

Foundation and Framing plan

Rich and Lorie Residence
new addition
11 Alice Street, Portland Maine 04103
207 878 9576

Jeremy moser designer - studio memosyne
142 high street suite 812
p.o. box 5360 portland maine 04101
207 772 0037 fax 773 8545

Drawings engineered by
Becker Structural Engineers inc.
19 commercial street
portland maine 04101
879 1838

January 20 2001

- TIMBER FRAMING**
- All timber framing shall be in accordance with the ATTC Timber Construction Manual or the National Design Specification (NDS) latest edition.
 - Individual timber framing members shall be visually graded, minimum grade #2 spruce-pine-fir (SPF), kiln dried 19% maximum moisture content.
 - Pressure treated lumber shall be used where wood is in contact with ground or concrete. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C-18.
 - Provide 1x3 lumber bracing, double-nailed at each end, at eight foot maximum spacing for all dimensional lumber.
 - Standard metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
 - Provide Simpson H 2.5 hurricane anchors at each end of timber trusses and rafters.
 - Nailing not specified shall conform to BOCA appendix C.
 - Provide 19/32" thick APA rated sheathing on roof framing.
 - Provide 15/32" thick APA rated sheathing on exterior wall framing.
 - Provide 23/32" thick APA rated sheathing on floor framing.

- CONCRETE NOTES**
- All concrete work shall conform to ACI 318-319.
 - Concrete strength at 28 days shall be:
 - a. 3000 psi for footings and walls
 - b. 4000 psi for all slabs on grade
 - c. 4000 psi for all slabs on grade 4% to 6%.
 - All concrete shall be air entrained 4% to 6%.
 - Concrete shall not be placed in water or on frozen ground.
 - Provide PVC sleeves where pipes pass through concrete walls or slabs.
 - Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 318 - latest edition.
 - Welded wire fabric shall be provided in flat slabs.
 - Reinforcing concrete shall conform to ASTM C 1118.
 - Splices of reinforcing bars shall be in accordance with ACI 318-89 Splices of WWR shall be 6" minimum.
 - Concrete finishes: For owner's requirement.
 - Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
 - The general contractor shall be responsible for coordination of door and window locations and slab depressions and pourout locations with architectural, mechanical and plumbing drawings as necessary to properly install each specific item.

FOUNDATION NOTES

- Foundations have been designed with a presumptive soil bearing capacity of 2000 PSF to be verified in the field.
- Interior spread footings shall be founded on undisturbed soil or compacted structural fill.
- Exterior strip and spread footings shall be founded on a minimum of 4'-6" below finished grade.
- Slabs on grade shall be level, they shall be excavated to the surface of the natural and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements.
- Structural fill shall be used at all locations below footings and adjacent to the foundation walls. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean, granular material free of organic, loam, blem, wash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following units:

PERCENT FINER BY WEIGHT	SCREEN OR SIEVE SIZE
100 <td>4 INCH</td>	4 INCH
90-100 <td>3 INCH</td>	3 INCH
35-70 <td>NO. 4</td>	NO. 4
5-35 <td>40</td>	40
0-5 <td>200</td>	200
- Structural fill beneath slabs shall be placed in layers not exceeding 6" in loose measure and compacted by self-propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ASTM D-1557).
- Underdrains shall be placed as shown on the site drawings. Underdrains shall be installed to positively drain to a suitable discharge point. Refer to the site drawings for additional information.
- Exterior concrete slabs on grade shall be underlain by at least four feet of structural fill meeting gradation and compaction requirements noted above. Reinforce slabs with 5x6 - W14x4 WWP.
- Open excavations shall be adequately braced or properly benched.
- Backfill both sides of foundation walls and grade walls simultaneously.

- DESIGN LOADS:**
- Building code: BOCA Basic Building Code 1999
Floor: 40 PSF + Dm
Roof: 42 PSF + Dm
 - Design Live Loads:
 - Design wind loads are based on exposure B using 85 mph basic wind speed.

- GENERAL NOTES:**
- Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, risers, sleeves, depressions not shown in structural drawings.
 - All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the work. Do not scale plans.
 - The structure is designed to be stable after the building is complete. It is the contractor's sole responsibility to determine its erection procedures and sequencing to ensure the safety of the building and the occupants during erection.
 - Sections and details shown on any structural drawings shall be considered typical for similar conditions.
 - All applicable federal, state and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

GENERAL NOTES:

1. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and fire protection drawings. Dimensions of openings, stairs, risers, rights, sleeves, depressions and other details not shown in structural drawings.
2. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the work. Do not scale plans.
3. The structure is designed to be self-supporting and stable after the building is complete. It is the contractor's sole responsibility to determine existing conditions and assumptions to ensure the safety of the building and life component during erection.
4. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
5. All applicable federal, state and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: BOCA Basic Building Code 1989
2. Design Live Load: Roof: 42 PSF + DWF Floor: 40 PSF
3. Design wind loads are based on exposure B using 85 mph basic wind speed.

FOUNDATION NOTES:

1. Foundations have been designed with a prescriptive soil bearing capacity of 2000 PSF to be verified in the field.
2. Interior spread footings and exterior strip footings shall be founded on undisturbed soil or compacted structural fill.
3. Exterior strip and spread footings shall be founded on a minimum of 4'-0" below finished grade.
4. Slabs on grade shall bear on a minimum of 12" of compacted structural fill, if loose or undesirable fill are encountered at the slab sub-grade level, they shall be excavated to the surface of the natural and replaced with compacted structural fill.
5. Structural fill shall be used at all locations below footings and slabs and adjacent to the foundation walls. Prior to placement of structural fill, remove all spread and other undesirable material. Compacted structural fill shall consist of clean, granular material free of organics, lumps, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following limits:

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
3/8 INCH	90-100
1/2 INCH	95-100
NO. 4	95-100
NO. 10	85-100
NO. 20	5-35
	0-5

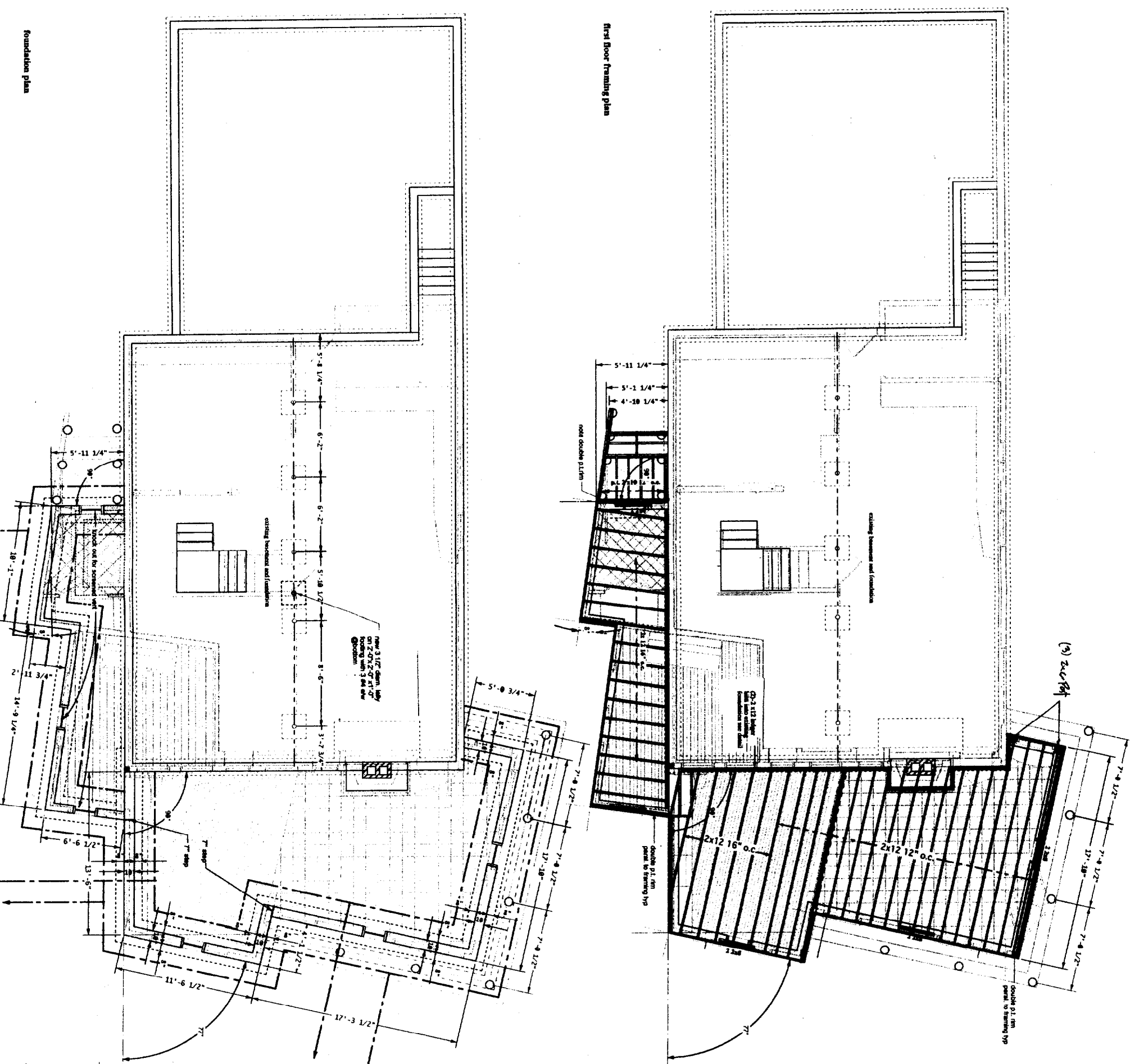
6. Structural fill beneath slabs shall be placed in layers not exceeding 6" in loose measure and compacted by subgrade compaction equipment to a minimum of 95% relative density or at least 95% of the maximum in place dry density as determined by the modified proctor test (ASTM D-1557).
7. Underdrains shall be placed as shown on the site drawings. Underdrains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to the site drawings for additional information.
8. Exterior concrete slabs on grade shall be underlain by at least four feet of structural fill meeting gradation and compaction requirements noted above. Reinforcing bars with 600 - W#16 x 4 WWF.
9. Open excavations shall be adequately braced or properly shored.
10. Baseline (top) sides of foundation walls and grade walls retroactively.

