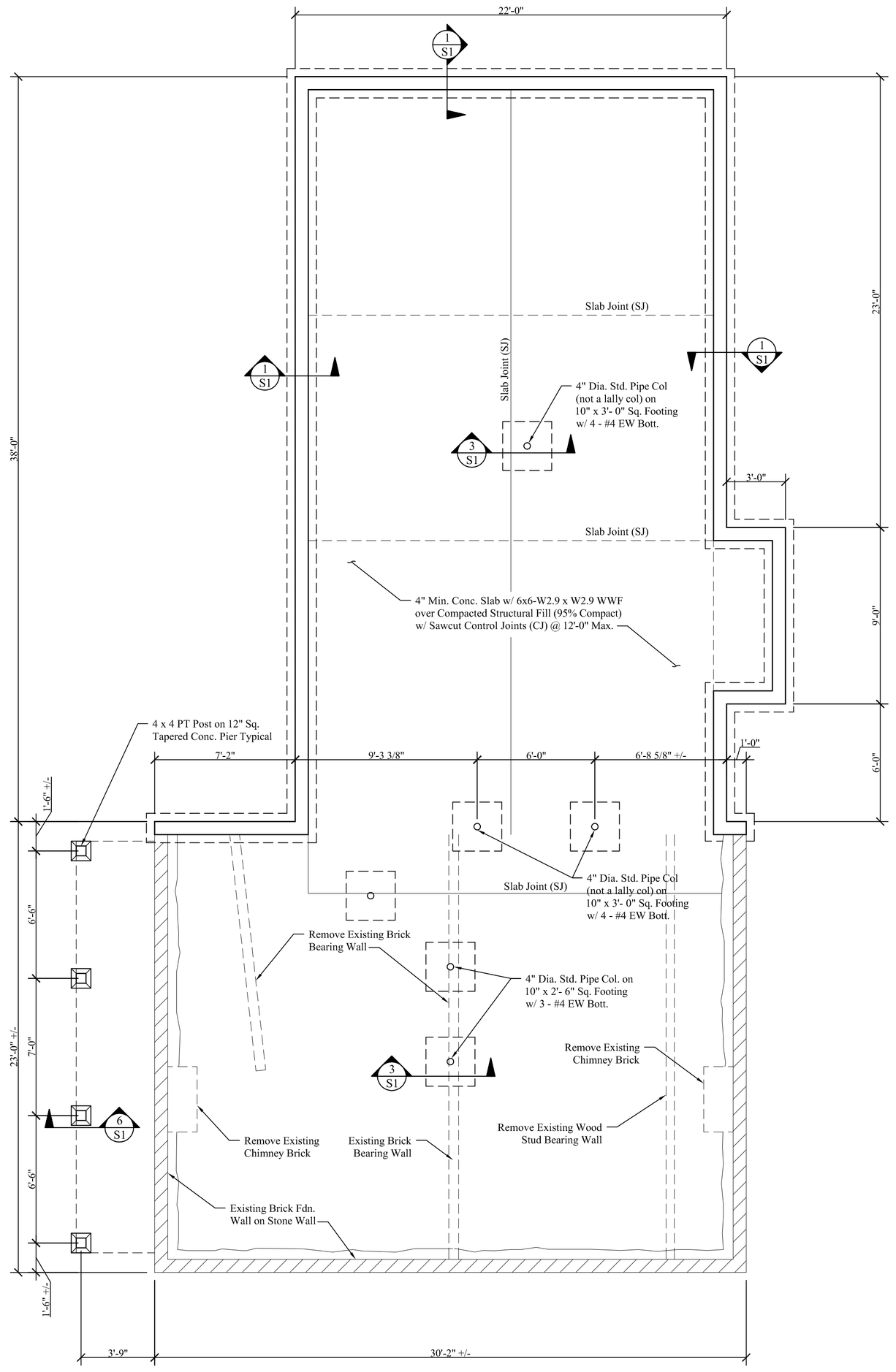
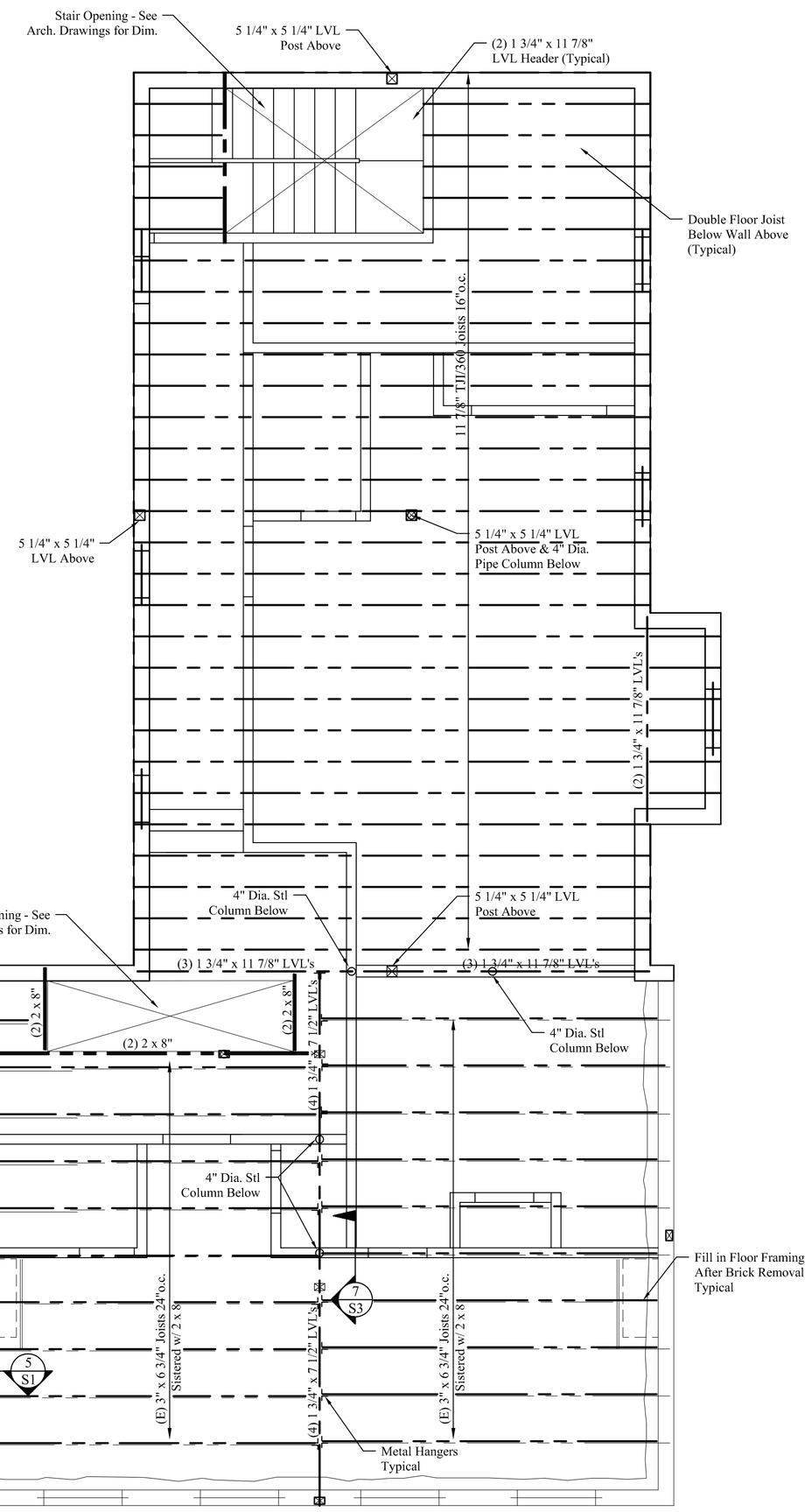


