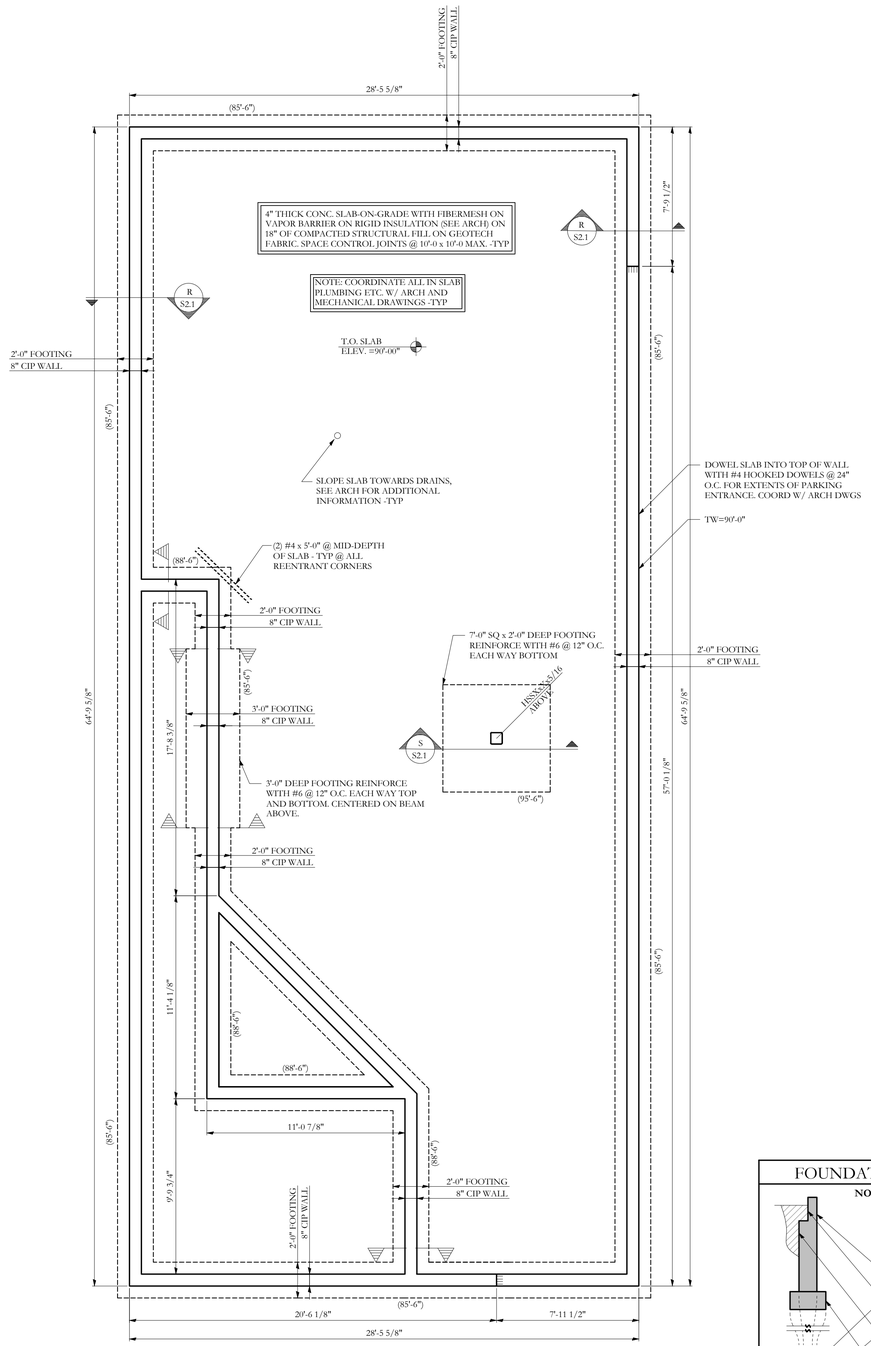
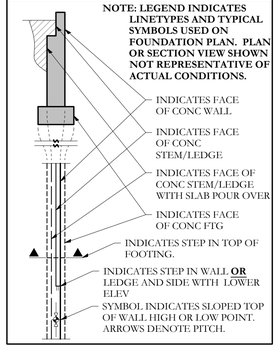


