

GENERAL NOTES

1. THE FOLLOWING NOTES ARE INTENDED TO BE USED AS OUTLINED SPECIFICATIONS FOR THIS PROJECT. THE REFERENCED STANDARDS ARE CONSIDERED TO BE PART OF THE WORK.
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.

DESIGN LOADS

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

2. DESIGN FLOOR LIVE LOADS:

SLEEPING ROOMS	30 PSF
ALL OTHER AREAS	40 PSF
3. DESIGN ROOF SNOW LOAD:

GROUND SNOW LOAD (Pg):	60 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):	46 PSF + DRIFT
4. DESIGN WIND LOAD:

BASIC WIND SPEED:	100 MPH
WIND LOAD IMPORTANCE FACTOR (Iw):	1.0
WIND EXPOSURE:	B
INTERNAL PRESSURE COEFFICIENT:	±0.18

COMPONENTS & CLADDING LOADS PER ASCE 7-05

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: 3,500 PSI @ 28 DAYS
 - B. AGGREGATE: 3/4"
 - C. W/C RATIO: 0.55 MAX
 - D. ENTRAINED AIR: 6% ± 1 1/2%
 - E. SLUMP: 4" MAX

INTERIOR SLABS ON GRADE:

 - A. STRENGTH: 3,000 PSI @ 28 DAYS
 - B. AGGREGATE: 3/4"
 - C. W/C RATIO: 0.55 MAX
 - D. ENTRAPPED AIR ONLY (NO ENTRAINMENT)
 - E. SLUMP: 4" MAX
4. 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.
5. FIBER REINFORCEMENT SHALL BE TYPE II SYNTHETIC VIRGIN HOMOPOLYMER POLYPROPYLENE FIBERS CONFORMING TO ASTM C1116.
6. MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
 - A. SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3.0"
 - B. FORMED SURFACES IN CONTACT WITH EARTH OF EXPOSED TO WEATHER

#5 BARS, 5/8" DIAMETER WIRE, AND SMALLER, 1.5"

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.
2. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY EXISTING SOIL CONDITIONS AND TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING PLACEMENT OF FOUNDATIONS.
3. PRESUMPTIVE BEARING CAPACITY OF 3000 PSF.
4. EXTEND BOTTOM OF EXTERIOR FOOTINGS AT LEAST 4.5 FEET BELOW THE FINAL EXTERIOR GRADE FOR PROTECTION AGAINST FROST.
5. 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
6. 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 D1557, MODIFIED PROCTOR TEST. COMPACT ADJACENT TO FOUNDATION WALLS SUPPORTING UNBALANCED FILL (RETAINING WALLS) TO 94 TO 96 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D1557. HAND OPERATED EQUIPMENT SHALL BE USED FOR COMPACTION WITHIN 8 FEET OF NEW FOUNDATION WALL.
7. PROVIDE PVC DRAINPIPE AROUND THE PERIMETER OF THE STRUCTURE. LOCATE AT THE BOTTOM OF THE FOUNDATION WALLS AND PROVIDE POSITIVE GRAVITY FLOW TO PROPERLY DESIGNED OUTLET. REFER TO SITE DRAWINGS FOR ADDITIONAL INFORMATION.
8. 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 SHALL BE ADEQUATELY PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. GROUNDWATER SHALL BE ANTICIPATED FOR EXCAVATIONS AND APPROPRIATE DEWATERING MEASURES SHALL BE EMPLOYED.
9. 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.

REBAR LAP SPLICE TABLE	
BAR SIZE	LAP LENGTH
	3000 PSI CONCRETE
#4	36"
#5	48"

Header Schedule	
H1	(3)2x6
H2	(3)2x8 w/ 3" Jamb
H3	(2) 9 1/2" LVL w/ 3" Jamb
H4	(3) 9 1/2" LVL w/ 3" Jamb

TIMBER NOTES

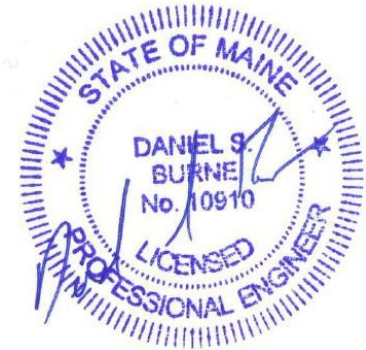
1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL- LATEST EDITION, AND THE AF & PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) LATEST EDITION.
2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED. MINIMUM GRADE NO1/NO2 SPRUCE-PINE-FIR KILN DRIED 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:

TRUS-JOIST:	I-JOIST (TJI), PARALLAM (PSL), MICROLAM (LVL) TIMBERSTRAND (LSL)
BOISE:	I-JOIST (BCI), VERSALAM (LVL)
4. SUBSTITUTIONS OF ENGINEERED WOOD MATERIALS OTHER THAN THOSE SPECIFIED WILL BE PERMITTED ONLY WITH WRITTEN CERTIFICATION FROM THE MANUFACTURER THAT SUBSTITUTED ITEMS "MEETS OR EXCEED" ALL PROPERTIES OF SPECIFIED PRODUCT, INCLUDING ENGINEERING AND DURABILITY CHARACTERISTICS. SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE ARCHITECT AND ENGINEER.
5. 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 AWPA C-18. ACZA IS STRICTLY PROHIBITED.
6. ALL ROOF AND WALL SHEATHING SHALL BE APA PERFORMANCE-RATED. PROVIDE 5/8" THICK CD-X ROOF SHEATHING AND 1/2" THICK WALL SHEATHING (U.N.O.) SEE SHEARWALL SCHEDULE FOR NAILING REQUIREMENTS EXCLUSIVE TO SHEARWALLS. SHEATHING SHALL BE NAILED TO THE FRAMING AS FOLLOWS, U.N.O.:

TYPICAL PANEL FASTENING (U.N.O.)	
A. ROOFS:	8d NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
B. WALLS (EXCEPT AT SHEARWALLS):	8d NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
7. 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 INTERMEDI

NOTE: ALL LVL CARRYING BEAMS ARE REQUIRED TO BEAR DIRECTLY ON COLUMNS. BEAMS ARE NOT TO BEAR ON TOP PLATES

Simpson Hanger Schedule		
Framing Size	Top Flange Hanger	Face Mount Hanger
9 1/2" TJI 230		U3510/14
11 7/8" TJI 230	ITS2.37/11.88	
14" TJI 230	ITS2.37/14	
3 1/2"x 11 7/8" LVL	ITS 3.56/11.88	
3 1/2" x 14"LVL	ITS 3.56/14	
5 1/4" x 14" LVL	HGLTV5.37	
(1) 2X6		LU26
(3) 2X10		LUS210-3
(4) 2X10		HHUS210-4
2X12 SLEEPER		LU210



