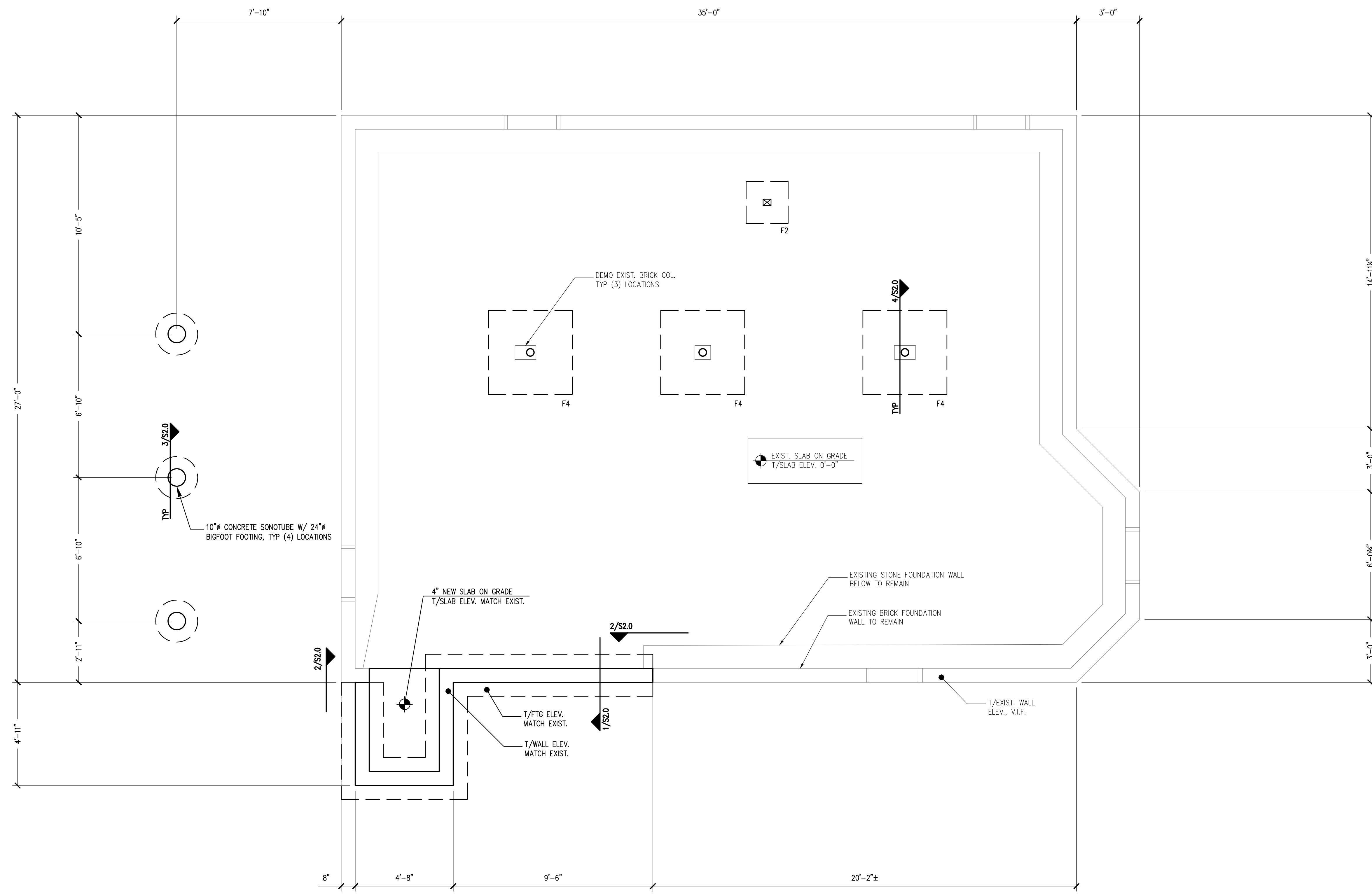


PLAN
NORTH



- NOTES:
1. SEE S2.0 FOR TYPICAL SLAB-ON-GRADE AND TYPICAL WALL REINFORCING DETAILS.
 2. REFERENCE TOP OF EXISTING SLAB ELEVATION = 0'-0"
 3. TOP OF CONCRETE ELEVATIONS ARE NOTED (+X'-X") FROM SLAB-ON-GRADE ELEVATION.
 4. TOP OF FOOTING ELEVATIONS ARE NOTED [-X'-X"] FROM SLAB-ON-GRADE ELEVATION.

SPREAD FOOTING SCHEDULE					
TYPE	LENGTH	WIDTH	DEPTH	REINFORCING	
F2	2'-0"	2'-0"	1'-0"	(3)-#5's BOTT, EW	
F4	4'-0"	4'-0"	1'-0"	(5)-#5's BOTT, EW	

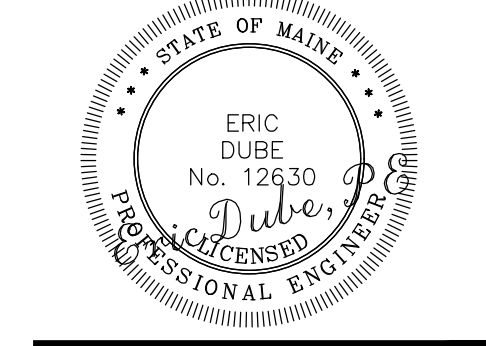
- PLAN LEGEND
- BEARING WALL
 - SHEAR WALL
 - BEAM
 - HSS COLUMN
 - COLUMN FROM ABOVE
 - COLUMN BELOW
 - COLUMN ABOVE AND BELOW
 - HOLD-DOWN

FOUNDATION PLAN

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

CASCO BAY ENGINEERING
 424 Fore Street
 Portland, ME 04101
 Phone 207.842.2800
 Fax 207.842.2828
 www.cascobayengineering.com

CLIENT:
DAVID MATERO ARCHITECTURE
 100 FRONT STREET, SUITE 40
 BATH, MAINE 04530



MCMANN CONDO
 26 MOODY STREET, PORTLAND MAINE
RESIDENTIAL RENNOVATION

No.	ISSUED		DESCRIPTION	DATE
	DR	CHKD.		
A	BY	DATE	ISSUE FOR REVIEW FOR PERMIT ONLY	7-31-17
B	SD	ED		

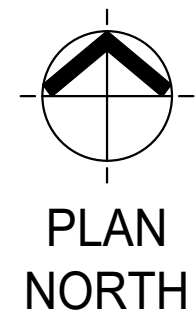
SHEET TITLE:

FOUNDATION PLAN

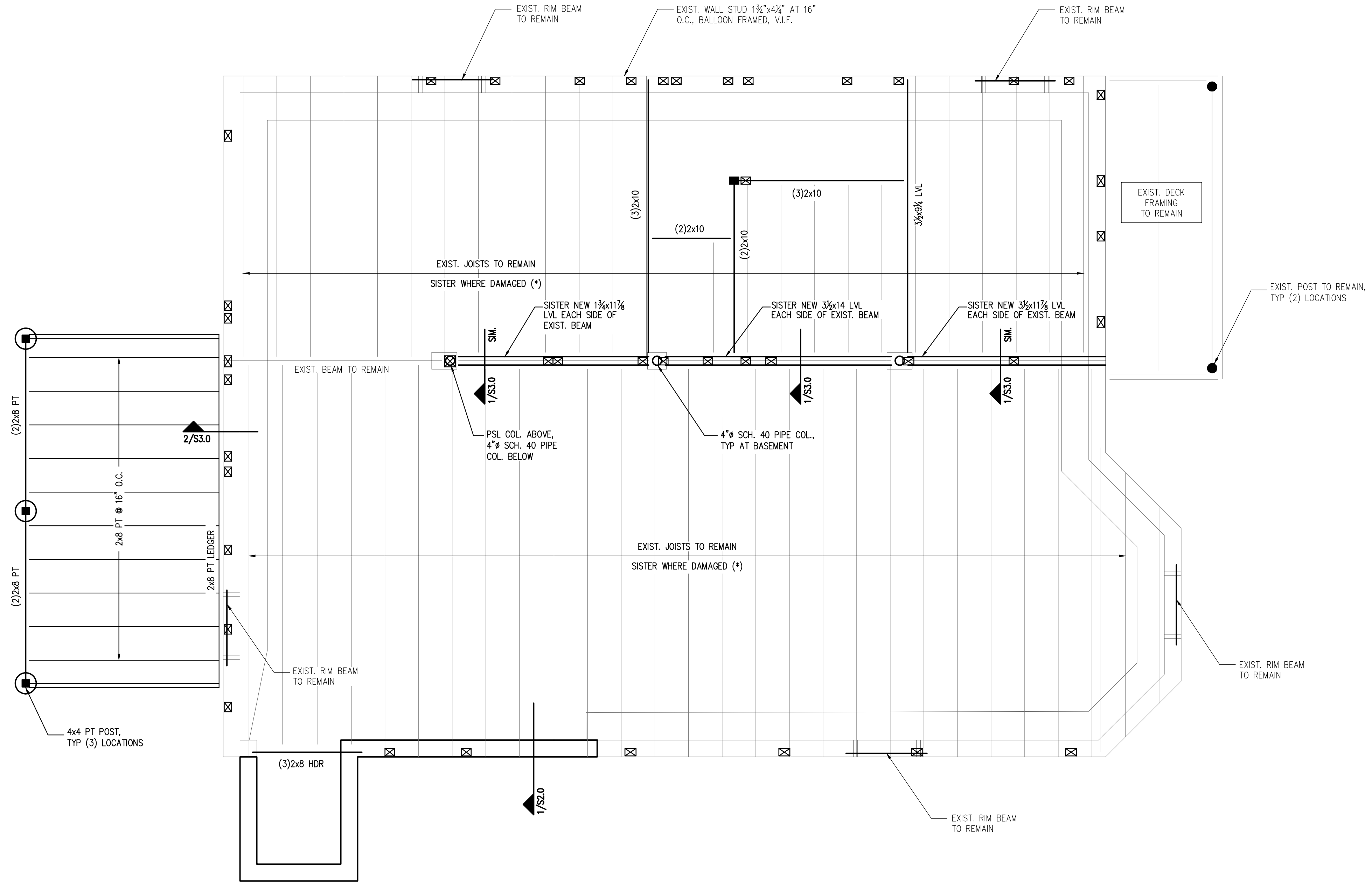
DESIGNED: SD
 DRAWN: SD
 DATE: 7-31-2017
 PROJECT NUMBER: 17-090

