



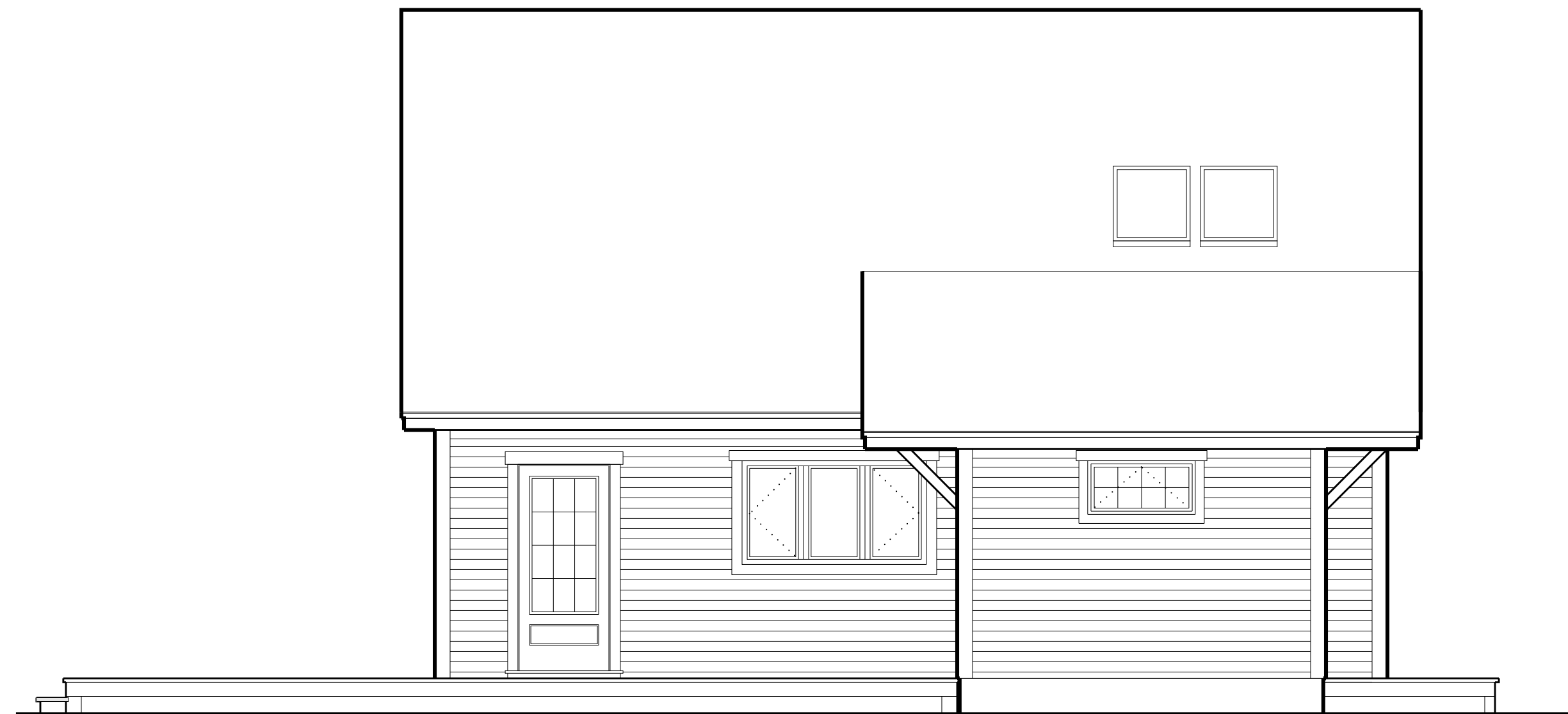
FRONT ELEVATION
ROADSIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



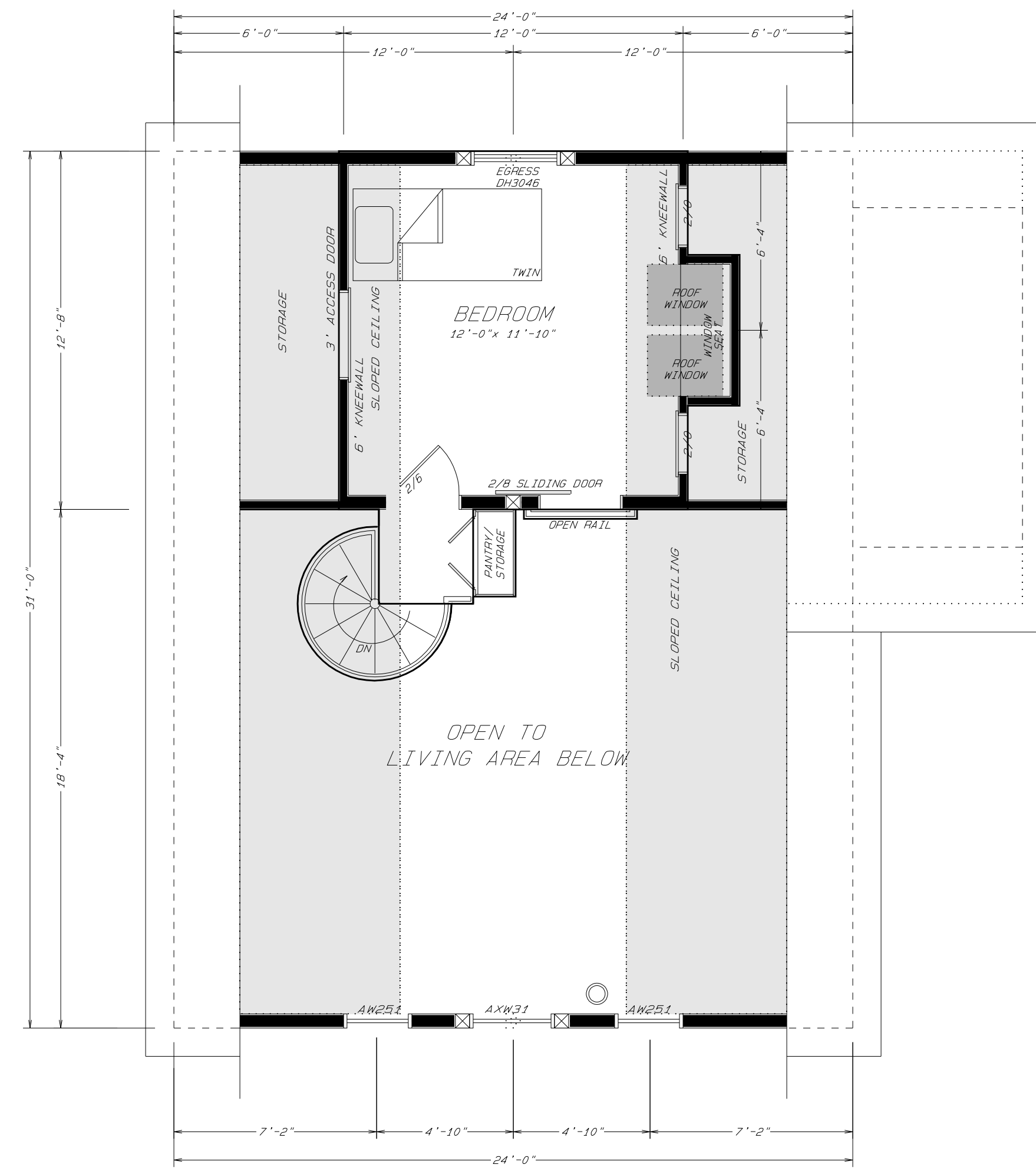
McNABOE RESIDENCE
*
183 BAYVIEW STREET
YARMOUTH, ME

