

**BUILDING CODE INFORMATION:**  
 THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC 2009).  
 AMERICAN SOCIETY OF CIVIL ENGINEERS: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ANSI/ASCE 7-05, 2005.  
 AMERICAN WELDING SOCIETY: STRUCTURAL WELDING CODE – SHEET STEEL, 2nd ED., ANSI/AWS D1.3, 2008.

**1.0 DESIGN ASSUMPTIONS**  
 THE ARCHITECT AND/OR ENGINEER OF RECORD MUST REVIEW AND APPROVE THE FOLLOWING DESIGN ASSUMPTIONS BEFORE THE SHOP DRAWINGS MAY BE USED.  
 ALL CONNECTIONS SHALL BE COMPLETE AS PER THE PLANS AND SPECIFICATIONS AT THE TIME OF INSTALLATION.

**STRUCTURAL DESIGN CRITERIA:**

1. DESIGN LOADS:

i. DESIGN WIND: LOCATION: PORTLAND, MAINE  
 WIND LOAD (PER ASCE 2005 SECTION 6.0 COMPONENTS AND CLADDING):  
 OCCUPANCY CATEGORY II  
 BASIC WIND SPEED V = 100 MPH  
 WIND EXPOSURE FACTOR = B  
 IMPORTANCE FACTOR I = 1.0  
 DEFLECTION CRITERIA: L/360 OF THE WALL FRAMING LENGTH.

ii. ROOF LIVE LOAD:  
 SNOW LOAD: 42 PSF (GROUND SNOW LOAD 50 PSF) PLUS SNOW DRIFT LOADING  
 WHERE APPLICABLE (PER ASCE 2005 SECTION 7.0)  
 SNOW EXPOSURE FACTOR (Ce) = 1.0  
 THERMAL FACTOR (Cl) = 1.1  
 IMPORTANCE FACTOR (I) = 1.0

**WIND LOADS – COMPONENTS & CLADDING**

|   |   |
|---|---|
| WALLS (- ZONE 4)<br>P = +18.3 PSF / -20.0 PSF | WALLS (- ZONE 5)<br>P = +18.3 PSF / -24.5 PSF |
|---|---|

**WIND LOADS – MWFRS**

|  |   |
|--|---|
| ROOF (WIND NORMAL TO RIDGE)<br>P = +5.1 PSF / -10.7 PSF  | ROOF (WIND PARALLEL TO RIDGE)<br>P = -14.7 PSF              |
| WALL (WIND NORMAL TO RIDGE)<br>P = +10.6 PSF / -12.0 PSF | WALL (WIND PARALLEL TO RIDGE)<br>P = + 10.6 PSF / -12.0 PSF |

iii. ROOF LOADS: GRAVITY LOADING  
 ROOF GRAVITY LOADING:  
 SHINGLED ROOF DEAD LOAD = 3.0 PSF ASPHALT SHINGLES  
 1.8 PSF 3/8" CDX PLYWOOD SHEATHING  
 3.0 PSF WOOD 2X FRAMING AT 16" OC  
 1.3 PSF R-40 FIBERGLASS INSULATION  
 2.8 PSF 5/8" GWB CEILING  
 2.0 PSF MISCELLANEOUS  
 Wf = 15.0

**FLOOR GRAVITY LOADING:**  
 FLOOR DEAD LOAD = 1.5 PSF CARPET AND PAD  
 2.5 PSF 3/8" ADVANTECH FLOOR SHEATHING  
 2.5 PSF 2x JOIST AT 16" OC  
 1.0 PSF R-30 FIBERGLASS INSULATION  
 1.5 PSF MISCELLANEOUS  
 Wf = 10.0

FLOOR LIVE LOAD = 40 PSF (ROOMS OTHER THAN SLEEPING AREA)  
 FLOOR LIVE LOAD = 30 PSF (SLEEPING AREAS)

**DEFLECTION CRITERIA:**  
 EXTERIOR WALLS = L/360  
 ROOF RAFTERS = L/240 LIVE LOAD  
 FLOOR JOISTS = L/480 LIVE LOAD

**STRUCTURAL DESIGN CRITERIA:**

1. 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.

2. 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.

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

**WOOD FRAMING NOTES:**

1. STRUCTURAL LUMBER: NIGS Grading Rules Agency / No. 2 SPRUCE PINE FIR OR BETTER.  
 Fb = 875 PSI Fv = 135 PSI  
 Fc = 1150 PSI E = 1400000 PSI

**STRUCTURAL COMPOSITE LUMBER:** LVL Fb = 3100 PSI

2. DESIGN CODE: THIS BUILDING IS DESIGNED TO COMPLY WITH THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE, IBC 2009.

3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE IBC 2009 UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

4. SHEATHING: APA RATED EXPOSURE 1' PLYWOOD OR COMPOSITE PANEL:

| LOCATION         | THICKNESS | SPAN RATING | EDGE NAILING | FIELD NAILING |
|------------------|-----------|-------------|--------------|---------------|
| ROOF SHEATHING:  | 5/8-INCH  | 40/20       | 8d AT 6" OC  | 8d AT 12" OC  |
| WALL SHEATHING:  | 1/2-INCH  | 16/0        | 8d AT 6" OC  | 8d AT 12" OC  |
| FLOOR SHEATHING: | 3/4-INCH  | 48/24       | 8d AT 6" OC  | 8d AT 12" OC  |

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

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

7. ROOF SHEATHING: 5/8" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 40/20. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.

8. WALL SHEATHING: 1/2" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 32/16. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.

NOTES  
 TYPICAL NOTES

**FOUNDATION NOTES:**

1. FOUNDATION DESIGNED BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSE. 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. SUITABLE MATERIAL FOR BACK FILLING AGAINST THE FOUNDATION PIERS AND BENEATH THE CABINS INCLUDE; SELECT FILL, STRUCTURAL FILL AND GRANULAR BACKFILL. THESE MATERIALS SHALL BE SANDY GRAVEL TO GRAVELY SAND, FREE OF ORGANIC MATERIAL, LOAM, TRASH, OR FROZEN SOIL AND CONFORM TO THE FOLLOWING GRADATION:

| SIEVE SIZE | PERCENT FINER BY WEIGHT |
|------------|-------------------------|
| 6"         | 100                     |
| No. 4      | 30-90                   |
| No. 40     | 10-50                   |
| No. 200    | 0-8                     |

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND THE ARCHITECTURAL AND SITE SHOP DRAWINGS.

4. ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE CONTRACTOR SHALL DETERMINE ALL NECESSARY DIMENSIONS, ELEVATIONS AND CONDITIONS REQUIRED FOR THE FABRICATION AND ERECTION OF THE BUILDING COMPONENTS PRIOR TO SUBMISSION OF SHOP DRAWINGS.

5. SECTIONS AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL AND USED FOR SIMILAR CONDITIONS.

6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

7. PROVIDE CONTROL JOINTS IN STRUCTURAL SLAB AT 12"-0" ON CENTER MAX.

8. PROPORTION DESIGN MIXES TO PROVIDE CONCRETE FOR INTERIOR SLABS-ON-GRADE WITH THE FOLLOWING PROPERTIES:

- STRENGTH: 4000psi @ 28 DAYS, 3/4" AGGREGATE
- W/C RATIO: 0.46
- SLUMP: 3"± 1"

9. PROPORTION DESIGN MIXES TO PROVIDE CONCRETE FOR EXTERIOR FROST WALLS, FOOTINGS AND ALL OTHER EXPOSED SITE CONCRETE WITH THE FOLLOWING PROPERTIES:

- STRENGTH: 3500psi @ 28 DAYS, 3/4" AGGREGATE
- W/C RATIO: 0.52
- ENTRAINED AIR: 6% ±1%
- SLUMP: 3"± 1"

PORTLAND CEMENT: ASTM C150, TYPE I OR TYPE II.

**STRUCTURAL DESIGN CRITERIA:**

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.

ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE RECOMMENDATIONS AND REQUIREMENTS CONTAINED IN THE "MANUAL OF STEEL CONSTRUCTION", AISC THIRTEENTH EDITION (INCLUDING AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES), AND "STRUCTURAL STEEL WELDING CODE – STEEL", (AWS D1.1, LATEST EDITION).

