

# THE COLONIAL

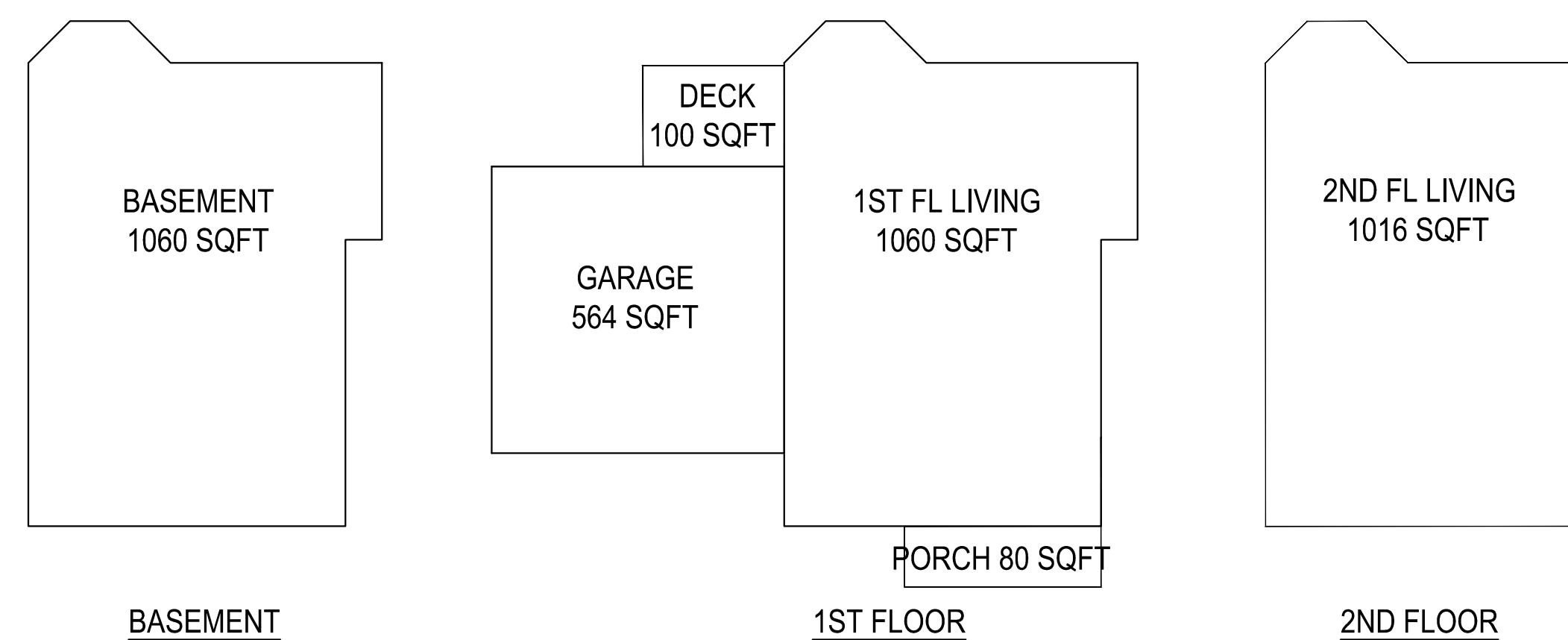
02-03-15

## DRAWING LIST:

- S1 - FOUNDATION PLAN & DETAILS
- S2 - FIRST FLOOR FRAMING & DETAILS
- S3 - SECOND FLOOR FRAMING & DETAILS
- S4 - ROOF FRAMING & DETAILS

- A1 - FIRST FLOOR PLAN & WINDOW SCHEDULE
- A2 - SECOND FLOOR PLAN & ROOF PLAN
- A3 - ELEVATIONS
- A4 - BUILDING SECTIONS
- A5 - EAVE DETAILS & TYP. WALL SECTION

## SQUARE FOOTAGE CALCULATIONS:



BASE BUILDING FOOTPRINT = 1799 SQ FT

1ST FL. LIVING SPACE : 1060 SQ FT  
 2ND FL. LIVING SPACE : 1016 SQ FT  
 TOTAL LIVING SPACE = 2076 SQ FT

BASEMENT : 1060 SQ FT  
 GARAGE : 564 SQ FT  
 FRONT PORCH : 80 SQ FT  
 DECK : 100 SQ FT



**ARCHITECT:**  
 ARCHETYPE P.A.  
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**STRUCTURAL ENGINEER:**  
 L&L STRUCTURAL ENGINEERING  
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GENERAL FOUNDATION NOTES:

1. PRESUMPTIVE SOIL BEARING CAPACITY IS 2000PSF TO BE VERIFIED BY THE G.C. IN THE FIELD.
2. PROVIDE 4" DIA. PERFORATED PVC DRAINAGE PIPES ADJACENT TO BOTTOM OF FOOTING, WRAPPED IN 1'-0" x 1'-0" CRUSHED STONE AND FILTER FABRIC. DRAIN TO A SUITABLE DISCHARGE LOCATION AWAY FROM THE BUILDING.
3. CONCRETE STRENGTH (f'c) SHALL BE 4000 PSI AT 28 DAYS FOUNDATION SHALL NOT BE BACKFILLED UNTIL 7 DAYS AFTER PLACEMENT.
4. PROVIDE 12" COMPACTED STRUCTURAL FILL OR CRUSHED STONE BENEATH ALL CONCRETE SLABS COMPACTED 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) FOR STRUCTURAL FILL OR 100% OF THE DRY RODDED UNIT WEIGHT AS DETERMINED BY ASTM C-29 FOR CRUSHED STONE.
5. ALL FOUNDATION WALLS SHALL BE BACKFILLED WITH FREE DRAINING STRUCTURAL FILL ON BOTH SIDES OF THE WALL SIMULTANEOUSLY. THE BASEMENT FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE FIRST FLOOR FRAMING IS COMPLETELY CONSTRUCTED INCLUDED ALL FRAMING MEMBERS, FLOOR SHEATHING, BLOCKING, FRAMING CONNECTORS AND CONNECTIONS TO THE FOUNDATION WALL.
6. PROVIDE 1/2" WIDE BY 1" DEEP CONTROL JOINTS IN SLAB ON A 15' x 15' (225 SQFT) MINIMUM PATTERN.

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Address

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Project:

THE COLONIAL OPTION #1

Revisions:

Revised 03 FEB 2015

Date:

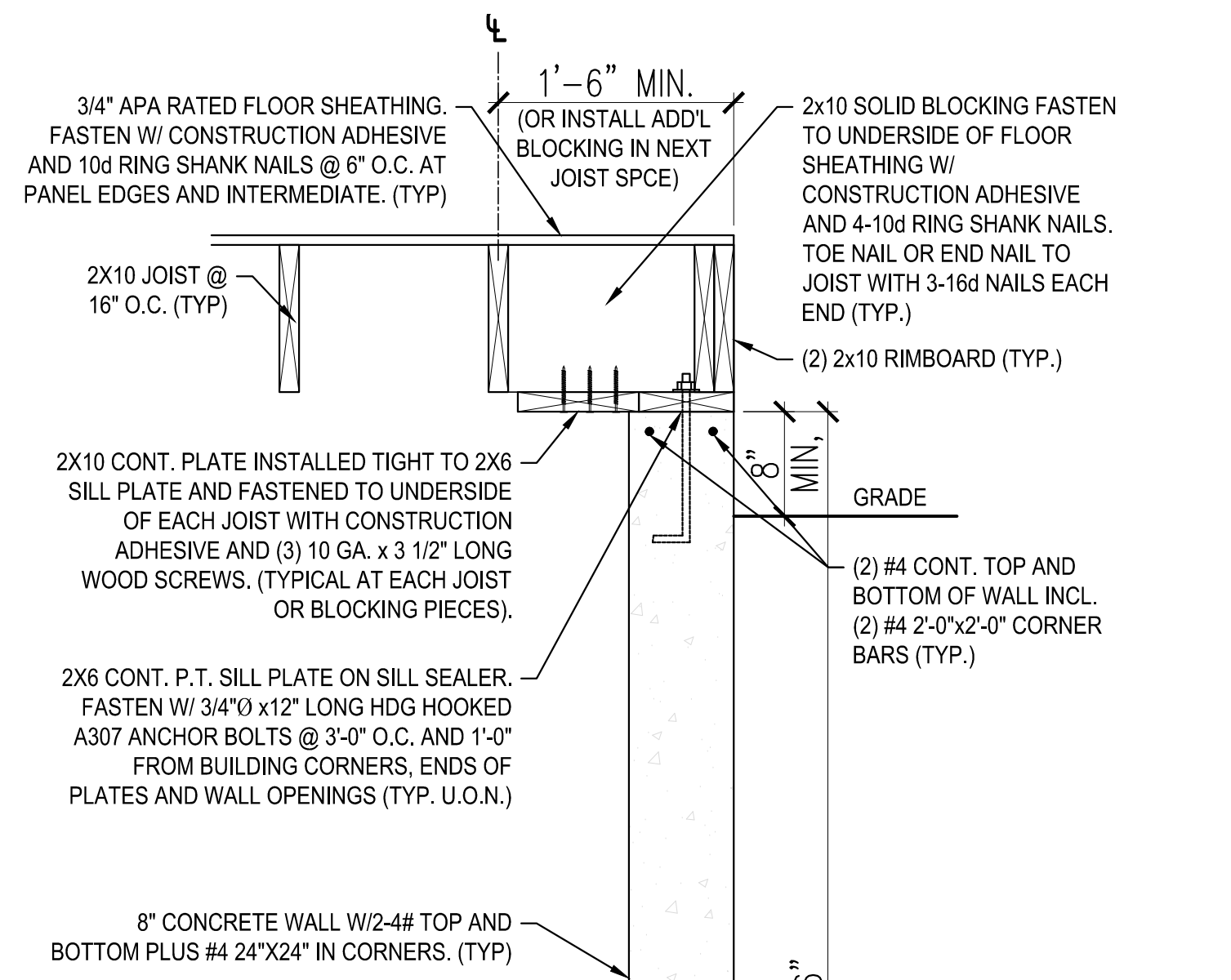
13 Dec 2012

Scale:

1/4" = 1'-0"

