GENERAL NOTES:

1. 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 THE STRUCTURAL DRAWINGS.

2. 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.

3. 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 STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

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

5. IT IS THE OWNER'S SOLE RESPONSIBILITY TO EMPLOY ONE OR MORE SPECIAL INSPECTORS (IF REQUIRED) TO PROVIDE INSPECTIONS IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF IBC 2006.

DESIGN NOTES:

1. THIS BUILDING IS DESIGNED TO COMPLY WITH THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE.

2. SNOW LOAD
   a. GROUND SNOW LOAD = 60 PSF
   b. FLAT ROOF SNOW LOAD = 42 PSF
   c. SNOW LOAD IMPORTANCE FACTOR I = 1.0
   d. SNOW EXPOSURE FACTOR Ce = 1.0
   e. SNOW THERMAL FACTOR Ct= 1.0
   f. BALANCE AND UNBALANCED SNOW LOADS IN ACCORDANCE WITH ASCE 7/05

3. WIND LOADS:
   a. BASIC WIND SPEED V = 99 MPH
   b. WIND LOAD IMPORTANCE FACTOR I = 1.0
   c. WIND INTERNAL PRESSURE COEFFICIENT GCPi = ±.18
   d. Wind Exposure = B

4. ROOF LOADS
   a. DEAD LOAD = 10.0 PSF
   b. LIVE LOAD = 20.0 PSF

5. LIVE LOADS
   a. DEAD LOAD = 10.0 PSF
   b. LIVE LOAD = 40 PSF

6. EARTHQUAKE LOAD:
   a. DESIGN OF EARTHQUAKE LOAD IN ACCORDANCE WITH ASCE 7/05
   b. SEISMIC IMPORTANCE FACTOR I = 1.0
   c. 0.2s MAPPED SPECTRAL RESPONSE ACCELERATION Ss = per code
   d. 1.0s MAPPED SPECTRAL RESPONSE ACCELERATION S1 = per code
   e. SITE CLASS = CLASS D.
   f. SPECTRAL RESPONSE COEFFICIENT SDS = per code
   g. SPECTRAL RESPONSE COEFFICIENT SD1 = per code
   h. SEISMIC DESIGN CATEGORY = CATEGORY B
   i. BASIC SEISMIC FORCE RESISTING SYSTEM: BEARING WALL SYSTEM = LIGHT FRAMED WALL SYSTEMS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
   j. RESPONSE MODIFICATION FACTOR R = 6
   k. DEFLECTION AMPLIFICATION FACTOR CD = 4
   l. ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE

7. DEFLECTION CRITERIA
   a. ROOF (LIVE) = L/360
   b. ROOF (TOTAL) = L/240

WOOD FRAMING NOTES:

1. STRUCTURAL LUMBER:
   SPRUCE PINE FIR NO1/NO2 OR BETTER
   Fb = 875 PSI Fv = 125 PSI
   Fc = 1150 PSI E = 1400000 PSI

   MANUFACTURED LUMBER:
   BOISE CASCADE VERSA-LAM 2.0 3100
   Fb = 3100 PSI Fv = 285 PSI
   Fc = 3000 PSI E = 2000000 PSI

2. DESIGN CODE:
   IBC 2009 / NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

3. NAILING REQUIREMENTS FOR PLYWOOD SHEATHING:
   SEE DETAILS FOR NAILING AND SPACING REQUIREMENTS.

4. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.

5. PROVIDE GALVANIZED METAL TIES EQUAL TO SIMPSON H2.5 HURRICANE TIES BETWEEN ROOF RAFTERS OR TRUSSES AND SUPPORTING WALL MEMBERS, UNLESS SHOWN OTHERWISE. PROVIDE GALVANIZED METAL CONNECTORS EQUAL TO SIMPSON TC26 TRUSS CONNECTOR BETWEEN ALL ROOF SCISSOR TRUSSES AND SUPPORTING WALL MEMBERS, UNLESS SHOWN OTHERWISE.

6. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

7. ROOF SHEATHING: 5/8" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 32/16 (TRUSSES), 24/12 (JOISTS). INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.

