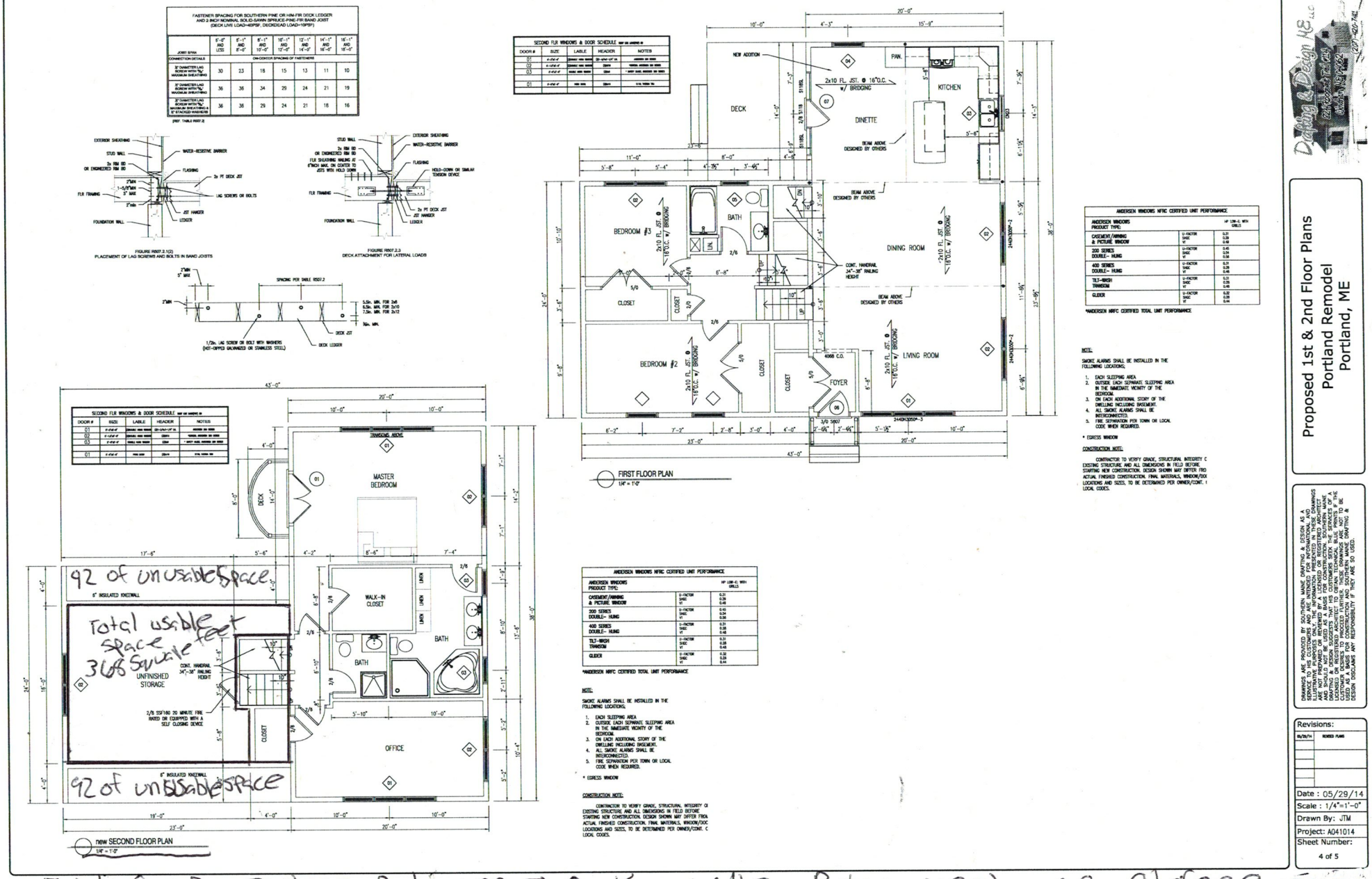
Explanation of useable and unusable space in storage area
This proove we are using 2/3 or less of the space.


FASTENER SPACING FOR SOUTHERN PINE OR HIN-FIR DECK LEDGER AND 2 INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST
(DECK LIVE LOAD=40PSF, DEADDEAD LOAD=10PSF)
JOIST SPAN
6'-0" AND LESS
8'-1" AND 8'-0"
10'-1" AND 12'-0"
12'-1" AND 14'-0"
14'-1" AND 16'-0"
16'-1" AND 18'-0"
CONNECTION DETAILS
ON-CENTER SPACING OF FASTENERS
1/2" DIAMETTER LAG SCREW WITH 3/8" MAXIMUM SHEATHING
30 23 18 15 13 11 10
1/2" DIAMETTER LAG SCREW WITH 3/4" MAXIMUM SHEATHING
36 36 34 29 24 21 19
1/2" DIAMETTER LAG SCREW THROUGH MAXIMUM SHEATHING & 5/4 STACKED WASHERS
36 36 29 24 21 18 16
(REF. TABLE R507.2)
EXTERIOR SHEATHING
STUD WALL
2x RIM BD OR ENGINEERED RIM BD
WATER-RESISTIVE BARRIER
FLASHING
2x PT DECK JST
FLR FRAMING
LAG SCREWS OR BOLTS
JST HANGER
LEDGER
FOUNDATION WALL
FIGURE R507.2.1(2)
PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOISTS
FLR SHEARING WALING AT 6"INCH MAX. ON CENTER TO JOISTS WITH HOLD DOWN
HOLD-DOWN OR SIMILAR TENSION DEVICE
FIGURE R507.2.3
DECK ATTACHMENT FOR LATERAL LOADS
SPACING PER TABLE R507.2
5.5in. MIN. FOR 2x8
6.5in. MIN. FOR 2x10
7.5in. MIN. FOR 2x12
DECK JST
1/2in. LAG SCREW OR BOLT WITH WASHERS (HOT-DIPPED GALVANIZED OR STAINLESS STEEL)
DECK LEDGER
SECOND FLR WINDOWS & DOOR SCHEDULE
DOOR #
SIZE
LABLE
HEADER
NOTES
01
02
03
01
NEW ADDITION
PAN.
