IN ACCORDANCE WITH R602.10.3.3. (GENERAL REFERENCE: R602)
- Rafter/Ceiling JOIST HEEL CONNECTIONS (NAILED CL65 @ 1/8") TABLE R602.5.1(4)



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Residential/Commercial Design
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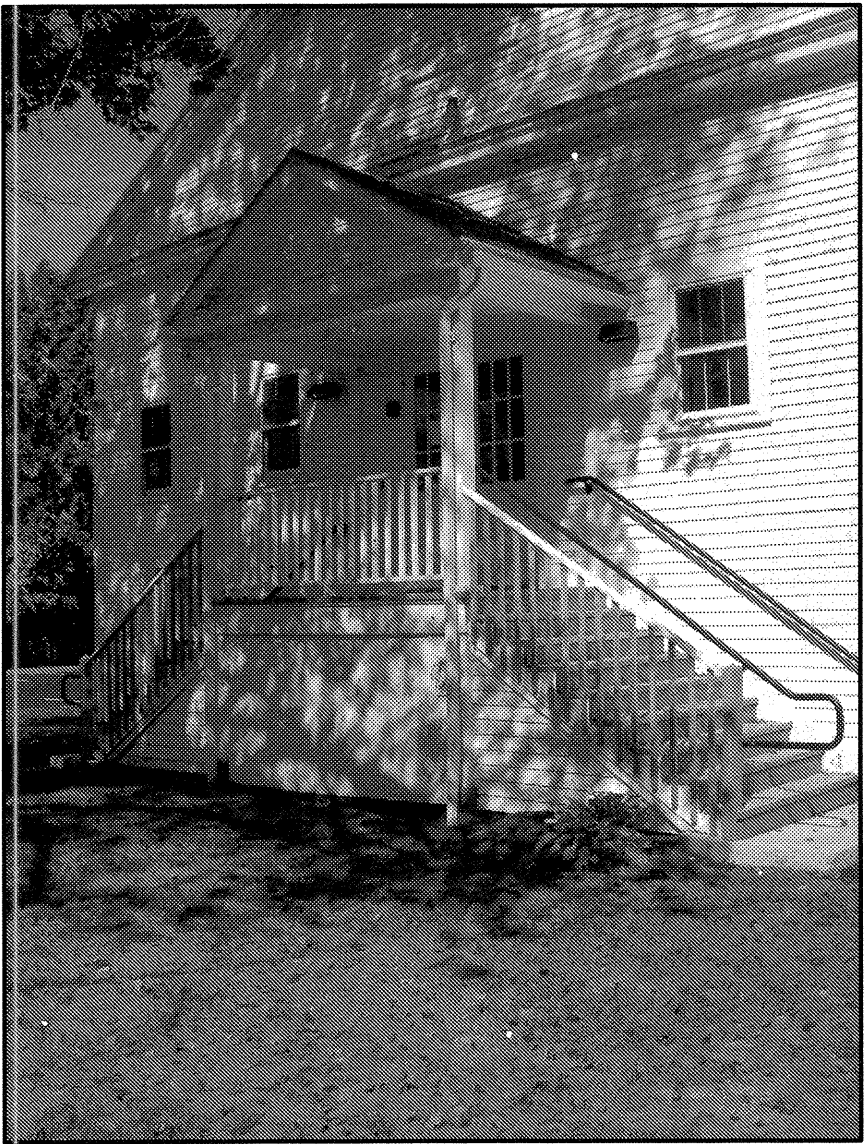
AUBURN TOWN HALL
RENOVATION OF EXISTING BUILDING
47 CHESTER RD, AUBURN NH

Contractor to check & verify all dimensions & structural members before construction. All construction shall be in strict compliance with the State of New Hampshire's Building Codes, wherever applicable.

