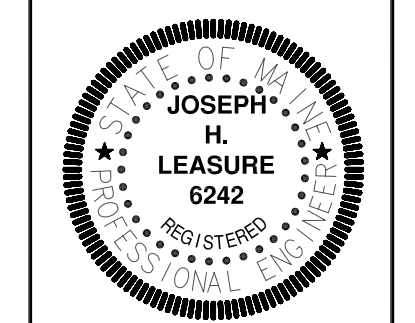


**FIRST FLOOR FRAMING PLAN**  
1/4" = 1'-0"

**NOTES:**

- 1) FLOOR JOISTS SHALL BE 11 7/8" BCI 90s @ 16" O.C. (TYP. U.O.N.)
- 2) JOIST HANGERS SHALL BE SIMPSON IUT412 (TYP. U.O.N.)
- 3) HANGERS FOR 1 3/4" x 11 7/8" VL SHALL BE SIMPSON HI11 (TYP. U.O.N.)
- 4) HANGERS FOR 3 1/2" x 11 7/8" VL SHALL BE SIMPSON HU412 (TYP. U.O.N.)
- 5) HANGERS FOR 5 1/4" x 11 7/8" VL SHALL BE SIMPSON HUS 5.50/10 (TYP. U.O.N.)
- 6) SEE GENERAL NOTES ON DWG. S1.
- 7) ALL HEADERS SHALL HAVE 2x6 JACK STUDS PLUS 2x6 KING STUD AT BOTH ENDS (TYP. U.O.N.)
- 8) "VL" INDICATES: VERSALAM LVL BEAM MANUFACTURED BY BOISE CASCADE CORP. OR APPROVED EQUAL.
- 9) "\*" INDICATES: 4" STD. (SCHEDULE 40) PIPE COLUMN WELDED TO CAP AND BASE PLATES W/1/4" FILLET WELDS ALL AROUND. STEEL BEAMS SHALL EXTEND OVER CAP PLATES 6" MIN. (SEE SECTION 2/S4 SIM.) AND BOLTED TO CAP PLATE W/ 3/4" x (FLANGE WIDTH) x 1'-0" LONG W/(4)3/4" A325 BOLTS AT BM GA AND 9" APART (1 1/2" FROM END OF PLATE). IF ONLY TIMBER VL BEAMS USE (4) 3/4" x 4" LONG LAG BOLTS. BASE PLATES SHALL BE SUPPORTED ON 1" NON-SHRINK GROUT AND SHALL BE B. 3/4" x 11 x 0'-11" W/(4) 3/4" x 6" EMBED HILTI KWIK BOLTS AT 1 1/2" FROM EDGES OF PLATE AT FOUR CORNERS (TYP.)
- 10) PROVIDE 2x12 (AT W12x99), 2x6 (AT W8x18) AND 2x8 (AT W8x35) CONT. PLATE ON TOP OF STEEL BEAM FASTENED W/(2)5/32" P.A.F. (POWDER ACTIVATED FASTENER) @ 12" O.C. (TYP.)
- 11) BEAM POCKETS SHALL BE BONDED OUT IN FOUNDATION WALL OF AMPLE WIDTH AND DEPTH TO RECEIVE BEAM INDICATED. STEEL BEAMS SHALL BE FASTENED TO FOUNDATION WALL IN POCKET W/(2)5/8" x 12" LONG ANCHOR BOLTS. TIMBER VL BEAMS SHALL BEAR ON 2x6 P.T. PLATE IN POCKET ANCHORED TO FOUNDATION WALL W/(2)5/8" x 12" LONG ANCHOR BOLTS. TIMBER VL BEAMS SHALL BE FASTENED TO 2x6 PLATE W/(2) SIMPSON A35 FRAMING ANGLES (ONE EACH SIDE TYP.)

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rev.	date	description	appr'd

designed by: JHL  
drawn by: ELM  
checked by: JHL  
scale: 1/4" = 1'-0"  
date: MAY 5, 2006  
plot date: MAY 5, 2006  
project #:

DIXON RESIDENCE  
121 HOPE AVENUE  
PRESUMPSCOT RIVER PLACE  
PORTLAND, MAINE  
FIRST FLOOR FRAMING PLAN

**S3**