

MORGAN RESIDENCE
EXTERIOR DOOR AND WINDOW SCHEDULE

WINDOWS AND EXTERIOR DOORS		Windows:	Doors:		
		1. Clad sash (color: Stone White) in wood frame.	1. Simpson Exterior Sash Doors. 1 3/4" thick fir. Unfinished.		
		2. All units primed interior except A-4, A-5, A-6, A-18 (unfinished pine interior).	2. Insulated glass.		
		3. Insulated clear glass. Low E, 7/8" SDL. Frosted glass at units AA-1, AA-2, AA-20 (see schedule for details.)	3. Provide swinging screen doors (typ.)		
		4. Primed Mahogany sash at unit AA-1 only.			
		5. Provide half screens at all D.H. units (full screen at units AA-1/AA-2). Full screens at awnings.			
		6. See elevations for lite patterns. 2/1 typ.			
		7. Window and door hardware to be white. Hardware will be switched to unlacquered brass later.			
		8. Casing to be 5/4 x 1/2" (actual) primed Western Red Cedar flatstock. Ship long at units A-7 through A-17, A-19 through A-21, and AA-6 through AA-10 for continuous sill (see elevations.)			
		9. Substills to be primed Western Red Cedar. Historic thick and projected.			
		10. High performance field upgrade at double hung units.			
		11. Provide extension jambs as required. Coordinate depth with G.C.			
NO.	Type	Manf. No.	R.O. Width	R.O. Height	Remarks
B-1	Awning (vent)	Marvin WAWN2820	2'-5"	1'-8 3/4"	Replacement of existing vent
B-2	Awning (vent)	Marvin WAWN2820	2'-5"	1'-8 3/4"	Vertical boarding to match lower level
B-3	Door	Site built custom door	4'-2 1/2"	5'-2 1/2" (verify)	Vertical boarding to match lower level
B-4	Double Hung	Marvin WUDH2014	2'-2 1/2"	3'-1 1/2"	
B-5	Door	(Option) Site built custom door	3'-2 1/2"	3'-1 1/2"	Two units mullied.
B-6	Double Hung	Marvin WUDH2014	2'-2 1/2"	3'-1 1/2"	Two units mullied.
B-7	Double Hung	(2) Marvin WUDH2014	4'-3 3/4"	4'-9 1/2"	
B-8	Double Hung	(2) Marvin WUDH2824	5'-8"	3'-1 1/2"	
B-9	Double Hung	Marvin WUDH2014	2'-2 1/2"	3'-1 1/2"	Replacement of existing vent
B-10	Double Hung	Marvin WUDH2014	2'-2 1/2"	3'-1 1/2"	
B-11	Awning (vent)	Marvin WAWN2820	2'-5"	1'-8 3/4"	Two units mullied. 1 1/2" factory mull.
A-1	Double Hung	(2) Marvin WUDH2420	5'-1 1/4"	4'-1 1/2"	Custom panel layout. 1 3/4" thick door.
A-2	Double Hung	Marvin WUDH1612	1'-10 1/2"	2'-9 1/2"	Unfinished pine interior
A-3	Entry Door	Simpson Exterior Sash Door (custom)	3'-2 1/2"	6'-10 1/2"	Unfinished pine interior
A-4	Double-Hung	Marvin WUDH3028	3'-1/2"	5'-5 1/2"	Unfinished pine interior
A-5	Double-Hung	Marvin WUDH3028	3'-1/2"	5'-5 1/2"	
A-6	Double-Hung	Marvin WUDH3028	3'-1/2"	5'-5 1/2"	
A-7	Picture Window	Marvin WUDHP6062	5'-2 1/2"	5'-5 1/2"	
A-8	Double-Hung	Marvin Custom Width	2'-1 3/4"	5'-5 1/2"	Custom size and panel layout. 1 3/4" thick door.
A-9	Entry Door	Simpson Exterior Sash Door (custom)	3'-2 1/2"	7'-4" (verify)	
A-10	Double-Hung	Marvin Custom Width	2'-1 3/4"	5'-5 1/2"	Two units mullied. Custom width. Stock height.
A-11	Double-Hung	(2) Marvin Custom Width	7'-3"	5'-5 1/2"	Two units mullied. Custom width. Stock height.
A-12	Double-Hung	(2) Marvin Custom Width	7'-3"	5'-5 1/2"	Two units mullied. Custom width. Stock height.
A-13	Double-Hung	(2) Marvin Custom Width	7'-3"	5'-5 1/2"	Two units mullied. Custom width. Stock height.
A-14	Double-Hung	(2) Marvin Custom Width	7'-3"	5'-5 1/2"	Two units mullied. Custom width. Stock height.
A-15	Double-Hung	(2) Marvin Custom Width	7'-3"	5'-5 1/2"	Two units mullied. Custom width. Stock height.
A-16	Double-Hung	(2) Marvin Custom Width	7'-3"	5'-5 1/2"	Two units mullied. Custom width. Stock height.
A-17	Double-Hung	(2) Marvin Custom Width	7'-3"	5'-5 1/2"	Two units mullied. Custom width. Stock height.
A-18	Double-Hung	Marvin WUDH3028	3'-1/2"	5'-5 1/2"	Unfinished pine interior
A-19	Double-Hung	Marvin WUDH2620	2'-8 1/2"	4'-1 1/2"	
A-20	Double-Hung	Marvin WUDH2620	2'-8 1/2"	4'-1 1/2"	
A-21	Double-Hung	Marvin WUDH2620	2'-8 1/2"	4'-1 1/2"	
AA-1	Double-Hung	Marvin WUDH2822	2'-10 1/2"	4'-5 1/2"	Provide full-height screen. Frosted (white laminated safety) glass at bottom sash.
AA-2	Double-Hung	Marvin WUDH2822	2'-10 1/2"	4'-5 1/2"	Provide full-height screen. Frosted (white laminated safety) glass at bottom sash.
AA-3	Double-Hung	Marvin WUDH2822	2'-10 1/2"	4'-5 1/2"	
AA-4	Double-Hung	Marvin WUDH2822	2'-10 1/2"	4'-5 1/2"	
AA-5	Double-Hung	Marvin WUDH2012	2'-2 1/2"	2'-9 1/2"	
AA-6	Double-Hung	Marvin WUDH4026	3'-10 1/2"	5'-1 1/2"	Custom width. Stock height.
AA-7	Double-Hung	Marvin Custom Width	3'-8 1/2"	5'-1 1/2"	Two units mullied. Custom width. Stock height.
AA-8	Double-Hung	(2) Marvin Custom Width	7'-4"	5'-1 1/2"	Custom width. Stock height.
AA-9	Double-Hung	Marvin Custom Width	3'-8 1/2"	5'-1 1/2"	
AA-10	Double-Hung	Marvin WUDH4026	3'-10 1/2"	5'-1 1/2"	
AA-11	Double-Hung	Marvin WUDH2822	2'-10 1/2"	4'-5 1/2"	
AA-12	Double-Hung	Marvin WUDH2822	2'-10 1/2"	4'-5 1/2"	
AA-13	Double-Hung	Marvin WUDH2822	2'-10 1/2"	4'-5 1/2"	
AA-14	Double-Hung	Marvin WUDH2822	2'-10 1/2"	4'-5 1/2"	
AA-15	Double-Hung	Marvin WUDH3030	3'-1/2"	5'-9 1/2"	
AA-16	Double-Hung	Marvin WUDH3030	3'-1/2"	5'-9 1/2"	
AA-17	Double-Hung	Marvin WUDH3030	3'-1/2"	5'-9 1/2"	
AA-18	Double-Hung	Marvin WUDH3030	3'-1/2"	5'-9 1/2"	
AA-19	Double-Hung	Marvin WUDH3030	3'-1/2"	5'-9 1/2"	
AA-20	Double-Hung	Marvin Custom Unit	1'-6 1/2"	2'-5 1/2"	Provide full-height screen. Frosted (white laminated safety) glass at bottom sash.
AAA-1	Picture Window	Marvin WUDHP2012	2'-2 1/2"	2'-9 1/2"	Sash shipped loose. G.C. to install as hopper with chain
AAA-2	Picture Window	Marvin WUDHP2012	2'-2 1/2"	2'-9 1/2"	Sash shipped loose. G.C. to install as hopper with chain

Doors:
1. Simpson Exterior Sash Doors. 1 3/4" thick fir. Unfinished.
2. Insulated glass.
3. Provide swinging screen doors (typ.)

Windows:
1. Clad sash (color: Stone White) in wood frame.
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11. Provide extension jambs as required. Coordinate depth with G.C.

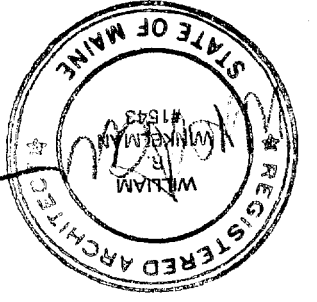
NO. Type Manf. No. R.O. Width R.O. Height Remarks

"B": Basement doors and windows.
"A": First floor doors and windows.
"AA": Second floor doors and windows.
"AAA": Attic doors and windows.

Date: Thursday, July 22, 2004

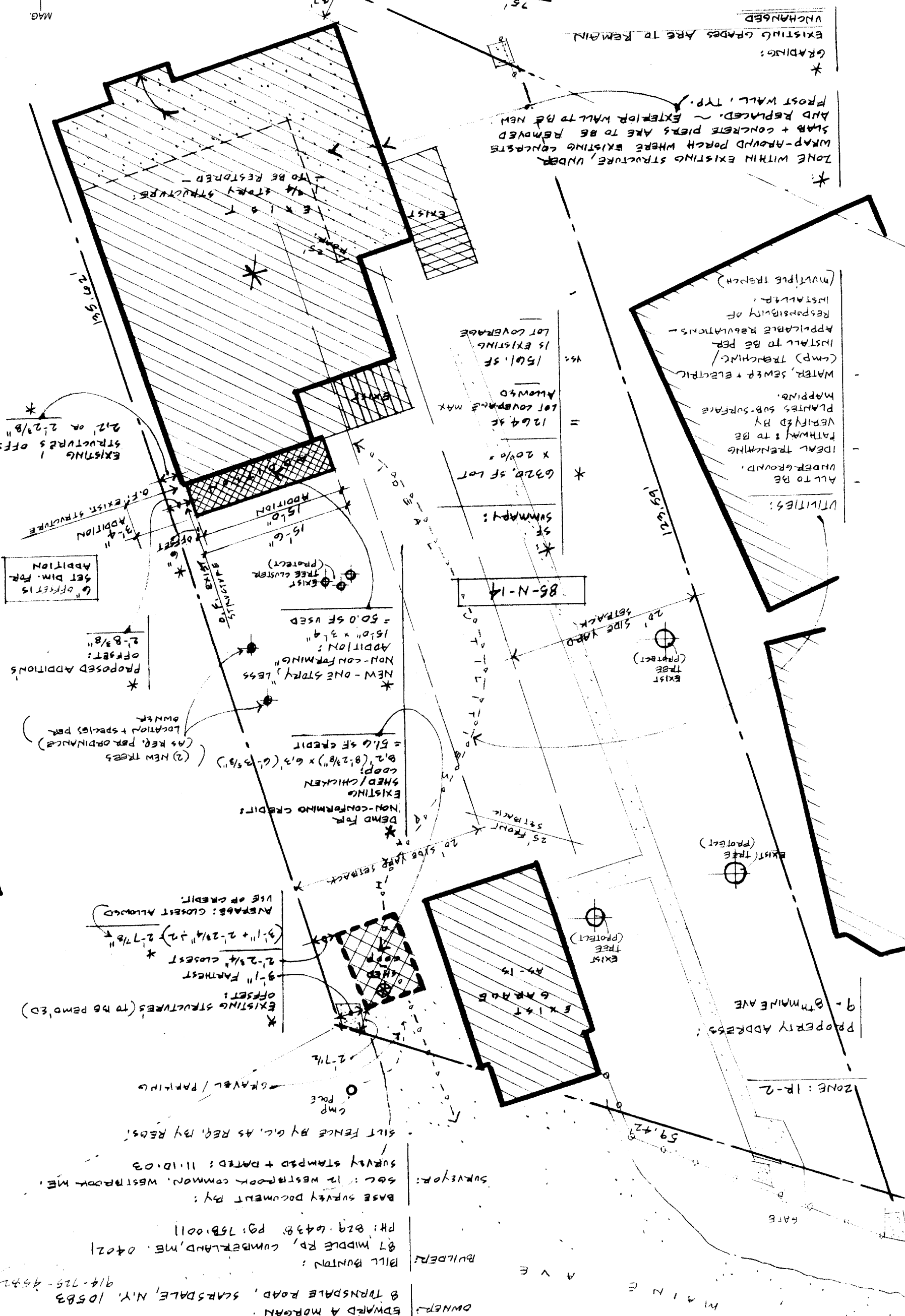
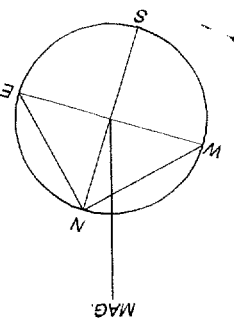
WINDOW SCHEDULE

Project: Morgan Residence-Peaks Island
Architect: Whitten Architects
37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668



Scale: 1"=10'-0"
 Date: Thursday, July 22, 2004

1.



* ZONE WITHIN EXISTING STRUCTURE, UNDER WRAP-AROUND PORCH WHERE EXISTING CONCRETE SLAB + CONCRETE PIERS ARE TO BE REMOVED AND REPLACED. ~ EXTERIOR WALL TO BE NEW. FROST WALL, TYP.