REVISIONS

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MAY 3, 2017
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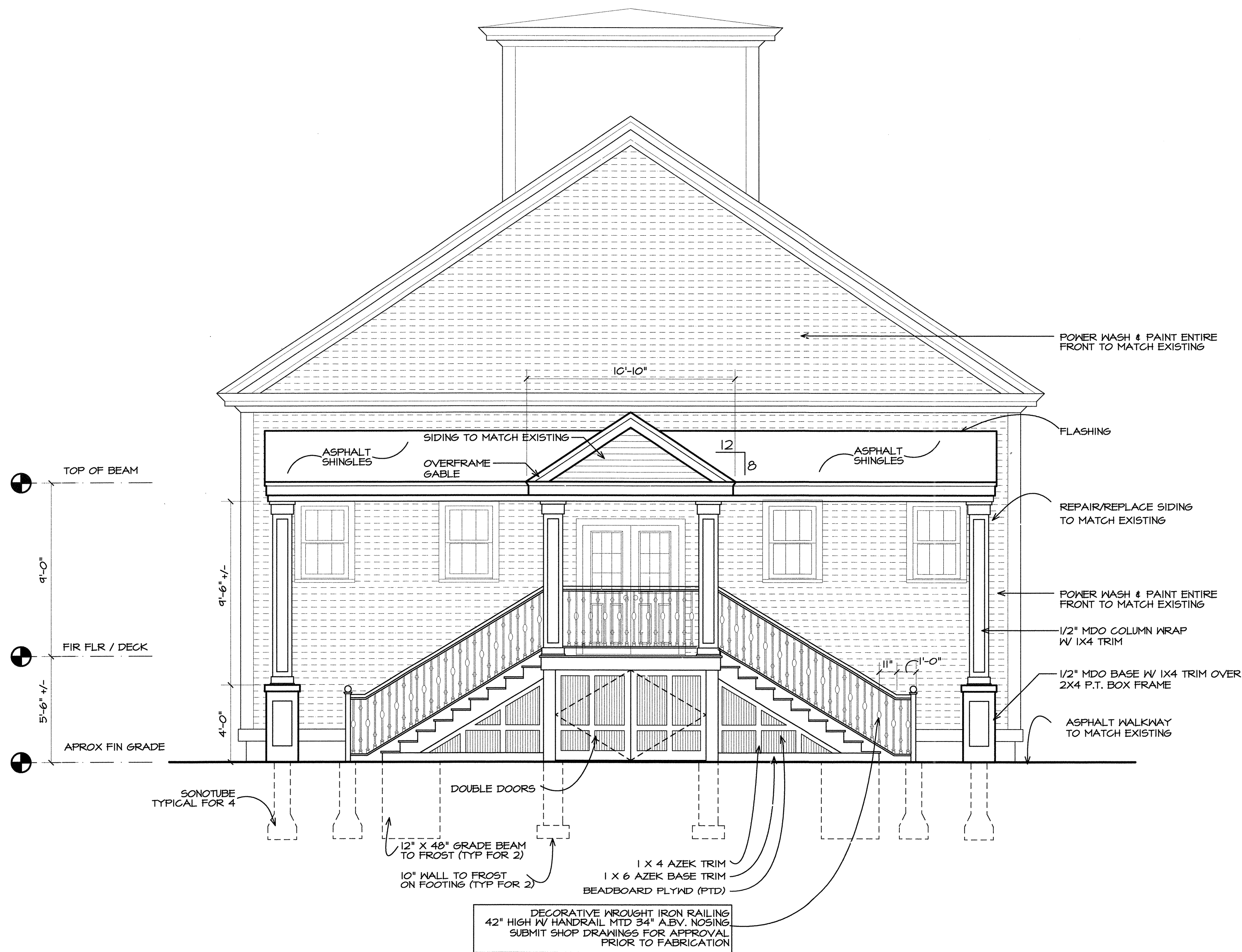
EXISTING ENTRY STAIRS

GENERAL DEMOLITION NOTE: CONTRACTOR SHALL DEMO AND REMOVE COMPLETELY THE EXISTING COVERED PORCH AND ASSOCIATED STAIRS, STRUCTURE, AND FOUNDATIONS COMPLETE.

