GENERAL NOTES

1. ALL DIMENSIONS, EXISTING CONDITIONS, AND AS-BUILT CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

2. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE S- DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

3. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO INTERPRET DETAILS TO ADDRESS OTHER PROJECT CONDITIONS.

4. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN LOADS

1. BUILDING CODE:
   MAINE UNIFORM BUILDING AND ENERGY CODE
   INTERNATIONAL BUILDING CODE, 2009 EDITION
   INTERNATIONAL EXISTING BUILDING CODE, 2009 EDITION
   ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

2. DESIGN FLOOR LIVE LOADS:

FIRST FLOOR OFFICE:	50 PSF + 15 PSF PARTITION ALLOWANCE
FIRST FLOOR RETAIL:	100 PSF
DWELLING UNITS ABOVE FIRST FLOOR:	40PSF
STAIRS:	100 PSF

3. DESIGN ROOF SNOW LOAD:

GROUND SNOW LOAD (Pg):	50 PSF
SNOW EXPOSURE FACTOR (Ce):	1.0
SNOW LOAD IMPORTANCE FACTOR (Is):	1.0
SNOW LOAD THERMAL FACTOR (Ct):	1.1
FLAT ROOF SNOW LOAD (Pf):	38.5 PSF
SLOPED ROOF SNOW LOAD:	33.0 PSF

4. DESIGN WIND LOAD:
   N/A-EXISTING STRUCTURE PER IEBC

5. DESIGN SEISMIC LOADS:
   N/A-EXISTING STRUCTURE PER IEBC

TIMBER NOTES

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL- LATEST EDITION, AND THE AF & PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) LATEST EDITION.

2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED. MINIMUM GRADE NO1/NO2 SPRUCE-PINE-FIR KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

3. ENGINEERED WOOD PRODUCTS SHALL BE AS SPECIFIED ON THE DRAWINGS. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES. MANUFACTURER AND PRODUCT SHALL BE:

   I-LEVEL ; MICROLAM (LVL), TIMBERSTRAND (LSL)

   BOISE: VERSALAM (LVL)

4. PRESSURE TREATED LUMBER SHALL BE USED WHERE SHOWN ON THE DRAWINGS. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH CCA OR ACQ TO 0.4 #/CF IN ACCORDANCE WITH AWPA C-18. ACZA IS STRICTLY PROHIBITED.

5. ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (FASTENING IN EACH PLY):

   UNIFORMLY LOADED BEAMS:
   BEAM DEPTH <16" - 2 ROWS OF 16d NAILS AT 12" O.C., STAGGERED
   BEAM DEPTH >=16" - 3 ROWS OF 16d NAILS AT 12" O.C. STAGGERED
   NOTE: SIDE LOADED BEAMS REQUIRE ADDITIONAL FASTENING. SEE DETAILS.

   COLUMNS:
   2-10d NAILS AT 6" O.C.

6. FASTENING NOT SPECIFIED SHALL CONFORM WITH IBC 2009 TABLE 2304.9.1. NAIL FASTENERS SHALL MEET THE REQUIREMENTS OF ASTM F1667. UNLESS NOTED OTHERWISE, NAILS REFERENCED ON DRAWINGS ARE TO BE COMMON NAILS WITH DIMENSIONS AS FOLLOWS.

   6d: 2" LONG BY 0.113" DIAMETER SHANK WITH 0.266" DIAMETER HEAD
   8d: 2 1/2" LONG BY 0.131" DIAMETER SHANK WITH 0.281" DIAMETER HEAD
   10d: 3" LONG BY 0.148" DIAMETER SHANK WITH 0.312" DIAMETER HEAD
   12d: 3 1/4" LONG BY 0.148" DIAMETER SHANK WITH 0.312" DIAMETER HEAD
   16d: 3 1/2" LONG BY 0.162" DIAMETER SHANK WITH 0.344" DIAMETER HEAD
   20d: 4" LONG BY 0.192" DIAMETER SHANK WITH 0.406" DIAMETER HEAD
   30d: 4 1/2" LONG BY 0.207" DIAMETER SHANK WITH 0.438" DIAMETER HEAD

7. ALL TIMBER CONNECTION HARDWARE (JOIST HANGERS, POST BASES, SHEARWALL HOLDOWNS, ETC) SHALL BE AS INDICATED ON THE DRAWINGS AND MANUFACTURED BY SIMPSON STRONG-TIE. ALL CONNECTION HARDWARE SHALL BE HOT-DIPPED GALVANIZED G-90 (U.N.O.). CONNECTION HARDWARE USED IN CONJUNCTION WITH PRESERVATIVE TREATMENT SHALL BE GALVANIZED G185 (ZMAX) USE FASTENERS AND HANGERS OF SAME MATERIAL & COATING. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.

8. FASTENERS USED IN CONJUNCTION WITH PT LUMBER, BUT NOT AT TIMBER CONNECTION HARDWARE REFERENCED IN NOTE ABOVE, SHALL BE POST HOT-DIPPED GALVANIZED (ASTM A153).

FOUNDATION NOTES (SOIL SUPPORTED)

1. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE UNDISTURBED NATIVE SOILS AND/OR NEW COMPACTED STRUCTURAL FILL EXTENDING TO UNDISTURBED NATIVE SOIL PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. REFER TO THIS REPORT FOR SPECIFIC BEARING RECOMMENDATIONS.

