

WOOD FRAMING AND SHEATHING

GENERAL:

- UNLESS OTHERWISE SPECIFIED, EACH PIECE OF LUMBER SHALL BEAR THE GRADE MARK, STAMP, OR OTHER IDENTIFYING MARKS INDICATING GRADES OF MATERIALS, AND RULES OR STANDARDS UNDER WHICH PRODUCED. SUCH IDENTIFYING MARKS ON A MATERIAL SHALL BE IN ACCORDANCE WITH THE RULE OR STANDARD UNDER WHICH THE MATERIAL IS PRODUCED, INCLUDING REQUIREMENTS FOR QUALIFICATIONS AND AUTHORITY OF THE INSPECTION ORGANIZATION, USAGE OF AUTHORIZED IDENTIFICATIONS, AND INFORMATION INCLUDED IN THE IDENTIFICATION. THE INSPECTION AGENCY FOR LUMBER SHALL BE APPROVED BY THE BOARD OF REVIEW, AMERICAN LUMBER STANDARDS COMMITTEE, TO GRADE SPECIES USED.
- PROTECT LUMBER AND OTHER PRODUCTS FROM DAMPNESS BOTH DURING AND AFTER DELIVERY AT THE SITE. PILE PLYWOOD AND LUMBER IN STACKS IN SUCH A MANNER AS TO PROVIDE ADEQUATE AIR CIRCULATION AND TO PREVENT WARPING. LOCATE STACKS IN WELL DRAINED AREAS, SUPPORTED AT LEAST 6 INCHES ABOVE GRADE AND COVER WITH WELL VENTILATED SHEDS HAVING FIRMLY CONSTRUCTED OVERHANGING ROOF AS WELL AS SUFFICIENT END WALL TO PROTECT LUMBER FROM DRIVING RAIN.
- STORE SEASONED MATERIALS IN DRY PORTIONS OF THE BUILDING.
- PROTECT SHEET MATERIALS FROM CORNERS BREAKING AND DAMAGING SURFACES WHILE UNLOADING.

LUMBER MATERIALS:

- NOMINAL SIZES ARE INDICATED EXCEPT AS INDICATED BY DETAILED DIMENSIONS. PROVIDE ACTUAL SIZES AS REQUIRED BY PRODUCT STANDARD 20, DEPARTMENT OF COMMERCE.
- PROVIDE DRESSED LUMBER UNLESS NOTED OTHERWISE.
- LUMBER GRADES:
 - 2X4 AND 2X6 BEARING WALLS, INTERIOR AND EXTERIOR LOCATIONS:
 - SPECIES AND GRADE: SPRUCE-PINE-FIR NO. 1/NO. 2 OR BETTER AS GRADED BY NLGA; MEETING THE FOLLOWING MINIMUM ALLOWABLE STRESS CRITERIA:
 - F_b = 875 PSI
 - F_v = 135 PSI
 - F_c = 1100 PSI
 - F_cL = 425 PSI
 - E = 1,400,000 PSI
 - MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%
 - SPECIES AND GRADE: SPRUCE-PINE-FIR NO. 1/NO. 2 AS GRADED BY NLGA MEETING THE FOLLOWING MINIMUM ALLOWABLE STRESS CRITERIA:
 - F_b = 875 PSI
 - F_v = 135 PSI
 - F_c = 1150 PSI
 - F_cL = 425 PSI
 - E = 1,400,000 PSI
 - MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%
- PRESSURE TREATED LUMBER
 - SPECIES AND GRADE: SOUTHERN PINE NO. 2 AS GRADED BY SPIB
- MISCELLANEOUS LUMBER- PROVIDE WOOD FOR SUPPORT OR ATTACHMENT OF THE WORK INCLUDING NON-BEARING PARTITIONS, CANT STRIPS, BUCKS, NAILERS, BLOCKING, FURRING, GROUNDS, STRIPPING AND SIMILAR MEMBERS.
 - SPECIES AND GRADE: SPRUCE-PINE-FIR (SOUTH) STUD GRADE AS GRADED BY NELMA
- LAMINATED VENEER LUMBER (LVL) - LAMINATED DOUGLAS FIR OR SOUTHERN PINE (MICROLAM BY TRUS JOIST MACMILLAN OR APPROVED EQUIVALENT) MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
 - FB (BENDING STRESS) = 2,600 PSI
 - FV (HORIZONTAL SHEAR STRESS) = 285 PSI
 - FC (COMPRESSION PERPENDICULAR TO GRAIN) = 750 PSI
 - E (MODULUS OF ELASTICITY) = 1,900,000 PSI

