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SCALE

REVISION

1 10/7/2015

PROJECT NAME

CIAMPI RESIDENCE
53 CRAIGIE STREET
PORTLAND, MAINE 04102

MEET

FOUNDATION & FRAMING PLANS,
NOTES & DETAILS

DATE

14 DEC 2015

SCALE

SCALE

DRAWN

JAM/MFH

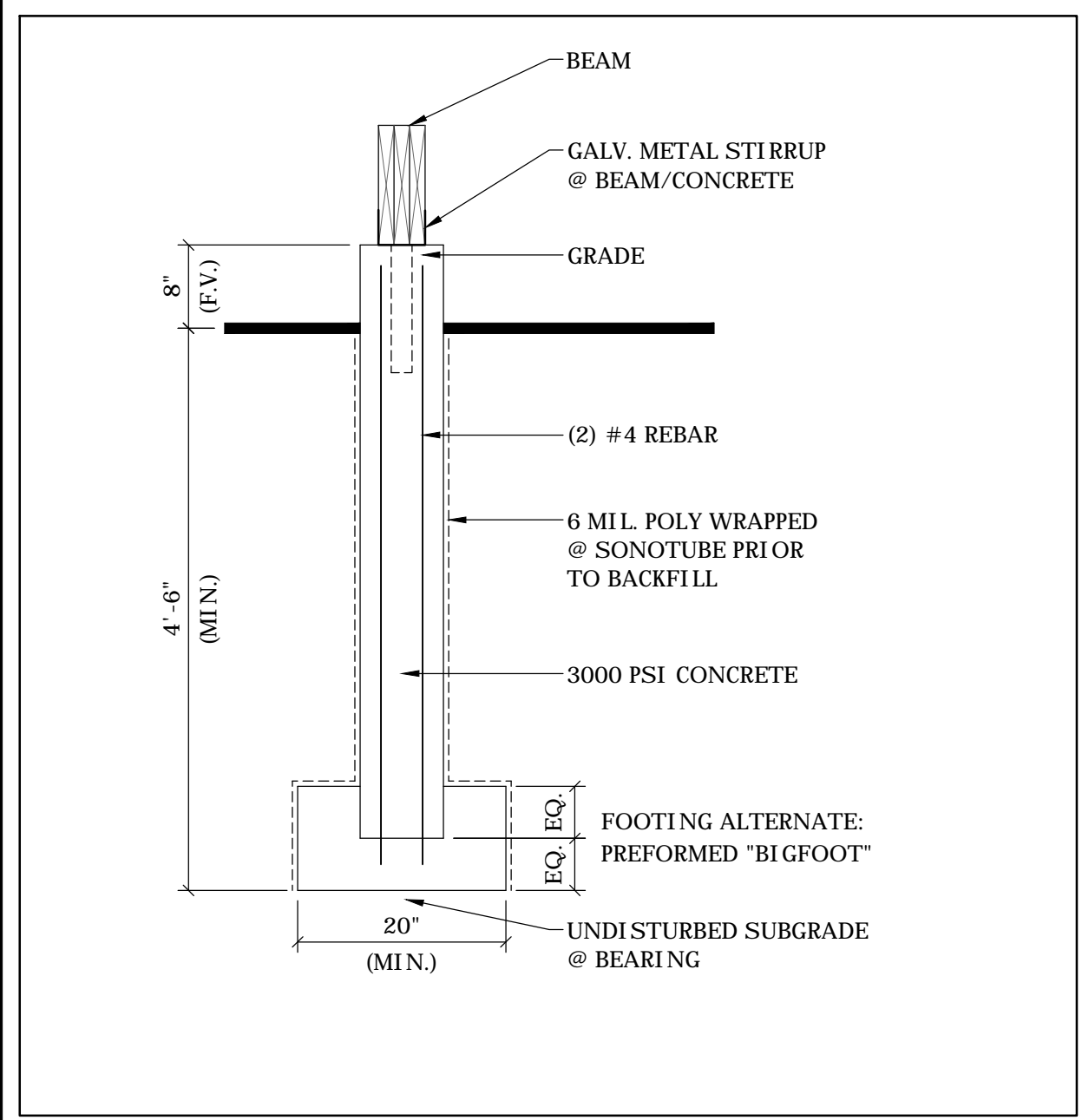
JOB NO.