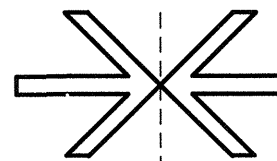
CONTRACTOR SHALL REPAIR/REPLACE EXISTING SIDING OF TOWN HALL AS AFFECTED BY REMOVING PORCH AND STAIRS.

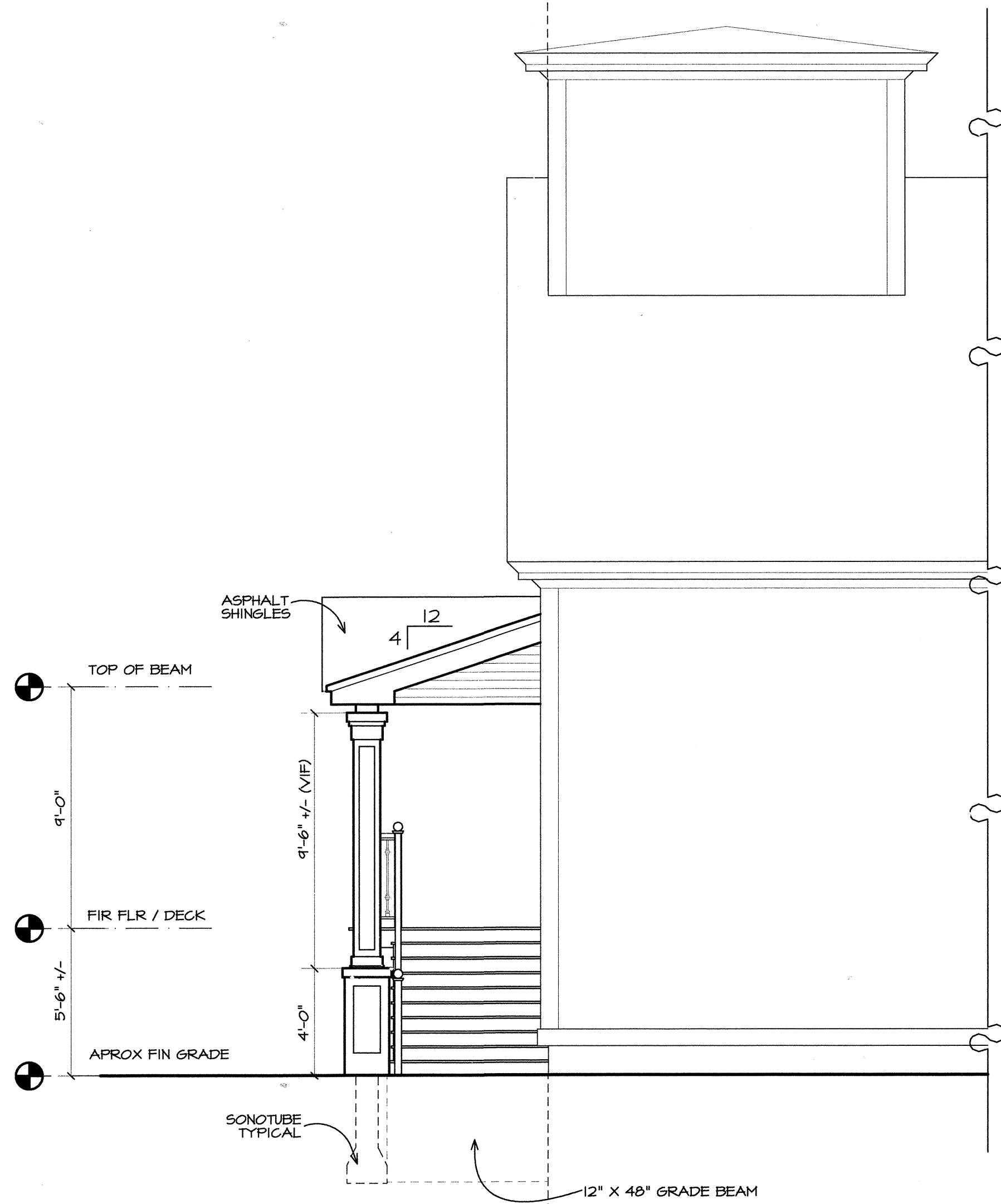
EXISTING DOORS AND WINDOWS TO REMAIN;

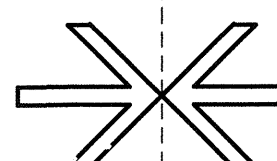
CONTRACTOR SHALL PROVIDE BARRICADES DURING CONSTRUCTION PROCESS TO PREVENT PEOPLE FROM FALLING OR BEING HURT.



