

**GENERAL NOTES**

- THE NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO GENERAL NOTES. INCONSISTENCIES BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
- 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.
- 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.
- 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.
- PROVIDE AND INSTALL NECESSARY MATERIAL TO CONNECT ELEVATOR SUPPORT BEAMS AND GUIDE RAILS. LOCATION AND SIZE OF MEMBERS AND ANY INSERTS REQUIRED SHALL BE DETERMINED BY THE ELEVATOR MANUFACTURER.
- THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR ALL PARTS OF THE WORK, INCLUDING DESCRIPTION OF SHORING, AND CONSTRUCTION METHODS AND SEQUENCING WHERE APPLICABLE. NO PERFORMANCE OF THE WORK INCLUDING, BUT NOT LIMITED TO, DEMOLITION OF EXISTING STRUCTURE, OR FABRICATION OR ERECTION OF NEW STRUCTURAL ELEMENTS, SHALL COMMENCE WITHOUT REVIEW OF THE SHOP DRAWINGS BY THE ARCHITECT AND ENGINEER. SUBMIT ONE COPY AND ONE SEPIA. COPY WILL BE REVIEWED AND SEPIA WILL BE RETURNED. FOR SHOP DRAWINGS AND SUBMITTALS REQUIRED, REFERENCE THE PROJECT SPECIFICATIONS.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2003 EDITION, SECTION 1704.1), A STATEMENT OF SPECIAL INSPECTIONS IS REQUIRED AS A CONDITION FOR PERMIT ISSUANCE BY THE LOCAL CODE OFFICIAL. THIS STATEMENT SHALL INCLUDE A COMPLETE LIST OF MATERIALS AND WORK REQUIRING SPECIAL INSPECTIONS, THE INSPECTIONS TO BE PERFORMED AND A LIST OF THE INDIVIDUALS, APPROVED AGENCIES AND FIRMS INTENDED TO BE RETAINED FOR CONDUCTING SUCH INSPECTIONS.
- REFERENCE THE PROJECT SPECIFICATIONS FOR ALL TESTING REQUIREMENTS.

**DESIGN LOADS**

- BUILDING CODE:**  
INTERNATIONAL BUILDING CODE, 2003 EDITION  
ASCE 7-02 MINIMUM DESIGN LOADS FOR BUILDINGS  
AND OTHER STRUCTURES.
- DESIGN FLOOR LIVE LOADS:**  
PUBLIC ROOMS AND CORRIDORS SERVING THEM: 100 PSF  
PRIVATE ROOMS AND CORRIDORS SERVING THEM: 40 PSF  
\* PROPOSED USE OF BUILDING IS THE SAME AS CURRENT USE. LIVE LOADS ARE UNCHANGED. EXISTING FRAMING HAS NOT BEEN VERIFIED IN ALL AREAS.
- DESIGN ROOF SNOW LOAD:**  
GROUND SNOW LOAD (Pg): 60 PSF  
SNOW EXPOSURE FACTOR (Ce): 0.9  
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0  
SNOW LOAD THERMAL FACTOR (Ct): 1.1  
FLAT ROOF SNOW LOAD (Pf): 42 PSF + DRIFT
- DESIGN WIND LOAD:**  
BASIC WIND SPEED: 100 MPH  
WIND LOAD IMPORTANCE FACTOR (Iw): 1.00  
WIND EXPOSURE: C  
INTERNAL PRESSURE COEFFICIENT: ±0.18  
COMPONENTS & CLADDING LOADS PER ASCE 7-02
- DESIGN SEISMIC LOADS:**  
BUILDING SEISMIC SYSTEM IS EXISTING BEARING WALL / ORDINARY PLAIN MASONRY SHEAR WALLS. ALTERATIONS ARE MINOR AND WILL NOT REQUIRE THE STRUCTURE TO BE SEISMICALLY UPGRADED.

**FOUNDATION NOTES (SOIL SUPPORTED)**

- 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.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY EXISTING SOIL CONDITIONS AND TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING PLACEMENT OF FOUNDATIONS.
- PRESUMPTIVE BEARING CAPACITY 3000 PSF.
- EXTEND BOTTOM OF EXTERIOR FOOTINGS AT LEAST 4.5 FEET BELOW THE FINAL EXTERIOR GRADE FOR PROTECTION AGAINST FROST.
- ALL PAVEMENT, EXISTING FOUNDATIONS AND UNCONTROLLED GRANULAR FILL SHALL BE REMOVED FROM THE AREA OF THE PLANNED FOUNDATION TO AT LEAST 4 FEET BEYOND THE FOOTING LIMIT.
- COMPACTED STRUCTURAL FILL SHALL BE USED TO BACKFILL TO THE DESIGN FOOTING SUBGRADE AND BENEATH ALL SLABS ON GRADE. STRUCTURAL FILL SHALL BE A CLEAN SAND-GRAVEL MIXTURE MEETING THE FOLLOWING GRADATION:
 

