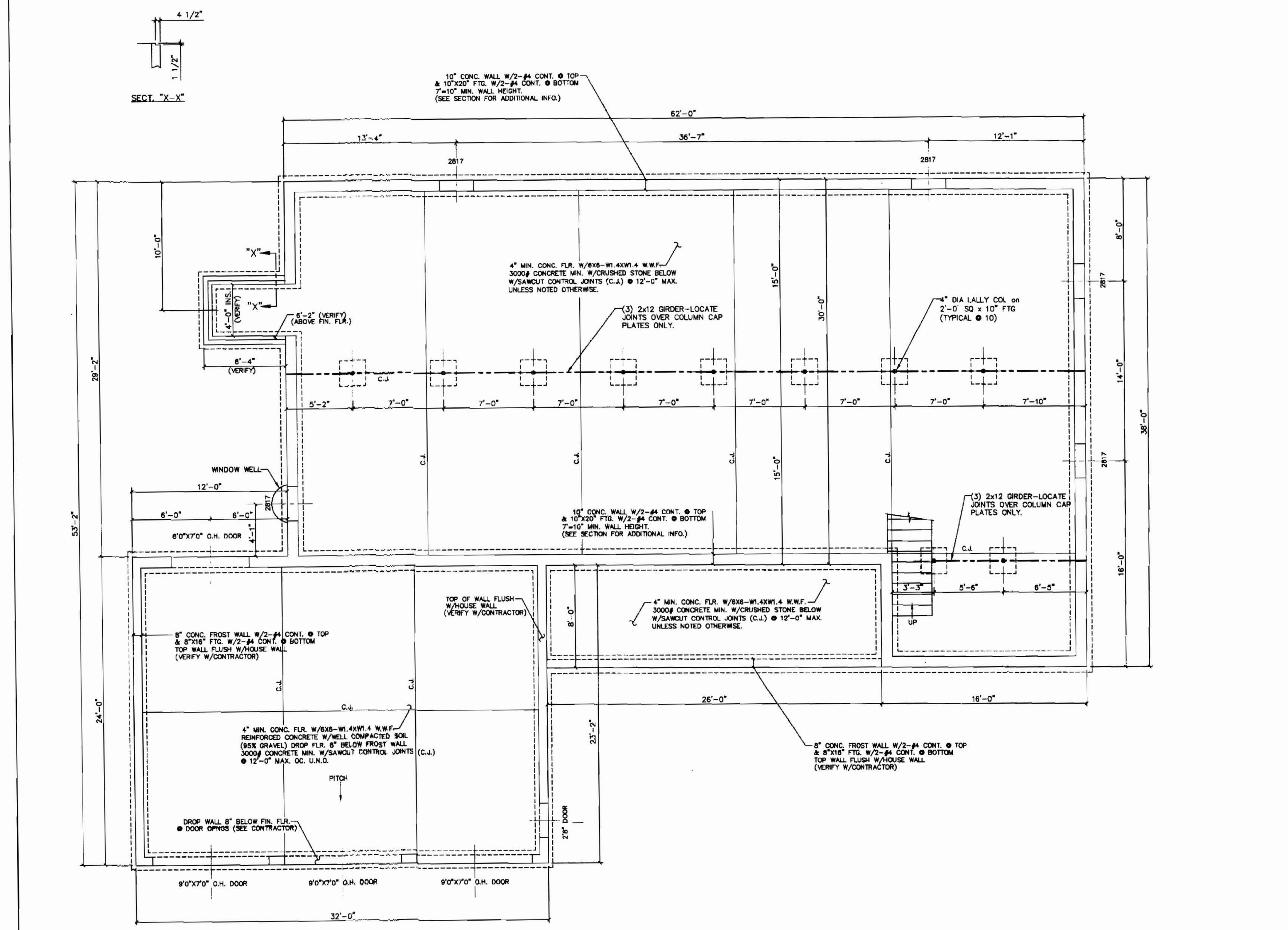


FOUNDATION PLAN

FOUNDATION NOTES:

1. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING- JOIST & SUBFLOOR IS COMPLETE.
2. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE VERIFIED IN THE FIELD WITH CONTRACTOR.
3. BASEMENT WINDOW LOCATIONS & AND ROUGH OPNGS. SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
4. ALL ANCHOR BOLTS SHALL BE 1/2"X1'-0" HOOKED OR EQUIVALENT. 4'-0" MAX. OC. & 1'-0" MIN. FROM ALL CORNERS.
5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN & VERIFY PRODUCT (IE. BULKHEAD, DOORS ETC.) DIMENSIONS & SPECS. BEFORE FORMS ARE SET
8. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC, FABRIC SHALL ENCASE 3/4" CRUSHED STONE AROUND ENTIRE DIA. PIPE DRAIN TO ATMOSPHERE OR TO DRY WELL.
9. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.
10. ALL EXTERIOR CONCRETE FOUNDATION WALLS, BELOW GRADE SHALL BE COATED WITH DAMPPROOFING PER MANUF. SPEC.
11. ADDITIONAL DRAINAGE MAYBE REQUIRED, SUMP PIT CONSULT CONTRACTOR FOR PROFESSIONAL RECOMMENDATIONS
12. STEP FOOTINGS AS REQUIRED TO ACHIEVE FOOTING FROST DEPTH
13. SAW CUT CONTROL JOINTS WITHIN 6 HOURS OF SLAB POUR.
14. SEE ARCHITECTURAL FOR DIMENSIONS & ADDITIONAL INFORMATION.

STRUCTURAL NOTES:

CODE: Comply with the 2003 International Residential Code.

DESIGN LOADS:

Dead Loads: Roof = 15.0 psf., Floor = 10.0 psf.
Live Loads: Roof = 45.0 psf (Plus Drift), 1st Floor = 40.0 psf, 2nd Floor = 30.0 psf.
Wind Load: Building = 28.0 psf

FOUNDATIONS:

1. Bear footings on firm, undisturbed dense native soil at 4"-6" minimum below lowest adjacent finish or natural grade, which ever is lower.
2. Assumed soil bearing pressure = 2,000 psf.
3. Place foundation concrete only on clean, firm, dry bearing material.
4. Engineer shall be notified if stone ledge or marine clay is found during excavation.

CONCRETE:

1. Concrete regular weight (144 pcf) with Type II cement per ASTM C150, aggregate per ASTM C33, and potable water. No fly-ash permitted in floor slab. Aggregate size = 1" maximum for footings and slab. Minimum compressive strength = 3000 psi for foundations and slab on grade and 4,000 psi for exterior slabs and sidewalks.
2. Saw cuts for floor slab control joints shall be made as soon as the slab can support the weight of the saw, but no more then 12 hours after placing concrete.

REINFORCING:

1. ASTM A 615-S1, Grade 60 except #2 and #3 bars ASTM A615-S1: Grade 40.
2. Lap splices in concrete: 42 bar diameters.
3. Provide bent corner reinforcing to match and lap with horizontal reinforcing at corners and intersections of walls, and footings.

STEEL:

1. Rolled sections and plates: ASTM A-36, Fy = 36 ksi.
2. Steel Pipe Columns: ASTM A 36, Fy = 36 ksi.
3. Bolts and plain anchors: ASTM A 307.

WOOD:

1. General:
   a. Each piece of lumber shall be "S-DRY" and bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
   b. Double up studs at jambs and under beams.
   c. Do not notch or drill joists, beams or load bearing studs without approval.
2. Connections:
   a. Nail roof plywood with 8d common at 6" o.c. at all edges and boundary members and 10"o.c. at intermediate supports.
   b. Glue floor plywood to all framing members and nail with 8d common at 6" o.c. at all plywood edges and boundary members and 10" o.c. at intermediate supports.
   c. Nail wall plywood with 10d common nails at 6" o.c. at all edges and boundary members and 12" o.c. at intermediate supports.
3. Structural Sawn Lumber.
   a. 2 x 6 thru 2 x 14 joists: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.
   b. Studs: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.
4. Laminated Veneer Lumber (LVL): Fb = 2800 psi, Fv = 285 psi, E = 1,900 ksi
5. Plywood:
   a. Roof Sheathing: C-D INT-APA (PSI-94) with exterior glue; 5/8" with Identification Index 48/24. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
   b. Sub-flooring: C-D INT-APA (PSI-94) with exterior glue: 3/4" with Identification Index 48/24. lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
   c. Wall Sheathing: C-D INT-APA (PSI-74) with exterior glue, 1/2" with Identification Index 24/0. All panel edges backed with 2" nominal or wider framing.
6. Light Metal Plate Connected Wood Trusses:
   a. Design, fabricate,transport and erect per Truss Plate Institute Standards TPI_18 and BWT76.
   b. Design for loads, in addition to member weights,as given under "DESIGN LOADS" above.
   c. Submit design calculations and shop drawings. Fabricate after Engineer's review. Include wood grades to be used.
   d. All permanent and temporary bracing and fastening at bearings by truss manufacturer. Roof trusses shall not be loaded in any way until properly braced and plywood sheathing is completed. See truss manufacturers recommendations for truss erection bracing.
   e. Comply with "SUPPLEMENTARY NOTES" below.

SUPPLEMENTARY NOTES:

1. Verify all dimensions and conditions with architectural drawings prior to starting work. Notify the Engineer of any discrepancies or inconsistencies.
2. Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.

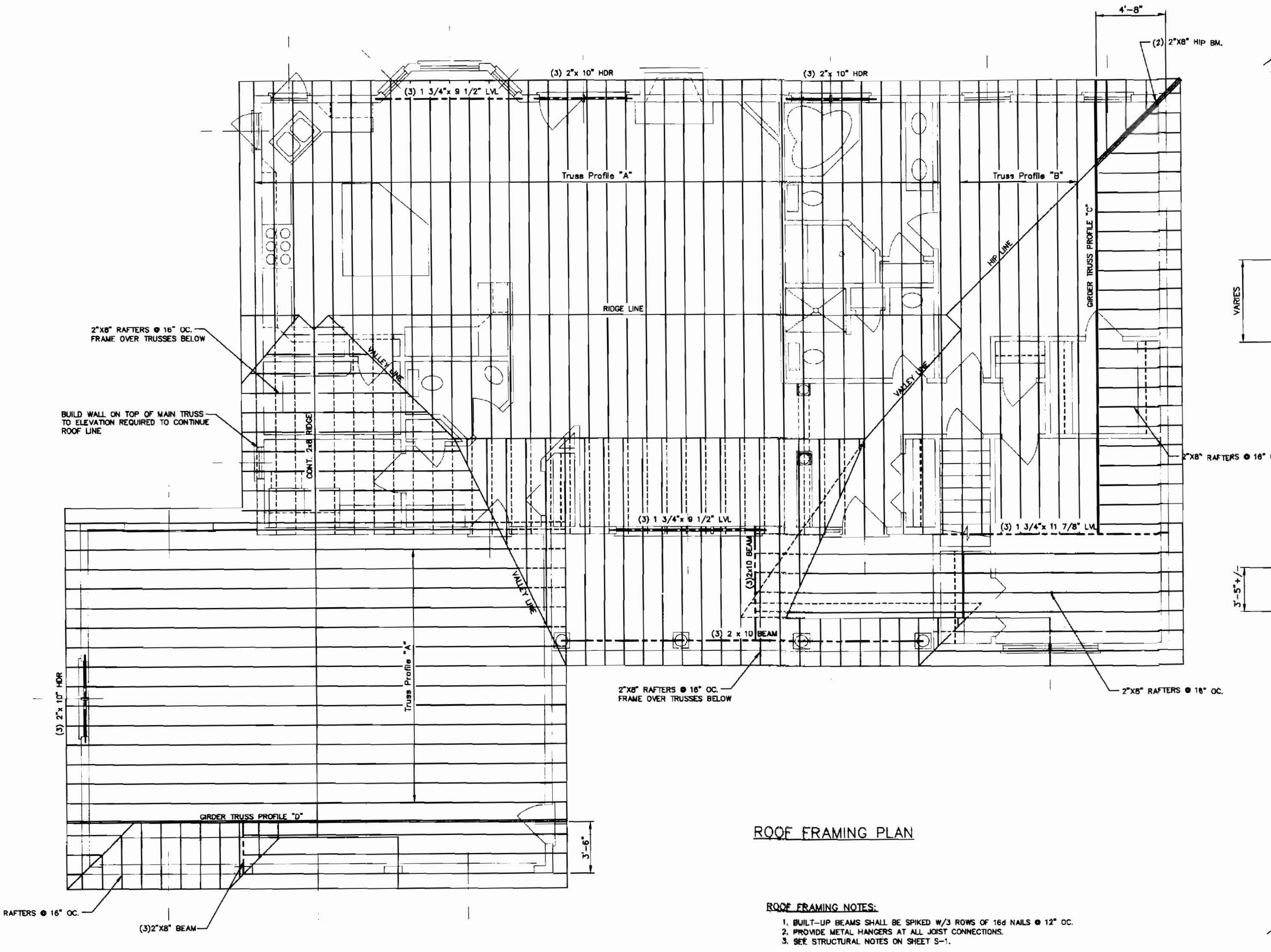
EDP
ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
P.O. BOX 575, FREEPORT, MAINE 04032 • (207) 865-9505

