

GENERAL STRUCTURAL NOTES

SI Job # 09-0011
17 Frances St.
Portland, ME

DESIGN LIVE LOADS:

2003 IBC, U.O.N.

- * Snow 50 psf, Pg
- * Wind 100 mph, exp B, 3 second gust
- * Floor 40 psf

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:
"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.

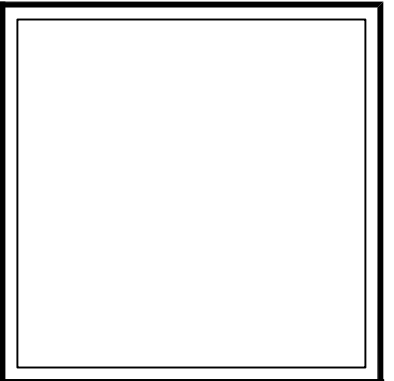
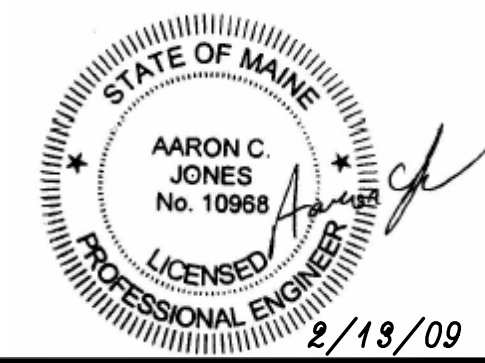
Top and Bottom Plates: SPF
SPF Studs U.O.N.: 2 x 4 and 2 x 6 to 8'-0": stud grade
2 x 4 over 8'-0": standard and better
2 x 6 over 8'-0": No. 2 and better

- * 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.
- * All roof rafters, joists and beams shall be anchored to supports with metal framing anchors.
- * 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. See prefabricated I-joist recommendations for blocking.
- * 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

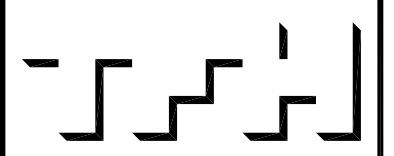
- * The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.
- * These plans have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

Structural Drawing Index	
S1.0	General Notes, Etc.
S1.1	Upper Level Framing Reference Plan
S1.2	Attic Level Framing Reference Plan



© 2009 TFH ARCHITECTS

17 FRANCES STREET
PORTLAND, MAINE



TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS:
Structural Integrity
Consulting Engineers, Inc.
77 Oak Street
Portland, ME, 04101
p. 207-774-4614
f. 866-793-7835
www.structuralintegrity.com
BUILD WITH CONFIDENCE
© 2009 Structural Integrity Consulting Engineers, Inc.

REVISIONS:

DATE: 02/13/09

PROJECT No. S1# 09-0011

DRAWN BY: JCS

CHECKED BY: ACJ

SCALE:

SHEET TITLE:
GENERAL NOTES ETC.

S1.0