R150801

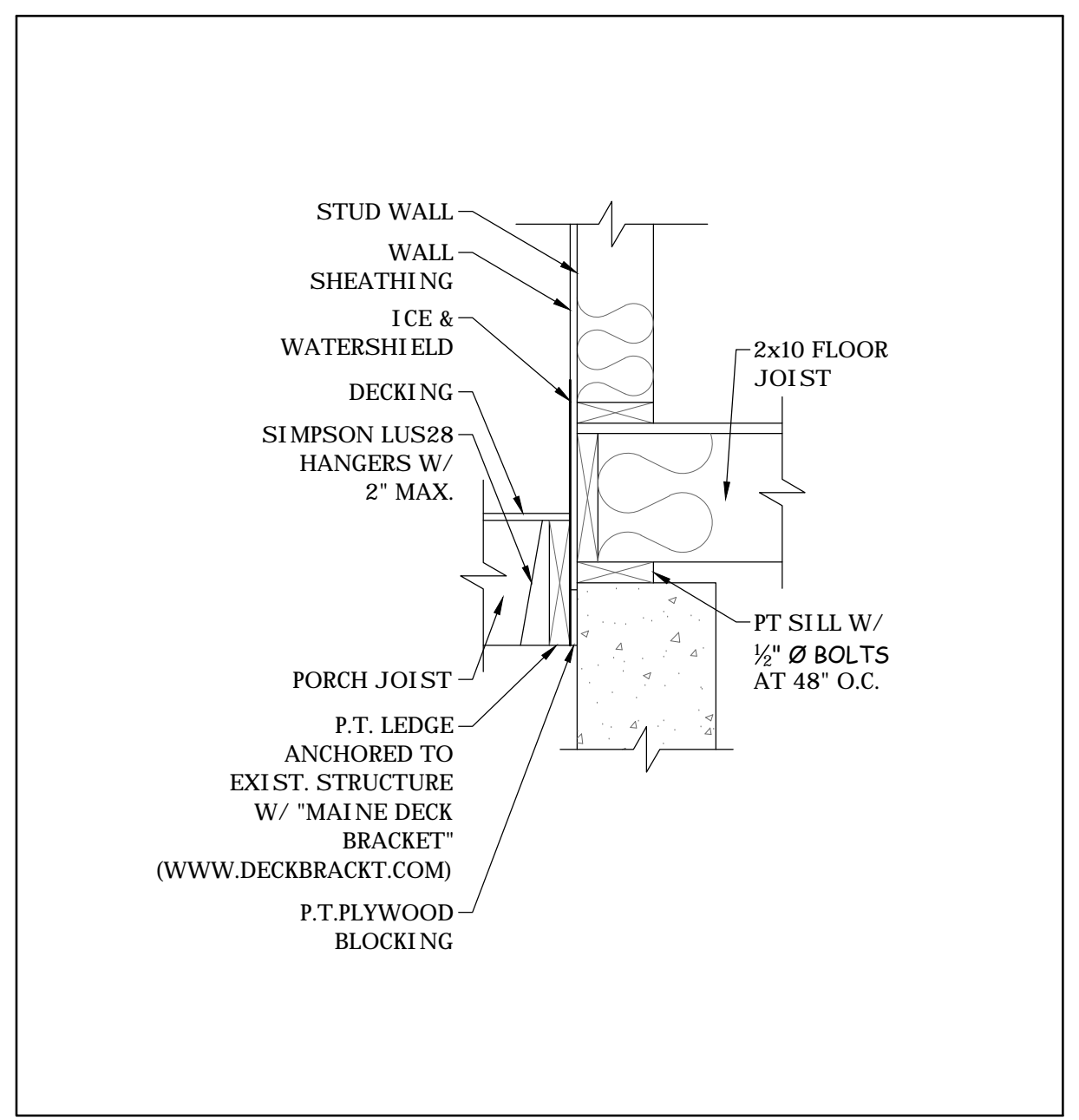
MEET

A1

