

NEW GRANITE TOPPING ON WOOD STEPS, SEE SECTION FOR ADDITIONAL INFORMATION

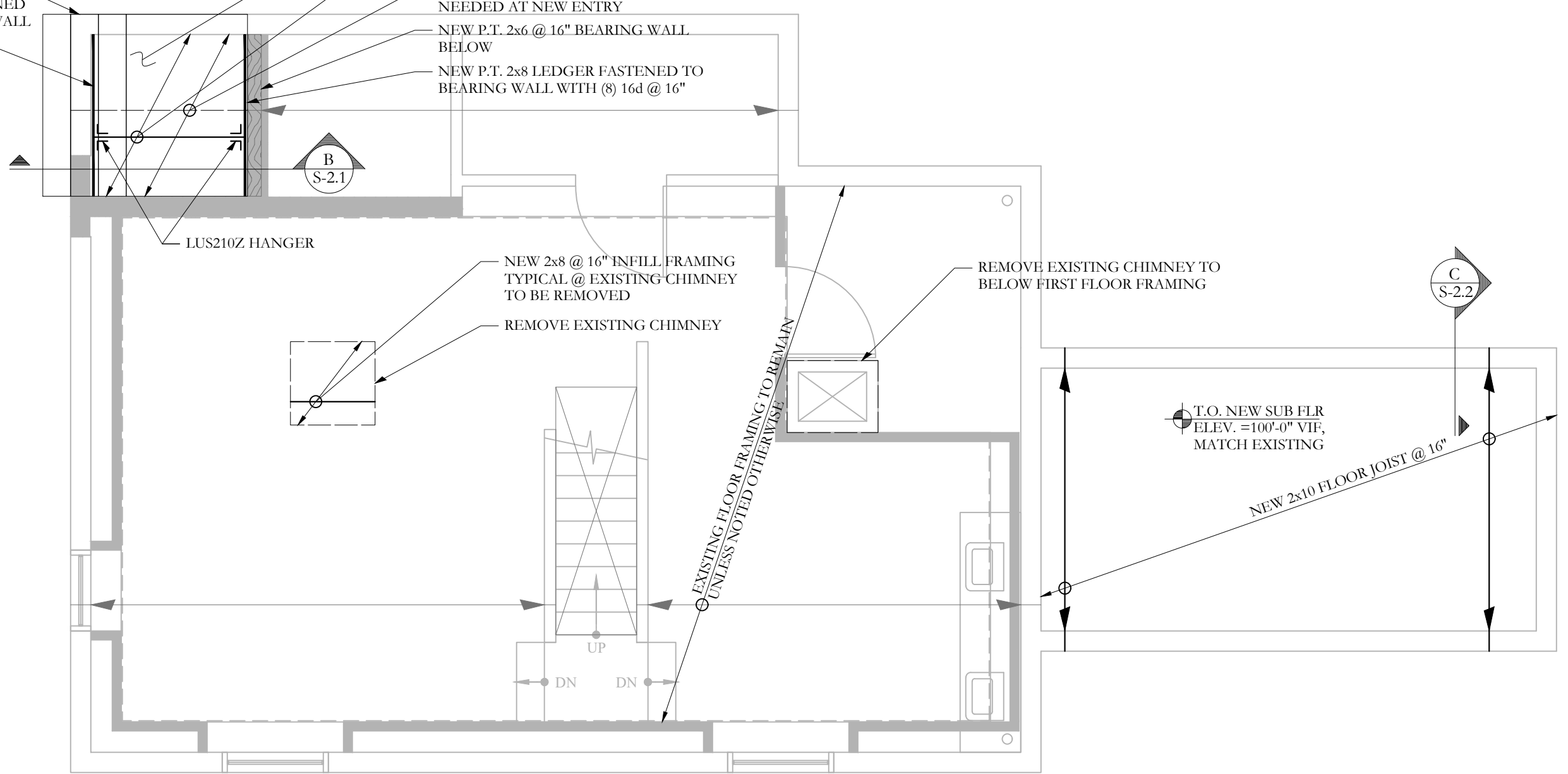
NEW P.T. 2x10 LEDGER FASTENED TO EXISTING FOUNDATION WALL WITH (3) TAPCONS @ 12"

ELEVATED ENTRY SLAB, SEE SECTION FOR ADDITIONAL INFORMATION  
 NEW P.T. 2x8 FLOOR JOISTS @ 12" TYPICAL AT NEW ENTRY SUB-FRAME, SEE SECTION FOR ADDITIONAL INFORMATION

REMOVE EXISTING FLOOR FRAMING AS NEEDED AT NEW ENTRY

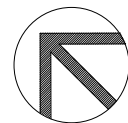
NEW P.T. 2x6 @ 16" BEARING WALL BELOW

NEW P.T. 2x8 LEDGER FASTENED TO BEARING WALL WITH (8) 16d @ 16"



**FRAMING PLAN SYMBOLS KEY**

□	WOOD POST
⊗	NUMBER OF WOOD STUDS IN POST BELOW
←	JOIST BEARING
—/—	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
—/—	FLUSH FRAMED JOIST BEARING WITH HANGER
▨	WOOD STUD BEARING WALL BELOW
X/T	NUMBER OF TRIM STUDS UNDER HEADER
X/K	NUMBER OF KING STUDS ADJACENT TO HEADER



**FIRST FLOOR FRAMING PLAN**

NOTES:

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 2x BEARING WALLS ARE 3-2x6, UNO
5. FLOOR SHEATHING TO BE 3/4" T+G, SEE GENERAL NOTES FOR ADDITIONAL INFORMATION -TYP

SCALE 1/4"=1'-0"



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RENOVATION:  
**6 OXFORD ST RENOVATION**  
 6 OXFORD STREET  
 PORTLAND, MAINE

FIRST FLOOR FRAMING PLAN	REVISIONS
	DATE
PROJECT	NOV 16, 2015 FOR CONST.
	6 OXFORD
DRAWN BY	JCS
	CHECK BY
	ACJ

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

S-1.2