STRUCTURAL STEEL ROLLED SHAPES, PLATES AND BARS SHALL CONFORM TO THE FOLLOWING:

- ASTM A992, GRADE 50: ALL WIDE FLANGE SECTIONS, Fy=50
- ASTM A36: OTHER ROLLED SHAPES, PLATES AND BARS, Fy=36
- ASTM A36: THREADED AND OTHER STEEL RODS

**GENERAL NOTES:**

1. **COPYRIGHT:**  
 THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING VERIFYING EXISTING FINISH GRADE CONDITIONS. DO NOT SCALE THE DRAWING-ANY ERROR OR OMISSIONS SHALL BE REPORTED TO DOWNEAST STRUCTURAL CONSULTANTS WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF DOWNEAST STRUCTURAL CONSULTANTS, PLLC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY DOWNEAST STRUCTURAL CONSULTANTS, PLLC IS PROHIBITED.

2. **LIABILITY / DISCLAIMER:**  
 WHILE GREAT EFFORT HAS BEEN EXERTED TO INSURE THAT THESE CONSTRUCTION DRAWINGS ARE COMPLETE AND ACCURATE, DOWNEAST STRUCTURAL CONSULTANTS, PLLC, ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THIS PLAN. ALL CONSTRUCTION DOCUMENTS PROVIDED BY DOWNEAST STRUCTURAL CONSULTANTS, PLLC ARE PROVIDED AS-IS. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- VERIFY ALL DIMENSIONS
- REVIEW DEMOLITION PROCEDURES (WHERE REQUIRED) WITH A DESIGN PROFESSIONAL TO DETERMINE POSSIBLE STRUCTURAL INSTABILITIES AND DEVELOP A DEMOLITION PLAN.
- VERIFY ACTUAL SITE CONDITIONS. ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY HOME SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

**CONCRETE NOTES:**

- ALL CONCRETE WORK SHALL CONFORM TO ACI-318.
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3500 PSI AT FOUNDATION WALLS AND FOOTINGS, 4000 PSI AT SLABS, MAXIMUM SIZE AGGREGATE SHALL BE 3/4".
- ALL CONCRETE WITH THE EXCEPTION OF INTERIOR FLOOR SLABS SHALL BE AIR ENTRAINED.
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60. DEFORMED BARS SHALL BE DETAILED AND FABRICATED IN ACCORDANCE TO ACI-315 LATEST EDITION, AND PLACED IN ACCORDANCE WITH ACI-318.
- SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI-318. SPLICES OF WWF SHALL BE 6" MINIMUM.
- ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNLESS OTHERWISE NOTED.
- HOOKS NOT DIMENSIONED SHALL BE ACI STANDARD HOOKS.
- CONCRETE COVER OVER REINFORCEMENT SHALL BE AS FOLLOWS:  
 CONCRETE CAST AGAINST EARTH = 3"  
 CONCRETE EXPOSED TO EARTH OR WEATHER = 2" FOR #6 AND LARGER  
 = 1-3/4" FOR #5 AND SMALLER
- CONCRETE NOT EXPOSED TO EARTH OR WEATHER = 3/4"
- SUBMIT COMPLETE REBAR SHOP DRAWINGS AND SCHEDULES SHOWING ALL DETAILS AND ELEVATIONS PRIOR TO ANY FABRICATION.
- VAPOR RETARDER SHALL BE PREMOLED 10-MIL STEGO WRAP W/ 2" RIGID INSULATION.

NOTES  
 TYPICAL NOTES-CONT

*Proposed Single Family Residence  
 5 Monument Street  
 Portland, Maine*

**Downeast Structural Consultants LLC**  
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**OWNER:**  
 LIV CHASE  
 PORTLAND, ME

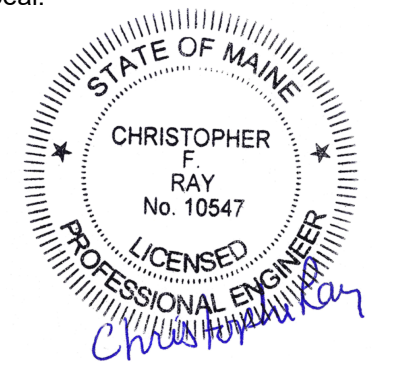
**ARCHITECT/DESIGNER:**  
 ROCKWOOD DESIGN STUDIO  
 MOUNT DESERT, ME

**PREPARED FOR:**  
 LIV CHASE  
 PORTLAND, ME

Project:  
**Proposed Single Family Residence**  
 5 MONUMENT STREET  
 PORTLAND, MAINE

**REVISIONS:**

| No. | Description | Date |
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**CURRENT ISSUE STATUS:**  
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Drawing Title:  
**COVER SHEET AND GENERAL NOTES**

Project No: 17170  
 Date: 11/17/2017  
 Drawn by: CFR  
 Checked by: CFR

Drawing Number:  
**S.001**

| FRAMING SCHEDULE |   |
|------------------|---|
| MARK             | FRAMING MEMBER  |
| 1                | 2x6 SPF NO. 2 or Better at 16" OC (TYP UNO)           |
| 2                | 2x4 SPF NO. 2 or Better at 16" OC (TYP UNO)           |
| H1               | (3) 2x10's SPF No. 2 or Better w/ 1/2" Plywood Filler |
| H2               | (3) 2x8's SPF No. 2 or Better w/ 1/2" Plywood Filler  |
| RB1              | 3 1/2" x 11 1/8" LVL Fb = 3100                        |

**CONSTRUCTION NOTE:**  
 PROVIDE MOISTURE BARRIER OR FLASHING AT ALL LOCATIONS WHERE PENETRATIONS THROUGH THE EXISTING BUILDING ENVELOPE ARE CONSIDERED PRIOR TO ATTACHING PROPOSED STRUCTURAL FRAMING (TYP).

