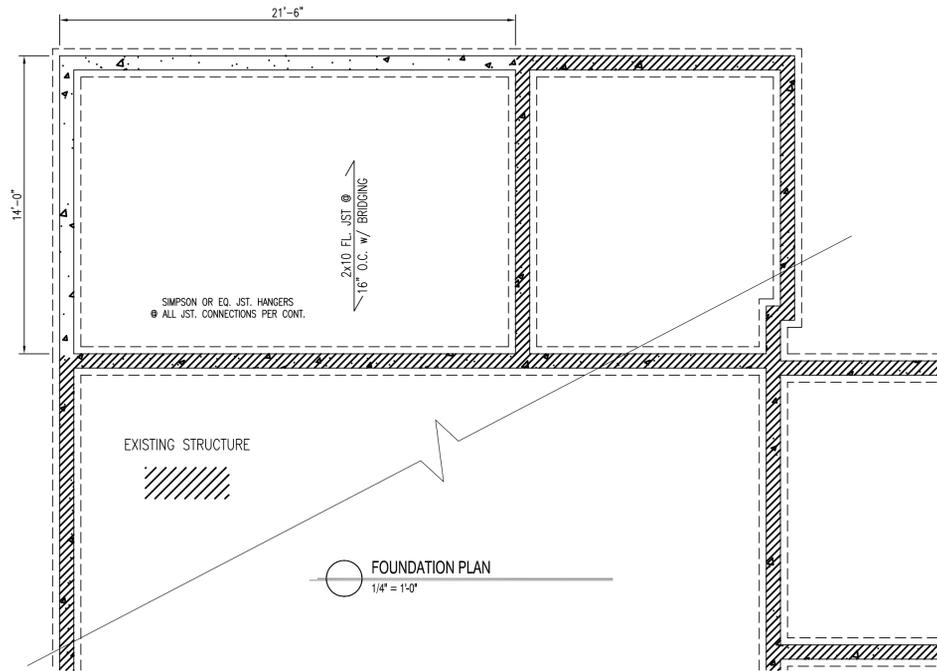


REAR ELEVATION
1/4" = 1'-0"

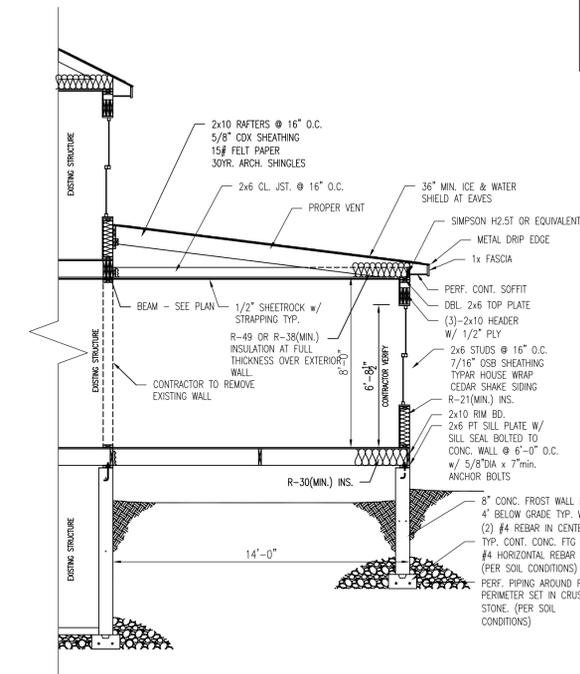
CONSTRUCTION NOTE:

CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.



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

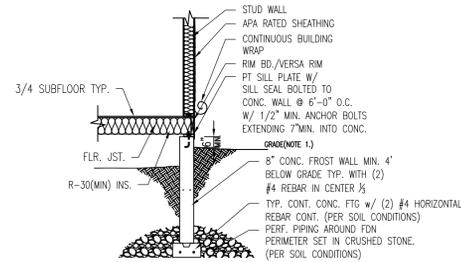
WINDOWS & DOOR HEADER SCHEDULE				
ROOF LIVE LOAD(PSF) 50				
DOOR #	SIZE	LABLE	HEADER	NOTES
01	36.25x36.25"	CASEMENT WINDOW	(3)2x8/w 1/2"PLY	
02	40.25x54.25"	DOUBLE HUNG WINDOW	(3)2x10/w 1/2"PLY	(2) INDIVIDUAL WINDOWS, EGRESS SIZED WINDOWS
01	36.25x80.25"	FULL LIGHT, MAN DOOR	(3)2x10/w 1/2"PLY	



S-1
1/4" = 1'-0"

CONSTRUCTION NOTE:

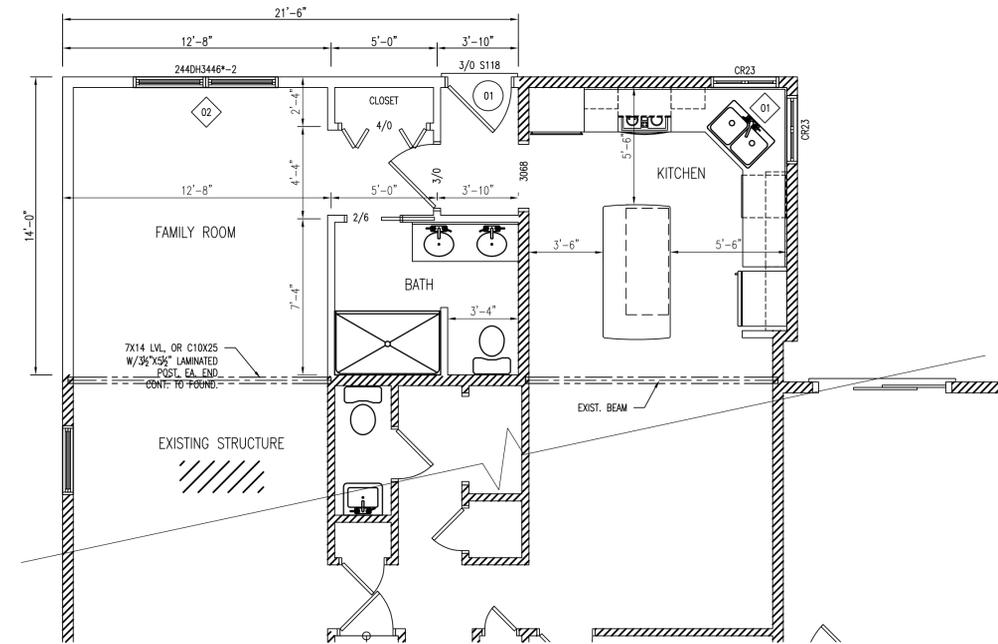
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. SECTION SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.



NOTE:

- CONTRACTOR TO VERIFY THAT CRAWL SPACE HAS BEEN PROVIDED WITH A MIN. 18" CLEARANCE, PROPER VENTILATION AND PROPER ACCESS OPENING
- SUBSTITUTE FLR JOISTS AND STUD WALL SIZES WITH PLAN CALL OUT
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.

TYPICAL INS. BETWEEN FDN & 1st FLR
N.T.S.



CONSTRUCTION NOTE

- CONT. TO VERIFY FINISH GRADE IN FIELD PRIOR TO CONSTRUCTION. FOUNDATION/FROSTWALL DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED DESIGN GIVEN SITE CONDITIONS.
- ASSUMED 8" CONC. FROST WALL MIN. 4'-0" BELOW GRADE, W/ TYP. CONT. CONC. FTG.
- OPTIONAL 1" MIN. CONC. SLAB, OVER 6-MIL POLY MOISTURE BARRIER, OVER 4" MIN. OF CLEAN AND ORGANIC FREE GRAVEL.
- CONTRACTOR TO VERIFY THAT PROPER CLEARANCES, VENTILATION, AND ACCESS OPENINGS HAVE BEEN PROVIDED PER TOWN OR LOCAL CODE.
- CONTRACTOR TO VERIFY GRADE, STRUCTURAL INTEGRITY OF EXISTING STRUCTURE AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.

CRAWL SPACE

- 4" DIA. CONTINUOUS PERF. PERIMETER DRAIN WITH HOLES ORIENTED DOWN. SLOPED TO DAYLIGHT OR TO STORM SEWER OR DRYWELL.
- ALL LALLY COLUMNS THIS SHEET ASSUMED TO BE TYP.
- ALL INTERIOR FOOTINGS TO BE DESIGNED PER SOIL CONDITIONS. CONTRACTOR TO VERIFY.
- DECK SUPPORTS ASSUMED TO BE 10" DIA. SONOTUBES. SOIL CONDITIONS TO DETERMINE FOOTING DESIGN. CONTRACTOR TO VERIFY.
- FOR PLUMBING LOCATION/LAYOUT, SEE GROUND FLOOR PLAN.
- CONTRACTOR TO VERIFY THAT CRAWL SPACE HAS PROPER CLEARANCE, VENTILATION AND 24"x18" MIN. ACCESS OPENING; PER TOWN OR LOCAL CODE.
- CONTRACTOR TO VERIFY FINISH GRADE IN FIELD PRIOR TO CONSTRUCTION. FOUNDATION/FROSTWALL DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED DESIGN GIVEN SITE CONDITIONS.

SMOKE ALARMS

SHALL BE INTERCONNECTED & INSTALLED IN THE FOLLOWING LOCATIONS

- EACH SLEEPING AREA
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
- FIRE BLOCKING, FIRE RATED FIXTURES & CAULKING BETWEEN FLOORS WHEN/WHERE REQUIRED. 1/2" TYPE-X FIRE RATED SHEETROCK ON ALL WALLS & CEILING SEPARATING FLOORS WHEN/WHERE REQUIRED. PER TOWN AND LOCAL CODE

* DENOTES EGRESS WINDOW

CARBON MONOXIDE ALARMS

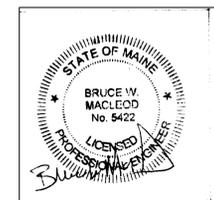
SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES

CONSTRUCTION NOTE:

CONTRACTOR TO VERIFY GRADE, STRUCTURAL INTEGRITY OF EXISTING STRUCTURE AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.

ISSUED 07/19/16



MacLeod
Structural Engineers, PA
404 Main Street, Gorham, Maine 04038 207.839.0980

Novick Addition/Remodel
45 Birchvale
Portland, Maine

TITLE: FOUNDATION and FIRST FLOOR FRAMING PLAN
DATE: 07/19/16 DRAWN BY: BIM DRAWING NUMBER: S-1
SCALE: as noted PROJ NO: 2016-039