S1.0

PRINTED: Aug 01, 2017



PRINTED: Aug 01, 2017



- NOTES:**
1. PROVIDE SIMPSON HANGERS AT ALL JOIST ENDS, TYP.
 2. NEW WINDOW HEADERS SHALL BE (2)2x8's, U.N.O. SEE DETAIL 3/S3.0. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING WINDOW HEADERS AND NOTIFY ENGINEER OF ANY CONCERNS.
 3. PROVIDE (3)2x4 COLUMNS, U.N.O.
 4. ALL EXTERIOR WALLS AND BEARING WALLS SHALL BE SHEATHED ON MIN. ONE SIDE WITH 1/2" APA RATED SHEATHING. NAIL EXTERIOR SHEATHING PANEL EDGES @ 4" o.c. BLOCK AND STAGGER ALL PANEL EDGES. SPACE NAILS AT 12" o.c. AT INTERMEDIATE PANEL EDGES.
 5. (*) CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOIST AND NOTIFY ENGINEER OF ANY STRUCTURAL CONCERNS. SISTER EXISTING DAMAGED JOISTS WITH NEW MEMBERS AS NOTED ON PLANS. SISTERED MEMBERS SHALL BE CONTINUOUS BETWEEN SUPPORTS.

PLAN LEGEND

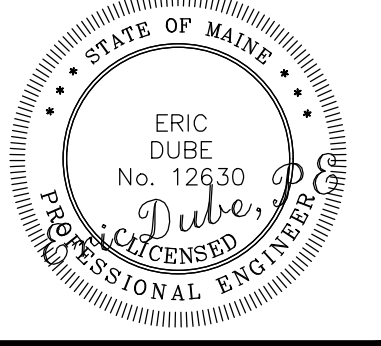
	BEARING WALL
	SHEAR WALL
	BEAM
	HSS COLUMN
	COLUMN FROM ABOVE
	COLUMN BELOW
	COLUMN ABOVE AND BELOW
	HOLD-DOWN

FIRST FLOOR FRAMING PLAN

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

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BATH, MAINE 04530



MCMANN CONDO
 26 MOODY STREET, PORTLAND MAINE
RESIDENTIAL RENNOVATION

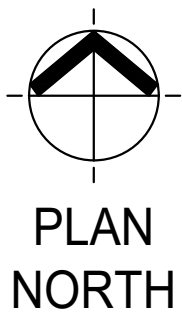
No.	DESCRIPTION	DR.		DATE	
		CKD.	BY	ED	TD
A	ISSUE FOR REVIEW			7-31-17	
B	FOR PERMIT ONLY			8-1-17	

SHEET TITLE:

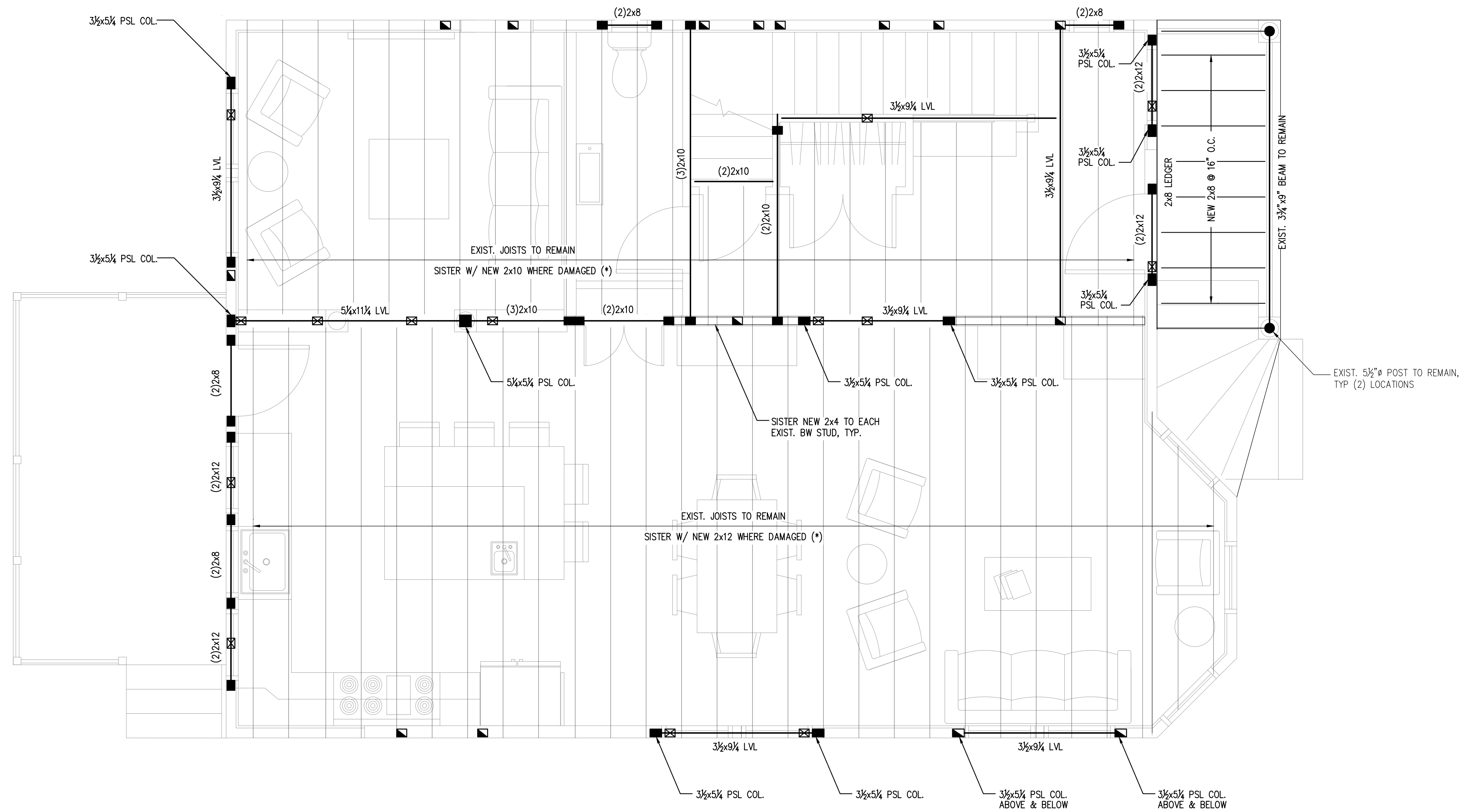
**FIRST FLOOR
FRAMING PLAN**

DESIGNED: SD
DRAWN: SD
DATE: 7-31-2017
PROJECT NUMBER: 17-090

S1.1



PLAN
NORTH



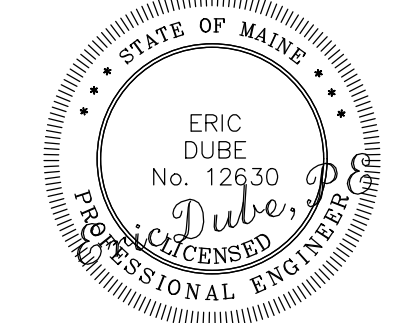
- NOTES:**
1. PROVIDE SIMPSON HANGERS AT ALL JOIST ENDS, TYP.
 2. NEW WINDOW HEADERS SHALL BE (2)2x8's, U.N.O. SEE DETAIL 3/S3.0. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING WINDOW HEADERS AND NOTIFY ENGINEER OF ANY CONCERNS.
 3. PROVIDE (3)2x4 COLUMNS, U.N.O.
 4. ALL EXTERIOR WALLS AND BEARING WALLS SHALL BE SHEATHED ON MIN. ONE SIDE WITH 1/2" APA RATED SHEATHING. NAIL EXTERIOR SHEATHING PANEL EDGES @ 4" o.c. BLOCK AND STAGGER ALL PANEL EDGES. SPACE NAILS AT 12" o.c. AT INTERMEDIATE PANEL EDGES.
 5. (*) CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOIST AND NOTIFY ENGINEER OF ANY STRUCTURAL CONCERNS. SISTER EXISTING DAMAGED JOISTS WITH NEW MEMBERS AS NOTED ON PLANS. SISTERED MEMBERS SHALL BE CONTINUOUS BETWEEN SUPPORTS.