CONCRETE NOTES:

1. All concrete work shall conform to ACI 318-318.
2. Concrete strength at 28 days shall be:
- a. 3000 psi for all slabs on grade
- b. 4000 psi for all walls on grade
3. All concrete shall be air entrained 4% to 6%.
4. Concrete shall not be placed in water or on frozen ground.
5. Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and installed in accordance with ACI 318 - detail section.
6. Provide PVC sleeves where pipes pass through concrete walls or slabs.
7. Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and installed in accordance with ACI 318 - detail section.
8. Fiber reinforced concrete shall conform to ASTM C-1116.
9. Splices of reinforcing bars shall be in accordance with ACI 318-88 Splices of WWF shall be 6" minimum.
10. Concrete finisher: Per owner's requirement.
11. Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
12. The general contractor shall be responsible for coordination of door/boutdoor locations and slab depressions and knockout locations with architectural, mechanical and plumbing drawings as necessary to properly install each specific item.

TIMBER FRAMING

1. All timber framing shall be in accordance with the ATTC Timber Construction Manual or the National Design Specification (NDS) latest editions.
2. Individual (NDS) latest editions shall be visually graded, minimum grade #2 spruce-pine-fir (SPF), kiln dried 15% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground or concrete. Timber shall be southern yellow pine treated with CCA to 0.4 MCF in accordance with AWPA C-18.
4. Provide 1x3 lumber bridging, double-nailed at each end, at eight feet maximum spacing for all dimensional lumber floor framing.
5. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
6. Provide 2x4 blocking at all timber to masonry connections and at all other locations as noted.
7. Provide 1/2" thick APA rated sheathing on exterior wall framing.
8. Provide 1/2" thick APA rated sheathing on exterior wall framing.
9. Provide 1/2" thick APA rated sheathing on exterior wall framing.
10. Provide 2x3/4" thick APA rated sheathing on floor framing.



First Floor Framing plan

Foundation plan

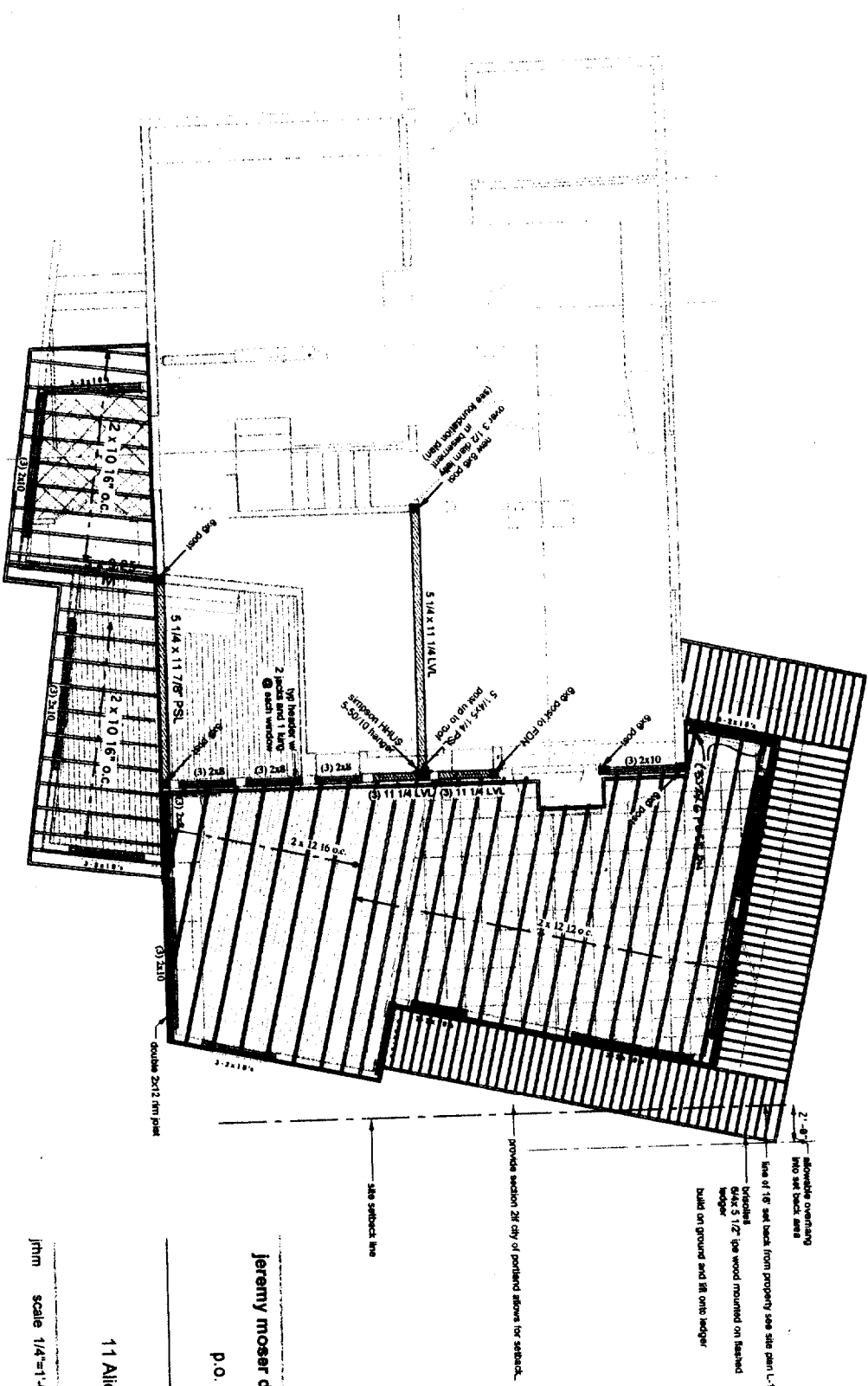
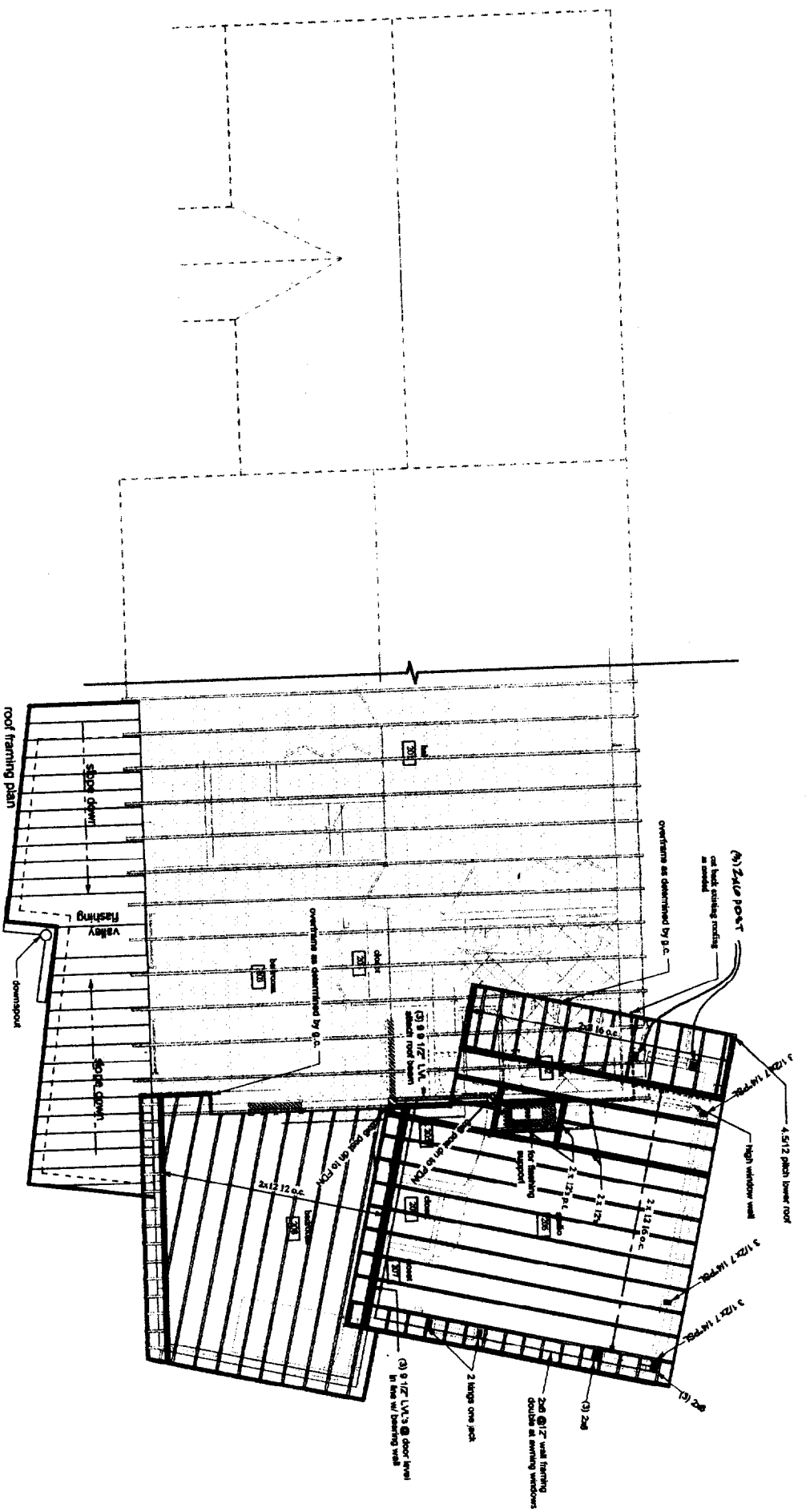
Jeremy Moser designer - studio memooyne
 142 high street suite 612
 p.o. box 5360 portland maine 04101
 207 772 0037 fax 773 8545

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 879 1838

Foundation and Framing plan
 S-1.1
 January 20 2001





2'-8" aluminum casing into the back area
 use of 1/2" oak bark from property see site plan L-1.0
 brackets 2x4 3 1/2" oak wood mounted on finished ledger
 built on ground and 8" onto ledger

provide section 2x4 of post and plate for struts.

