DECK FRAMING NOTES:

1. DESIGN LOADS ARE IN ACCORDANCE WITH THE 2009 IBC (INTERNATIONAL BUILDING CODE) PER THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC).

2. DESIGN LIVE LOAD = 40 PSF (RESIDENTIAL).

3. DESIGN DEAD = 10 PSF.

4. WOOD CONNECTORS AND FASTENERS HAVE BEEN DESIGNED BASED ON THE ASSUMPTION MATERIALS CONTANING CHLORIDES WILL NOT BE APPLIED TO DECK SURFACES, WHICH WILL CAUSE PREMATURE DEGRADATION OF THE METALS,

5. ALL DIMENSIONAL FRAMING LUMBER TO BE #2 GRADE PT (PRESSERVATIVE TREATED) SOUTHERN PINE OR BETTER.

6. SOLID SAWN POSTS TO BE #1 GRADE OR BETTER SP (SOUTHER PINE), UNLESS NOTED OTHERWISE ON PLANS.

7. DO NOT SUBSTITUTE MULTIPLE "2x" MEMBERS FOR SOLID POSTS INDICATED.

8. ALL CONNECTORS TO BE "Z-MAX" (G185) PROTECTION, UNLESS OTHERWISE NOTED ON. PROVIDE HOT-DIPPED GALVANIZED (ASTM A123) STANDARD G90 COATING FOR ALL CONNECTORS.

9. PROVIDE TYPE 304/305 STAINLESS STEEL FASTENERS AT ALL STAINLESS STEEL CONNECTORS.

10. POST BASE AND ANCHOR RODS TO BE STAINLESS STEEL, MODEL NOTED ON PLANS BY SIMPSON STRONG-TIE.

11. ALL JOIST AND BEAM HANGER HOLES TO BE FILLED WITH NAIL OR BOLT SIZE (AS RECOMMENDED BY MANUFACTURER) REQUIRED TO OBTAIN MAXIMUM SAFE WORKING LOAD OF CONNECTION.

12. ALL POSTS AND STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION, OR SUPPORT FRAMING BELOW.

13. EACH DECK RAIL POST TO BE FASTENED TO SUPPORT FRAMING WITH SIMPSON DTT2Z DECK TENSION TIE, PER SIMPSON STRONG-TIE.

14. PROVIDE SIMPSON STRONG-TIE "DTT1Z" DECK TENSION TIE AT EACH END OF DECK TO ANCHOR DECK TO MAIN STRUCTURE, PER CODE. PROVIDE (6) SIMPSON SD #9 X 1 ½" LONG SCREWS INTO JOIST AND (1) SIMPSON SDWH TIMBER-HEX HSG SCREW INTO MAIN BUILDING STRUCTURE (TOP PLATE/STUDS/HEADER); SEE SIMPSON STRONG-TIE LITERATURE.

ROOF AND FLOOR FRAMING NOTES:

1. DESIGN LOADS ARE IN ACCORDANCE WITH THE 2009 IBC (INTERNATIONAL BUILDING CODE) PER THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC): DESIGN FLAT ROOF SNOW LOAD Pf= 46psf PLUS DRIFTING AND SLIDING SNOW; (Pg=60psf, Ce=1.0, I=1.0, Ct=1.1). DESIGN UNBALANCED SNOW LOAD=60psf.

2. DESIGN FLOOR LIVE LOAD = 40 PSF.

3. ROOF DEAD = 10 PSF.

4. ALL DIMENSIONAL FRAMING LUMBER INCLUDING STUDS (UNLESS NOTED ON PLANS) TO BE #2 GRADE SPF OR BETTER.

5. SOLID SAWN POSTS TO BE #1 GRADE OR BETTER SPF (SPRUCE-PINE-FIR) UNLESS NOTED OTHERWISE ON PLANS.

6. DO NOT SUBSTITUTE MULTIPLE "2x" MEMBERS FOR SOLID POSTS INDICATED.

7. POST CAPS TO BE SIMPSON LPC SERIES WITH Z-MAX PROTECTION.

8. "VL" INDICATES ONE-PIECE WIDTH LAMINATED VENEER LUMBER (SIZE AS INDICATED ON PLANS) 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. DO NOT SUBSTITUTE "VL" BEAMS WITH "LVL" LUMBER.

