STRUCTURAL/FRAMING NOTES

ALL BEAMS AND HEADERS LISTED IN THE STRUCTURAL DETAILS CHART BELOW MUST HAVE A MINIMUM OF 2" OF END BEARING ONTO STUD FRAMING AND STUD SUPPORT UNDER ENTIRE WIDTH OF BEAM. SEE NOTE BELOW FOR FOR DETAILS ON CONTINUITY OF THIS 'LOAD PATH'

BOTH SIDES OF ALL HEADERS SHALL BE SUPPORTED BY (1) JACK STUD AND (1) CONT. KING STUDS, UNLESS NOTED OTHERWISE (U.N.O.)

ALL POSTS/STUDS SUPPORTING NEW BEAMS MUST HAVE A CONTINUOUS BEARING PATH FROM THE SUPPORT OF THE BEAM THROUGH ALL THE FLOORS AND INTO THE GROUND VIA A FOUNDATION WALL OR LALLY COLUMN & FOOTING. CONTRACTOR TO VERIFY WITHOUT QUESTION THAT THESE LOAD PATHS EXIST AND SHALL COMMUNICATE WITH THE ARCHITECT THE EXTENT OF THESE EXIST. CONDITIONS. THE CONTINUITY OF THIS 'LOAD PATH' MUST BE MAINTAINED WITHIN THE FLOOR CAVITY. VERIFICATION OF A CONTINUOUS LOAD PATH MUST BE GIVEN IN WRITTEN FORM TO THE ARCHITECT STATING THAT THIS LOAD PATH EXISTS WITHOUT BREAKS FROM THE POINT OF LOADING INTO THE FOUNDATION.

ALL FASTENERS USED ON THE EXTERIOR SHALL BE HOT DIPPED GALV. UNLESS ALL SIMPSON PRODUCTS USED ON THE EXT. SHALL BE Z-MAX CORROSION PROT.

ALL FRAMING LUMBER TO BE USED SHALL BE SPF, GRADED NO LESS THAN NO. 2

STORE ALL PLYWOOD AND ENGINEERED LUMBER ACCORDING TO MFR. RECOMMENDATIONS

REPLACE ANY WOOD HAVING EVIDENCE OF WATER DAMAGE OR DECAY

REPORT ANY UNIQUE FRAMING CONDITIONS WHICH ARE NOT UP TO CURRENT CODES TO THE ARCHITECT FOR INSPECTION (TYP.) UNIQUE CONDITIONS MAY INCLUDE DISCONTINUOUS STUDS/ JOISTS SEVERELY NOTCHED OR CUT, FLYING HEADERS W/O SUPPORT, ETC.

