

FRAMING MATERIAL SPECIFICATIONS

FLOOR SHEATHING:	3/4" T&G ADVANTEC SHEATHING
WALL SHEATHING:	1/2" CDX EXT. PLYWOOD
ROOF SHEATHING:	5/8" CDX EXT. PLYWOOD
UNDERLAYMENT:	5/8" AC PLYWOOD
MOISTURE BARRIER:	TYVEK HOUSEWRAP
VAPOR RETARDER:	TU-TUFF
EXTERIOR SIDING:	"HARDI-PLANK"
EXTERIOR TRIM:	CLEAR PINE
STILLS:	2x6 PRESSURE TREATED
FLOOR JOIST:	K.D. SPRUCE
WALL STUDS:	K.D. SPRUCE
CEILING JOIST:	K.D. SPRUCE
RAFTERS:	K.D. SPRUCE
EAVE VENT:	2" WHT. ALUMINUM
DRIPEDGE:	8" GALV.
ROOFING SHINGLES:	30 YR. ARCH. SHINGLE
CEILING VENT:	ROLL VENT
1" AIR SPACE MAT.:	PROPERVENT

INSULATION SPECIFICATIONS

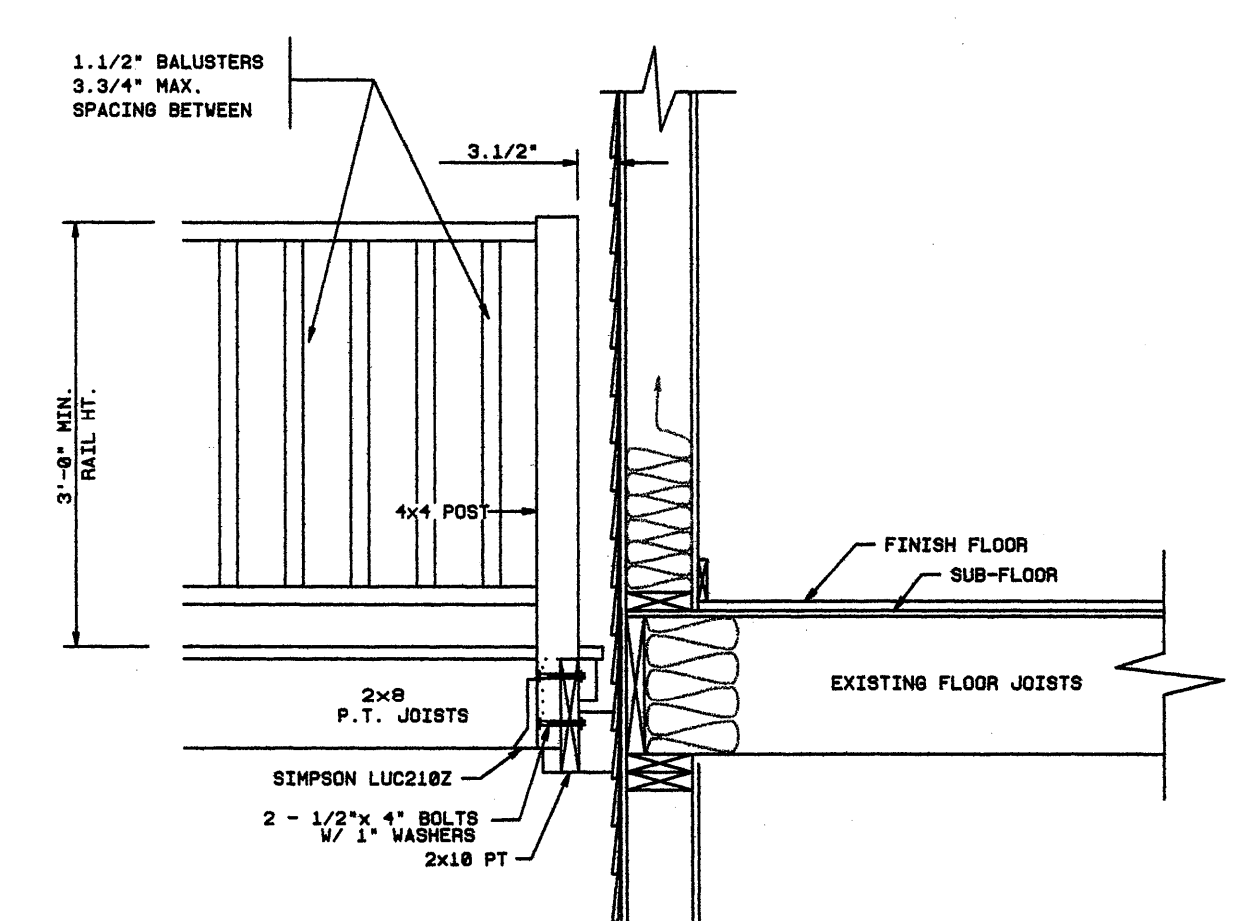
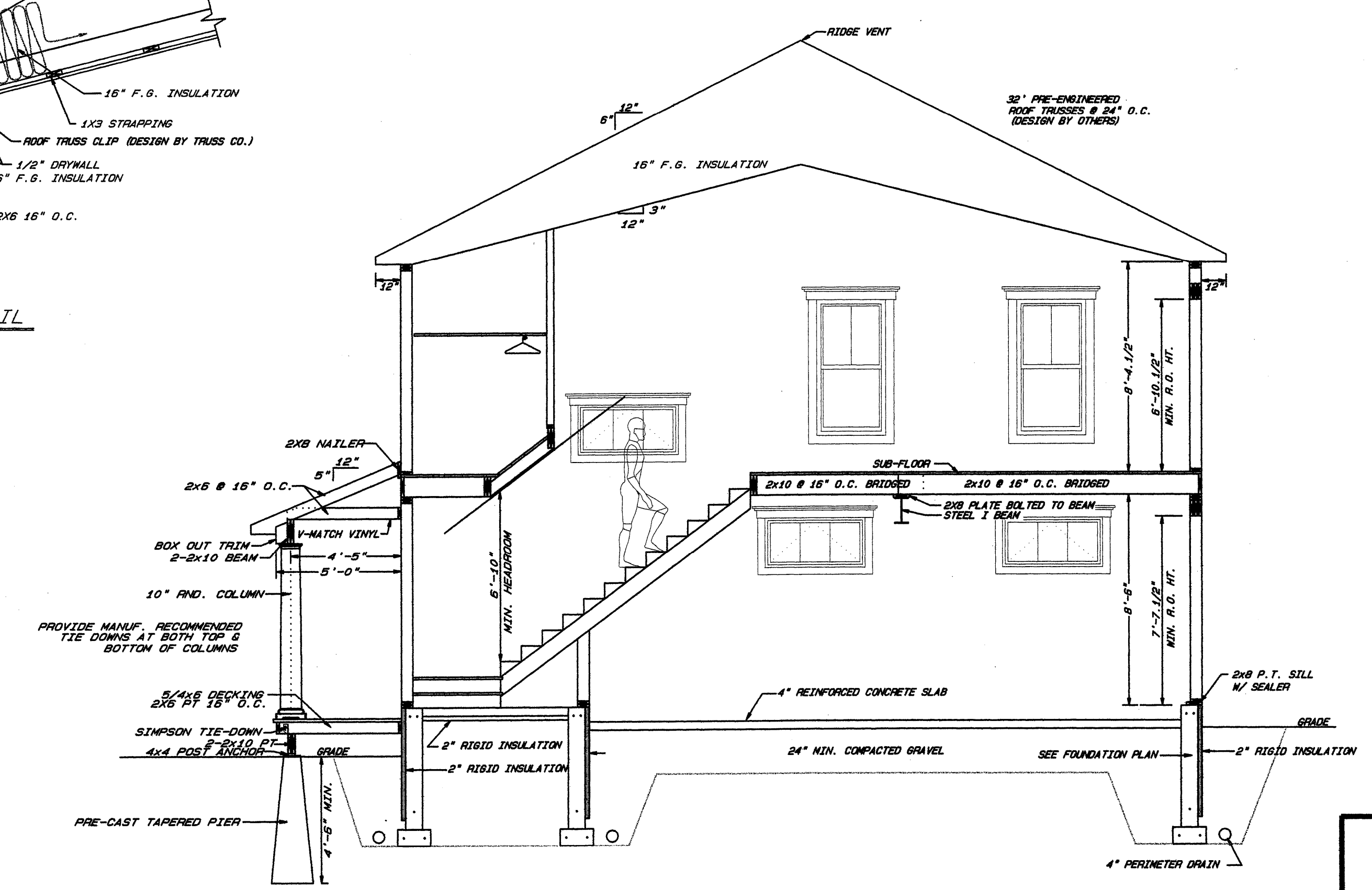
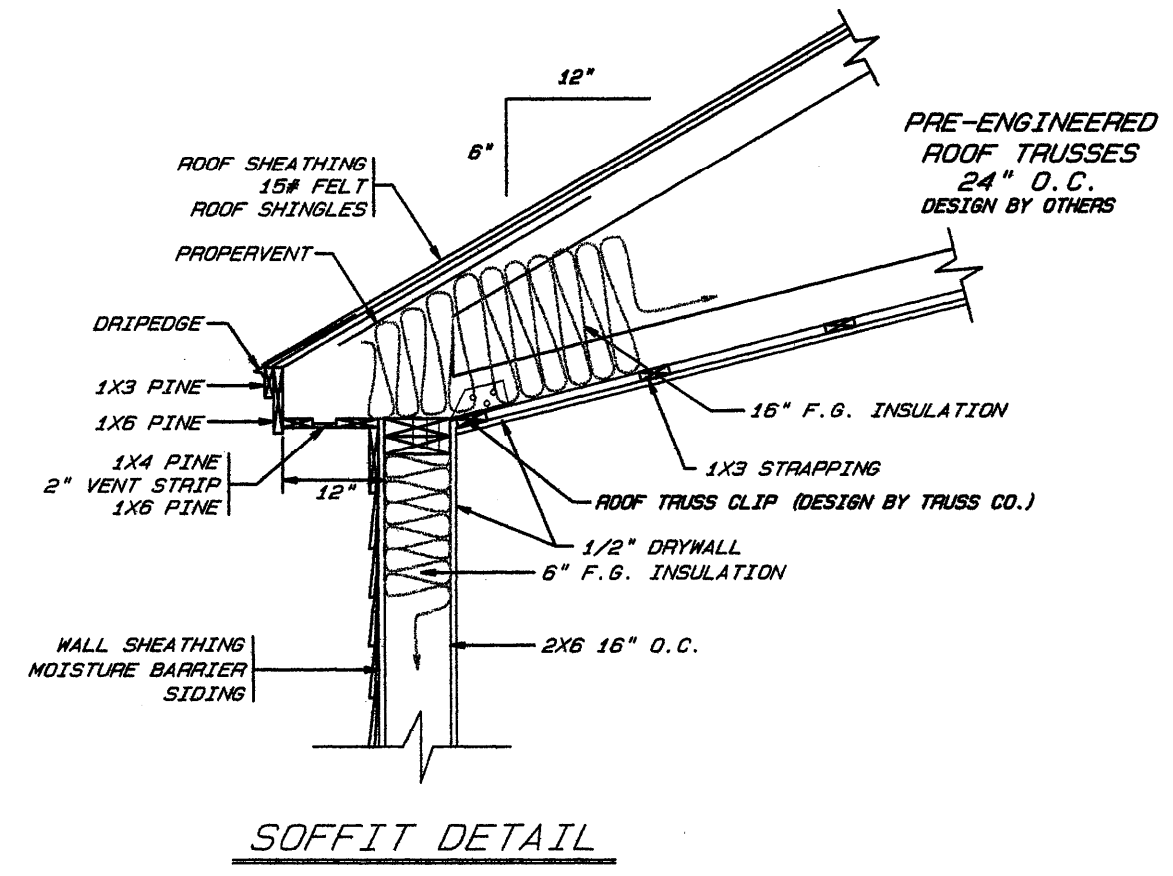
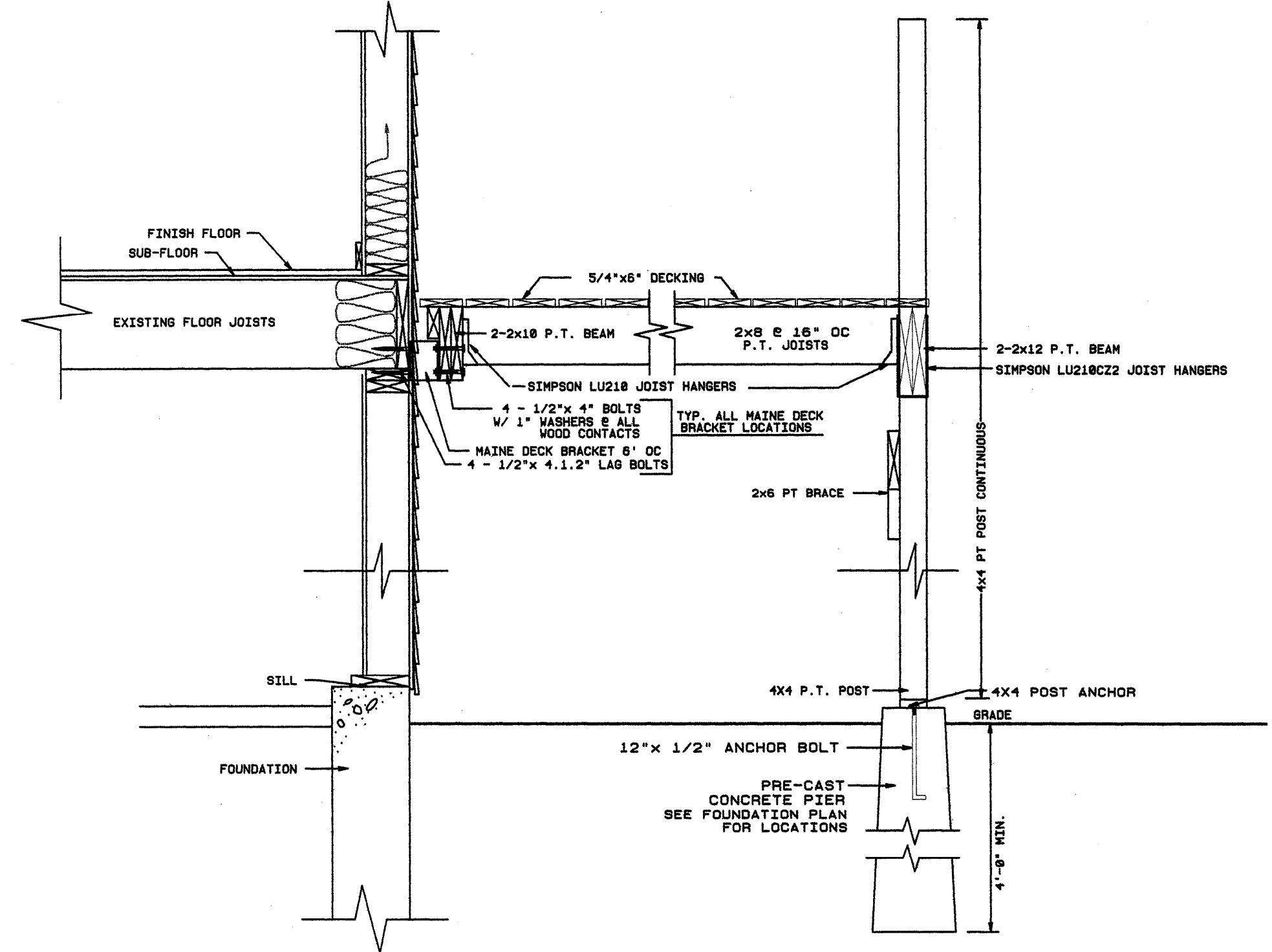
FOUNDATION INSULATION:	2" STYROFOAM R-10
SILL SEALER:	PER AVAILABILITY
FLOOR BLOCKS & RUNNERS:	3" HD FIBERGLASS R-30
1ST FLOOR INSULATION:	2" STYROFOAM R-10
EXTERIOR WALL INSULATION:	5 1/4" H.D. F.G. R-21
2ND FLOOR INSULATION:	9" HD FIBERGLASS R-30
CEILING INSULATION:	18" FIBERGLASS R-30
ALL BATH AND HALLS WALLS:	3 1/2" FIBERGLASS R-11