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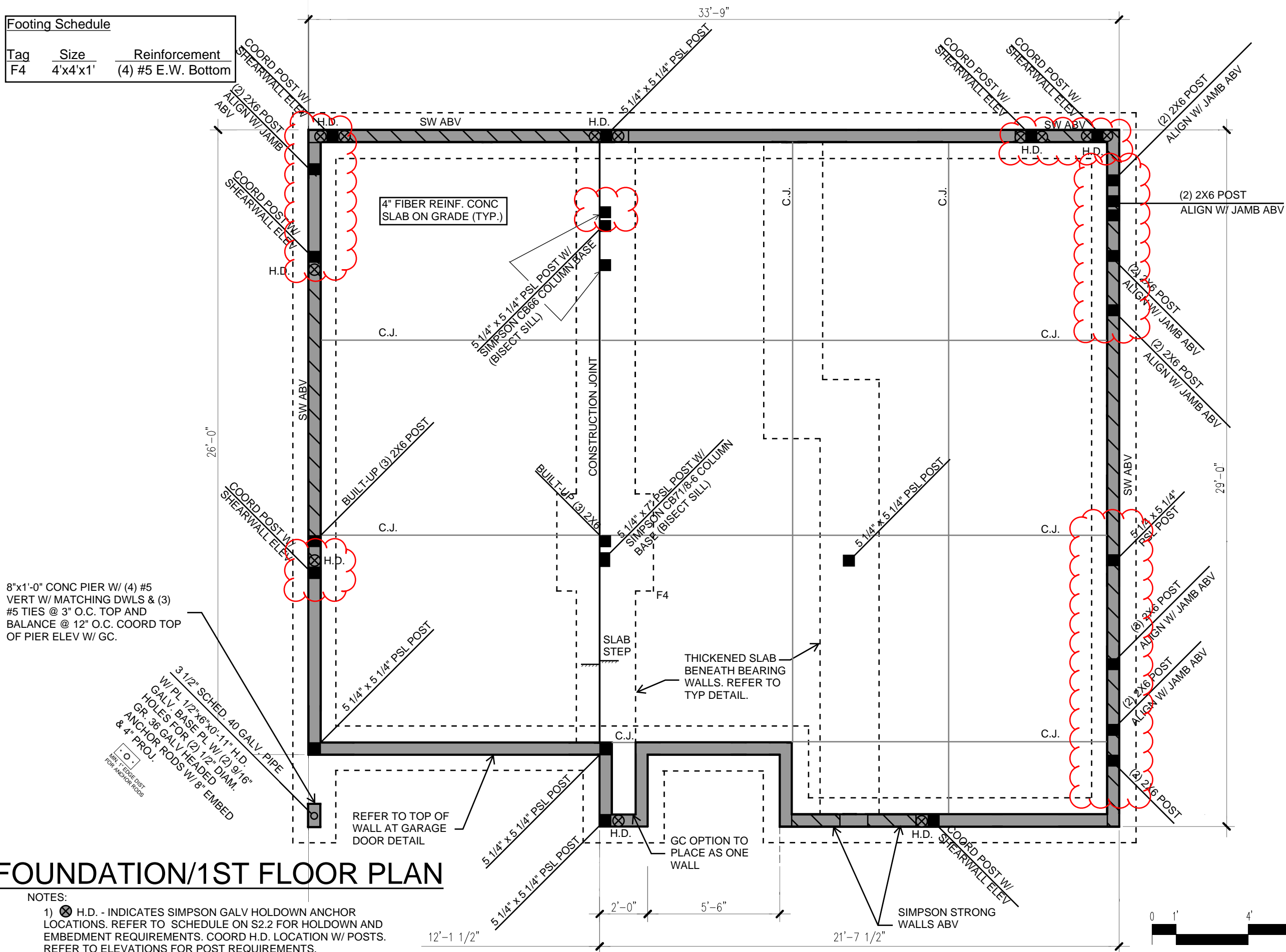
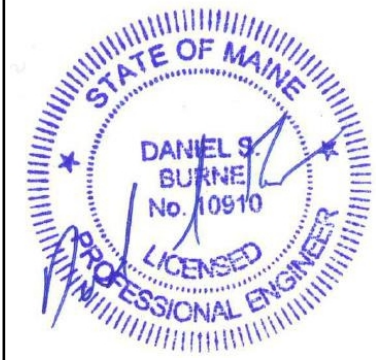
PORTLAND, ME

GENERAL NOTES

DATE: 12/20/2016

SHEET: S0.0

Tag	Size	Reinforcement
F4	4'x4'x1'	(4) #5 E.W. Bottom



FOUNDATION/1ST FLOOR PLAN

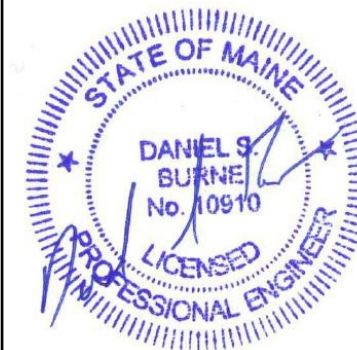
- NOTES:
- 1) H.D. - INDICATES SIMPSON GALV HOLDDOWN ANCHOR LOCATIONS. REFER TO SCHEDULE ON S2.2 FOR HOLDDOWN AND EMBEDMENT REQUIREMENTS. COORD H.D. LOCATION W/ POSTS. REFER TO ELEVATIONS FOR POST REQUIREMENTS.
 - 2) [Symbol] - INDICATES SHEARWALL ABV. REFER TO ELEVATIONS.



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**FOUNDATION
PLAN**

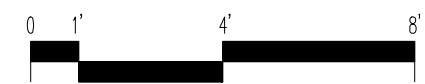
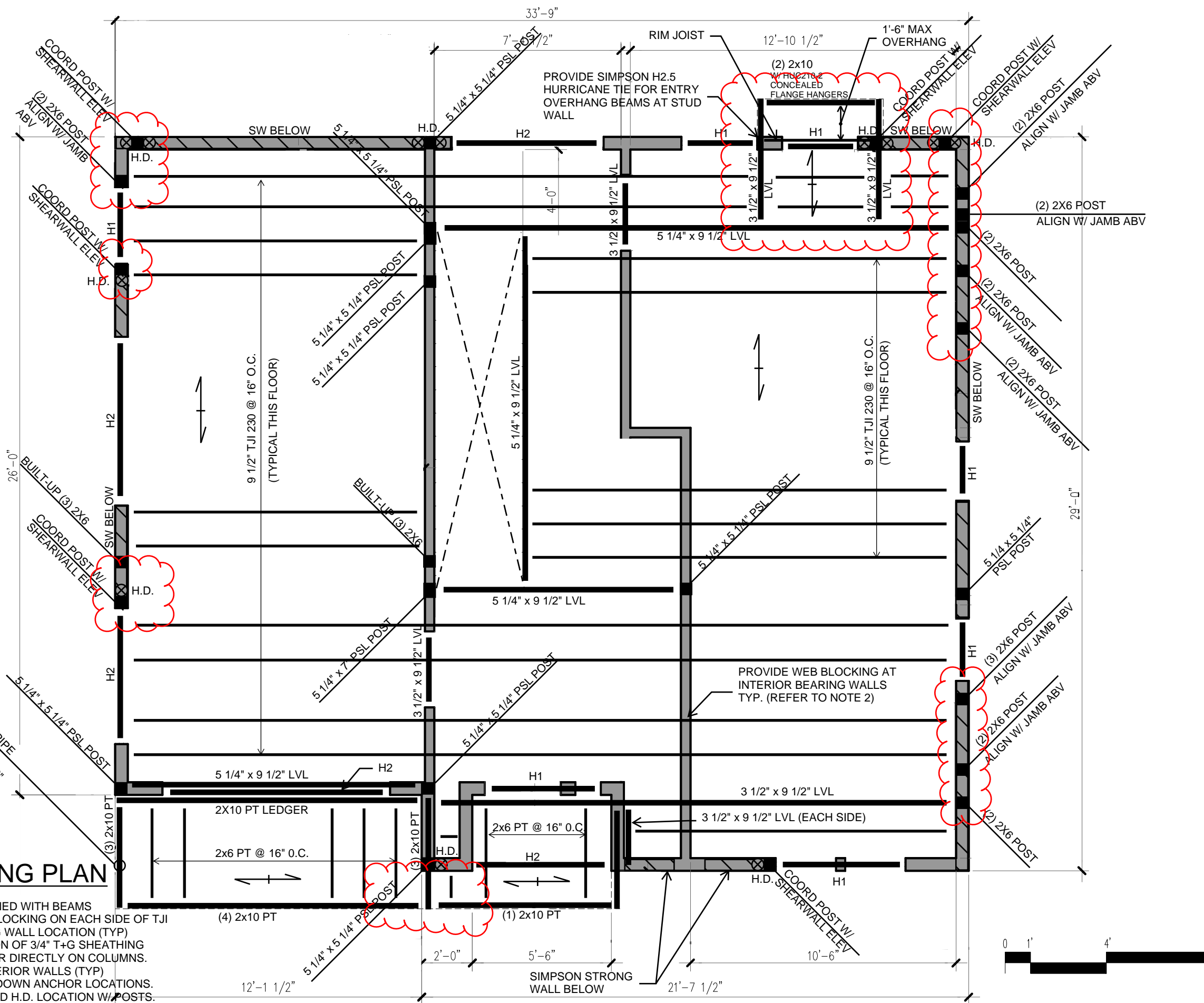
DATE:	05/12/2017
SHEET:	S1.1



NOTE: PROVIDE SQUASH BLOCKS AT ALL POST LOCATIONS

2ND FLOOR FRAMING PLAN

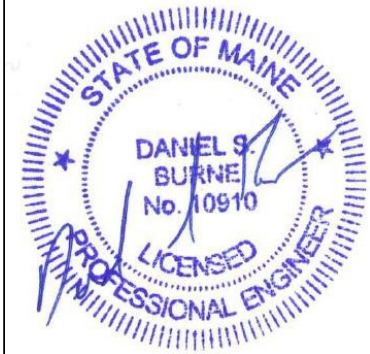
- NOTES:
- 1) BEARING WALLS: 2X6 STUDS ALIGNED WITH BEAMS
 - 2) PROVIDE PLYWOOD OR LSL WEB BLOCKING ON EACH SIDE OF TJI JOIST WEB AT ALL INTERIOR BEARING WALL LOCATION (TYP)
 - 3) LVL CARRYING BEAMS ARE TO BEAR DIRECTLY ON COLUMNS.
 - 4) PROVIDE 1 1/8" RIM BOARD AT EXTERIOR WALLS (TYP)
 - 5) H.D. - INDICATES SIMPSON HOLDOWN ANCHOR LOCATIONS. REFER TO SCHEDULE ON S2.2. COORD H.D. LOCATION W/ POSTS. REFER TO ELEVATIONS FOR POST REQUIREMENTS.
 - 6) HX - REFER TO HEADER SCHEDULE ON SHEET S0.0.
 - 7) REFER TO HANGER SCHEDULE ON SHEET S0.0.
 - 8) SW BELOW - INDICATES SHEARWALL BELOW. REFER TO ELEVATIONS.