ELEVATIONS

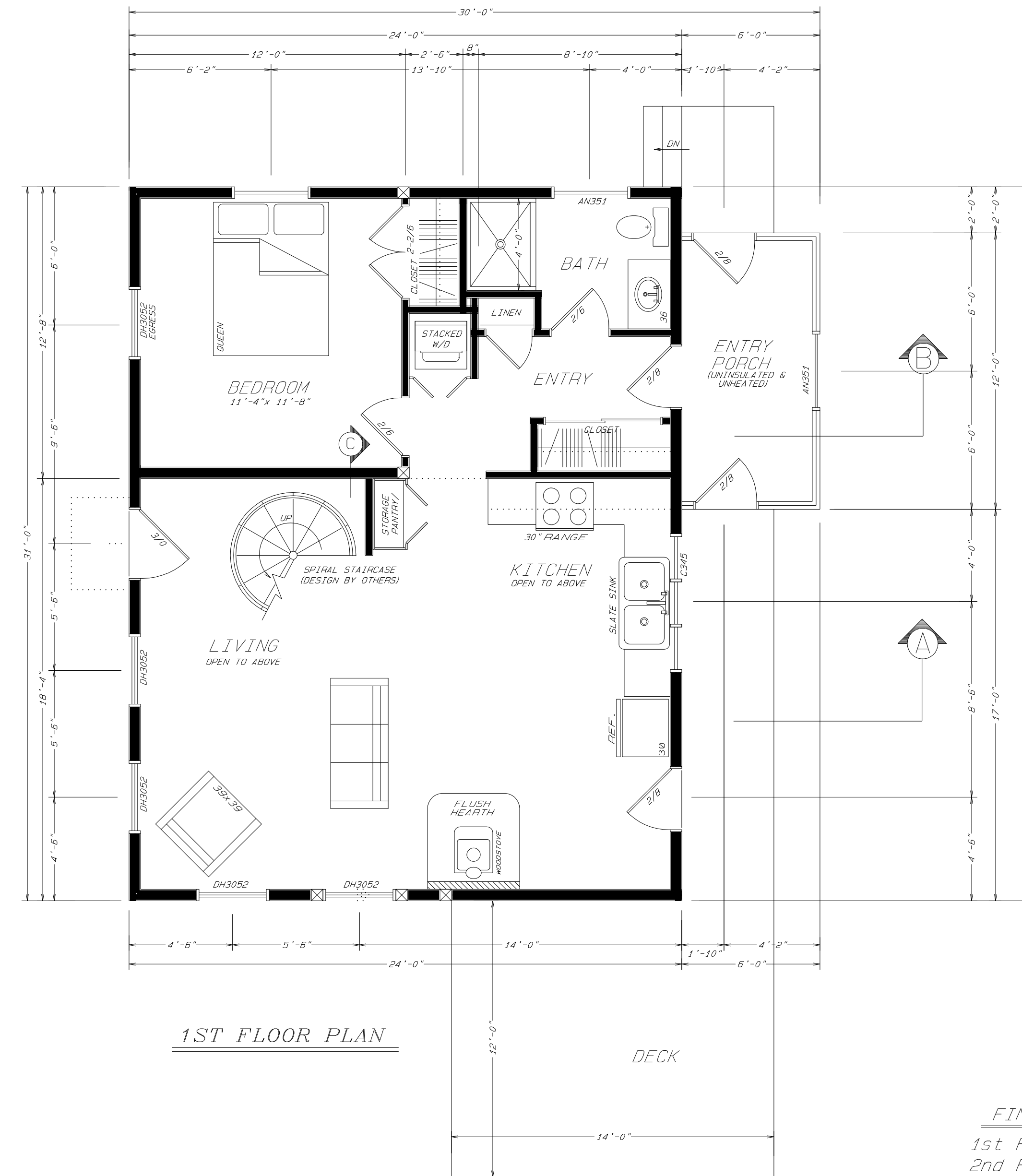
BY: M. Meier	PROJECT # 21005
SCALE: 1/4" = 1'-0"	SHEET #
DATE: MAY 4, 2021	1 of 4

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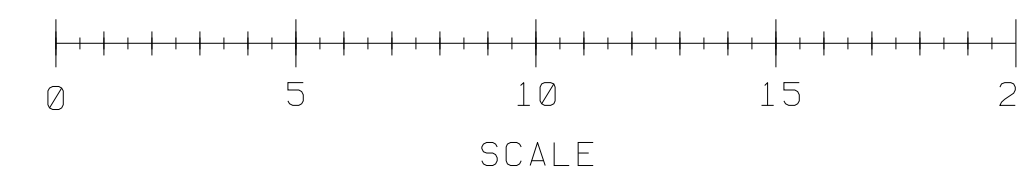
2ND FLOOR PLAN



1ST FLOOR PLAN

DECK

FINISHED FLOOR SPACE
 1st FLOOR 744 SQ. FT.
 2nd FLOOR 154.5 SQ. FT.
 EXCLUDING OPEN AREAS
 TOTAL 898.5 SQ. FT.