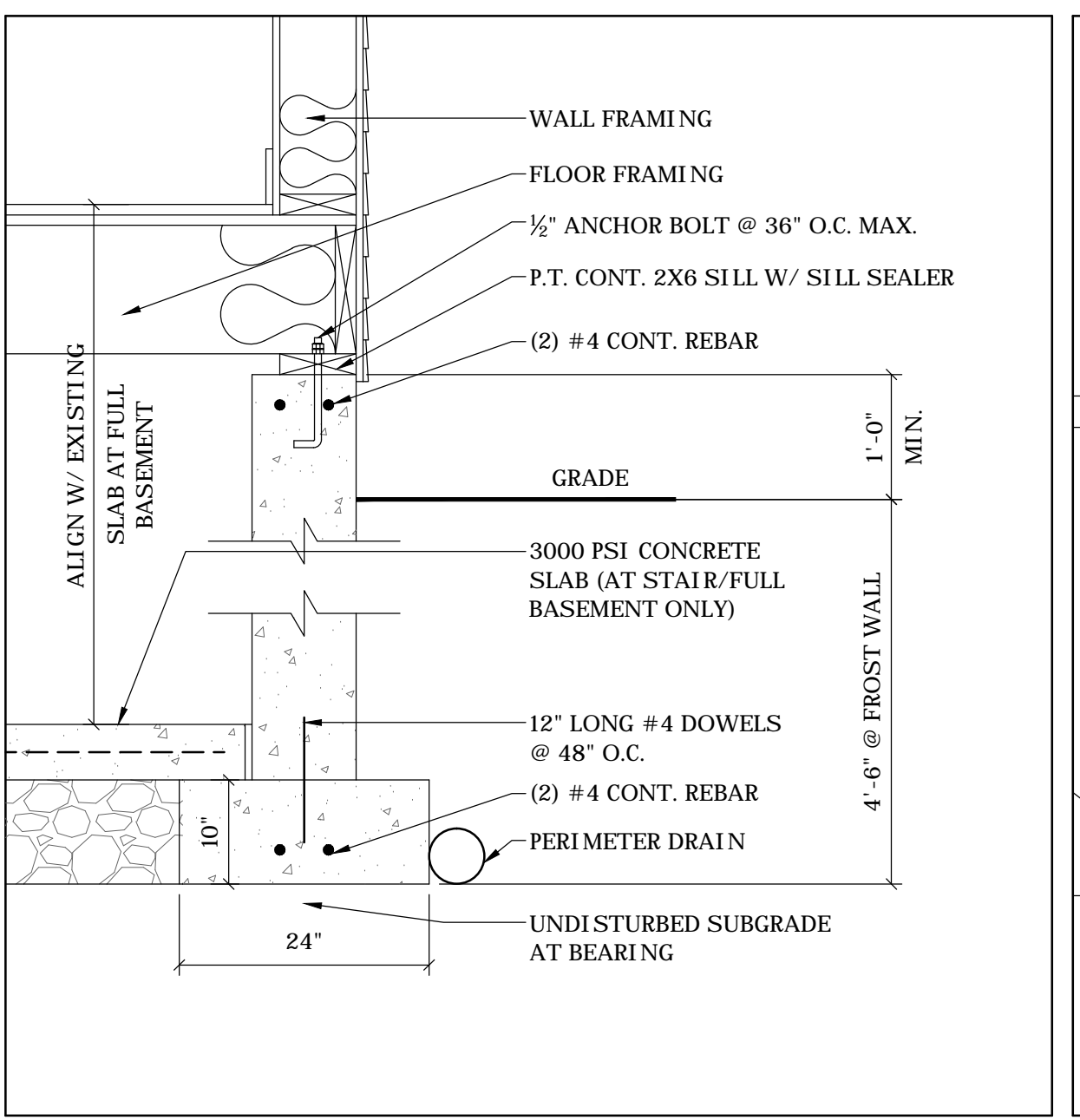
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