* GRADING: EXISTING GRADES ARE TO REMAIN UNCHANGED

* UTILITIES: ALL TO BE UNDERGROUND. IDEAL TRENCHING PATHWAYS TO BE VERIFIED BY PLANTS SUB-SURFACE MAPPING. WATER, SEWER + ELECTRIC (CMP) TRACING/INSTALL TO BE PER APPLICABLE REGULATIONS - RESPONSIBILITY OF INSTALLER. (MULTIPLE TRENCH)

* SF SUMMARY:
 6320 SF LOT
 X 20% =
 1264 SF
 LOT COVERAGE MAX ALLOWED
 1501 SF
 15 EXISTING LOT COVERAGE

* NEW - ONE STORY, LESS NON-CONFORMING. ADDITION: 15'0" x 3'4" = 50.0 SF USED

* PROPOSED ADDITION'S OFFSET: 2'-8 3/8"

* (2) NEW TREES (AS REQ. PER ORDINANCE) LOCATION + SPECIES PER OWNER

* DEMO FOR NON-CONFORMING CREDITS. EXISTING SHED/CHICKEN COOP: 8'2 1/8" x 6'3" (6'3 5/8") = 51.6 SF CREDIT

* EXISTING STRUCTURES (TO BE REMOVED) OFFSET: 9'-1" FARTHEST 2'-2 3/4" CLOSEST

* SILT FENCE BY G.C. AS REQ. BY REQS. SURVEY STAMPED + DATED: 11.10.03

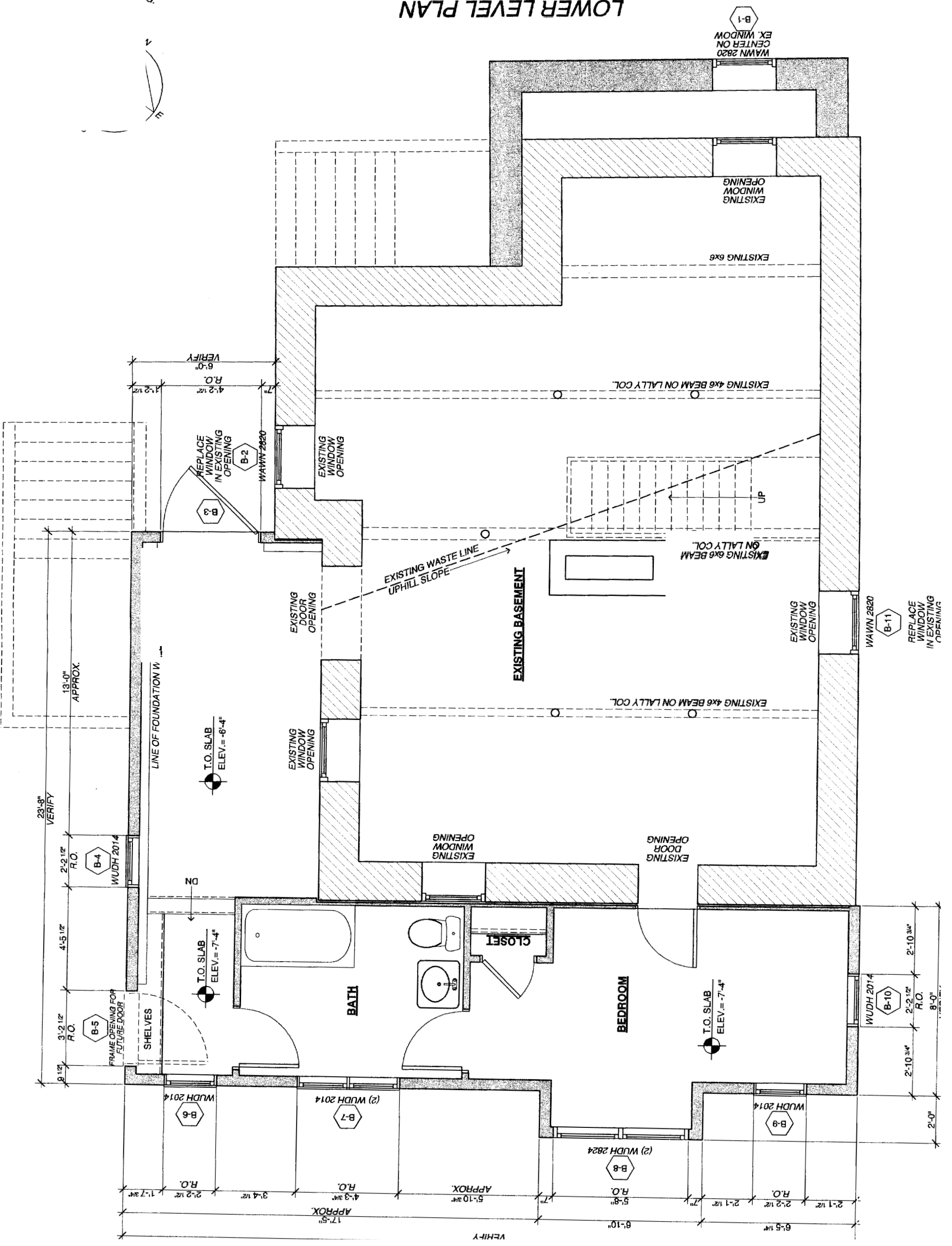
OWNER: EDWARD A MORGAN, 8 TRANSPALE ROAD, SCARSDALE, N.Y. 10583
 914-725-4582

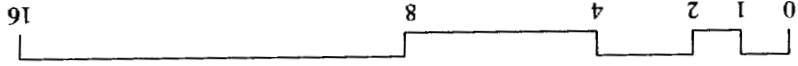
BUILDER: BILL BUNTON, 87 MIDDLE RD, CUMBERLAND, ME. 04021
 PH: 829.6438, PG: 75B10011

BASE SURVEY DOCUMENT BY: SURVEYOR: 606: 12 WESTBROOK COMMON, WESTBROOK, ME.

87th MAINE RD. FEB. 1961

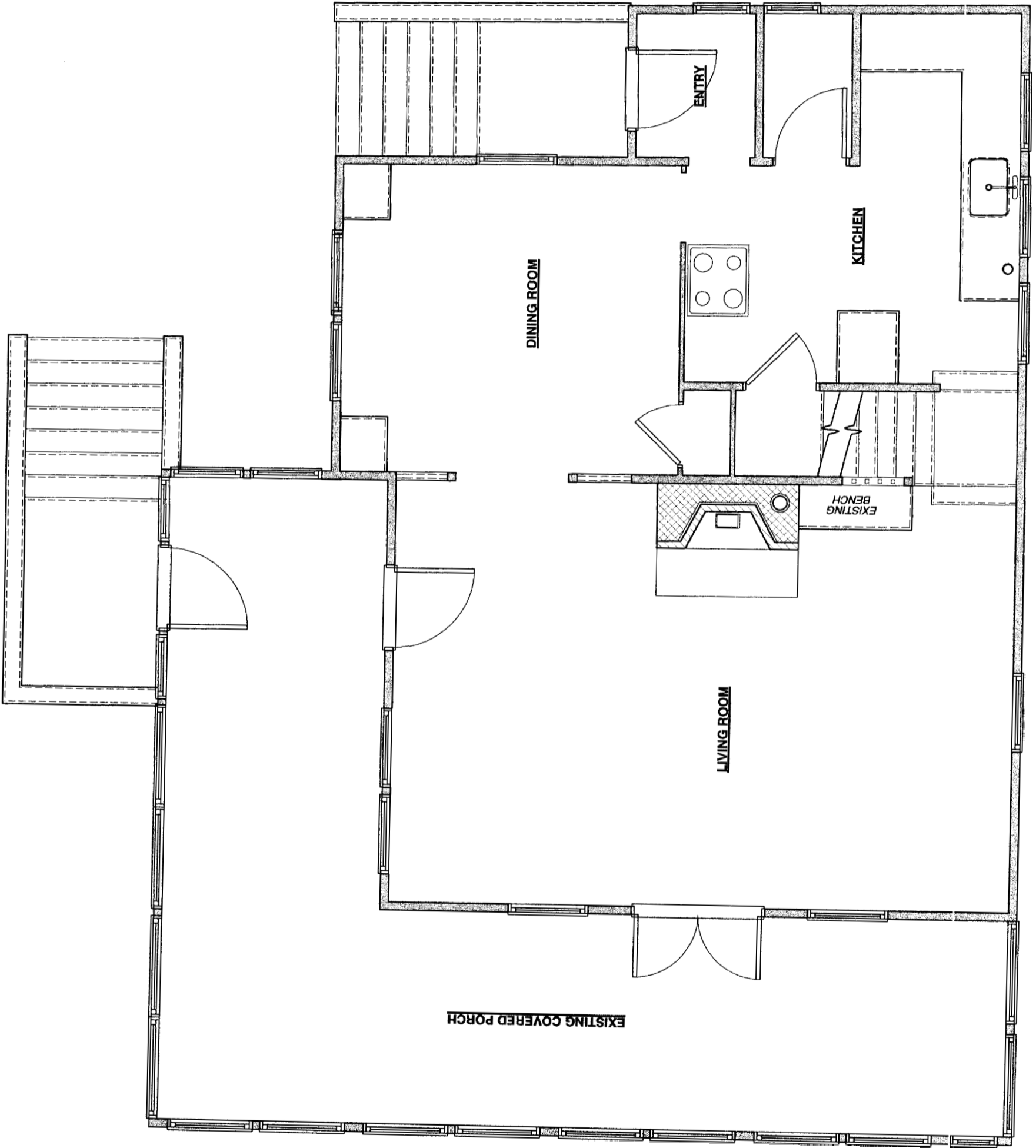
LOWER LEVEL PLAN





3E.
EXIST

MAIN LEVEL PLAN-EXISTING



EXISTING COVERED PORCH

LIVING ROOM

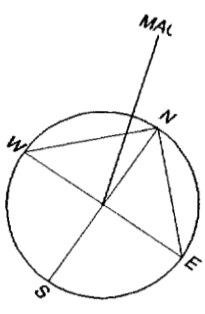
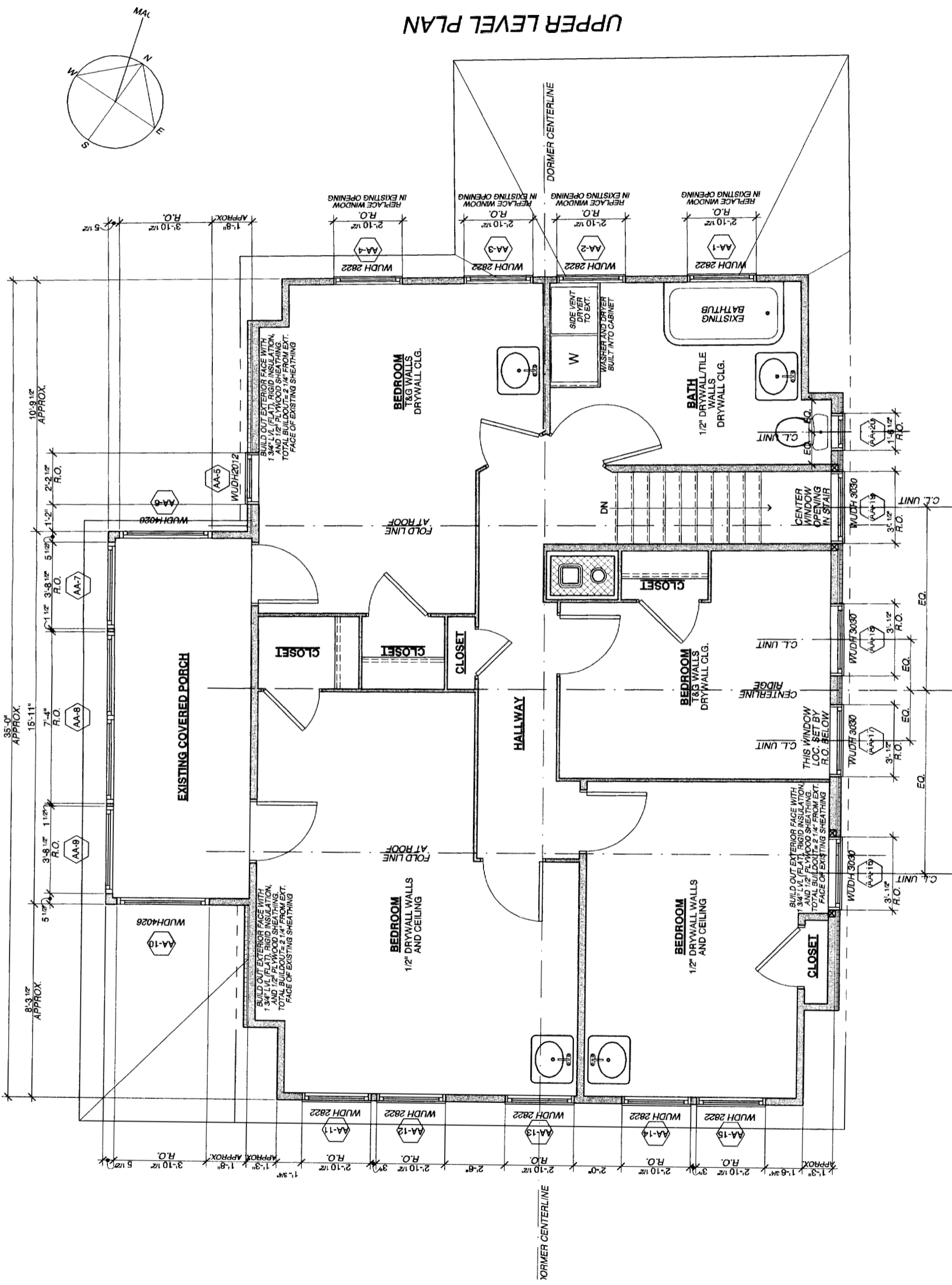
DINING ROOM

KITCHEN

ENTRY

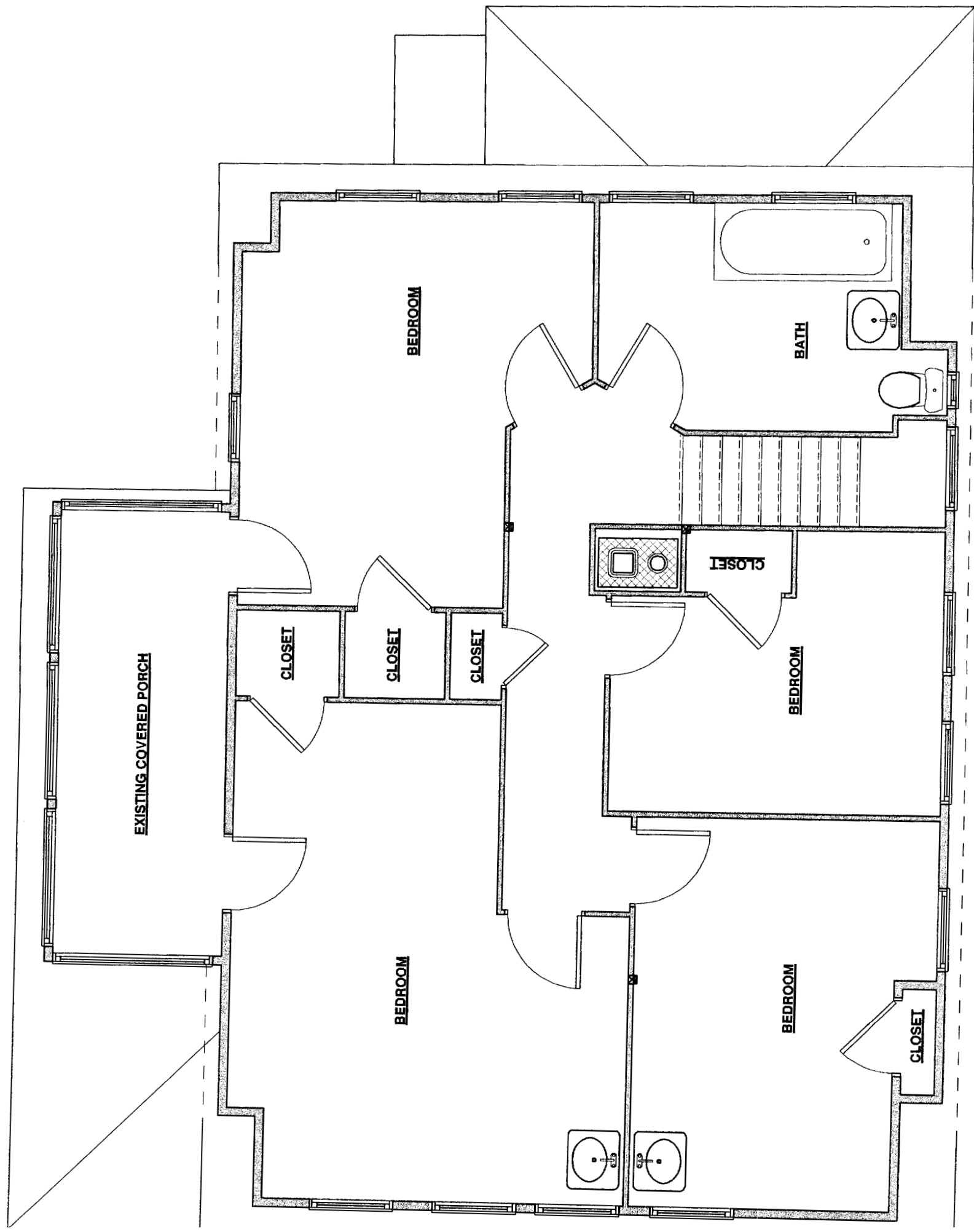
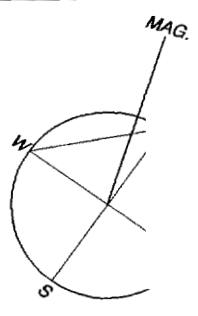
EXISTING BENCH