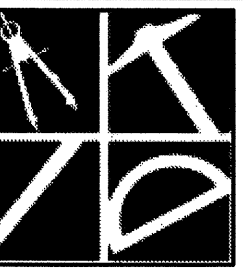
1 FRONT ELEVATION
AI SCALE: 1/4" = 1'-0"

ADDITION  EXISTING



ADDITION  EXISTING

2 SIDE ELEVATION (OPPOSITE SIMILAR)
AI SCALE: 1/4" = 1'-0"



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JOHN TURNER, ENGINEER

AUBURN TOWN HALL

PROPOSED ENTRY RENOVATIONS

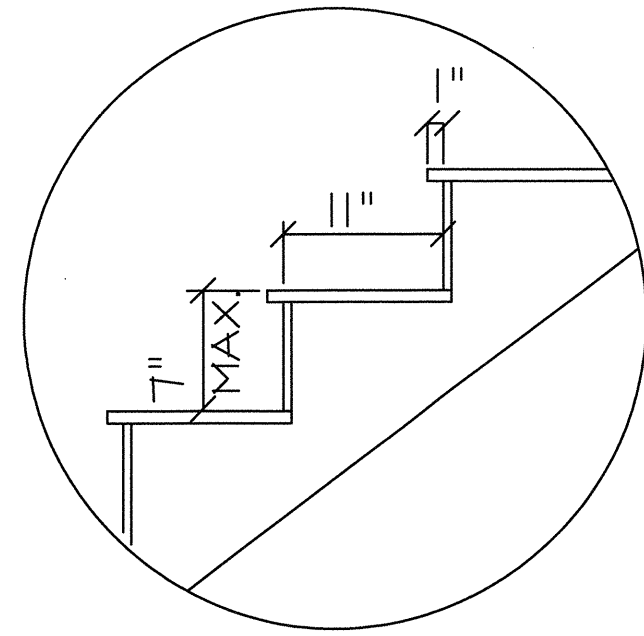
Contractor to check & verify all
dimensions & structural members
before construction.
All construction shall be in strict
accordance with the State of
New Hampshire or National
Building Codes, whichever applicable.