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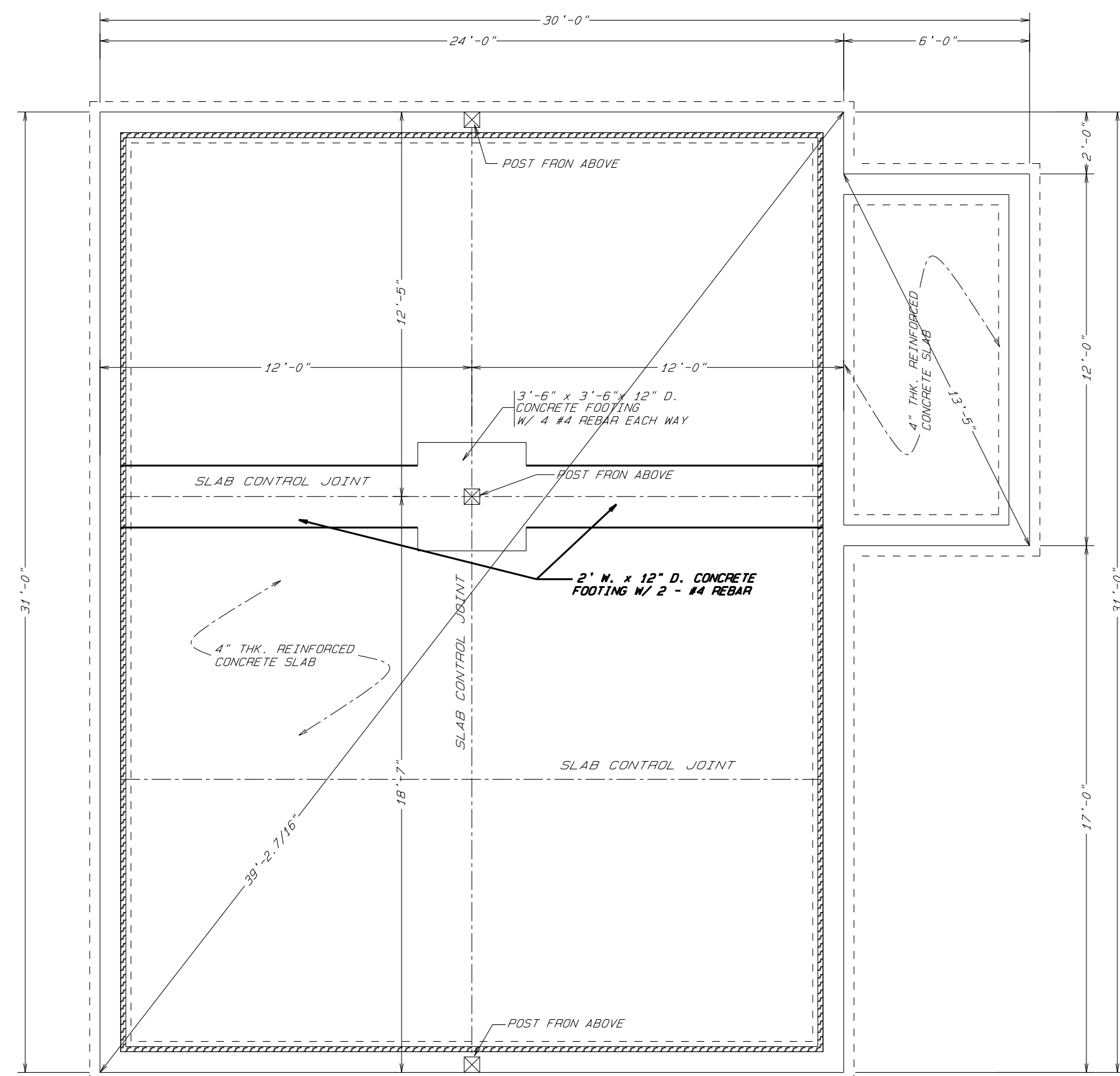
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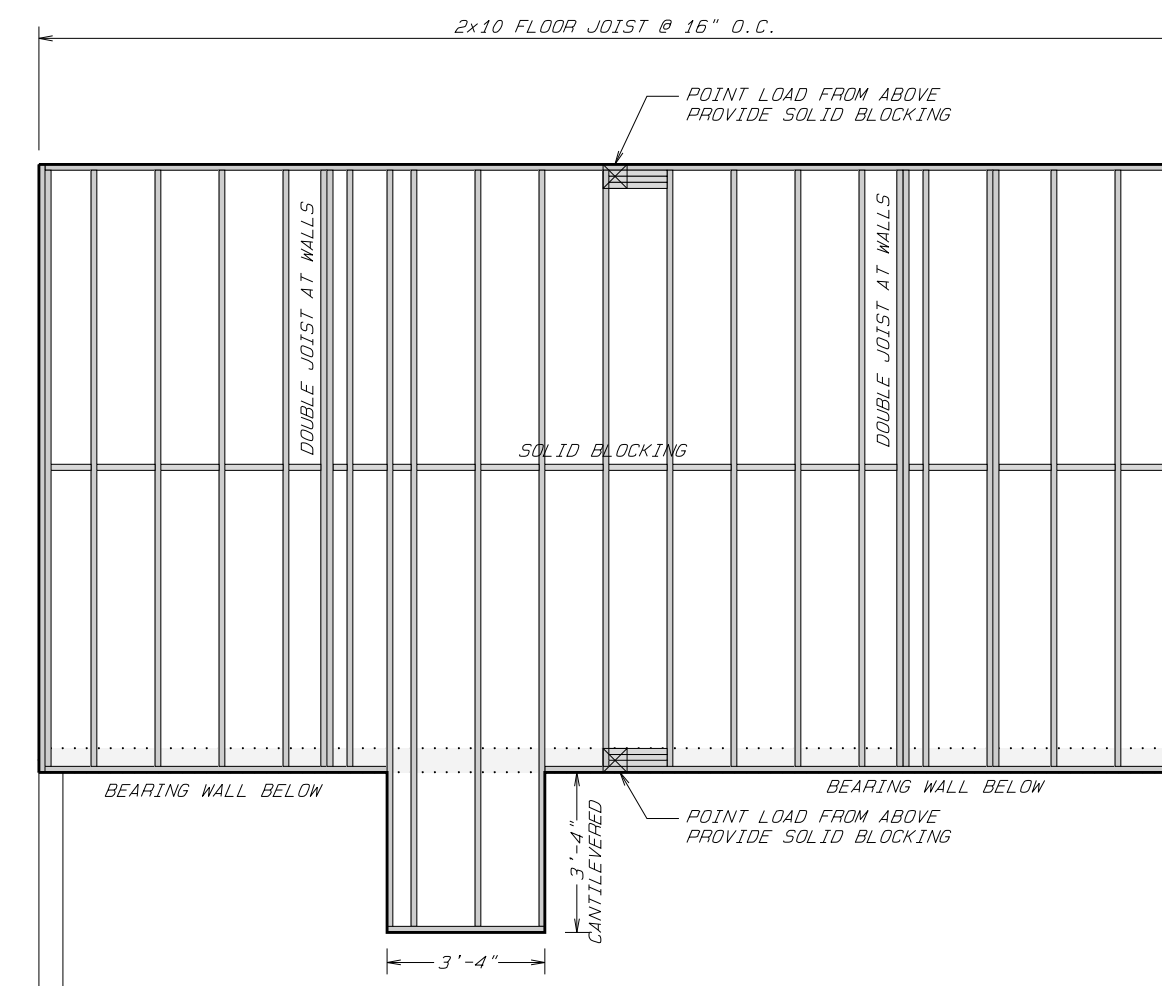
183 BAYVIEW STREET
 YARMOUTH, ME