UPPER LEVEL PLAN

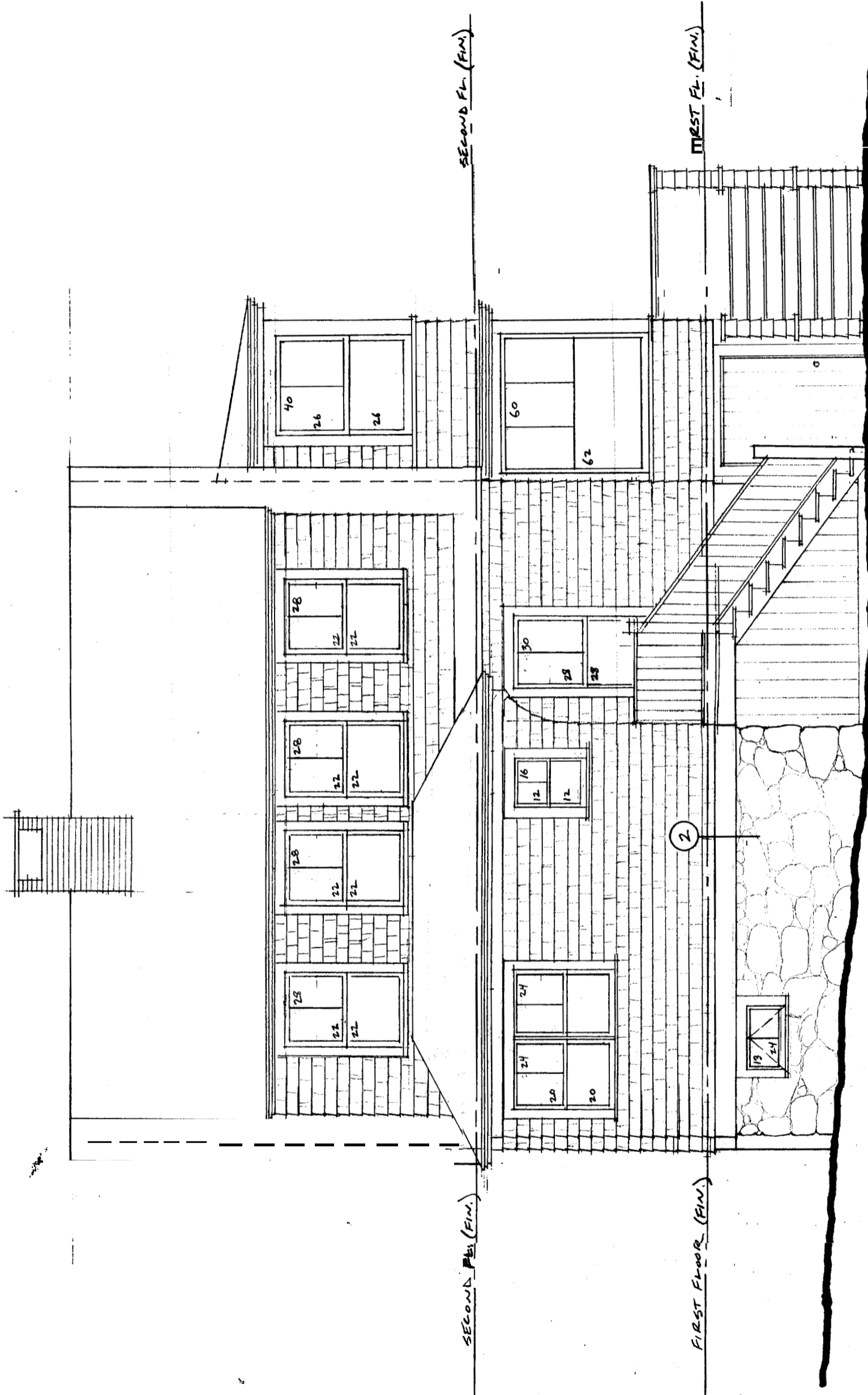


4E
EXIST

UPPER LEVEL PLAN-EXISTING



NORTH (STREET) ELEVATION-PROPOSED



Project: Morgan Residence-Peaks Island
Peaks Island, Portland, Maine
Nine 8th Maine Ave.

Architect: Whitten Architects
37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668

Scale: 1/4"=1'-0"
Date: Thursday, July 22, 2004
16

NORTH (STREET) ELEVATION-EXISTING



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S
T

Date: Thursday, July 22, 2004

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

Architect: Whitten Architects

Project: Morgan Residence-Peaks Island

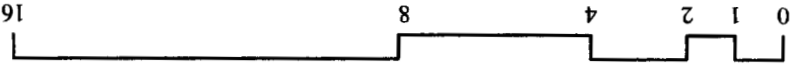
Nine 8th Maine Ave.

Peaks Island, Portland, Maine

37 Silver Street

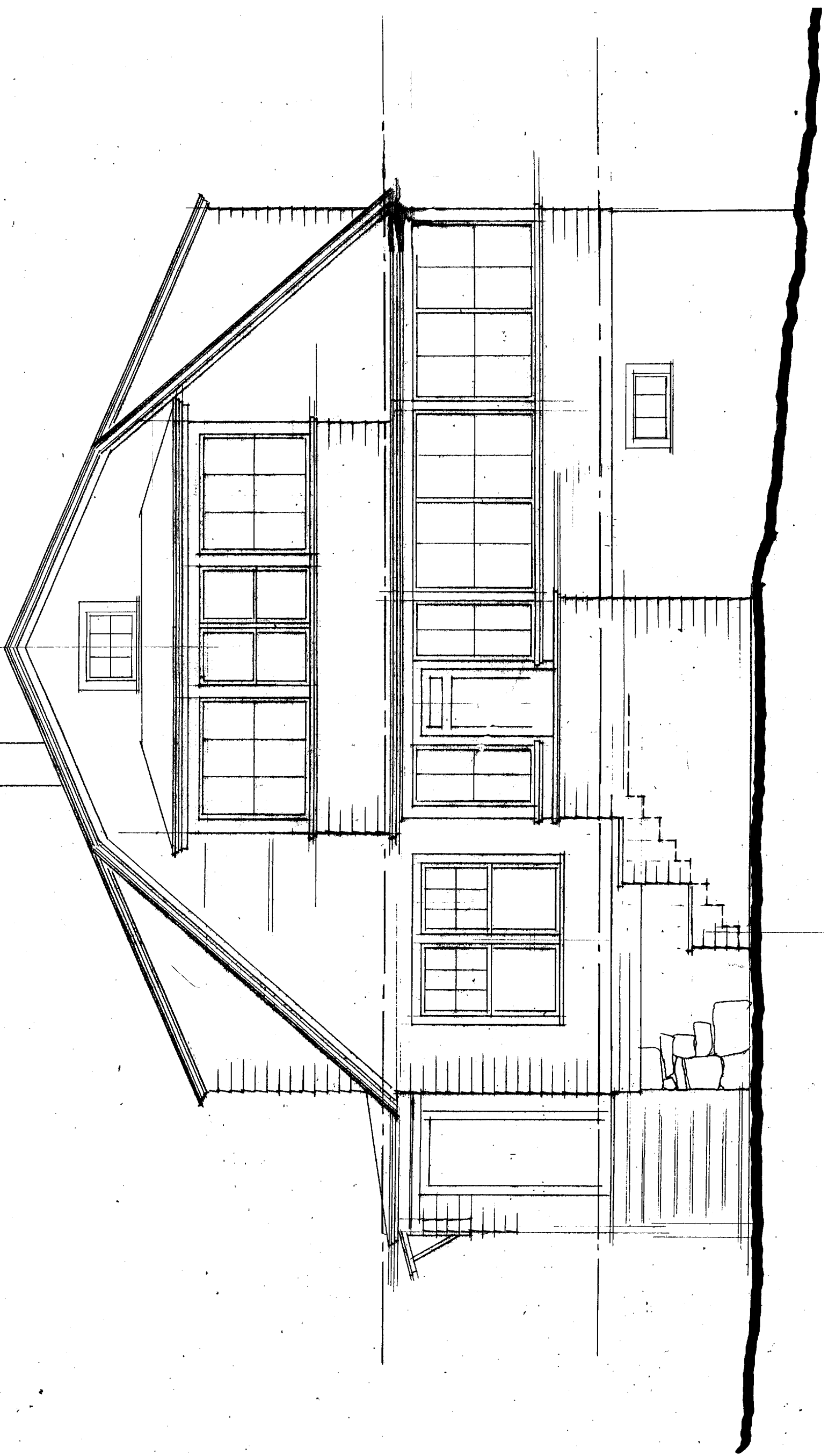
Portland, Maine 04101

207-774-0111 fax: 774-1668



SE
EXIST

WEST ELEVATION-EXISTING



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T

6E
EXIST

Scale: 1/4"=1'-0"
Date: Thursday, July 22, 2004

37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668

Project: Morgan Residence-Peaks Island
Peaks Island, Portland, Maine
Nine 8th Maine Ave.

Architect: Whitten Architects

SOUTH (WATER) ELEVATION-EXISTING



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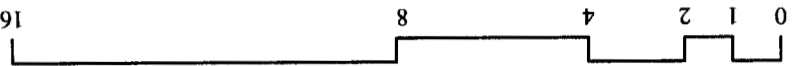
Project: Morgan Residence-Peaks Island
Nine 8th Maine Ave.
Peaks Island, Portland, Maine

37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668

Architect: Whitten Architects

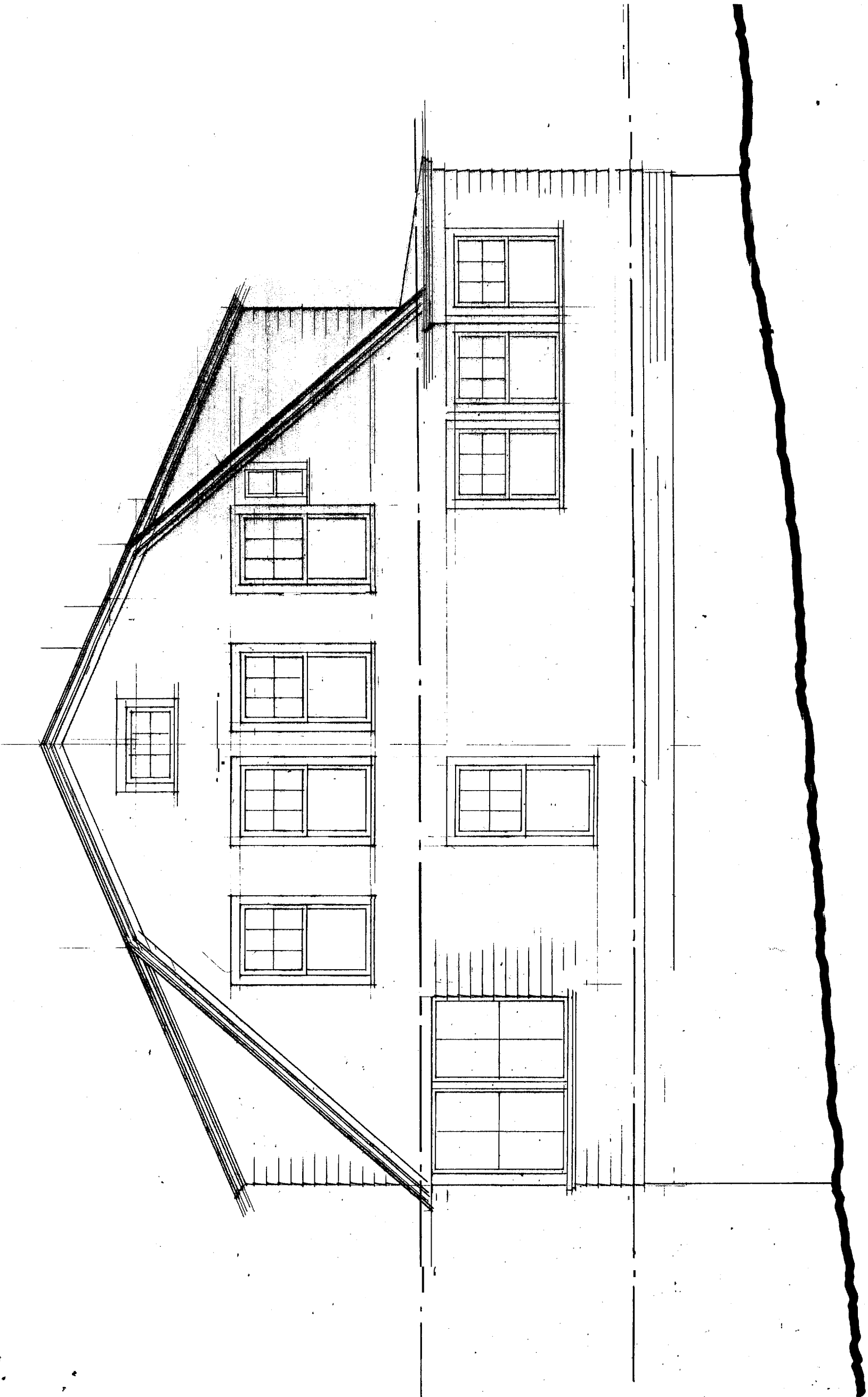
Scale: 1/4"=1'-0"