PROJECT: NAPPI RESIDENCE
Riverwalk, Hope Avenue, Portland, Maine

DRAWING: FOUNDATION PLAN

STATE OF MAINE — LARRY A. WICHROSKI — PROFESSIONAL ENGINEER

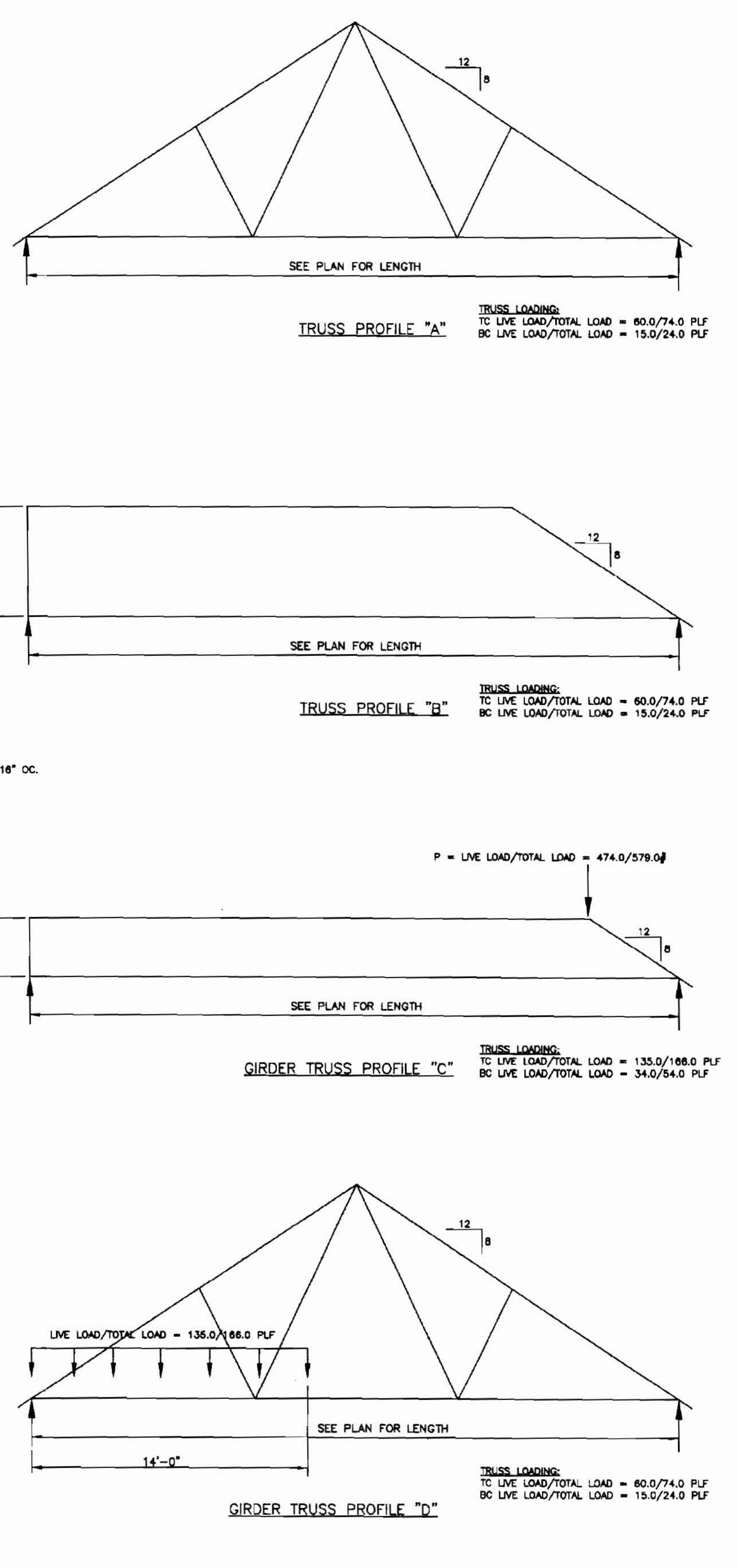
DESIGNED BY:	Larry Wichroski, P.E.
DRAWN BY:	J. MORIN
JOB #:	0707
SCALE:	1/4" = 1'-0"
DATE:	05-10-07
REVISIONS	
SHEET:	S-1