8. PROVIDE 1/2"ø THRU BOLTS STAGGERED @ 24" O.C. FOR ATTACHEMENT OF 2x NAILER AT TOP OR BOTTOM OF WF BEAM (COORDINATE w/ PLANS)

9. WALL CONSTRUCTION – FIRST FLOOR
   FRAMING AS SHOWN ON PLANS
   P.T. 2x6 SILL PLATE
   7/16" APA SHEATHING

10. ROOF CONSTRUCTION
   FRAMING AS SHOWN ON PLANS
   5/8" APA RATED PLYWOOD SHEATHING (REFER TO NOTE #7)
   PROVIDE 8d NAILS @ 12"o.c. ALONG FRAMING MEMBERS.

11. ALL NAILS, SPIKES, BOLTS ETC. FASTENING MEMBERS TO PRESSURE TREATED LUMBER SHALL BE EITHER STAINLESS STEEL OR HEAVY GALVANIZED.

FOUNDATION NOTES:

1. FOUNDATION DESIGNED BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2500 PSF. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY. NOTIFY THE ENGINEER AND STOP WORK IF CLAY, WET SOILS, FILL, OR OTHER DELETERIOUS MATERIALS ARE ENCOUNTERED.

2. DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FROST DEPTH OF 4'-6" BELOW FINISHED GRADE.

3. NO HORIZONTAL JOINT WILL BE PERMITTED IN THE WALLS UNLESS NOTED OTHERWISE.

4. PROVIDE CONTROL JOINTS IN SLABS AT 12 FT O.C. MAX.

5. EXCAVATING AND BACK FILLING AT NEW FOUNDATION WALLS SHALL BE DONE SUCH THAT SYMMETRICAL LOADING SHALL BE MAINTAINED ON BOTH SIDES. WHERE DESIGN CONDITIONS REQUIRE DIFFERENT BACK FILL HEIGHTS, WALLS SHALL BE FIRMLY SHORED IN POSITION, AND SHORES SHALL REMAIN UNTIL FLOORS ARE PLACED AND PROPERLY SET, TO PROVIDE FULL SUPPORT.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, INSTALLATION, AND FINAL CLEARANCE OF ANY NEEDLING, SHORING, OR BRACING OF EXISTING STRUCTURES.

7. VAPOR BARRIER BENEATH SLAB SHALL BE 10 Mil "STEGO WRAP" OR APPROVED EQUAL. POLYETHYLENE IS NOT AN ALTERNATE PRODUCT.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO A

2. ALL CONCRETE EXCEPT INTERIOR AND EXTER
MAXIMUM SLUMP OF 4". ALL INTERIOR AND EXT
A MAXIMUM SLUMP OF 4". MAXIMUM SIZE AGG
GROUND).

3. CONCRETE TO REMAIN EXPOSED TO WEATHEF
CONCRETE SLABS.

4. CONCRETE SHALL NOT BE PLACED IN WATER

5. REINFORCING BARS SHALL CONFORM TO AST
FABRICATED IN ACCORDANCE TO ACI-315 LATE

6. SPLICES OF REINFORCING BARS SHALL BE IN

7. ANCHOR RODS SHALL CONFORM TO ASTM F1

8. HOOKS NOT DIMENSIONED SHALL BE ACI STA

9. CONCRETE COVER OVER REINFORCEMENT SHA
   CONCRETE CAST AGAINST EARTH
   CONCRETE EXPOSED TO EARTH OR
   CONCRETE NOT EXPOSED TO EARTH