PLAN LEGEND

	BEARING WALL
	SHEAR WALL
	BEAM
	HSS COLUMN
	COLUMN FROM ABOVE
	COLUMN BELOW
	COLUMN ABOVE AND BELOW
	HOLD-DOWN

SECOND FLOOR FRAMING PLAN

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

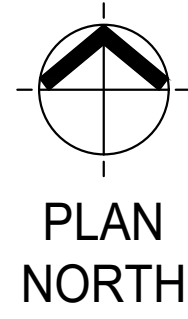


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RESIDENTIAL RENNOVATION

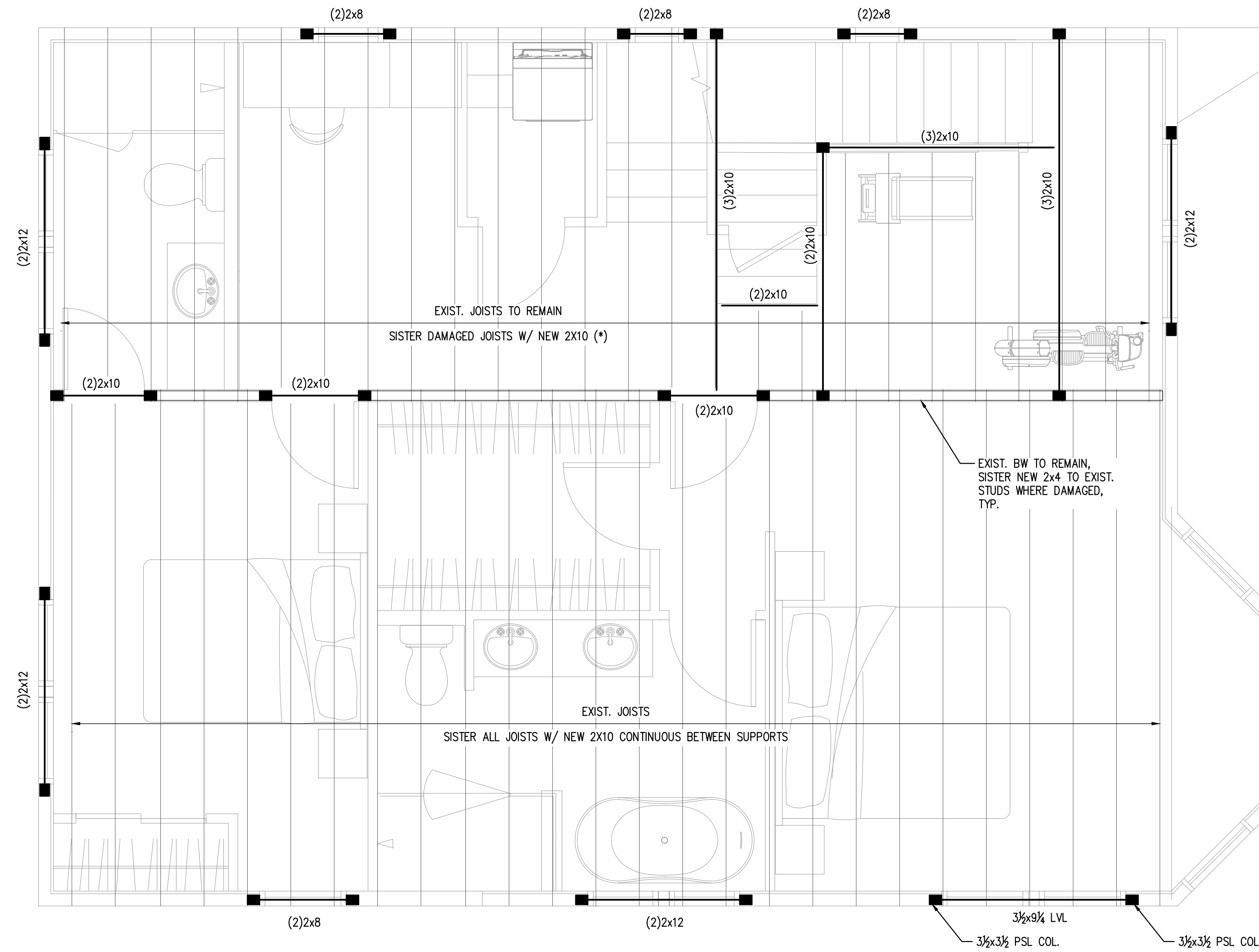
No.	DESCRIPTION	DR	CHKD.	DATE	ISSUED	
					BY	DATE
A	ISSUE FOR REVIEW	SD	ED	7-31-17		
B	FOR PERMIT ONLY	SD	TD	8-1-17		

SHEET TITLE:
SECOND FLOOR FRAMING PLAN
 DESIGNED: SD
 DRAWN: SD
 DATE: 7-31-2017
 PROJECT NUMBER: 17-090

S1.2



PRINTED: Aug 01, 2017



- NOTES:**
1. PROVIDE SIMPSON HANGERS AT ALL JOIST ENDS, TYP.
 2. NEW WINDOW HEADERS SHALL BE (2)x8's, U.N.O. SEE DETAIL 3/S3.0. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING WINDOW HEADERS AND NOTIFY ENGINEER OF ANY CONCERNS.
 3. PROVIDE (3)x4 COLUMNS, U.N.O.
 4. ALL EXTERIOR WALLS AND BEARING WALLS SHALL BE SHEATHED ON MIN. ONE SIDE WITH 1/2" APA RATED SHEATHING. NAIL EXTERIOR SHEATHING PANEL EDGES @ 4" o.c. BLOCK AND STAGGER ALL PANEL EDGES. SPACE NAILS AT 12" o.c. AT INTERMEDIATE PANEL EDGES.
 5. (*) CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOIST AND NOTIFY ENGINEER OF ANY STRUCTURAL CONCERNS. SISTER EXISTING DAMAGED JOISTS WITH NEW MEMBERS AS NOTED ON PLANS. SISTERED MEMBERS SHALL BE CONTINUOUS BETWEEN SUPPORTS.

PLAN LEGEND

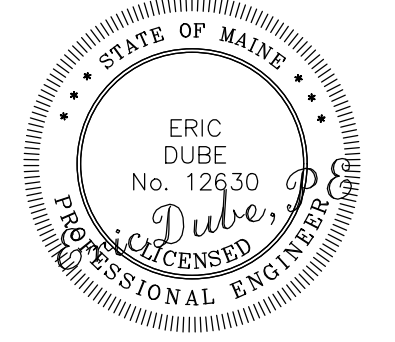
- BEARING WALL
- SHEAR WALL
- BEAM
- HSS COLUMN
- COLUMN FROM ABOVE
- COLUMN BELOW
- COLUMN ABOVE AND BELOW
- HOLD-DOWN

THIRD FLOOR FRAMING PLAN

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

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 Fax 207.842.2828
 www.cascobayengineering.com