ROOF FRAMING PLAN

ROOF FRAMING NOTES:

1. BUILT-UP BEAMS SHALL BE SPIKED W/3 ROWS OF 16d NAILS @ 12" OC.
2. PROVIDE METAL HANGERS AT ALL JOIST CONNECTIONS.
3. SEE STRUCTURAL NOTES ON SHEET S-1.



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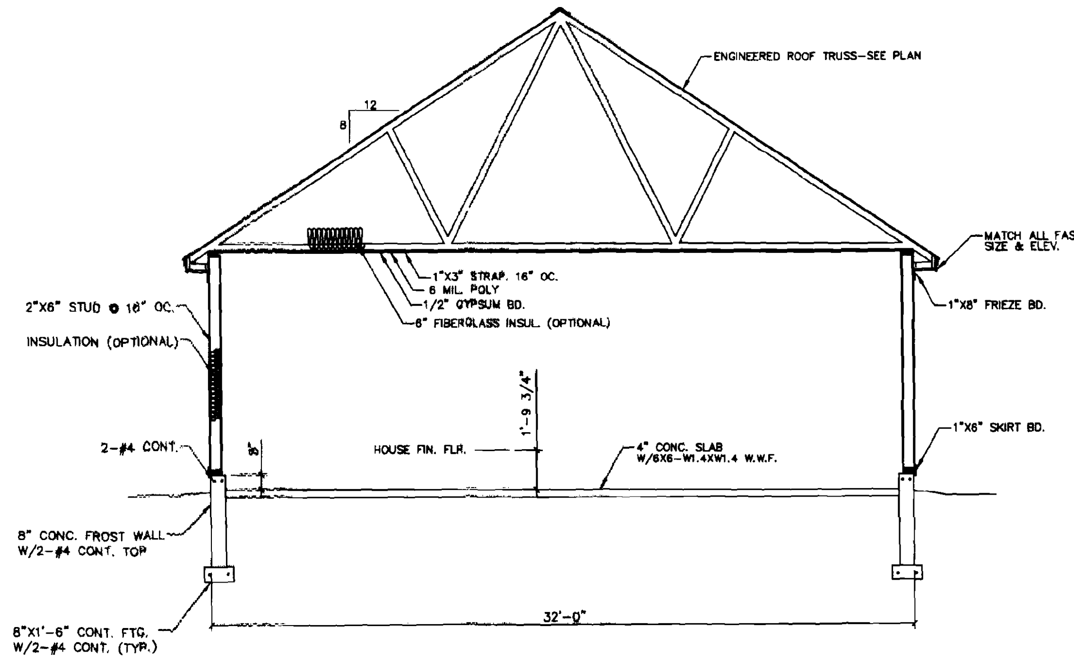
PROJECT: NAPPI RESIDENCE
Riverwalk, Hope Avenue, Portland, Maine