**CONSTRUCTION NOTE:**  
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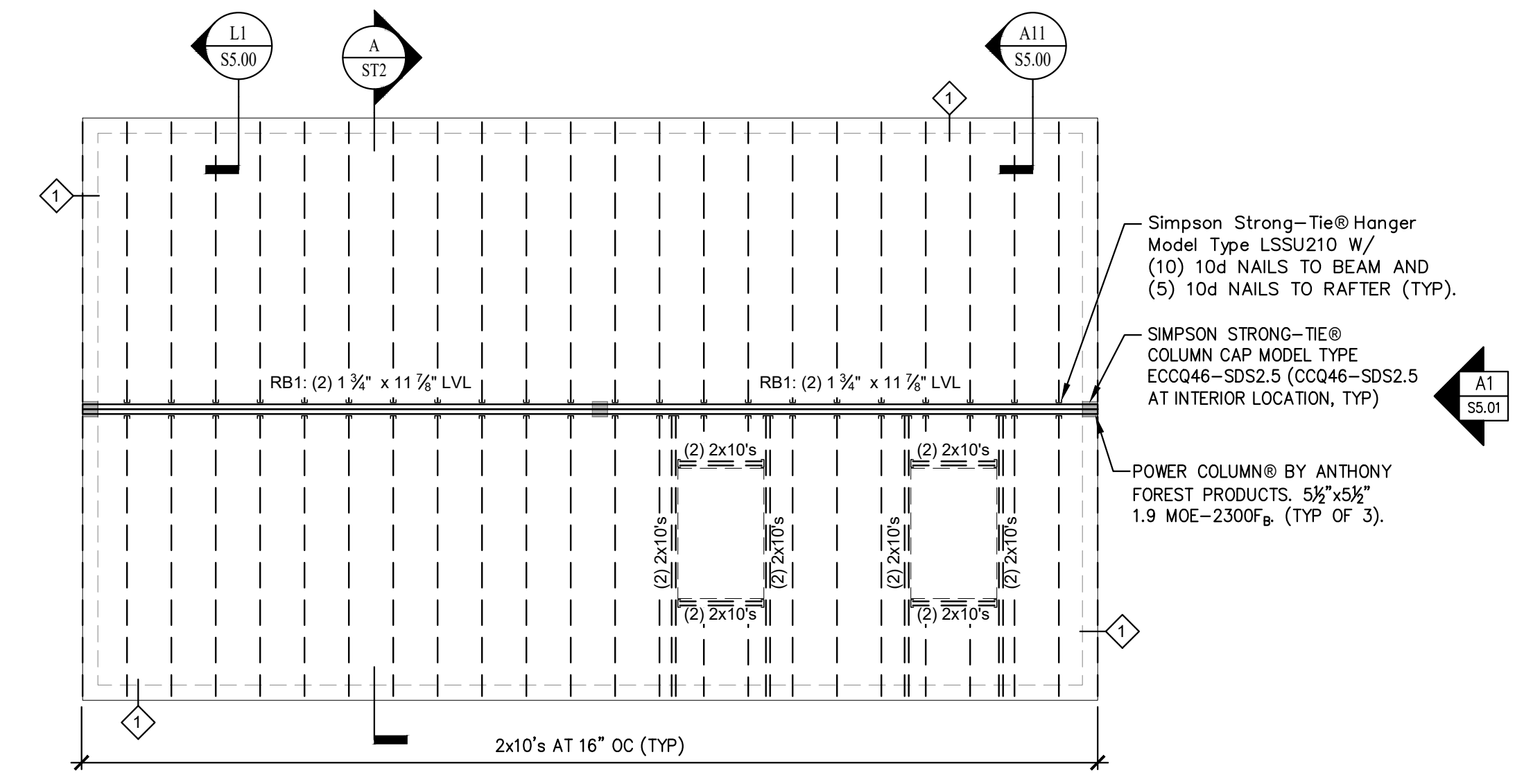
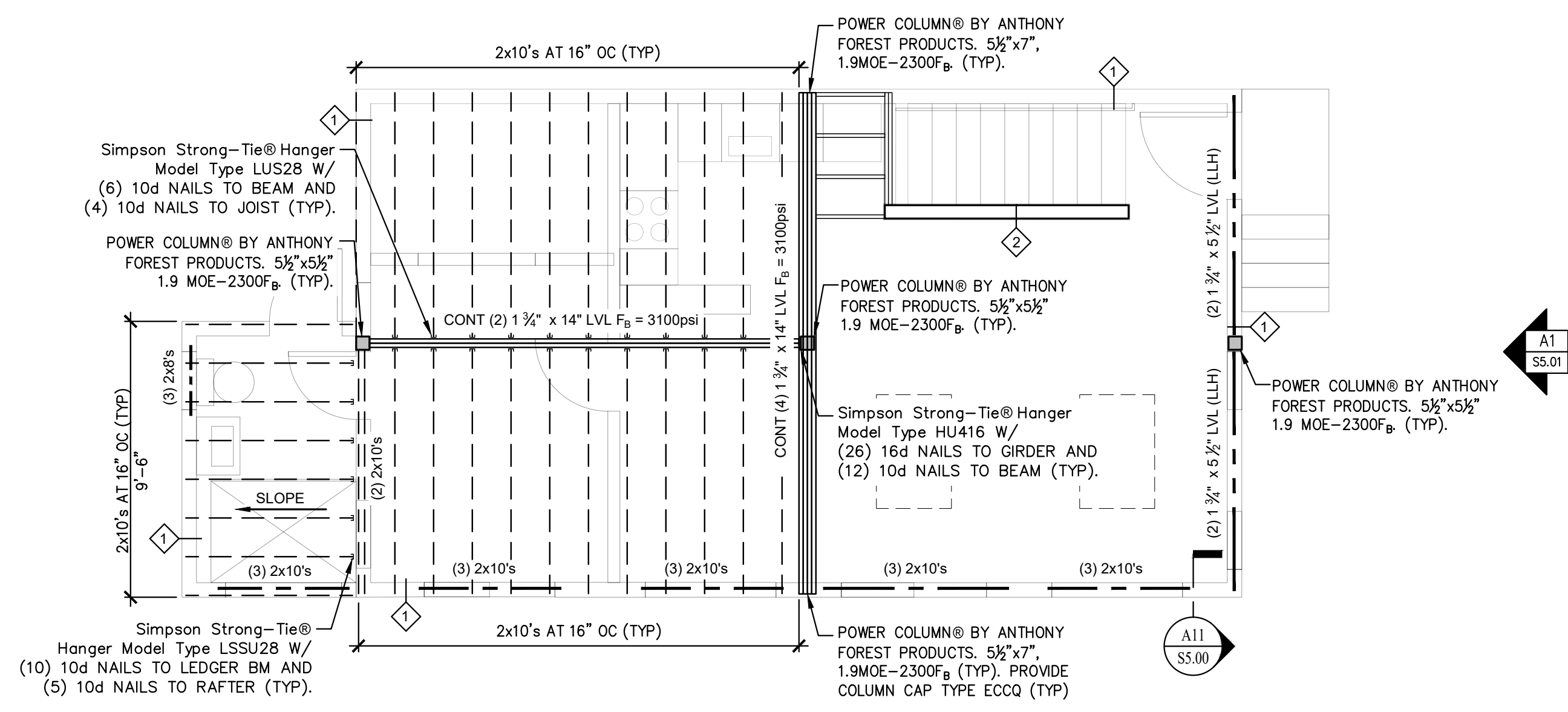