CLIENT:
DAVID MATERO ARCHITECTURE
 100 FRONT STREET, SUITE 40
 BATH, MAINE 04530

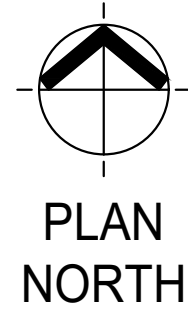


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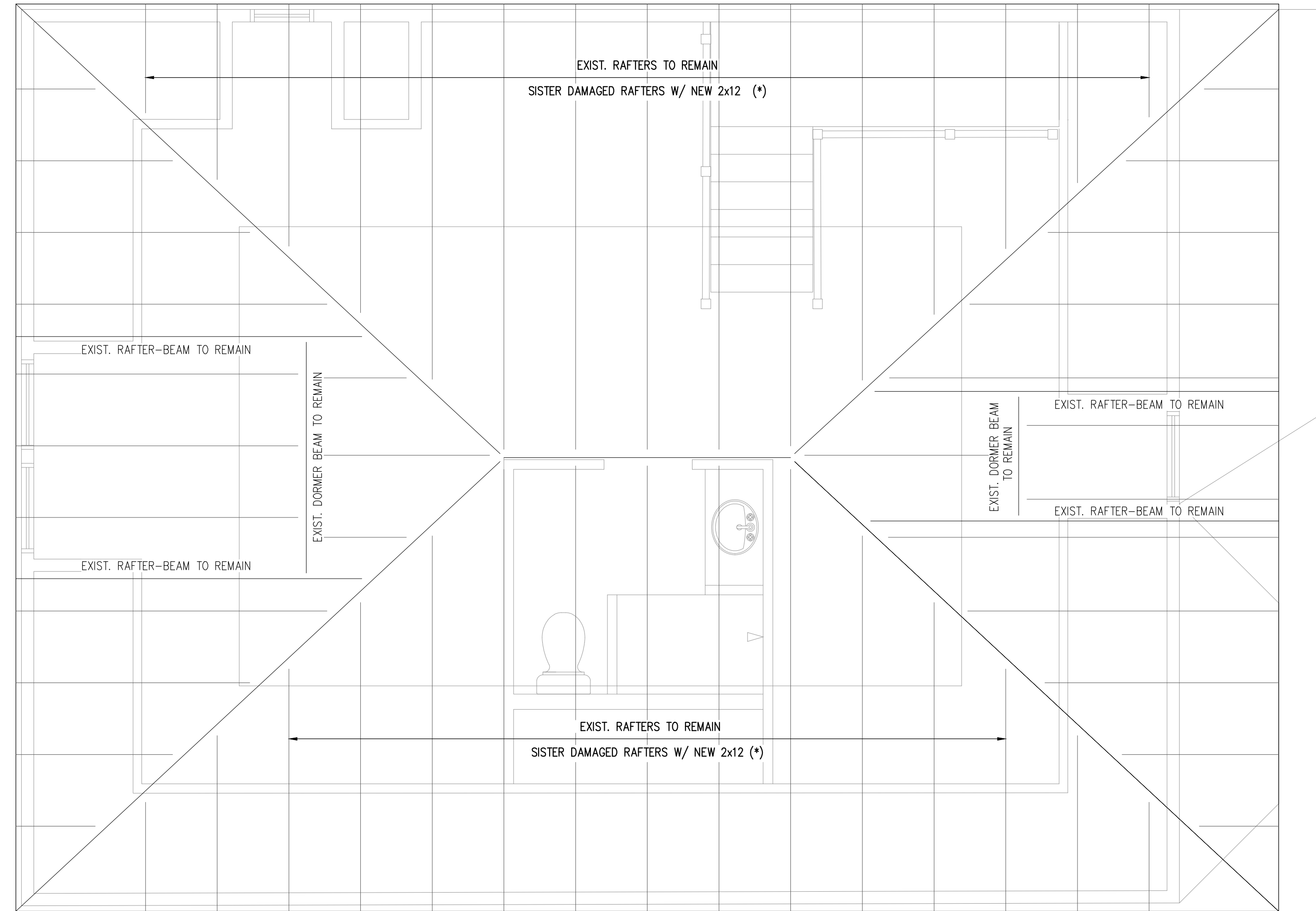
No.	ISSUED		DESCRIPTION	DR.	CHK.	DATE
	BY	DATE				
A	SD	7-31-17	ISSUE FOR REVIEW			
B	SD	8-1-17	FOR PERMIT ONLY			

SHEET TITLE:
THIRD FLOOR FRAMING PLAN
 DESIGNED: SD
 DRAWN: SD
 DATE: 7-31-2017
 PROJECT NUMBER: 17-090

S1.3



PRINTED: Aug 01, 2017



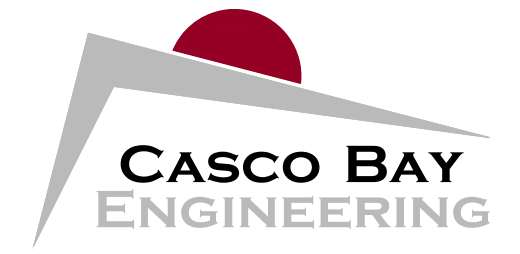
- NOTES:**
1. NEW WINDOW HEADERS SHALL BE (2)2x8's, U.N.O. SEE DETAIL 3/S3.0. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING WINDOW HEADERS AND NOTIFY ENGINEER OF ANY CONCERNS.
 2. PROVIDE (3)2x4 COLUMNS, U.N.O.
 3. ALL EXTERIOR WALLS AND BEARING WALLS SHALL BE SHEATHED ON MIN. ONE SIDE WITH 1/2" APA RATED SHEATHING. NAIL EXTERIOR SHEATHING PANEL EDGES @ 4" o.c. BLOCK AND STAGGER ALL PANEL EDGES. SPACE NAILS AT 12" o.c. AT INTERMEDIATE PANEL EDGES.
 4. (*) CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF RAFTERS AND NOTIFY ENGINEER OF ANY STRUCTURAL CONCERNS. SISTER EXISTING DAMAGED RAFTERS WITH NEW MEMBERS AS NOTED ON PLANS.

