MEZZANINE FRAMING PLAN

0' 1' 5' 10'

SCALE 1/4"=1'-0"

NOTES:

1. ALL BEARING WALLS TO BEAR ON (E) 6" SLAB BELOW, VERIFY IN FIELD. FASTEN BOT. PLATE TO SLAB W/ (2) PAF @ 32" O.C. MIN.
2. ALL FLOOR JOISTS SPF No. 1 OR BETTER @ SPACING PER PLAN
3. 3/4" FLOOR SHEATHING -TYP.
4. PROVIDE (3) JOISTS -TYP. @ PARALLEL BEARING PARTITION WALLS ABOVE SUPPORTING STORAGE
5. SHORING BY G.C. -TYP.

SECTION C S1-1 3/4"=1'-0

SECTION A S1-1 3/4"=1'-0

SECTION B S1-1 3/4"=1'-0

GENERAL STRUCTURAL NOTES

DESIGN LIVE LOADS: 2009 IBC, MUEBC

* Floor 50 psf

FOUNDATION:

* Foundations are designed without an engineer's soil investigation. Foundation design criteria was assumed for purpose of foundation design and shall be confirmed by a soils engineer, at owner's expense, prior to construction. (This procedure may require revisions to foundation design, at additional expense to the owner, if soils engineer determines that such design criteria are inappropriate for this building site.)
* Footings shall be placed on undisturbed natural soil or compacted fill tested and approved by soils engineer.
* Allowable bearing pressure = 1,500 psf. Bear on soil approved by the Soils Engineer. –typ
* Existing foundation walls are assumed acceptable for existing soil retainage and new building loads

WOOD FRAMING:

* Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria.
* SPF #2 and better (Maximum Moisture Content 19%) U.O.N.
  Plates: Sill plates: Pressure Treated SPF or Southern Pine:
* Laminated Veneer Lumber (LVL): Manufactured 1 3/4" wide Microllams (ML) by Ilevel/Trus Joist or equivalent.
  Fb=2,600 psi, E=1,900,000 psi, Fv=285 psi, depth noted on plans.
* All plywood and oriented strand board (OSB) sheathing shall be engineered grades with APA grade stamp indicating appropriate maximum spacing of supports.
  Floor sheathing: nominal 3/4", APA Sturd-I-Floor "24" tongue & groove glued and nailed.
  Wall sheathing: 7/16" OSB nail base insulated panel (Zip "R" or equal) (exterior walls)
  Roof sheathing: 19/32" OSB base insulated panel, fastened w/ #10x4" wood screw @ 12" **OR** 16ds at 4" max
* Nail wall sheathing with 10d commons at 6" o.c. at panel edges, and 12" o.c. intermediate framing U.N.O. BLOCK AND NAIL ALL EDGES BETWEEN STUDS. Sheathing shall be continuous from bottom plate to top plate. Cut in "L" and "U" shapes around openings. Lap sheathing over rim joists min. 4" at all floors to tie upper and lower stud walls together. Minimum height of sheathing panels shall be 16" to assure that plates are tied to studs. Use minimum 3-8d per stud and nail plates with edge nail spacing.
* Sole plate at all perimeter walls and at designated shear walls shall be nailed as for braced panels with 3-16d x 3 1/2" long box nails (coated or deformed shank) per 16". 12d nails are not acceptable.
  SHEATH ALL EXTERIOR WALLS.
* Minimum nailing shall comply with IBC Table 2304.9.1 except where more or larger nailing shown on drawings.
* All roof rafters, joists, beams shall be anchored to supports with metal framing anchors.
* Double joists under partitions where joists are parallel to partitions.
* Provide continuous wall studs each side of wall openings equal to one half or greater of number of studs interrupted by openings.
* All wall studs shall be continuous from floor to floor or from floor to roof.
* Cross bridge all dimension lumber roof and floor joists at midspan and provide solid blocking or rim joists at all joist supports and joist ends.
* Metal connectors: Simpson Strong Tie unless otherwise noted, installed with number and type of nails to achieve maximum rated capacity. Note that heavy duty and skewed hangers may require special order.
* All beams shall be braced against rotation at points of bearing.
* Drypack grout all beam pockets full after beams are set.
* Unless otherwise indicated, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads. Columns must have a continuous load path to foundation.
* Lead holes for lag bolts shall be 60% to 70% of lag shank diameter in compliance with AITC criteria.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

* The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.

STATE OF MAINE
AARON C. JONES
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PROFESSIONAL ENGINEER
Dec. 8th, 2014

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/10/15

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FRAMING PLAN & SIGN DETAILS

ISSUE DATE
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