FLOOR PLANS

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DATE: MAY 4, 2021	2 of 4



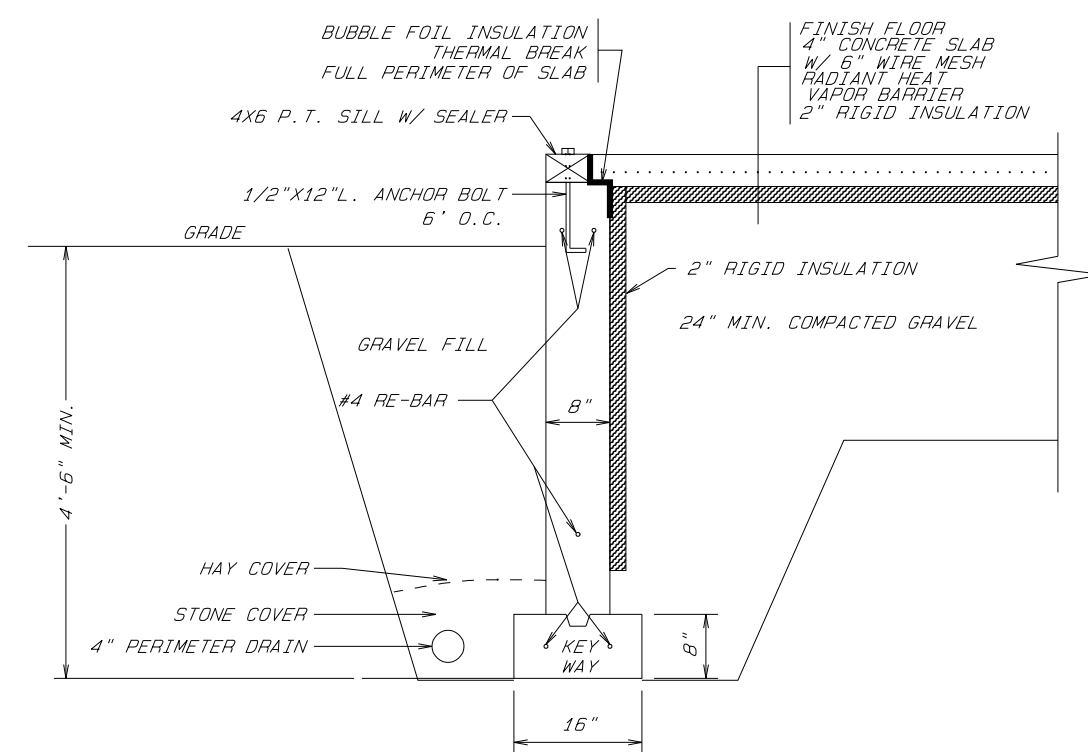
FOUNDATION PLAN



2ND FLOOR FRAMING PLAN



ROOF FRAMING PLAN



8" FROST WALL SECTION

SCALE: 1/2" = 1'-0"

CONCRETE NOTES:

1. MIN. 28 DAY COMPRESSIVE STRENGTH: 3000 PSI WALLS & INTERIOR SLABS
3500 PSI GARAGE & EXTERIOR SLABS
2. DESIGN OF FOOTINGS IS BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 2500 PSF. CONTRACTOR TO VERIFY SOIL BEARING CAPACITY PRIOR TO ANY CONSTRUCTION.
3. PLACE FOOTINGS ON UNDISTURBED MATERIAL.
4. REINFORCE ALL SPREAD FOOTINGS W/ #4 REBAR @ 12" O.C. EACH DIRECTION, @ 3" CLEAR FROM BOTTOM.
5. FROST PROTECTION: 4'-6" MIN.