PLAN LEGEND

	BEARING WALL
	SHEAR WALL
	BEAM
	HSS COLUMN
	COLUMN FROM ABOVE
	COLUMN BELOW
	COLUMN ABOVE AND BELOW
	HOLD-DOWN

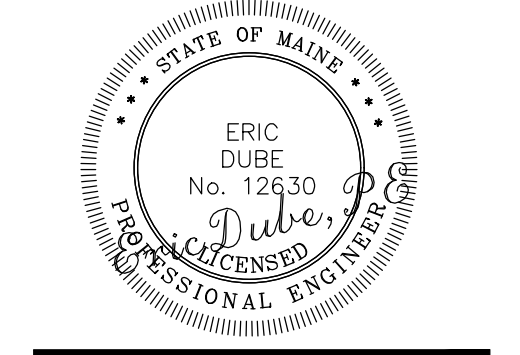
ROOF FRAMING PLAN

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



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www.cascobayengineering.com

CLIENT:
DAVID MATERO
ARCHITECTURE
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BATH, MAINE 04530



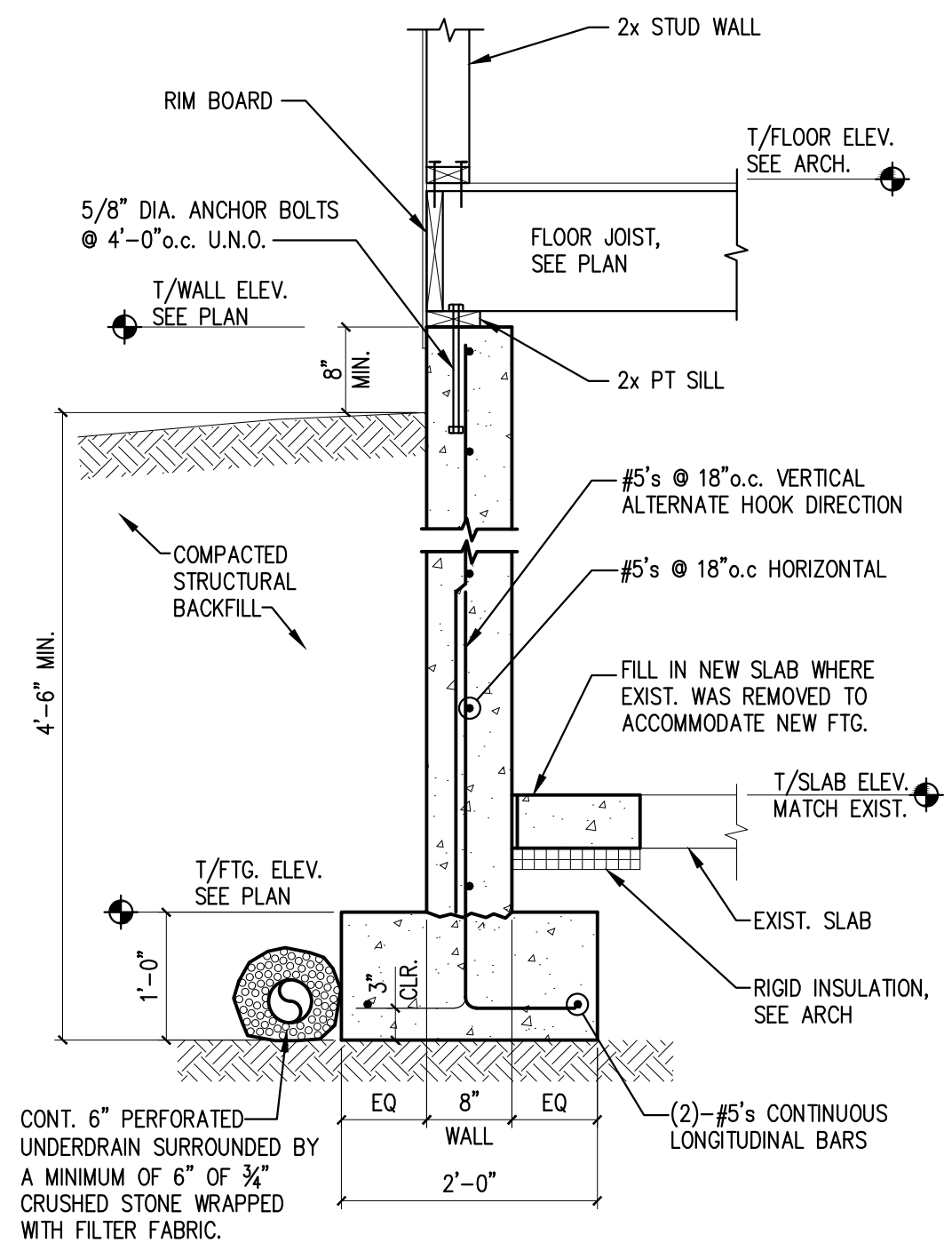
MCMANN CONDO
26 MOODY STREET, PORTLAND MAINE
RESIDENTIAL RENNOVATION

No.	DESCRIPTION	DR	CHK	DATE	ISSUED	
					BY	SD
A	ISSUE FOR REVIEW			7-31-17		
B	FOR PERMIT ONLY			8-1-17		

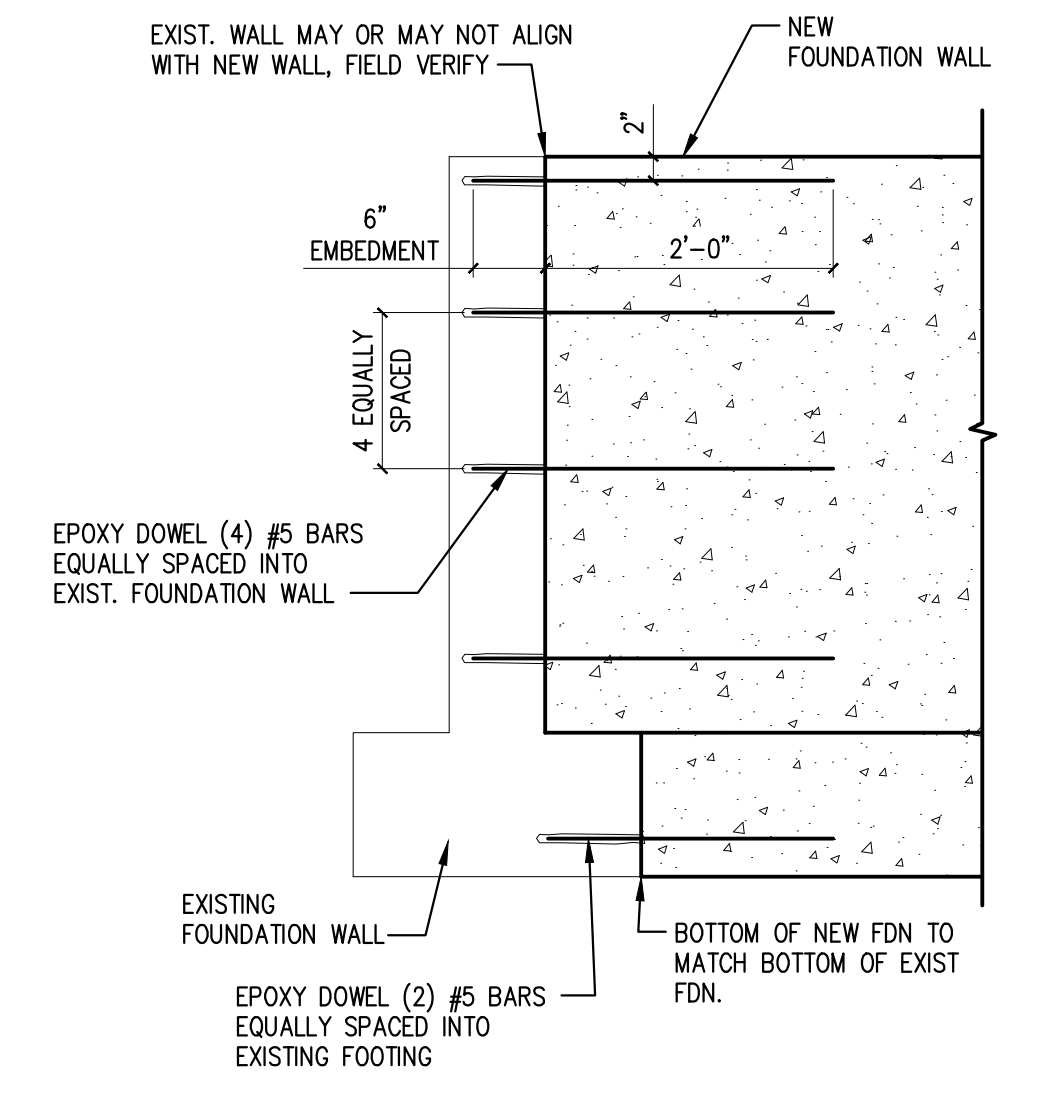
SHEET TITLE:
ROOF FRAMING PLAN
DESIGNED: SD
DRAWN: SD
DATE: 7-31-2017
PROJECT NUMBER: 17-090