REVISIONS

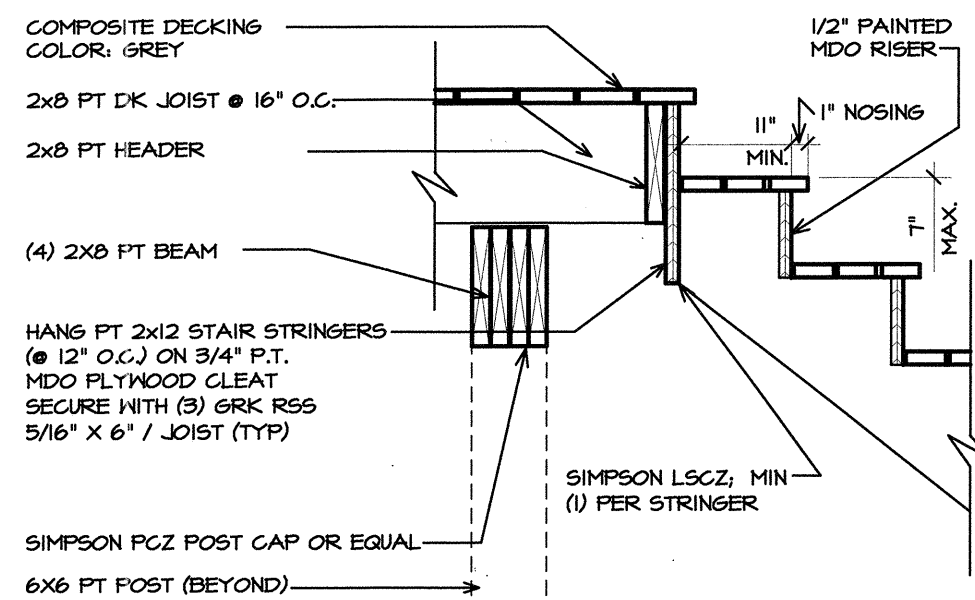
NO.	DESCRIPTION

16-214
MAY 3, 2017
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A2



1 STAIR CODE
NOT TO SCALE



2 STAIR DETAIL
SCALE: 3/4\"/>

NOTE: NAIL AS PER IRC TABLE 802.5.1

ASPHALT SHINGLES ON #15 FELT PAPER ON 1/2\"/>

ROOF SHEATHING 6\"/>

ICE & WEATHER SHIELD UNDERLAYMENT EXTEND TO 36\"/>