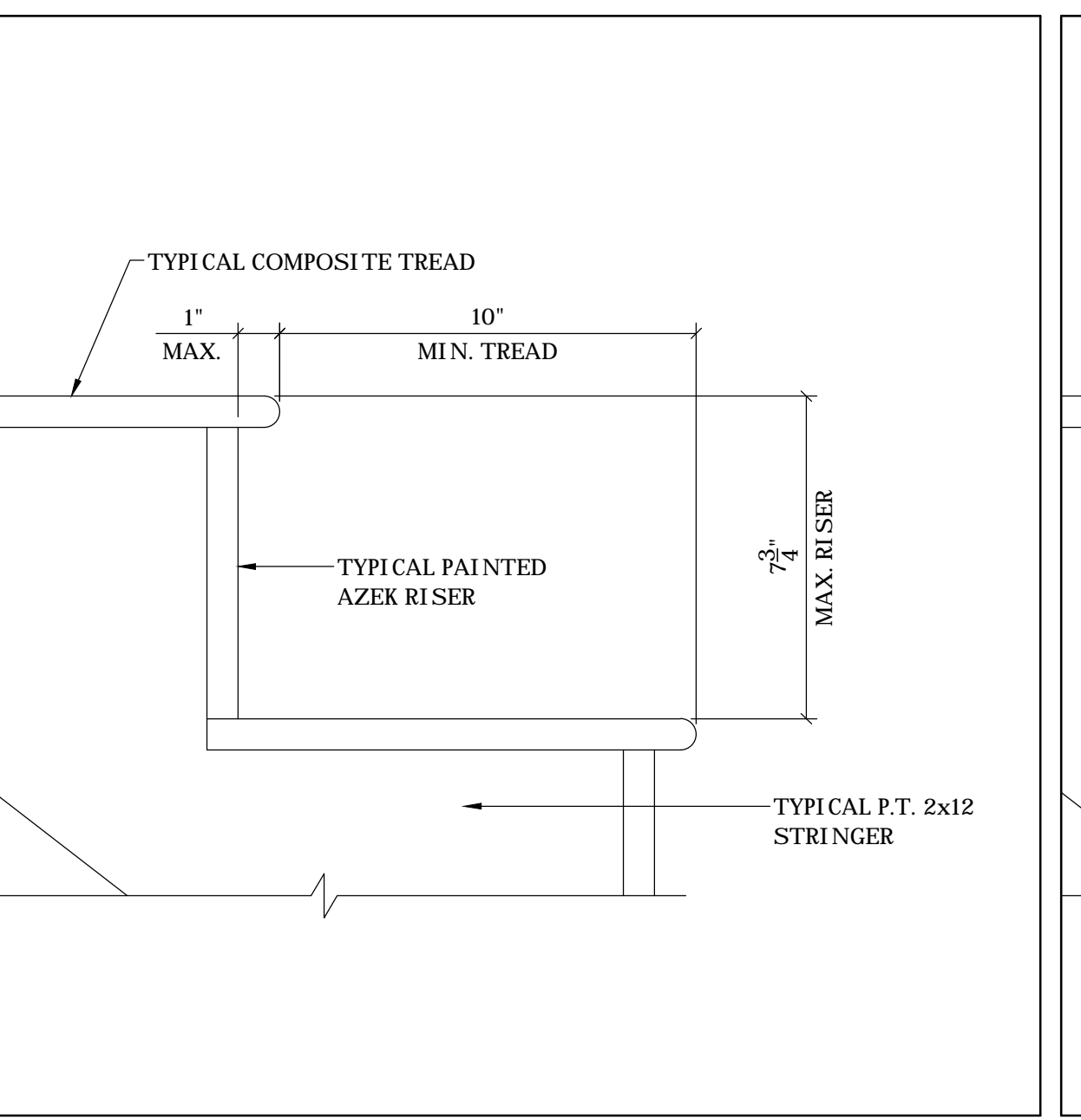
1 TYP. SONOTUBE DETAIL 3/4" = 1'-0"