SHEATHING MATERIALS:

- WALL SHEATHING: 1/2" APA RATED SHEATHING, SPAN RATING SUITABLE FOR USE; EXPOSURE DURABILITY 1
- PLYWOOD FLOOR SHEATHING: APA RATED SHEATHING, SPAN RATING SUITABLE FOR USE, 3/4" THICK; EXPOSURE DURABILITY 1
- UNDERLAYMENT: APA RATED SHEATHING, TONGUE AND GROOVE, SPAN RATING SUITABLE FOR USE, THICKNESS AS INDICATED; EXPOSURE DURABILITY, SANDED.

ACCESSORIES:

- FASTENERS: GALVANIZED STEEL FOR EXTERIOR, HIGH HUMIDITY, AND TREATED WOOD LOCATIONS, PLAIN FINISH ELSEWHERE. FURNISH ITEMS OF ROUGH HARDWARE, METAL CONNECTORS, BOLTS, ETC., REQUIRED TO COMPLETE THE WORK. BOLTS, NUTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED STEEL.
- STRUCTURAL FRAMING CONNECTORS: JOIST HANGERS: GALVANIZED STEEL, SIZED TO SUIT FRAMING CONDITIONS. MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUIVALENT.
- SILL GASKET ON TOP OF FOUNDATION WALL: PLATE WIDTH, 1/4", THICK CLOSED CELL FOAM FROM CONTINUOUS ROLLS.

WOOD TREATMENT:

- WOOD PRESERVATIVE (PRESSURE TREATMENT): AWPA U1
 - USE CATEGORY UC2 FOR INTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND.
 - USE CATEGORY UC3b FOR EXTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND.
 - USE CATEGORY UC4a FOR ITEMS IN CONTACT WITH THE GROUND.
- ALL WOOD TO BE USED IN PERMANENT CONSTRUCTION THAT IS IN CONTACT WITH CONCRETE, MASONRY, WATER, GROUND, LEFT EXPOSED TO THE WEATHER, AND AS INDICATED ON THE DRAWINGS SHALL BE PRESSURE TREATED AGAINST DECAY. PRESERVATIVES SHALL BE COMPATIBLE WITH MATERIALS WITH WHICH THEY WILL BE USED.

EXECUTION:

- ALL FASTENING SHALL COMPLY WITH THE NATIONAL FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION OR THE "RECOMMENDED FASTENING SCHEDULE" IN THE 2009 INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS.
- PLACE MEMBERS LEVEL AND PLUMB, IN THE CORRECT POSITION. PLACE HORIZONTAL MEMBERS CROWN SIDE UP.
- CONSTRUCT FRAMING MEMBERS FULL LENGTH, WITHOUT SPLICES.
- FRAME DOUBLE JOIST HEADERS AT CEILING OPENINGS FRAME RIGIDLY INTO JOISTS.
- DOUBLE MEMBERS OVER OPENINGS OVER 24 INCHES WIDE. SPACE SHORT STUDS ABOVE AND BELOW OPENING MATCHING STUD SPACING.
- POST AND COLUMNS FROM HEADERS AND BEAMS SHALL BEAR CONTINUOUSLY TO THE CONCRETE FOUNDATIONS, INCLUDING BLOCKING IN INTERSTITIAL FLOOR AND ROOF SPACES. BLOCKING SHALL BE OF THE SIZE AND SHAPE TO CARRY THE REQUIRED LOADING.
- ALL NEWLY INSTALLED BEARING WALLS SHALL BE BLOCKED AT 4'-0" ON CENTER VERTICALLY.
- INSTALL SHEATHING IN COMBINATION SIMPLE SPAN AND TWO SPAN CONTINUOUS.
- SECURE WALL SHEATHING PERPENDICULAR TO WALL STUDS, WITH ENDS STAGGERED, OVER FIRM BEARING.
- PLACE BUILDING PAPER OVER WALL SHEATHING, WEATHER LAP JOINTS AND END LAPS, STAPLE IN PLACE.
- PROVIDE BLOCKING AND FRAMING AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS AND TRIM.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

TOLERANCES:

- FRAMING MEMBERS: 1/4" INCH FROM TRUE POSITION MAXIMUM.