S1.4

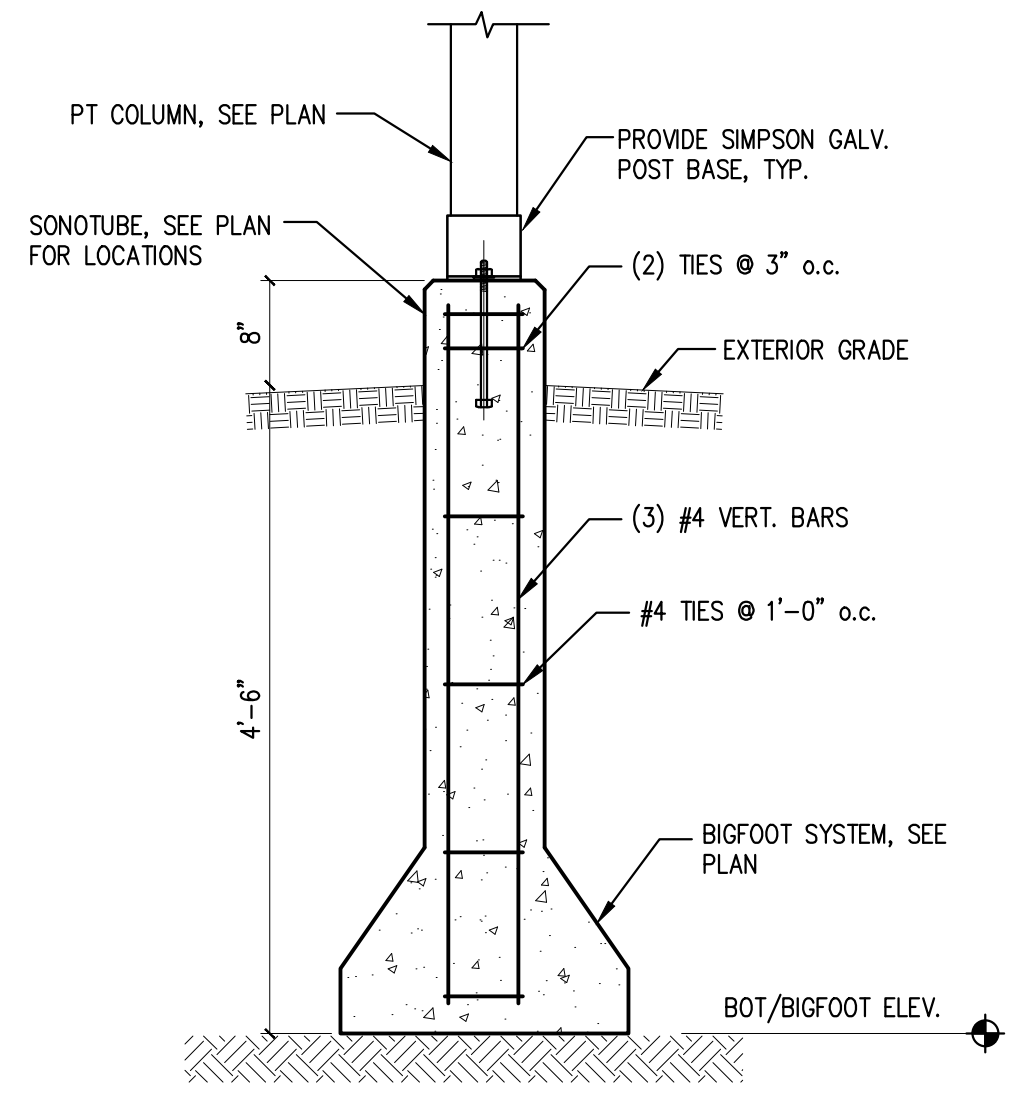
PRINTED: Aug 01, 2017



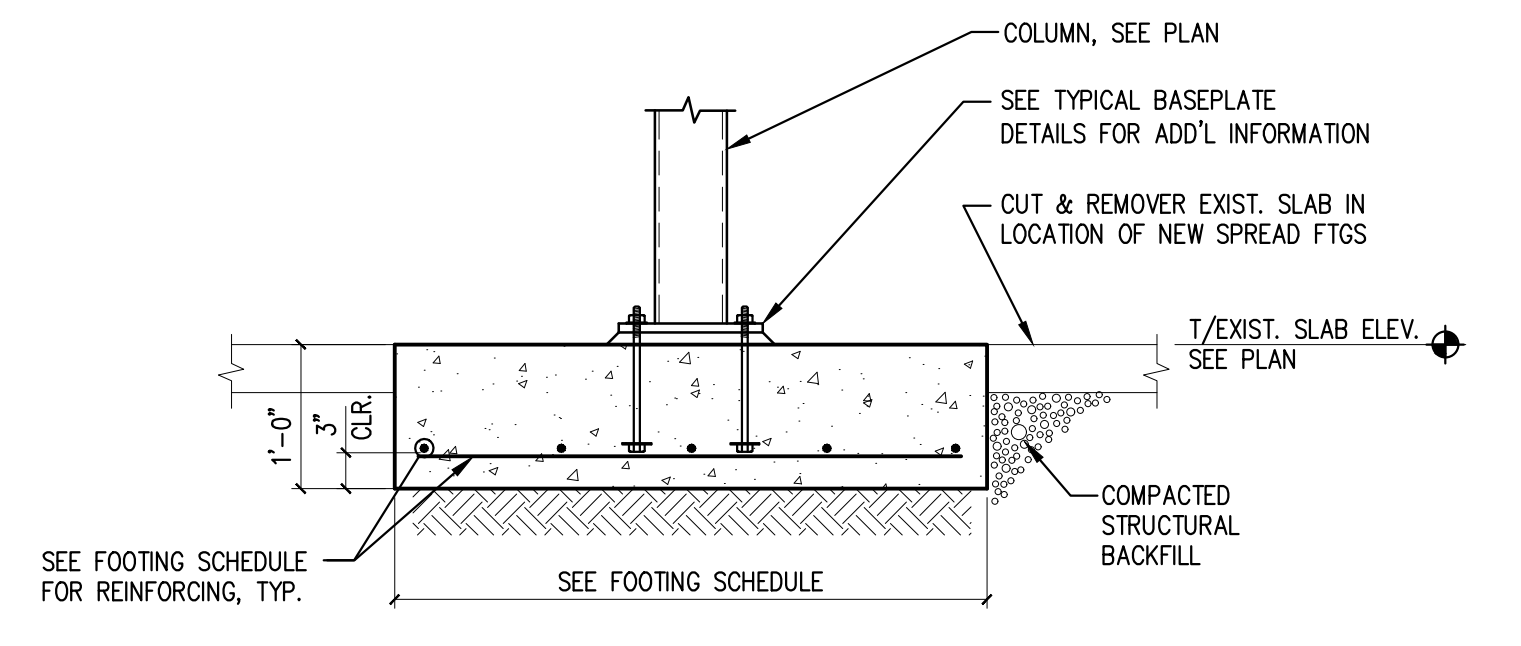
1 NEW FOUNDATION WALL SECTION 3/4" = 1'-0"



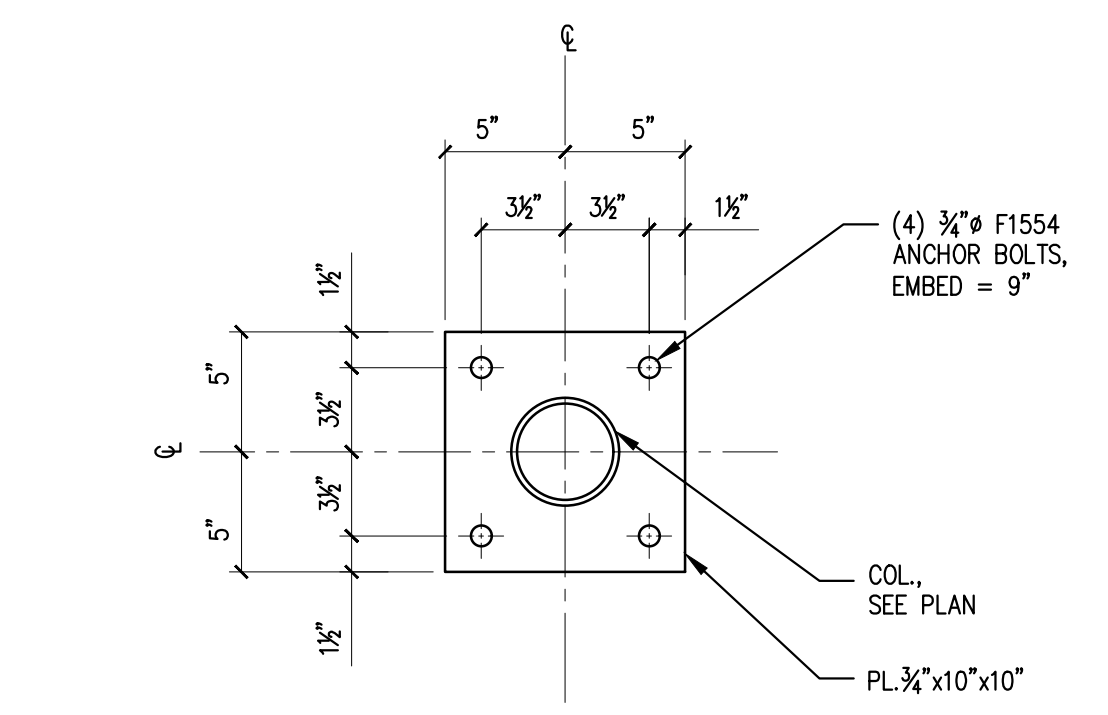
2 TYPICAL PIN TO EXISTING WALL DETAIL 3/4" = 1'-0"



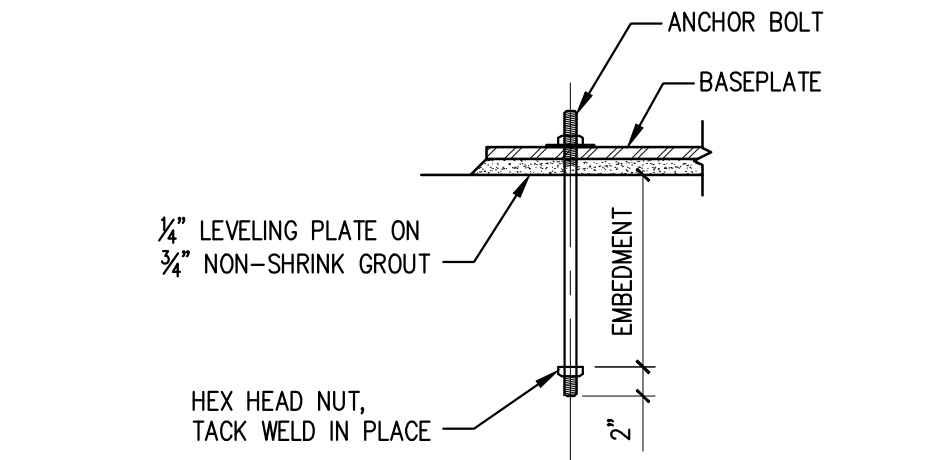
3 SONOTUBE & BIGFOOT DETAIL 3/4" = 1'-0"



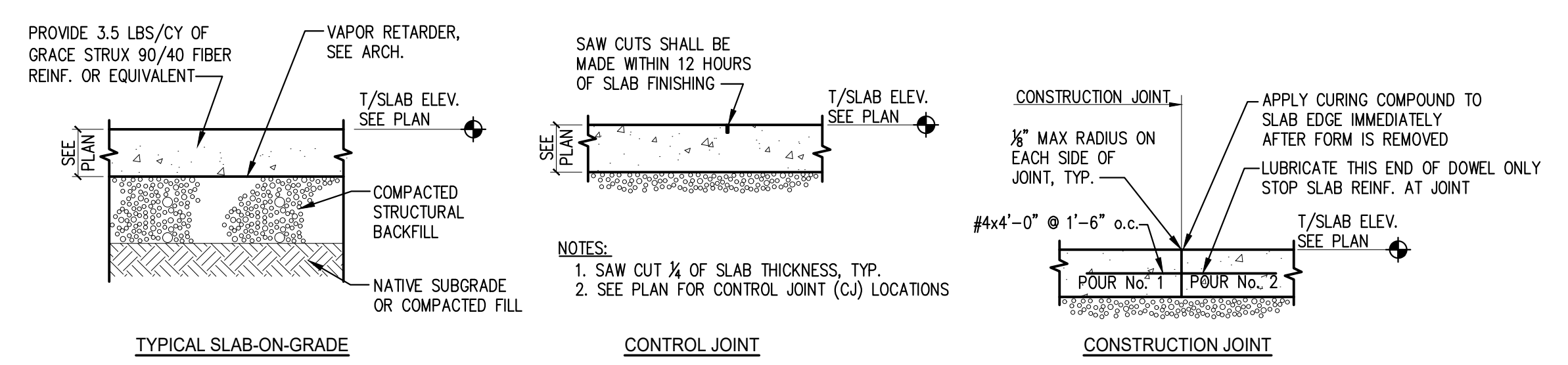
4 TYPICAL SPREAD FOOTING DETAIL 3/4" = 1'-0"