2x ROOF RAFTER, 16\"/>

ALUMINUM Drip EDGE W/ 1/2\"/>

1x4 TRIM 1x8 TRIM FASCIA

2x4 LOOK-OUTS

1x3 STRAPPING

VENTING SOFFIT

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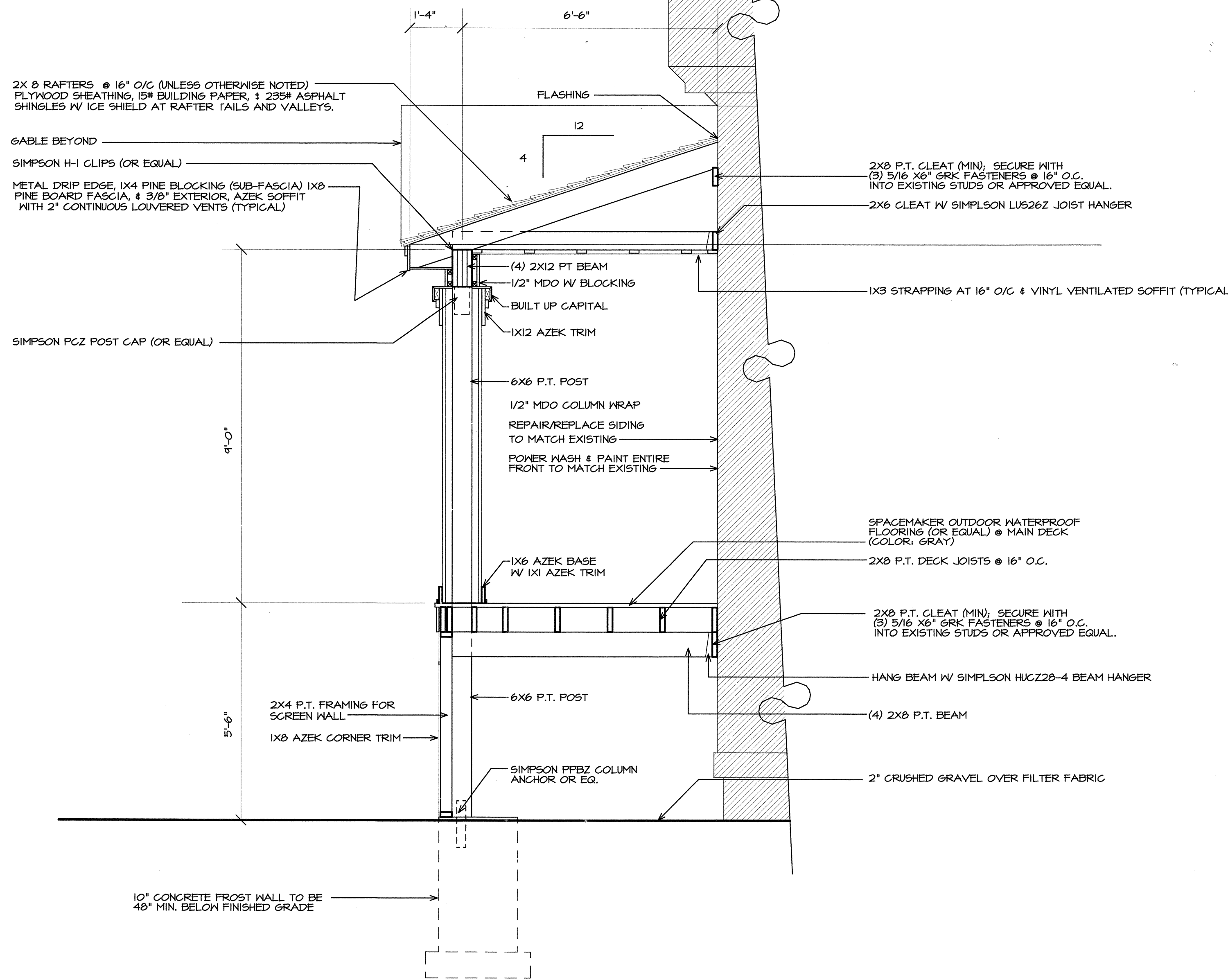
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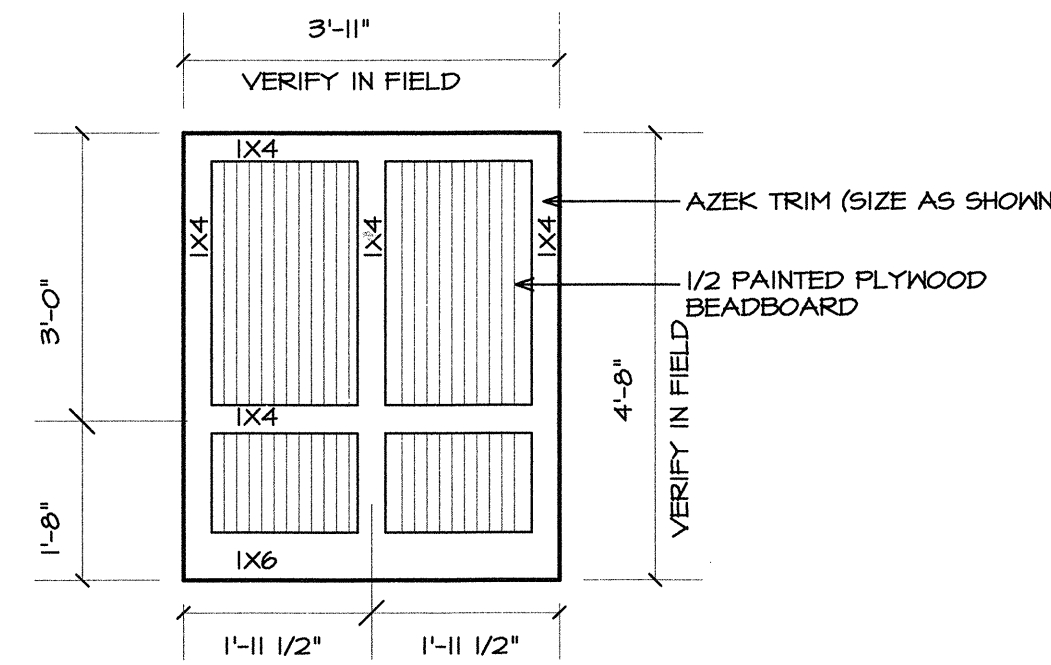
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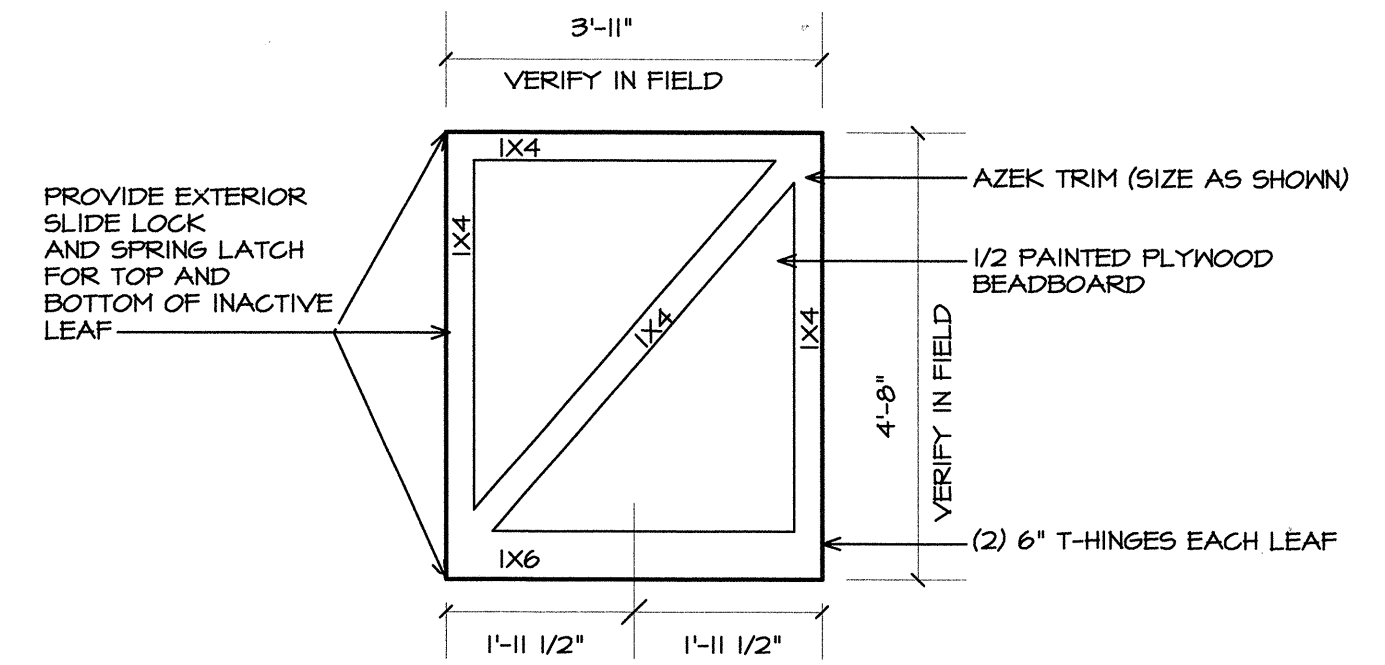
DESIGN LOADS	
LIVE LOAD AT DECK:	100 PSF
GROUND SNOW LOAD:	65 PSF
FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION.	
PROVIDE 1X4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.	
WHERE PREENGINEERED FLOOR OR ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.	
ALL LUMBER MUST BE NO. 2 OR BETTER, SPRUCE - PINE - FIR.	