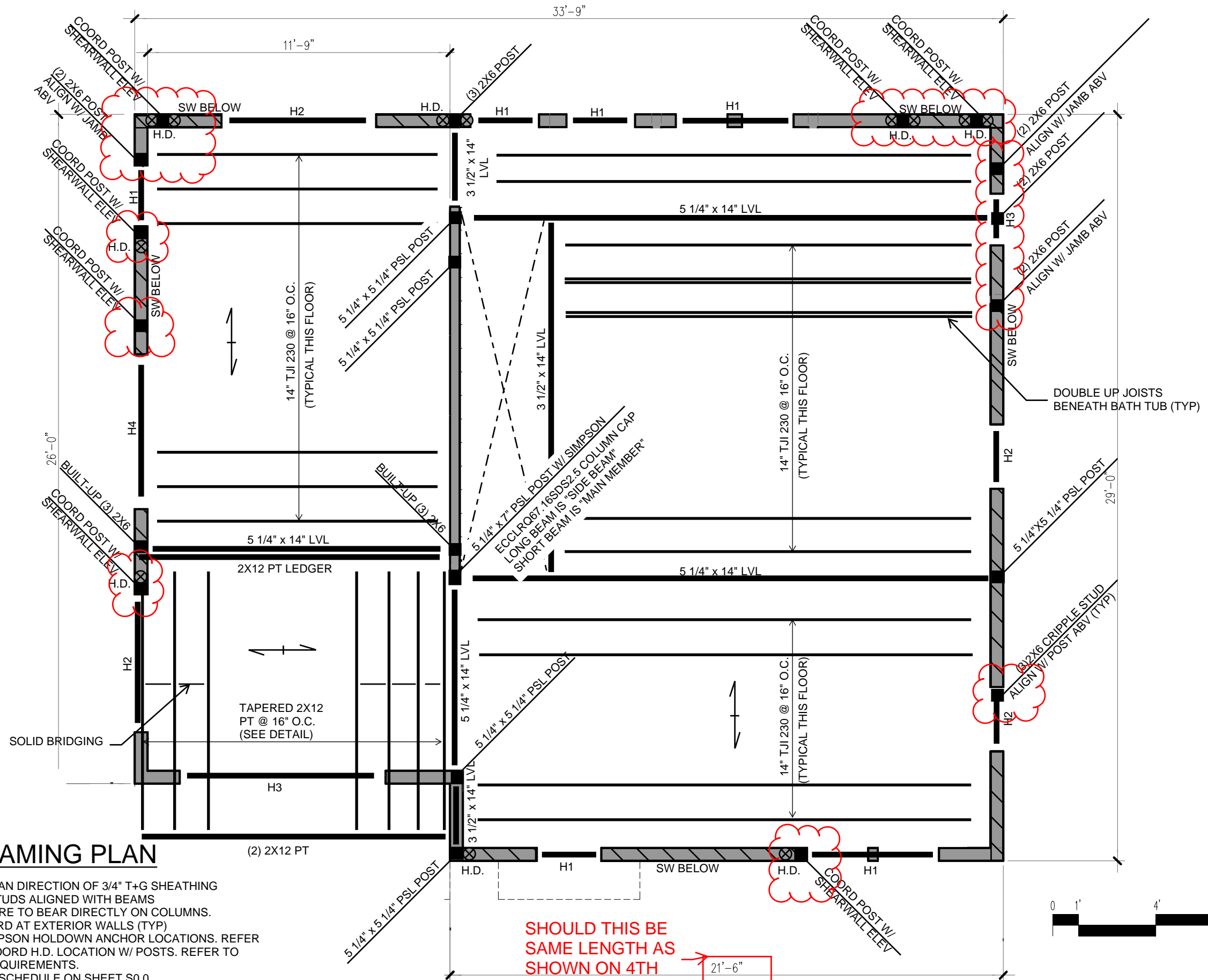
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2ND FLOOR
FRAMING PLAN

DATE:	05/12/2017
SHEET:	S1.2



NOTE: PROVIDE SQUASH BLOCKS AT ALL POST LOCATIONS



3RD FLOOR FRAMING PLAN

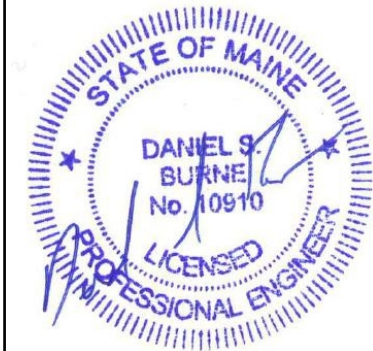
- NOTES:
- 1) ← → - INDICATES SPAN DIRECTION OF 3/4" T+G SHEATHING
 - 2) BEARING WALLS: 2X6 STUDS ALIGNED WITH BEAMS
 - 3) LVL CARRYING BEAMS ARE TO BEAR DIRECTLY ON COLUMNS.
 - 4) PROVIDE 1 1/8" RIM BOARD AT EXTERIOR WALLS (TYP)
 - 5) H.D. - INDICATES SIMPSON HOLD-DOWN ANCHOR LOCATIONS. REFER TO SCHEDULE ON S2.2. COORD H.D. LOCATION W/ POSTS. REFER TO ELEVATIONS FOR POST REQUIREMENTS.
 - 6) HX - REFER TO HEADER SCHEDULE ON SHEET S0.0.
 - 7) REFER TO HANGER SCHEDULE ON SHEET S0.0.
 - 8) - INDICATES SHEARWALL BELOW. REFER TO ELEVATIONS.

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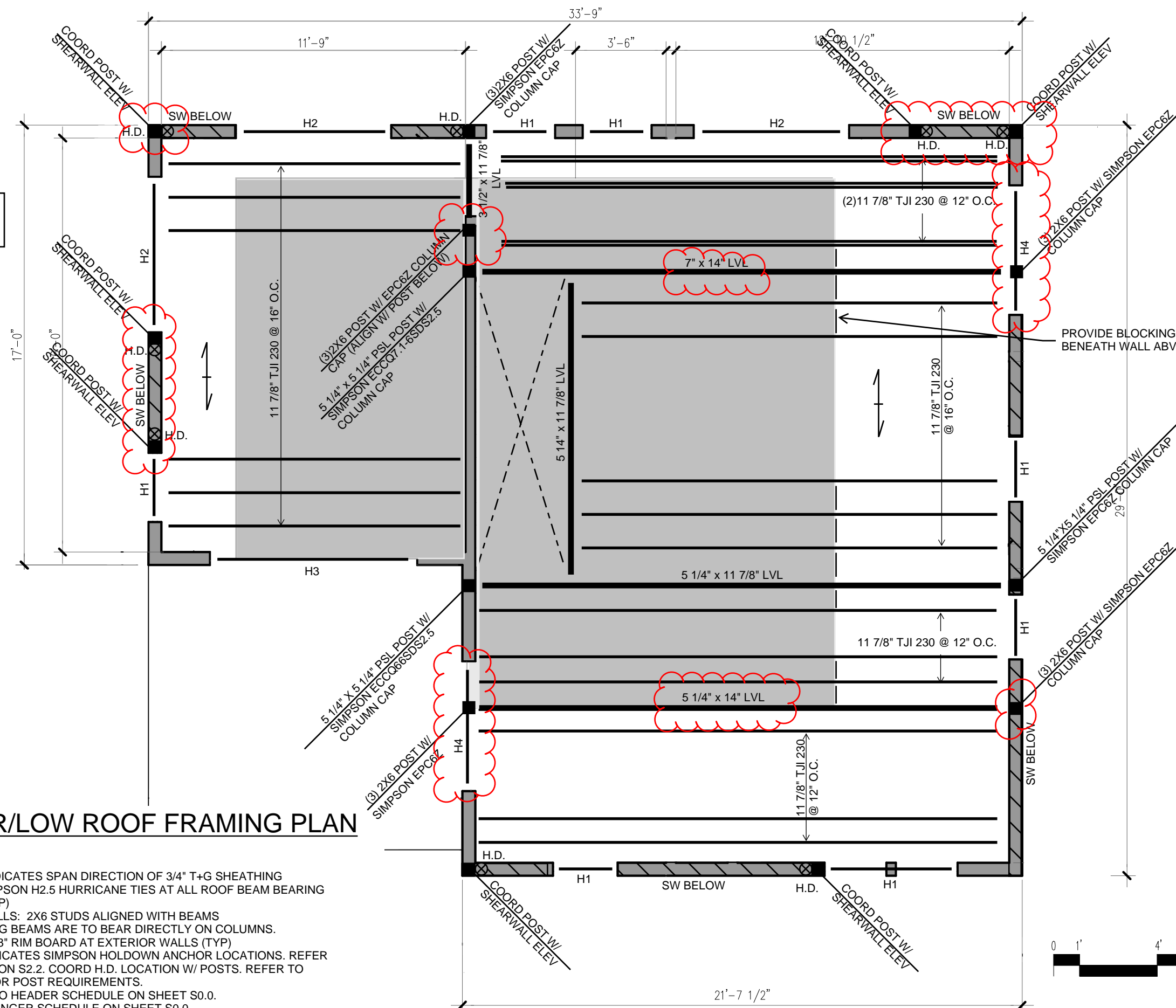
3RD FLOOR FRAMING PLAN