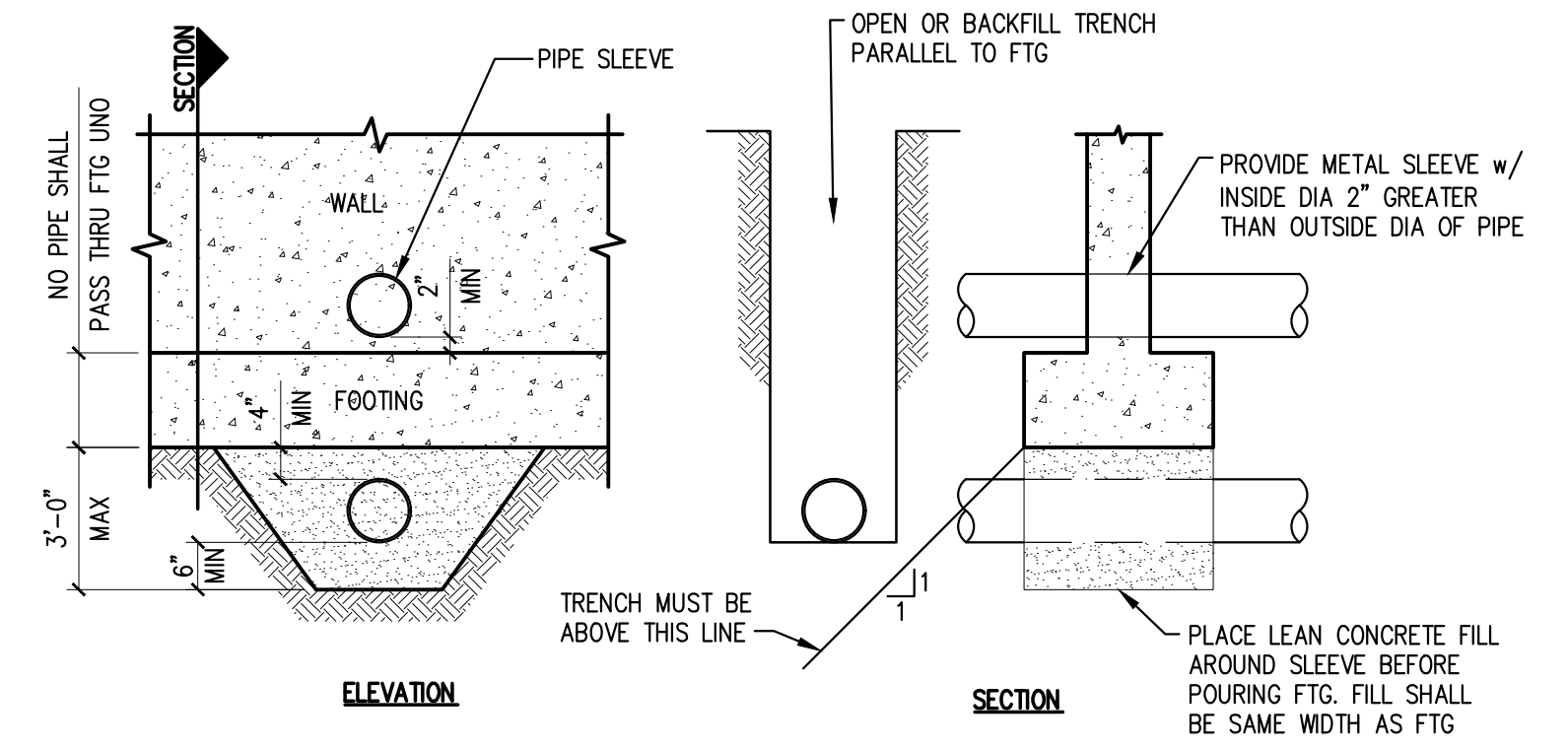
5 TYPICAL BASEPLATE DETAIL 1 1/2" = 1'-0"



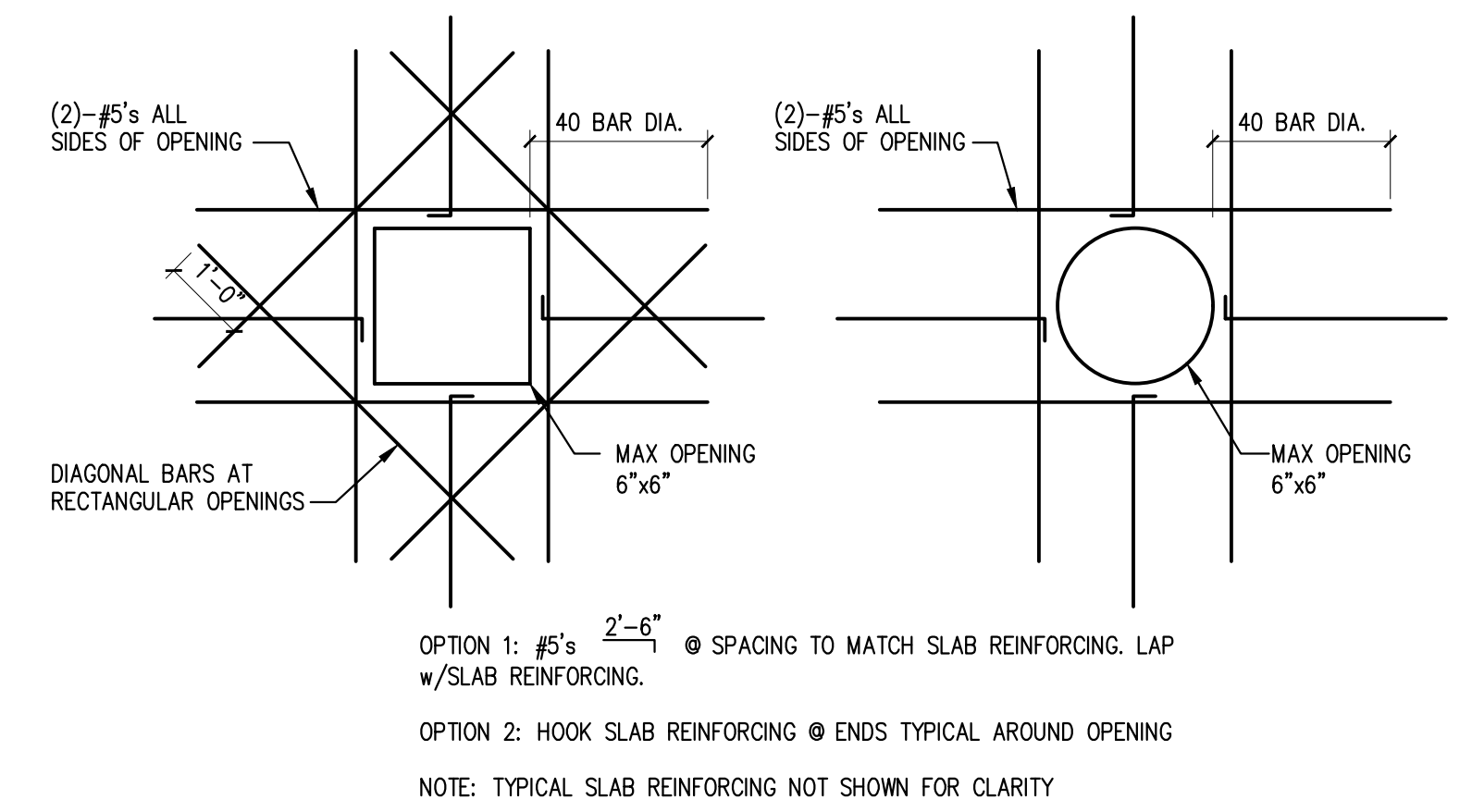
TYPICAL ANCHOR BOLT DETAIL SCALE: NTS



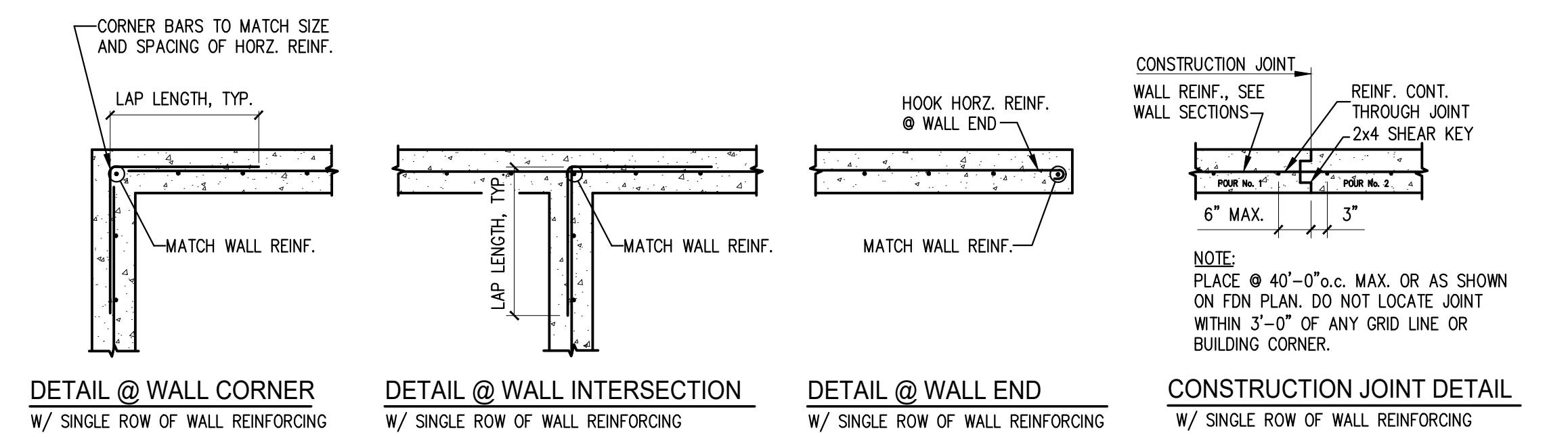
TYP. SLAB-ON-GRADE DETAIL SCALE: NTS



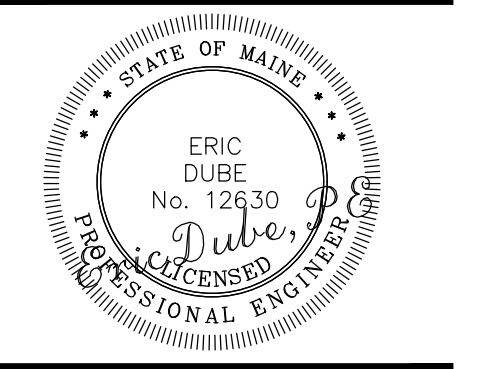
TYP. THROUGH WALL WALL PENETRATION DETAIL SCALE: NTS



