

48" Pier Detail

(2) 2 × 12 p.t. Cont. beam by all nails, bolts, screws, a hot dip galvanized (hdg)

Cut existing rim board to support beam 3" min. on sill plate (typ) Simpson LUS210 HDG Z-max both ends of joists (typ) 8'-11 1/16 4 - 10' piers (typ) shiplap beam members over post (tup) 2 x 12 pressure treated joists 16" o.c., 16' span $3 - 2 \times 12$ p.t. flush framed beam 2 × 12 p.t. pressure treated ledger fastened to rim board through joist w/ 5/8" Dia. × 5" hdg lag bolts@ 16" 5-11 o.c. (tup) 2 additional bolts @ corner 6" long. 2 12 p.t. solid bridging /blocking staggered and end nailed with 3 - 16p HDG extend ledger 2 x 12 p.t. to sonotube and double for 5' min (2) 2×12 p.t. Cont. beam beneath gable wall (typ) all nails, bolts, screws, and hardware shall be

New Window Schedule for Addition

Paradigm Vinyl windows

Insulated, Low E, Argon filled with a U- factor of .28

1- 25" x 49"Addition bedroom egress casement

2- 18 x 30" Addition bedroom double hung

1- 16" x 49" Addition bedroom double hung

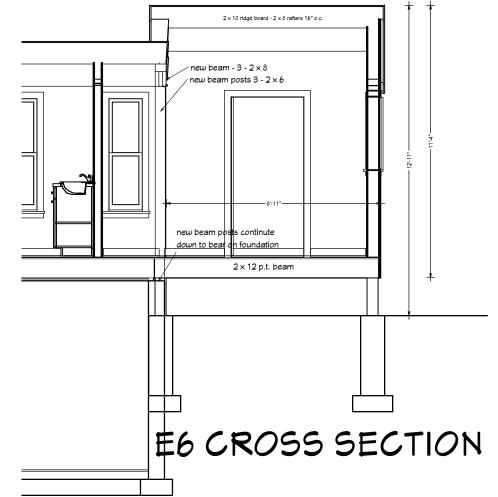
New Interior Door Schedule for Addition

6 panel Masonite doors w/ oil rubbed bronze hardware

1- 3/0 x 6/8 left handed hinged door

1- 2/6 x 6/8 left handed hinged door

Foundations have been designed with a presumptive soil bearing capacity of 2000 psf to be verified by the general contractor in the field. If the allowable soil bearing capacity is less than 2000 psf, the excessive soil bearing pressure could result with foundation settlement and movement of the building structure. L&L Structural Engineering shall not be responsible and held harmless for damages resulting from foundation settlement and movement of the structure resulting from inadequate soil bearing capacity.



DECK AND RAFTER FRAMING LAYOUT

2 × 8 Rafters 16" o.c.

4 × 4 p.t. post wrapped with PVC
guardrailing at 36"
handrailing at 34"

balusters 4"or less spacing
posts and beams 6 × 6 pt (typ)

2 × 6 p.t. deck joists, 16", o.c.

2 × 12 p.t. stringers 16", o.c.

4 - 10" sonotubes (typ)
stairs will have a 7" riser & 12" tread
composite decking & pvc railing & trim

all deck hardware will be HDG
fasteners per typical pier section

1 - 2 × 6" p.t. ledger detail per typical section

Front Stair Detail

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NS	DATE:	SCALE:
	03.28.17	1/4" = 1"- 0"