DATE: 05/12/2017

SHEET: S1.3



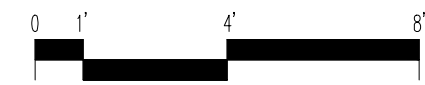
NOTE: PROVIDE SQUASH BLOCKS AT ALL POST LOCATIONS



4TH FLOOR/LOW ROOF FRAMING PLAN

NOTES:

- 1) - INDICATES SPAN DIRECTION OF 3/4" T+G SHEATHING
- 2) PROVIDE SIMPSON H2.5 HURRICANE TIES AT ALL ROOF BEAM BEARING LOCATIONS (TYP)
- 3) BEARING WALLS: 2X6 STUDS ALIGNED WITH BEAMS
- 4) LVL CARRYING BEAMS ARE TO BEAR DIRECTLY ON COLUMNS.
- 5) PROVIDE 1 1/8" RIM BOARD AT EXTERIOR WALLS (TYP)
- 6) H.D. - INDICATES SIMPSON HOLDOWN ANCHOR LOCATIONS. REFER TO SCHEDULE ON S2.2. COORD H.D. LOCATION W/ POSTS. REFER TO ELEVATIONS FOR POST REQUIREMENTS.
- 7) HX - REFER TO HEADER SCHEDULE ON SHEET S0.0.
- 8) REFER TO HANGER SCHEDULE ON SHEET S0.0.
- 9) - INDICATES SHEARWALL BELOW. REFER TO ELEVATIONS.
- 10) - INDICATES FLOOR OVERFRAMING (COORD. W/ DESIGNER)

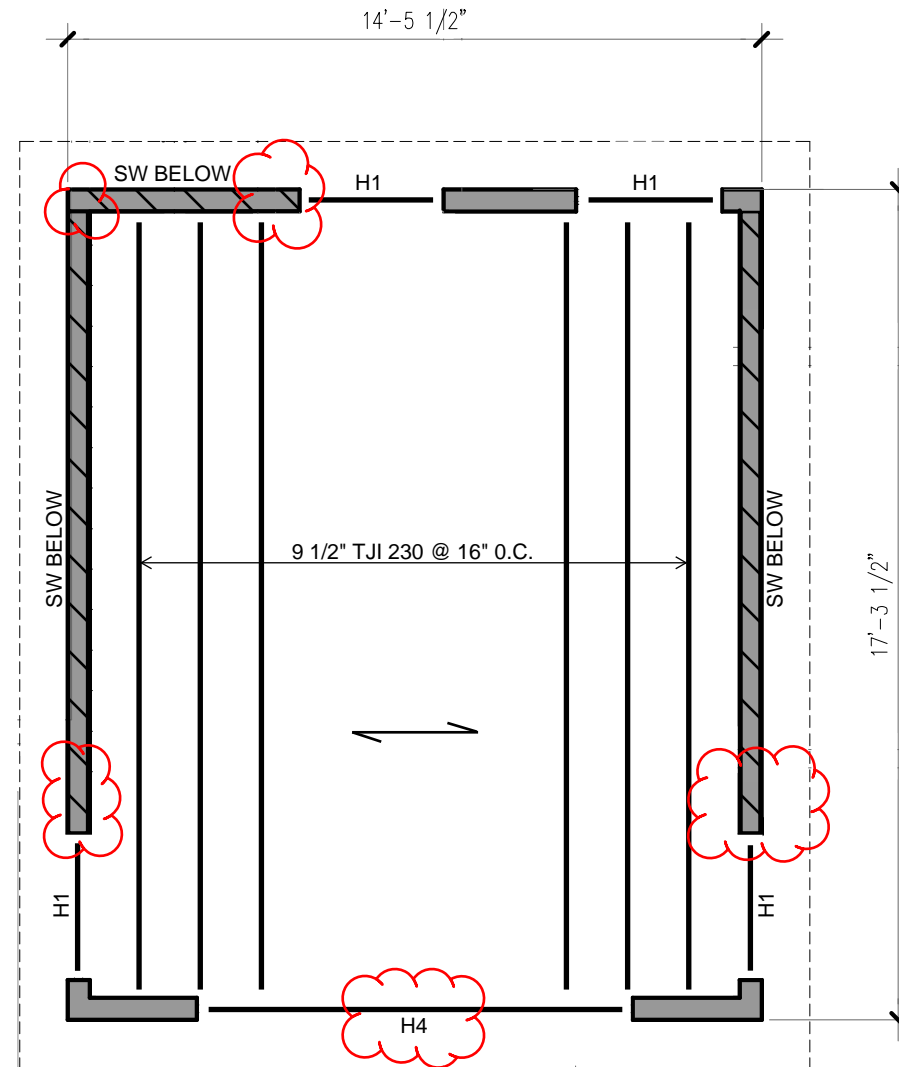
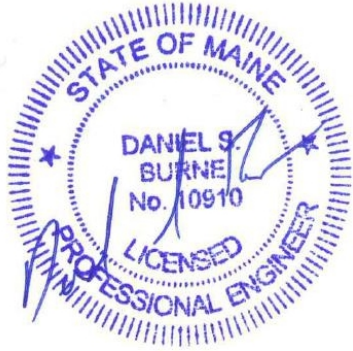


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4TH FLOOR
FRAMING PLAN

DATE: 05/12/2017

SHEET: S1.4



PROJECTION ROOF FRAMING PLAN

NOTES:

- 1) - INDICATES SPAN DIRECTION OF 5/8" T+G SHEATHING
- 2) PROVIDE SIMPSON H2.5 HURRICANE TIES AND PLYWOOD OR LSL WEB BLOCKING ON EACH SIDE OF TJI JOIST WEB AT ALL PITCHED ROOF BEAM BEARING LOCATIONS (TYP)
- 3) BEARING WALLS: 2X6 STUDS ALIGNED WITH BEAMS
- 4) LVL CARRYING BEAMS ARE TO BEAR DIRECTLY ON COLUMNS.
- 5) TJI WEB BLOCKING
- 6) PROVIDE 1 1/8" RIM BOARD AT EXTERIOR WALLS (TYP)
- 7) H.D. - INDICATES SIMPSON HOLDOWN ANCHOR LOCATIONS. REFER TO SCHEDULE ON S2.2. COORD H.D. LOCATION W/ POSTS. REFER TO ELEVATIONS FOR POST REQUIREMENTS.
- 8) HX - REFER TO HEADER SCHEDULE ON SHEET S0.0.
- 9) REFER TO HANGER SCHEDULE ON SHEET S0.0.
- 10) - INDICATES SHEARWALL BELOW. REFER TO ELEVATIONS.