3/8" setback line

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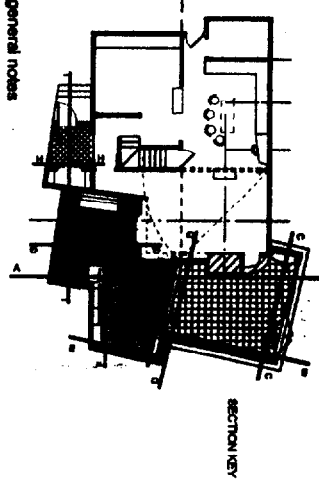
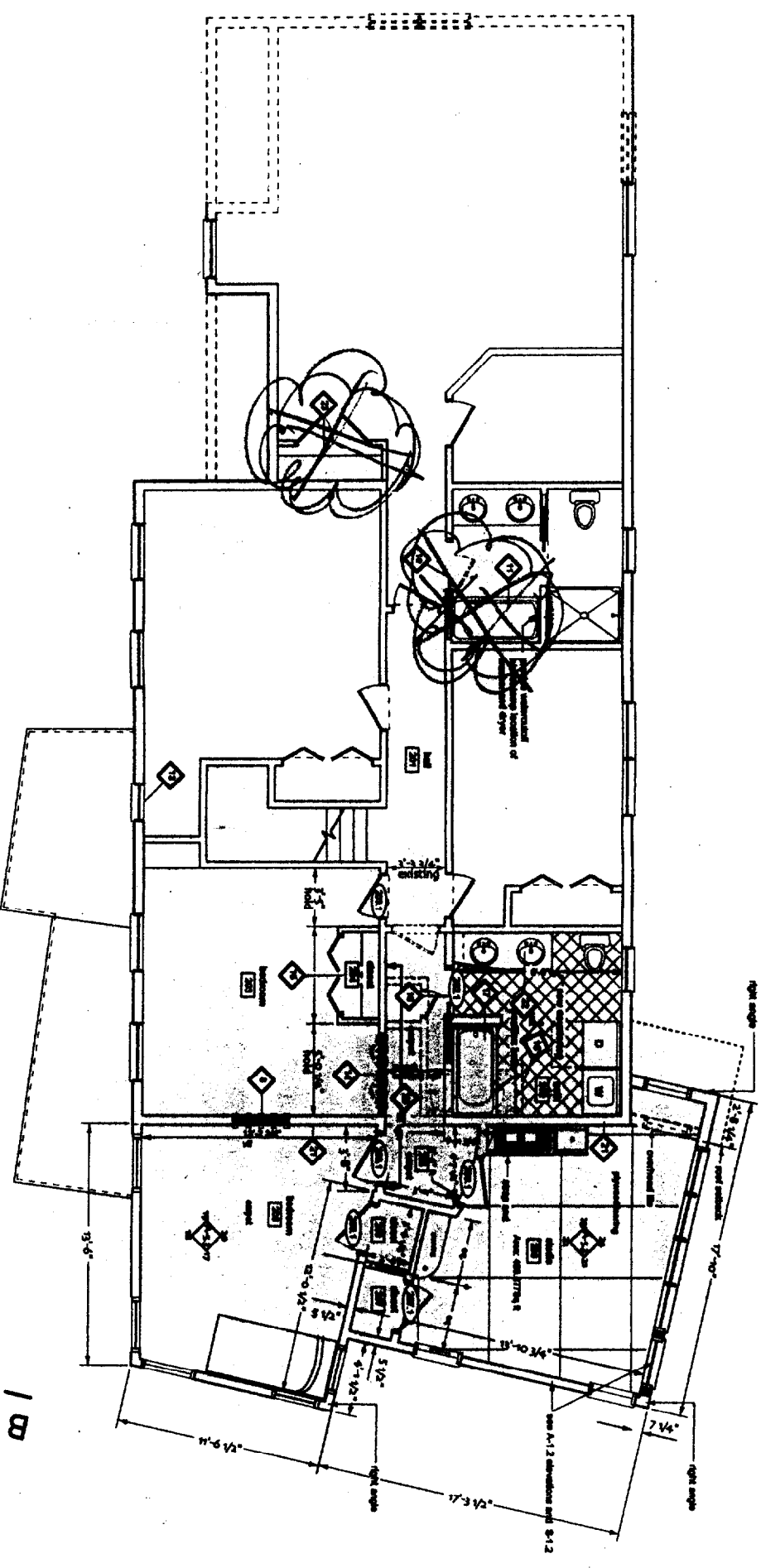


1/4"=1'-0" 2nd floor & roof framing plan S-1.2

January 20 2001

CONSTRUCTION NOTES FOR EXISTING HOUSE

- 1 remove front stairs and existing porch and match step level to existing
- 2 remove front door and side door
- 3 remove existing front porch and side porch to receive new porch
- 4 remove existing porch for side wall see drawings A-2,2718
- 5 remove existing porch and patch ceiling as necessary
- 6 remove existing lights and cover to operate. See E-11
- 7 remove to walls and support and patch ceiling joint to receive new LVL beam of existing ceiling see structural drawings
- 8 remove existing substructure patch as needed
- 9 the scope existing substructure and existing ceiling on interior floor remains and patch as needed
- 10 remove existing walls, patch as needed. Prepare to receive new wall and substructure removed See A-2,2718
- 11 remove existing walls, patch as needed. Prepare to receive new wall and substructure removed See A-2,2718
- 12 provide new substructure to support the existing existing substructure of existing porch
- 13 remove existing 1/2" gypsum underlayment and replace with new underlayment
- 14 remove existing floor and door to room 200 patch wall
- 15 provide steel at new location to see 200 room steel door
- 16 remove existing barrier and patch existing floor remain existing
- 17 remove existing barrier and replace to match
- 18 provide existing barrier between porch door
- 19 provide new patch existing floor, patch existing existing patch and remove existing barrier
- 20 cut passage at end of hall for stairway into address porch as needed
- 21 remove existing step level of new wall on 8' width to the new addition
- 22 provide substructure concrete ramp providing and match adjacent
- 23 see below drawings



General notes

The site is located at Map 75 Lot 80 Drury Springs Rd. Gorham, Maine

All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the project supervisor and owner before proceeding with the portion of the work.

All applicable Federal, State, and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health.

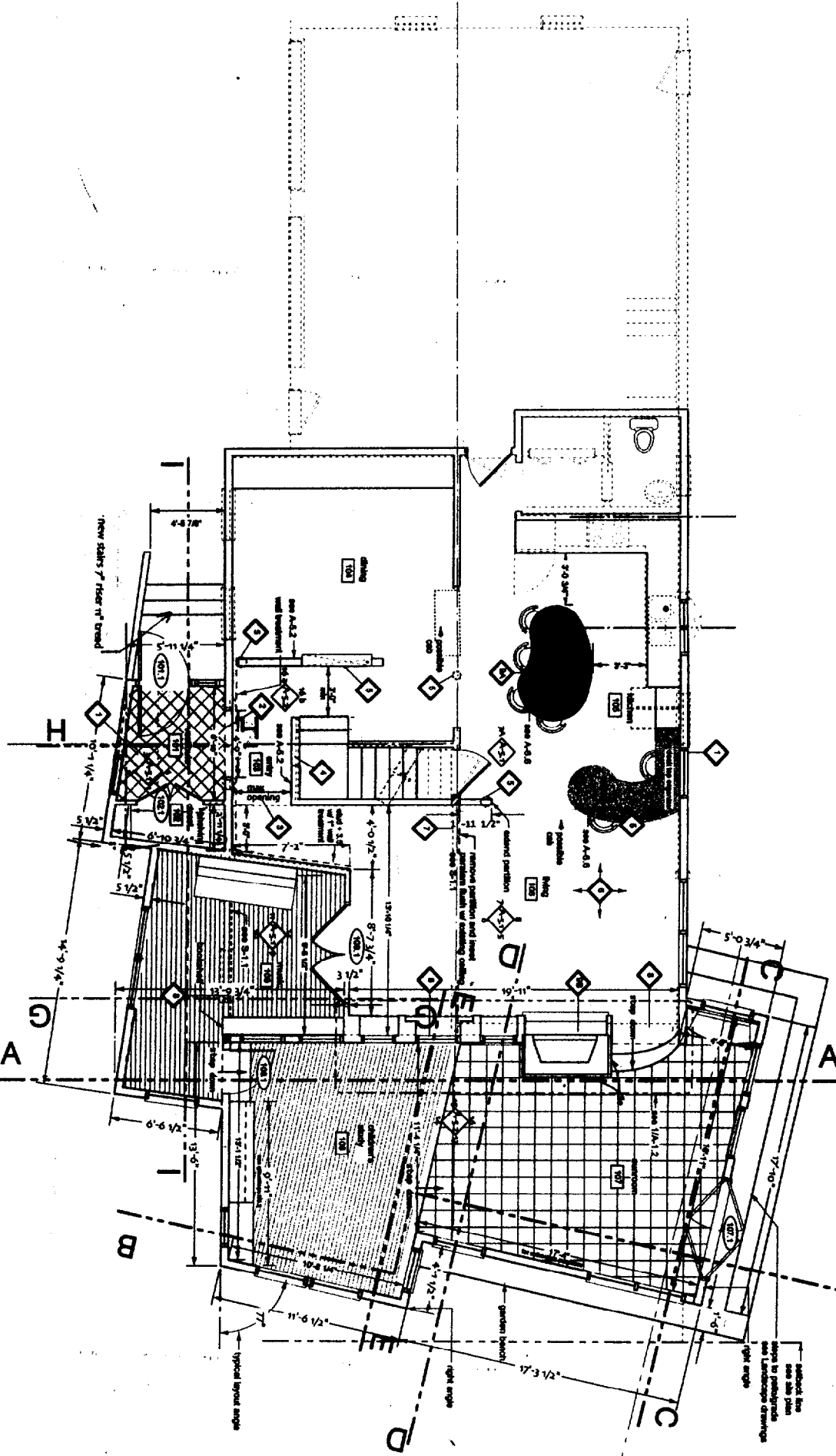
All work is to be carried out in a professional and workmanlike manner complying with all manufacturer's specifications.

