ANDERSON 400 SERIES BLACK WINDOWS					
NUM.	MANUF. #	R.O.–W"x H"	QTY.	GRILLS	NOTES
Ⓐ	TW30410	3'–2⅜" x 5'–0⅝"	4	4/1	DBL HUNG. EGRESS
Ⓑ	TW30410	3'–2⅜" x 5'–0⅝"	1	4/1	DBL HUNG. EGRESS TEMP GLS
Ⓒ	TW30410–2	6'–3⅛" x 5'–0⅝"	2	4/1	MULLED DBL HUNG. EGRESS
Ⓓ	TW30410–3	9'–5⅞" x 5'–0⅝"	1	4/1	TRIP. MULLED DBL HUNG. EGRS
Ⓔ	TW30310	3'–2⅜" x 4'–0⅝"	4	4/1	DBL HUNG.
Ⓕ	TW30310–2	6'–3⅛" x 4'–0⅝"	1	4/1	DBL HUNG.
Ⓖ	TW3032	3'–2⅜" x 3'–4⅝"	1	4/1	DBL HUNG.
Ⓗ	TW30210	3'–2⅜" x 3'–0⅝"	4	4/1	DBL HUNG.
Ⓘ	TW2432	2'–6⅜" x 3'–4⅝"	1	4/1	DBL HUNG.
Ⓙ	AN61	6'–0⅝" x 1'–9"	1	4 LT	AWNING, OPERABLE
Ⓚ	A31	3'–0⅜" x 2'–0⅝"	4	4 LT	AWNING, OPERABLE
Ⓛ	FWH90611SASR	9'–0" x 6'–11"	1	4 LT	FRENCHWOOD HINGED PATIO
Ⓜ	THERMA–TRU FRONT DOOR T.B.D.		1		3/0 – 6/8
Ⓝ	THERMA–TRU GARAGE SIDE DOOR T.B.D.		1		3/0 – 6/8
Ⓞ	20 MIN FIRE RATED DOOR T.B.D.		1		2/6 – 6/8

APRIL 3, 2018
SRG JOB# 18–034
PROJECT: CARSON RESIDENCE, PORTLAND, ME
BEAM FRAMING NOTES:
1. DESIGN GRAVITY LOAD IS IN ACCORDANCE WITH THE 2015 IRC (INTERNATIONAL RESIDENTIAL CODE) PER THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC).
2. DESIGN FLOOR LIVE LOAD = 40psf @ 1ST FLOOR, 30psf @ 2ND FLOOR.
3. FLOOR DEAD = 15psf.
4. ALL DIMENSIONAL FRAMING LUMBER (UNLESS NOTED ON PLANS) TO BE #2 GRADE SPF OR BETTER.
5. "VLC POST" INDICATES ONE–PIECE ENGINEERED LUMBER POST (SIZE AS INDICATED ON PLANS) AS MANUFACTURED BY THE BOISE CASCADE CORPORATION EQUAL TO "VERSA–LAM 2.0 3100" HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=2,000,000 PSI, Fb=3,100 PSI, Fc=3000 PSI.
6. "LVL" INDICATES 1 3/4" WIDE LAMINATED VENEER LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=2,000,000 PSI, Fb=3,100 PSI, Fv=285 PSI.
7. UNLESS NOTED OTHERWISE ON PLANS, ALL FLUSH FRAMED WOOD MEMBERS TO BE FRAMED WITH JOIST AND BEAM HANGERS WITH "Z–MAX" PROTECTION. ALL HOLES IN HANGERS TO BE FILLED WITH NAIL OR BOLT SIZE (AS RECOMMENDED BY MANUFACTURER) REQUIRED TO OBTAIN MAXIMUM SAFE WORKING LOAD OF CONNECTION.
8. ALL POSTS AND STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION, OR SUPPORT FRAMING BELOW.
9. ALL BUILT–UP LVL BEAMS (1 3/4" WIDE PLY) TO BE GLUED AND SCREWED TOGETHER WITH SIMPSON "SDW" SCREWS AT 12"o.c. AS FOLLOWS:
* 2–PLY; ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 3 3/8" LONG SCREWS, STAGGERED.
* 3–PLY; ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 5" LONG SCREWS, STAGGERED.
* 4–PLY; ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 6 3/4"" LONG SCREWS,STAGGERED.
10. ALL DIMENSIONAL FRAMING LUMBER EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED #2 GRADE SOUTHERN PINE OR BETTER, UNLESS NOTED ON PLANS.
11. ALL POSTS AND COLUMNS TO BE BLOCKED SOLID AT ALL FOUR (4) SIDES WHEN EXTENDING THROUGH CEILING AND/OR FLOOR FRAMING. (THIS IS REQUIRED TO KEEP COLUMN/POST FROM BUCKLING.)
12. WHERE POSTS FRAME THROUGH FLOOR LEVELS, PROVIDE A CONTINUOUS LOAD PATH THROUGH FLOORS TO BEAM OR FOUNDATION BELOW. POSTS MAY BE SPLICED AT FLOOR LEVEL. PROVIDE SOLID BLOCKING WITH CROSS SECTIONAL AREA AND COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN POST ABOVE IF TOP AND BOTTOM POSTS ARE NOT IN CONTACT WITH EACH OTHER.
13. LALLY COLUMNS TO BE CONCRETE FILLED STEEL TYPE, SIZE AS INDICATED ON PLANS, EQUAL TO THE "LALLY COLUMN CORP.".
14. UNLESS NOTED OTHERWISE, CONNECTIONS FOR ALL WOOD MEMBERS TO BE IN ACCORDANCE WITH THE IBC 2015 FASTENING SCHEDULE AS SHOWN IN TABLE 2304.9.1.
15. FOOTING CONCRETE AT LALLY COLUMN TO BE 3000psi @ 28 DAYS, 3/4" AGGREGATE, NO ENTRAINED AIR, MAXIMUM W/C=0.45. USE A MID–RANGE WATER REDUCER IF MORE WORKABILITY IS DESIRED.
16. STRUCTURAL STEEL ASTM A992, PLATES A36, BOLTS A325, WELDS E70.
17. UNLESS NOTED OTHERWISE ON PLANS, PROVIDE 3/8" FULL–HEIGHT WEB STIFFENER EACH SIDE OF BEAM WEB AT EACH BEAM WHERE BEAM FRAMES OVER COLUMN OR BEAM BELOW; AND WHERE BEAMS SUPPORTS COLUMN OR BEAM ABOVE.