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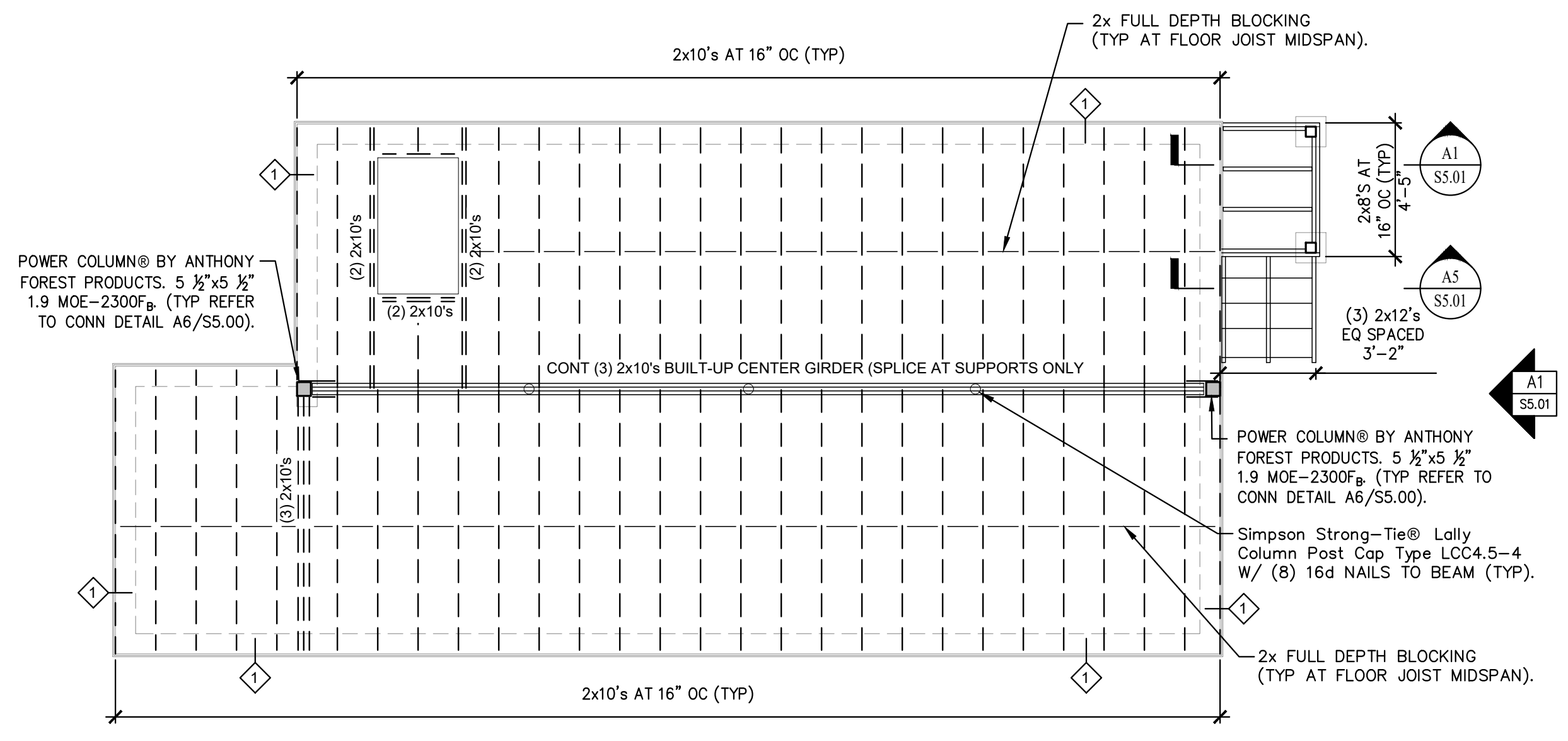
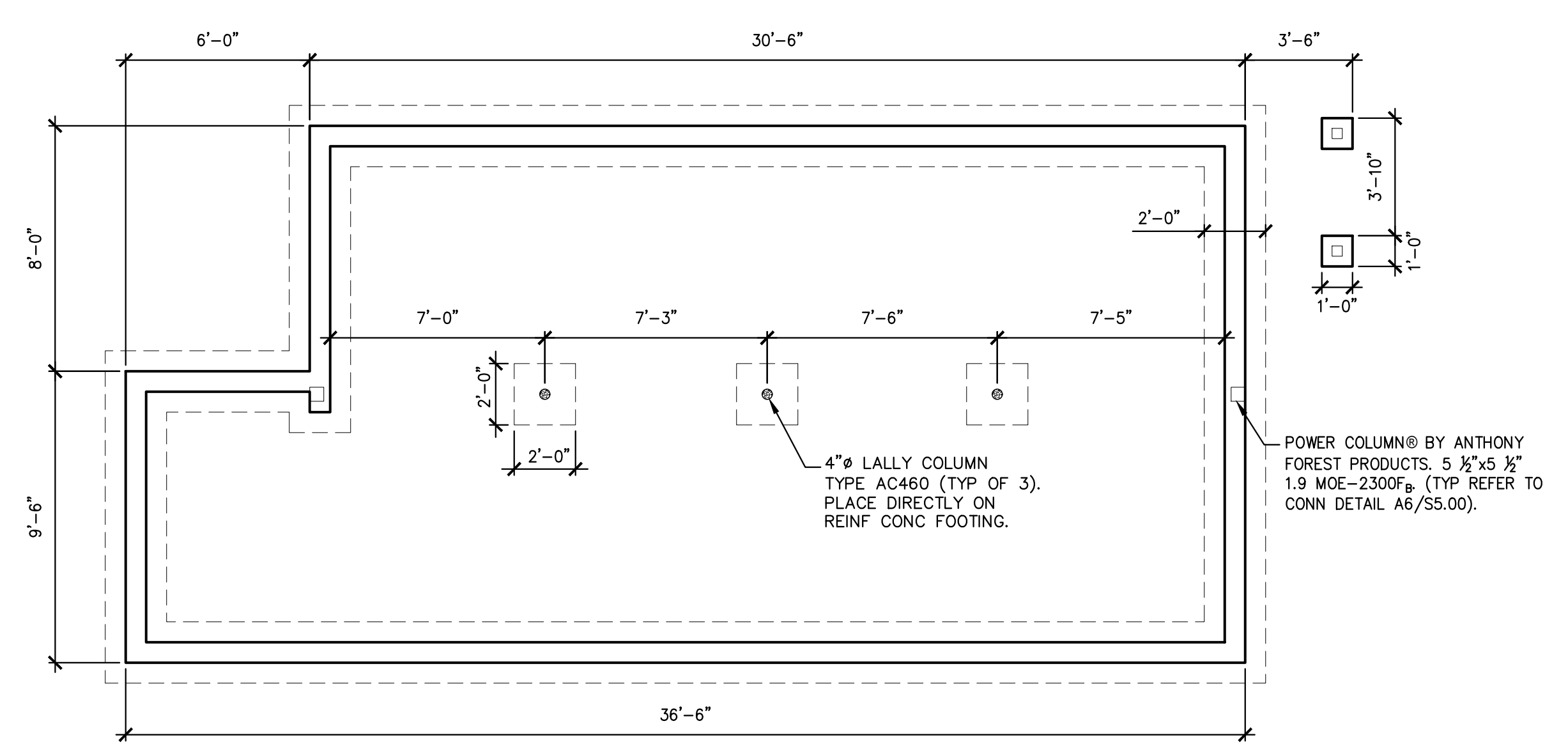
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 PORTLAND, ME