All dimensions, unless otherwise noted are to face of structure, studs, concrete block, concrete footing. Vertical dimensions are from top of subfloor unless otherwise noted.

Provide solid blocking at all miter, towel bars, railings and grab bars, etc.

All trades are responsible for reviewing the Architectural drawings for details and coordinating relevant conditions with their particular trade.

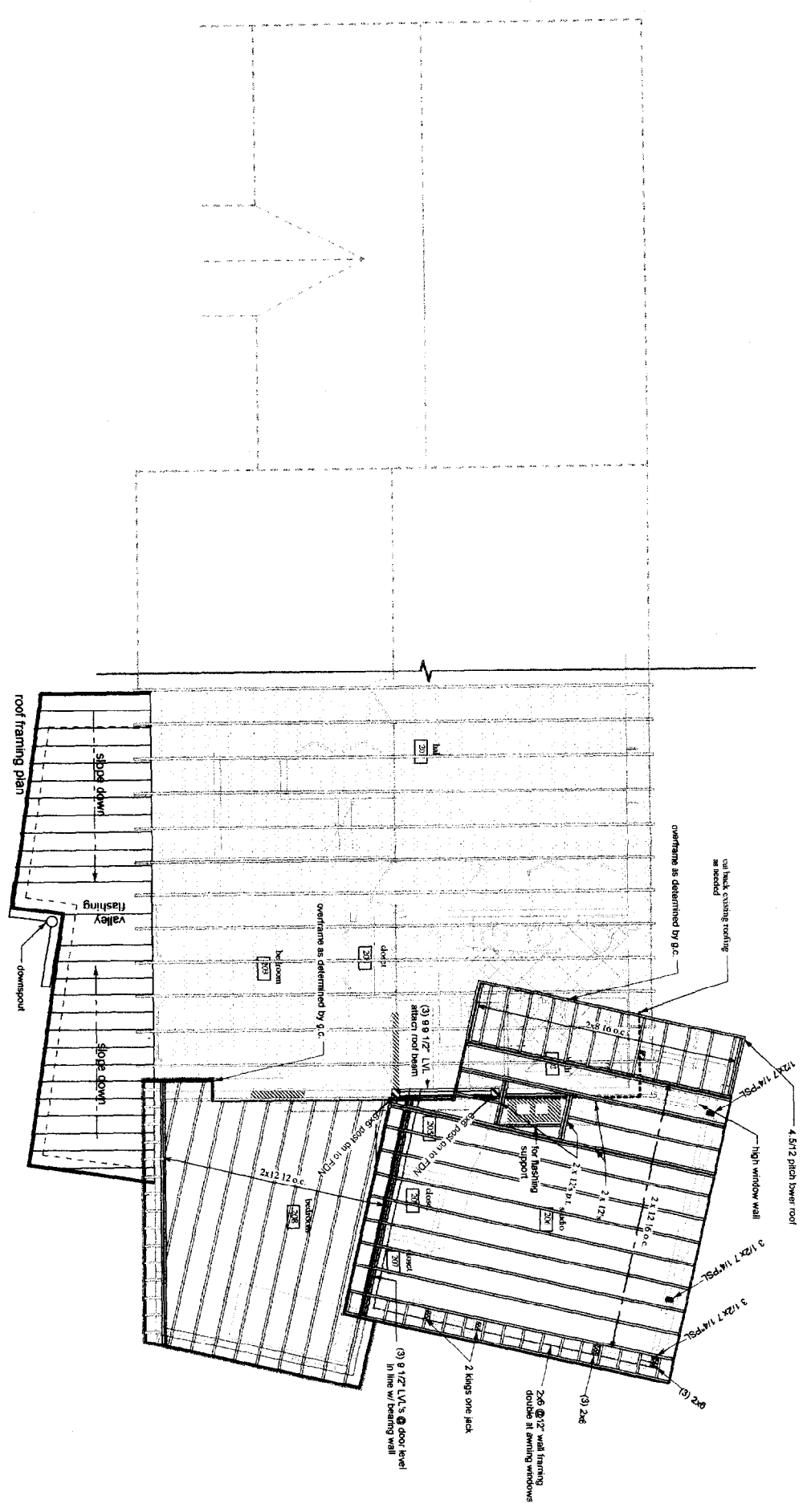
All to have blocking on all walls to receive mirror boards and sheetrock



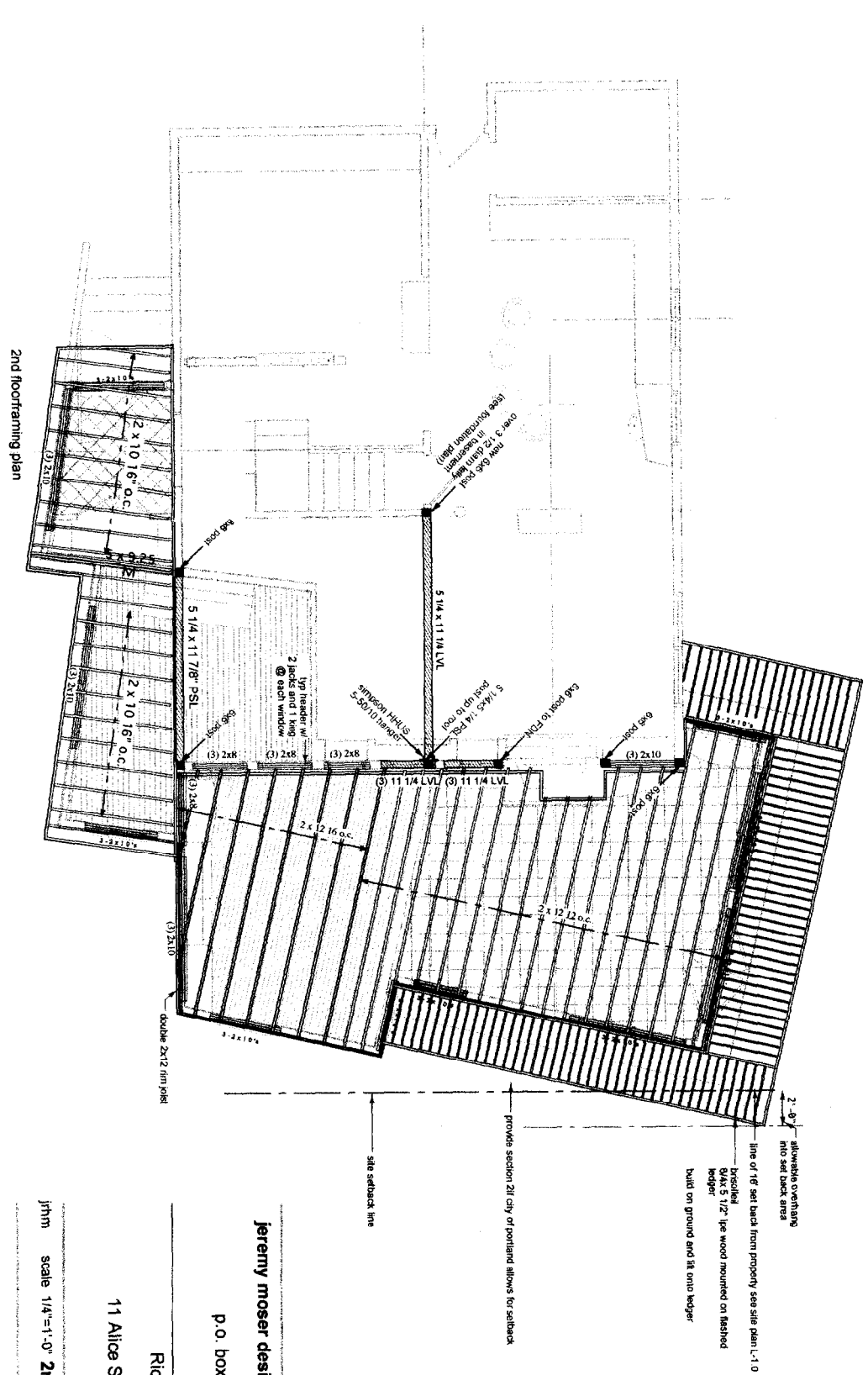
jeremy mozer designer - studio minnowyne

142 high street suite 612
p.o. box 6380 portland maine 04101
207 328-6128 fax 773 8545