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7E.
EXIST

EAST ELEVATION-EXISTING



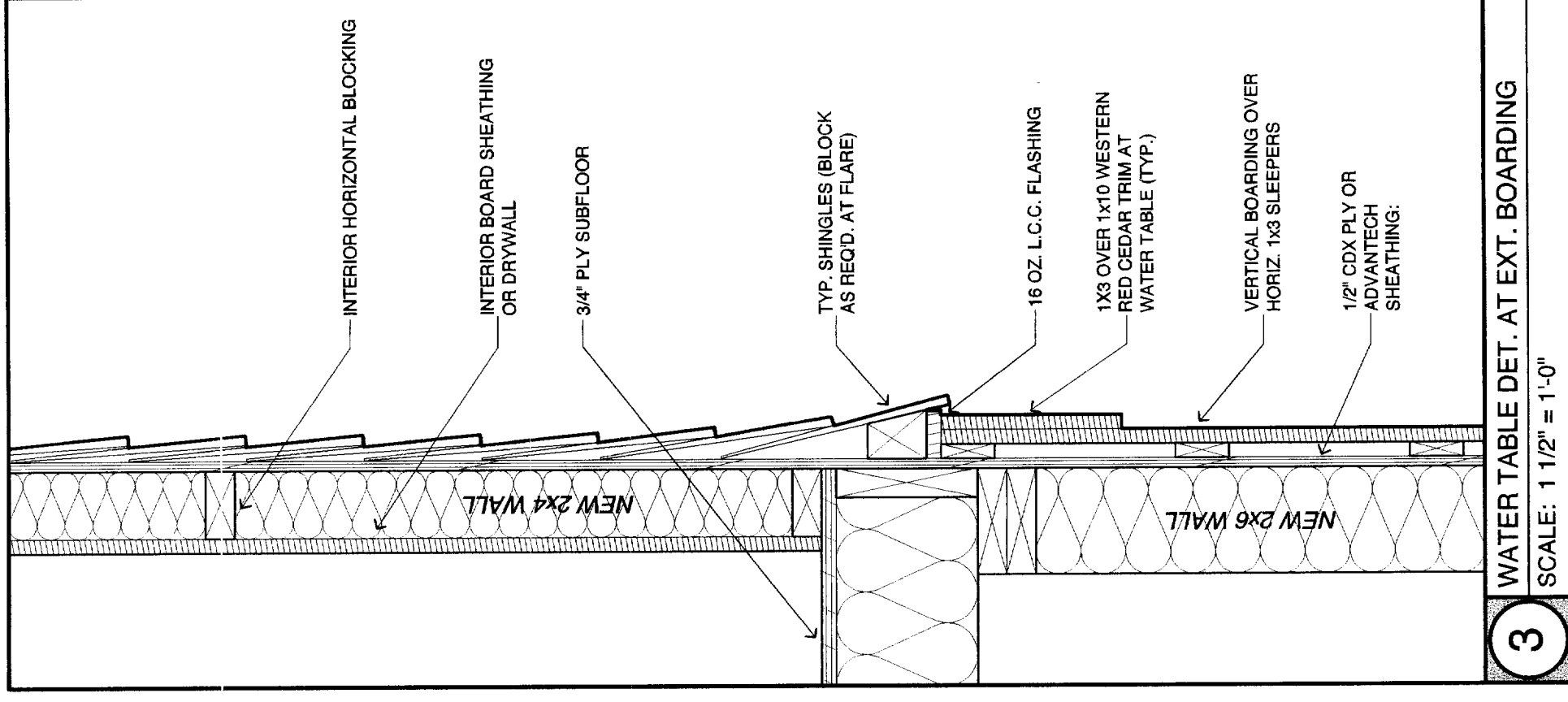
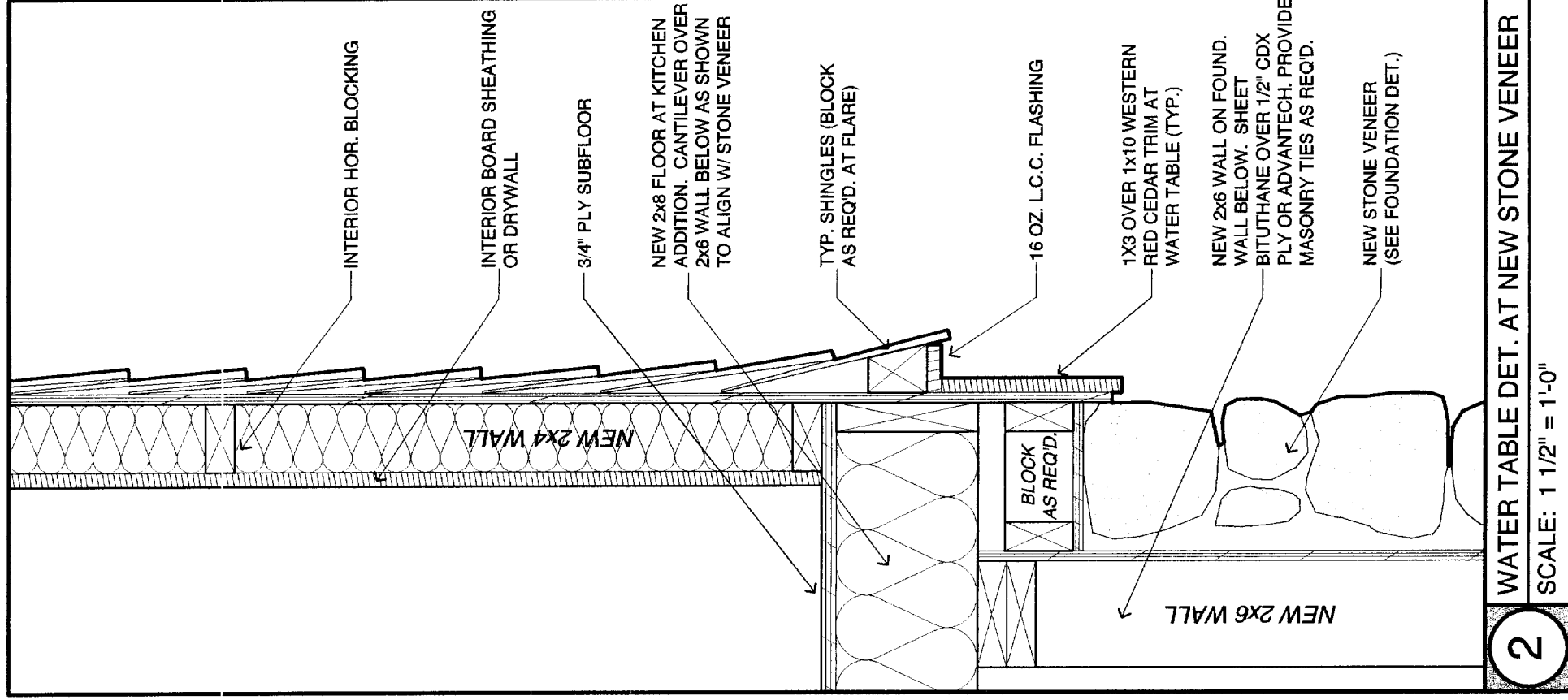
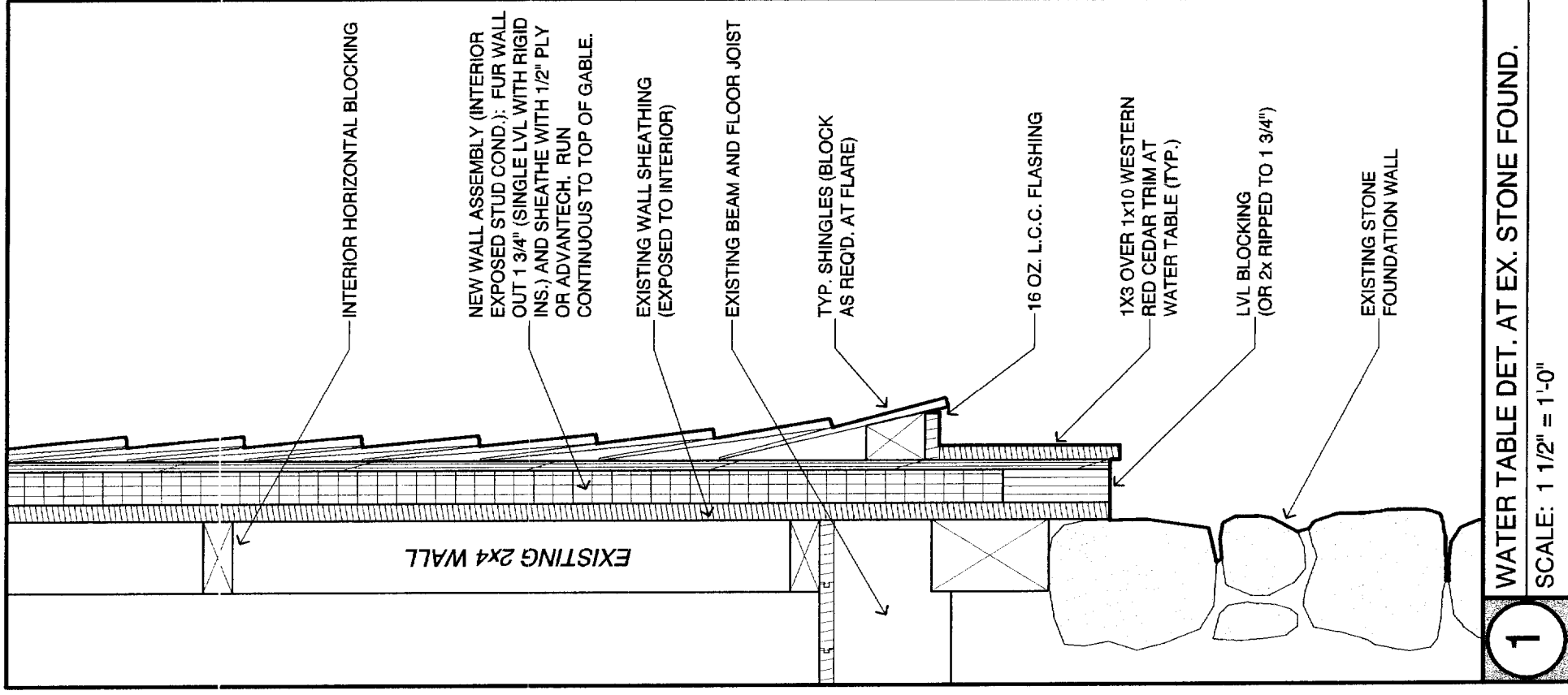
EXIST

Project: Morgan Residence-Peaks Island
Nine 8th Maine Ave.
Peaks Island, Portland, Maine

37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668

Scale: 1/4"=1'-0"
Date: Thursday, July 22, 2004
0 1 2 4 8 16

8E.
EXIST



Date: Thursday, July 22, 2004

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

Architect: Whitten Architects

Project: Morgan Residence-Peaks Island

37 Silver Street

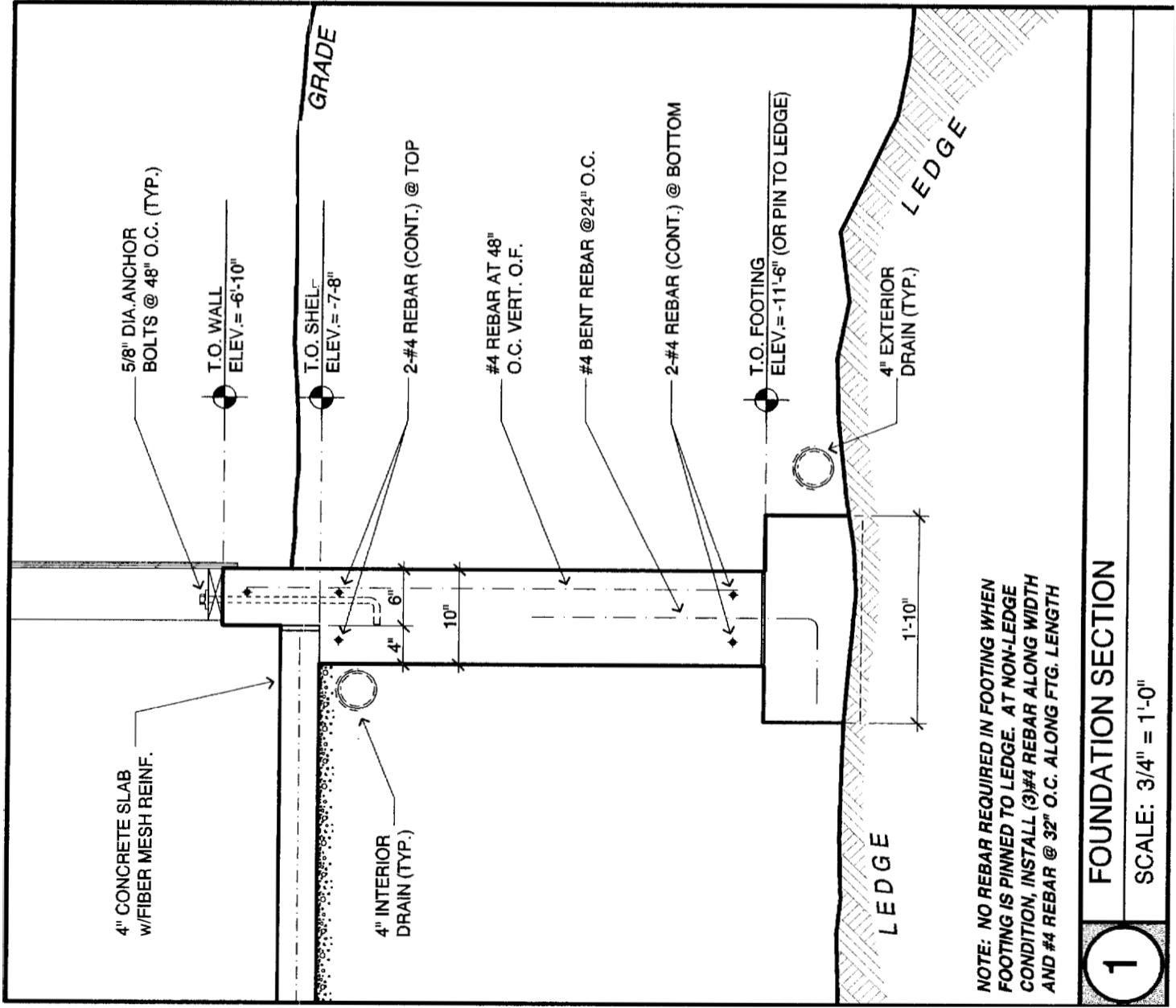
Portland, Maine 04101

207-774-0111 fax: 774-1668

Peaks Island, Portland, Maine

Nine 8th Maine Ave.