9. "LVL" INDICATES 1 ¾" 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.

10. ALL NAILS/FASTENERS PENETRATING INTO PRESERVATIVE TREATED (PT) LUMBER MUST BE HOT-DIPPED GALVANIZED OR STAINESS STEEL.

11. 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.

12. ALL POSTS AND STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION, OR SUPPORT FRAMING BELOW.

13. ALL BUILT-UP STUD COLUMNS AND SOLID SAWN BEAMS TO BE GLUED AND SPIKED TOGETHER WITH 16D SPIKES AT 8" o.c. AS FOLLOWS:
UP TO 12" DEEP; ONE ROW TOP AND BOTTOM, STAGGERED.
GREATER THAN 12" DEEP; 3 ROWS, STAGGERED.

14. ALL BUILT-UP LVL BEAMS (1 ¾" 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.

15. 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.

16. 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.)

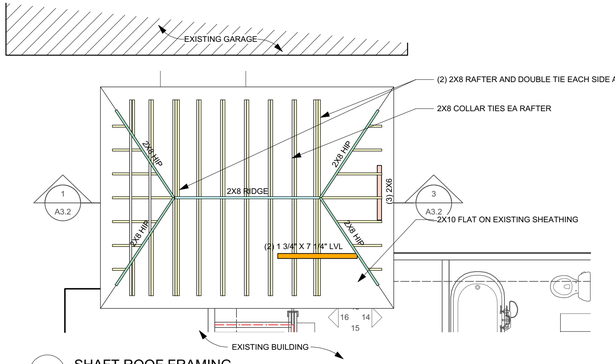
17. WHERE POSTS FRAME THROUGH FLOOR LEVELS, PROVIDE A CONTINUOUS LOAD PATH THROUGH FLOORS TO BEAM OR FOUNDATION BELOW. POSTS MAY BE SPLICED AT FLOOR LEVEL. PROVIDE SOLID BLOCKING WITH CROSS SECTIONAL AREA AND COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN POST ABOVE IF TOP AND BOTTOM POSTS ARE NOT IN CONTACT WITH EACH OTHER.

18. UNLESS NOTED OTHERWISE, CONNECTIONS FOR ALL WOOD MEMBERS TO BE IN ACCORDANCE WITH THE IBC 2009 FASTENING SCHEDULE AS SHOWN IN TABLE 2304.9.1.

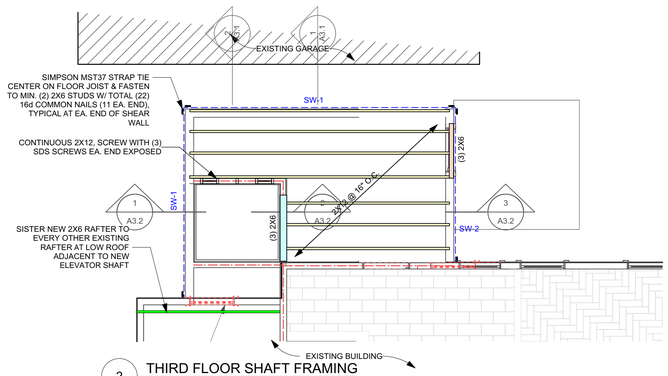
19. PROVIDE SIMPSON H2.5Z FRAMING ANCHOR AT ALL RAFTER BEARING LOCATIONS.