BASIS OF DESIGN

BUILDING CODE	2009 INTERNATIONAL EXISTING BUILDING CODE 2009 INTERNATIONAL BUILDING CODE FOR PROPOSED REPAIRS
DESIGN LOADS:	
ROOF LIVE LOAD	SNOW LOAD GOVERNS 40 PSF
FLOOR LIVE LOAD	30 PSF AT SLEEPING ROOMS
ROOF SNOW LOAD	
GROUND SNOW LOAD, P _g	50 PSF
SNOW EXPOSURE FACTOR, C _e	1.0
SNOW LOAD IMPORTANCE FACTOR, I	1.0
SNOW LOAD THERMAL FACTOR, C _t	1.0

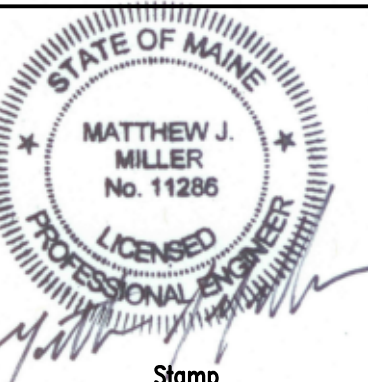
ABBREVIATIONS

(NOTE: NOT ALL ABBREVIATIONS ARE USED)

A.R.	ANCHOR ROD	LLV	LONG LEG VERTICAL
AFF	ABOVE FINISHED FLOOR	LVL	LAMINATED VENEER LUMBER
AL	ALUMINUM	MAX	MAXIMUM
ARCH	ARCHITECT / ARCHITECTURAL	MIN	MINIMUM
B.O.	BOTTOM OF BEARING	NS	NEAR SIDE
BRG	BREASTING	NTS	NOT TO SCALE
CL	CENTERLINE	OC	ON CENTER
C.J.	CONTROL / CONSTRUCTION JOINT	P#	PIER MARK
CMU	CONCRETE MASONRY UNIT	PL or P	PLATE
CONT	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
DA or Ø	DIAMETER	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	PT	PRESSURE TREATED
EF	EACH FACE	REINF.	REINFORCED / REINFORCING
ELEV	ELEVATION	STD.	SIMILAR STANDARD
EMBED	EMBEDMENT	1/CONC	TOP OF CONCRETE
ES	EACH SIDE	1/PIER	TOP OF PIER ELEVATION
EW	EACH WAY	1/SLAB	TOP OF SLAB ELEVATION
EQ	EQUAL	1/STL	TOP OF STEEL ELEVATION
EX	EXISTING	TWE	TOP OF WALL ELEVATION
F#	FOOTING MARK	TYP.	TYPICAL
FS	FAR SIDE	UNO	UNLESS NOTED OTHERWISE
FTC	FOOTING	VF	VERIFY IN FIELD
GALV	GALVANIZED	W.P.	WORKING POINT
LLH	LONG LEG HORIZONTAL		

GENERAL NOTES

- EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON INFORMATION PROVIDED BY OTHERS AND FIELD REVIEW AND VERIFICATION OF EXISTING CONDITIONS. CONTRACTOR SHALL FIELD VERIFY CONDITIONS, DIMENSIONS, ETC. AND NOTIFY STRUCTURAL ENGINEER, IN WRITING, OF ANY DISCREPANCIES
- DETAILS SHOWN ON THESE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED CHANGES, DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS OR EQUIPMENT SHOWN ON THESE DRAWINGS AND MAKE ONLY THOSE CHANGES ACCEPTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN THE STRUCTURAL DRAWINGS AND THE DRAWINGS OF OTHER DISCIPLINES TO INCLUDE THE LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.
- EXISTING FRAMING THAT IS FOUND TO BE DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED. ANY AREAS NOT IDENTIFIED ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.



Revisions:	No.	Date:	Description:

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NAA PROPERTIES
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GENERAL NOTES

229 CONGRESS STREET
 PORTLAND, MAINE

Project No:	13043
Designed By:	MJM
Drawn By:	MJM
Checked By:	MJM
Scale:	AS NOTED
Date:	08/16/2013

S001

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