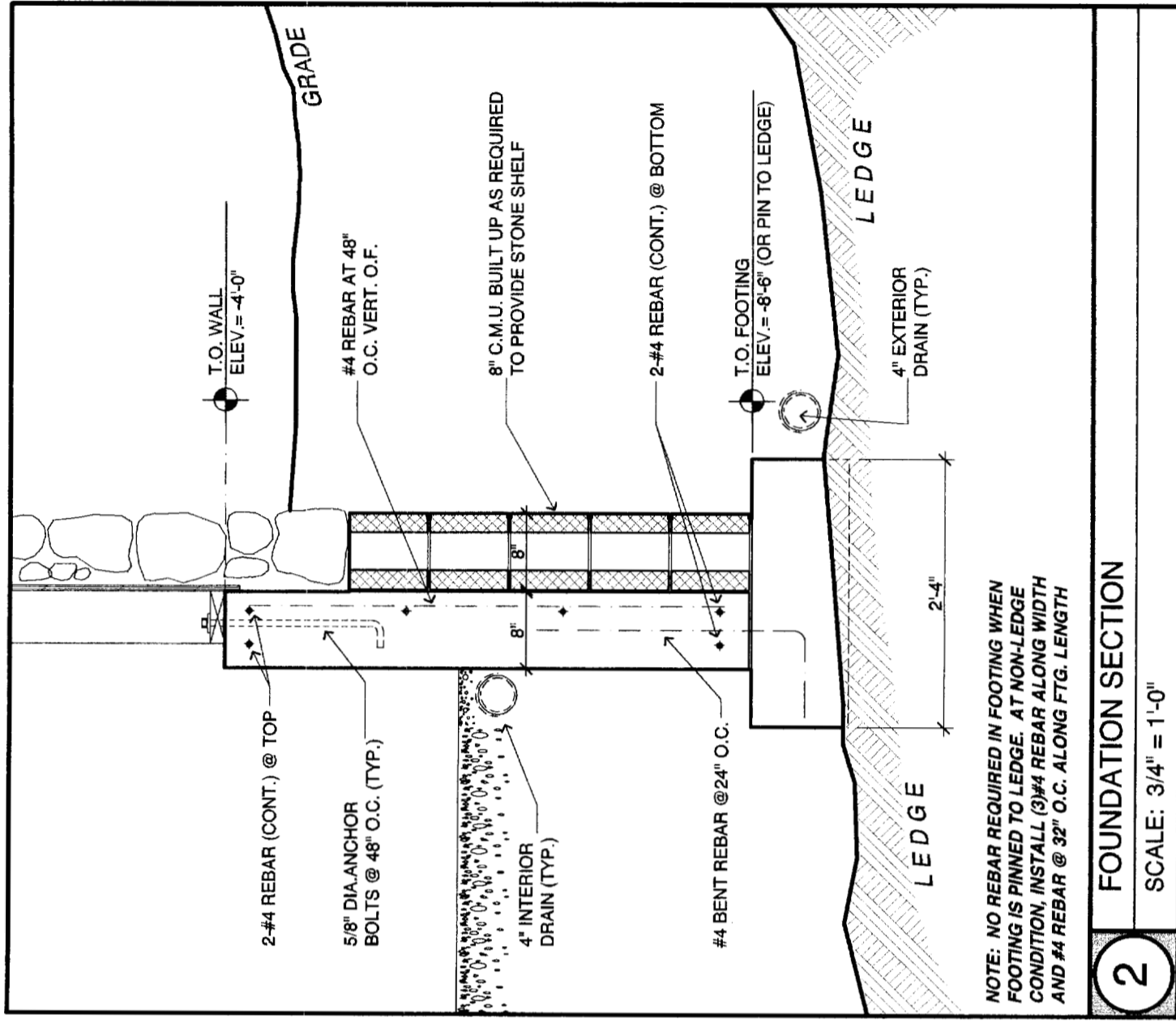
0 3" 6" 1'-0" 2'-0"



1

FOUNDATION SECTION

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



2

FOUNDATION SECTION

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

Scale: 3/4"=1'-0"
Date: Thursday, July 22, 2004

Architect: Whitten Architects
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Portland, Maine 04101
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Project: Morgan Residence-Peaks Island
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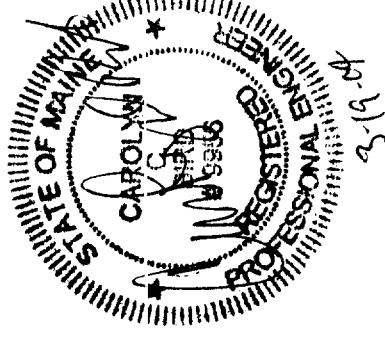
No.	DATE	ISSUE
0	3-18-04	FOR CONSTRUCTION

REVISIONS

SHEET TITLE:

GENERAL
NOTES

DESIGNED:	ED
DRAWN:	ED
DATE:	3-7-04
CADD FILE:	3022-SI
PROJECT No.:	3022



LIVE LOADS:	FIRST FLOOR	= 40 PSF
	SECOND FLOOR	= 30 PSF
	ATTIC	= 20 PSF
DEAD LOADS:	ROOF	= 15 PSF
	SECOND FLOOR	= 10 PSF
SNOW LOADS:	GROUND SNOW LOAD, P_g	= 60 PSF
	SNOW EXPOSURE FACTOR, C_e	= 1.0
	SNOW LOAD IMPORTANCE FACTOR, I	= 1.0
	FLAT ROOF SNOW LOAD, P_f	= 42 PSF

DESIGN CRITERIA

NTS

ALL STRUCTURAL STEEL WORK SHALL CONFORM TO:
 AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, NINTH EDITION
 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES

STRUCTURAL STEEL MEMBERS SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

ALL STEEL, UNO	ASTM A572, GRADE 50
ANGLES, PLATES	ASTM A36, $F_y=36$ KSI
STRUCTURAL TUBING	ASTM A500, GRADE B, $F_y=48$ KSI
STEEL PIPE	ASTM A53, TYPE E OR S, GRADE B, $F_y=35$ KSI

OWNER SHALL RETAIN A QUALIFIED TESTING AGENCY TO PERFORM AND VERIFY THE FOLLOWING:

VISUAL INSPECTION OF ALL WELDS
 ULTRASONIC TESTING, IN ACCORDANCE WITH ASTM E-164, ON 100% OF ALL FIELD FULL PENETRATION WELDS.
 PROVIDE RANDOM VERIFICATION VIA ULTRASONIC TESTING OF SHOP FULL PENETRATION WELDS.
 FIELD BOLTED CONNECTIONS, INCLUDING VERIFICATION OF BOLT GRADES.
 SHEAR STUD QUANTITY, PROPER INSTALLATION, SIZE, AND SPACING. SHEAR STUDS SHALL CONFORM TO AWS D1.1.

BOLTED CONNECTIONS

FIELD CONNECTIONS SHALL UTILIZE MINIMUM 3/4-INCH DIAMETER A325 HIGH STRENGTH BOLTS, UNO.
 BOLTED CONNECTION SHALL BE SLIP CRITICAL (SC) AT ALL MOMENT FRAMES, BRACED FRAMES, AND AT ADDITIONAL LOCATIONS INDICATED IN THE DRAWINGS. SLIP CRITICAL CONNECTIONS SHALL UTILIZE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. BOLT HOLES SHALL BE STANDARD SIZE, UNO.

HIGH STRENGTH BOLTS SHALL BE INSTALLED AND TIGHTENED PER AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS.

ANCHOR BOLTS SHALL CONFORM TO ASTM A307, GRADE A, STANDARD HEX HEAD FURNISHED WITH HEAVY HEX NUTS AND LOCK WASHERS.

CONTRACTOR SHALL DESIGN CONNECTIONS NOT ALREADY DETAILED ON STRUCTURAL DRAWINGS. DESIGN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER AND SUBMITTED PRIOR TO COMMENCING FABRICATION.

WELDED CONNECTIONS

WELDING SHALL CONFORM TO AWS D1.1. USE LOW-HYDROGEN SMAW ELECTRODES WITH MINIMUM TENSILE STRENGTH OF 70 KSI.

STRUCTURAL STEEL SHALL RECEIVE THE FOLLOWING PROTECTIVE COATINGS:

DO NOT PAINT SURFACES TO RECEIVE METAL DECK AND/OR SHEAR CONNECTORS FASTENED BY WELDING, CONTACT SURFACES OF HIGH STRENGTH BOLTED CONNECTIONS, FINISHED BEARING SURFACES, AND SURFACES TO BE WELDED IN THE FIELD. IF REQUIRED, PROTECT THESE SURFACES BY RUST-INHIBITING COATING THAT CAN BE REMOVED EASILY PRIOR TO ERECTION

UNEXPOSED STRUCTURAL STEEL SHALL BE CLEANED IN ACCORDANCE WITH SSPC-SP3 AND PAINTED WITH PRIMER PAINT, INEMEC 10-99, OR EQUIVALENT, UNO.

EXPOSED STRUCTURAL STEEL TO RECEIVE ZINC-RICH EPOXY PAINT SHALL BE FIRST CLEANED IN ACCORDANCE WITH SSPC-SP6, COMMERCIAL BLAST CLEANING. USE INEMEC ZIN-RICH EPOXY PAINT, OR EQUIVALENT. APPLY FINISH COAT PER ARCHITECT.

EXPOSED STRUCTURAL STEEL TO BE HOT-DIPPED GALVANIZED SHALL BE IN ACCORDANCE WITH ASTM A123.

STEEL NOTES

NTS

THE FOLLOWING BUILDING CODES AND STANDARDS SHALL BE REFERENCED DURING CONSTRUCTION:

- BOCA 1999 EDITION OF THE BOCA NATIONAL BUILDING CODE
- ASCE 7-98 AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, NINTH EDITION
- ACI 301-96 AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE
- ACI 318-85 AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- ASTM AMERICAN SOCIETY OF TESTING AND MATERIALS
- NDS NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION, 2001.

REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.

EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE CONTRACT DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.

THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.

GENERAL NOTES

NTS

ALL LUMBER SHALL BE VISUALLY GRADED AND STAMPED WITH GRADE DESIGNATION, SPECIES, AND ADDITIONAL INSPECTION INFORMATION, U.N.O.

CARE SHALL BE TAKEN TO PROTECT TIMBER FROM WEATHER AND DAMPNESS. DO NOT STACK IN SUCH A WAY AS TO CAUSE WARPING OR PREVENT ADEQUATE AIR CIRCULATION.

WOOD GRADES AND SPECIES:

SPRUCE-PINE-FIR K.D. (No.1/No.2 OR BETTER) FOR TYPICAL LUMBER (JOISTS, WALLS, ETC) U.N.O.

USE SOUTHERN YELLOW PINE FOR EXTERIOR EXPOSURE APPLICATIONS AND WHERE SHOWN ON DRAWINGS AS PRESERVATIVE PRESSURE TREATED LUMBER (PT OR PPT).

WHERE NOTED I.N. ON DRAWINGS, PROVIDE VERSALAM MEMBERS BY BOISE CASCADE, OR EQUIVALENT, WHICH HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

F_b	= 2800 PSI	F_c	= 1800 PSI (PARALLEL TO GRAIN)
F_v	= 280 PSI	F_c	= 900 PSI (PERPENDICULAR TO GRAIN)
F_t	= 2100 PSI	E	= 2,000,000 PSI

STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.

PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

NOMINAL SIZES ARE TYPICALLY REFERENCED ON THE DRAWINGS. PROVIDE ACTUAL SIZES AS SET FORTH IN U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD PS20-99.

ALL PLYWOOD SHALL BE APA RATED CDX SHEATHING.

PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.

FASTENERS SHALL COMPLY WITH RECOMMENDED FASTENING SCHEDULE PER BOCA TABLE 2305.2, U.N.O. ON DRAWINGS. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED, UNLESS OTHERWISE NOTED IN BOCA OR ON THE DRAWINGS. NAIL MULTIPLE LVL'S TOGETHER AS RECOMMENDED BY THE MANUFACTURER USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED. ALL FASTENERS, NUTS, AND WASHERS SHALL BE HOT-DIPPED GALVANIZED.

ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT.

BLOCK ALL LOAD BEARING WALLS VERTICALLY AT 4'-0" O.C. MAXIMUM.

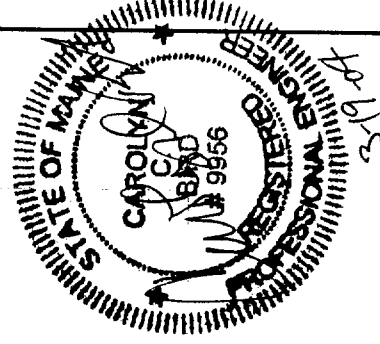
WOOD NOTES

No.	DATE	ISSUE
0	3-18-04	FOR CONSTRUCTION

SHEET TITLE: **ROOF FRAMING PLAN**

DESIGNED:	ED
DRAWN:	ED
DATE:	3-7-04
CADD FILE:	3022-SI
PROJECT No.:	3022

S1.1



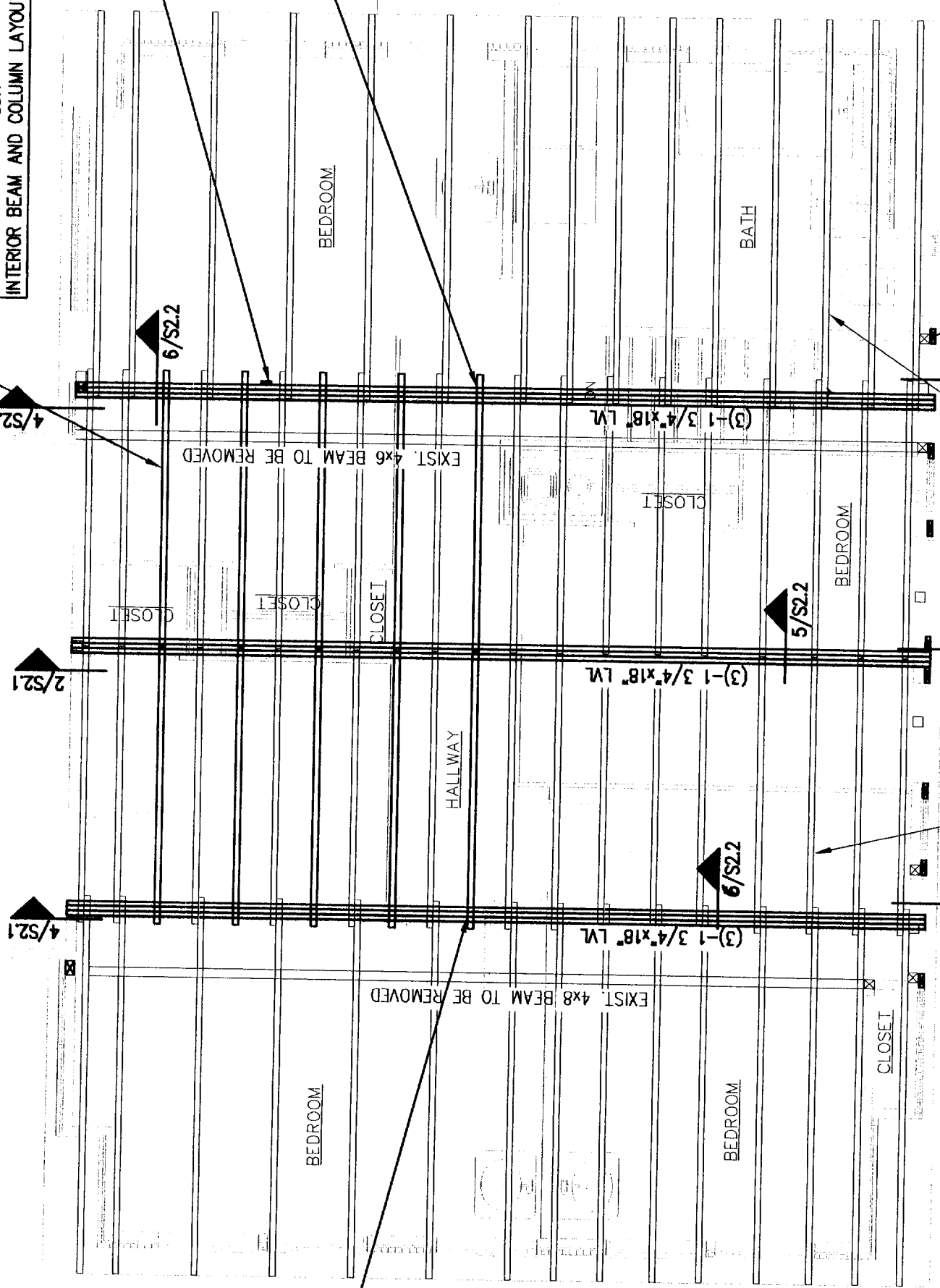
PROVIDE NEW 2x6 RAFTERS BETWEEN EXIST. RAFTERS WHERE EXIST. RAFTER SPACING EXCEEDS 16" o.c.