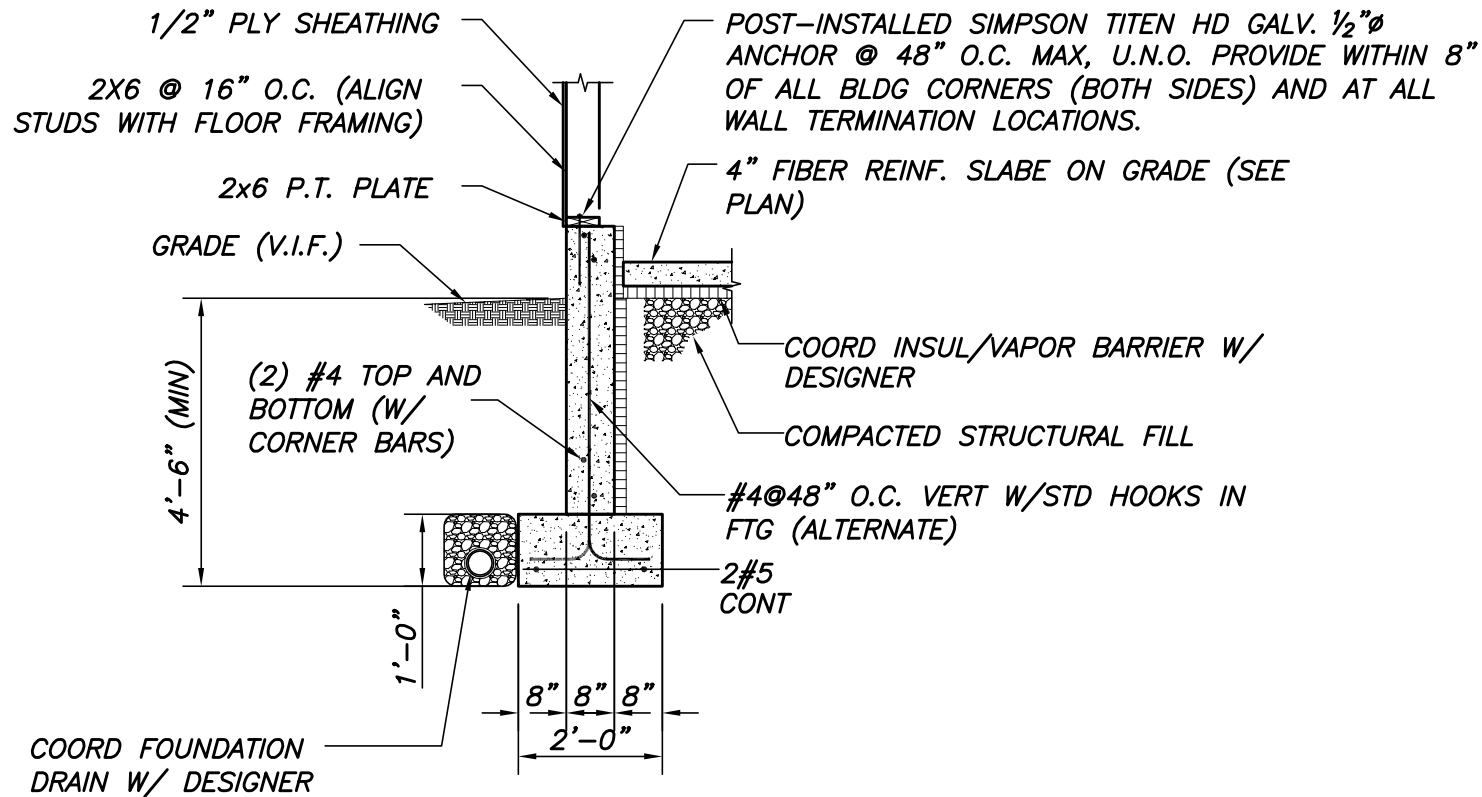
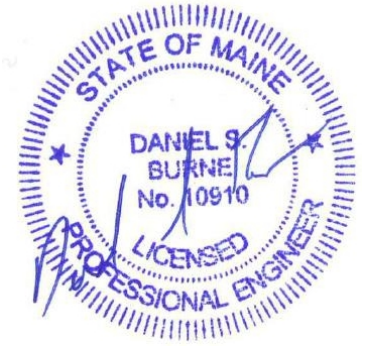
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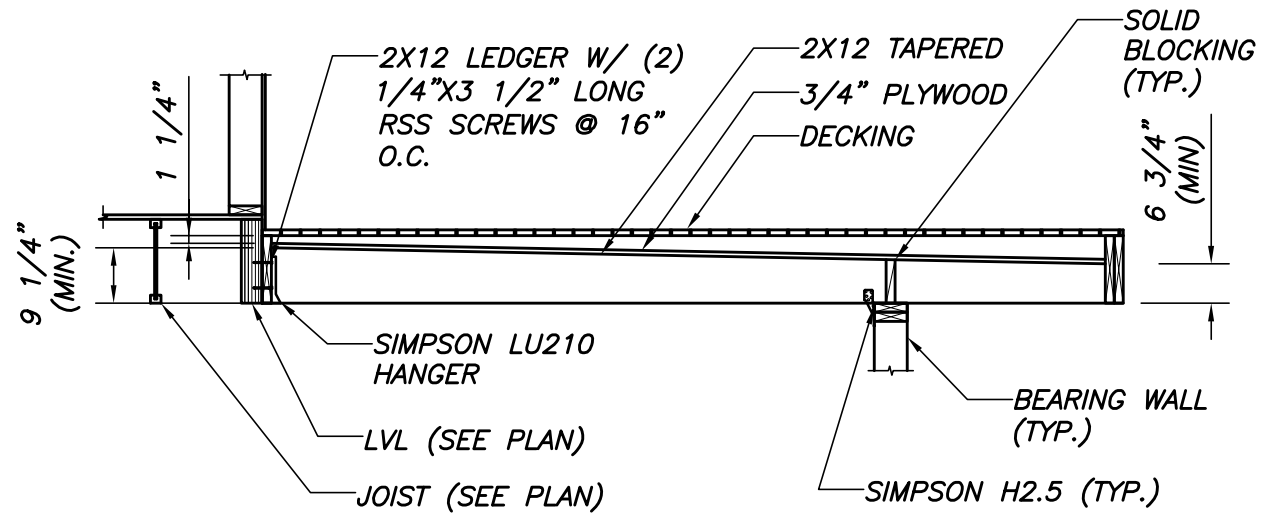
PROJECTION
FRAMING PLAN

DATE: 05/12/2017

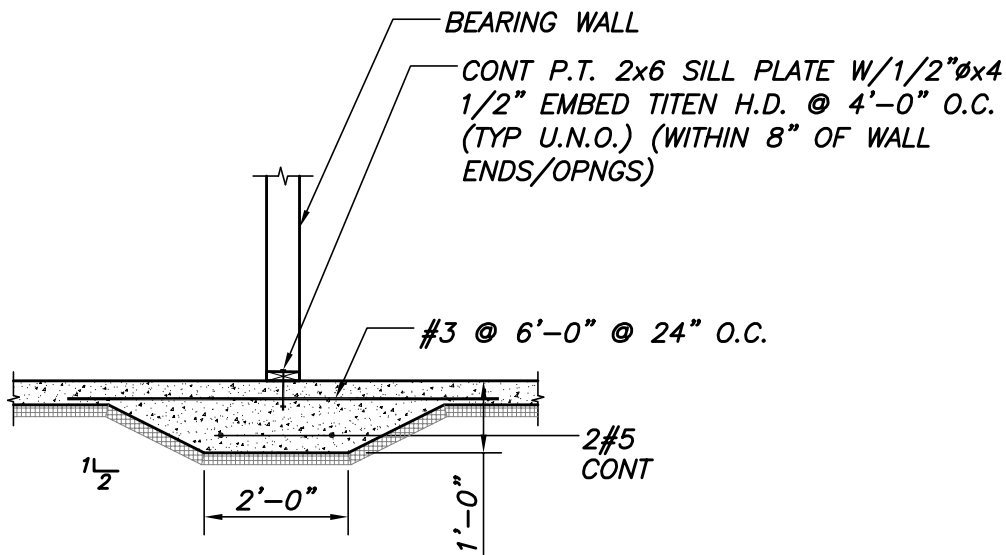
SHEET: S1.5



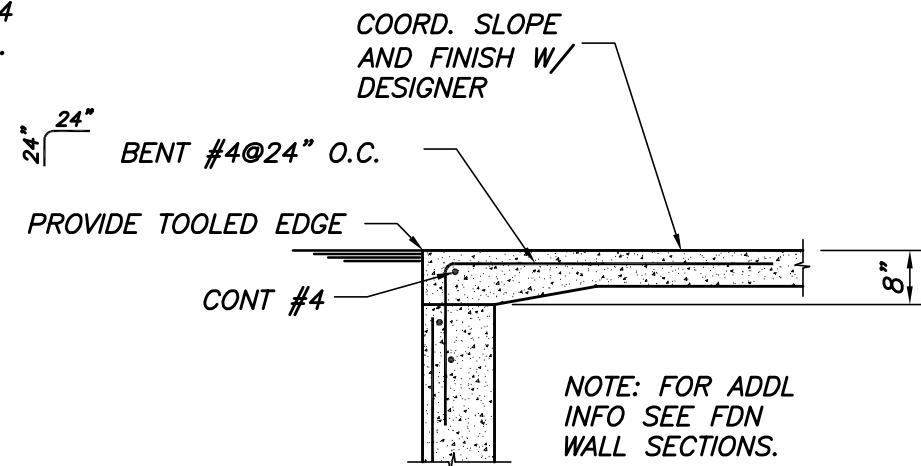
TYP FOUNDATION DETAIL
N.T.S.