TYPICAL OPENING IN WALL OR SLAB DETAIL SCALE: NTS



TYP. FOUNDATION WALL DETAILS SCALE: NTS



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RESIDENTIAL RENNOVATION

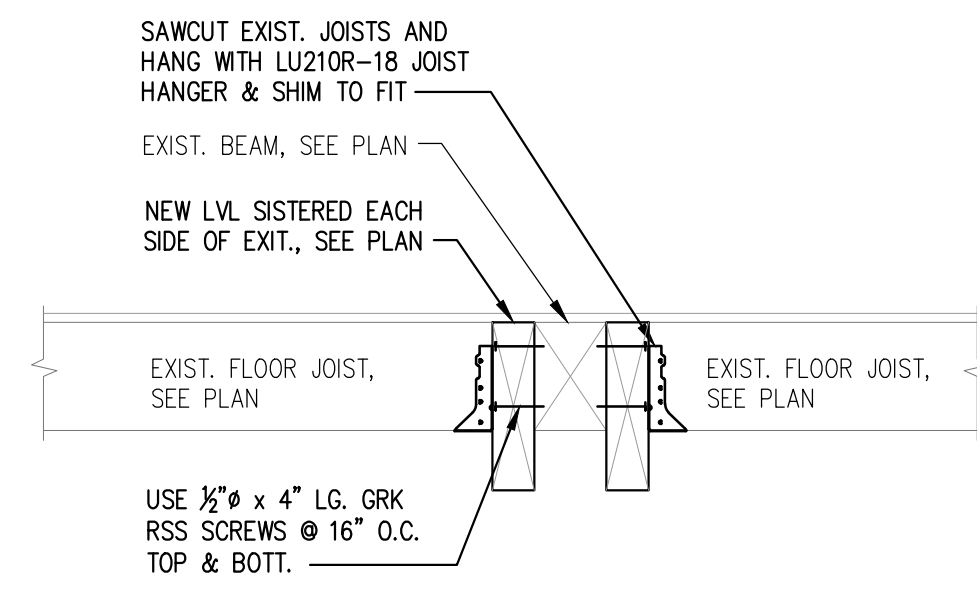
ISSUED	DR.	CHK.	DATE
DESCRIPTION	BY	BY	DATE
ISSUE FOR REVIEW	SD	SD	7-31-17
FOR PERMIT ONLY	SD	ED	8-1-17
No.	A	B	

SHEET TITLE:

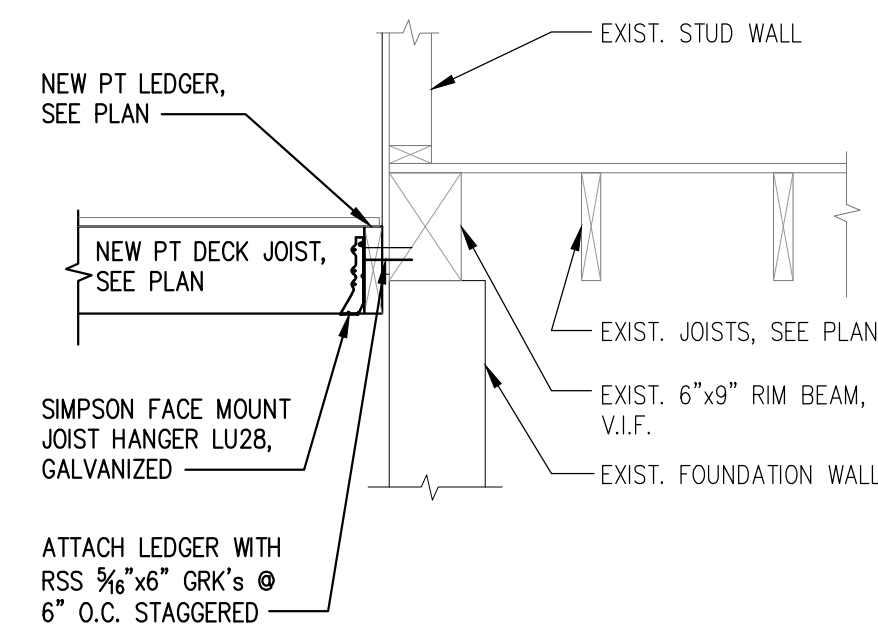
TYPICAL CONCRETE DETAILS AND SECTIONS

DESIGNED: SD
DRAWN: SD
DATE: 7-31-2017
PROJECT NUMBER: 17-090

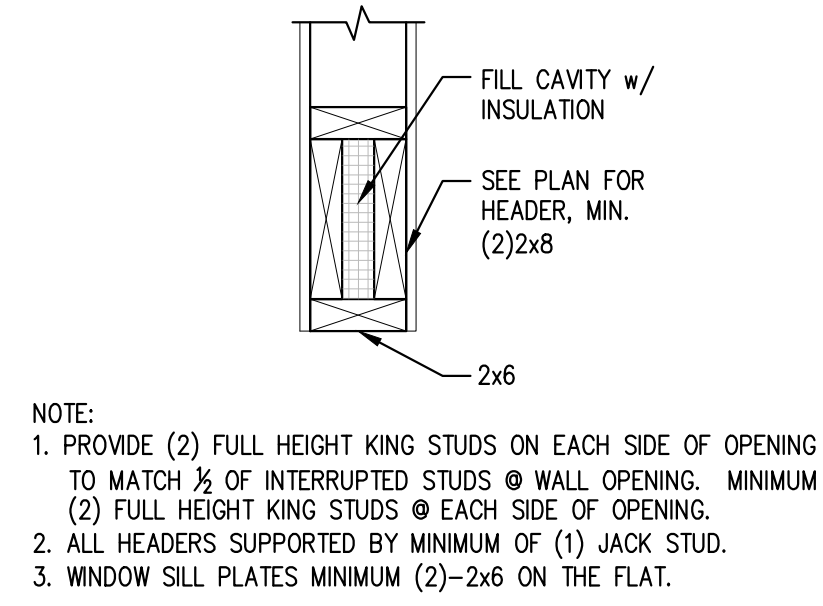
PRINTED: Aug 01, 2017



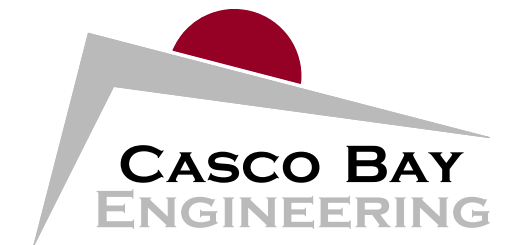
1 SISTER TO EXIST. BEAM SECTION 3/4" = 1'-0"



2 DECK ATTACHMENT SECTION 3/4" = 1'-0"

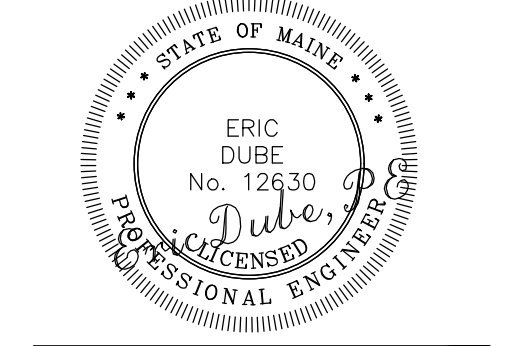


3 TYPICAL WINDOW HEADER DETAIL N.T.S.



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No.	DESCRIPTION	DR	CHK	DATE				
					BY	BY	ED	TD
	ISSUE FOR REVIEW			7-31-17				
	FOR PERMIT ONLY			8-1-17				

SHEET TITLE:

FRAMING DETAILS

DESIGNED: SD
DRAWN: SD
DATE: 7-31-2017
PROJECT NUMBER: 17-090

S3.0