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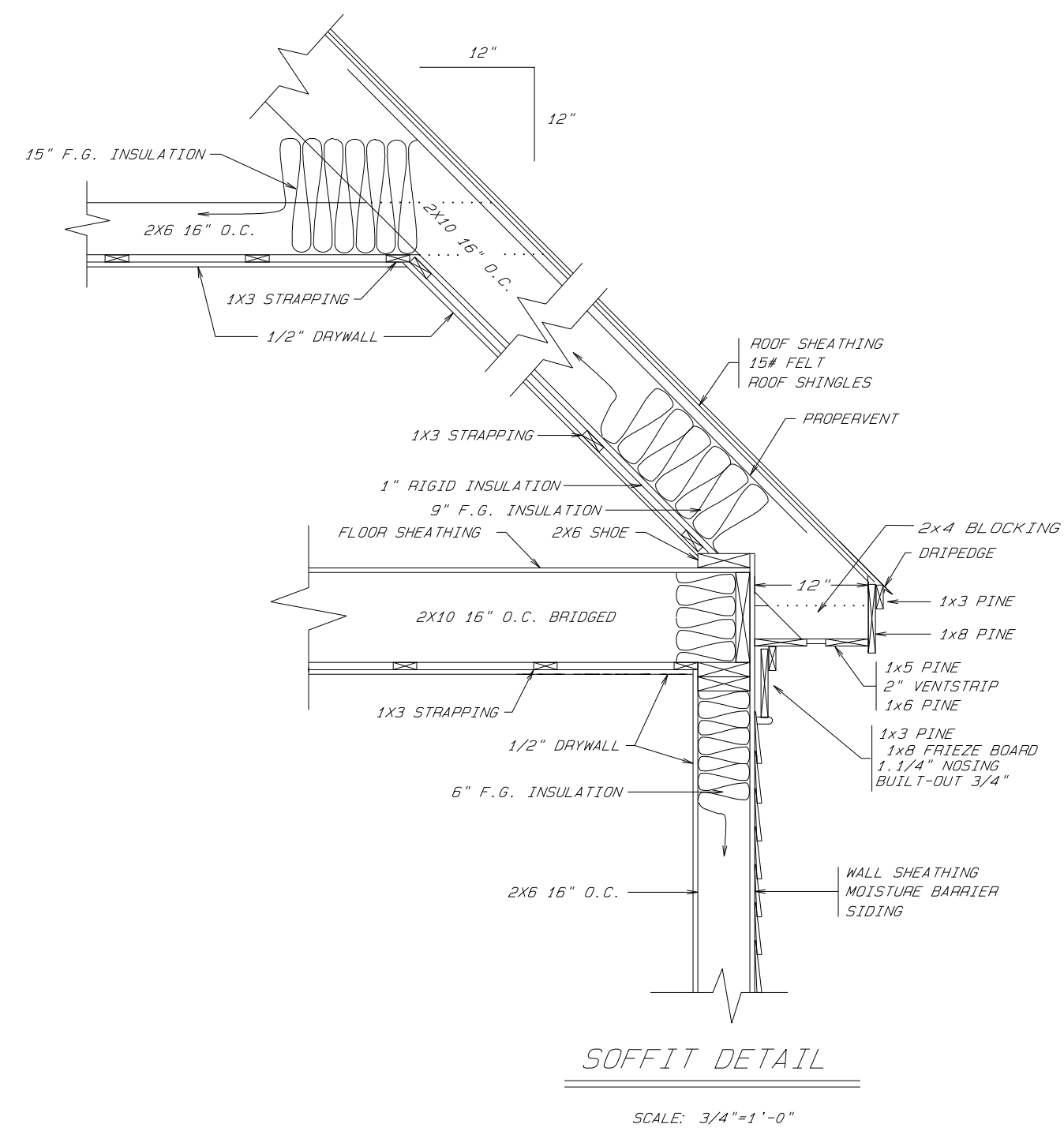
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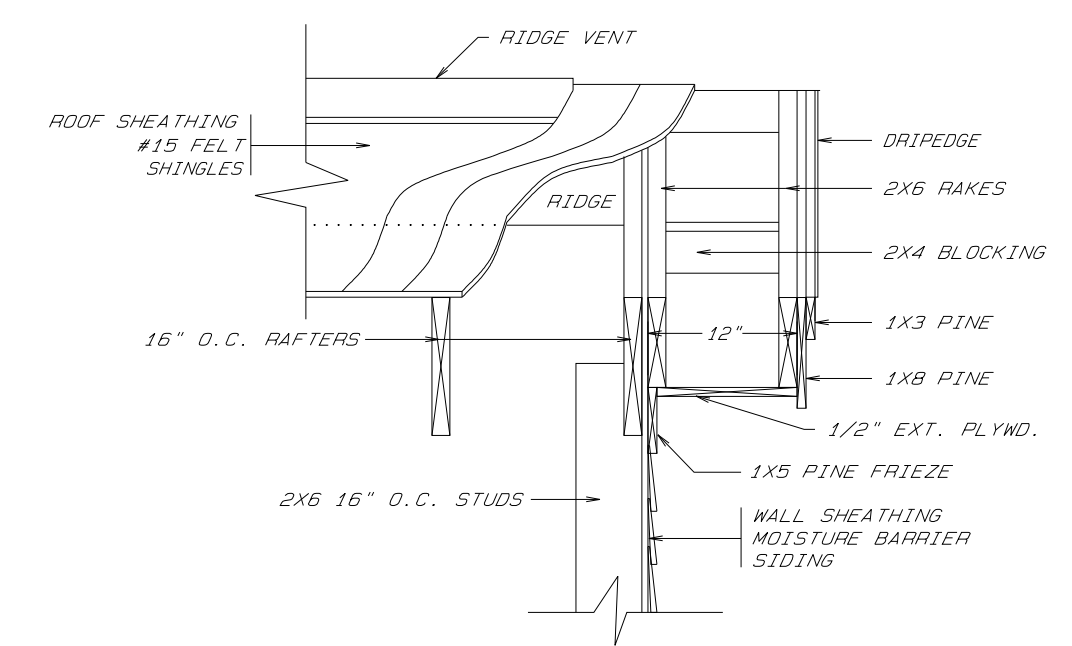
183 BAYVIEW STREET
YARMOUTH, ME

FOUNDATION & FRAMING
PLANS

BY: M. Meier	PROJECT # 21005
SCALE: 1/4" = 1'-0"	SHEET #
DATE: MAY 4, 2021	3 of 4



SOFFIT DETAIL
SCALE: 3/4" = 1'-0"