FOUNDATION PLAN

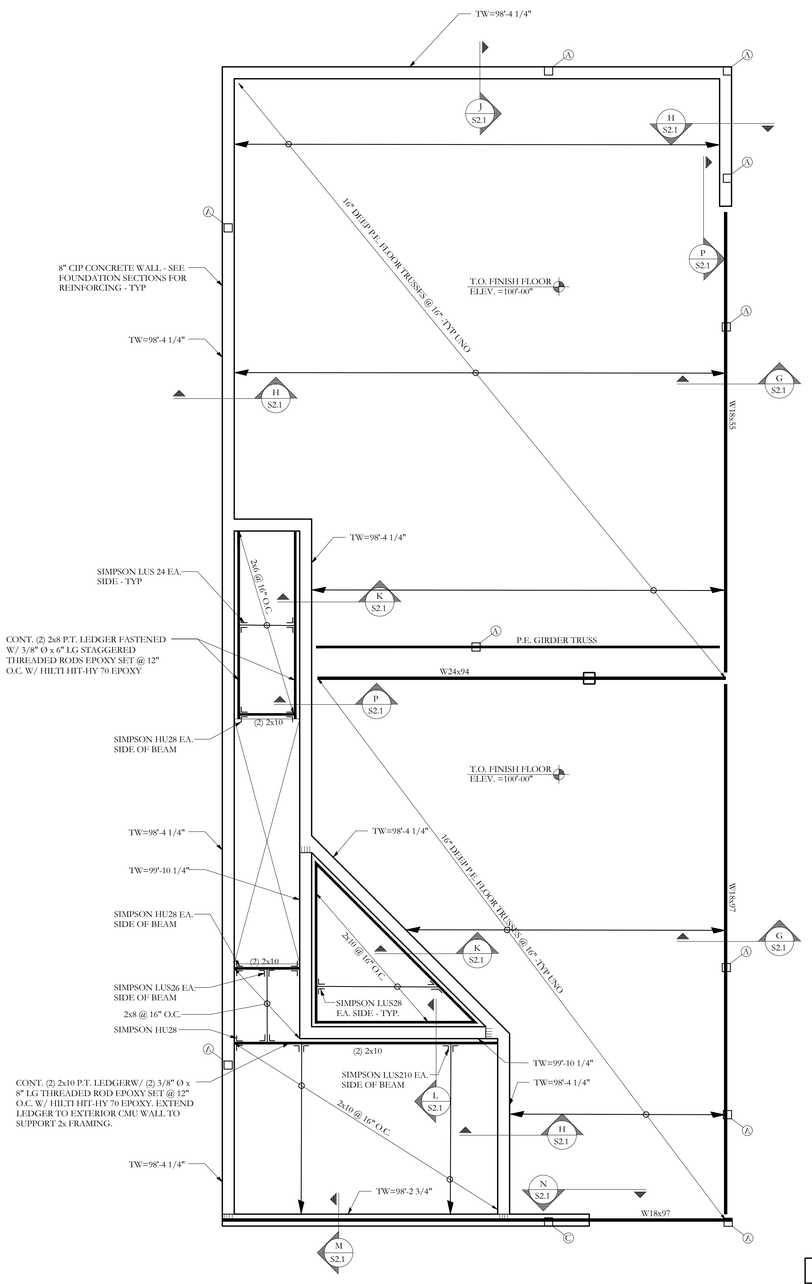
NOTES: **SCALE 1/4"=1'-0"**

1. SEE SHEET S-1.0 FOR GENERAL STRUCTURAL NOTES
2. STEP IN TOP OF WALL IS INDICATED THUS:
3. STEPS IN TOP OF FOOTING IS INDICATED THUS:, AND SHOWS THE LOWER FOOTING.
4. TOP OF FOOTING ELEV. = 85'-6", UNLESS INDICATED THUS: (XX'-XX"), COORDINATE BOTTOM OF FOOTING ELEVATION W/ GRADING PLAN AND SOILS REPORT REQUIREMENTS.
5. BOTTOM OF ALL FOOTINGS TO BE 4'-0" MIN BELOW EXTERIOR GRADE - TYP. UNO.
6. TOP OF WALL EELV. = VARIES, INDICTED AS THUS: TW=XX'-XX"

FOUNDATION LEGEND



NOTE: LEGEND INDICATES LINETYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLAN. PLAN OR SECTION VIEW SHOWN NOT REPRESENTATIVE OF ACTUAL CONDITIONS.



FIRST FLOOR FRAMING PLAN

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

1. SEE SHEET S-1.0 FOR GENERAL STRUCTURAL NOTES
2. ALL WOOD COLUMNS IN 2x6 WALLS SHALL BE 3-2x6 AND IN 2x4 WALLS SHALL BE 3-2x4 UNLESS NOTED OTHERWISE ON PLANS.
3. ALL BEAMS ARE FLUSH UNO.
4. ALL HEADERS IN INTERIOR 2x BEARING WALLS ARE 2-2x6, UNO.
5. ALL HEADERS IN EXTERIOR 2x BEARING WALLS ARE 3-2x6, UNO.
6. ALL FLOOR JOISTS TO BE 16" DEEP P.E. FLOOR TRUSSES @ 16" O.C. - TYP. UNO.
7. FLOOR SHEATHING TO BE 3/4" T+G, SEE GENERAL NOTES FOR ADDITIONAL INFORMATION - TYP
8. LAYOUT FLOOR TRUSSES TO AVOID PLUMBING PENETRATIONS ETC. - TYP
9. PROVIDE 3" MINIMUM CONCRETE WRAP AROUND ALL EXPOSED STL COLUMNS.
10. ALL STEEL FRAMING, CONNECTIONS, BOLTS ETC. AT EXPOSED GARAGE BELOW TO BE HOT DIP GALV. NOTE: CONCRETE WRAPPED COLUMNS ARE EXCLUDED.
11. T.O. STL BEAM ELEV = [99'-9 3/4"] - TYP UNO THIS LEVEL

FRAMING PLAN SYMBOLS KEY

	WOOD POST
	STEEL COLUMN
(X)	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
	JOIST BEARING
	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	FLUSH FRAMED JOIST BEARING WITH HANGER
	WOOD STUD BEARING WALL BELOW
	SHEAR WALL
	CMU WALL
"X"T	NUMBER OF TRIM STUDS UNDER HEADER
"X"K	NUMBER OF KING STUDS ADJACENT TO HEADER

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Consultants:

STATE OF MAINE
AARON C. JONES
No. 10968
LICENSED
PROFESSIONAL ENGINEER
October 26th, 2017

PERMIT SET

40 O'Brion St CONDOS

40 O'Brion Street
Portland, Maine

#	DATE	DESCRIPTION

Date Issued	OCTOBER 26, 2017
Project Number	15030
Drawing Scale	AS NOTED

FOUNDATION PLAN AND FIRST FLOOR FRAMING PLAN

Drawn By: CJO
Checked By: CJO

S-1.1

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