**Project:**  
**Proposed Single Family Residence**  
 5 MONUMENT STREET  
 PORTLAND, MAINE



H1  
 1/4" = 1'-0"  
 SECOND FLOOR FRAMING PLAN

H9  
 1/4" = 1'-0"  
 ROOF FRAMING PLAN

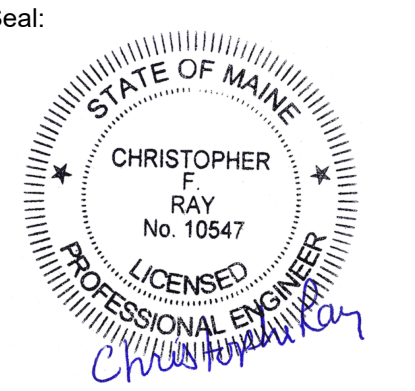


A1  
 1/4" = 1'-0"  
 FOUNDATION PLAN

A9  
 1/4" = 1'-0"  
 FIRST FLOOR FRAMING PLAN

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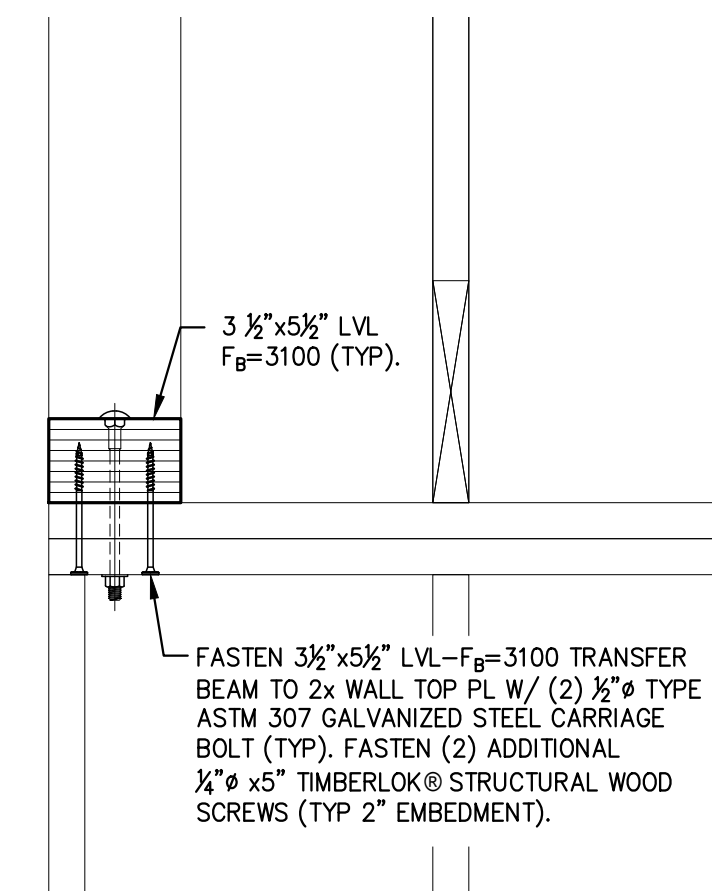
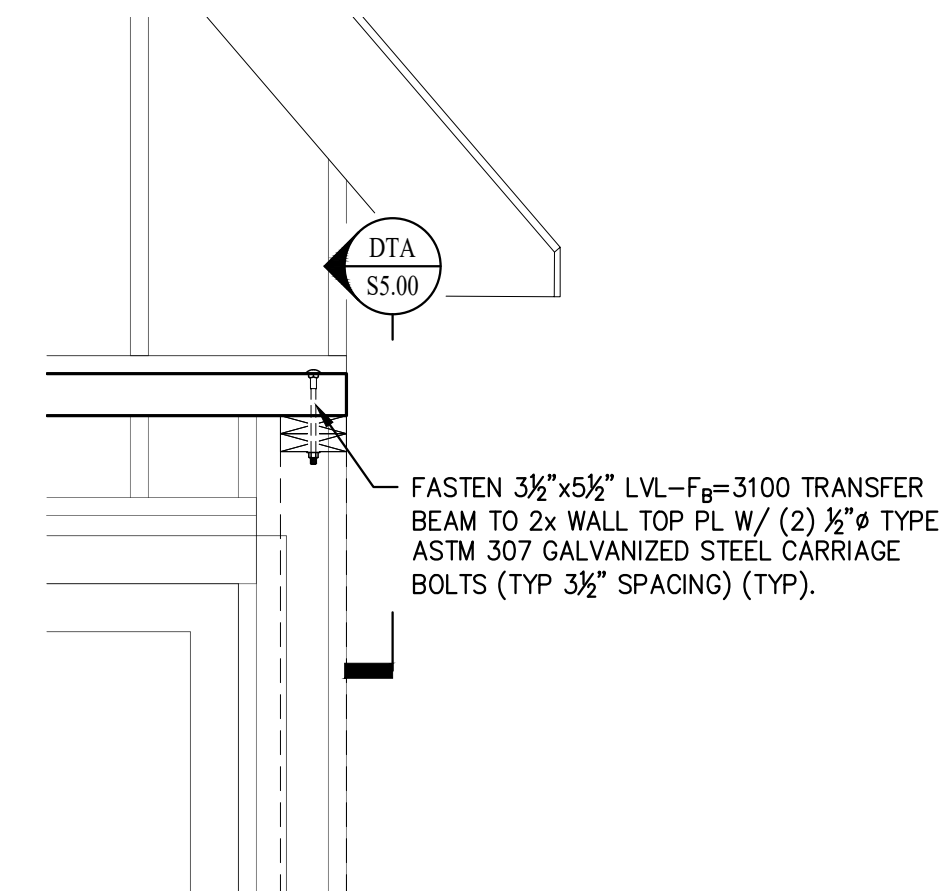
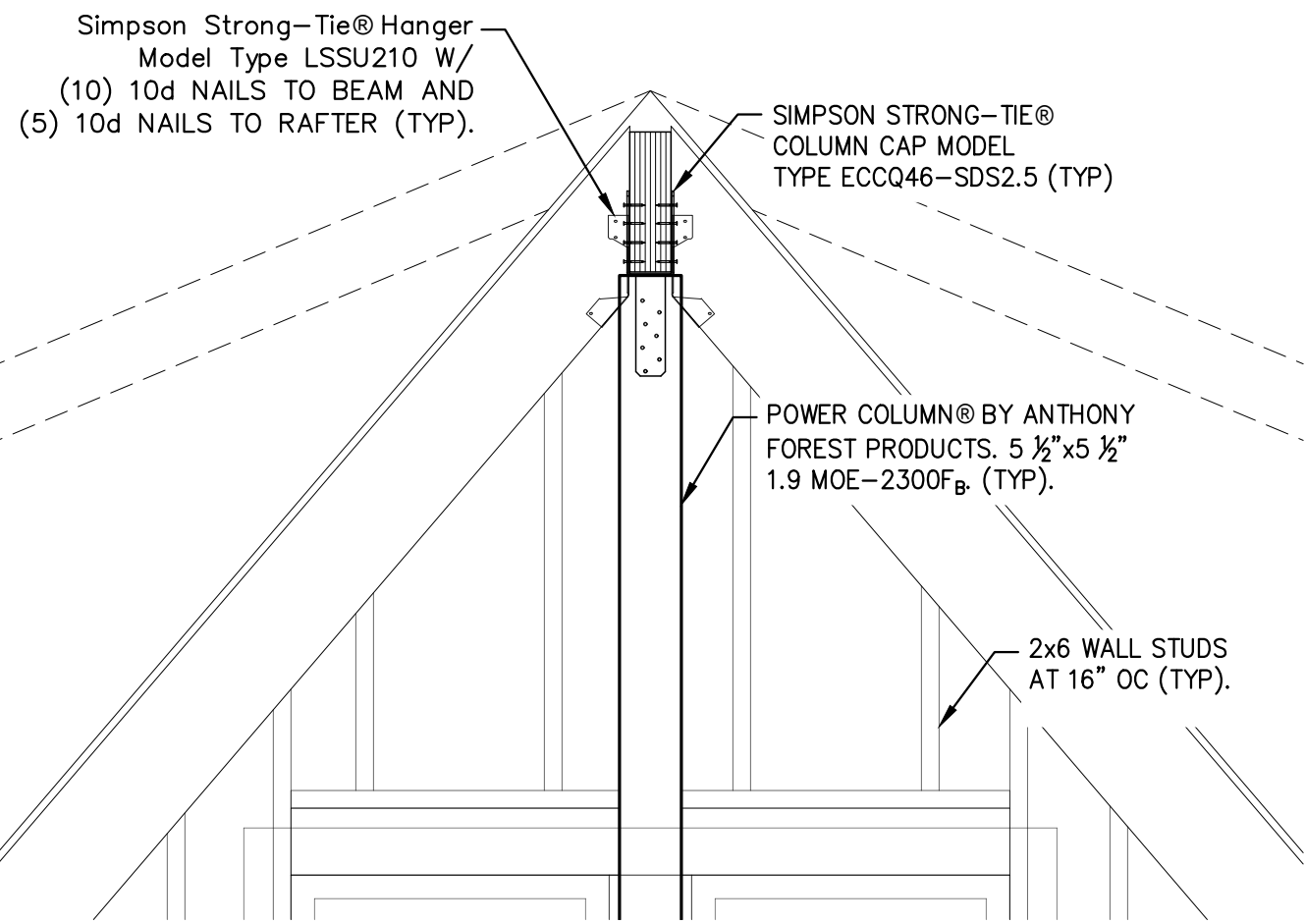
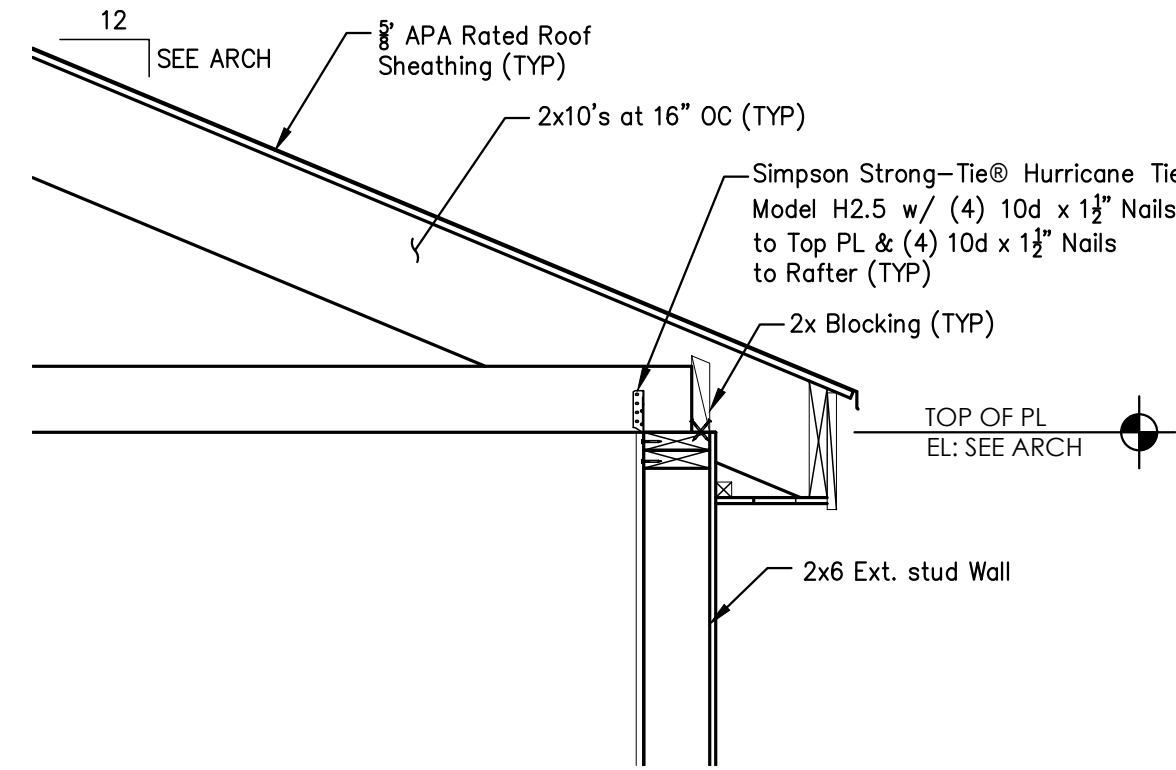
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**FOUNDATION, FLOOR AND ROOF FRAMING PLANS**