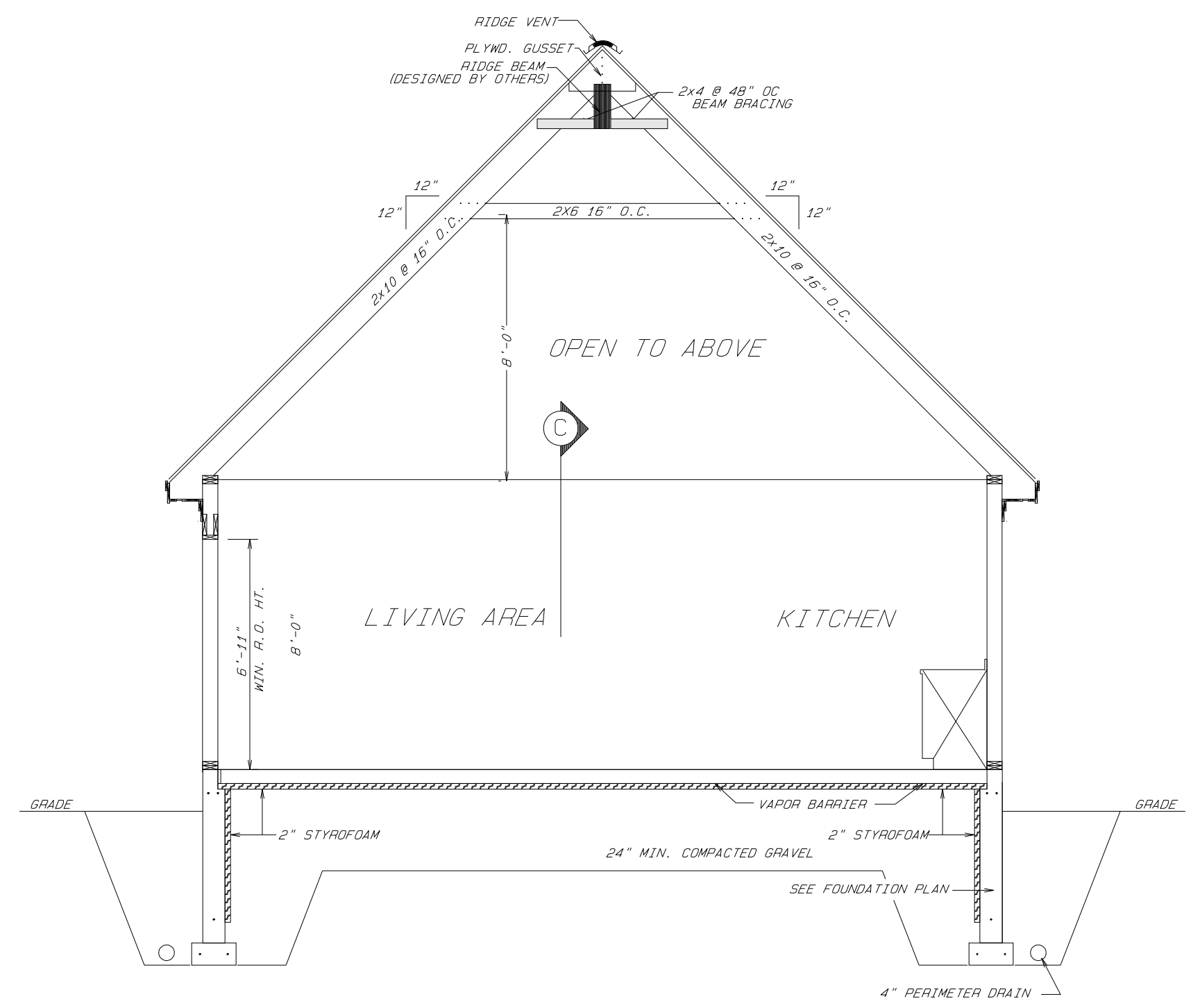


RAKE TRIM DETAIL
SCALE: 3/4" = 1'-0"

