ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
COMPONENT	SUBMITTED PLAN	FINDINGS/REVISIONS/DATES
STRUCTURAL		
FOOTING DIMENSIONS/DEPTH	8"x16" FOOTING, 8" THICK WALL, 4" CONC. SLAB	
FOUNDATION DRAINAGE, FABRIC, DAMP PROOFING	ASPHALT TAR,PIPE/DRAIN FILTER FABRIC OVER THE DRAIN	
VENTILATION/ACCESS CRAWL SPACE ONLY	N/A	
ANCHOR BOLTS/STRAPS, SPACING	5/8" DIA. x 12" LONG HOOKED A307, 3'-0" O.C. & CORNERS	
LALLY COLUMN TYPE, GIRDER & HEADER SPANS	3 1/2" DIA. LALLY COLUMN ON 24"x24" FOOTING 12" THICK REFER TO FOUNDATION PLAN FOR SPACING	
BUILT-UP WOOD CENTER GIRDER DIMENSIONS/TYPE	(3) 2x12 W/LEDGER	
SILL/BAND JOIST TYPE & DIMENSIONS	2x6 PRESSURE TREATED, 2x10 RIM	
FIRST FLOOR JOIST SPECIES DIMENSIONS AND SPACING	2x10 @ 16" O.C.	
SECOND FLOOR JOIST SPECIES DIMENSIONS AND SPACING	N/A	
ATTIC OR ADDITIONAL FLOOR JOISTS DIMENSIONS AND SPACING	ROOF TRUSSES @ 24" O.C. W/2x4 BOTTOM AND TOP CHORD	
PITCH, SPAN, SPACING & DIMENSION, ROOF RAFTER: FRAMING & CONNECTIONS	8:12 ROOF TRUSSES @ 24" O.C. REFER TO PLAN FOR SPANS	
SHEATHING: FLOOR, WALL AND ROOF	3/4" ADVANTECH FLOOR SHEATHING, 7/16" APA RATED WALL SHEATHING, 5/8" APA RATED ROOF SHEATHING	
FASTENER SCHEDULE	PER CODE	
GARAGE		
LIVING SPACE? FIRE SEPARATION	NO LIVING SPACE, (1) HR. FIRE SEPARATION 5/8" TYPE 'X' G.W.B.	
OPENING PROTECTION	3068 FIRE RATED DOOR	
EMERGENCY ESCAPE AND RESCUE OPENINGS	WDH30410 EGRESS WINDOWS	
ROOF COVERING	FIBERGLASS SHINGLES	
SAFETY GLAZING	N/A	
ATTIC ACCESS	SCUTTLE HOLE: 22"X30" MINIMUM ACCESS	
CHIMNEY CLEARANCES/FIRE BLOCKING	N/A	
HEADER SCHEDULE	REFER TO HEADER SCHEDULE SHEET A1	
ENERGY EFFICIENT R-FACTORS OF WALLS, FLOORS, CEILINGS, BUILDING ENVELOPE, U-FACTOR FENESTRATION	WALLS: R-21 CEILING: R-49 FLOOR: R-30 WINDOWS: U-FACTOR .35	
TYPE OF HEATING SYSTEM	REFER TO GENERAL NOTES	
MEANS OF EGRESS		
BASEMENT	YES - EGRESS WINDOW PER CODE	
NUMBER OF STAIRWAYS	3	
INTERIOR	2 - INCLUDING GARAGE STAIRS	
EXTERIOR	1	
TREADS AND RISERS	7 1/2" & 7 3/4" RISE 10" TREAD	
WIDTH	3'-0" CLEAR	
HEADROOM	6'-8" CLEAR +/-	
GUARDRAILS & HANDRAILS	36" WITH RETURNS	
SMOKE DETECTORS LOCATION AND TYPE/INTERCONNECTED	REFER TO GENERAL NOTES A1	
DWELLING UNIT SEPARATION	N/A	
DECK CONSTRUCTION	2x8 @ 16" O.C. W/(3) 2x8 BEAMS REFER TO DECK/JOIST CONNECTION DETAIL 1 SHEET A0	

FOUNDATION / FRAMING PLAN

1/4"= 1'-0"

HANDRAIL DETAIL NTS

TYPICAL FOUNDATION WALL SCALE: 1"=1'-0

1 DECK /JOIST CONNECTION DETAIL
SCALE: 1"=1'-0

JOCEL

PORTL

DRAWINGS

FOUNDATION
DETAILS
CHECKLIST

CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/18/13