Project No: 17170  
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 Checked by: CFR

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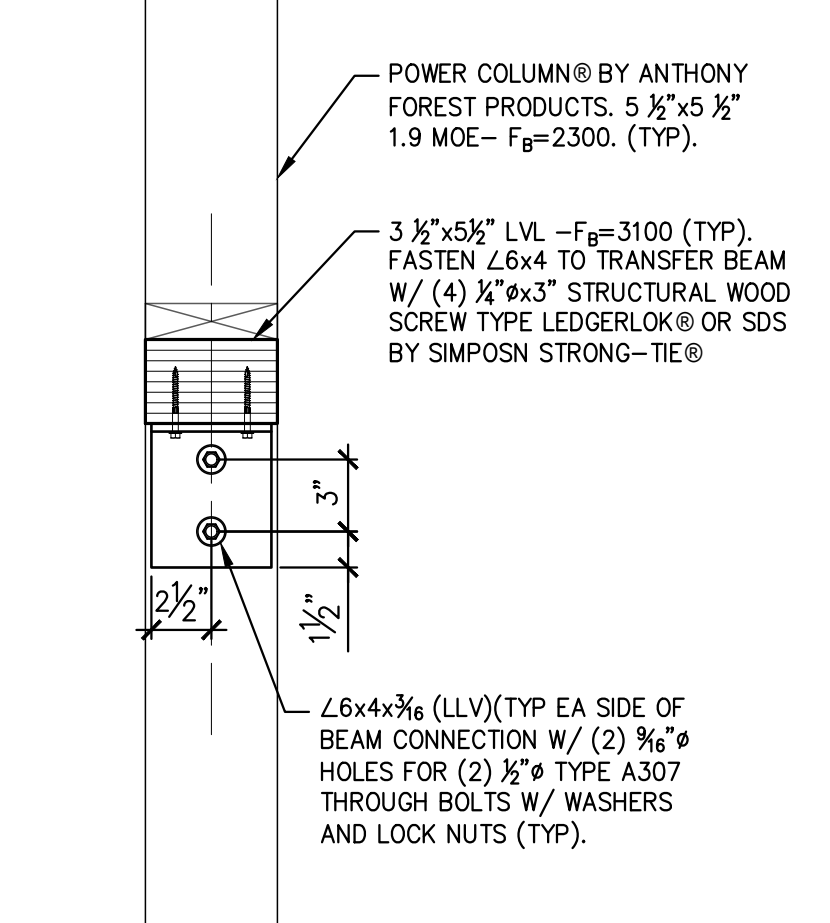
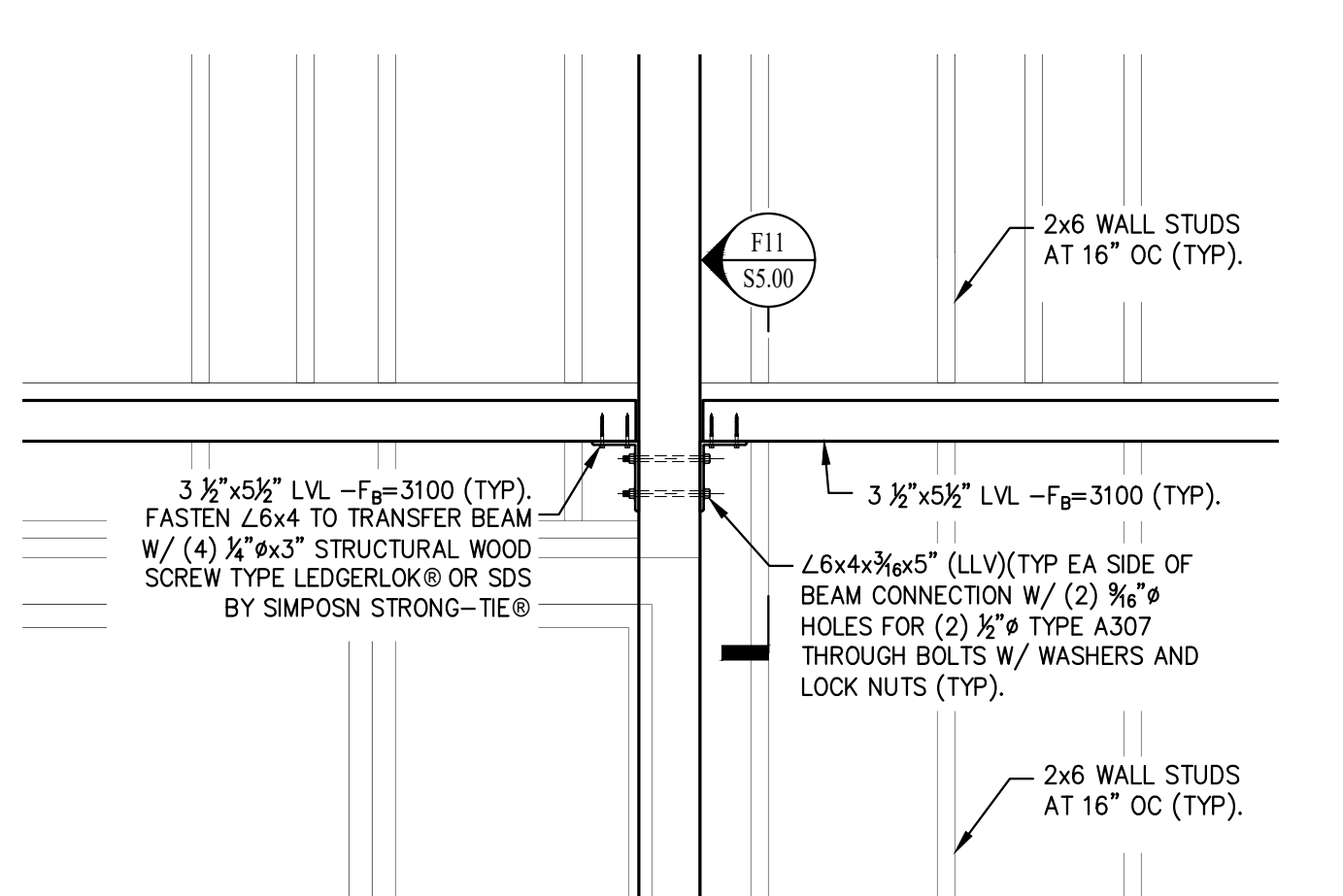
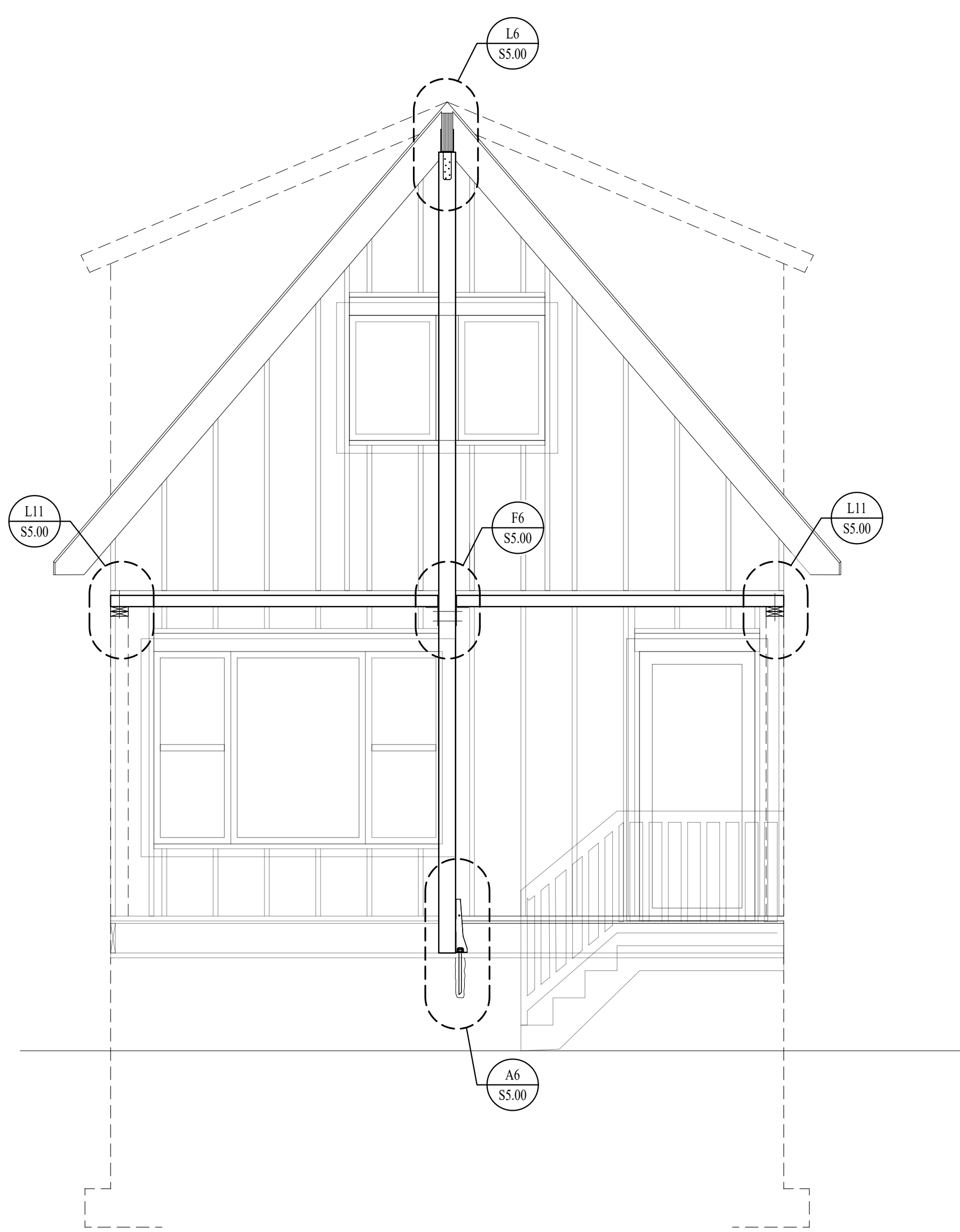
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L1  
3/4" = 1'-0"  
TYPICAL RAFTER CONN DETAIL