FOUNDATION PLAN

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

FOUNDATION NOTES:

1. See General Structural Notes on Sheet S-1.
2. Verify all wall heights and dimensions with architectural drawings prior to commencing work. Notify engineer of any discrepancies.
3. Step footing in field to obtain minimum frost depth. See detail 4/S1.
4. Saw cut concrete floor slab at 12'- 0" maximum on center. See plan for layout and detail 2/S1 for size.
5. Shoring of existing framing to install proposed columns, posts & beams the responsibility of the general contractor. Request load information from engineer if needed.



1st FLOOR FRAMING PLAN

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

NOTE: Verify all stair opening sizes and locations with architectural drawings before beginning framing. Notify engineer of any discrepancies.

FLOOR FRAMING NOTES:

1. See Structural Notes , Sheet S-1.
2. Built-up girders, headers and beams shall be spiked w/ 3 rows of 16d nails @ 12" o.c.
3. Provide metal hangers at all flush joist connections.
4. Provide double joists below all upper parallel walls.
5. Provide solid blocking at mid-span of floor joists.
6. See architectural drawings for wall layout and dimensions.
7. Provide (2) 1¾" x 9½" LVL header w/ 2" rigid insulation between over all exterior door and window openings unless noted on plan.
8. Leave ⅜" gap between top of all beams/girders and bottom of floor sheathing for expansion and contraction.
9. Add solid blocking between floor joists below all posts.

Mechanical, Electrical and Plumbing Design and Building Weatherization-Insulation-Ventilation by Others.

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PROJECT: Renovations & Alternations
197 Spring Street, Portland, Maine

DRAWING: **FOUNDATION & 1st FLOOR FRAMING PLANS**

STATE OF MAINE
LARRY A. WICHROSKI
No. 5990
LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: Larry A. Wichroski, P.E.
DRAWN BY: LAW
JOB #: 06616
DATE: 12-16-2016

REVISIONS

SHEET: S2 of 4

06616 – 197 Spring Street.dwg