Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/29/16

SINGLE JACK STUDS UNLESS NOTED OTHERWISE
FRAMING LUMBER TO BE SPF #2&BTR
LVL (LAMINATED VENEER LUMBER) MODULUS OF ELASTICITY =2,000,000 LBS/IN²

GROUND SNOW LOAD 50 LBS/FT²
LIVING AND BEDROOM FLOOR LIVE LOAD 40 LBS/FT², DEFLECTION LIMITED TO L/480
ATTIC LIVE LOAD 20 LBS/FT², DEFLECTION LIMITED TO L/360
ROOF DEFLECTION LIMITED TO L/240

EXISTING WALLS FRAMED WITH 2X4'S 16" O.C.
EXISTING ROOFS FRAMED WITH 2X8'S 16" O.C.
EXISTING WINDOW AND EXTERIOR DOOR HEADERS (2) 2X10

SOIL BELOW FOOTINGS ASSUMED TO BE SILTY LOAM WITH BEARING CAPACITY MIN. 1500 LBS/FT²

ALL FASTENERS, SCHEDULES AND TECHNIQUES TO MEET MUBEC (MAINE UNIFORM BUILDING AND ENERGY CODE) REQUIREMENTS

GARAGE:
8" THICK CAST IN PLACE CONCRETE FROST WALLS
3500 PSI MIX WITH 2% AIR ENTRAINMENT
KEEP DAMP FOR 7 DAYS TO REACH ADEQUATE STRENGTH
(1) #4 BAR HORIZONTALLY 6" FROM TOP OF WALL
(1) #4 BAR HORIZONTALLY 6" FROM BOTTOM OF WALL
10" TALL X 16" WIDE FOOTINGS
ANCHOR BOLTS PER CODE
5" THICK SLAB WITH 6" WWM FOR CRACK CONTROL AND
#4 BAR 48" O.C. BENT AT THICKENED FRONT EDGE ON
6-MIL VAPOR BARRIER ON
4" OF 1 1/2" CRUSHED STONE CAPILLARY BREAK ON
3" MINUS BACKFILL, ALL COMPACTED TO 95% IN 6" LIFTS

ENTRY PORCH:
CAST IN PLACE CONCRETE FROST WALLS, THICKNESS VARIES AS SHOWN
3500 PSI MIX WITH 2% AIR ENTRAINMENT
KEEP DAMP FOR 7 DAYS TO REACH ADEQUATE STRENGTH
(1) #4 BAR HORIZONTALLY 6" FROM TOP OF WALL
(1) #4 BAR HORIZONTALLY 6" FROM BOTTOM OF WALL
10" TALL FOOTINGS, WIDTH VARIES, MIN. 12"
5" THICKENED EDGE SLAB WITH 6" WWM FOR CRACK CONTROL ON
6-MIL VAPOR BARRIER ON
4" OF 1 1/2" CRUSHED STONE CAPILLARY BREAK ON
3" MINUS BACKFILL, ALL COMPACTED TO 95% IN 6" LIFTS

DIMENSIONS ARE TO FACE OF CONCRETE WALL UNLESS NOTED OTHERWISE

1 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

N

0 2' 4' 8' 16'

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R E N O V A T I O N S T O T H E
S M I T H R E S I D E N C E
4 6 B R O O K S I D E R O A D , P O R T L A N D , M A I N E 0 4 1 0 3

ISSUED FOR PERMITTING AND CONSTRUCTION

DATE	JANUARY 4, 2016	SHEET
REV		S1-00
REV		