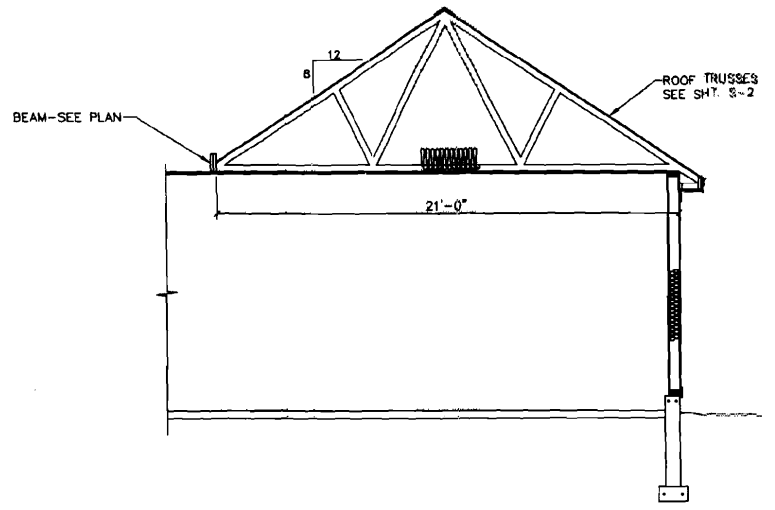
DRAWING: ROOF FRAMING PLAN

DESIGNED BY:	Larry Wichroski, P.E.
DRAWN BY:	J. MORIN
JOB #:	0707
SCALE:	1/4" = 1'-0"
DATE:	05-10-07
REVISIONS	
SHEET:	S-2

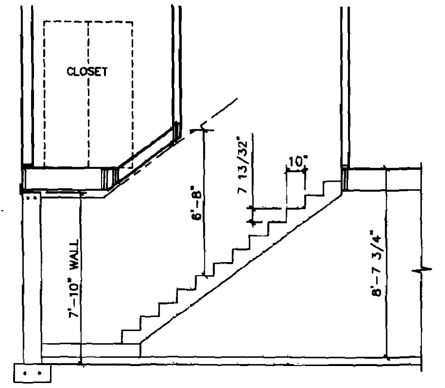
ALL DRAWINGS, PLANS, SKETCHES ETC, ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES. NONE OF THE EMPLOYEES OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR LAND SURVEYORS. CODES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS, IF NOT, SHALL BE RESPONSIBILITY OF CONTRACTOR OR OWNER.
ALL NOTING, SPECIFICATION AND DIMENSIONS SHALL BE REVIEWED BY CLIENT/CONTRACTOR BEFORE WORK BEGINS, ALL OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING.
IF PLANS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING SHALL BE HELD HARMLESS. IN ALL EVENTS DAMAGES SHALL BE LIMITED COST OF THE PLANS. MORIN DRAFTING ASSUMES NO LIABILTY FOR CONSTRUCTION DEFECTS, CHANGES AND/OR REVISIONS TO PLANS.