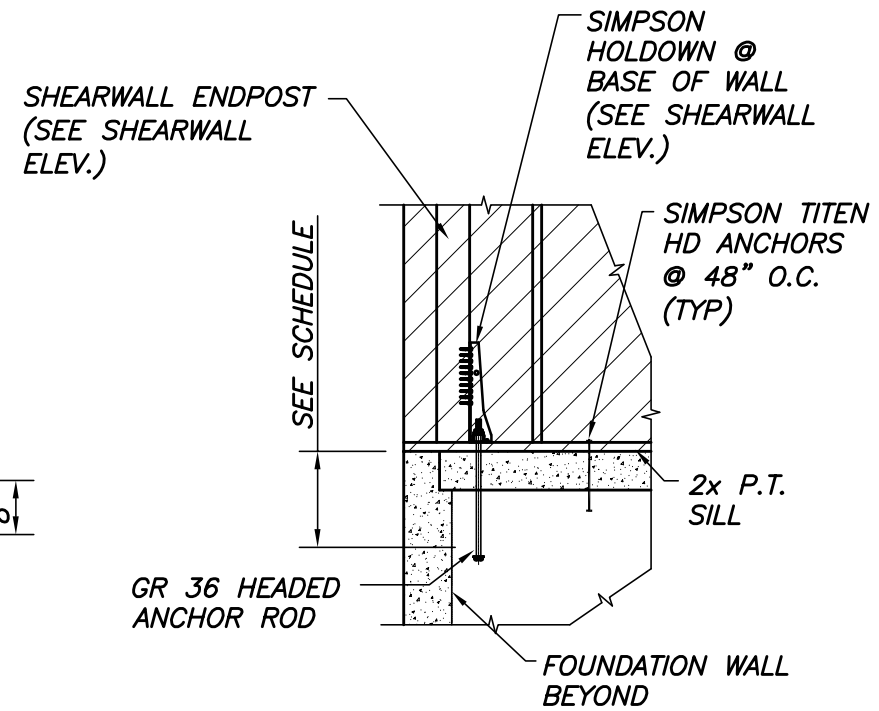
DECK DETAIL
N.T.S.



TYP THICKENED SLAB DETAIL
N.T.S.



TOP OF WALL DETAIL @ GARAGE DOOR
N.T.S.



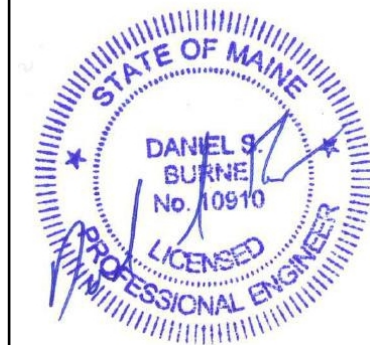
TYP HOLDOWN DETAIL
N.T.S.

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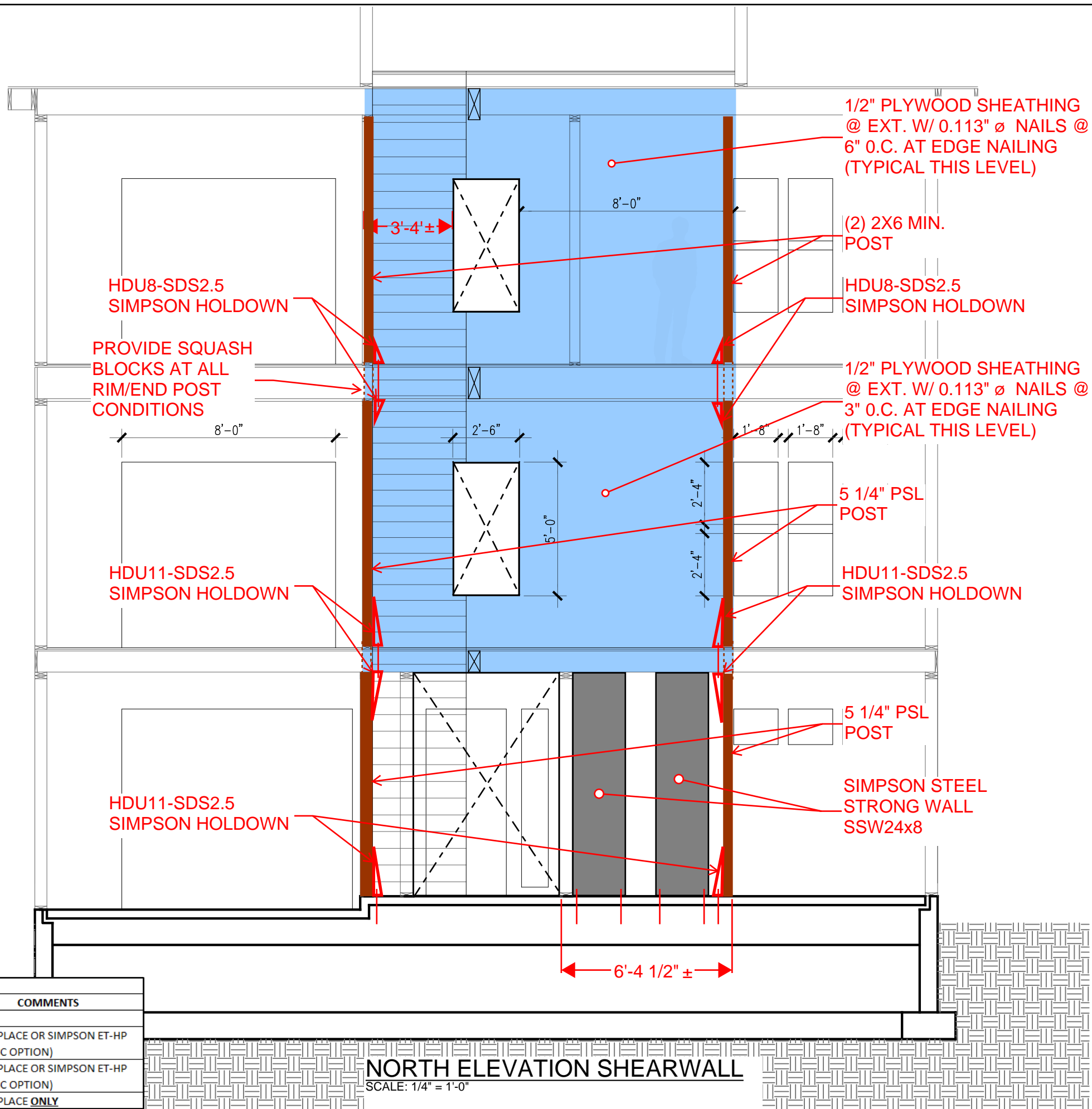
SECTIONS
& DETAILS

DATE: 12/20/2016

SHEET: S2.1



- NOTES:**
- 1) AT ALL SHEAR WALLS: BLOCKING MUST BE PROVIDED AT EDGE NAILING.
 - 2) AT SHEAR WALL LOCATIONS THAT REQUIRE 2" O.C. NAILING: BLOCKING MUST BE ON THE FLAT AND NAILS ARE REQUIRED TO BE STAGGERED
 - 3) FIELD NAILING AT 12"X16" PATTERN (U.N.O.)
 - 4) H.D. GALV HOLDOWN ANCHORS ARE TO BE CAST-IN TO CONCRETE (REFER TO SCHEDULE).
 - 5) NAILS ARE TO BE 0.113" Ø BOX NAILS(U.N.O.)
 - 6) PROVIDE SQUASH BLOCKS AT ALL RIM/END POST CONDITIONS
 - 7) FOR HOLDOWN ANCHOR ROD REQUIREMENTS REFER TO HOLDOWN SCHEDULE (THIS SHEET).