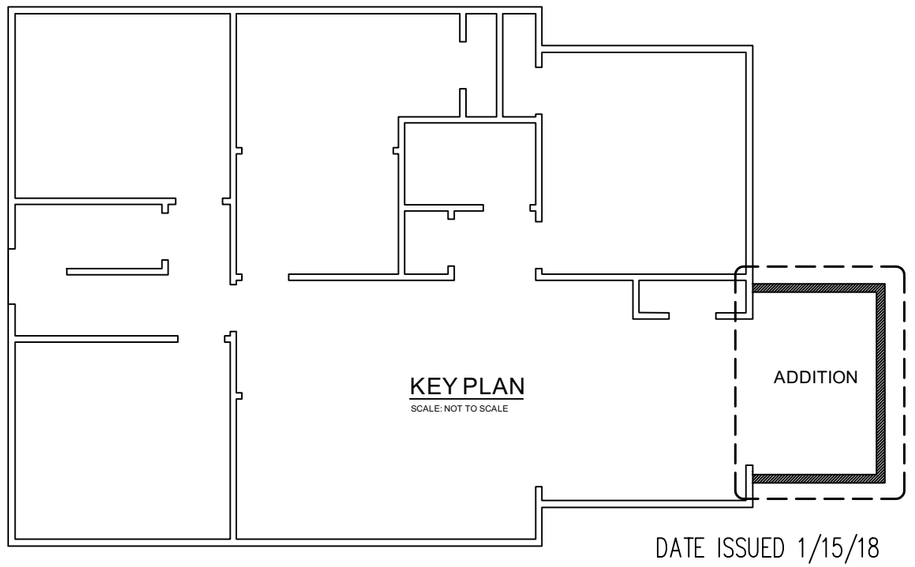
10. PROVIDE CONTROL JOINTS IN STRUCTURAL

11. PROPORTION DESIGN MIXES TO PROVIDE CO
FOLLOWING PROPERTIES:
   a. STRENGTH; 4000psi @ 28 DAYS
   b. W/C RATIO: 0.46
   c. ENTRAINED AIR: 6% ±1%
   d. SLUMP: 3"± 1"

CITY OF PORTLAND, MAINE – RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/01/18



KEY PLAN
SCALE: NOT TO SCALE

DATE ISSUED 1/15/18

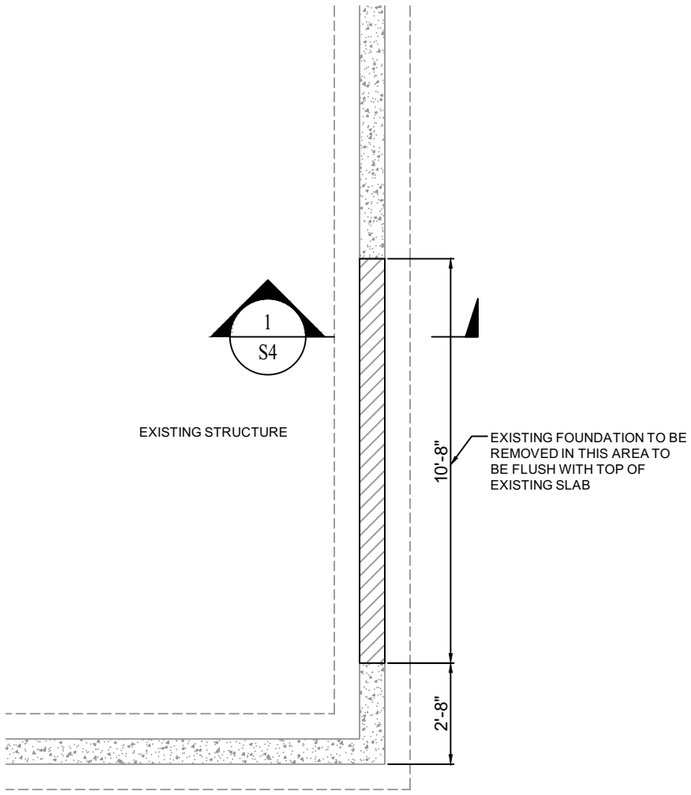
STATE OF MAINE
BRUCE W. MACLEOD
No. 5422
LICENSED PROFESSIONAL ENGINEER