SEE WEST ELEVATION S3.1 INTERIOR BEAM AND COLUMN LAYOUT

PROVIDE SIMPSON HANGERS @ EACH CEILING TIE LOCATION, SEE SECTION 6/S2.2

GAMBREL ROOF LINE FOLD

EXISTING COVERED PORCH



SEE DETAIL A/S2.2 FOR TYP. EXTERIOR COLUMN FASTENING

EXISTING 2" x 4 3/4" (ACTUAL SIZE) ROOF RAFTERS, SPACING VARIES

SEE EAST ELEVATION S3.2 EXTERIOR BEAM AND COLUMN LAYOUT

ROOF FRAMING PLAN

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

CLIENT:

WHITTEN ARCHITECTS
37 SILVER STREET
PORTLAND, ME 04112

MORGAN RESIDENCE
PEAKS ISLAND
MAINE

No.	DATE	ISSUE
0	3-18-04	FOR CONSTRUCTION

REVISIONS

SHEET TITLE:

SECOND FLOOR
FRAMING PLAN

DESIGNED: ED

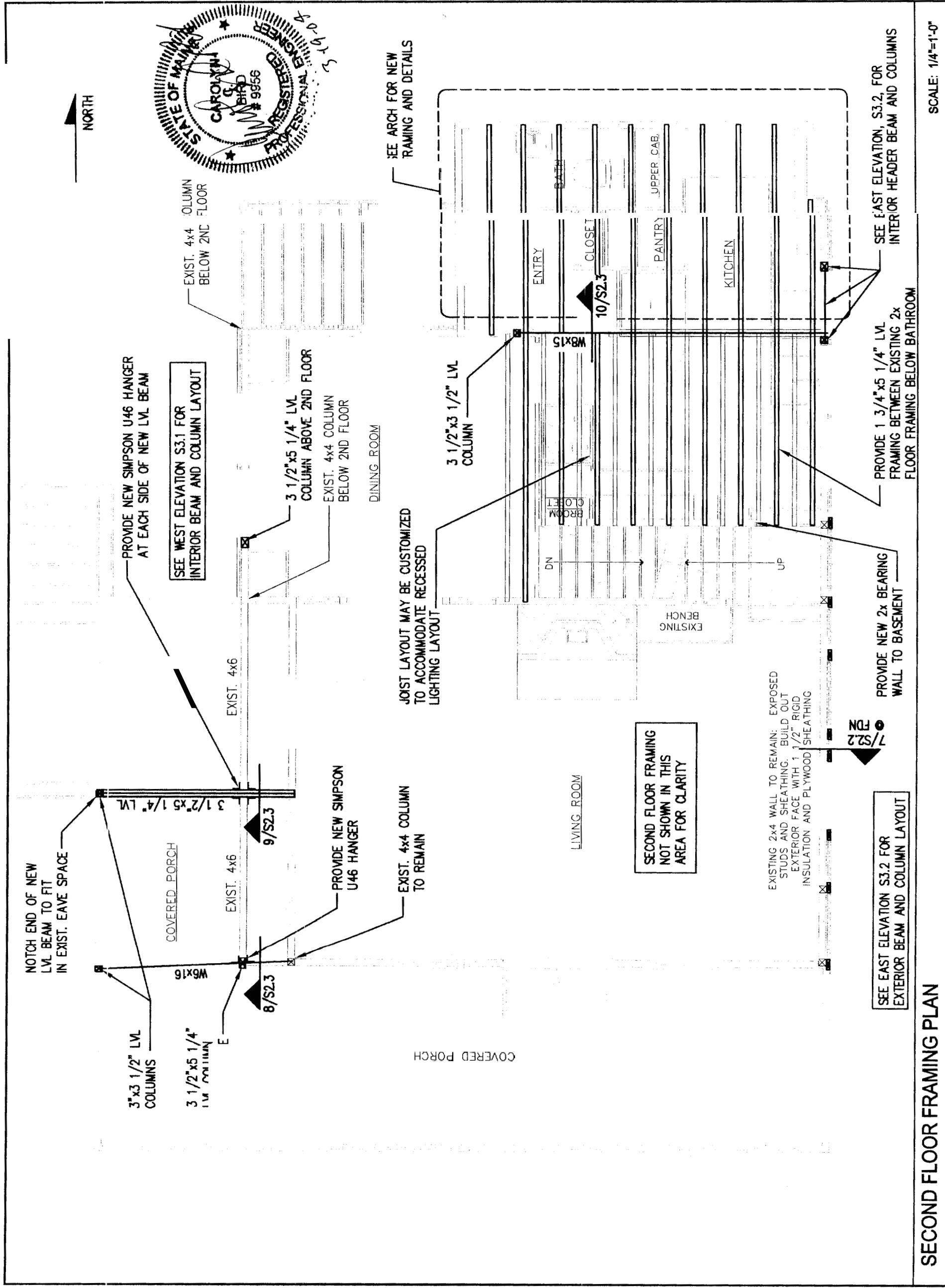
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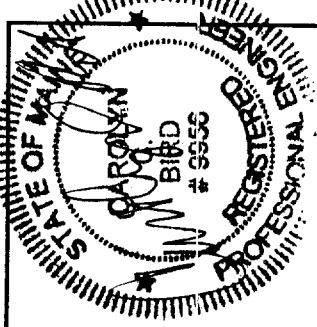
PROJECT NO: 3022

S1.2



SECOND FLOOR FRAMING PLAN

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

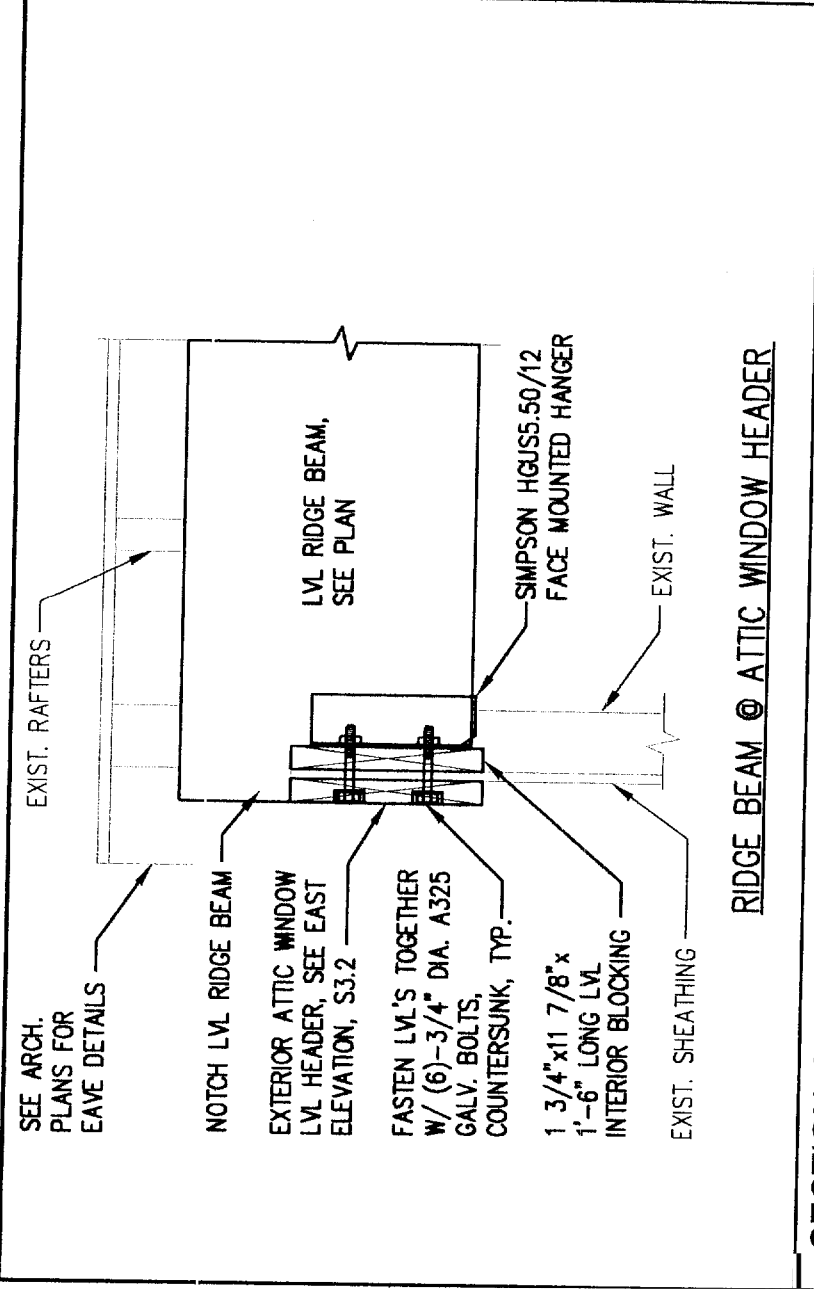


No.	DATE	ISSUE
0	3-18-04	FOR CONSTRUCTION

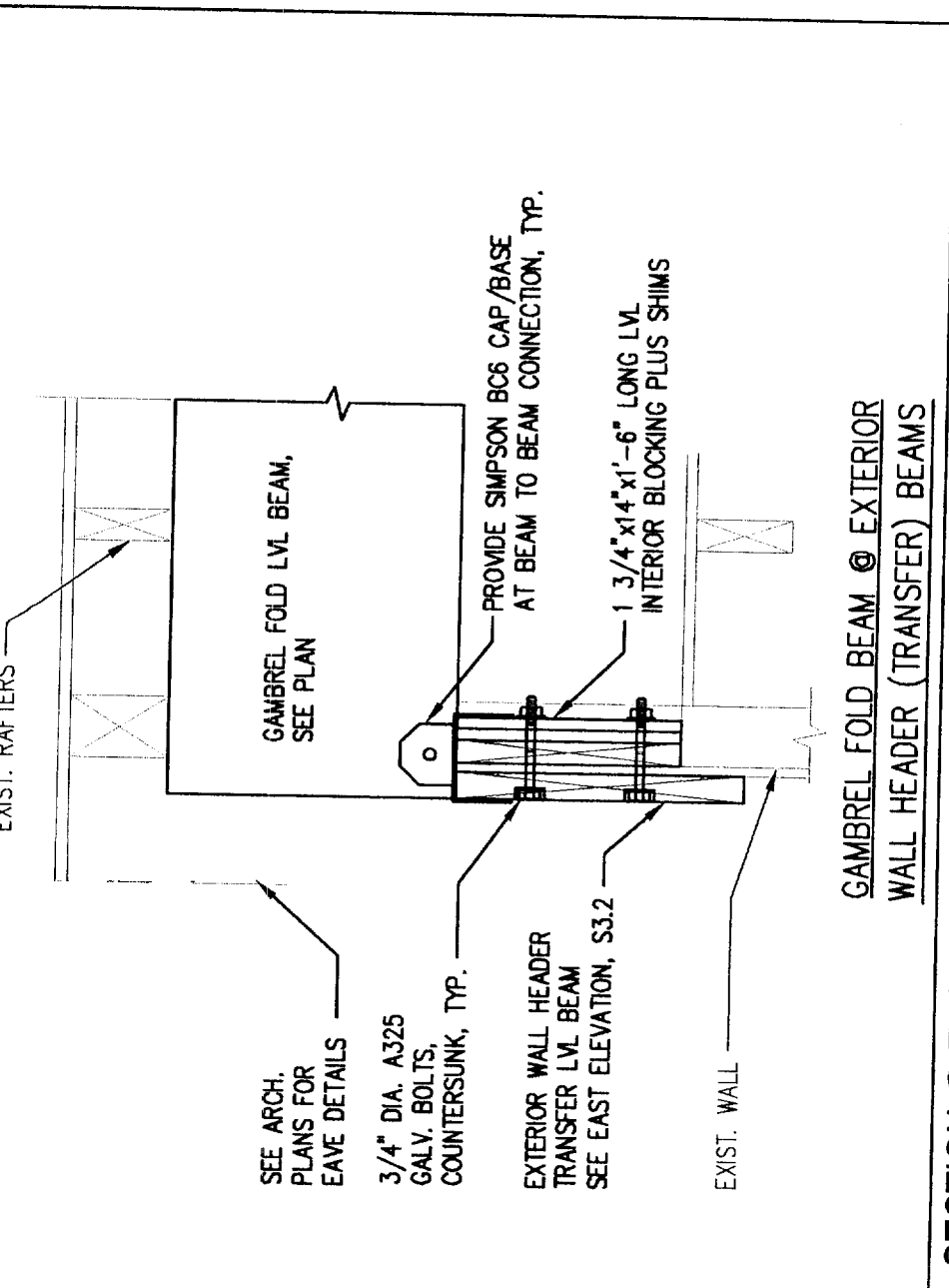
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SECTIONS AND DETAILS