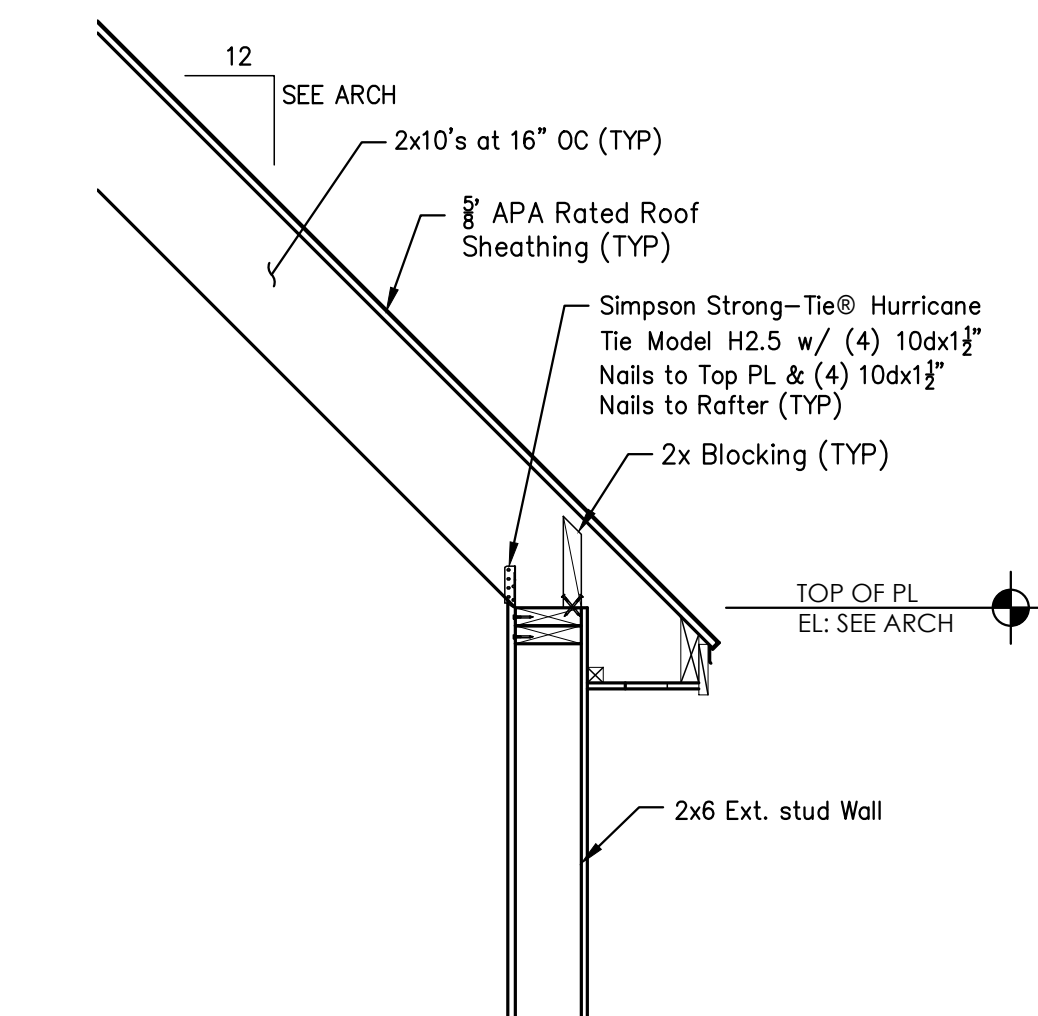
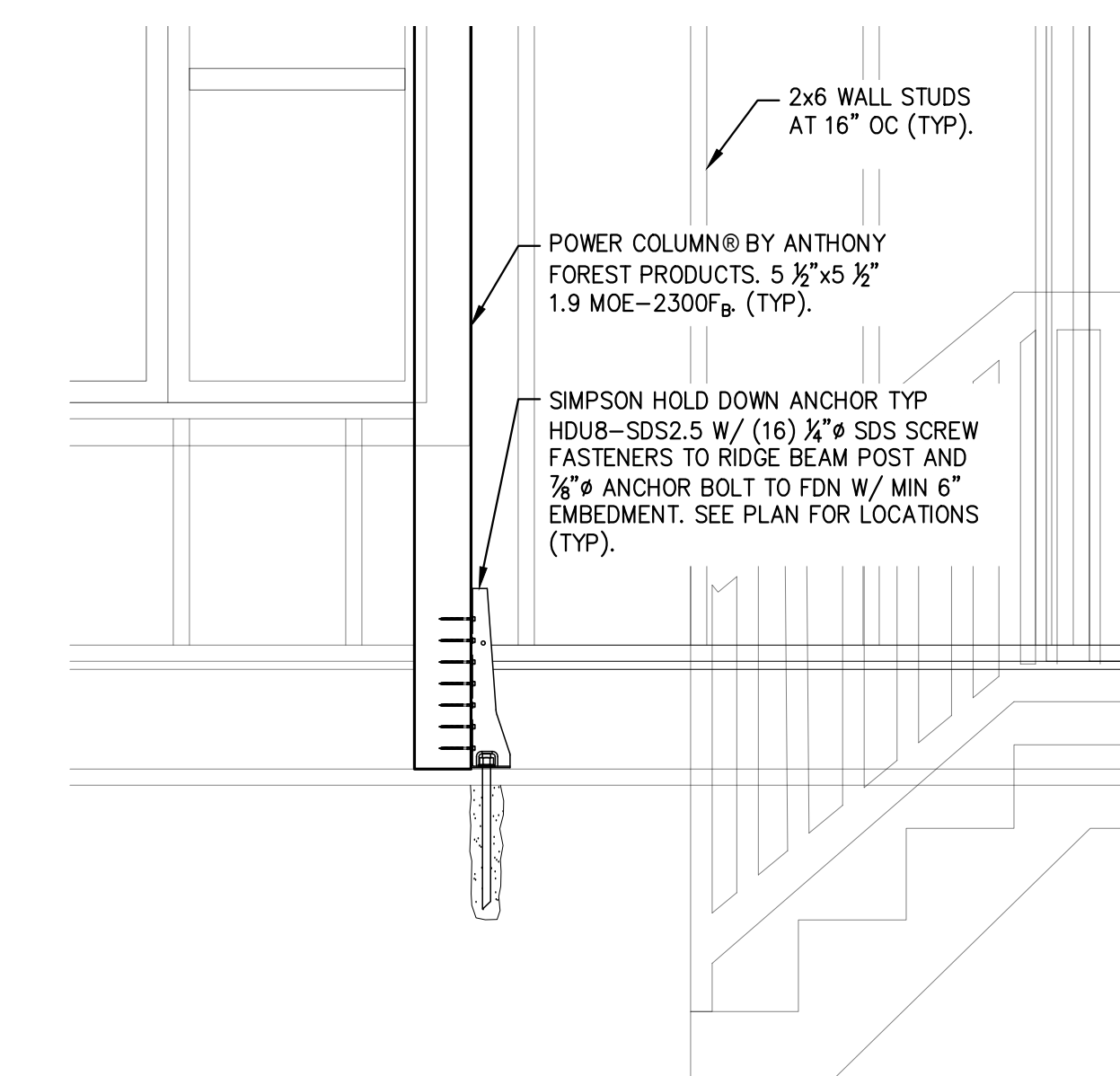
L6  
3/4" = 1'-0"  
TYPICAL RIDGE BEAM CONN DETAIL