JASON LANDRY CONSULTING, LLC
17 NASON ROAD GORHAM, MAINE 04038 207-632-3111

PROPOSED BASEMENT ADDITION
STRUCTURAL DESIGN
95 CONGRESS STREET, PORTLAND, MAINE

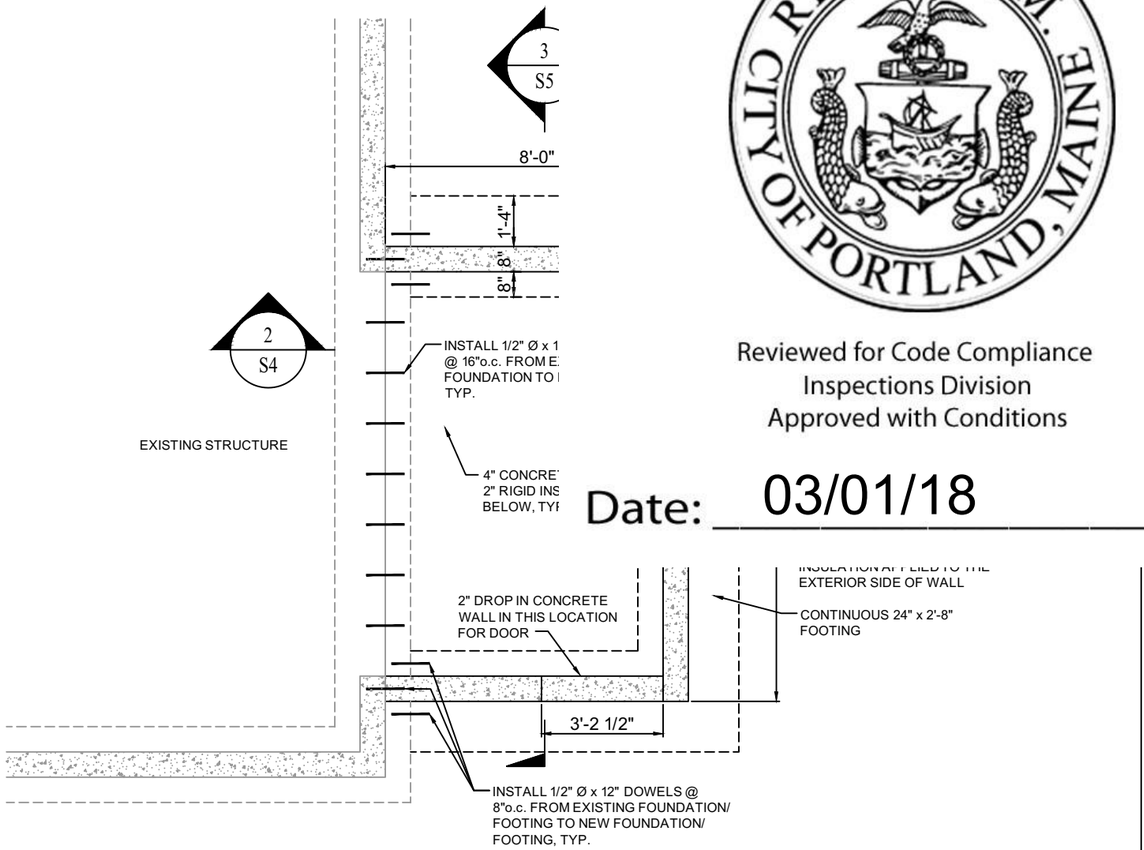
TITLE: NOTES & KEYPLAN

DATE: 12/27/17	DRAWN BY: JJL	DRAWING NUMBER: S-1
SCALE: as noted	PROJ NO: 2017-103	



EXISTING FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

CITY OF PORTLAND, MAINE — RESURGAM

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Inspections Division
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Date: 03/01/18