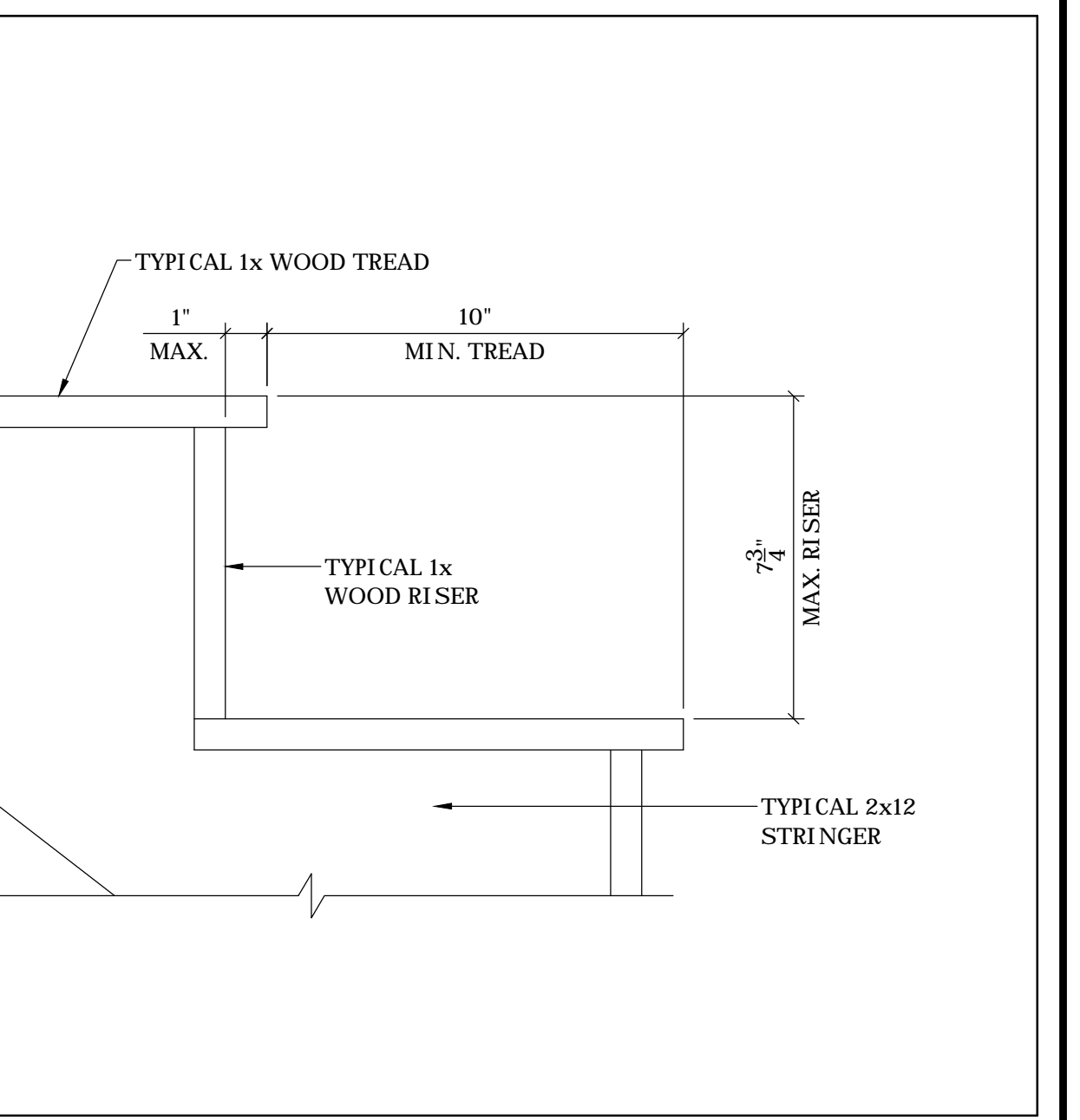
2 PORCH LEDGER DETAIL 1" = 1'-0"



