

GENERAL NOTES:

- The notes on the drawings are not intended to replace specifications; in addition to general notes. See specifications for requirements.
- Structural drawings shall be used in conjunction with job specifications and site drawings. Consult, openings, chases, inserts, relets, sleeves, depressions, and other details not shown on structural drawings.
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturer's written instructions.
- The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, gyps or ledowns. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the Federal department of labor occupational safety and health act.

DESIGN LOADS:

- Building code: IRC (2003) International Residential Building Code.
- Design Live Loads: (Ground Snow load = 60 psf)
- Roof 42 psf + drift as applicable
- Design wind loads are based on exposure B using 100 mph basic wind speed.
- Seismic Design per IBC 2003:

FOUNDATION NOTES:

- Foundations have been designed with a presumptive soil capacity of 2000 psf to be verified by the general contractor in the field.
- Interior spread footings and exterior strip footings shall be founded on undisturbed native soil or compacted structural fill.
- Exterior strip and spread footings shall be founded a minimum of 4'-0" below finished grade.
- Slabs on grade shall bear on a minimum of 8" of compacted structural fill. If loose or undesirable fills are encountered at the slope of grade wall, top and bottom edges, the slope shall be removed and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements.
- Structural fill shall be used at all locations below footings and shall be placed in layers not exceeding 6 inches in loose measure and compacted by self-propelled compaction equipment at a minimum of 95% relative compaction. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following limits:

SCREEN OR SEIVE SIZE	PERCENT FINER
NO. 4	70-100
3 INCH	35-70
NO. 40	5-35
NO. 200	0-5

- Structural fill beneath slabs shall be placed in layers not exceeding 6 inches in loose measure and compacted by self-propelled compaction equipment at a minimum of 95% relative compaction. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following limits:
- Underdrains shall be placed as shown on the site drawings. Underdrains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to site drawings for additional information.
- Exterior concrete slabs on grade, shall be underlain by at least 4 feet of structural fill meeting gradation and compaction requirements noted above. Reinforce top of slabs with 6x6 - W1.4xM1.4 WWF.
- Backfill both sides of foundation walls simultaneously.
- Do not backfill basement walls until the first floor elevated slab and basement slabs have been installed.

CONCRETE NOTES:

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength at 28 days shall be:
 - 3000 psi for footings, frost walls & piers.
 - 4000 psi for all slabs on grade.
- All concrete shall be air entrained 4% to 6%.
- Concrete shall not be placed in water or on frozen ground.
- Provide PVC sleeves where pipes pass through concrete walls or slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 318-Latest edition.
- Welded wire fabric shall be provided in flat sheets.
- Fiber reinforced concrete shall conform to ASTM C-1116.
- Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6" minimum.
- Concrete finishes: Per owner
- Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
- Provide control/construction joints in foundation walls at a maximum spacing of 15 ft. from any corner or 30 ft. along length of wall. At control joints, discontinue every other horizontal bar. At construction joints all reinforcing shall be continuous through the joint.
- The general contractor shall be responsible for coordination of the location of borings with Architectural, Mechanical & Plumbing. Electrical and kitchen equipment vendors as necessary to properly install each specific item.

TIMBER FRAMING:

- All Timber framing shall be in accordance with the ATC timber construction manual or the national design specification (NDS) - latest edition.
- Installed timber framing members shall be visually graded. minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
- Pressure treated lumber shall be used where wood is in contact with ground/concrete or masonry. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C-118.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
- Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on walls.
- Nailing not specified shall conform with IBC 2003.
- Provide 1/2" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4' o.c. at panel edges and 6' o.c. intermediate. Lap sheathing 1'-0" minimum over existing structure.
- Provide 3/4" thick APA rated roof sheathing fastened w/ 10d nails @ 6' o.c. at panel edges and intermediate.
- Provide 3/4" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6' o.c. at panel edges and intermediate.

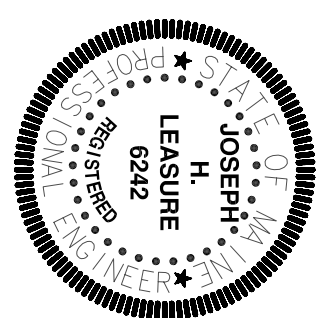
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SMITH RESIDENCE-DORMER ADDITION
116 SHERIDON STREET
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GENERAL NOTES

app'd	description	date	rev.



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