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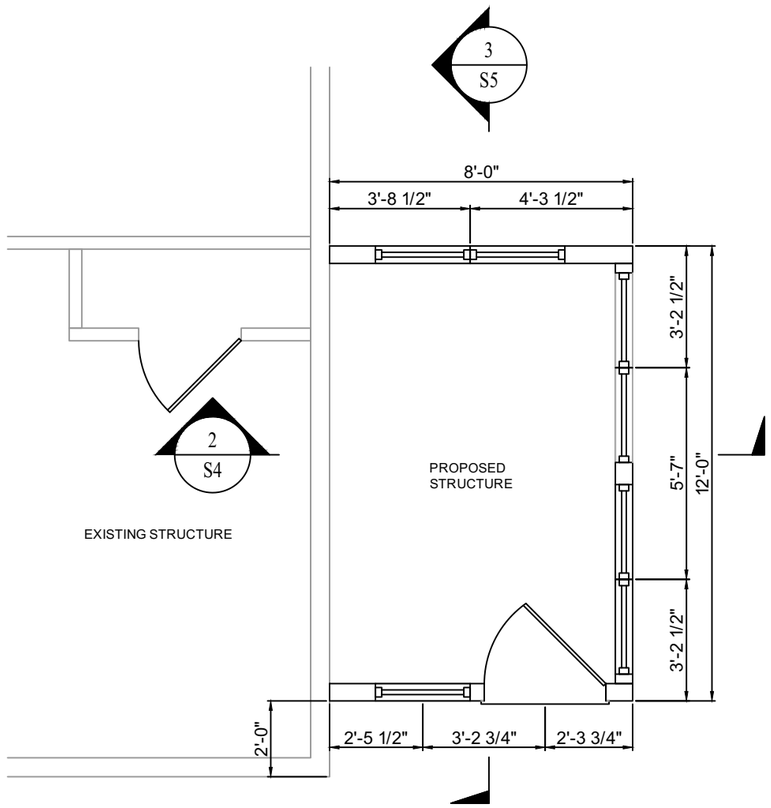
17 NASON ROAD GORHAM, MAINE 04038 207-632-3111