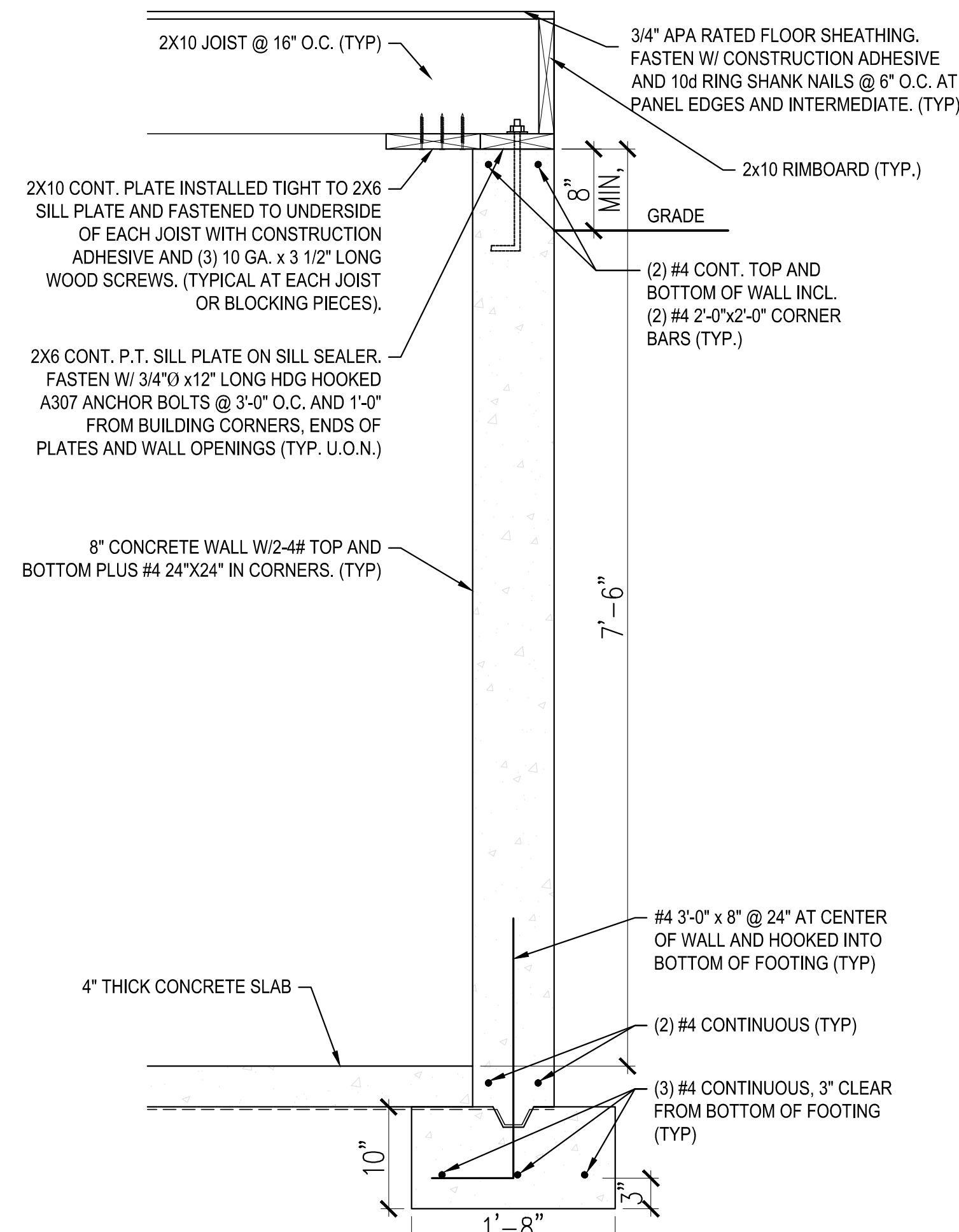
FOUNDATION FRAMING AND DETAILS

S1



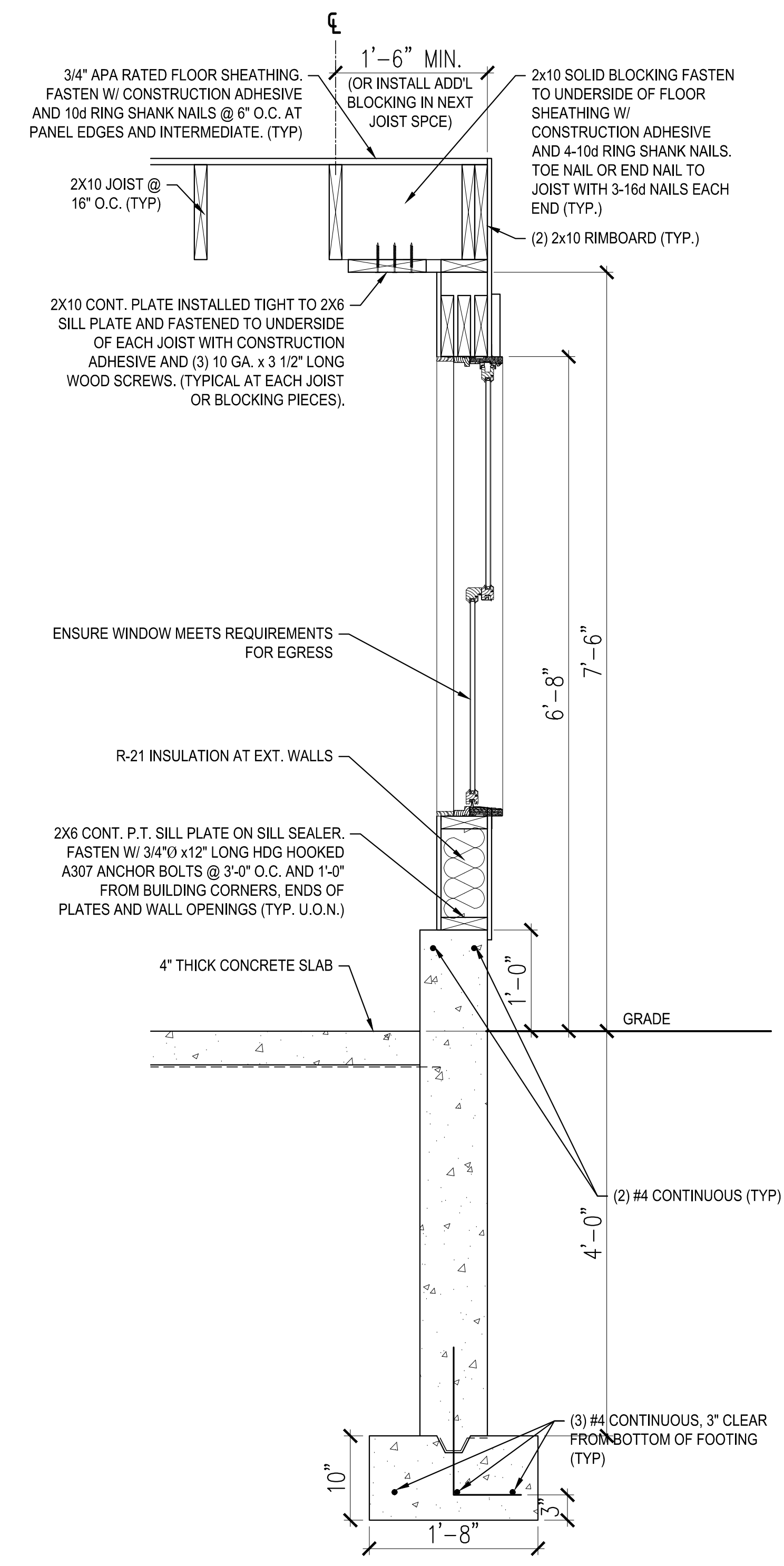
A FOUNDATION/FLOOR FRAMING SECTION (JOISTS PARALLEL TO WALL)

SCALE: 1"=1'-0"



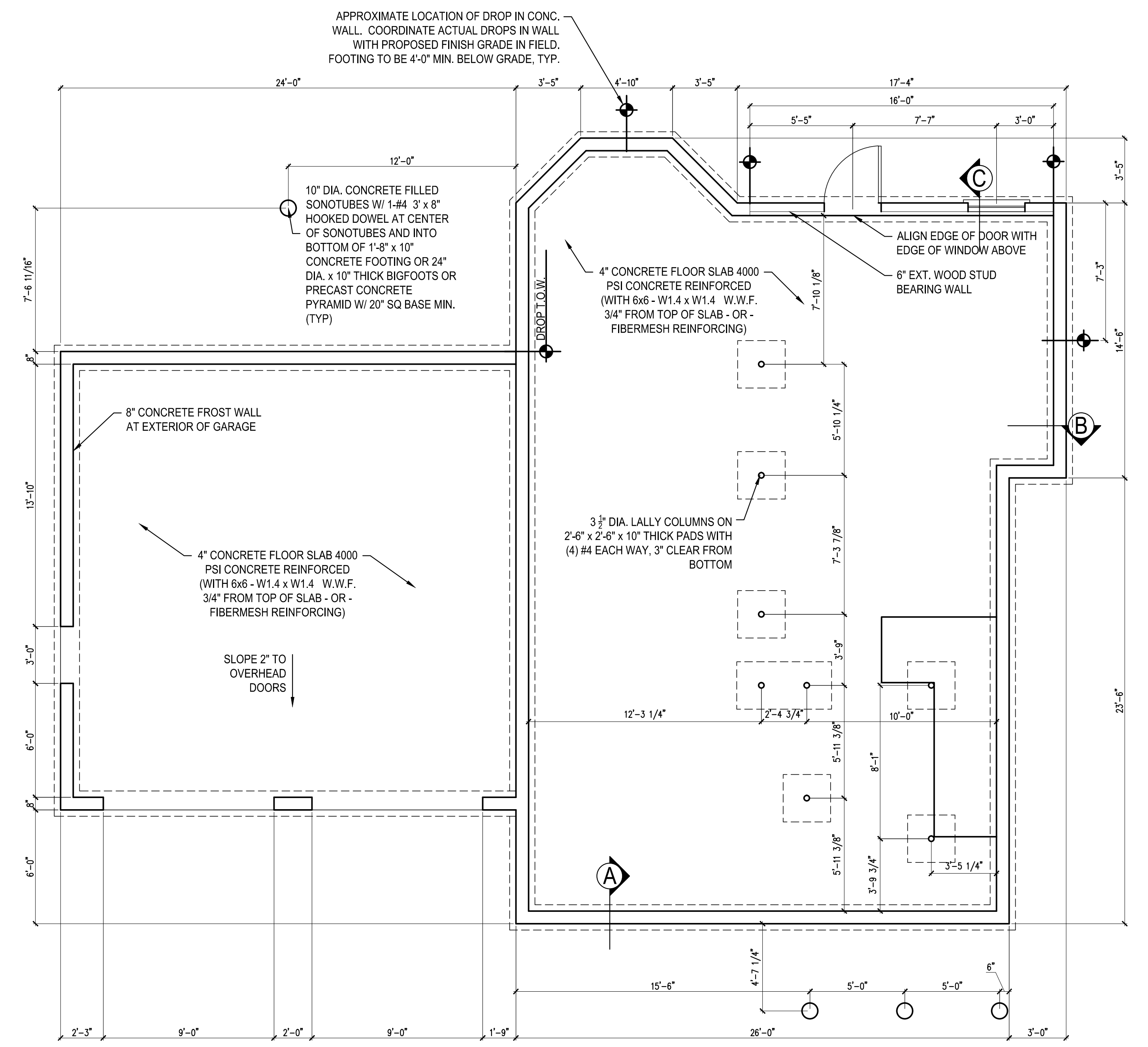
B FOUNDATION/FLOOR FRAMING SECTION (JOISTS PERPENDICULAR TO WALL)

SCALE: 1"=1'-0"



C FOUNDATION/FLOOR FRAMING SECTION (WINDOW AT DAYLIGHT BASEMENT)

SCALE: 1"=1'-0"

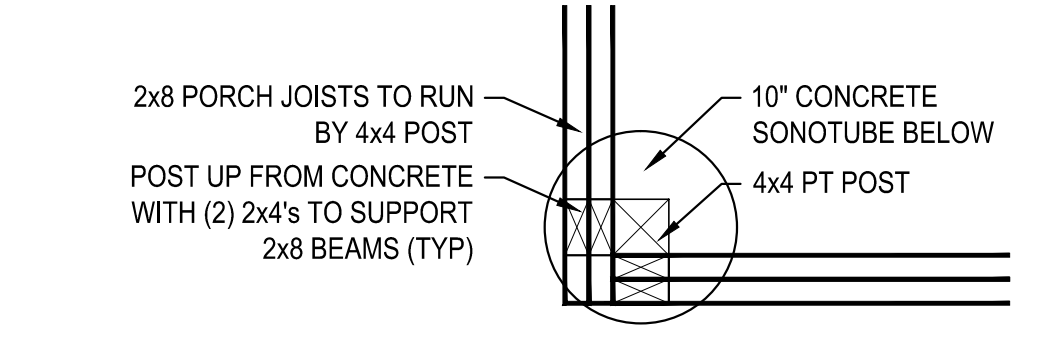


1 FOUNDATION PLAN

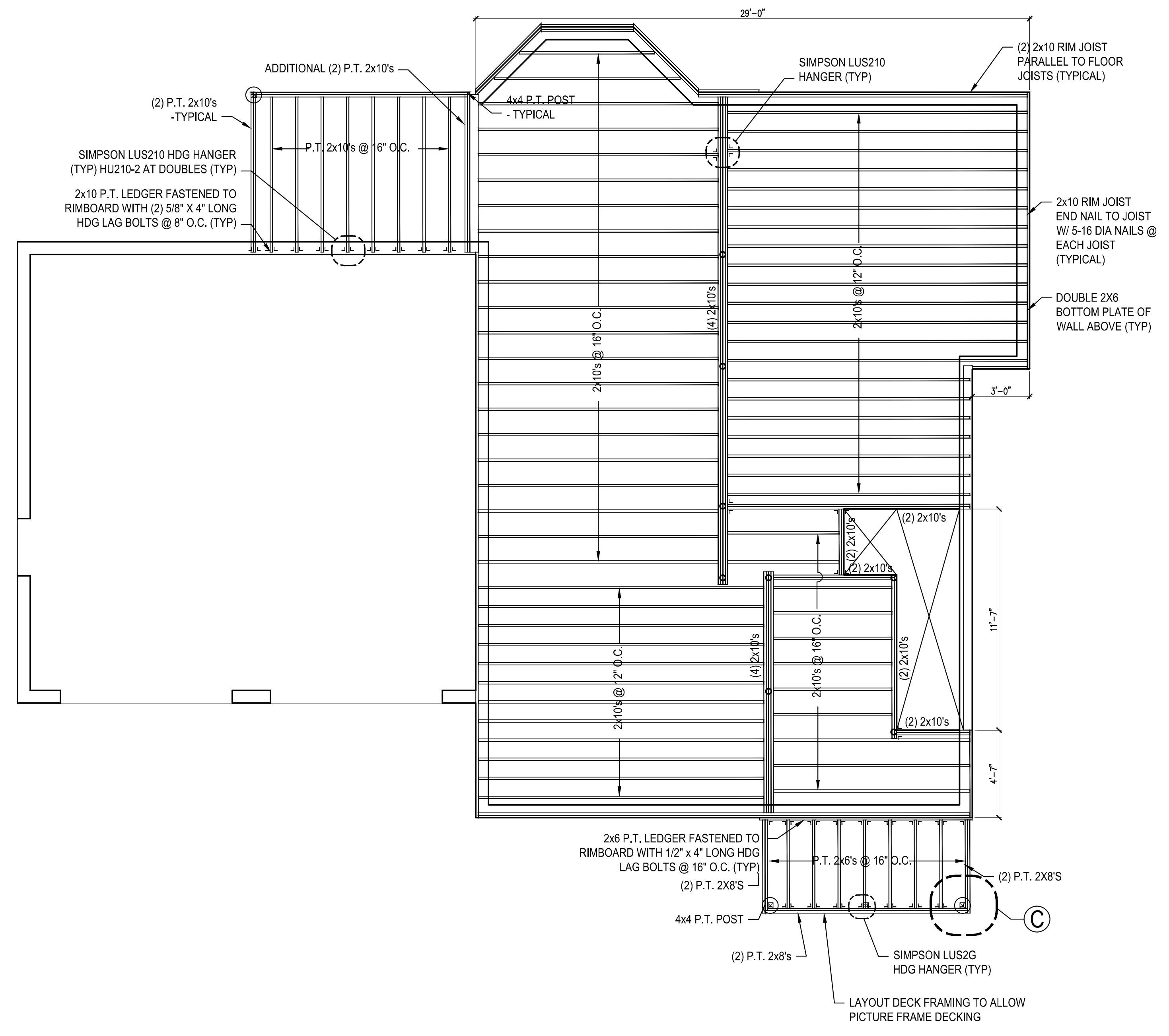
SCALE: 1/4"=1'-0"

SCALE: 1"=1'-0"

SCALE: 1"=1'-0"



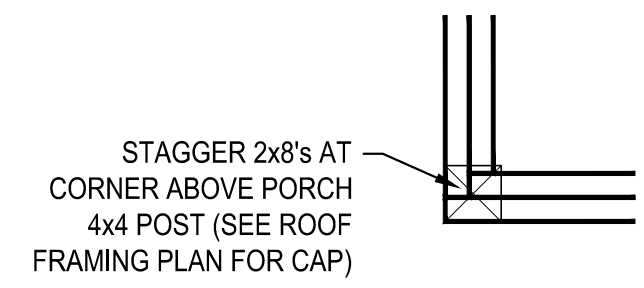
**C** PORCH FRAMING DETAIL  
SCALE: 1"=1'-0"