THIS MAINE PE STAMP #6825 IS ONLY FOR CLIENT SELECTED BEAMS AND THE MEMBERS SUPPORTING THEM.

STEVEN R. GRANT No. 6825 PROFESSIONAL ENGINEER MAINE 4/3/18

FIRST FLOOR WALL HEIGHT INFO
HATCHED INDICATED TOP PLATE @ 10'–2⅜" ABOVE TOP OF FOUND. WALL.
HATCHED INDICATED TOP PLATE @ 10'–8⅞" ABOVE TOP OF FOUND. WALL.
NON–HATCHED WALLS INDICATED TOP PLATE @ 9'–1⅛" A.S.F.

NOTE. Ⓢ INDICATES COMBO SMOKE & CO DETECTOR LOCATION

1ST FLOOR	.....1038 SQ. FT.
2ND FLOOR	.....1175 SQ. FT.
TOTAL	.....2213 SQ. FT.

2 FIRST FLOOR PLAN
1/4" = 1'-0"

1 FOUNDATION PLAN
1/4" = 1'-0"

CLIENT _____
CLIENT _____

NOTE:
THESE DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES, ETC. ARE DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. EMPLOYEES OF CURRAN DRAFTING AND DESIGN, ARE NOT REGISTERED ARCHITECTS OR ENGINEERS. ALL DIMENSIONS AND SPECIFICATIONS TO BE VERIFIED BY CONTRACTOR BEFORE THE START OF CONSTRUCTION. CURRAN DRAFTING AND DESIGN, IS NOT RESPONSIBLE OR HELD LIABLE FOR ANY CHANGES TO THE DRAWINGS MADE BY THE CLIENT AND OR CONTRACTOR.

Reviewed for Code Compliance in accordance with Maine Uniform Building and Energy Code
Date: 04/05/18

CURRAN DRAFTING & DESIGN
56 LEDGEWOOD DR.
FALMOUTH, MAINE 04105
CEL. (207) 632-5320
MIKE@CDDHOME.COM

PROJECT NAME
CARSON RESIDENCE

PROJECT LOCATION
ICE POND DR
PORTLAND, MAINE

BUILT BY

SHEET NAME
FOUNDATION & 1ST FLOOR PLAN

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DRAWN BY: M.P.C.
CHECKED BY: M.P.C.

SCALE: AS–NOTED
DATE: 04–03–18
FILE NUMBER 17–0057
REVISIONS:

A-2