NOTE: EXISTING GARAGE TO BE DEMOLISHED UNDER SEPARATE DEMOLITION PERMIT

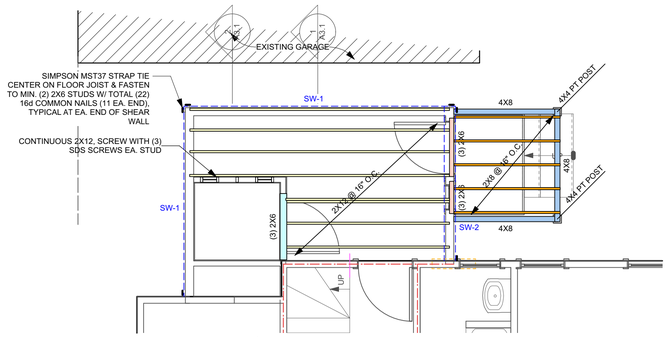
1



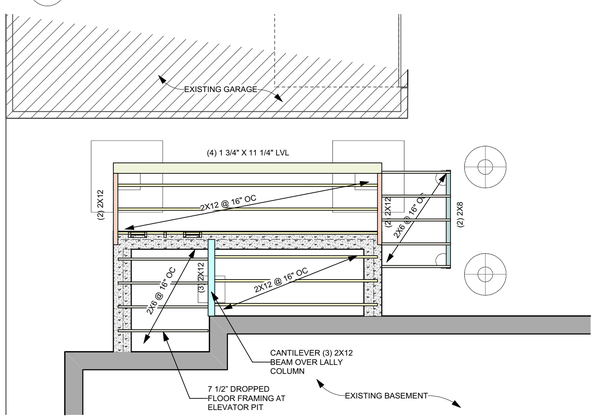
1 SHAFT ROOF FRAMING
Scale: 1/4" = 1'-0"



2 THIRD FLOOR SHAFT FRAMING
Scale: 1/4" = 1'-0"

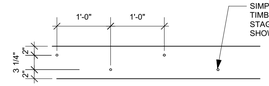


3 SECOND FLOOR SHAFT & ENTRY FRAMING
Scale: 1/4" = 1'-0"

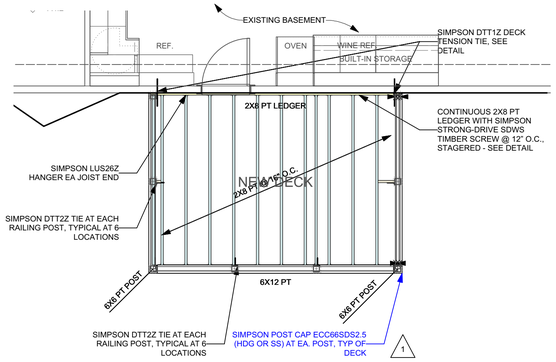


4 FIRST FLOOR SHAFT FRAMING
Scale: 1/4" = 1'-0"

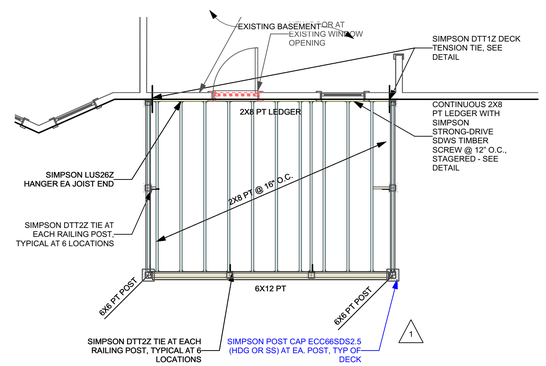
0 4 8 12 16 FT



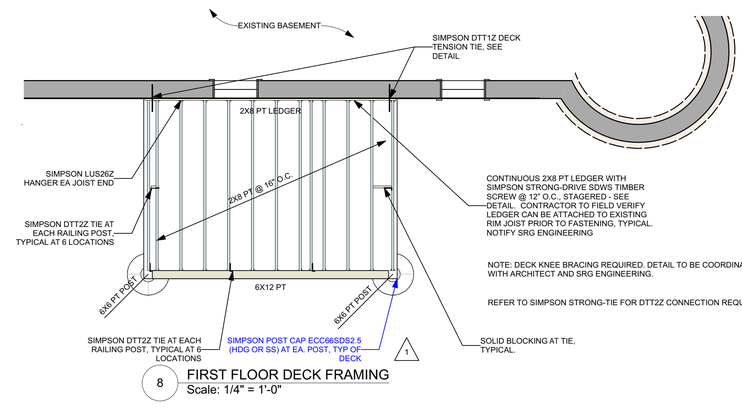
5 LEDGER DETAIL
Scale: 3/4" = 1'-0"



