KERZLINER
MKL SI

WOOD FRAMING:

* Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria.
* Spruce-Pine-Fir #2 and better (Maximum Moisture Content 19%) U.O.N.
  "Pressure treated lumber" shall be framing material of the specified species which has been pressure treated with a decay and insect resistant solution, meeting all current standards for wood in contact with concrete or earth.
  Sill plates in contact with masonry or concrete foundations, footings or slabs may be treated Timber Strand LSL (zinc borate treatment). Sodium borate treatment may also be acceptable for sill plate applications when protected from weather.
  Acceptable treatment mediums for wood in contact with earth or in exterior applications include ACQ-C and ACQ-D (Alkaline Copper Quaternary) and copper azole (CBA-A and CBA-B).
  DO NOT USE WOODS WHICH HAVE BEEN TREATED WITH AMMONIA BASED CARRIERS.
  All connectors shall meet the recommendations of the pressure treated wood manufacturer, but shall be not less than Hot Dipped Galvanized meeting requirements of ASTM A653, such as Simpson ZMAX. (G185). All screws, nails and bolts shall match hangers and other connectors, and shall meet ASTM A123 for individual connectors, and ASTM A153 for fasteners.
  For durability, it is our recommendation that connectors used in exposed conditions with treated lumber be stainless steel.
  Do not mix galvanized and stainless products.
  Do not allow aluminum to contact treated wood.
* Laminated Veneer Lumber (LVL): Manufactured 1 3/4" wide Microllams (ML) by Trus Joist or equivalent.
  Fb=2,600 psi, E=1,900,000 psi, Fv=285 psi, depth noted on plans.
* Minimum nailing shall comply with IBC Table 2304.9.1 except where more or larger nailing shown on drawings.
* 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.
* 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.
* These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at Any Other building site. Plans shall not be used for construction at any other building site without specific review by the engineer.
* Observations of foundation reinforcing or framing required by the owner, lender, insurer, building department or any other party will be accomplished by the engineer at the owner's expense. At least 24 hours advance notice is requested.
* All slabs on grade shall be separated from adjacent structural and finish elements to allow free movement of the slab, unless specifically shown and noted otherwise.

ABBREVIATIONS KEY

BRG	BEARING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
DWG	DRAWING
EA	EACH
ES	EACH SIDE
(E)	EXISTING, BLUE
GALV	GALVANIZED
LOC	LOCATION
LVL	LAMINATED VENEER LUMBER
NTS	NOT TO SCALE
(N)	NEW, RED
PT, P.T.	PRESSURE TREATED
(R)	REMOVE
SIM	SIMILAR
SQ	SQUARE
T&B	TOP AND BOTTOM
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WA	WEDGE ANCHOR

GENERAL REPAIR NOTES:

- CONTRACTOR TO SHOF
REPAIRS.
- NOTIFY ENGINEER OF A

CITY OF PORTLAND, MAINE — RESURGAM

Inspections Division

Date: 05/10/17

FRAMING PLAN SYMBOLS KEY

	WOOD OR STEEL POST/COLUMN
	NUMBER OF WOOD STUDS IN POST BELOW
A / B / C	COLUMN (ABOVE, BELOW, CONTINUOUS) AT THIS LEVEL
(E) / (N)	EXISTING / NEW
	(N) JOIST BEARING
	(E) JOIST BEARING
	(N) CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	(E) CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	(N) FLUSH FRAMED JOIST BEARING WITH HANGER
	(E) JOIST W/ (N) FLUSH HANGER
	(N) BEARING WALL BELOW
NOT USED	(N) SHEATHING /SHEAR WALL
NOT USED	INDICATES 2x6 @ 16" O.C. OVERFRAMED CRICKET ON EXISTING ROOF BEARING ON 2x PLATES AND STUB BEARING WALLS @ 48" O.C. MAX.
(#)T	NUMBER OF TRIM STUDS UNDER HEADER
(#)K	NUMBER OF KING STUDS ADJACENT TO HEADER

LEGEND

DROPPED BEAM	— — — — — —
FLUSH BEAM	————