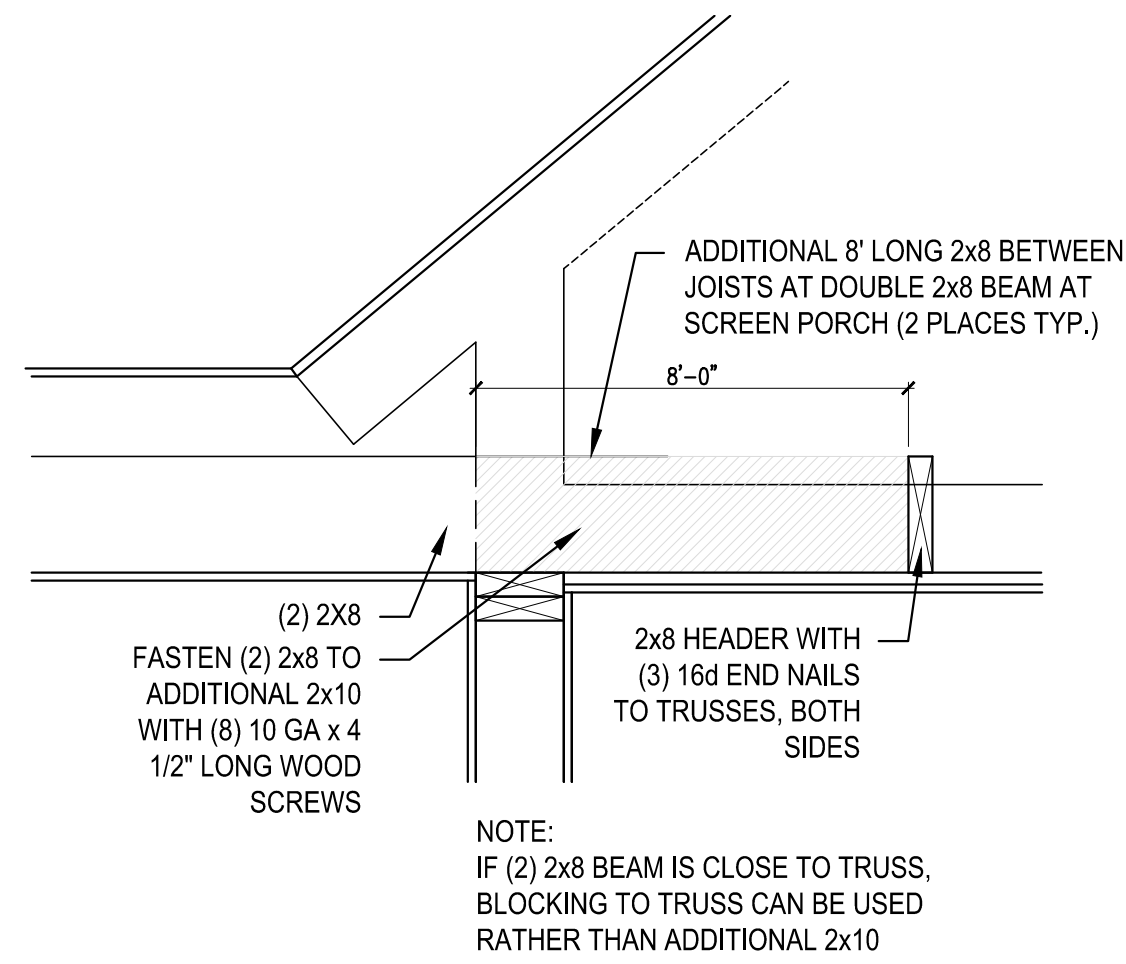
**1** FIRST FLOOR FRAMING PLAN  
SCALE: 1/4"=1'-0"

Date: 13 Dec 2012	Scale: 1/4" = 1'-0"	Revisions: Revised 03 FEB 2015	Project: <b>THE COLONIAL OPTION #1</b>	Architect: <b>ARCHETYPE architects</b> 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
				Consulting Engineer:
Prepared For: <b>MICHAEL GALLI</b>			Address:	

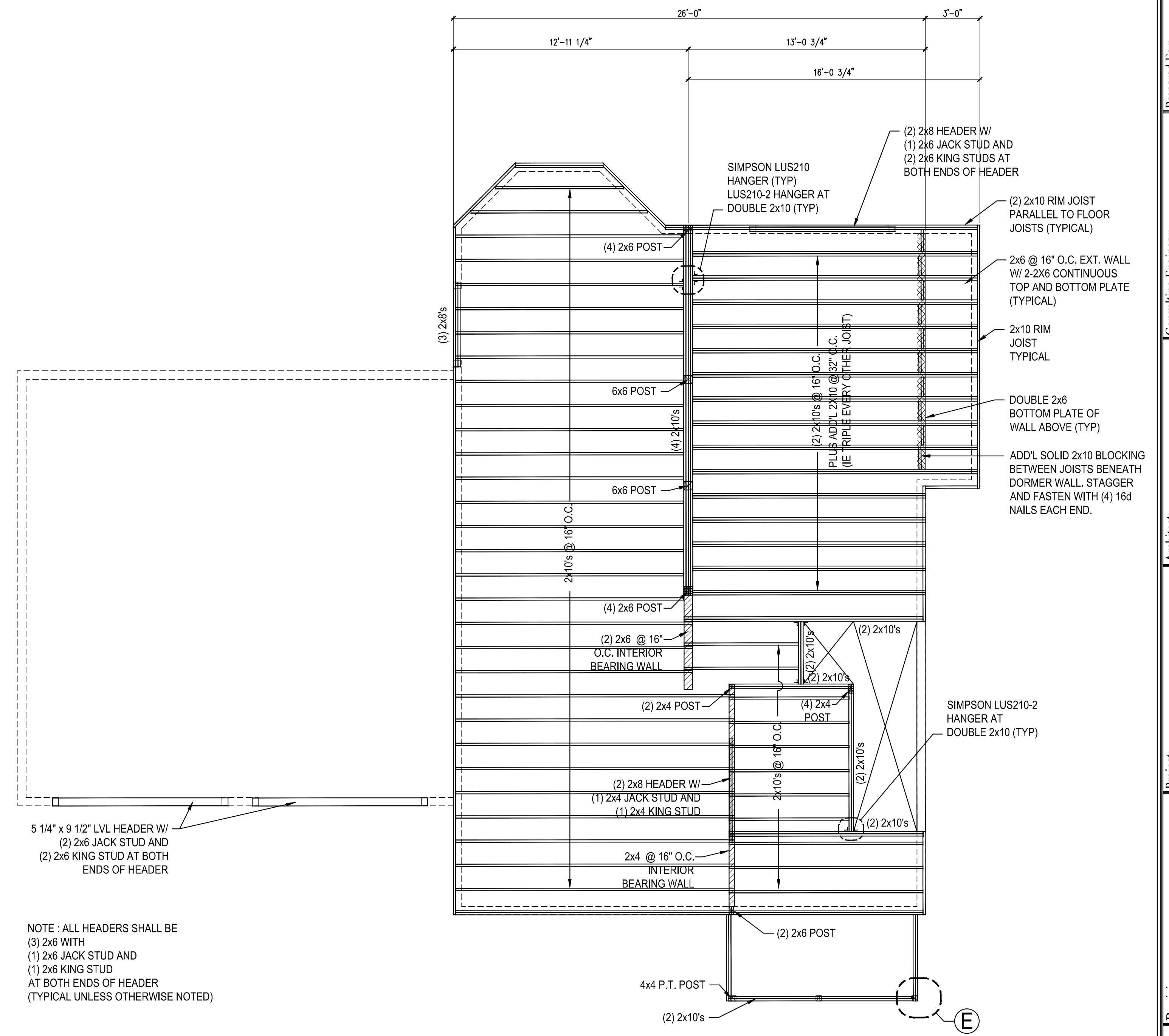




**E** | PORCH FRAMING DETAIL  
SCALE: 1"=1'-0"



**D** | PORCH CONNECTION TO MAIN HOUSE  
SCALE: 1"=1'-0"



**1** | SECOND FLOOR FRAMING PLAN  
SCALE: 1/4"=1'-0"

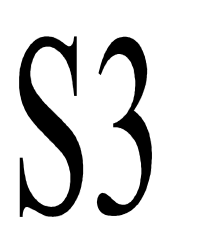
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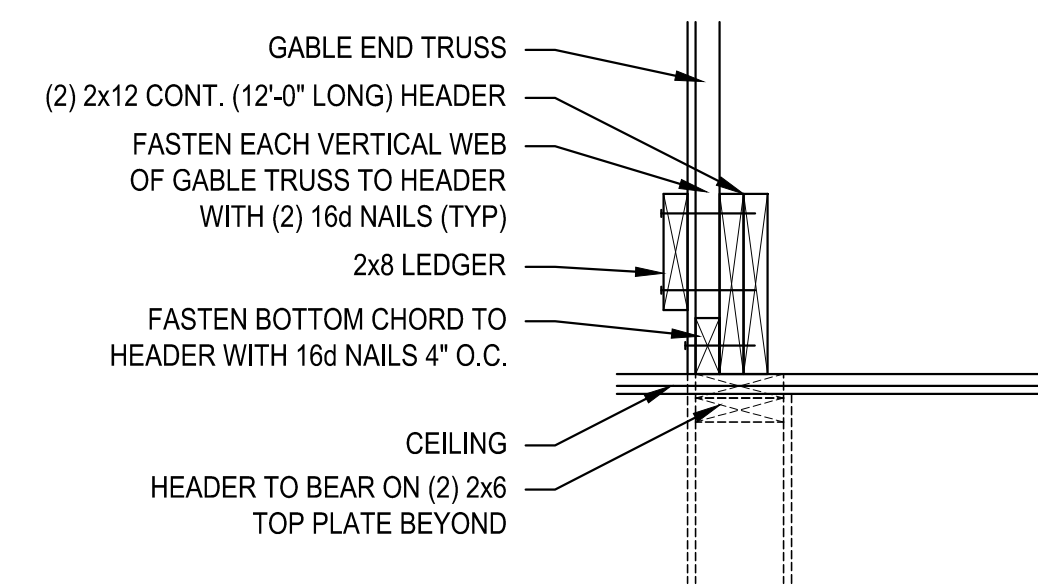
Revisions:  
Revised 03 FEB 2015

Date: 13 Dec 2012  
Scale: 1/4" = 1'-0"  
**SECOND FLOOR FRAMING AND DETAILS**



**TIMBER TRUSS NOTES:**

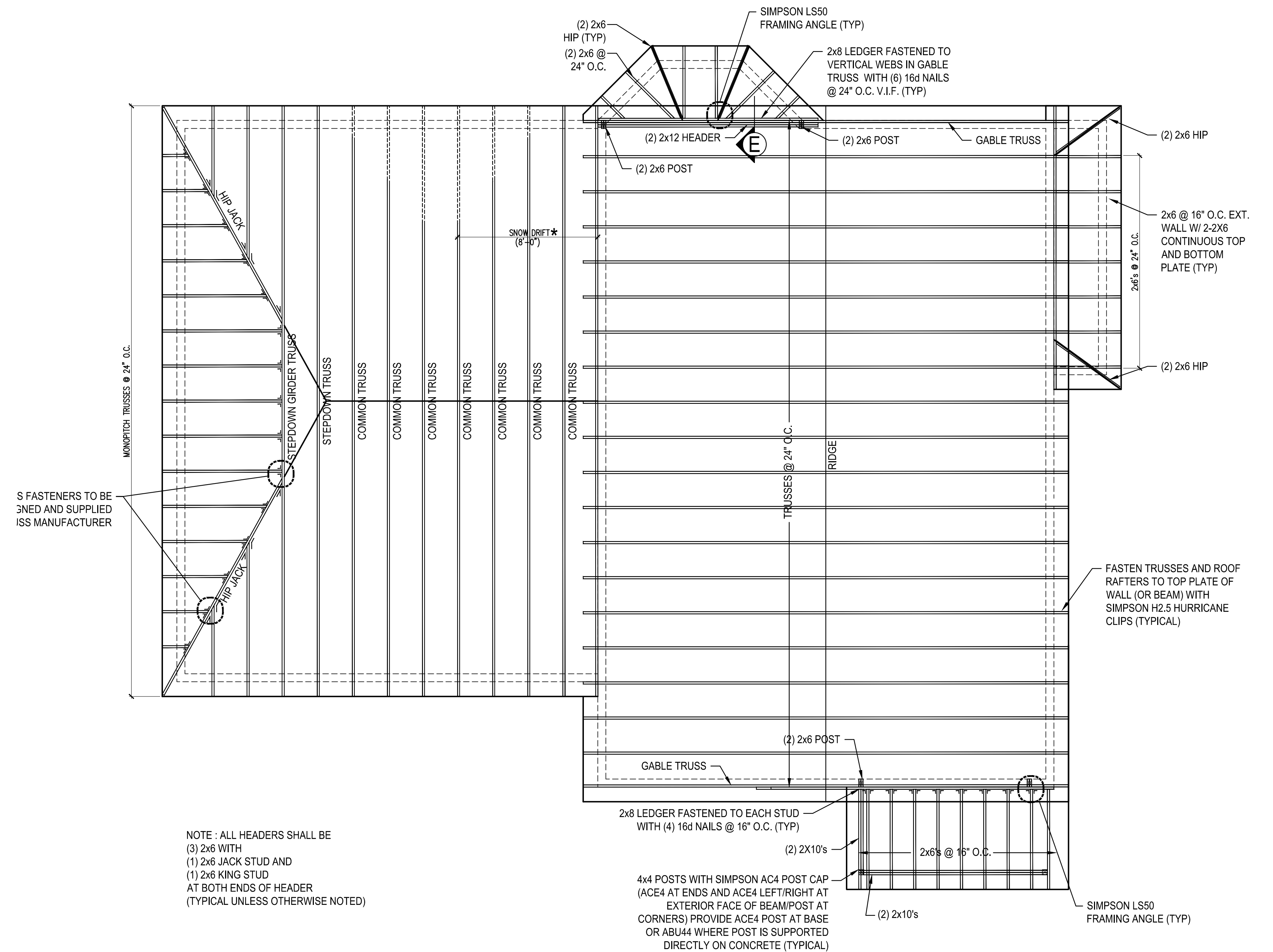
1. Timber trusses shall be designed in accordance with structural loading produced by IRC 2009 and ASCE 7-88.
2. Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Lumber, kiln dried, 15% maximum M.C., or approved alternate.
3. Applicable specifications:
  - a) National Design Specification for stress graded lumber and its fastening (NDS).
  - b) Design specifications for light metal plate connected wood trusses (TPI-latest edition).
4. Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading per Truss Plate Institute (TPI) requirements and for permanent lateral support of compression members and for permanent chord/web bracing.
5. Submittals:
  - a) Submit design calculations, shop drawings, and erection procedures all affixed with the seal of a professional structural engineer licensed in the State of Maine.
  - b) Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing, and shall be approved by the truss designer.
6. All fabricated trusses shall be inspected at the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
7. Connector plates shall be galvanized.
8. Provide Simpson H2.5 hurricane anchors at all locations where trusses bear on bearing walls and structural beams.



**E** LEDGER ATTACHED TO GABLE TRUSS/ HEADER  
SCALE: 1"=1'-0"

ROOF TRUSS LOADING	
TCLL:	= 40 P.S.F. (★85 P.S.F. AT SNOW DRIFT AREAS)
TCDL:	= 10 P.S.F.
BCLL:	= 20 P.S.F. (IN AREAS WITH 3'-6" ABOVE BOTTOM CHORD)
BCLL:	= 10 P.S.F.

- NOTE:**
1. MAXIMUM PERMISSIBLE LIVE LOAD DEFLECTION SHALL BE L/360.
  2. TRUSS DESIGNER SHALL DESIGN TRUSSES FOR APPLICABLE LIVE, DEAD AND LATERAL LOADS IN ACCORDANCE WITH THE 2009 IRC INTERNATIONAL RESIDENTIAL BUILDING CODE INCLUDING WIND, SNOW, UNBALANCED SNOW AND DEAD LOADS (TYP).
  3. TEMPORARY AND PERMANENT TOP CHORD, BOTTOM CHORD AND WEB BRACING SHALL BE INSTALLED IN ACCORDANCE WITH TPI AND THE HIB-LATEST EDITION REPORT.