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roof framing plan

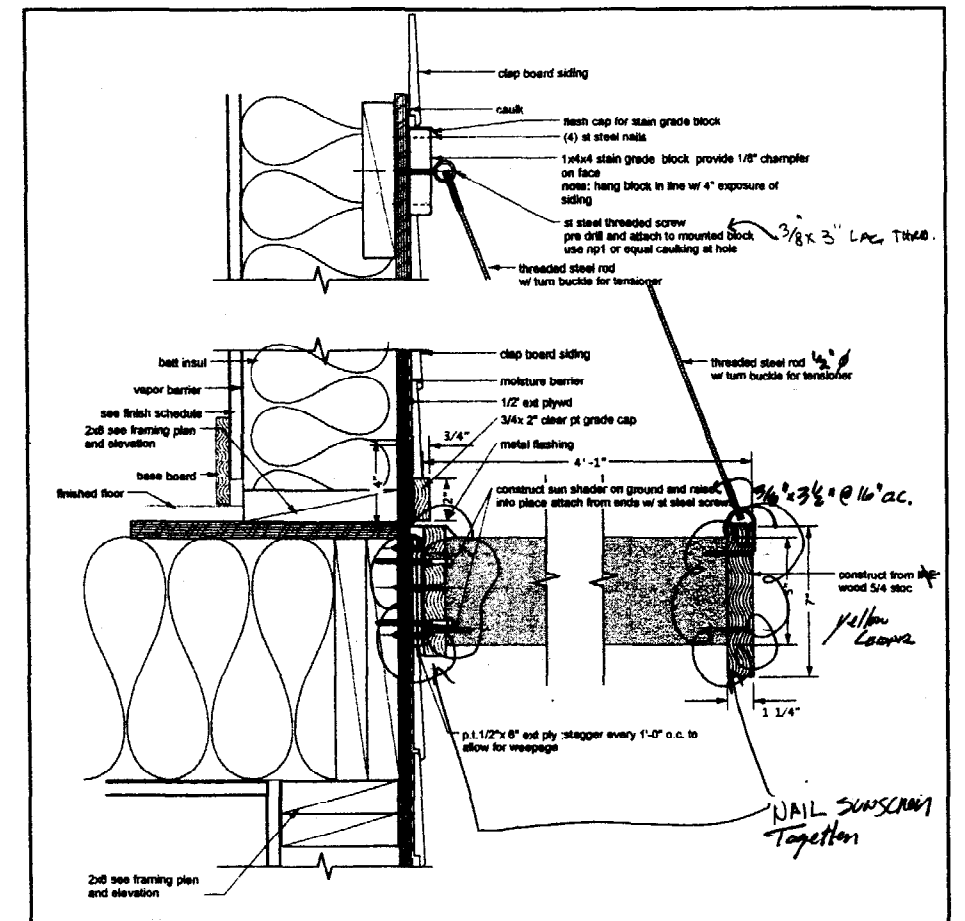
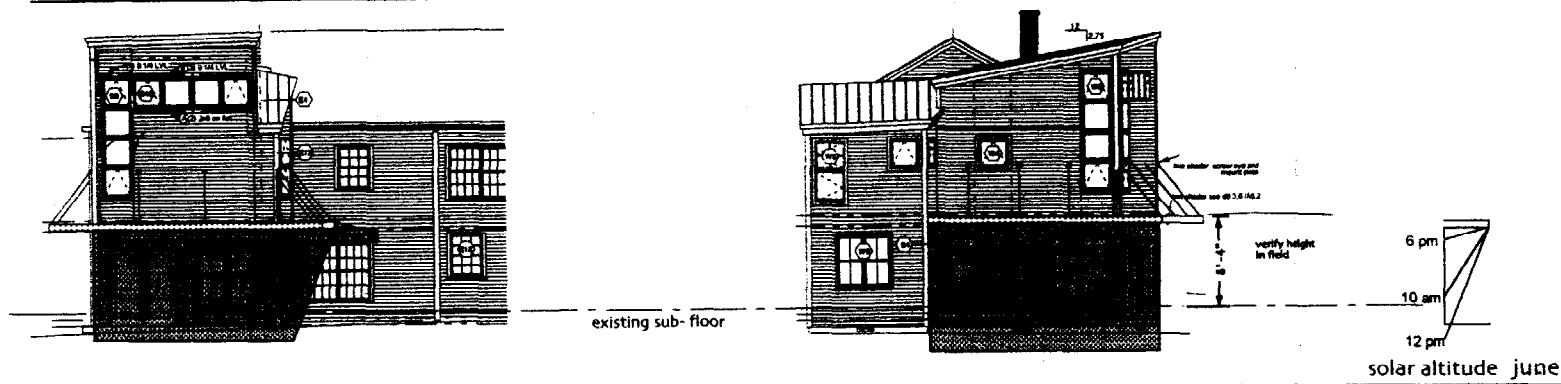
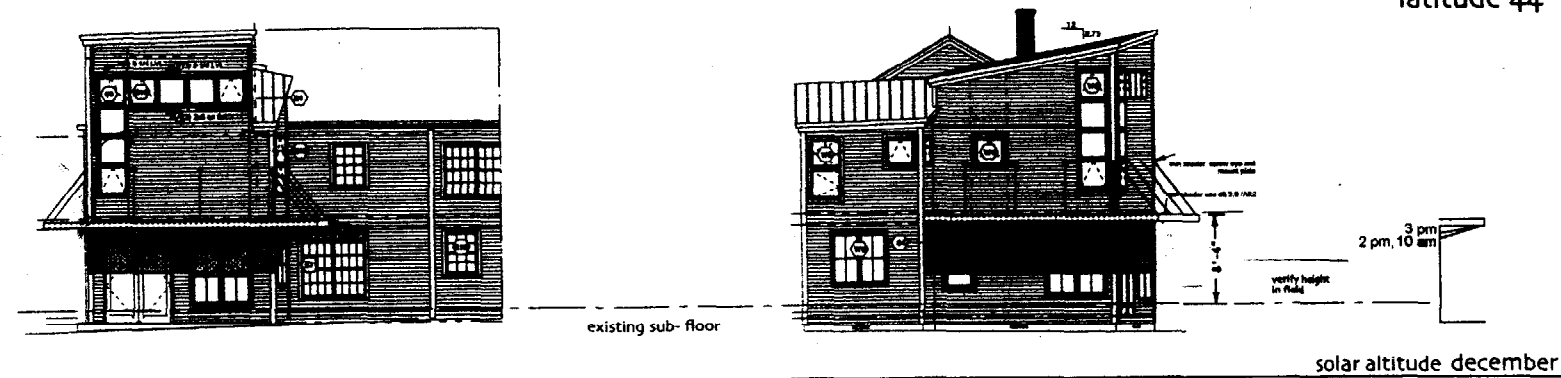
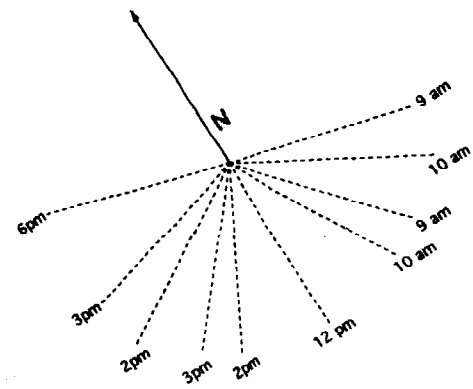
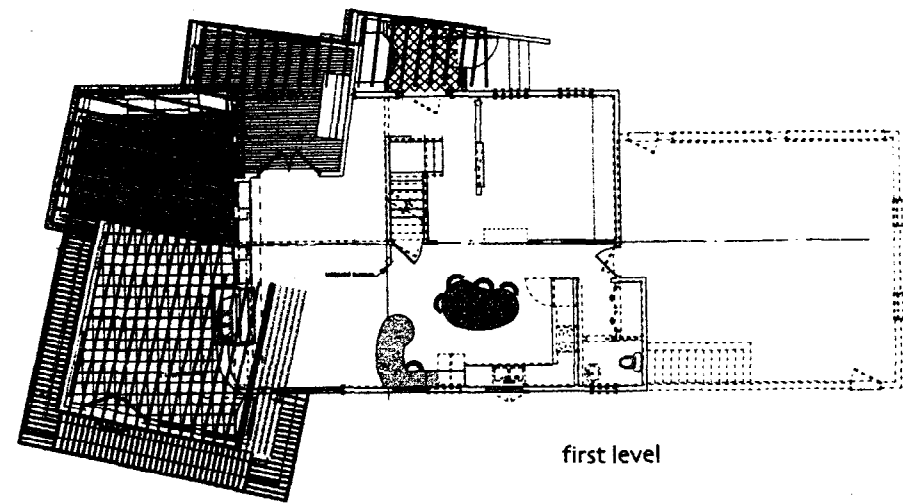


2nd floor framing plan

jeremy moser designer - studio mmoser/rye
 142 high street suite 612
 p.o. box 5360 portland maine 04101
 207 772 0037 fax 773 8545