2x10 FL. JST. @ 16"O.C. w/ BRIDGING
KITCHEN
DECK
DINETTE
BEAM ABOVE DESIGNED BY OTHERS
BEDROOM #3
BATH
DINING ROOM
CONT. HANDRAIL 34"-38" RAILING HEIGHT
CLOSET
BEDROOM #2
FOYER
LIVING ROOM
4068 C.O.
3/0 S907
2440H3050P-3
2440H3050P-2
FIRST FLOOR PLAN
1/4" = 1'-0"
ANDERSEN WINDOWS NFRC CERTIFIED UNIT PERFORMANCE
ANDERSEN WINDOWS PRODUCT TYPE
NP LOW-E WITH GRILLS
CASEMENT/AWNING & PICTURE WINDOW
200 SERIES DOUBLE- HUNG
400 SERIES DOUBLE- HUNG
TILT-WASH TRANSOM
GLIDER
U-FACTOR SHGC VT
0.31 0.39 0.48
0.34 0.34 0.36
0.31 0.28 0.46
0.31 0.28 0.46
0.32 0.28 0.44
*ANDERSEN NFRC CERTIFIED TOTAL UNIT PERFORMANCE
NOTE:
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS;
1. EACH SLEEPING AREA.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT.
4. ALL SMOKE ALARMS SHALL BE INTERCONNECTED.
5. FIRE SEPARATION PER TOWN OR LOCAL CODE WHEN REQUIRED.
* EGRESS WINDOW
CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE, STRUCTURAL INTEGRITY OF EXISTING STRUCTURE AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. & LOCAL CODES.
SECOND FLR WINDOWS & DOOR SCHEDULE
DOOR #
SIZE
LABLE
HEADER
NOTES
01
02
03
01
TRANSOM ABOVE
MASTER BEDROOM
DECK
WALK-IN CLOSET
LINEN
BATH
92 of unusable Space
6" INSULATED KNEEWALL
Total usable feet space 368 Square
UNFINISHED STORAGE
CONT. HANDRAIL 34"-38" RAILING HEIGHT
2/5 SSF160 20 MINUTE FIRE RATED OR EQUIPPED WITH A SELF CLOSING DEVICE
CLOSET
OFFICE
92 of unusable Space
6" INSULATED KNEEWALL
new SECOND FLOOR PLAN
1/4" = 1'-0"
ANDERSEN WINDOWS NFRC CERTIFIED UNIT PERFORMANCE
ANDERSEN WINDOWS PRODUCT TYPE
NP LOW-E WITH GRILLS
CASEMENT/AWNING & PICTURE WINDOW
200 SERIES DOUBLE- HUNG
400 SERIES DOUBLE- HUNG
TILT-WASH TRANSOM
GLIDER
U-FACTOR SHGC VT
0.31 0.39 0.48
0.34 0.34 0.36
0.31 0.28 0.46
0.31 0.28 0.46
0.32 0.28 0.44
*ANDERSEN NFRC CERTIFIED TOTAL UNIT PERFORMANCE
NOTE:
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS;
1. EACH SLEEPING AREA.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT.
4. ALL SMOKE ALARMS SHALL BE INTERCONNECTED.
5. FIRE SEPARATION PER TOWN OR LOCAL CODE WHEN REQUIRED.
* EGRESS WINDOW
CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE, STRUCTURAL INTEGRITY OF EXISTING STRUCTURE AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. & LOCAL CODES.
Drafting & Design ME LLC
Proposed 1st & 2nd Floor Plans
Portland Remodel
Portland, ME
DRAWINGS ARE PROVIDED BY SOUTHERN MAINE DRAFTING & DESIGN AS A SERVICE TO HIS CUSTOMERS AND ARE INTENDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT ENGINEERING DRAWINGS AND ARE NOT PREPARED OR REVIEWED BY A LICENSED OR REGISTERED ARCHITECT. ILLUSTRATIVE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. USE OF DRAFTING & DESIGN SUGGESTS THAT HIS CUSTOMERS SEEK THE SERVICES OF A LICENSED OR REGISTERED ARCHITECT TO REVIEW THESE DRAWINGS. SMDD IS NOT A LICENSED OR REGISTERED ARCHITECTURAL FIRM. THESE DRAWINGS ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION AND SOUTHERN MAINE DRAFTING & DESIGN DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.
Revisions:
05/29/14 REVISED PLANS
Date : 05/29/14
Scale : 1/4"=1'-0"
Drawn By: JTM
Project: A041014
Sheet Number:
4 of 5

Total Square Footage Between The Kneewalls Being used as Storage 368
Total Square Footage of Unusable Space Behind the Kneewalls 184