- WOOD FRAMING NOTES:**
- STRUCTURAL LUMBER: NO. 2 SPRUCE, PINE, FIR OR BETTER.
 - DESIGN CODE: THE INTERNATIONAL BUILDING CODE (IBC) THE INTERNATIONAL RESIDENTIAL CODE (IRC) THE INTERNATIONAL ENERGY AND CONSERVATION CODE (IECC)

- FASTENERS: COMPLY WITH RECOMMENDED SCHEDULE OF THE BOCA BASIC BUILDING CODE LATEST EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE 8d NAILS AS FOLLOWS, UNLESS SHOWN OTHERWISE.
 - 6" O.C.: ALONG ALL PANEL EDGES
 - 6" O.C.: ALONG INTERMEDIATE MEMBERS
 - ALL PLYWOOD SUB-FLOORS TO BE GLED AND NAILED WITH 8d SCREW NAILS.
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP WITH 16d NAILS @ 16" O.C., TOP AND BOTTOM
- PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, PROVIDE HANGERS EQUAL TO SIMPSON U218 OR LU218.
- PROVIDE 2x218 HEADERS OVER ALL OPENINGS IN BEARING WALLS, UNLESS SHOWN OTHERWISE.
- PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-18d NAILS PER SPLICE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- PROVIDE MINIMUM OF TWO 2x STUDS AT THE ENDS OF ALL BUILT-UP 2x BEAMS, UNLESS SHOWN OTHERWISE.
- ROOF AND WALL SHEATHING: APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, EXTERIOR.
 - ROOF: 5/8" THICK
 - WALLS: 1/2" THICK
- INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
- POSTS AT CORNERS OF EXTERIOR WALLS: PROVIDE 6x6 POST OR 3-2x6 MINIMUM.
- PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.
- PROVIDE STAINLESS STEEL NAILS TO ATTACH SIDING AND EXT. TRIM.
- MICRO-LAM BEAMS (LVLs): GLUE LAMINATED VENEER LUMBER OF DOUGLAS FIR AS MANUFACTURED BY TRUS-JOIST OF BEISE, EDWARDS OR APPROVED EQUAL, TV # 285.
 - ALL LVL HEADERS TO HAVE A MINIMUM OF DOUBLE 2x JACKS UNLESS NOTED OTHERWISE ON THE PLANS.
- BOLTS, NUTS & WASHERS: ASTM - A307, HOT DIPPED GALVANIZED CONFORMING TO ASTM - A153.
- NAILS: COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING. PROVIDE GALVANIZED NAILS AT EXPOSED FRAMING.
- METAL CONNECTORS: APPROVED ITEMS OF PROPER TYPE & GAUGE AS REQUIRED ON DRAWINGS. HOT DIPPED GALVANIZED.
- ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH BOCA CODE APPENDIX.
- PROVIDE SOLID BRIDGING, SIZED TO MATCH FLOOR JOIST. AT MID-SPAN IN ALL FLOOR SYSTEMS.
- LIVE LOADS FOR FLOOR JOIST SHALL BE PER THE BOCA BASIC BUILDING CODE LATEST EDITION.

GENERAL NOTES:

- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND COMPONENTS DURING ERECTION. THIS INCLUDES THE USE OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACINGS, GUTS OR TIEDOWNS.
- BUILDING TO MEET THE INTERNATIONAL CODE AND ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- THE INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED TO ASSIST THE CONTRACTOR, AND IN NO WAY WARRANTS THAT THE ENTIRE STRUCTURE IS IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES.
- ALL STRUCTURAL BEAMS AND ROOF SYSTEM ARE TO BE REVIEWED BY A MAINE LICENSED STRUCTURAL ENGINEER, ALL CHANGES TO BE MADE AS REQUIRED.



NOTICE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.
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FRAMING SECTION & DETAILS

BY:	M. Meier	PROJECT #	11012
SCALE:	1/4" = 1'-0"	SHEET #	4 of 4
DATE:	MAY 1, 2013		

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