LEGEND

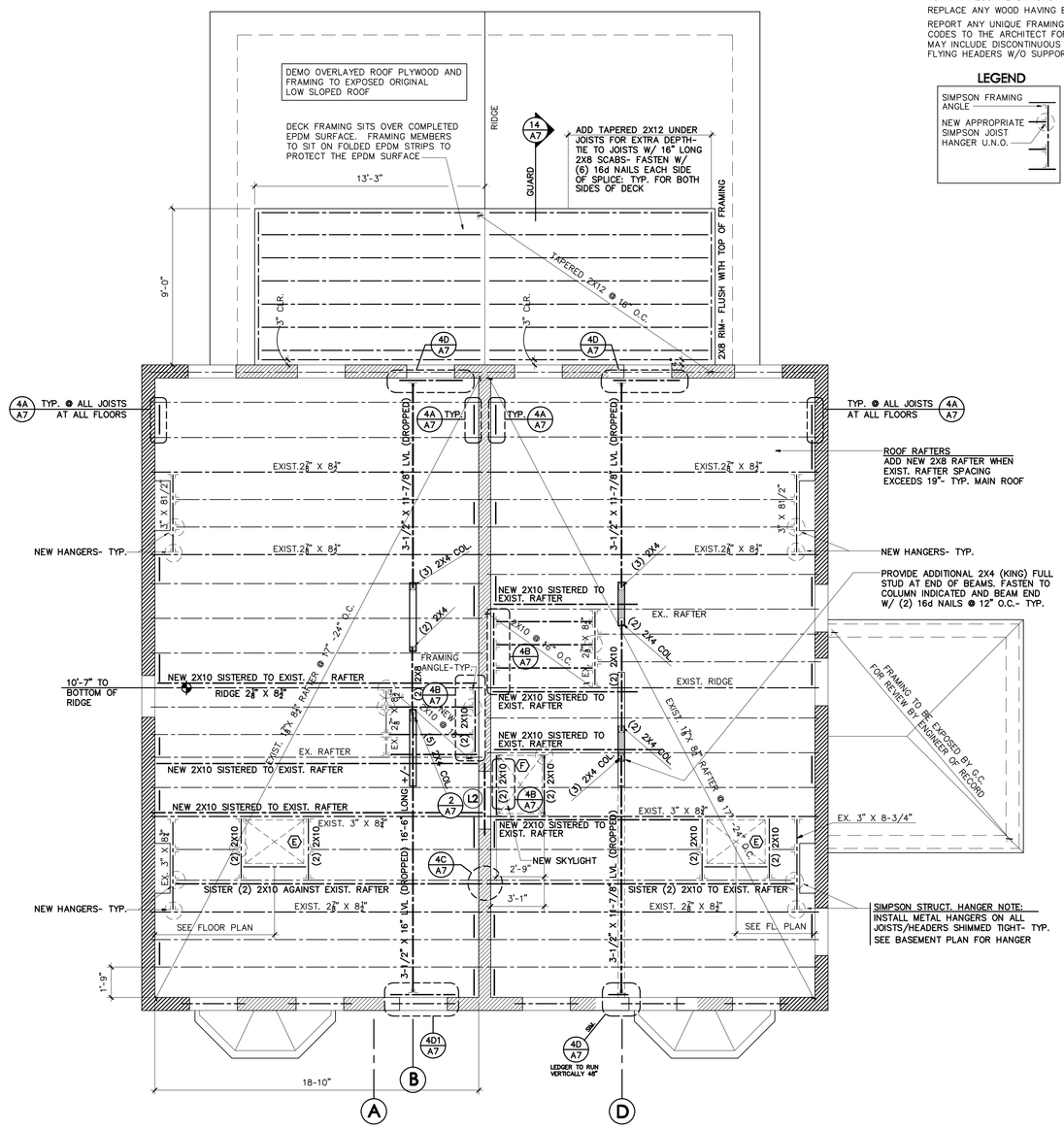
SIMPSON FRAMING ANGLE

NEW APPROPRIATE SIMPSON JOIST HANGER U.N.O.

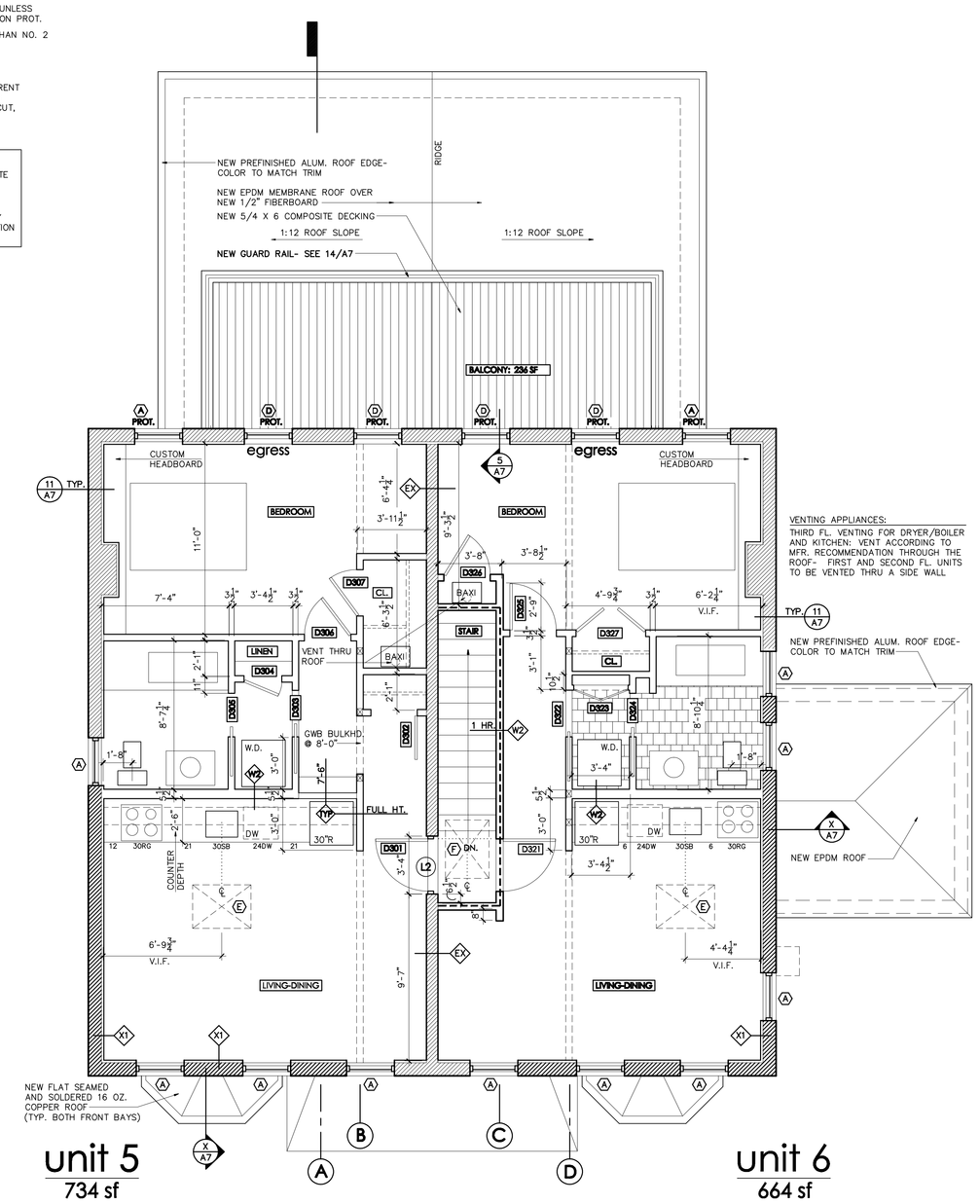
HATCH LEGEND

1 HOUR RATED ASSEMBLY SURROUNDING EGRESS ROUTE

2 WYTHES OF BRICK- LOAD BEARING- EXCEEDS 1 HOUR RATING NECESSARY FOR EGRESS/UNIT SEPARATION



2 ROOF FRAMING PLAN



1 THIRD LEVEL PLAN

CHRISTOPHER M. DELANO
architect
24 Ice House Road, Windham, Maine 04062
207.892.1648

L & L STRUCTURAL ENGINEERING
engineer
6 Q Street, S. Portland, Maine 04106
207.767.4830

201-203 State Street Condominiums

Condominium Conversion, Portland, Maine

december 18, 2009

▶ ROOF FRAMING/THIRD PLAN

PERMIT SET

A4