3 TYP. FROST/ FOUND. WALL AT NEW ADDITION 1" = 1'-0"



4 EXTERIOR DECK STAIR DETAIL 1 1/2" = 1'-0"



5 BASEMENT STAIR DETAIL @ NEW ADDITION 1 1/2" = 1'-0"

TABLE R507.2
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND
A 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST
(DECK LIVE LOAD = 40 PSF, DECK DEAD LOAD = 10 PSF)

JOIST SPAN CONNECTION DETAILS	ON-CENTER SPACING OF FASTENERS					
	6' & LESS	6'-1" TO 8'	8'-1" TO 10'	10'-1" TO 12'	12'-1" TO 14'	14'-1" TO 16'
1/2 INCH DIAMETER LAG SCREW W/ 15/32 INCH MAXIMUM SHEATHING	30	23	18	15	13	11
1/2 INCH DIAMETER BOLT W/ 15/32 INCH MAXIMUM SHEATHING	36	36	34	29	24	21
1/2 INCH DIAMETER BOLT W/ 15/32 INCH MAXIMUM SHEATHING & 1/2 INCH STACKED WASHERS	36	36	29	24	21	18

FOR S1: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 POUND PER SQUARE FOOT = 0.0479 kN/m²
 A. THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND JOIST.
 B. THE MAXIMUM GAP BETWEEN THE FACE OF THE LEDGER BOARD AND FACE OF THE WALL SHEATHING SHALL BE 1/4 INCH.
 C. LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING THE HOUSE BAND JOIST.
 D. LAG SCREWS AND BOLTS SHALL BE STAGGERED IN ACCORDANCE WITH SECTION R507.2.1.
 E. DECK LEDGER SHALL BE MINIMUM 2x8 PRESSURE-PRESERVATIVE-TREATED NO. 2 GRADE LUMBER, OR OTHER APPROVED MATERIALS AS ESTABLISHED BY STANDARD ENGINEERING PRACTICE.
 F. WHEN SOLID-SAWN PRESSURE-PRESERVATIVE-TREATED DECK LEDGERS ARE ATTACHED TO A MINIMUM 1-INCH THICK ENGINEERED WOOD PRODUCT (STRUCTURAL COMPOSITE LUMBER, LAMINATED VENEER LUMBER OR WOOD-STRUCTURAL PANEL BAND JOISTS), THE LEDGER ATTACHMENT SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
 G. A MINIMUM 19 1/2" DOUGLAS FIR LAMINATED VENEER LUMBER RIMBOARD SHALL BE PERMITTED IN LIEU OF THE 2-INCH NOMINAL BAND JOIST.
 H. WOOD STRUCTURAL PANEL SHEATHING, GYPSUM BOARD SHEATHING OR FOAM SHEATHING NOT EXCEEDING 1 INCH IN THICKNESS SHALL BE PERMITTED. THE MAXIMUM DISTANCE BETWEEN THE FACE OF THE LEDGER BOARD AND THE FACE OF THE BAND JOIST SHALL BE 1 INCH.

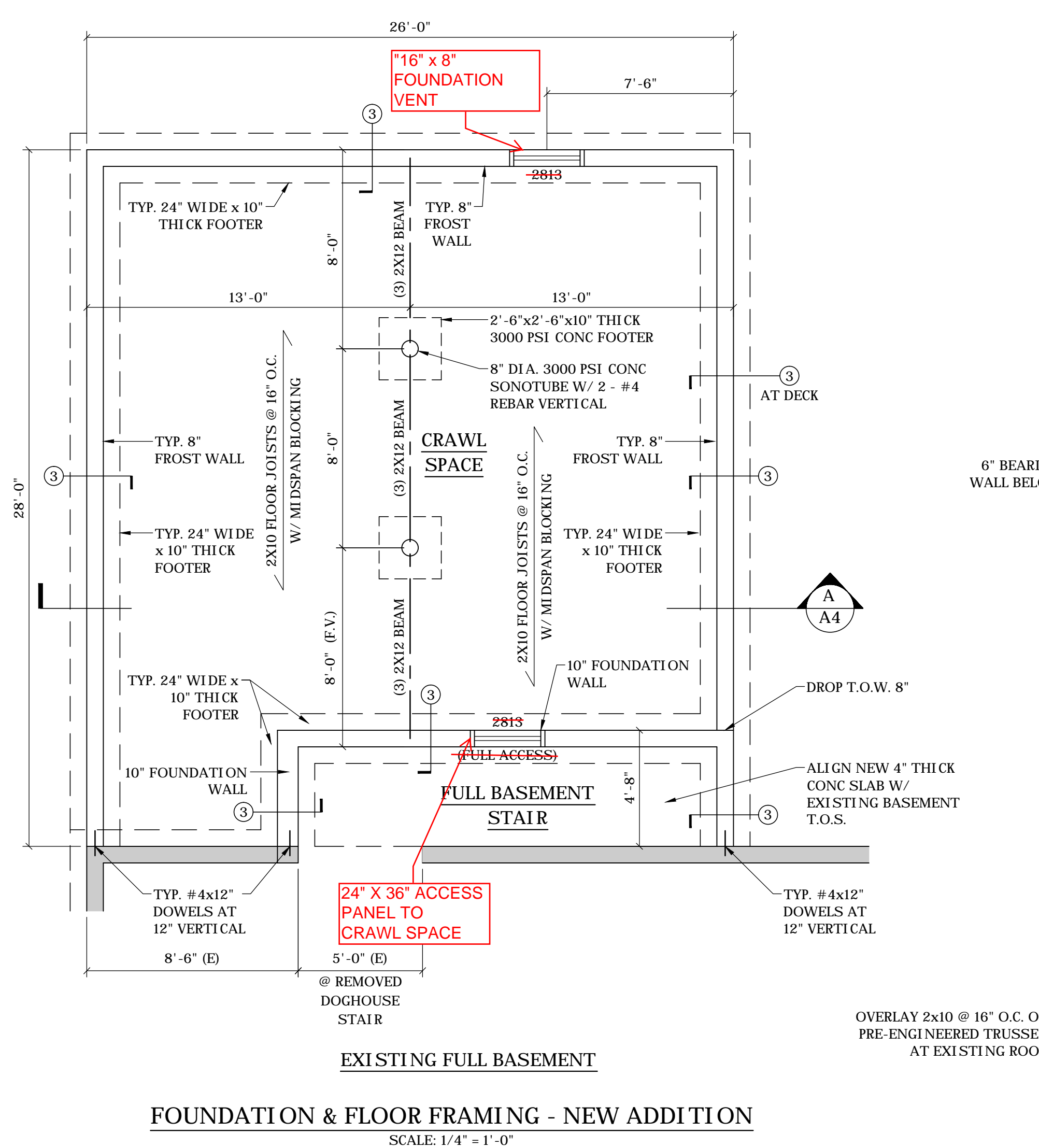
TABLE 507.2.1
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

