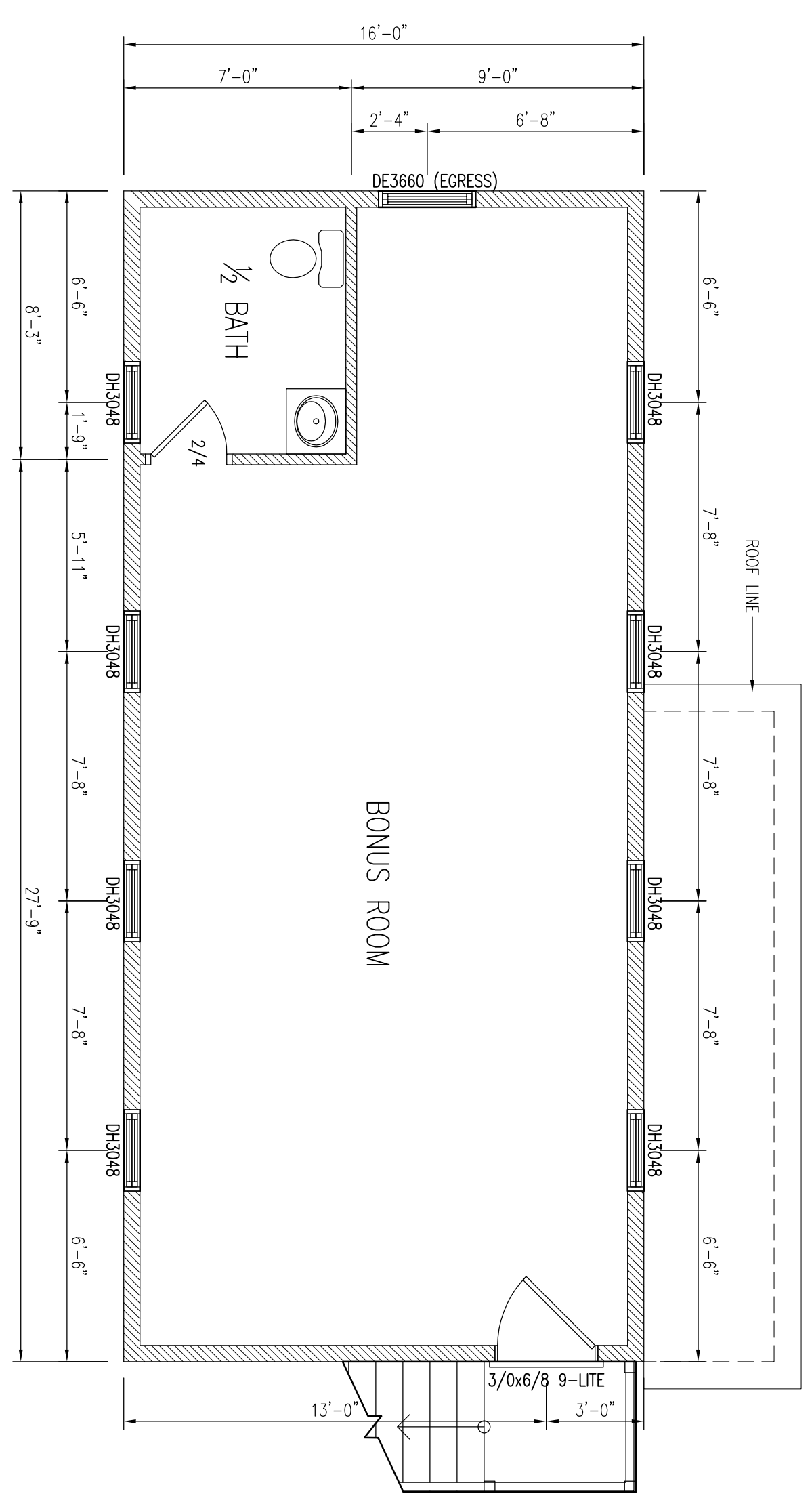
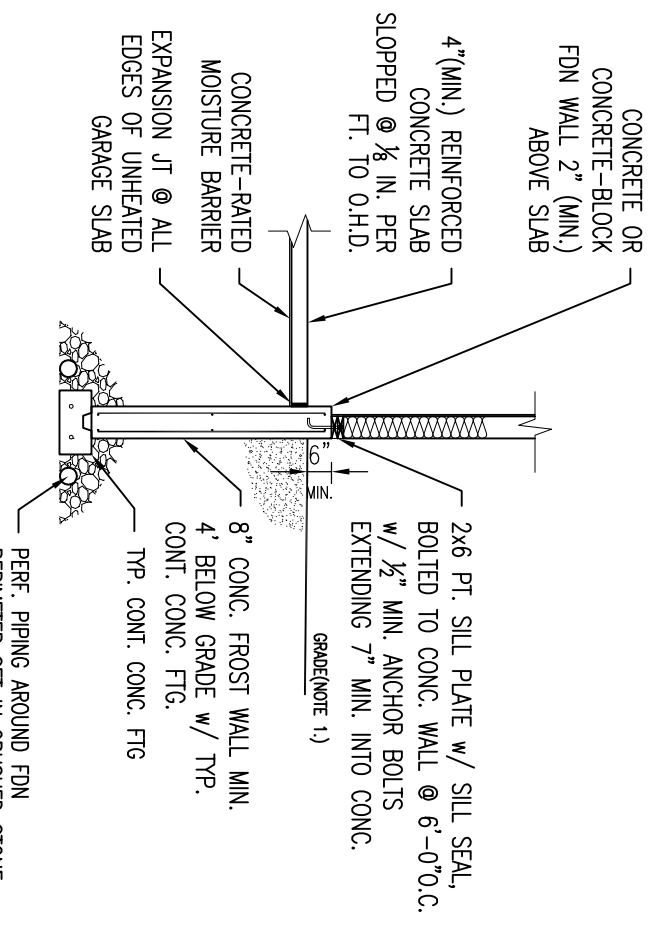


FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

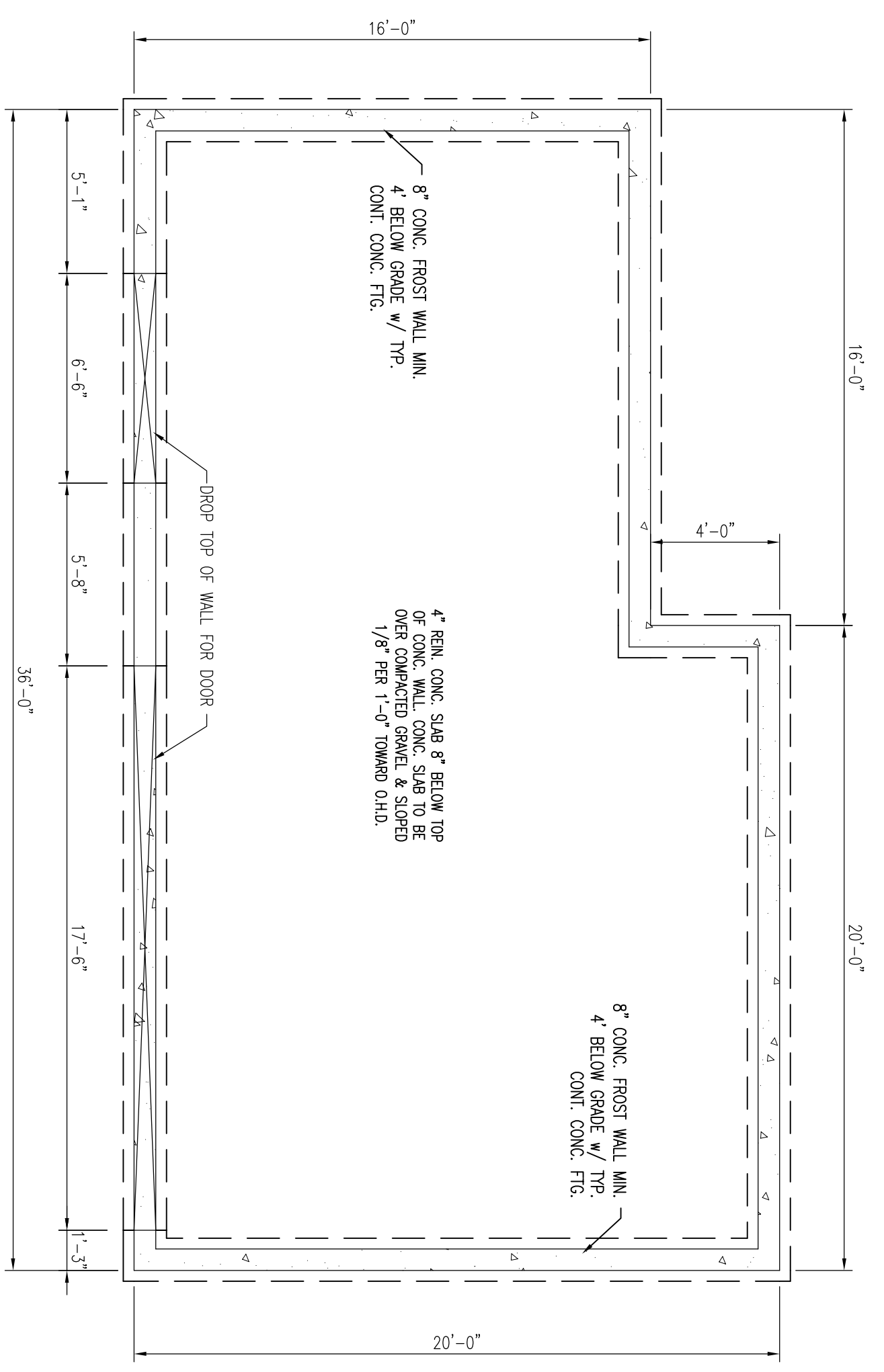


TYPICAL GARAGE SLAB / FDN WALL DETAIL
1/4" = 1'-0"

- NOTE:
1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE GRADED TO BE AT LEAST 4" BELOW THE FINISH GRADE. THE FINISH GRADE SHALL BE AT LEAST 4" LOWER THAN THE ENTRANCE TO THE RESIDENCE. THE 4" SHALL BE POURED IN PLACE WITH CONCRETE OCCURRED.
 2. WHEN CONNECTED TO A RESIDENTIAL USE, THE GARAGE AIR SHALL BE AT LEAST 4" LOWER THAN THE ENTRANCE TO THE RESIDENCE. THE 4" SHALL BE POURED IN PLACE WITH CONCRETE OCCURRED.

M. FOUNDATIONAL NOTES:

1. 4" DIA. CONTINUOUS PERIMETER DRAIN WITH HOLES ORIENTED DOWN. SLOPED TO DRAINAGE OR TO STORM SEWER OR DRAINWELL.
2. ALL LALLY COLUMNS THIS SHEET ASSUMED TO BE TYP.
3. ALL INTERIOR ROOMS TO BE DESIGNED PER SOIL CONDITIONS.
4. DECK SUPPORTS ASSUMED TO BE 10" DIA. SCANTUBES. SOIL CONDITIONS TO BE DETERMINED PER DESIGN. CONTRACTOR TO VERIFY.
5. FOR PLUMBING LOCATION/LAYOUT, SEE GROUND FLOOR PLAN.
6. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP R/O./RTS AS REQUIRED PER CODE AND SOIL CONDITIONS.
7. RESIDENT FINISHES PER OWNER/CONT. (TO BE DETERMINED)
8. CONTRACTOR TO VERIFY CODE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION. ALL PERMITS AND ASSOCIATED FEES SHALL BE PAID BY CONTRACTOR. FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.



FOUNDATION PLAN
1/4" = 1'-0"



FLOOR PLANS, FOUNDATION
WAYNE HYMER
369 CAPISIC ST. PORTLAND, ME.

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Revisions:	REMOVED 1/22/2013
Date:	12/18/13
Scale:	1/4" = 1'-0"
Drawn By:	MFA
Project:	08121213
Sheet Number:	2-of-3