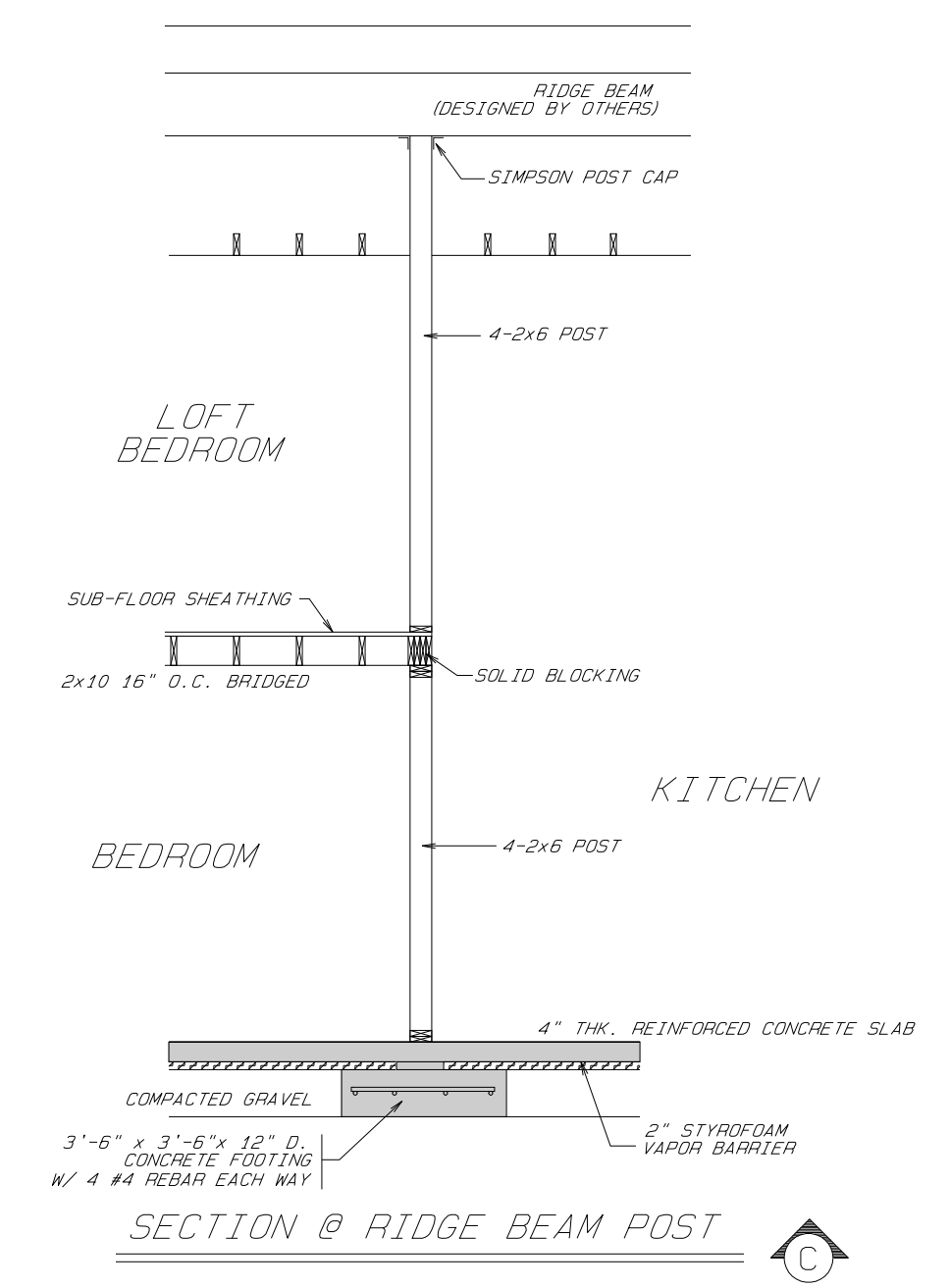
FRAMING MATERIAL SPECIFICATIONS	
FLOOR SHEATHING:	3/4" T&G ADVANTEC SHEATHING
WALL SHEATHING:	1/2" CDX EXT. PLYWOOD
ROOF SHEATHING:	5/8" CDX EXT. PLYWOOD
UNDERLAYMENT:	5/8" AC PLYWOOD
MOISTURE BARRIER:	TYVEK HOUSEWRAP
VAPOR RETARDENT:	TU-TUFF
EXTERIOR SIDING:	CLAPBOARDS
EXTERIOR TRIM:	AZEK COMPOSITE OR EQUAL
SILLS:	2x8 PRESSURE TREATED
FLOOR JOIST:	K.D. SPRUCE #2 OR BETTER
WALL STUDS:	K.D. SPRUCE #2 OR BETTER
CEILING JOIST:	K.D. SPRUCE #2 OR BETTER
RAFTERS:	K.D. SPRUCE #2 OR BETTER
EAVE VENT:	2" WHT. ALUMINUM
DRIPEDGE:	8" GALV.
ROOFING MATERIAL:	METAL
RIDGE VENT:	ROLL VENT
1" AIR SPACE MAT.:	PROPERVENT

INSULATION SPECIFICATIONS	
FOUNDATION INSULATION:	2" STYROFOAM R-10
SILL SEALER:	PER AVAILABILITY
FLOOR BLOCKS & RUNNERS:	9" HD FIBERGLASS R-20
1ST FLOOR INSULATION:	3.1/2" FIBERGLASS R-11
EXTERIOR WALL INSULATION:	KRAIT FACED F.G. R-21
2ND FLOOR INSULATION:	NOT APPLICABLE
CEILING INSULATION:	4.1/2" SPRAYED FOAM R-22.5 PLUS 1/2" FIBERGLASS R-38 TOTAL = R-52.5
SLOPED ROOF INSULATION:	10 INCH MIN. SPRAYED FOAM R-50
ALL BATH AND HALLS WALLS:	3.1/2" FIBERGLASS R-11
NOTE: ALL SPRAYED FOAM INSULATION TO BE CLOSED CELL EXPANDED FOAM WITH ICER EVALUATION REPORT MINIMUM R-VALUE 5 PER INCH APPLIED IN MAX. 2" THICKNESS	