MINIMUM END EDGE DISTANCES AND SPACING BETWEEN ROWS				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
LEDGER	2 INCHES	1/4 INCH	2 INCHES	15/8 INCHES
BAND JOIST	3/4 INCH	2 INCHES	2 INCHES	15/8 INCHES

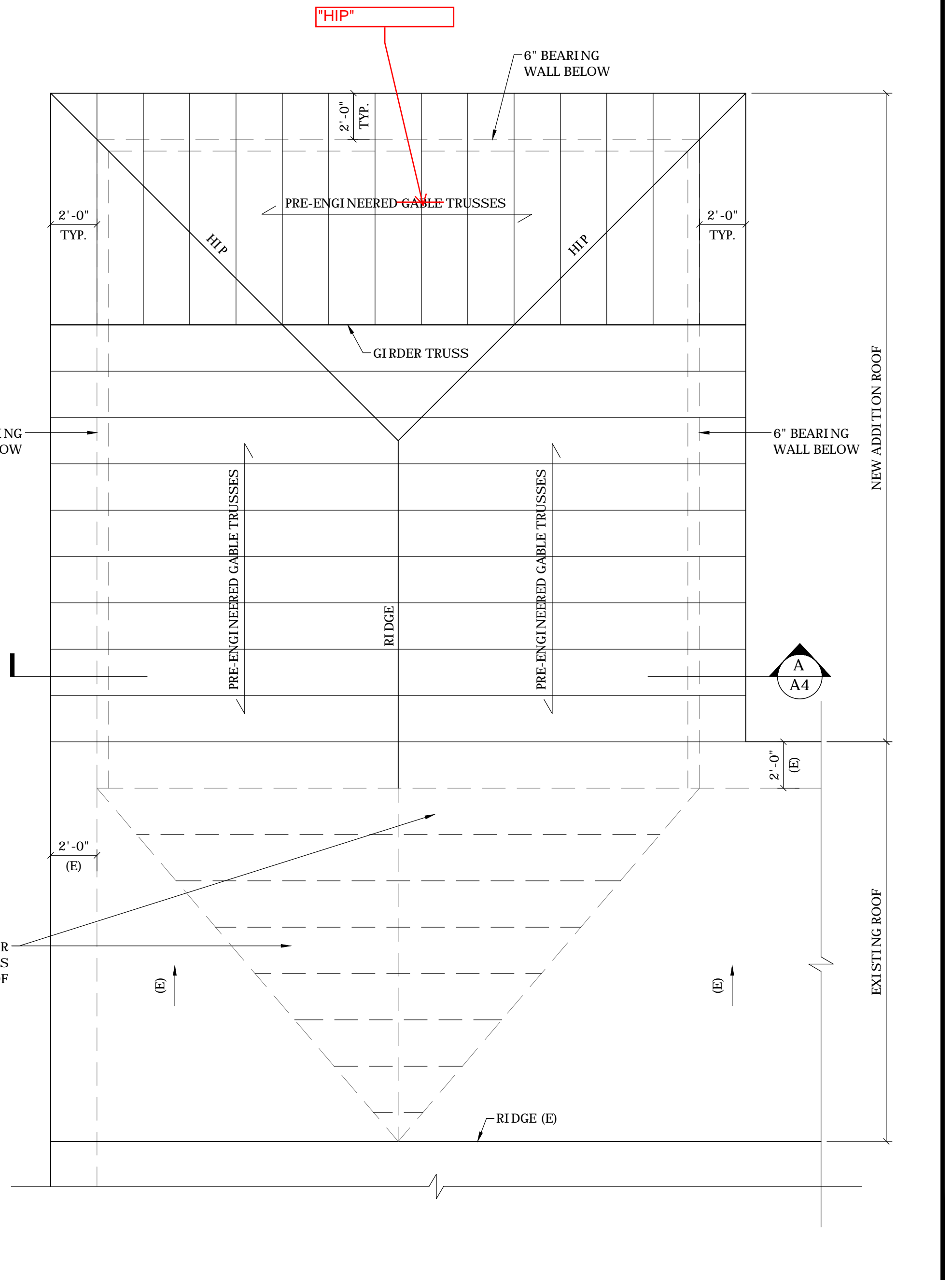
FOR S1: 1 INCH = 25.4 MM
 A. LAG SCREWS OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OF THE DECK LEDGER IN ACCORDANCE WITH FIGURE R507.2.1(i).
 B. MAXIMUM 5 INCHES.
 C. FOR ENGINEERED RIM JOISTS, THE MANUFACTURER'S RECOMMENDATIONS SHALL GOVERN.
 D. THE MINIMUM DISTANCE FROM THE BOTTOM ROW OF LAG SCREWS OR BOLTS TO THE TOP EDGE OF THE LEDGER SHALL BE ACCORDANCE WITH FIGURE R507.2.1(i).
 E. DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACHED 2x8 LEDGERS TO 2x8 BAND JOISTS.