6 THIRD FLOOR DECK FRAMING
Scale: 1/4" = 1'-0"

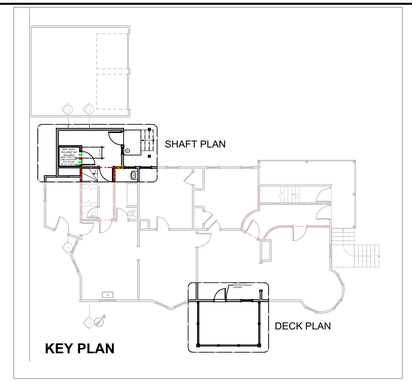


7 SECOND FLOOR DECK FRAMING
Scale: 1/4" = 1'-0"



8 FIRST FLOOR DECK FRAMING
Scale: 1/4" = 1'-0"

0 4 8 12 16 FT



SHEAR WALL KEY: (ALL LEVELS)

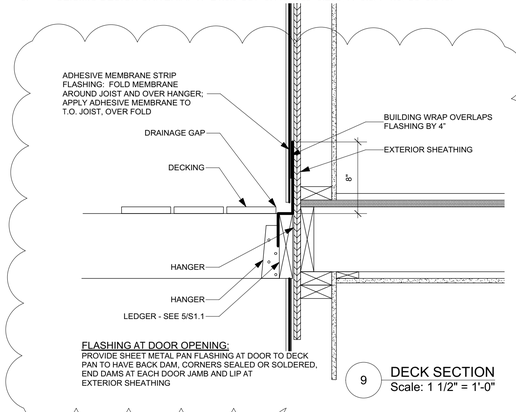
SW-1	"SW-1" INDICATES TO SHEATH CONTINUOUS WITH 1/2" STRUCTURAL GRADE 1 PLYWOOD ON ONE FACE OF STUD WALL & FASTEN WITH 8d X 0.131" DIAMETER NAILS @ 4" OC AT PANEL EDGES, 12" OCO AT FIELD, BLOCKING IS REQUIRED
SW-2	"SW-2" INDICATES TO SHEATH CONTINUOUS WITH 5/8" STRUCTURAL GRADE 1 PLYWOOD ON BOTH FACES OF STUD WALL & FASTEN WITH 8d X 0.131" DIAMETER NAILS @ 3" OC AT PANEL EDGES, 12" OCO AT FIELD, BLOCKING IS REQUIRED. ALL STUDS AT PANEL EDGES MUST BE 4X6 (NOT (2) 2X6). STAGGER ALL NAILING.

LATERAL LOAD NOTES:

1. DESIGN LOADS PER 2009 IBC (INTERNATIONAL BUILDING) IN ACCORDANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC).

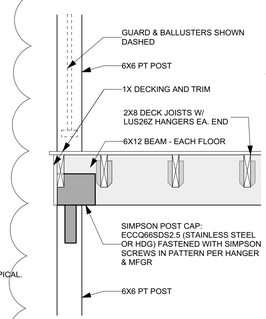
2. WIND DESIGN CRITERIA: 100MPH, EXPOSURE B, I=1.00, Gcpi=+/-0.18.

3. SEISMIC DESIGN CRITERIA: W=24.9k, Sd1=0.115, Sds=0.295, R=6.5, I=1.0, Cs=0.045.



FLASHING AT DOOR OPENING:
PROVIDE SHEET METAL PAN FLASHING AT DOOR TO DECK PAN TO HAVE BACK DAM, CORNERS SEALED OR SOLDERED, END DAMS AT EACH DOOR JAMB AND LIP AT EXTERIOR SHEATHING

9 DECK SECTION
Scale: 1 1/2" = 1'-0"



10 POST/COLUMN DETAIL @ DECK
Scale: 3/4" = 1'-0"

PERMIT SET

RESIDENTIAL DESIGN STUDIO

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Project Title
SHEA & DEUTSCH
86 MORNING STREET
PORTLAND, MAINE

Revisions
1 05/10/17 - CODE REDLINES
2
3

Sheet Title
FRAMING PLANS

Sheet Status: PROGRESS SET
Project Number: 16.60
Date: 15 APRIL 2017
Drawn By: AC/CM
Sheet Scale: 1/4" = 1'-0"
CAD File Number
Sheet No.: S1.1