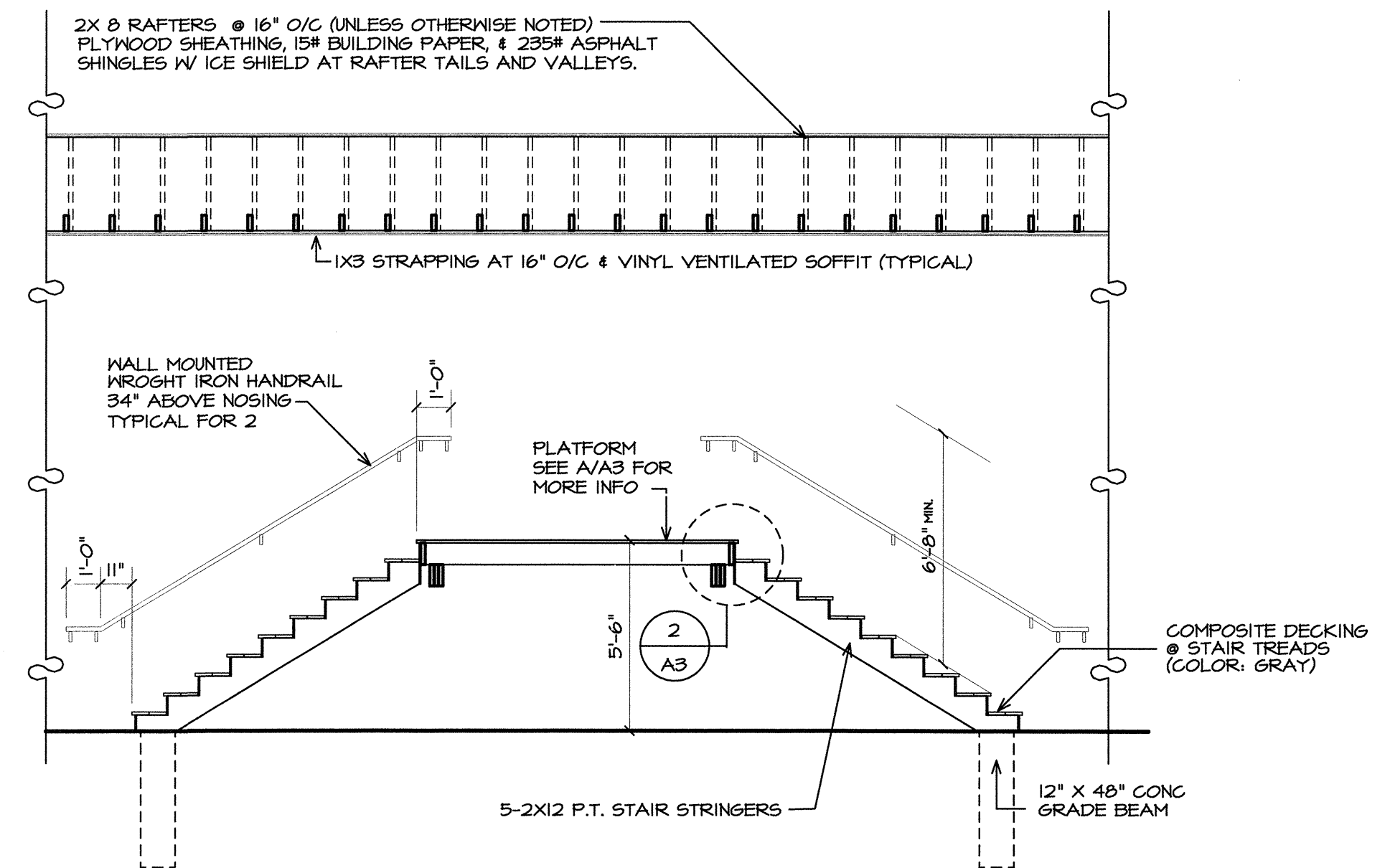
A SECTION
SCALE: 1/2\"/>



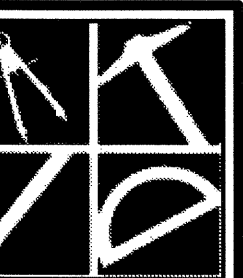
B DOOR DETAIL (EXTERIOR FACE)
SCALE: 1/2\"/>



C DOOR DETAIL (INTERIOR FACE)
SCALE: 1/2\"/>



3 STAIR SECTION
SCALE: 1/4\"/>



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Residential/Commercial

Design

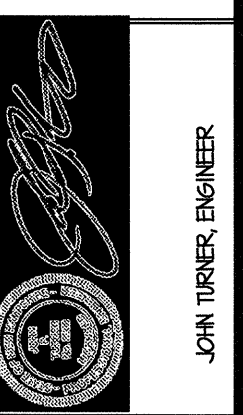
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JOAN TIMMER, ENGINEER

AUBURN TOWN HALL

PROPOSED ENTRY RENOVATIONS

Contractor to check & verify all dimensions & structural members. All construction shall be in strict compliance with the State of New Hampshire or Massachusetts Building Codes, whichever applicable.

REVISIONS

NO.	DESCRIPTION

16-214

MAY 3, 2017

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A3