PROPOSED BASEMENT ADDITION
STRUCTURAL DESIGN
95 CONGRESS STREET, PORTLAND, MAINE

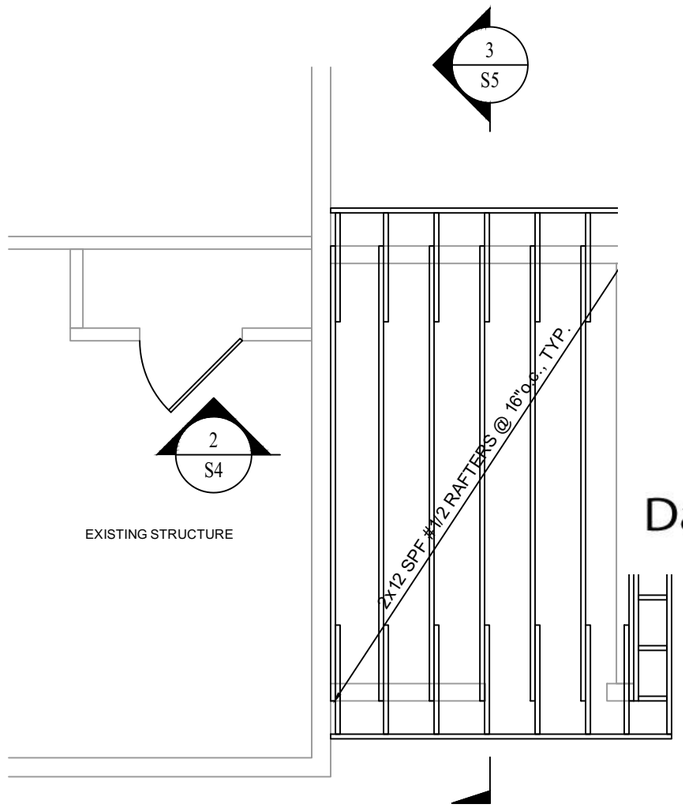
TITLE: FOUNDATION PLANS

DATE: 12/27/17	DRAWN BY: JJL	DRAWING NUMBER: S-2
SCALE: as noted	PROJ NO: 2017-103	



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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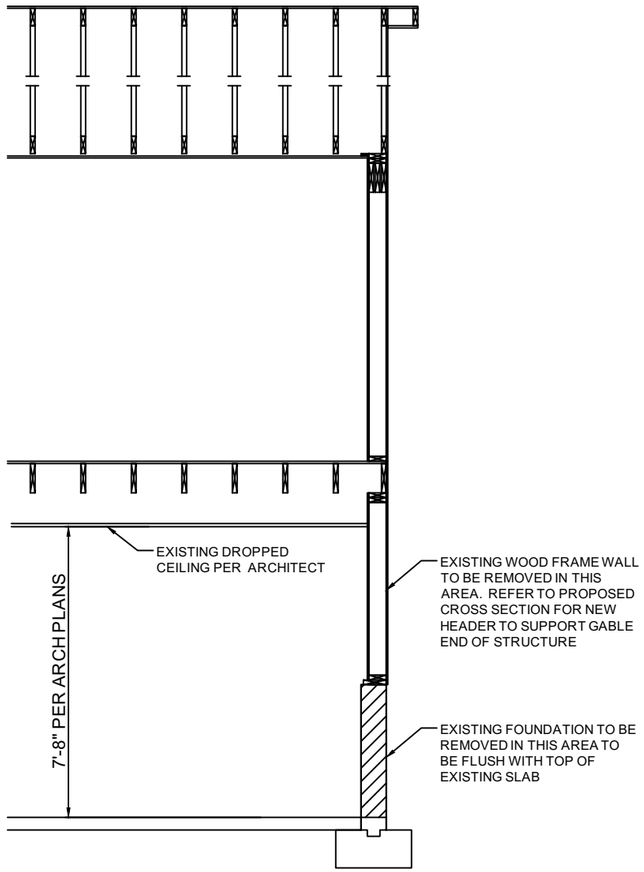
17 NASON ROAD GORHAM, MAINE 04038 207-632-3111

PROPOSED BASEMENT ADDITION
STRUCTURAL DESIGN
95 CONGRESS STREET, PORTLAND, MAINE

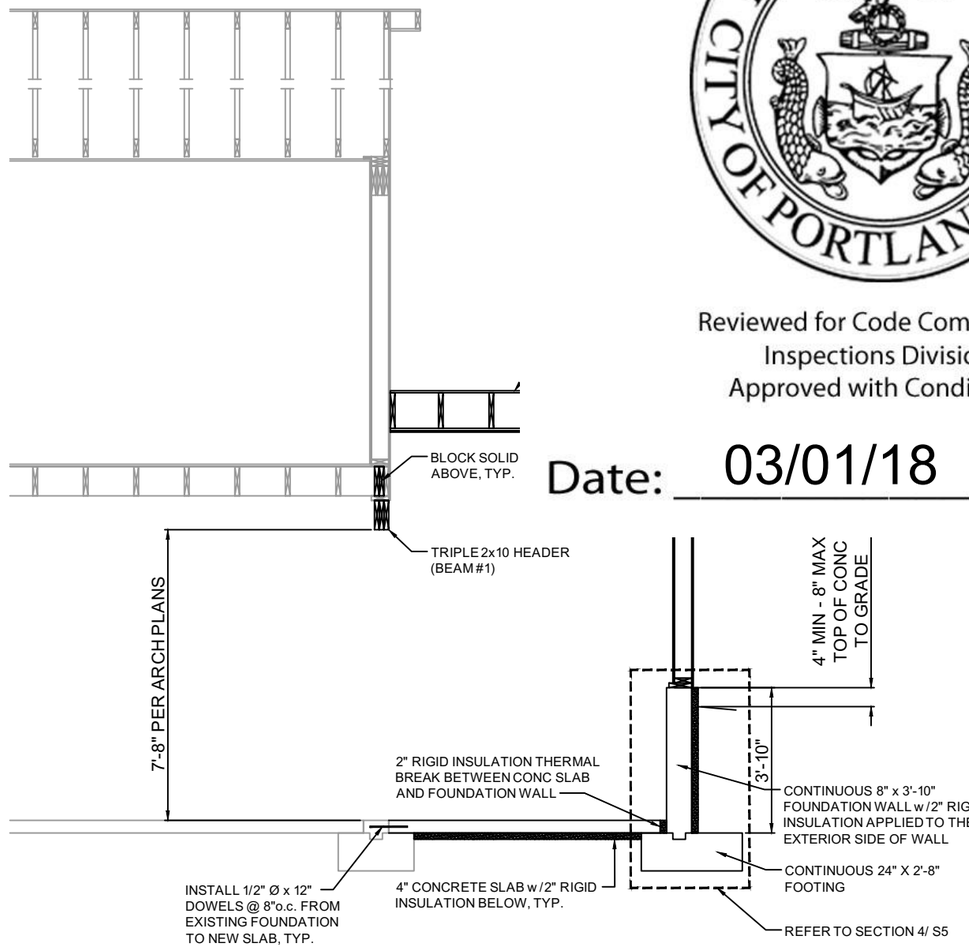
TITLE: FLOOR PLAN & FRAMING PLAN

DATE: 12/27/17	DRAWN BY: JJL	DRAWING NUMBER: S-3
SCALE: as noted	PROJ NO: 2017-103	



EXISTING - CROSS SECTION (1)