SCREEN OR SIEVE SIZE	PERCENT PASSING
6 INCH	100
3 INCH	90-100
1/4 INCH	25-90
NO. 40	0-30
NO. 200	0-5
- STRUCTURAL FILL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D-1557, MODIFIED PROCTOR TEST. COMPACT ADJACENT TO FOUNDATION WALLS SUPPORTING UNBALANCED FILL (RETAINING WALLS) TO 94 TO 96 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D-1557. HAND OPERATED EQUIPMENT SHALL BE USED FOR COMPACTION WITHIN 8 FEET OF NEW FOUNDATION WALL.
- SOILS EXPOSED AT THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHALL BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHALL BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS SHALL BE ADEQUATELY PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. GROUNDWATER SHALL BE ANTICIPATED FOR EXCAVATIONS AND APPROPRIATE DEWATERING MEASURES SHALL BE EMPLOYED.
- SLOPE FOOTING EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFETY IN ACCORDANCE WITH OSHA REQUIREMENTS. PROVIDE SHEETING OR SHORING IN ACCORDANCE WITH OSHA GUIDELINES. BRACED EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE.

**CONCRETE NOTES**

- CONCRETE WORK SHALL CONFORM TO "ACI MANUAL OF CONCRETE PRACTICE", LATEST EDITION. THIS PUBLICATION IS AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
- ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, U.N.O. ADDITIONAL CONCRETE MIX PERFORMANCE DATA INCLUDING AIR CONTENT, WATER-CEMENT RATIO, AIR CONTENT, AGGREGATE SIZE, SLUMP, ETC. HAS BEEN INCLUDED IN THE PROJECT SPECIFICATIONS. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH EXTERIOR CONCRETE, OR SLABS.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, LATEST EDITION.
- FIBER REINFORCEMENT SHALL BE TYPE III SYNTHETIC VIRGIN HOMOPOLYMER POLYPROPYLENE FIBERS CONFORMING TO ASTM C1116.
- MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
  - SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3.0"
  - FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER #5 BARS, 5/8" DIAMETER WIRE, AND SMALLER, 1.5"
- REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS. PROVIDE LAPPED BARS AT NECESSARY SPLICES OR HOOKED BARS AT DISCONTINUOUS ENDS. PROVIDE TENSION LAP SPLICES PER THE SCHEDULE S2.1, FOR ALL REINFORCING UNLESS OTHERWISE SHOWN ON PLAN.
- WELDING OF REINFORCEMENT IS NOT PERMITTED.
- FOR ALL OPENINGS IN CONCRETE WALLS AND SLABS, PROVIDE SUPPLEMENTAL REINFORCING AROUND OPENING AS SHOWN ON THE CONTRACT DOCUMENTS TYPICAL DETAILS. NO PENETRATIONS SHALL BE MADE THROUGH FOOTINGS WITHOUT WRITTEN PERMISSION FROM ENGINEER.
- ANCHOR RODS SHALL BE HEADED RODS CONFORMING TO ASTM F1554, GRADE 36 KSI WELDABLE STEEL, UNLESS NOTED OTHERWISE ON DRAWINGS. ANCHOR RODS THAT ARE TO BE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED.
- ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "5-STAR" 5000-PSI NON-SHRINK GROUT BY U.S. GROUT CORP.
- ALL ITEMS TO BE EMBEDDED INTO CONCRETE SHALL BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE. PROVIDE ADDITIONAL REINFORCEMENT AND/OR TEMPLATES AS REQUIRED TO ENSURE THE CORRECT POSITION OF EMBEDMENTS. "WET SETTING" OF EMBEDMENTS INTO CONCRETE IS PROHIBITED.