DESIGNED: ED
 DRAWN: ED
 DATE: 2-23-04
 CADD FILE: 3022-S2
 PROJECT No: 3022

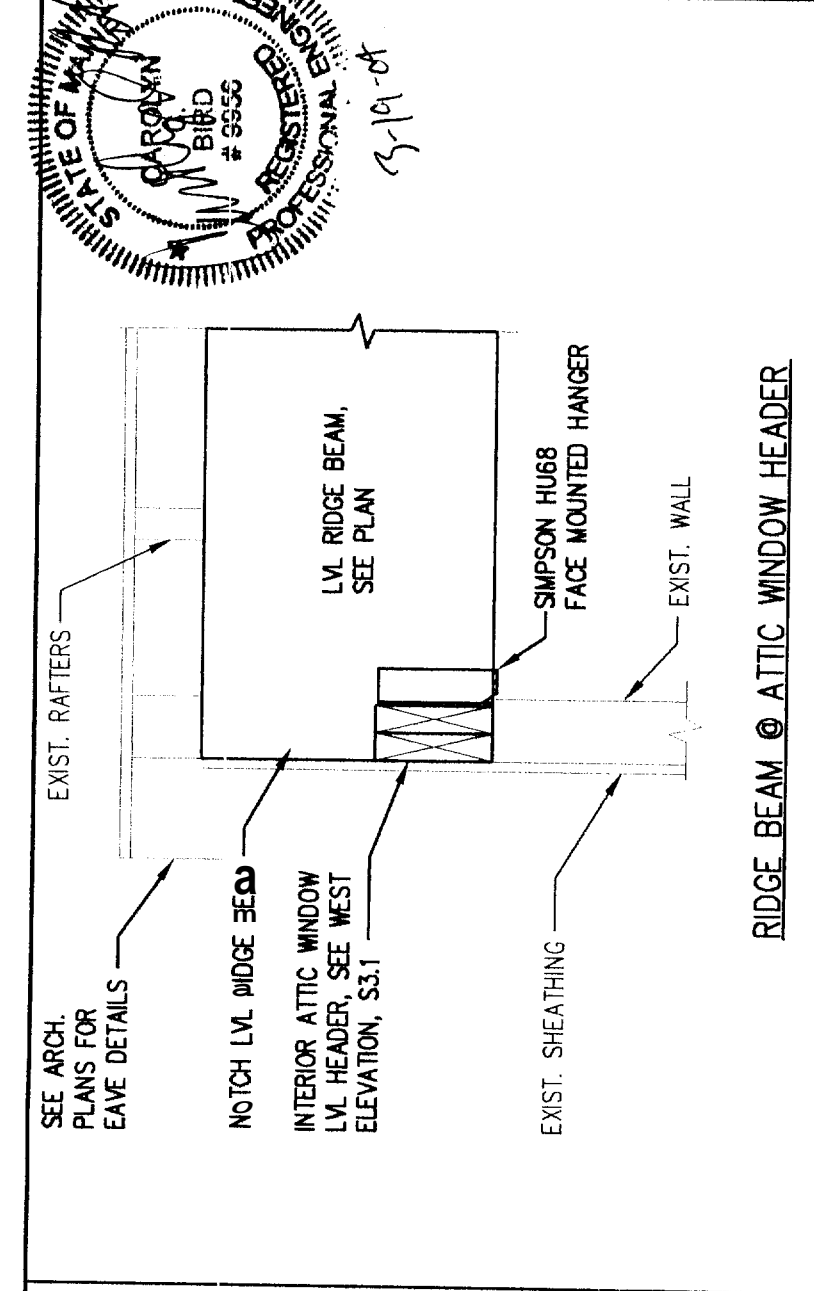
S2.1



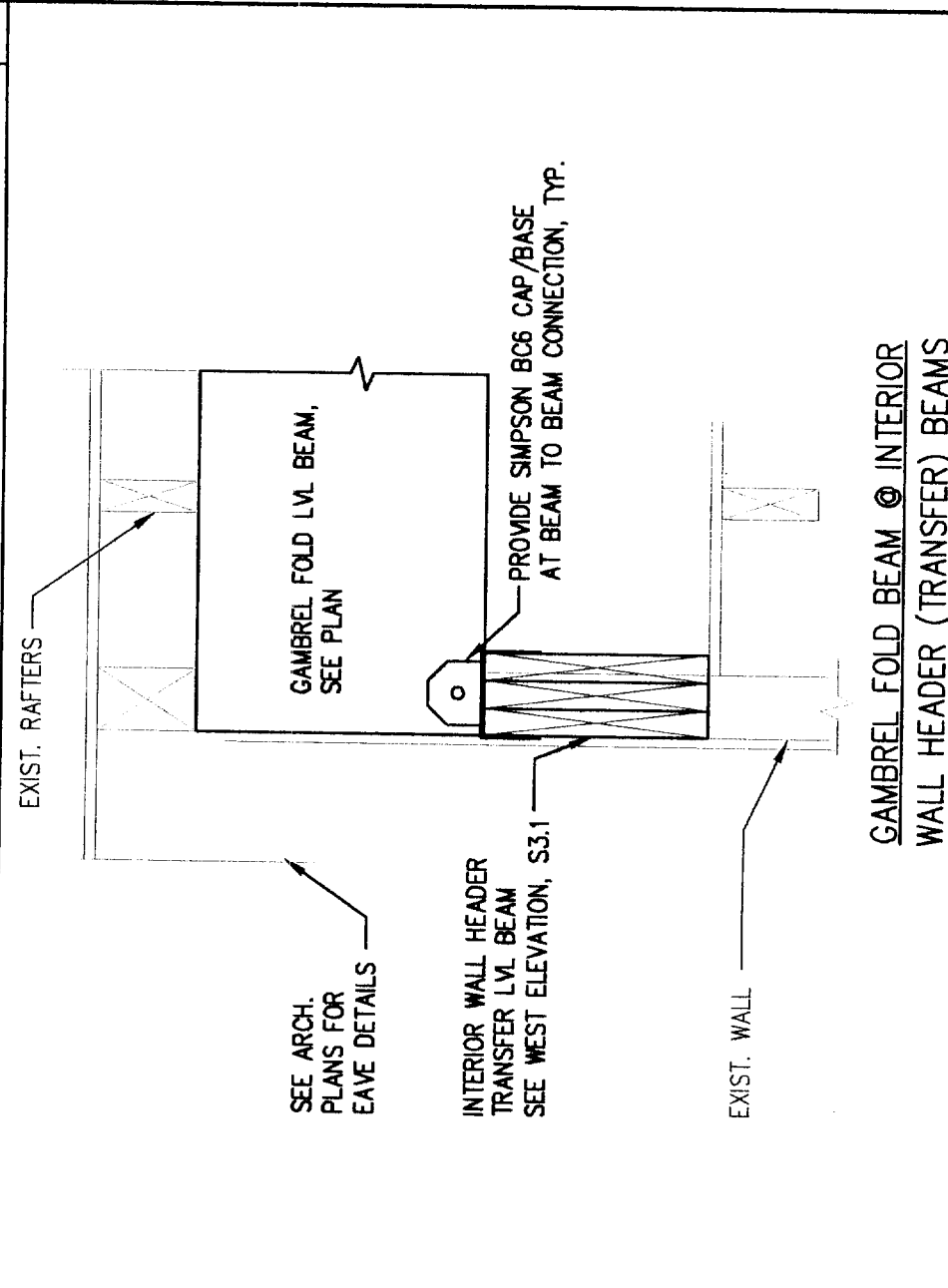
SECTION @ EAST ELEVATION SCALE: 1"=1'-0" **1**



SECTION @ EAST ELEVATION SCALE: 1"=1'-0" **3**



SECTION @ WEST ELEVATION SCALE: 1"=1'-0" **2**

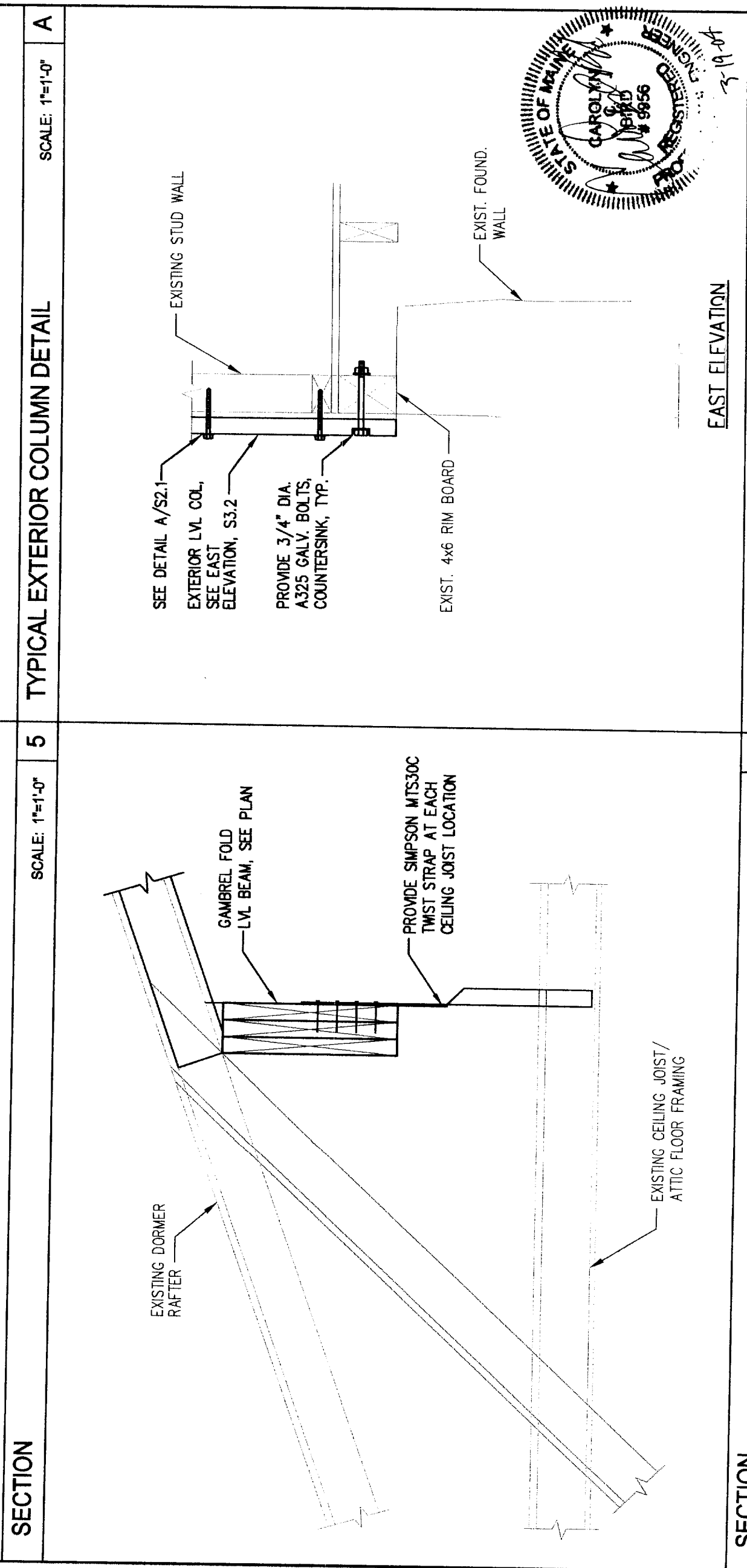
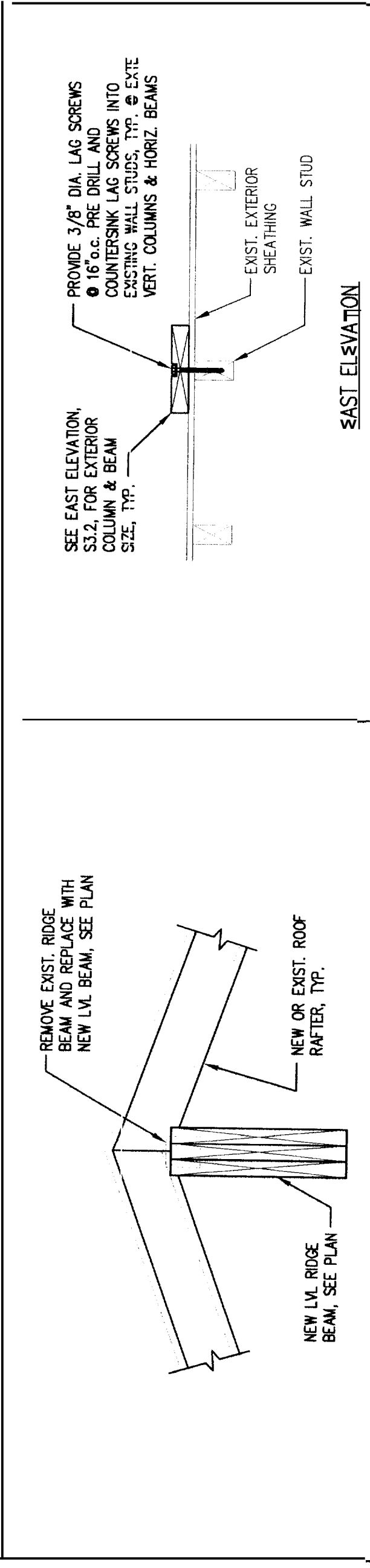


SECTION @ WEST ELEVATION SCALE: 1"=1'-0" **4**

No.	DATE	ISSUE
0	3-18-04	FOR CONSTRUCTION

SHEET TITLE:
SECTIONS AND DETAILS

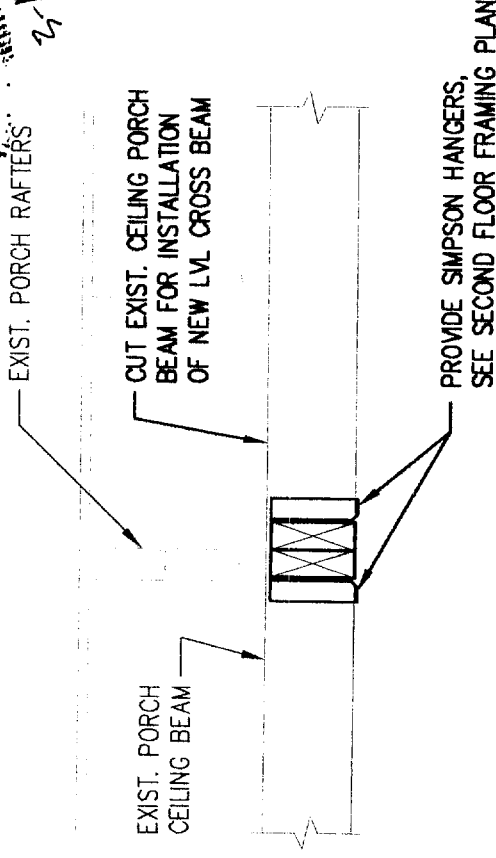
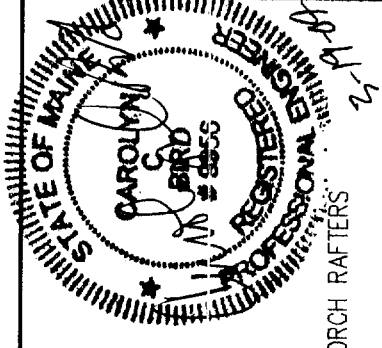
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DRAWN:	ED
DATE:	2-23-04
CADD FILE:	3022-S2
PROJECT No.:	3022



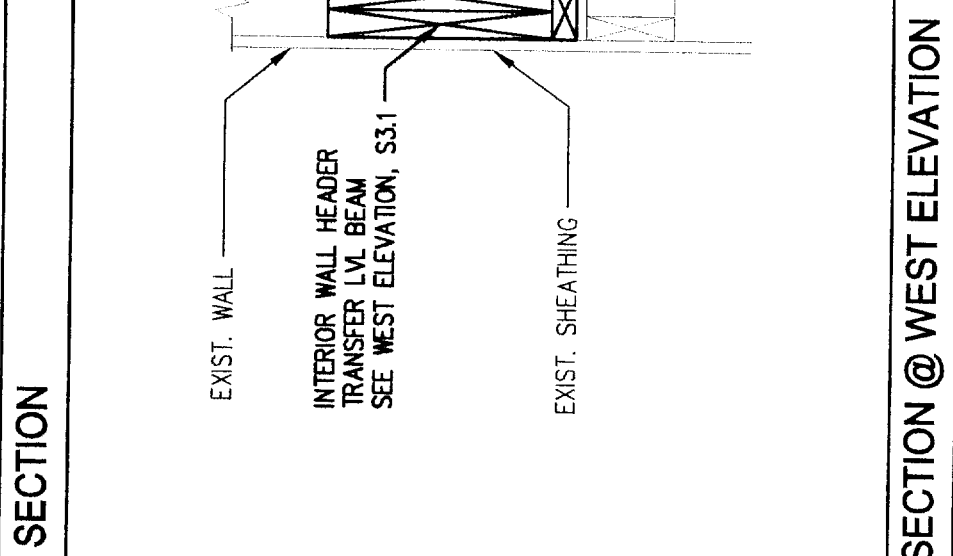
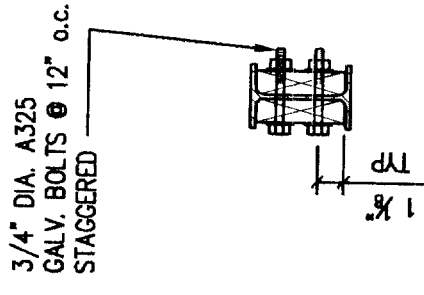
No.	DATE	ISSUE
0	3-18-04	FOR CONSTRUCTION