2. PRESUMPTIVE BEARING CAPACITY 3,000 PSF

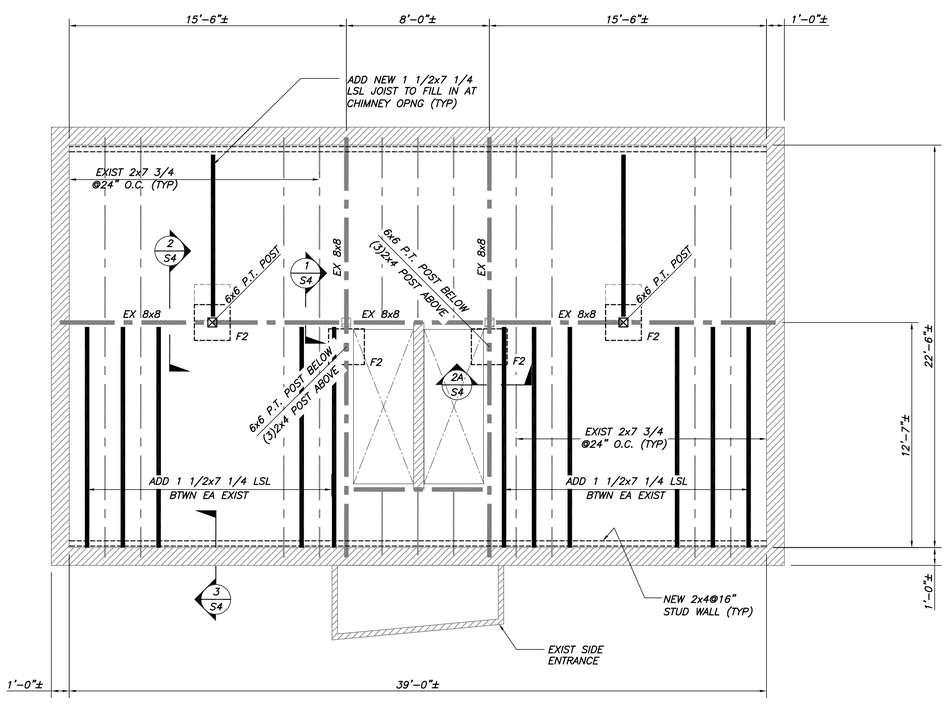
CONCRETE NOTES

1. CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 LATEST)," AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-LATEST)". THESE PUBLICATIONS ARE AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.

2. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ACI 318-LATEST.

3. CONCRETE MIX DESIGN:

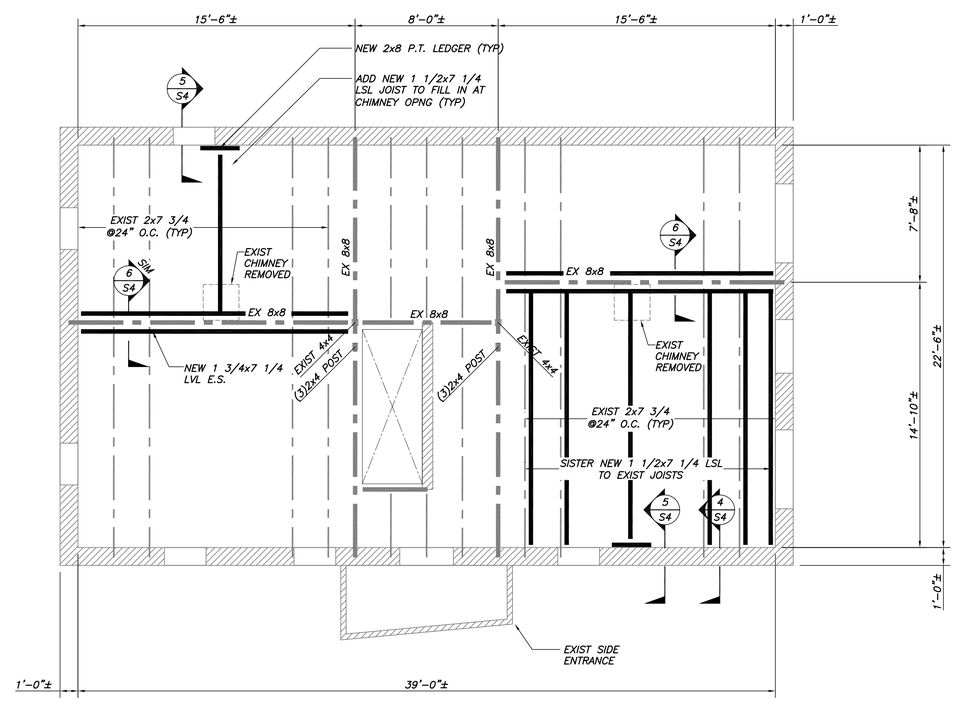
   FOOTINGS AND FOUNDATION WALLS:
   A. STRENGTH: 3000 PSI @ 28 DAYS
   B. AGGREGATE: 3/4"
   C. W/C RATIO: 0.55 MAX
   D. ENTRAINED AIR: 5% TO 7%
   E. SLUMP: 4" MAX



1st FLOOR FRAMING PLAN
1/4"=1'-0"

NOTES:

1. G.C. VERIFY EXIST DIMENSIONS AND CONDITIONS.
2. F2 INDICATES NEW CONC FTG. SEE SECT 1, DWG S4 FOR ADDL INFO.



2nd FLOOR FRAMING PLAN
1/4"=1'-0"

NOTES:

1. G.C. VERIFY EXIST DIMENSIONS AND CONDITIONS.

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STATE OF MAINE
PAUL B. BECKER
NO. 6554
LICENSED
PROFESSIONAL ENGINEER

Reviewed for Code Compliance
Inspections Division
Date: 09/08/15

Rev. No.	Date	Issued For	Appvd.
	08-11-15	ISSUED FOR PERMIT	PBB

98 WASHINGTON AVE
PORTLAND, ME 04101

FRAMING PLANS

Designed PBB	Scale NOTED
Drawn WBH	Date 08-11-15
Checked PBB	Becker Job Number 3618

S1