**STRUCTURAL STEEL NOTES**

- STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN FABRICATION, AND ERECTION OF STRUCTURAL STEEL" 13TH EDITION, AND THE "CODE OF STANDARD PRACTICE, LATEST EDITION.
- STRUCTURAL STEEL: STEEL PLATES, SHAPES, AND BARS, CONFORM TO ASTM A36 UNLESS NOTED OTHERWISE (U.N.O.). STRUCTURAL STEEL SHAPES DESIGNATED ON THE DRAWINGS FOR WIDE-FLANGE SECTIONS: ASTM A992 (ASTM A572 GRADE 50 WITH SPECIAL REQUIREMENTS PER AISC TECHNICAL BULLETIN #3 DATED MARCH, 1997)
- STRUCTURAL TUBING: CONFORM TO ASTM A500 GRADE B46 KSI.
- FIELD CONNECTIONS SHALL BE BOLTED USING ASTM A325N HIGH STRENGTH BOLTS (U.N.O.) EXCEPT WHERE SLIP CRITICAL CONNECTIONS ARE REQUIRED AND NOTED BY A325 (SC) ON THE DRAWINGS. PROVIDE SLIP CRITICAL (SC) CONNECTIONS AT ALL BOLTED CHANNEL SPLICES AND AS OTHERWISE NOTED.
- WHERE WELDING IS INDICATED, ALL WELDING SHALL CONFORM TO AWS D1.1- LATEST EDITION. ELECTRODES SHALL BE CONFORM TO AWS A5.1 E70XX SERIES WITH PROPER ROD TO PRODUCE OPTIMUM WELD (LOW HYDROGEN).
- SEE CONCRETE NOTES AND DRAWINGS FOR ANCHOR BOLT INFORMATION, TYP.
- PROVIDE 1/4" THICK LEVELING PLATE UNDER ALL COLUMN BASE PLATES UNLESS OTHERWISE NOTED. LEVELING PLATES SHALL BE SET AND GROUTED PRIOR TO ERECTING COLUMNS.
- PROVIDE ALL MISCELLANEOUS ANGLES, PLATES, ANCHORS, BOLTS, ETC., SHOWN ON ARCHITECTURAL DRAWINGS FOR SUPPORT OF BLOCKING, PARAPETS, FINISHES, ETC. COORDINATE WITH MISCELLANEOUS METAL FABRICATOR TO ENSURE COMPLETE COVERAGE OF ALL ITEMS.

**LINTELS**

- LINTEL SIZES ARE NOTED ON THE DRAWINGS.
- PROVIDE 8" OF BEARING AT EACH END OF ALL LINTELS.
- ALL EXTERIOR LINTELS SHALL BE HOT-DIPPED GALVANIZED.

**TIMBER NOTES**

- 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) 2001 EDITION.
- 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.
- 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:
 

<b>TRUS-JOIST:</b>	I-JOIST (TJI), PARALLAM (PSL), MICROLAM (LVL), TIMBERSTRAND (LSL)
<b>BOISE:</b>	I-JOIST (BCI), VERSALAM (LVL)
- PRESSURE TREATED LUMBER SHALL BE USED FOR SILL MEMBERS, EXTERIOR EXPOSURE, OR WHERE SHOWN ON THE DRAWINGS. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH CCA OR ACQ TO 0.4 #/CF IN ACCORDANCE WITH AWWA C-18. ACZA IS STRICTLY PROHIBITED.
- ALL ROOF AND WALL SHEATHING SHALL BE APA PERFORMANCE-RATED. SHEATHING SHALL BE NAILED TO THE FRAMING AS FOLLOWS, U.N.O.:
  - ROOFS: 8d NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
  - WALLS: 8d NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING SHALL BE 3/4", APA RATED TONGUE AND GROOVE PANELS. GLUE AND NAIL TO FLOOR FRAMING WITH 8d RING SHANK NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- 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.
- FASTENING NOT SPECIFIED SHALL CONFORM WITH IBC 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.
- 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 & HANGERS OF SAME MATERIAL & COATING. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.
- FASTENERS USED IN CONJUNCTION WITH PT LUMBER, BUT NOT AT TIMBER CONNECTION HARDWARE REFERENCED IN NOTE 10, SHALL BE POST HOT DIPPED GALVANIZED (ASTM A153.)

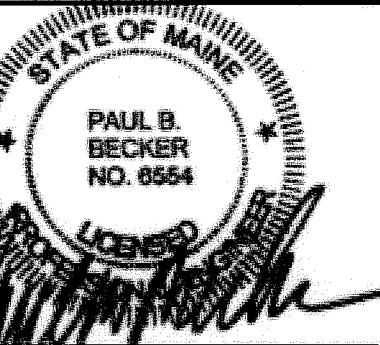


CWS Architects

Architecture  
Space Planning  
Value Design

434 Cumberland Avenue  
Portland, ME 04101  
Phone: (207)774-4441  
Fax: (207)774-4016

www.CWSarch.com



Avesta Munjoy Commons, I.P.

307 Cumberland Ave.  
Portland, Maine 04101  
TEL: 207-553-7780

Client:

Munjoy Commons Apartments

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GENERAL NOTES**

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