**1** ROOF FRAMING PLAN  
SCALE: 1/4"=1'-0"

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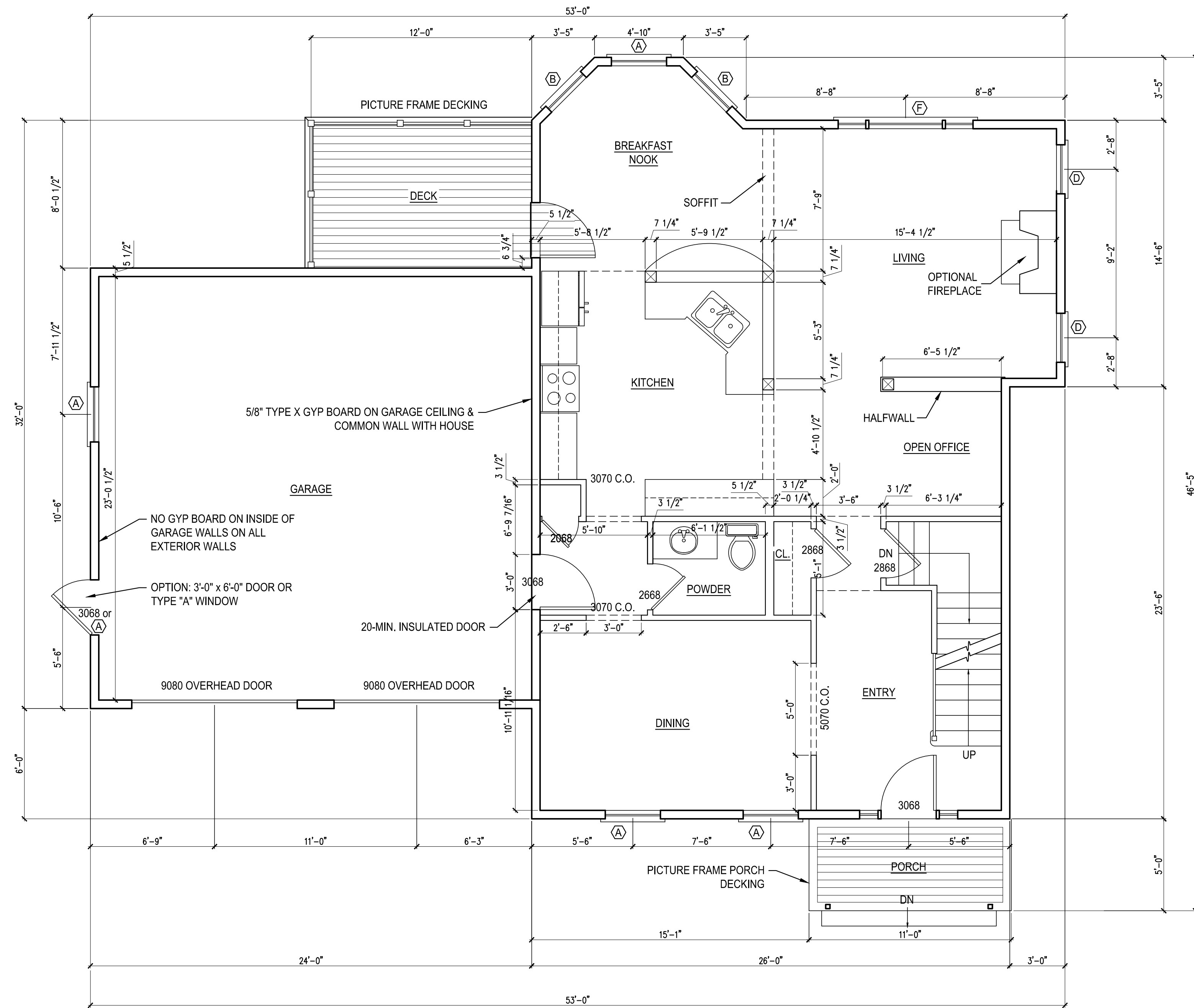
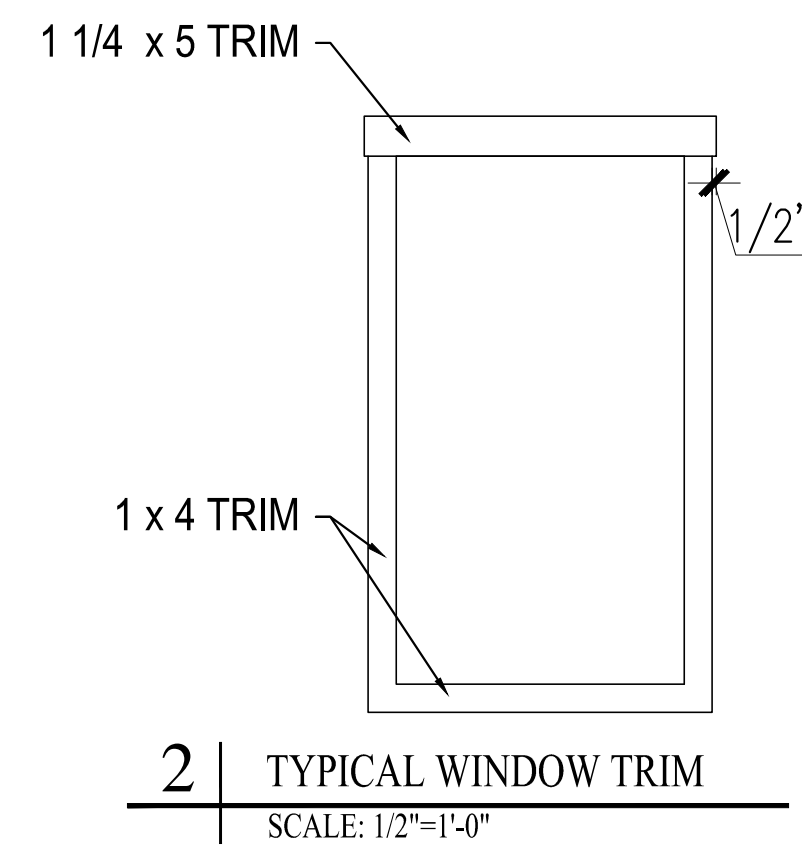
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Scale: 1/4" = 1'-0"  
**ROOF FRAMING AND DETAILS**



# WINDOW SCHEDULE

ALL WINDOWS WITH SCREENS

TAG	SIZE	TYPE	MUNTIN	REMARKS
(A)	3'-0" x 5'-6"	DOUBLE HUNG	AS SHOWN	MEETS EGRESS REQUIREMENTS
(B)	2'-8" x 5'-6"	DOUBLE HUNG	AS SHOWN	
(C)	3'-0" x 5'-0"	DOUBLE HUNG	AS SHOWN	MEETS EGRESS REQUIREMENTS
(D)	2'-8" x 5'-0"	DOUBLE HUNG	AS SHOWN	
(E)	2'-6" x 3'-6"	DOUBLE HUNG	AS SHOWN	
(F)	(2) 2'-0" x 5'-6" + 4'-6" x 5'-6"	PICTURE / D.H.	AS SHOWN	
(G)	2'-6" x 4'-0"	CASEMENT	AS SHOWN	MEETS EGRESS REQUIREMENTS



1 | FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

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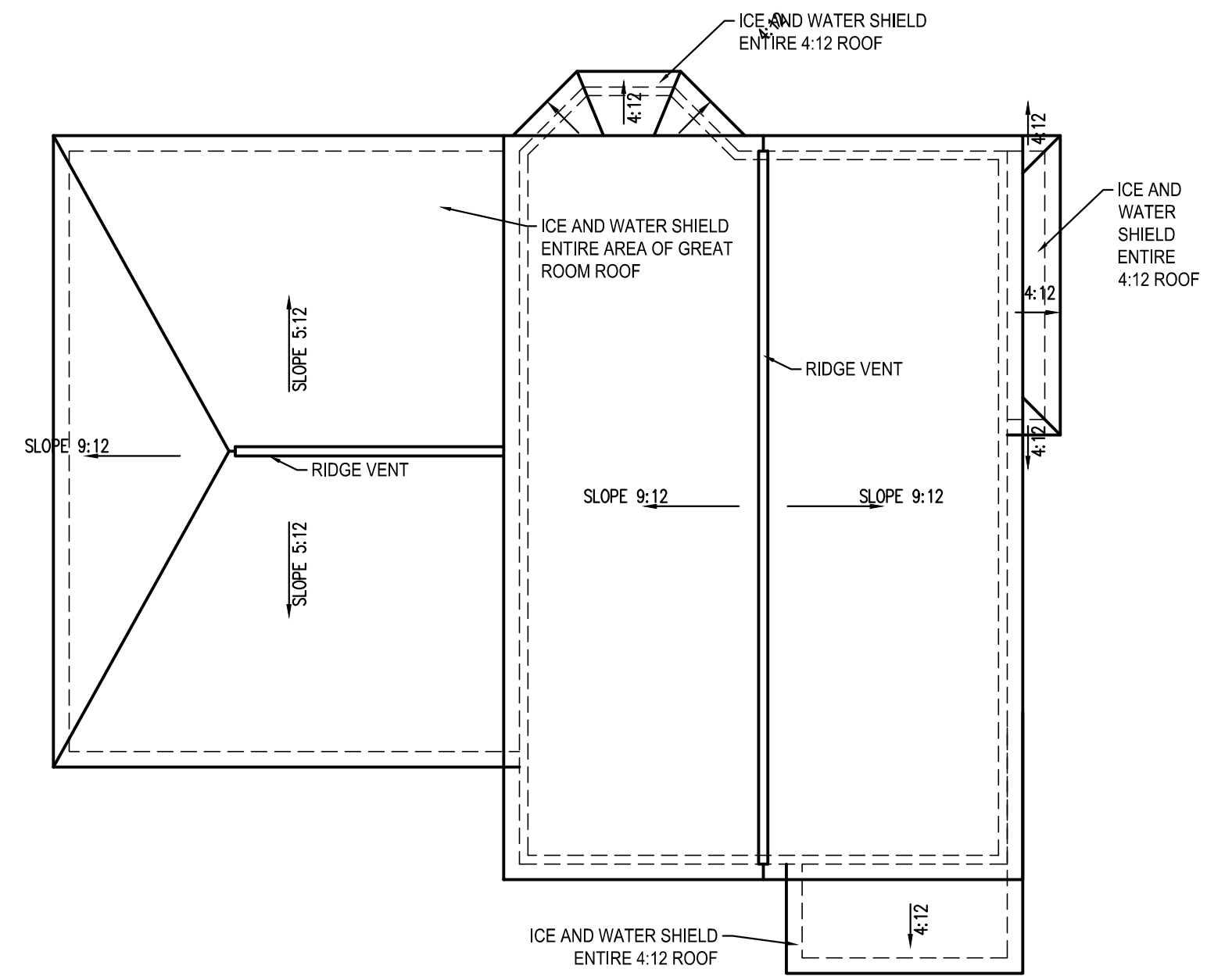
Project:  
**THE COLONIAL  
OPTION #1**

Revisions:

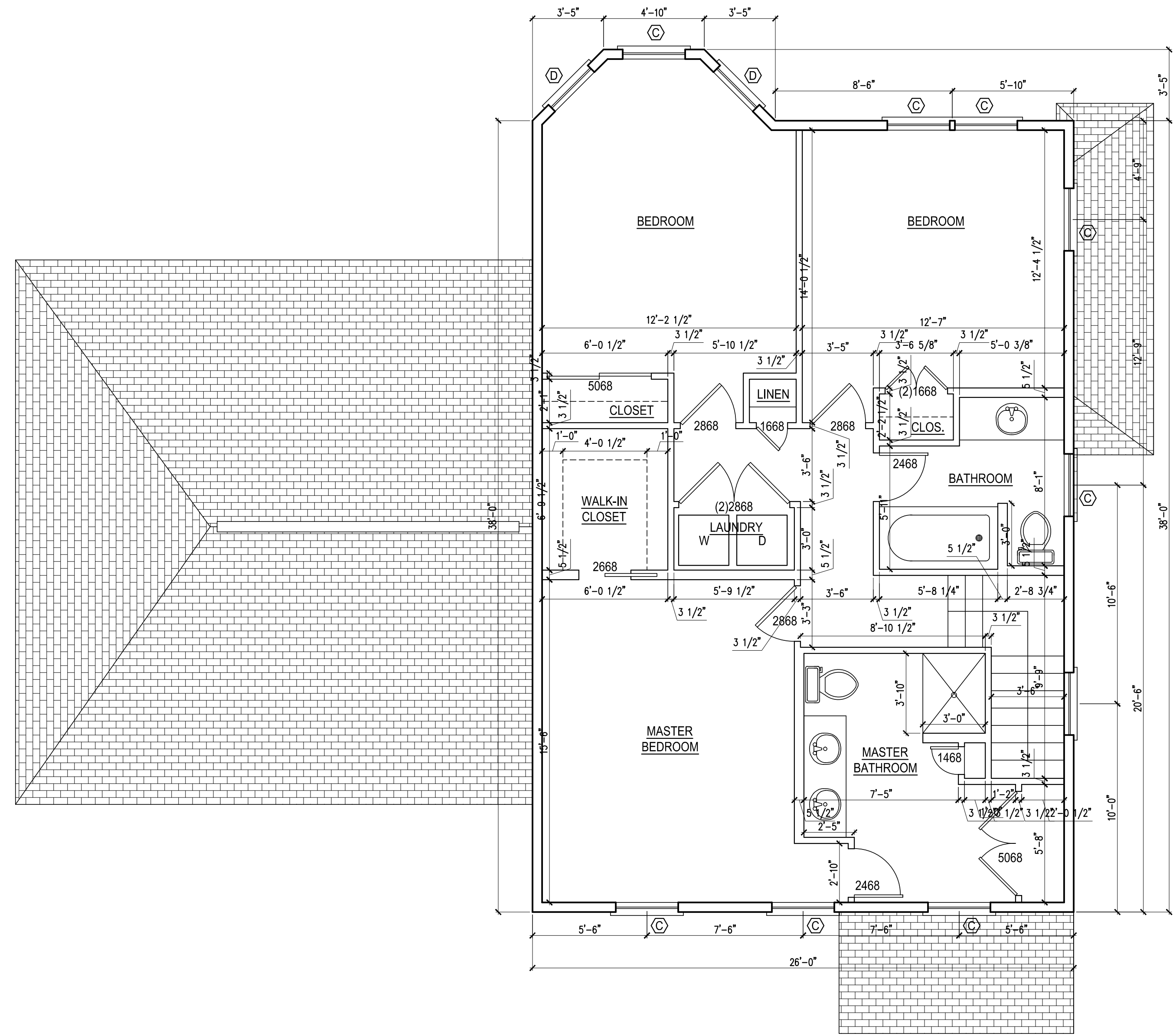
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Date: 13 Dec 2012  
Scale: 1/4" = 1'-0"

**FIRST FLOOR PLAN**  
**A1**



3 ROOF PLAN  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

Date: 13 Dec 2012

Scale: AS NOTED

Revisions:  
Revised 03 FEB 2015

Project:

THE COLONIAL  
OPTION #1

Architect:

**ARCHETYPE**  
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Prepared For:

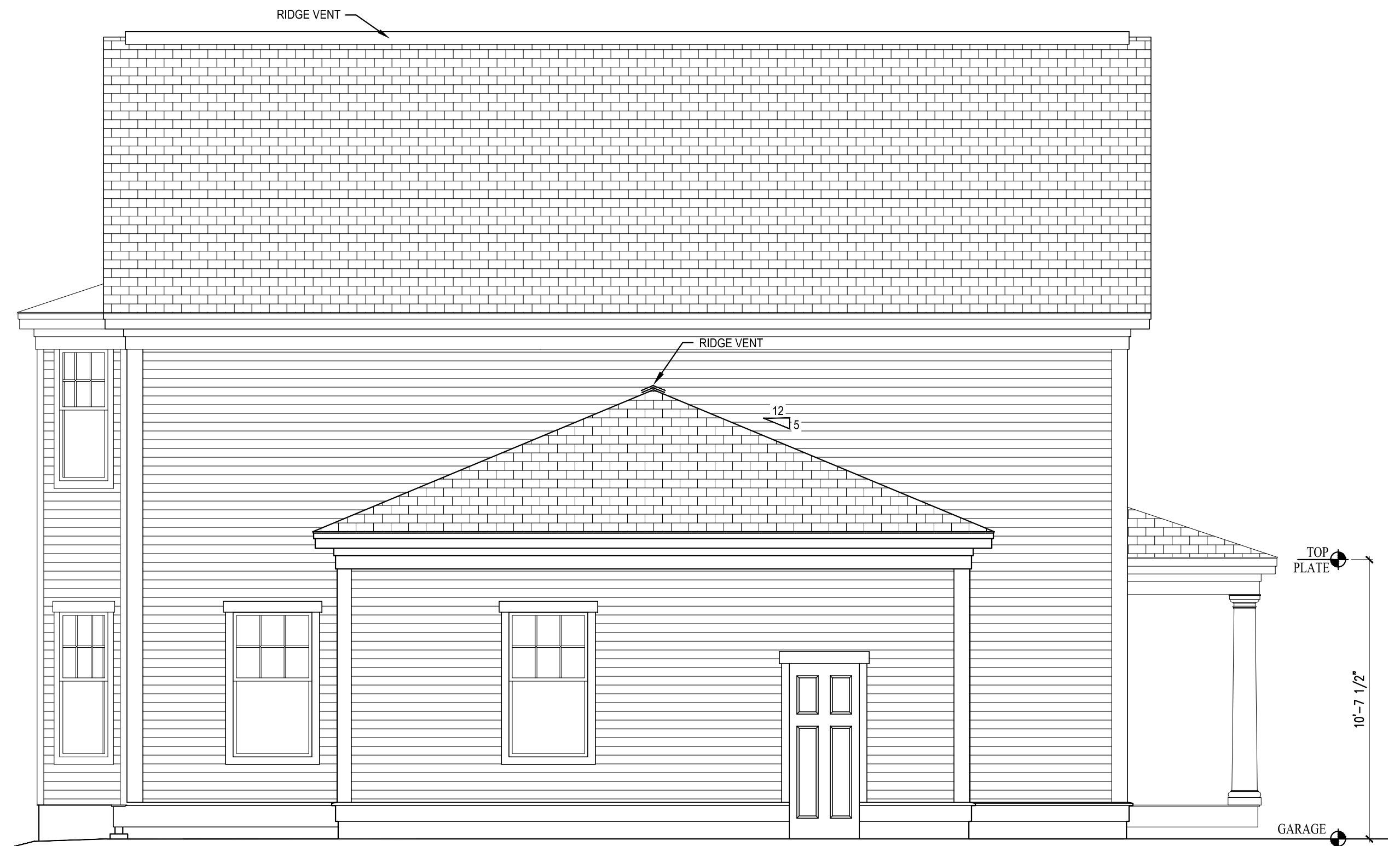
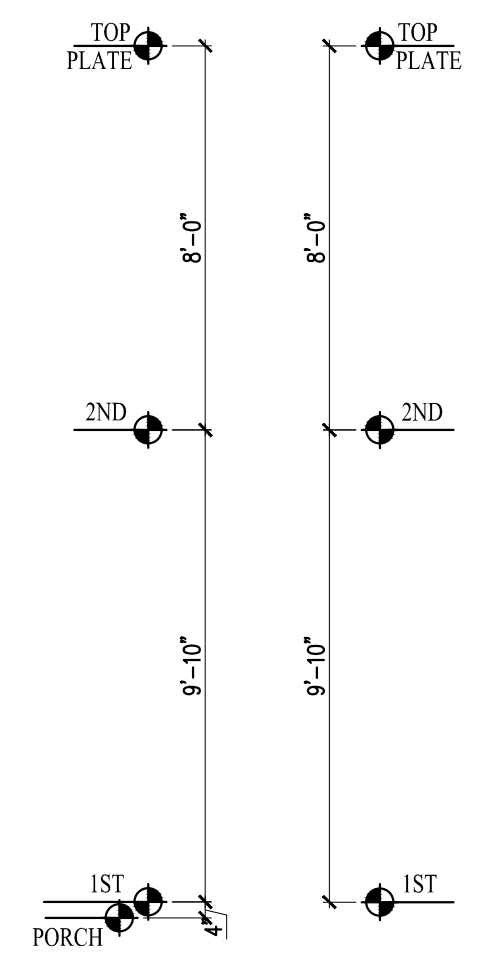
MICHAEL GALLI

Address:

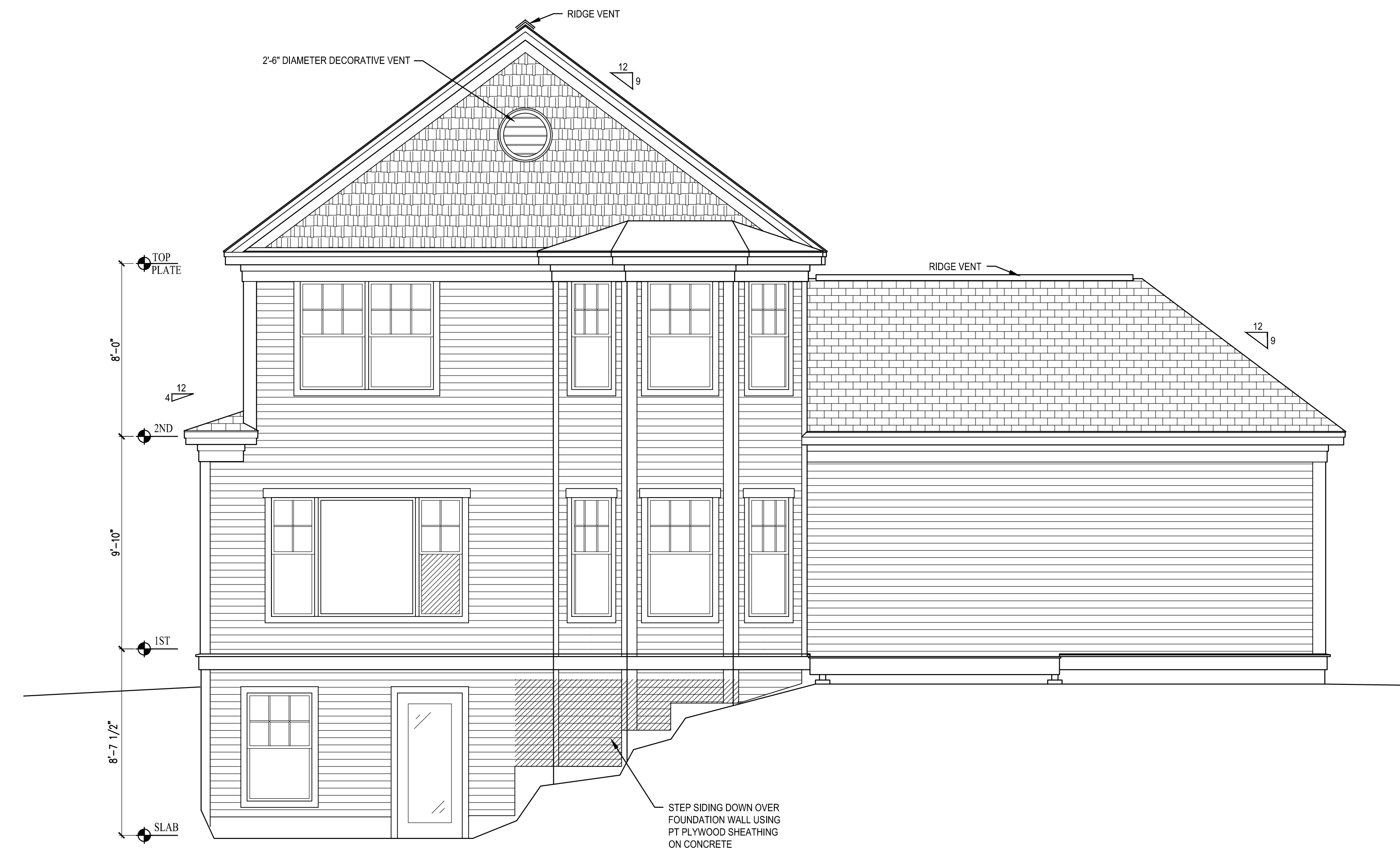
A2



1 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



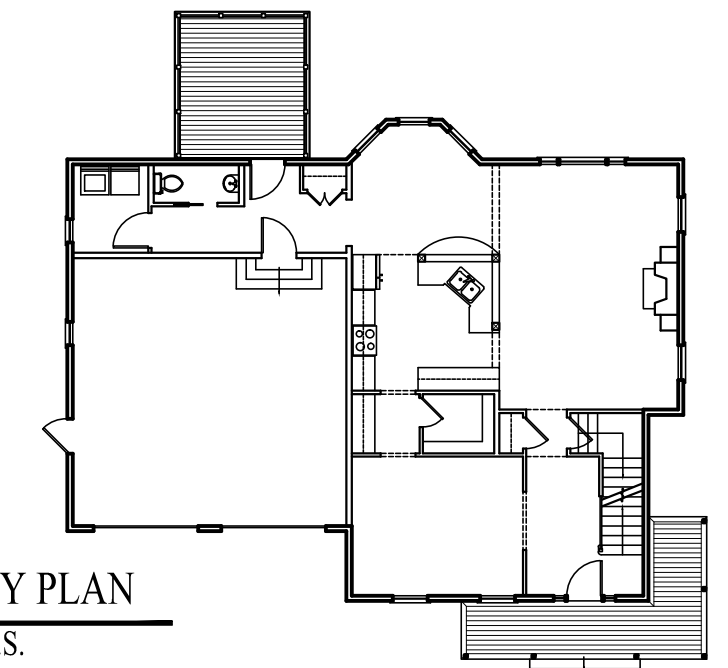
2 SIDE ELEVATION  
SCALE: 1/4"=1'-0"



