

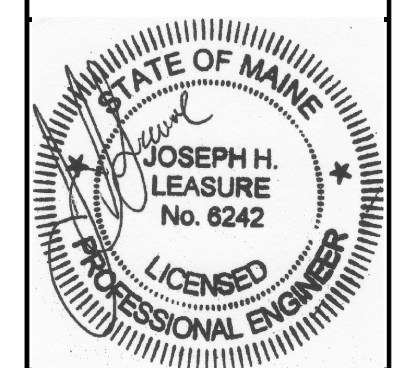
FOUNDATION AND FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

- NOTES:
- SEE GENERAL NOTES ON DWG S1.
 - "E" INDICATES: EXISTING CONDITIONS, OR MEMBERS.
 - "TYP." INDICATES: TYPICAL (ALSO SEE GENERAL NOTE #5).
 - "V.I.F." INDICATES: G.C. SHALL "VERIFY IN FIELD" EXISTING DIMENSIONS, ELEVATIONS, OR CONDITIONS INDICATED AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 - "U.O.N." INDICATES: UNLESS OTHERWISE NOTED.
 - "S.S." INDICATES: STAINLESS STEEL.
 - "M.O." INDICATES: MASONRY OPENING.
 - ** INDICATES: 3 1/2" CONCRETE FILLED LALLY COLUMN (ALIGNED W/JAMB OR POST ABOVE AS APPLICABLE AND PROVIDE SOLID VERTICAL BLOCKING WITHIN FLOOR SYSTEM BELOW POSTS ABOVE) ON A 2'-0" SQ. x 12" THICK CONCRETE FOOTING W/3-#4 EACH WAY 3" CLEAR FROM BOTTOM (TYP. UON).
 - ** INDICATES: 3 1/2" CONCRETE FILLED LALLY COLUMN (ALIGNED W/JAMB OR POST ABOVE AS APPLICABLE AND PROVIDE SOLID VERTICAL BLOCKING WITHIN FLOOR SYSTEM BELOW POSTS ABOVE) ON A 3'-0" SQ. x 12" THICK CONCRETE FOOTING W/5-#5 EACH WAY 3" CLEAR FROM BOTTOM (TYP. UON).
 - EXISTING 2x10 @ 24" O.C.± FLOOR JOISTS (V.I.F.).
 - EXISTING BRICK CHIMNEY TO BE REMOVED. PROVIDE ADD'L 2x10 @ 12" O.C. FLOOR JOISTS SUPPORTED ON NEW DROPPED BEAMS AND SUPPORTED ON EXISTING BRICK WALLS.

PRELIMINARY – FOR PERMIT ONLY
NOT FOR CONSTRUCTION

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rev.	date	description	designed by: JHL	checked by: JHL	date: 03/21/2016	plot date: 06/06/2016	project #: 2015-102A
A	03/24/16	FOR COORDINATION					
B	04/13/16	FOR PERMIT AND PRICING					
C	06/06/16	REVISED REAR PORCH DECK FOR PERMIT AND PRICING					

BUILDING LOCATED AT
96 FEDERAL STREET
PORTLAND, MAINE
STRUCTURAL REINFORCEMENT FOR BUILDING RETROFIT
FOUNDATION AND FIRST FLOOR FRAMING PLAN

S2

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