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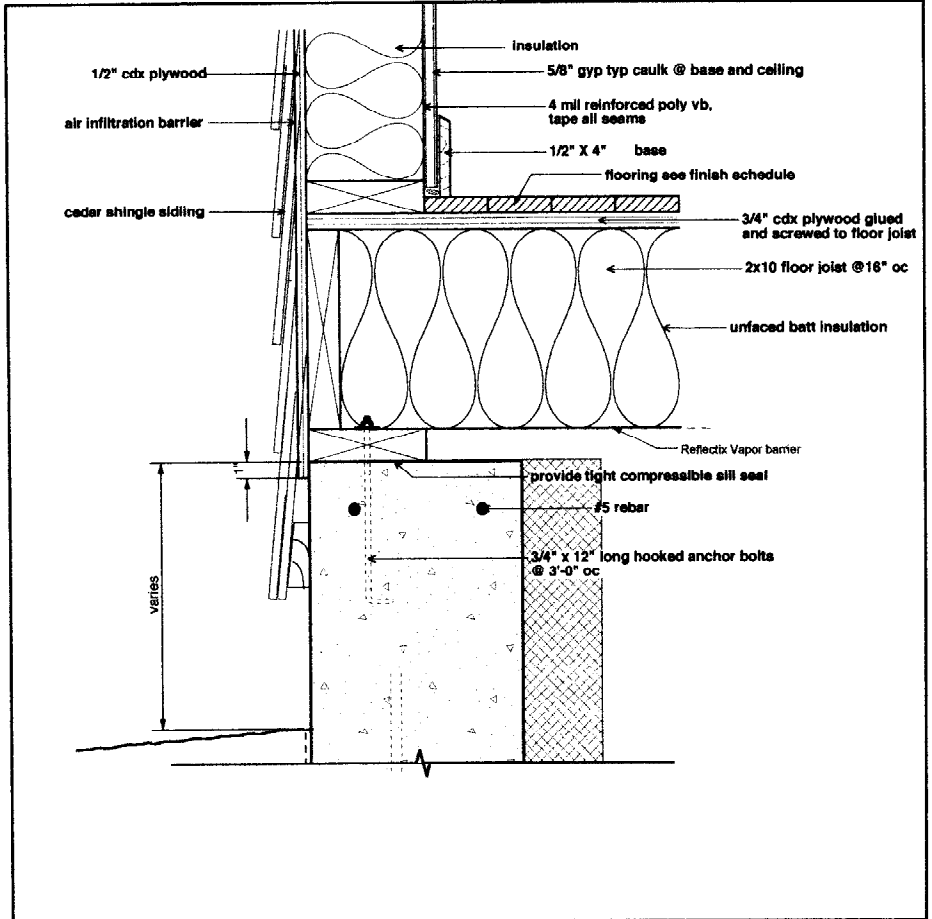
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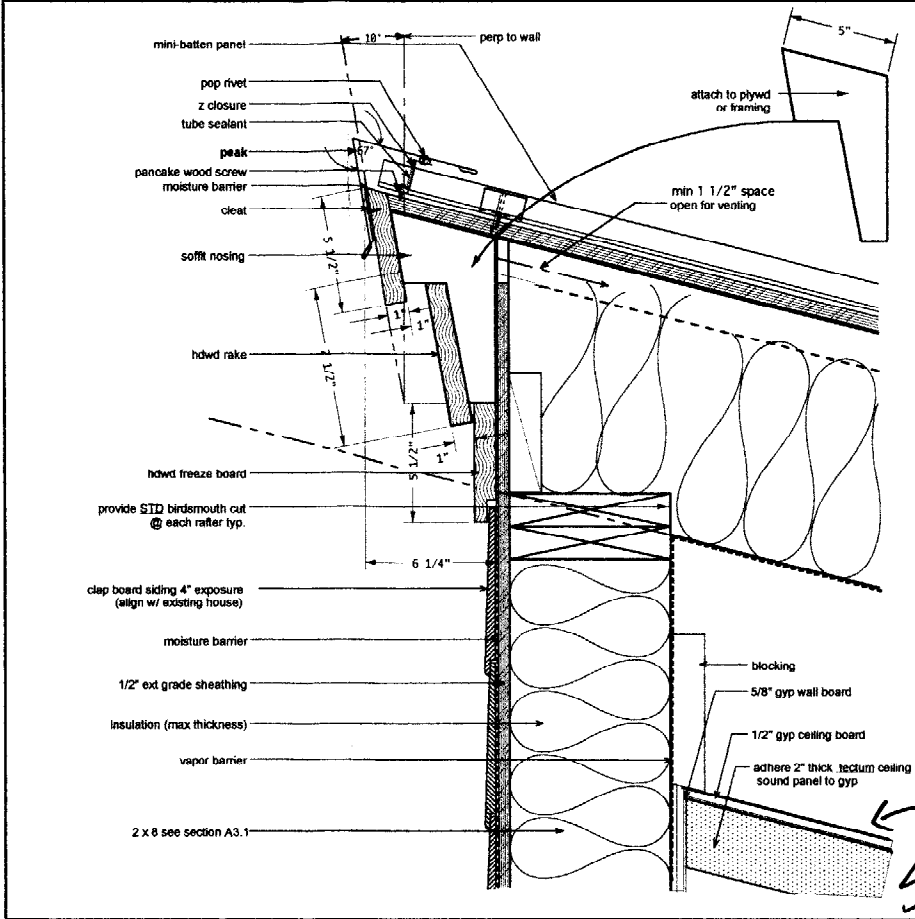
brise - soleil (sun shaver) detail

jeremy moser designer - studio mnemosyne
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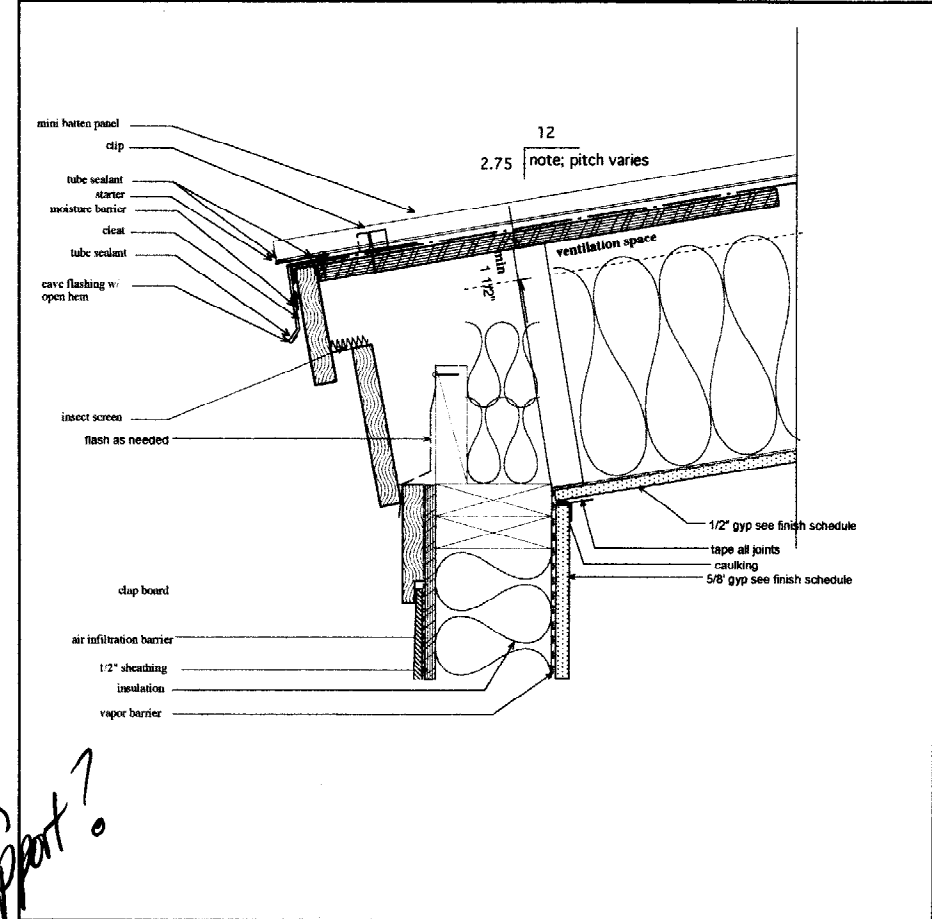
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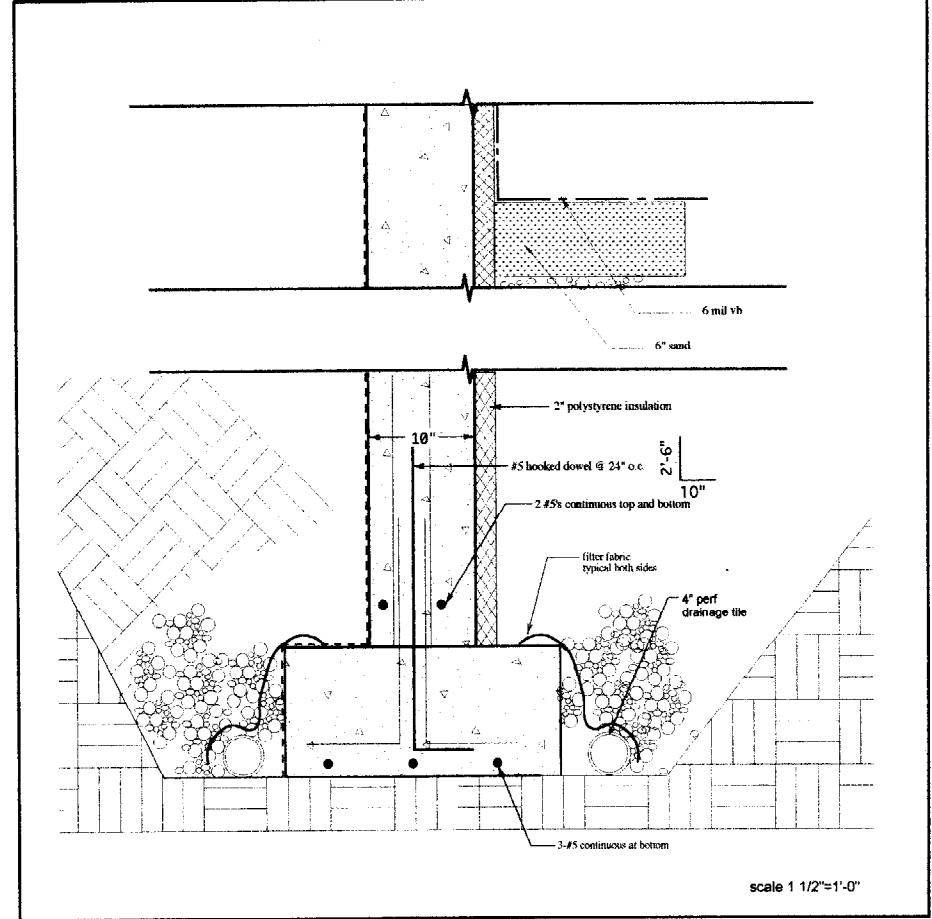
2 typical top of foundation detail