L11  
3/4" = 1'-0"  
TYPICAL WALL PLATE/BEAM CONN DETAIL



F6  
3/4" = 1'-0"  
TYPICAL BEAM/POST CONN DETAIL

F11  
1-1/2" = 1'-0"  
TYPICAL BEAM CONN DETAIL



A1  
3/4" = 1'-0"  
SOUTHEAST BUILDING ELEVATION

A6  
3/4" = 1'-0"  
TYPICAL POST BASE CONN DETAIL

A11  
3/4" = 1'-0"  
TYPICAL RAFTER CONN DETAIL

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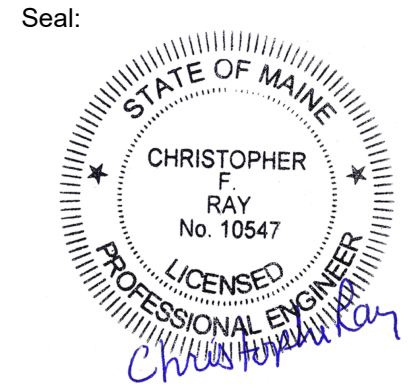
**PREPARED FOR:**  
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PORTLAND, ME

**Project:**

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5 MONUMENT STREET  
PORTLAND, MAINE

**REVISIONS:**

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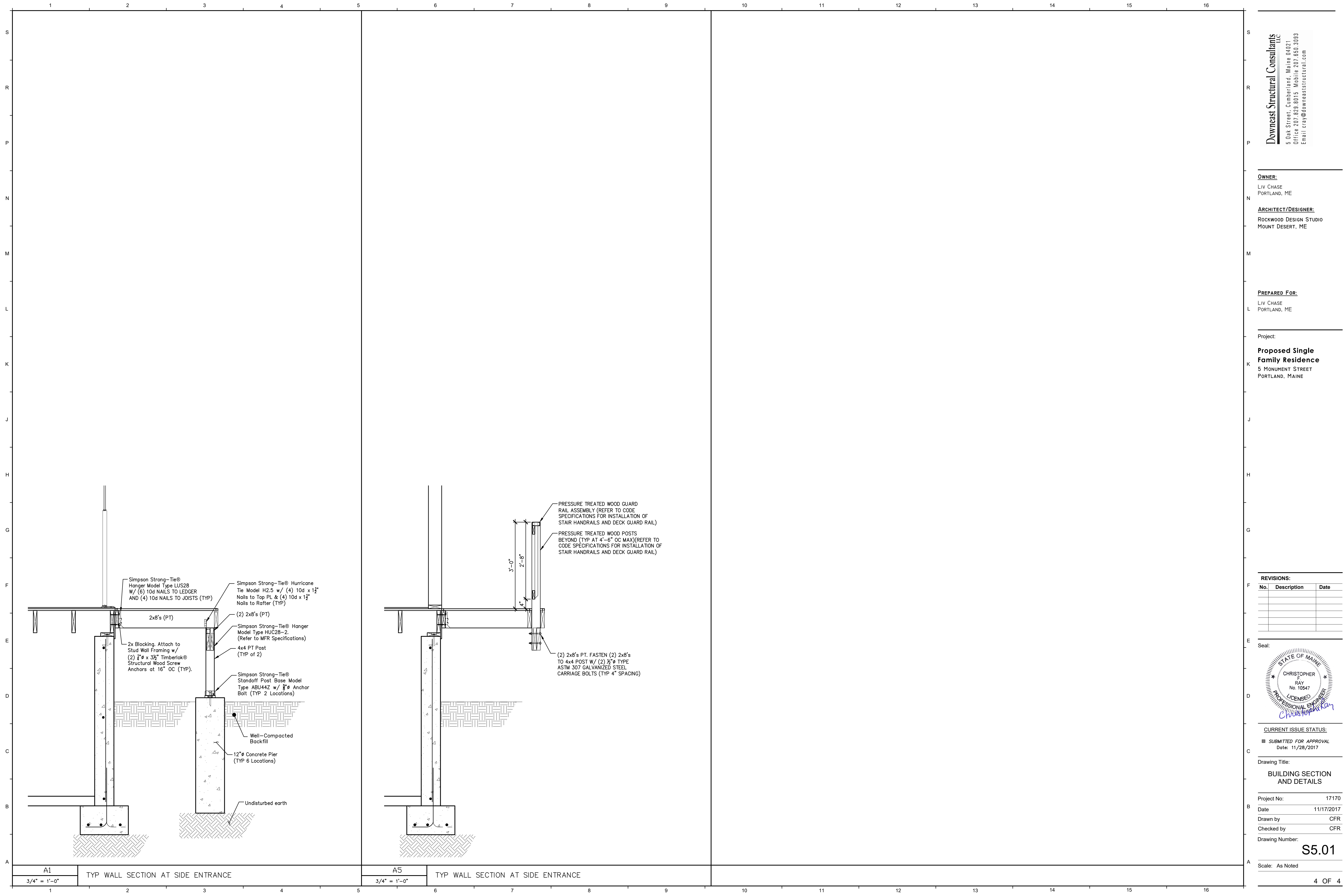
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**BUILDING SECTION AND DETAILS**

Project No: 17170  
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3 OF 4



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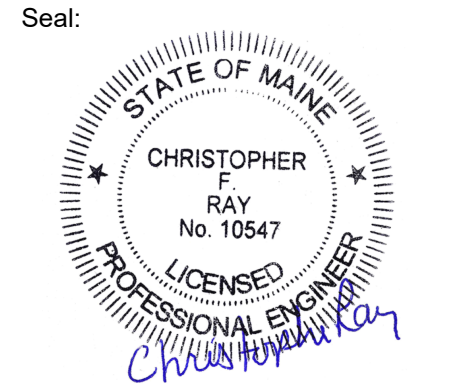
**ARCHITECT/DESIGNER:**  
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