SHEET TITLE:
SECTIONS AND DETAILS

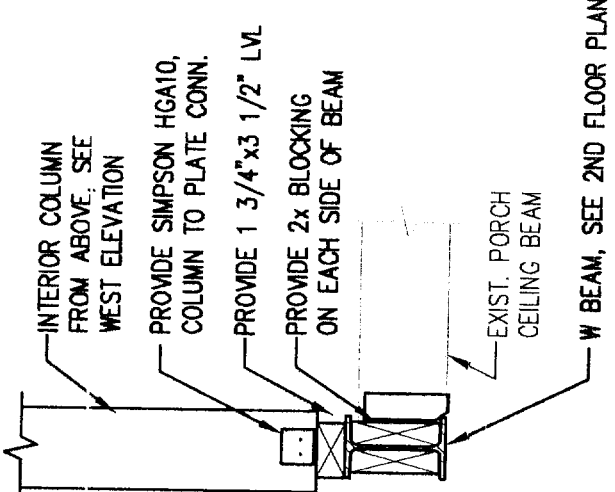
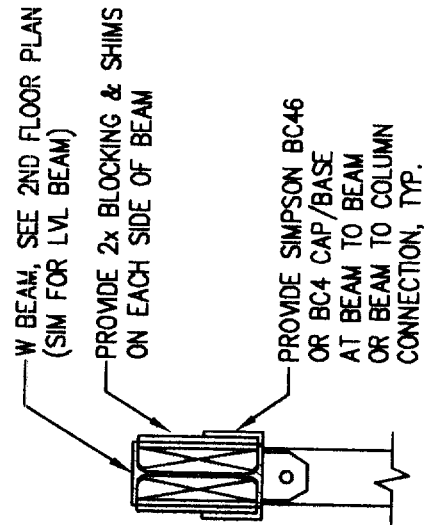
DESIGNED: ED
 DRAWN: ED
 DATE: 2-23-04
 CADD FILE: 3022-S2
 PROJECT No: 3022



SECTION	SCALE: 1"=1'-0"	9
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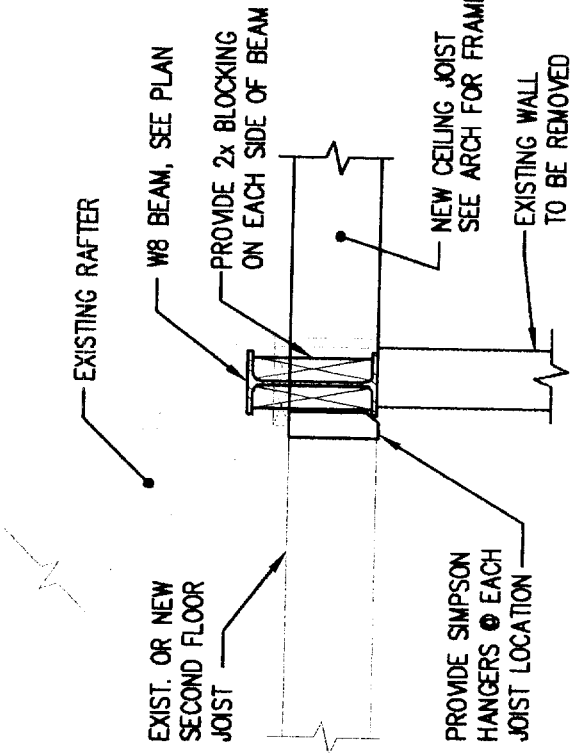


TYPICAL DETAIL	SCALE: 1"=1'-0"	C
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- NOTES:
 1. SEE B/S2.3 FOR TYPICAL BLOCKING CONN AT STEEL BEAM.
 2. SEE C/S2.3 FOR TYP BEAM TO BEAM OR BEAM TO COLUMN CONN.
 3. CENTER COLUMN FROM ABOVE OVER STEEL BEAM

SECTION	SCALE: 1"=1'-0"	8
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- NOTES:
 1. SEE B/S2.3 FOR TYPICAL BLOCKING CONN AT STEEL BEAM.
 2. SEE C/S2.3 FOR TYP BEAM TO BEAM OR BEAM TO COLUMN CONN.

TYPICAL DETAIL	SCALE: 1"=1'-0"	10
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SECTION	SCALE: 1"=1'-0"	11
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CASCO BAY ENGINEERING

90 Hodsdon Road
Portland, ME 04106
Tel 207.688.4630

CLIENT:

WHITTEN ARCHITECTS
37 SILVER STREET
PORTLAND, ME 04112

MORGAN RESIDENCE
PEAKS ISLAND
MAINE

NO	DATE	ISSUE
0	3-18-04	FOR CONSTRUCTION

SHEET TITLE:

WEST ELEVATION

DESIGNED: ED

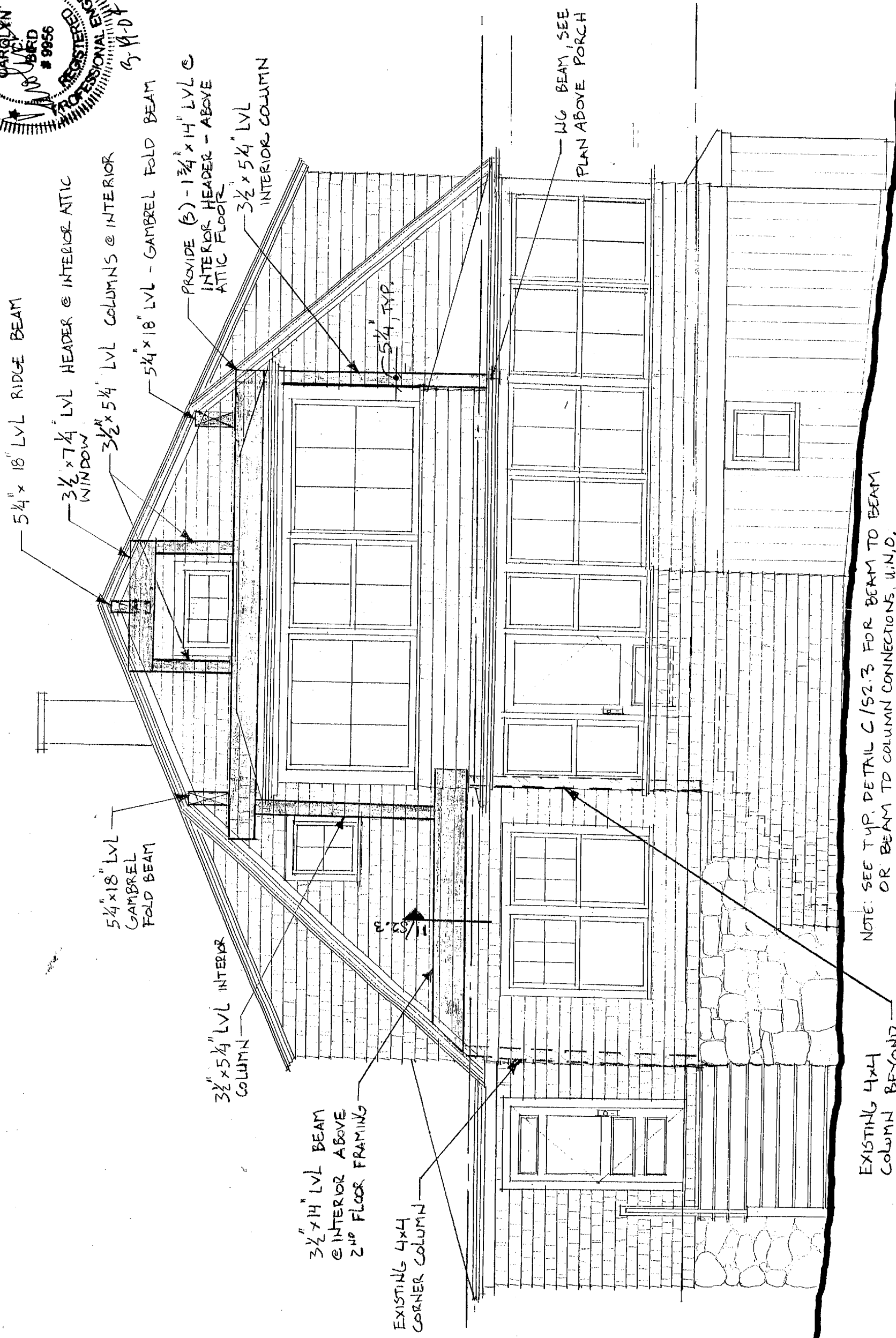
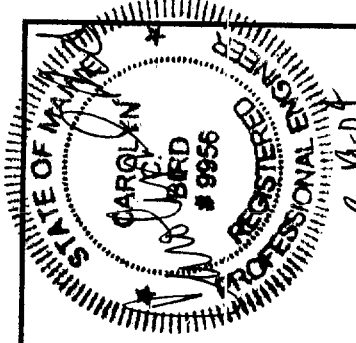
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DATE: 3-17-04

CADD FILE: 3022-S3

PROJECT NO: 3022

S3.1



WEST ELEVATION - STRUCTURAL

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

CASCO BAY ENGINEERING

90 Hodsdon Road
Portland, ME 04106
Tel 207.688.4690

CLIENT:
WHITTEN ARCHITECTS
37 SILVER STREET
PORTLAND, ME 04112

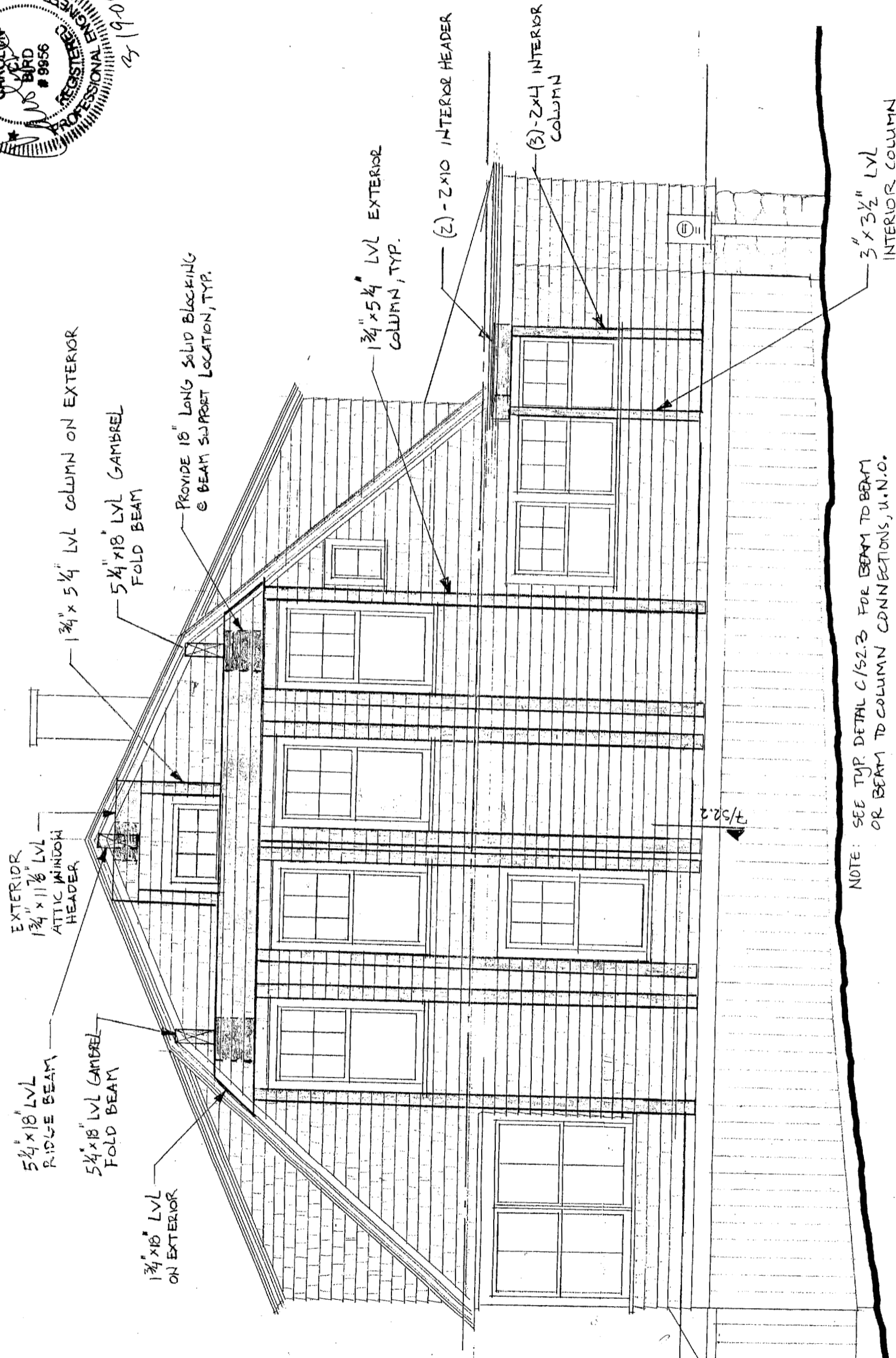
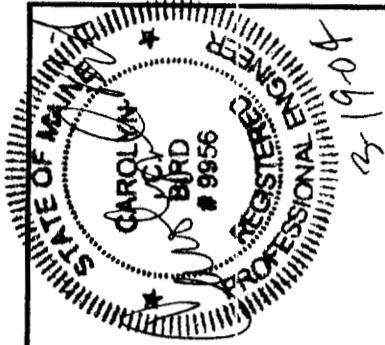
MORGAN RESIDENCE
PEAKS ISLAND
MAINE

No.	DATE	ISSUE
0	3-18-05	FOR CONSTRUCTION

SHEET TITLE:
EAST ELEVATION

DESIGNED: ED
DRAWN: ED
DATE: 3-17-04
CADD FILE: 3022-S3
PROJECT No: 3022

S3.2



NOTE: SEE TYP. DETAIL C/S2.3 FOR BEAM TO BEAM OR BEAM TO COLUMN CONNECTIONS, U.N.O.

EAST ELEVATION - STRUCTURAL

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