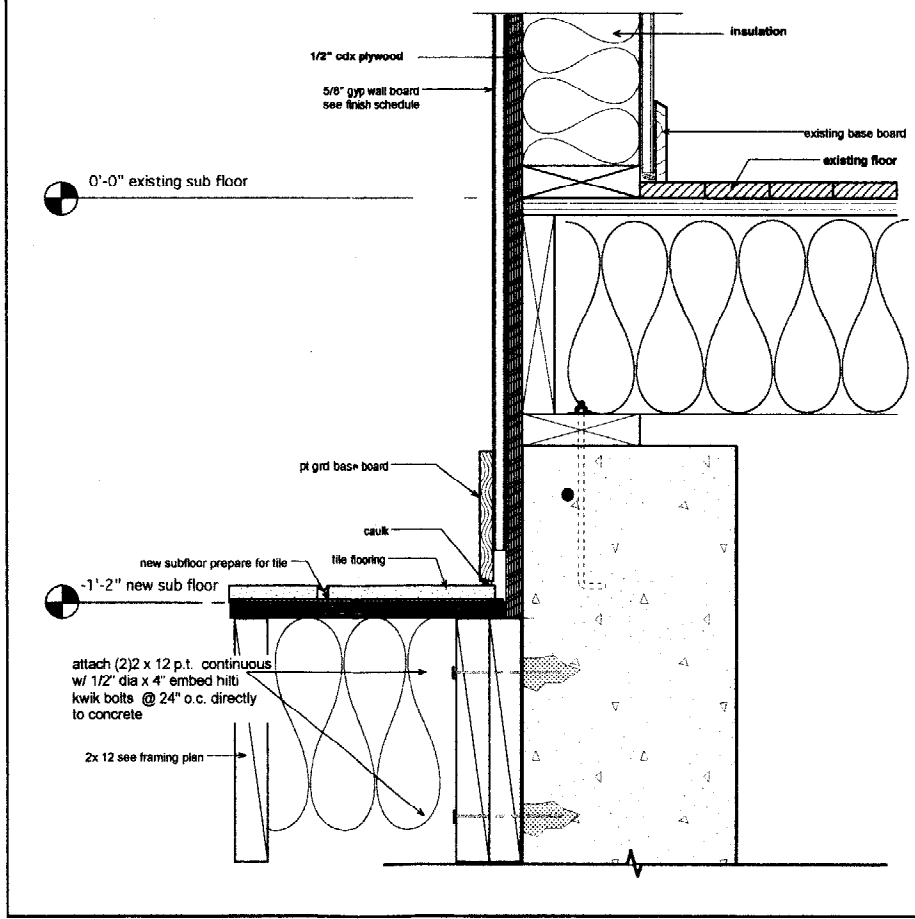
4 ridge detail



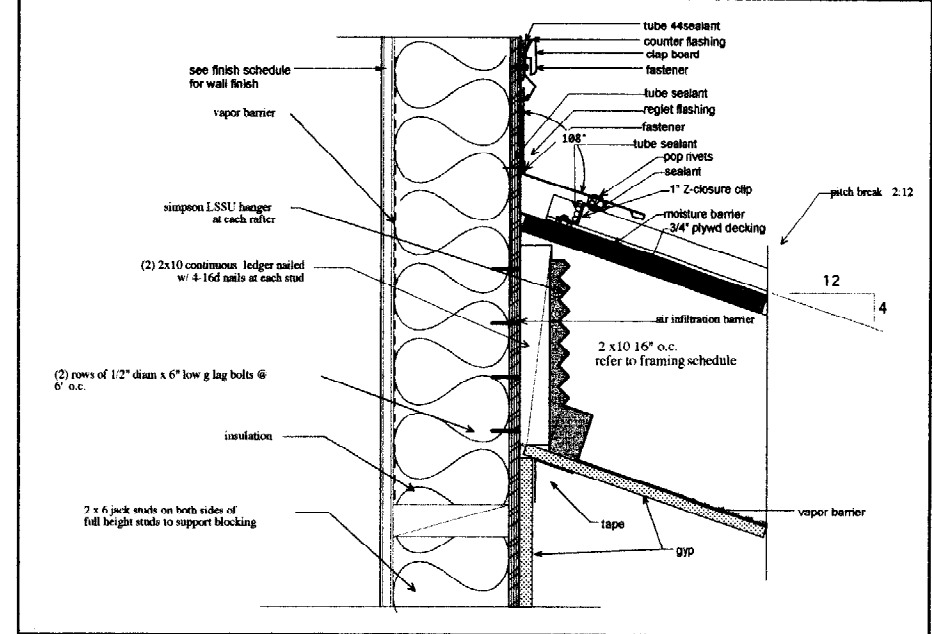
6 eave detail



1 typical foundation detail



3 typical stepped down connection to existing construction

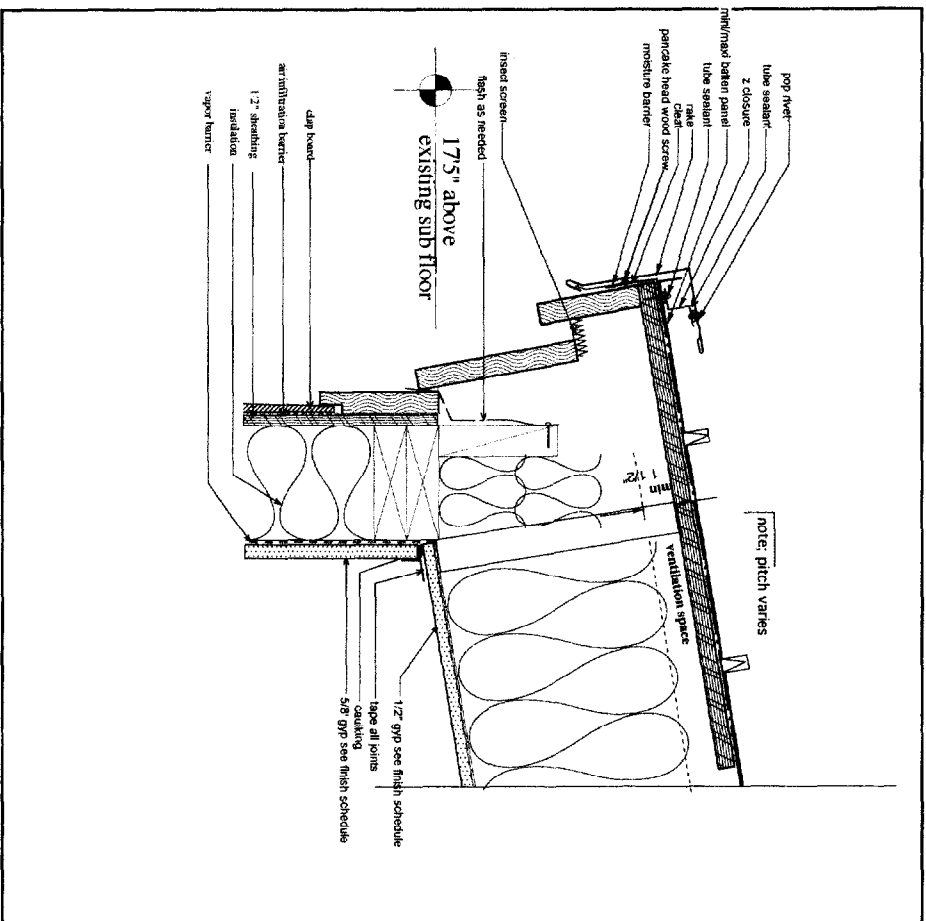


5 shed roof section @ new construction sim at old construction see A-3.2 #2

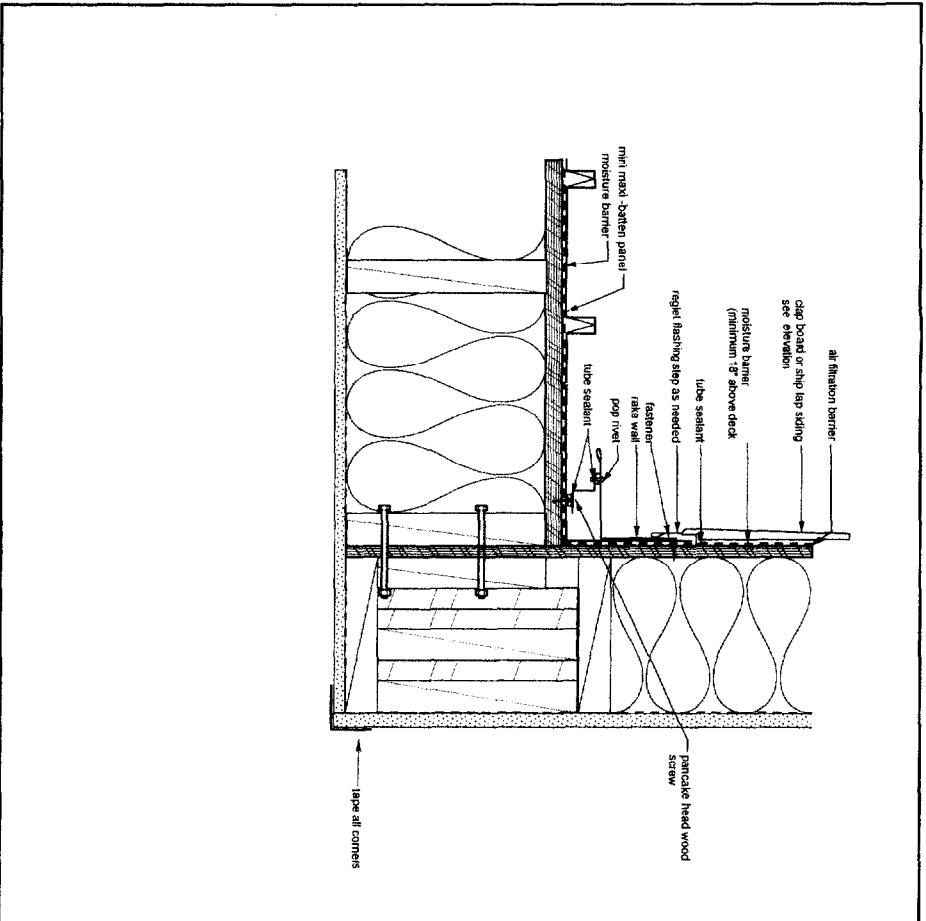
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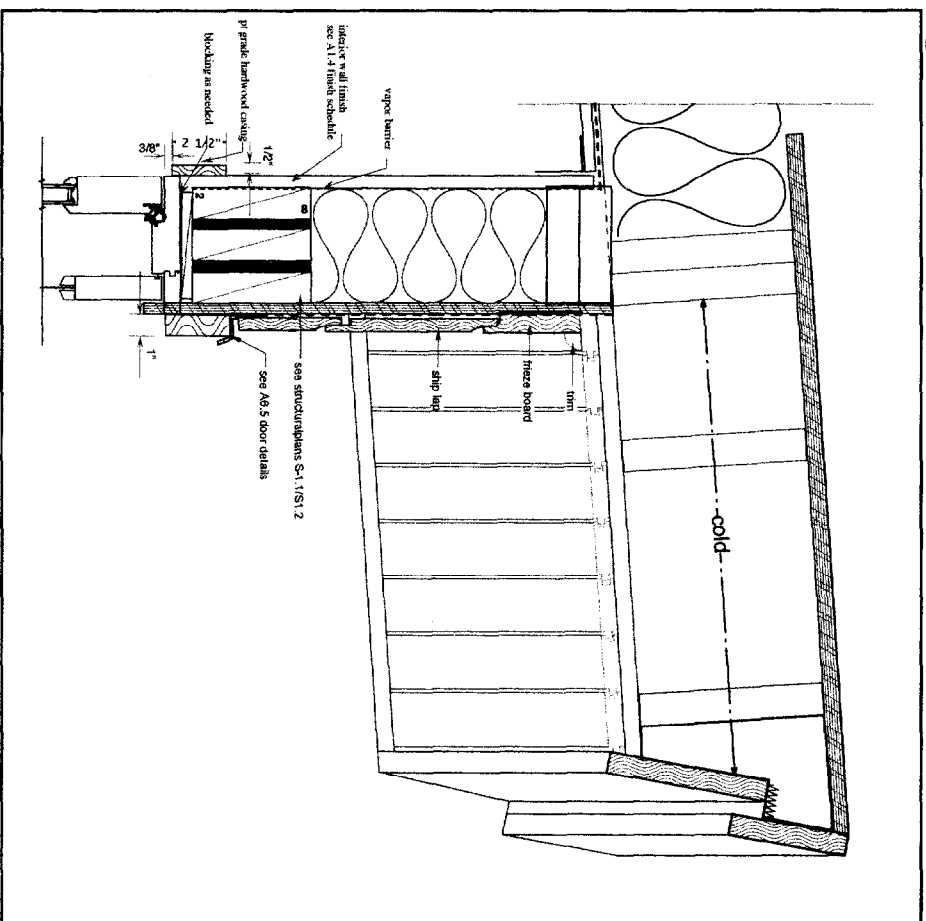