HOLDOWN SCHEDULE			
MARK	ROD DIAM. (IN.)	MIN. EMBEDMENT (IN.)	COMMENTS
HDU4-SDS2.5	5/8	N/A	-
HDU8-SDS2.5	7/8	16	CAST-IN PLACE OR SIMPSON ET-HP EPOXY (GC OPTION)
HDU11-SDS2.5	1	16	CAST-IN PLACE OR SIMPSON ET-HP EPOXY (GC OPTION)
SSW24X8	1	30	CAST-IN PLACE ONLY

NORTH ELEVATION SHEARWALL
SCALE: 1/4" = 1'-0"

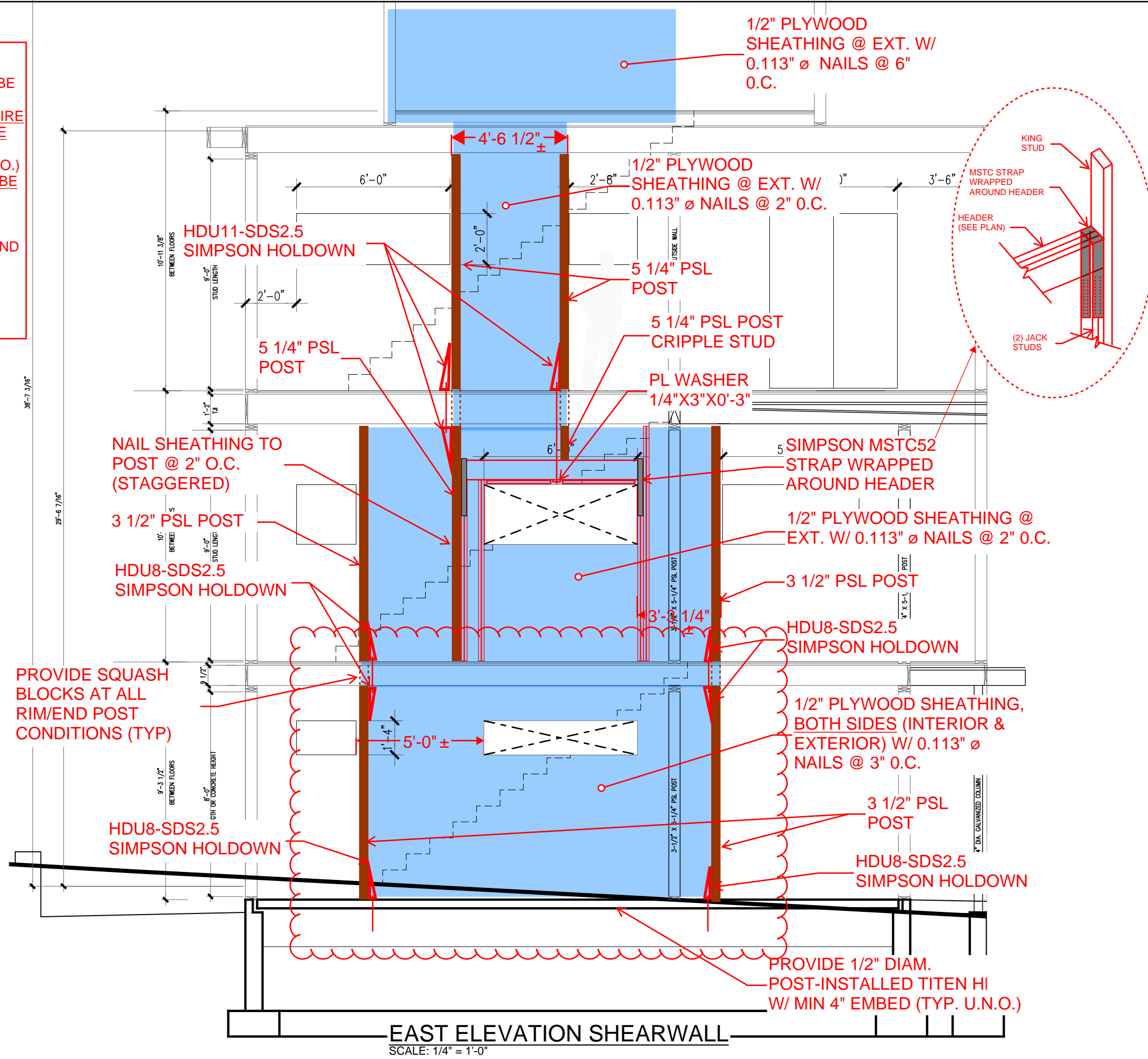
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NORTH ELEVATION SHEARWALL

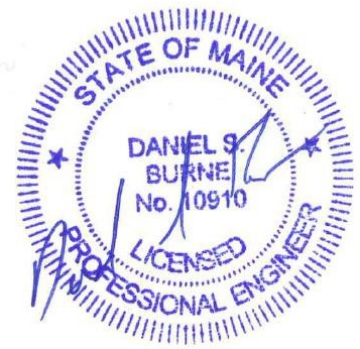
DATE: 12/20/2016
SHEET: S2.2

NOTES:

- 1) AT ALL SHEAR WALLS: BLOCKING MUST BE PROVIDED AT EDGE NAILING.
- 2) AT SHEAR WALL LOCATIONS THAT REQUIRE 2" O.C. NAILING BLOCKING MUST BE ON THE FLAT AND NAILS MUST BE STAGGERED
- 3) FIELD NAILING AT 12"X16" PATTERN (U.N.O.)
- 4) H.D. GALV HOLDOWN ANCHORS ARE TO BE CAST-IN TO CONCRETE.
- 5) NAILS ARE TO BE 0.113" Ø BOX NAILS(U.N.O.)
- 6) PROVIDE SQUASH BLOCKS AT ALL RIM/END POST CONDITIONS
- 7) FOR HOLDOWN ANCHOR ROD REQUIREMENTS REFER TO HOLDOWN SCHEDULE ON SHEET S2.2.



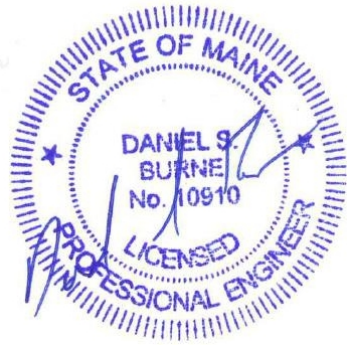
EAST ELEVATION SHEARWALL
SCALE: 1/4" = 1'-0"