A/A4 **Wall Section**
SCALE: 1/4"=1'-0"



B/A4 **Wall Section**
SCALE: 1/4"=1'-0"



C/A4 **Wall Section**
SCALE: 1/4"=1'-0"

STANDARD MATERIAL LIST (UNLESS OTHERWISE NOTED)

FLOOR (WOOD FRAMED)–
- JOISTS: SEE FRAMING PLAN
- SHEATHING : 3/4" ADVANTEK (GLUED AND SCREWED OR NAILED)
- UNDERLAYMENT: AS REQ'D, SUITABLE WITH FINISH FLOOR MANUF.
- INSULATE R19 MIN. @ PERIMETER BOX SILLS FILL VOID BETWEEN ALL JOISTS

WALLS–
- STUDS: 2"X6" @ 16" OC.
- SHEATHING : 1/2" CDX PLYWOOD
- AIR BARRIER: TYVEK OR EQUIVALENT
- INSULATION: 6 1/2" KRAFT FACED FIBERGLASS BATT INSULATION
- VAPOR BARRIER: 6 MIL POLY
- FINISH: 1/2" GYPSUM BOARD
- FINISH (GARAGE): 5/8" TYPE "X" GYPSUM BOARD PER CODE
  INSULATION WALLS & CEILING OPTIONAL

CEILINGS–
- JOISTS: SEE FRAMING PLAN
- STRAPPING: 1"X3"
- FINISH: 1/2" GYPSUM BOARD
- FINISH (GARAGE): 5/8" TYPE "X" GYPSUM BOARD PER CODE
- VAPOR BARRIER: 6 MIL POLY (@ EXTERIOR EXPOSURE ONLY)
- INSULATION: (1) LAYER 6" [illegible]CE)
  1" THERMAX INSUL. @ INTERIOR SLOPES WHERE FIBERGLASS IS LESS THAN 12"

ROOFS–
- RAFTERS OR TRUSSES: SEE FRAMING PLAN
- 20 YEAR ASPHALT SHINGLES
- SHEATHING: 1/2" CDX PLYWOOD (W/CLIPS @ TRUSS FRAMED ROOFS)
- ICE & WATER SHIELD: ALL VALLEYS, 36" @ ROOF EDGE, ENTIRE SURFACE W/PITCHES UNDER 5/12
- STEPPED METAL FLASHING @ ALL CHIMMNEYS
- ALL ROOFS SHALL HAVE PROPER VENTILATION WITH PROPER VENTS, RIDGE VENTS AND SOFFIT VENTS.

SOFFIT/RAKE TRIM–
- FASCIA: 1"X3" & 1"X8"
- VENT: CONT. SOFFIT VENT
- SOFFIT: 1"X STOCK
- FRIEZE BOARD: 1"X 6"

Libby Construction Inc.
Falmouth, Maine

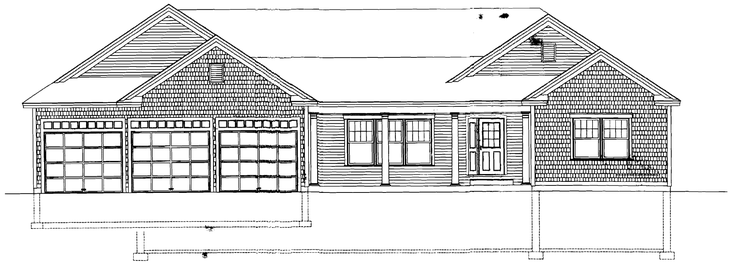
MORIN DRAFTING GORHAM, ME. 893-2462

NAPPI RESIDENCE
RIVERWALK, HOPE AVE., PORTLAND, ME.

SECTION

DRAWN: J. MORIN
SCALE: 1/4"=1'-0"
DATE: 05-07-07

A6



FRONT ELEVATION

Libby Construction Inc. Falmouth, Maine
MORIN DRAFTING GORHAM, ME. 893-2462
NAPPI RESIDENCE RIVERWALK, HOPE AVE., PORTLAND, ME.
ELEVATION
DRAWN: J. MORIN SCALE: 1/4"=1'-0" DATE: 05-07-07 — A1