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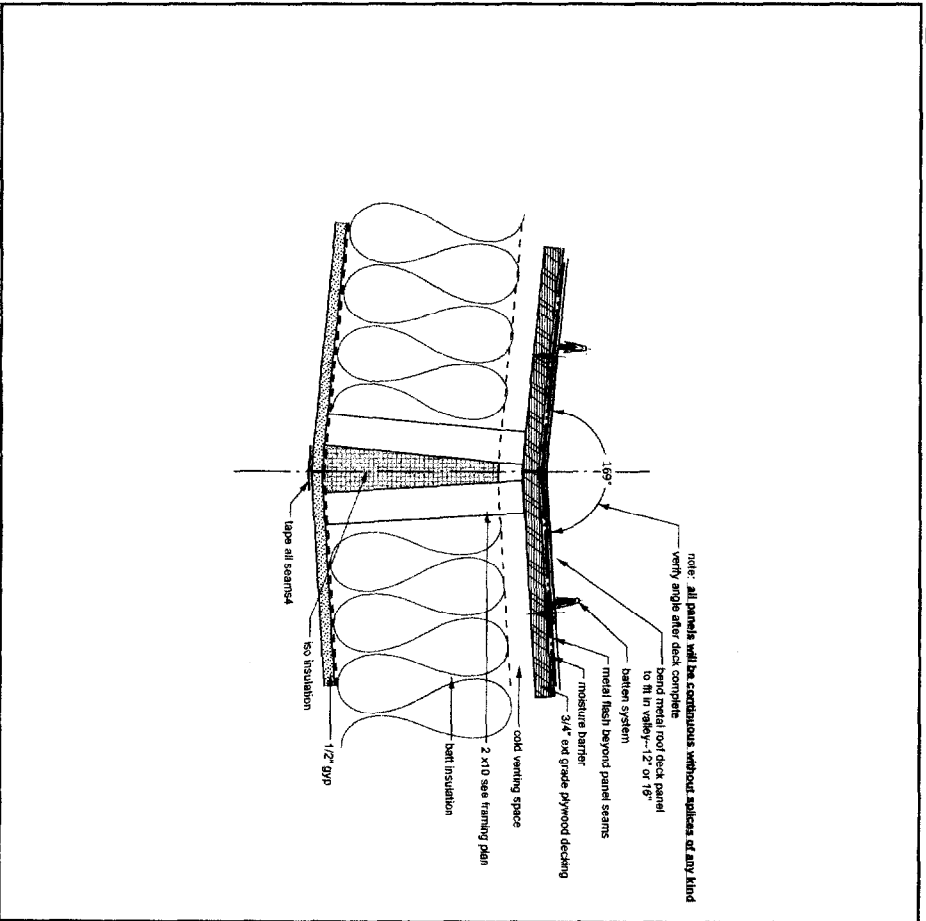
2 rake at sloped roof typ detail



4 rake parapet reglet detail

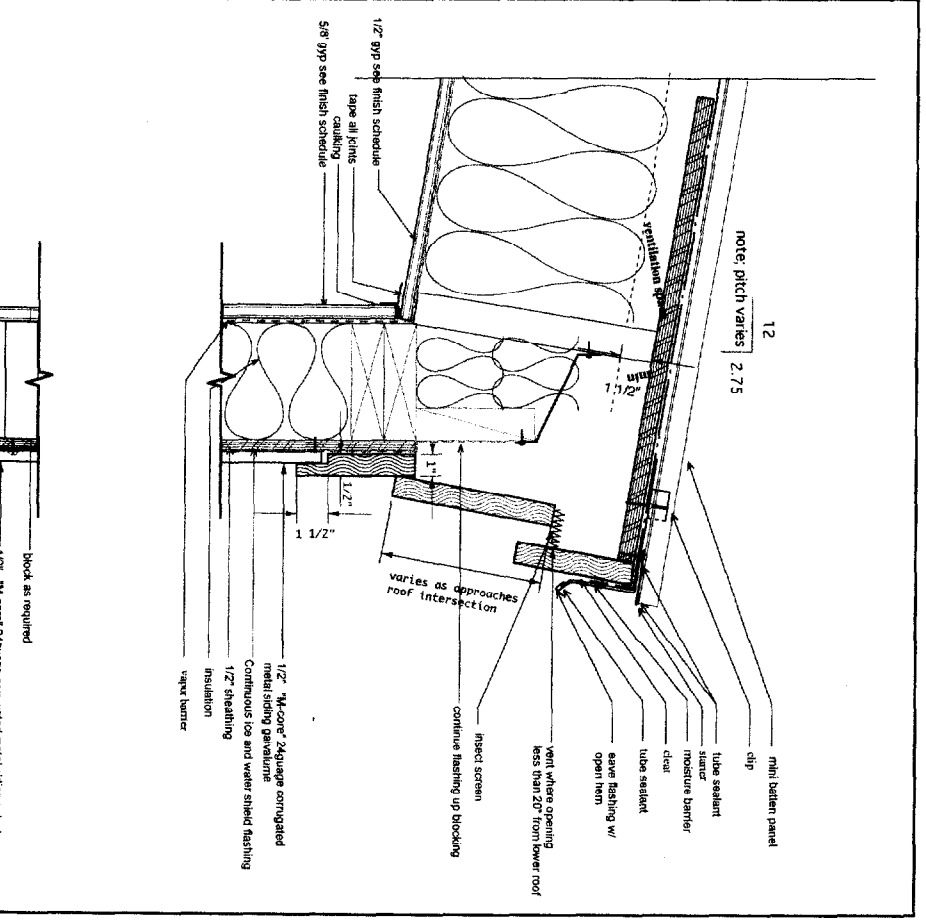


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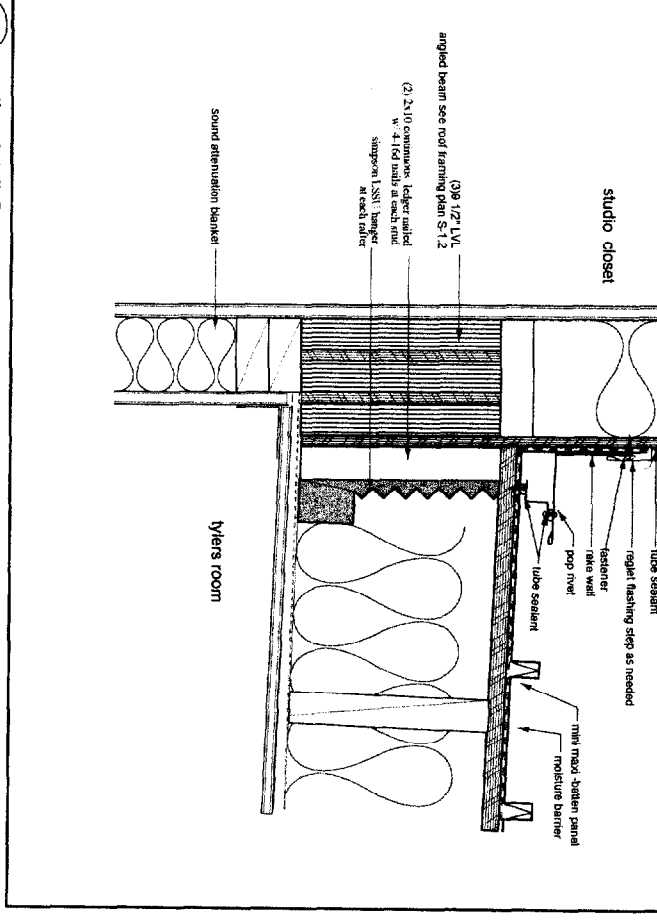


3

metal panel "valley" detail over entry



5 section detail @ Studio and Myers bdr roof connection



studio closet

Myers room

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