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EAST ELEVATION SHEARWALLS

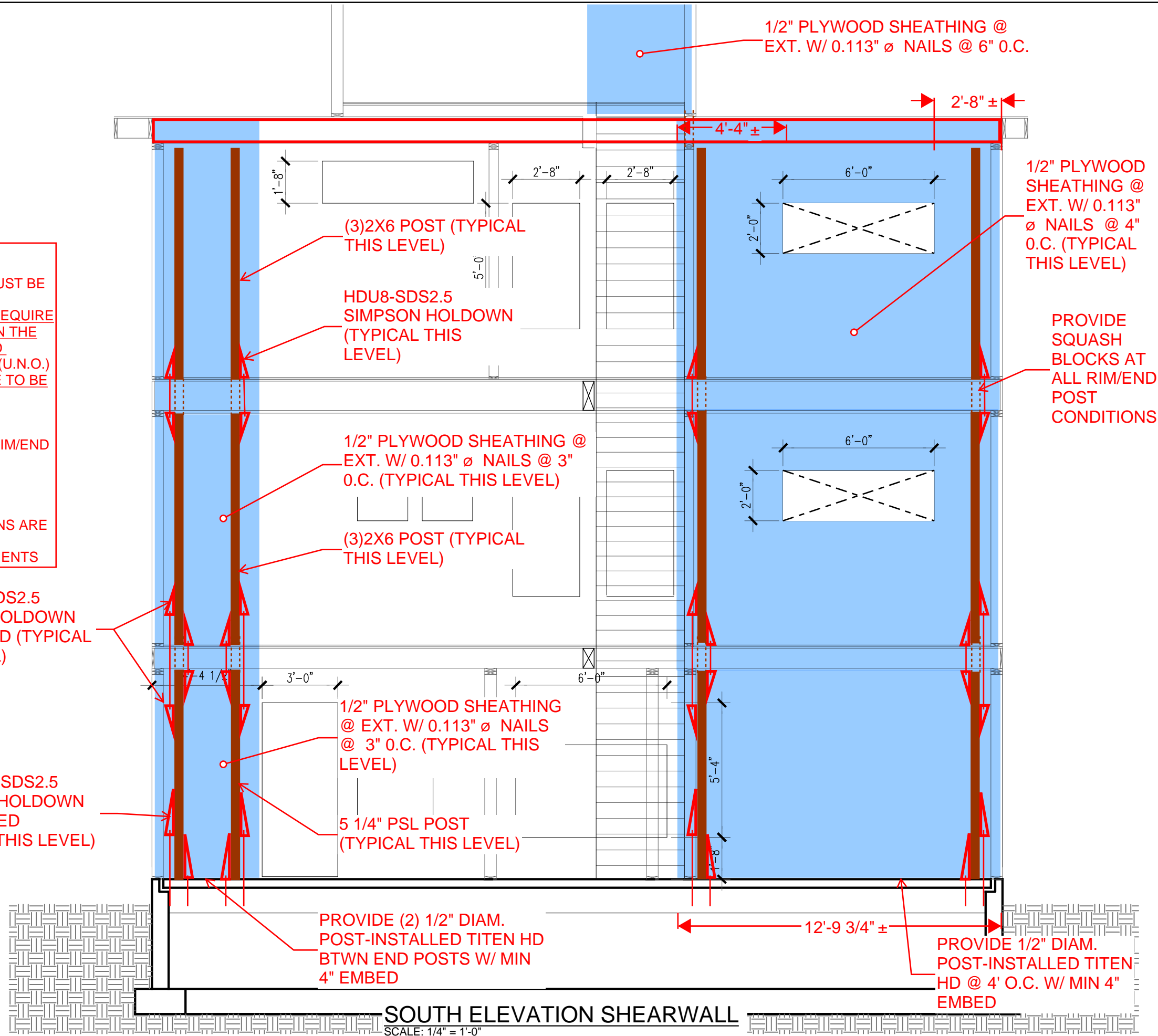
DATE:	12/20/2016
SHEET:	S2.3



- NOTES:**
- 1) AT ALL SHEAR WALLS: BLOCKING MUST BE PROVIDED AT EDGE NAILING.
 - 2) AT SHEAR WALL LOCATIONS THAT REQUIRE 2" O.C. NAILING BLOCKING MUST BE ON THE FLAT AND NAILS MUST BE STAGGERED
 - 3) FIELD NAILING AT 12"X16" PATTERN (U.N.O.)
 - 4) H.D. GALV HOLDOWN ANCHORS ARE TO BE CAST-IN TO CONCRETE.
 - 5) NAILS ARE TO BE 0.113" Ø BOX NAILS(U.N.O.)
 - 6) PROVIDE SQUASH BLOCKS AT ALL RIM/END POST CONDITIONS
 - 7) FOR HOLDOWN ANCHOR ROD REQUIREMENTS REFER TO HOLDOWN SCHEDULE ON SHEET S2.2.
 - 8) AT LOCATIONS WHERE (2) HOLDOWNS ARE REQUIRED, HOLDOWNS MUST BE STAGGERED PER SIMPSON REQUIREMENTS

(2) HDU8-SDS2.5 SIMPSON HOLDOWN STAGGERED (TYPICAL THIS LEVEL)

(2) HDU11-SDS2.5 SIMPSON HOLDOWN STAGGERED (TYPICAL THIS LEVEL)



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SOUTH
ELEVATION
SHEARWALL

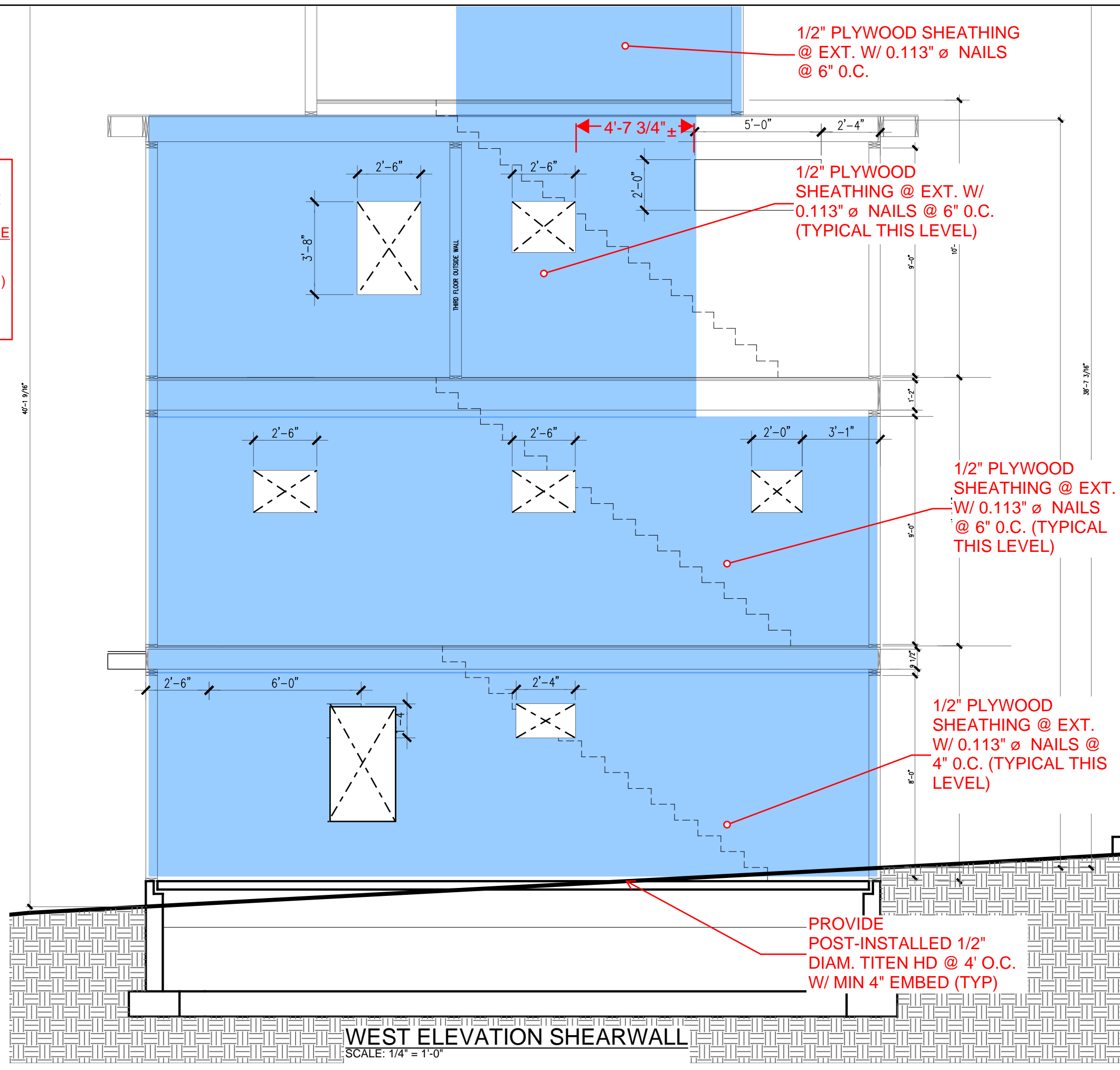
DATE: 12/20/2016

SHEET: S2.4



NOTES:
 1) AT ALL SHEAR WALLS: BLOCKING MUST BE PROVIDED AT EDGE NAILING.
 2) AT SHEAR WALL LOCATIONS THAT REQUIRE 2" O.C. NAILING BLOCKING MUST BE ON THE FLAT AND NAILS MUST BE STAGGERED
 3) FIELD NAILING AT 12"X16" PATTERN (U.N.O.)
 4) NAILS ARE TO BE 0.113" Ø BOX NAILS(U.N.O.)

NO HOLDDOWNS REQ'D ON THIS ELEVATION



HOWARD ST. RESIDENCE
PORTLAND, ME

WEST ELEVATION SHEARWALL

DATE:	12/20/2016
SHEET:	S2.5

WEST ELEVATION SHEARWALL
SCALE: 1/4" = 1'-0"