SCALE: 1/4" = 1'-0"



PROPOSED - CROSS SECTION (2)

SCALE: 1/4" = 1'-0"

CITY OF PORTLAND, MAINE — RESURGAM

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Inspections Division
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Date: 03/01/18

DATE ISSUED 1/15/18

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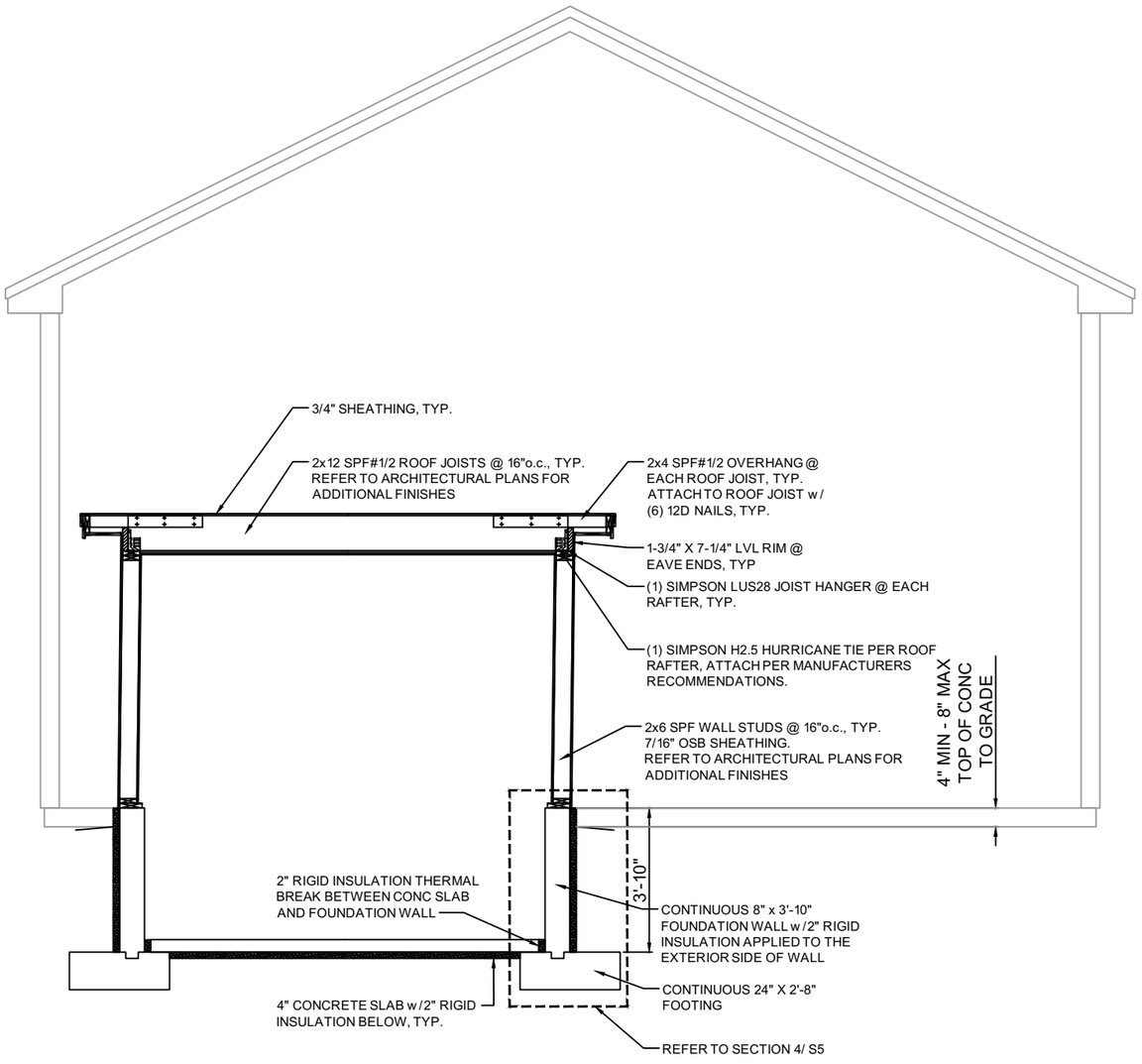
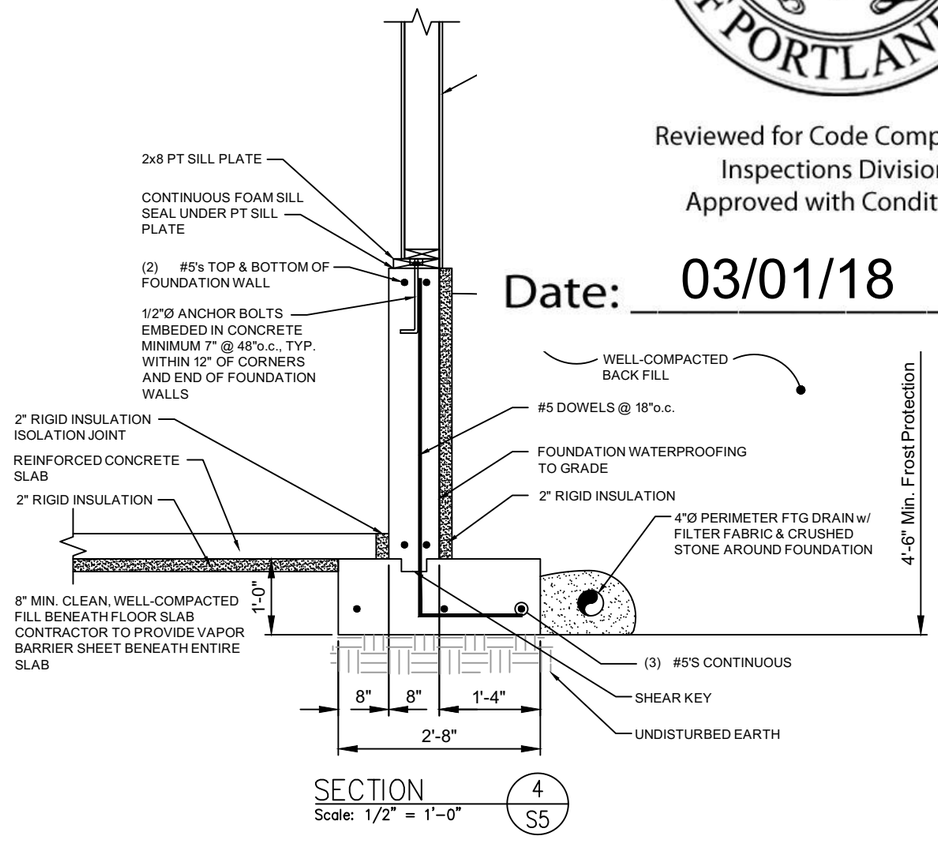
17 NASON ROAD GORHAM, MAINE 04038 207-632-3111

PROPOSED BASEMENT ADDITION
STRUCTURAL DESIGN
95 CONGRESS STREET, PORTLAND, MAINE

TITLE: SECTIONS

DATE: 12/27/17	DRAWN BY: JJL	DRAWING NUMBER: S-4
SCALE: as noted	PROJ NO: 2017-103	





SECTION 4/S5
Scale: 1/2" = 1'-0"

PROPOSED - CROSS SECTION (3)

SCALE: 1/4" = 1'-0"

CITY OF PORTLAND, MAINE — RESURGAM

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Date: 03/01/18

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PROPOSED BASEMENT ADDITION
STRUCTURAL DESIGN
95 CONGRESS STREET, PORTLAND, MAINE

TITLE: SECTIONS

DATE: 12/27/17	DRAWN BY: JJL	DRAWING NUMBER: S-5
SCALE: as noted	PROJ NO: 2017-103	