3 REAR ELEVATION  
SCALE: 1/4"=1'-0"

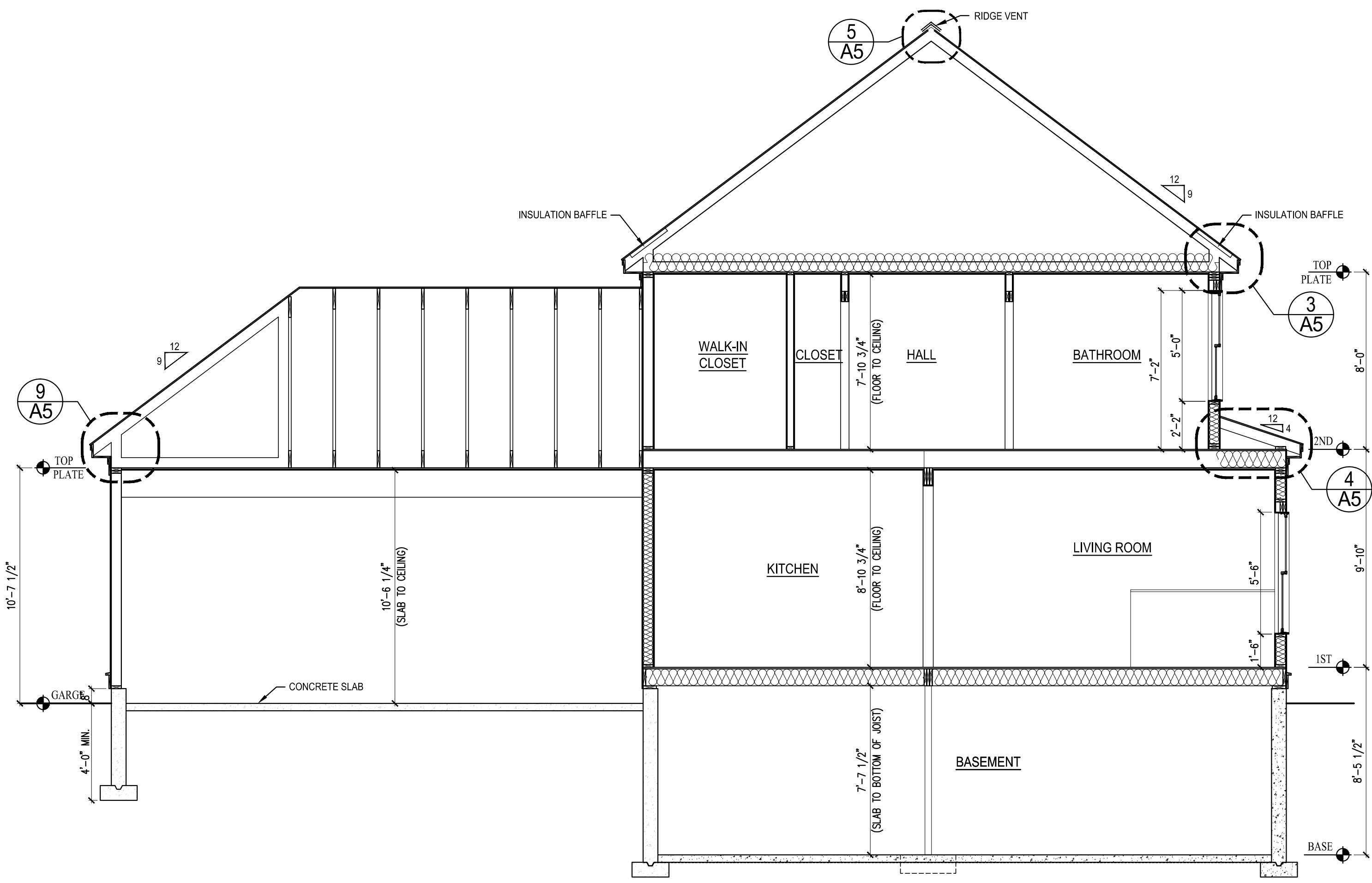


4 SIDE ELEVATION  
SCALE: 1/4"=1'-0"

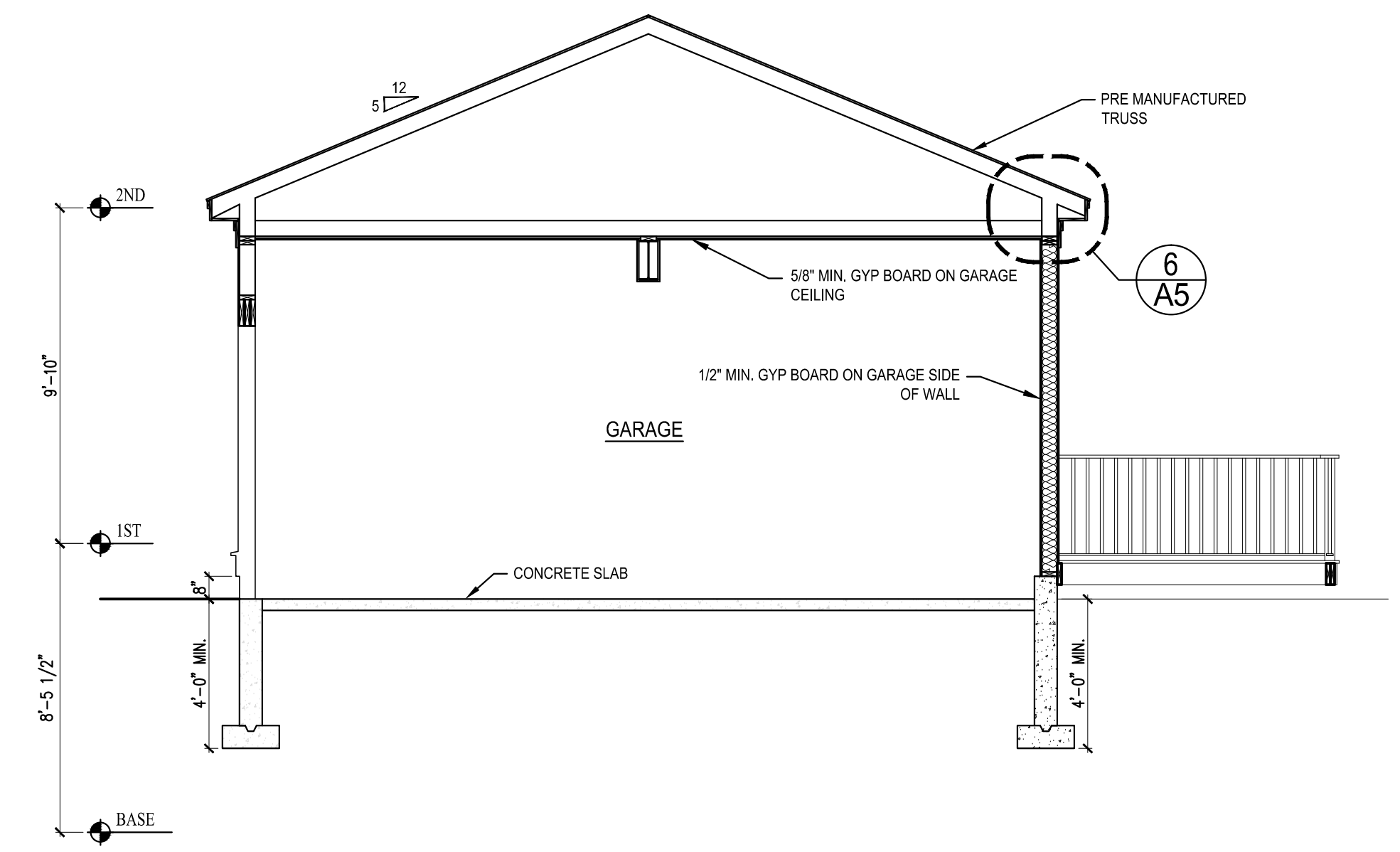


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Revisions:		Revised 03 FEB 2015	
Date:	Scale:	ELEVATIONS	
13 Dec 2012	1/4" = 1'-0"		
		A3	

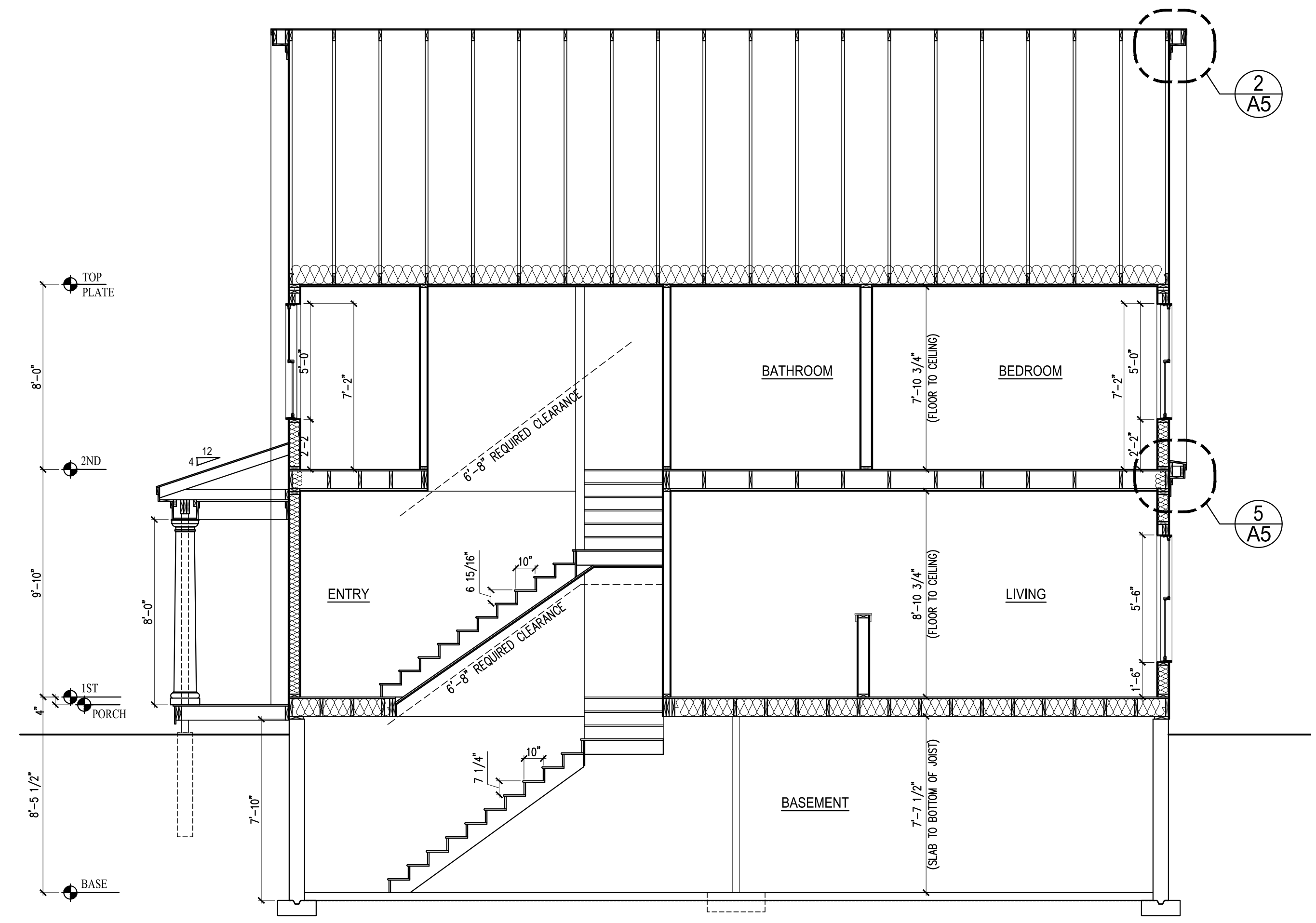




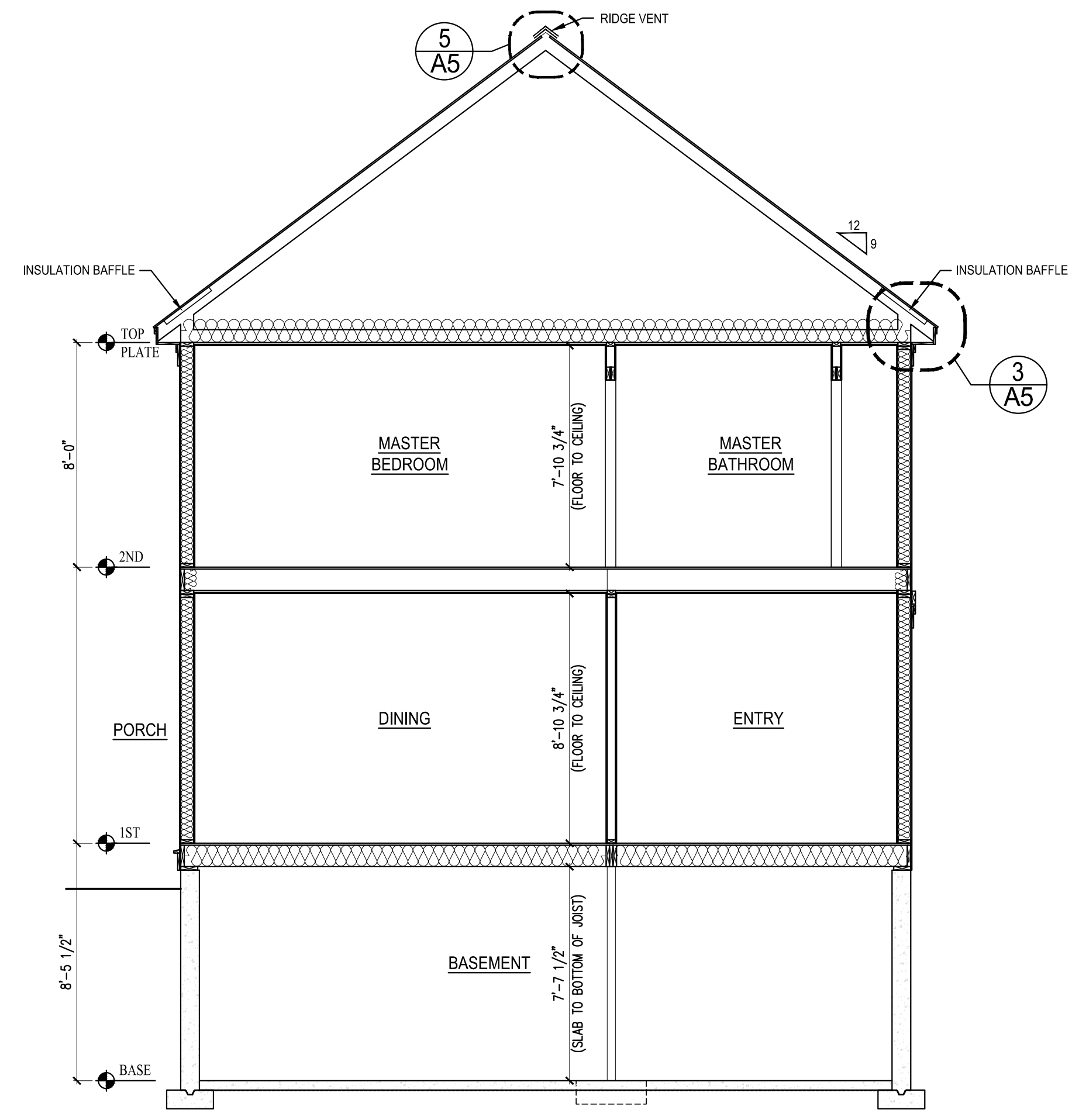
1 | BUILDING SECTION  
SCALE: 1/4"=1'-0"



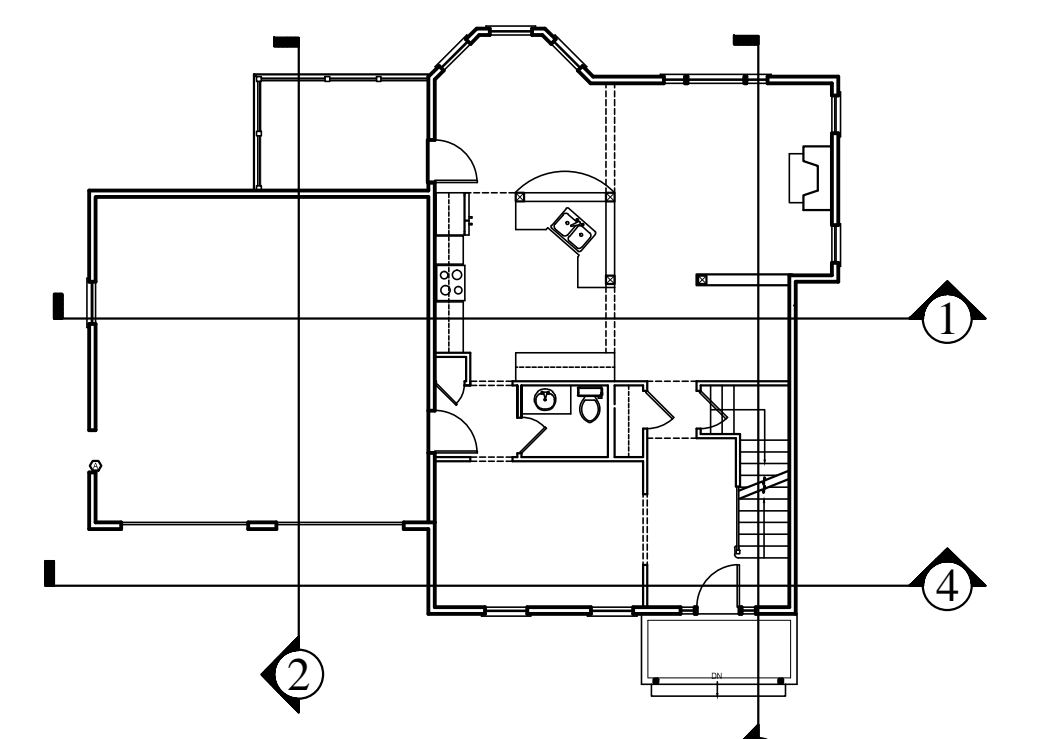
2 | BUILDING SECTION  
SCALE: 1/4"=1'-0"



3 | BUILDING SECTION  
SCALE: 1/4"=1'-0"