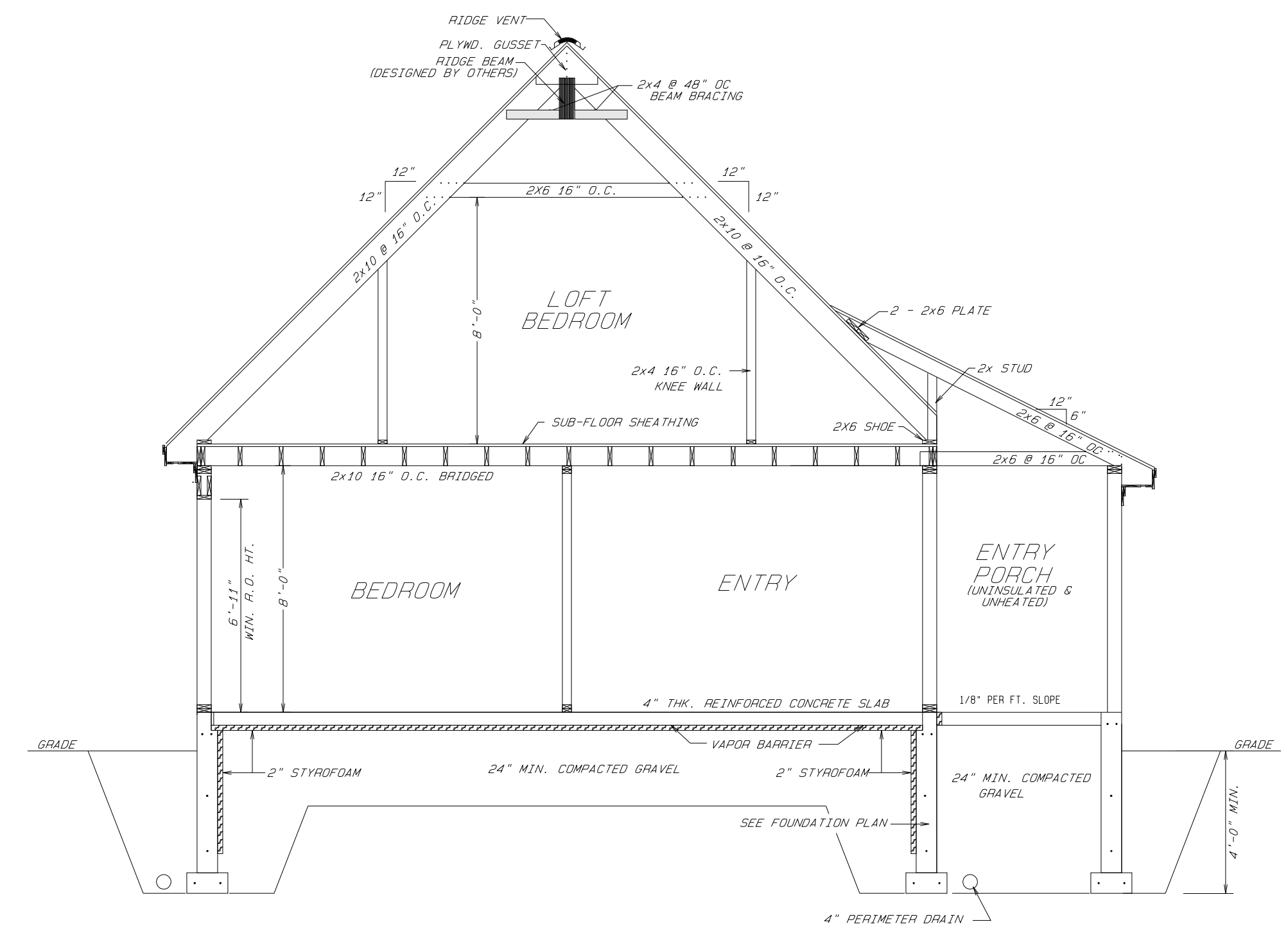
- WOOD FRAMING NOTES:**
- STRUCTURAL LUMBER: NO. 2 SPRUCE, PINE, FIR OR BETTER.
 - DESIGN CODE: THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 THE INTERNATIONAL ENERGY AND CONSERVATION CODE (IECC)
 - FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE I.R.C. BUILDING CODE LATEST EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
 - NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE 80 NAILS AS FOLLOWS, UNLESS SHOWN OTHERWISE.
 - 6" O.C.: ALONG ALL PANEL EDGES
 - 8" O.C.: ALONG INTERMEDIATE MEMBERS
 - SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP WITH 16D NAILS @ 16" O.C., TOP AND BOTTOM
 - PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, PROVIDE HANGERS EQUAL TO SIMPSON U210 OR LU210.
 - PROVIDE 3" 2x10 HEADERS OVER ALL OPENINGS IN BEARING WALLS, UNLESS SHOWN OTHERWISE.
 - PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-8" AND PROVIDE AT LEAST 8" 10D NAILS PER SPLICE.
 - PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
 - PROVIDE MINIMUM OF TWO 2x STUDS AT THE ENDS OF ALL BUILT-UP 2x BEAMS, UNLESS SHOWN OTHERWISE.
 - ROOF AND WALL SHEATHING: APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, EXTERIOR.
 - ROOF: 5/8" THICK
 - WALLS: 1/2" THICK
 - INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
 - POSTS AT CORNERS OF EXTERIOR WALLS: PROVIDE 6x6 POST OR 3" 2x6 MINIMUM
 - PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.
 - PROVIDE STAINLESS STEEL NAILS TO ATTACH SIDING AND EXT. TRIM.
 - MICRO-LAM BEAMS (LVLs): GLUE LAMINATED VENEER LUMBER OF DOUGLAS FIR AS MANUFACTURED BY VRESA-LAM BY BOISE OR EQUAL. F_v = 295 PSI, F_d = 3180 PSI, E = 2,000,000 PSI. ALL LVL HEADERS TO HAVE A MINIMUM OF DOUBLE 2x JACKS UNLESS NOTED OTHERWISE ON THE PLANS.
 - BOLTS, NUTS & WASHERS: ASTM - A307, HOT DIPPED GALVANIZED CONFORMING TO ASTM - A153.
 - NAILS: COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD & OSB SHEATHING. PROVIDE GALVANIZED NAILS AT EXPOSED FRAMING & PT LUMBER.
 - METAL CONNECTORS: APPROVED ITEMS OF PROPER TYPE & GAUGE AS REQUIRED ON DRAWINGS. HOT DIPPED GALVANIZED.
 - ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH I.R.C. BUILDING CODE LATEST EDITION.
 - PROVIDE SOLID BRIDGING, SIZED TO MATCH FLOOR JOIST, AT MID-SPAN IN ALL FLOOR SYSTEMS.
 - LIVE LOADS FOR FLOOR JOIST SHALL BE PER THE I.R.C. BUILDING CODE LATEST EDITION.
 - ALL LALLY COLUMNS TO HAVE SIMPSON LCC CAPS, WIDTH TO MATCH SUPPORTED BEAM.
- GENERAL NOTES:**
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
 - THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.
 - BUILDING TO MEET THE I.R.C. AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
 - THE INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED TO ASSIST THE CONTRACTOR, AND IN NO WAY WARRANTIES THAT THE ENTIRE STRUCTURE IS IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES.
 - ALL STRUCTURAL BEAMS AND ROOF SYSTEM ARE TO BE REVIEWED BY A MAINE LICENSED STRUCTURAL ENGINEER. ALL CHANGES TO BE MADE AS REQUIRED.



FRAMING SECTION A
SCALE: 1/4" = 1'-0"



SECTION @ RIDGE BEAM POST C



FRAMING SECTION B
SCALE: 1/4" = 1'-0"

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	McNABOE RESIDENCE 183 BAYVIEW STREET YARMOUTH, ME	
	FRAMING SECTIONS	
	BY: M. Meier SCALE: 1/4" = 1'-0" DATE: MAY 4, 2021	PROJECT # 21005 SHEET # 4 of 4
	P.O. Box 118 Lisbon Falls, Maine 04252 207-232-5376	