6 RC PORCH/SLOOP DETAILS NO SCALE

- WOOD FRAMING NOTES:**
- STRUCTURAL LUMBER NO. 2 SPRUCE-PINE-FIR OR BETTER LAMINATED VENEER LUMBER (LVL) BY BOISE:
BEAMS: 3100 Fb VERSA-LAM
BEAM: COLUMNS: 2650 Fb VERSA-LAM
 - DESIGN CODES:
A. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 - FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE TABLE R602.3(1) OF THE IRC 2009 BUILDING CODE, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
 - FASTENER REQUIREMENTS FOR ROOF AND FLOOR SHEATHING, PROVIDE 8D RINGSHANK NAILS PER TABLE R602.3(1).
 - ALL BOLTED WOOD CONNECTIONS TO BE MADE WITH G90 HOT DIP GALVANIZED HEX HEAD THROUGH BOLTS. SIZE AS INDICATED ON THE DRAWINGS. DOME HEADED CARRIAGE BOLTS ARE NOT PERMITTED.
 - ALL NAILS TO SIMPSON PRODUCTS AND PT LUMBER TO BE 690 HOT DIP GALVANIZED 0.162" Ø COMMON BOX NAILS OR AS RECOMMENDED BY SIMPSON.
 - ALL SIMPSON PRODUCTS IN CONTACT WITH PT LUMBER TO BE "ZMAX" (G185 GALVANIZED) COATED.
 - TRIPLE LVLS TO BE CONNECTED WITH (2) ROWS 1/2" Ø A36 THROUGH BOLTS 12" O.C. STAGGERED.
 - DOUBLE LVLS TO BE CONNECTED WITH (3) ROWS 16D SINKERS AT 12" O.C.
 - ALL WOOD POSTS TO HAVE SIMPSON ACE POST CAPS AND ABU POST BASES, MIN. UNO ON PLAN.
 - ALL STEEL BEAMS TO BE A992 Fy=50ksi.



FOUNDATION & FLOOR FRAMING - NEW ADDITION SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN AT NEW ADDITION SCALE: 1/4" = 1'-0"