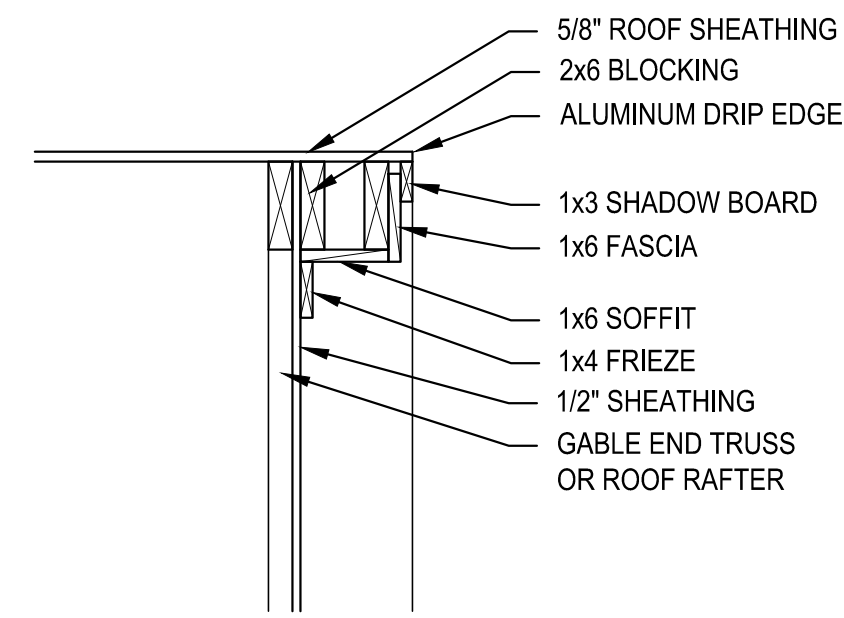


4 | BUILDING SECTION  
SCALE: 1/4"=1'-0"

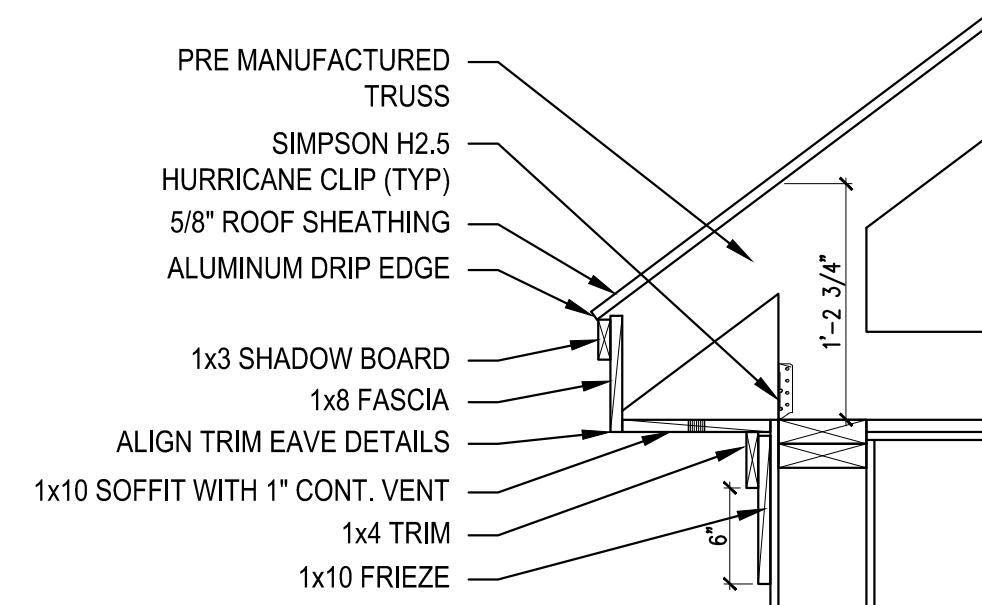


KEY PLAN  
N.T.S.

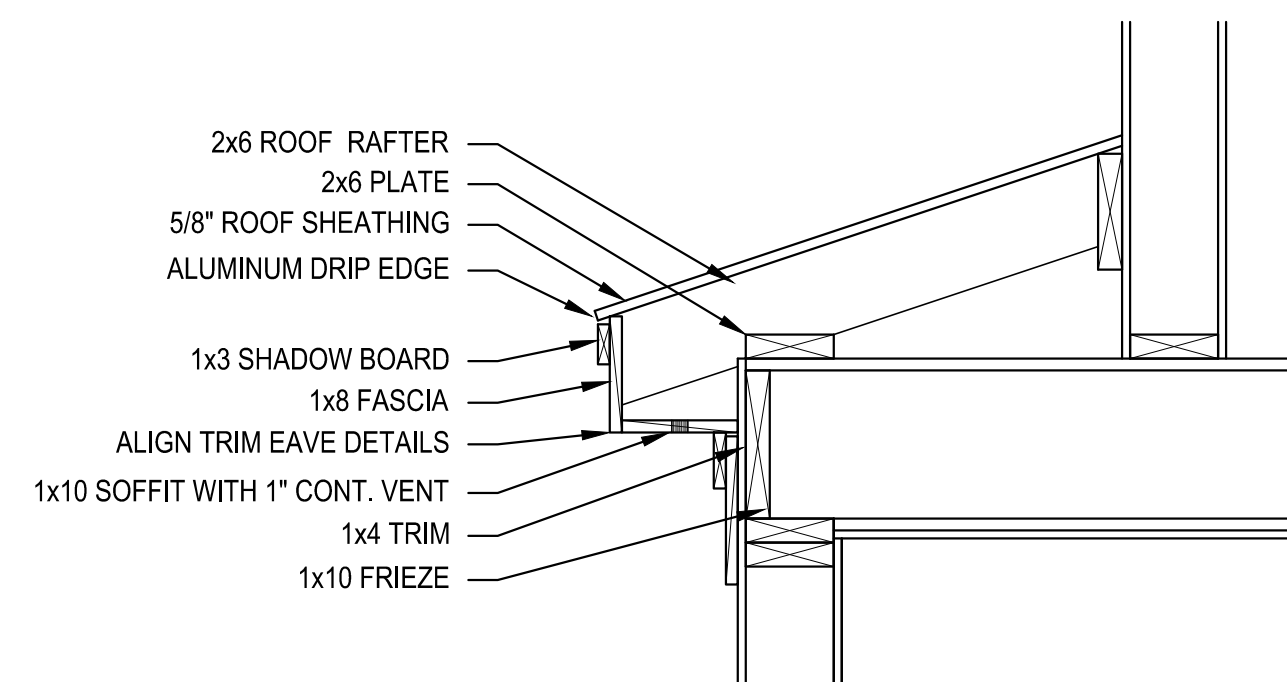
	Prepared For:	MICHAEL GALLI <small>Address</small>
	Consulting Engineer:	<small>48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056</small>
	Project:	THE COLONIAL OPTION #1
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Date:	Scale:	Date:
13 Dec 2012	1/4" = 1'-0"	13 Dec 2012
BUILDING SECTIONS		
A4		



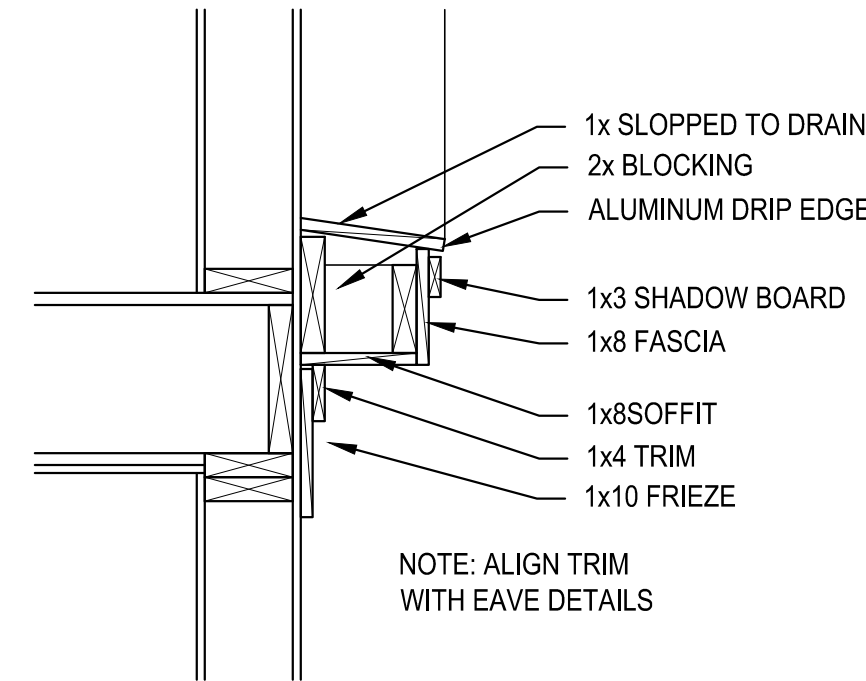
2 | RAKE DETAIL  
SCALE: 1"=1'-0"



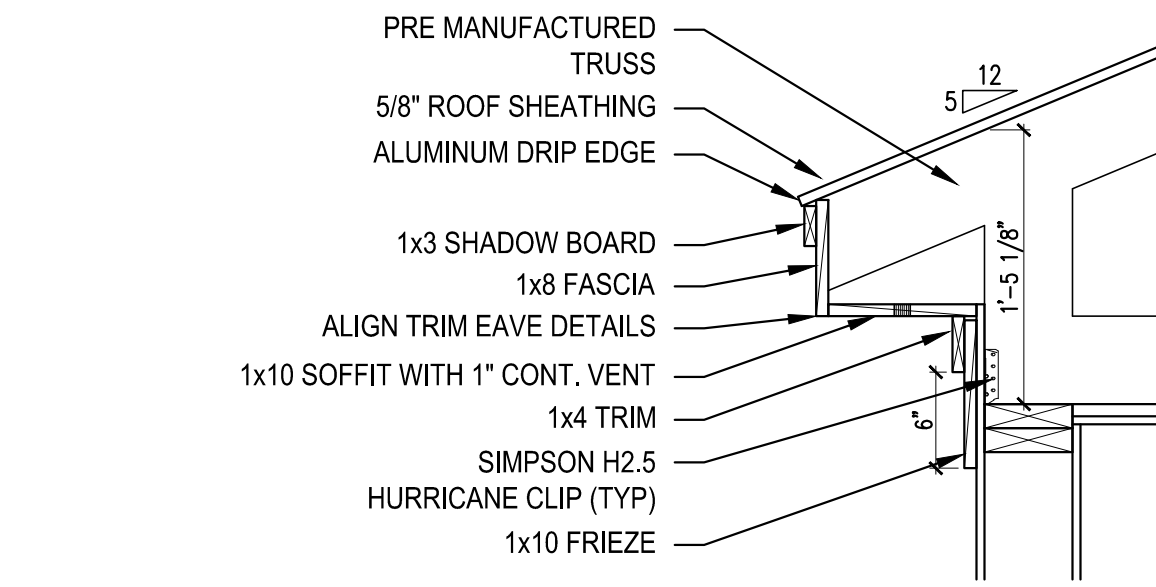
3 | EAVE DETAIL AT MAIN HOUSE  
SCALE: 1"=1'-0"



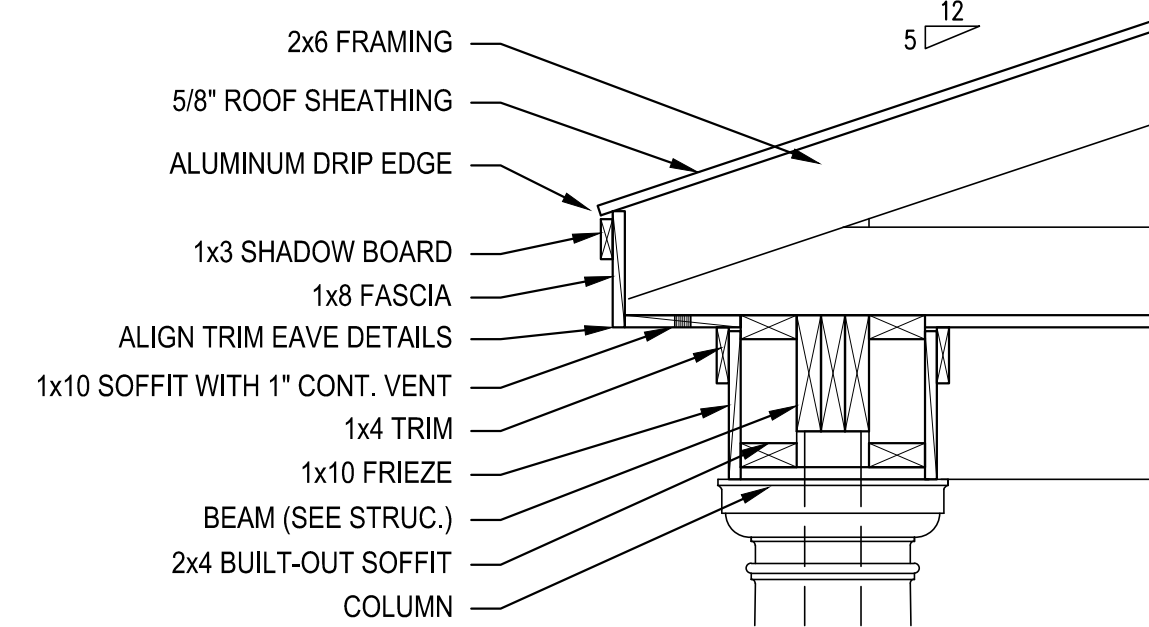
4 | EAVE DETAIL AT LIVING ROOM BUMP OUT  
SCALE: 1"=1'-0"



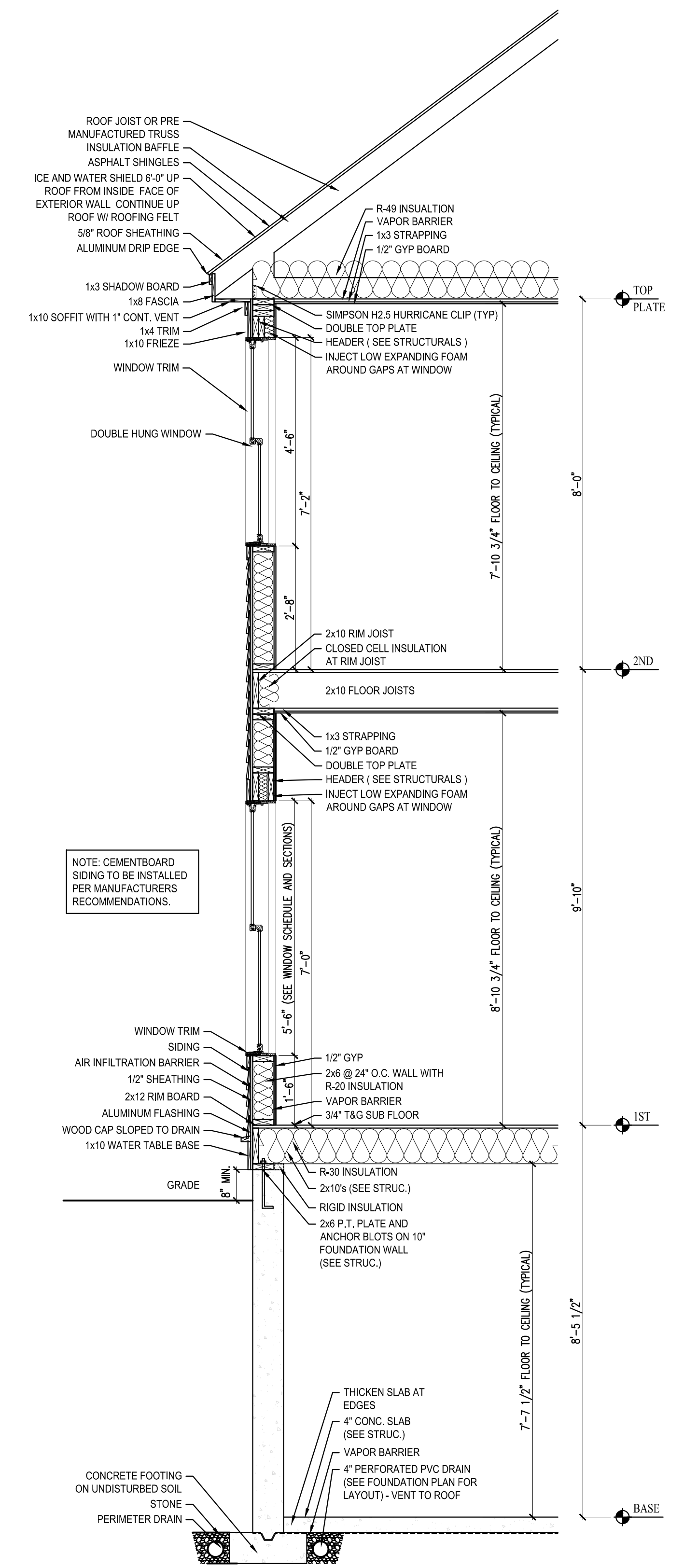
5 | EAVE WRAP AROUND AT GABLE END  
SCALE: 1"=1'-0"



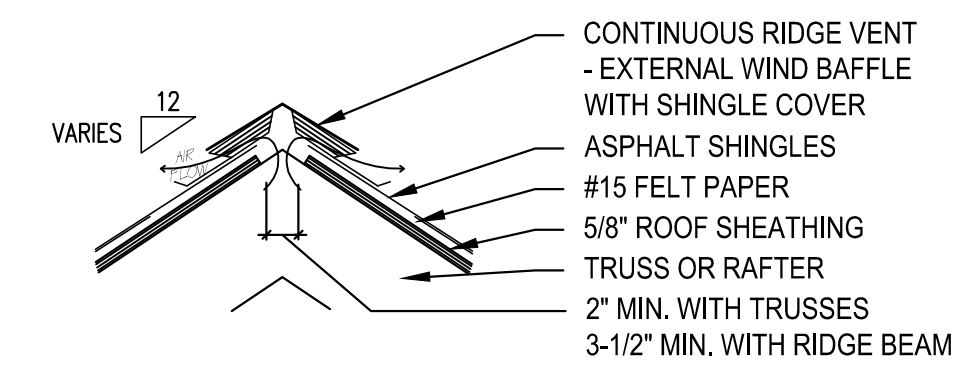
6 | EAVE DETAIL AT GARAGE ROOF  
SCALE: 1"=1'-0"



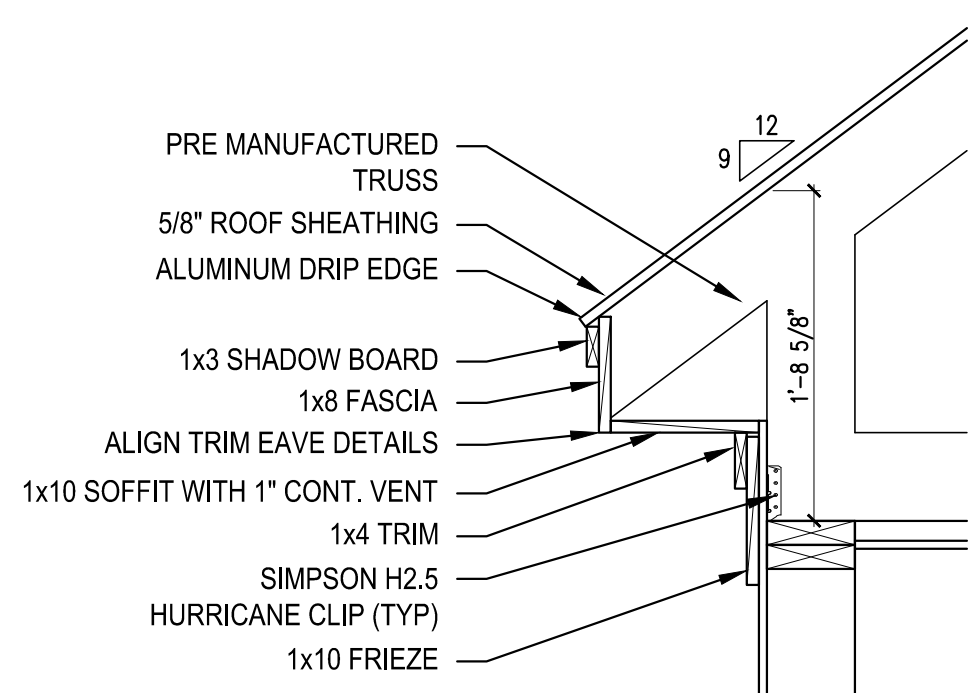
7 | EAVE DETAIL AT PORCH  
SCALE: 1"=1'-0"



1 | TYPICAL WALL SECTION  
SCALE: 1/2"=1'-0"

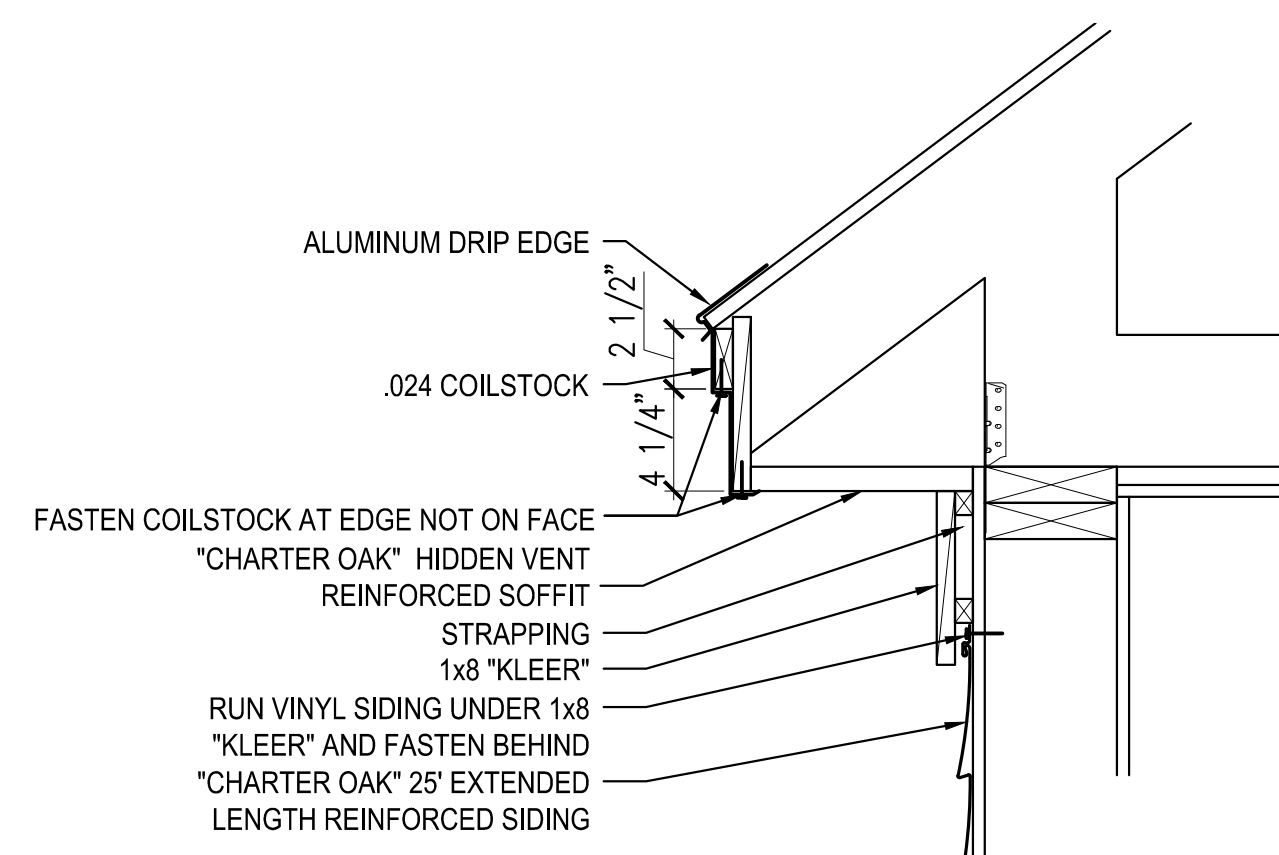


8 | RIDGE VENTY DETAIL  
SCALE: 1"=1'-0"

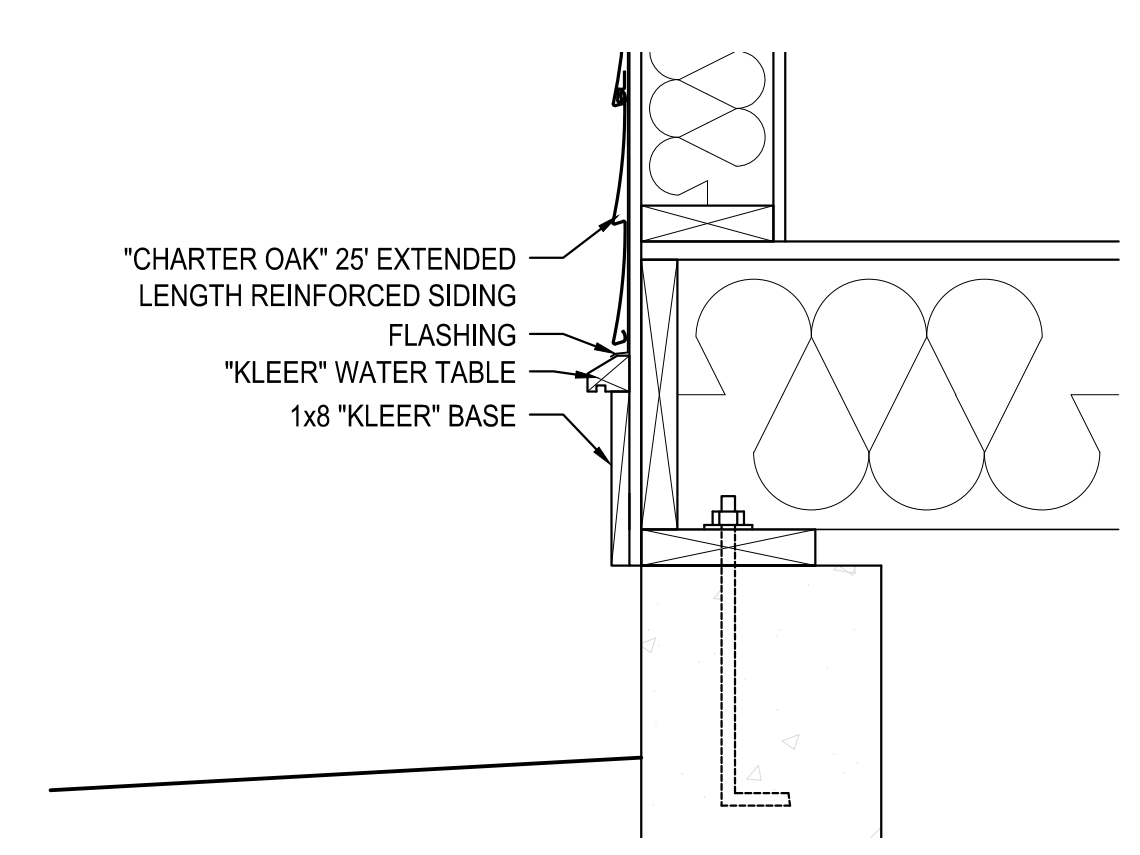


9 | EAVE DETAIL AT GARAGE ROOF  
SCALE: 1"=1'-0"

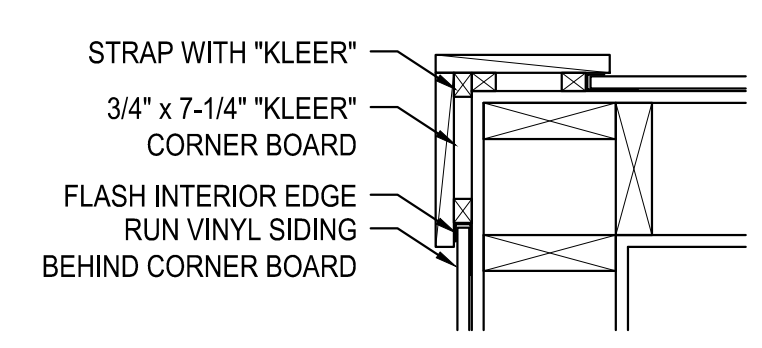
TYPICAL VINYL DETAILS



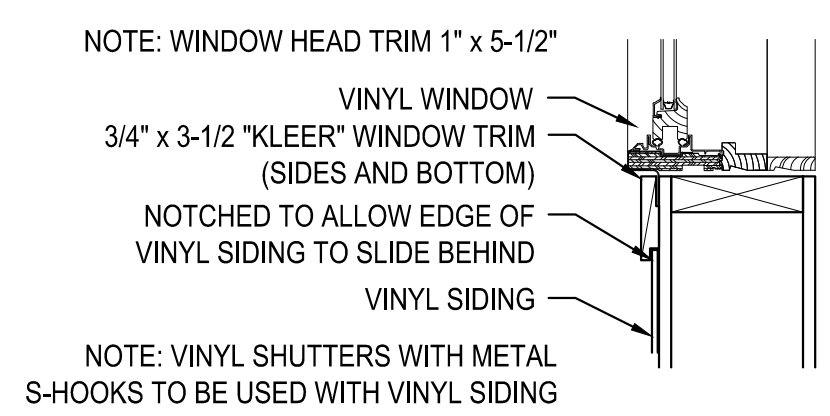
9 | TYPICAL VINYL EAVE DETAIL  
SCALE: 1-1/2"=1'-0"



11 | TYPICAL VINYL BASE DETAIL  
SCALE: 1-1/2"=1'-0"



10 | TYPICAL VINYL CORNER DETAIL  
SCALE: 1-1/2"=1'-0"



12 | TYPICAL EXTERIOR VINYL WINDOW/DOOR DETAIL  
SCALE: 1-1/2"=1'-0"

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Architect: THE COLONIAL OPTION #1

Project: \_\_\_\_\_

Revisions: Revised 03 FEB 2015

Date: 13 Dec 2012  
Scale: AS NOTED

WALL SECTION AND TYPICAL DETAILS

A5