GENERAL NOTES:

1. The notes on the drawings are not intended to replace specifications. In addition to general notes, see specifications for requirements
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
3. 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.
4. Do not scale plans.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All propietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing 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.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: IBC (2009) International Building Code.
2. Design Live Loads: (Ground Snow load = 50 psf)
   - Roof ..... 40 psf + drift as applicable
   - Retail Floor..... 100 psf
   - Common areas and corridors. 100 psf
   - Stairs & exit ways ..... 100 psf
   - Storage areas ..... 125 psf
   - Kithchen area ..... 150 psf
3. Design wind loads are based on exposure C using 100 mph basic wind speed.
4. Seismic Design Utilizes Analysis Procedure shall be equivalent Lateral Force Procedure per IBC 2009.

STRUCTURAL STEEL NOTES:

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"–Ninth edition.
2. Structural steel:
   a) Structural steel shall conform to ASTM A–36.
   b) Structural tubing shall conform to ASTM A–500 GR–B
   c) Structural pipe shall conform to ASTM A–53, TYPE E OR S
3. The fabricator shall design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
4. Field connections shall be bolted using 3/4" diameter ASTM A325 high strength bolts except where field welding is indicated on the drawings.
5. All welding shall conform to AWS D1.1–Latest edition. Welding electrodes shall be E70XX.
6. Structural Steel Primer Paint. TNEMEC 10–99 Alkyd rust inhibitive primer, 2.0 to 3.5 mils dry thickness, or approved alternate.
7. Structural Steel Top Coat for steel permanently exposed to view. TNEMEC series 2 TNEMEC–GLOSS Enamel, 3.0 to 5.0 mils dry thickness, or approved alternate.
8. Complete shop drawings and schedules of all structural steel shall be prepared by the contractor and submitted to the engineer for review prior to commencement of that portion of the work. All accessories must be shown on the shop drawings. Submit (2) black line prints to the Engineer/Architect.

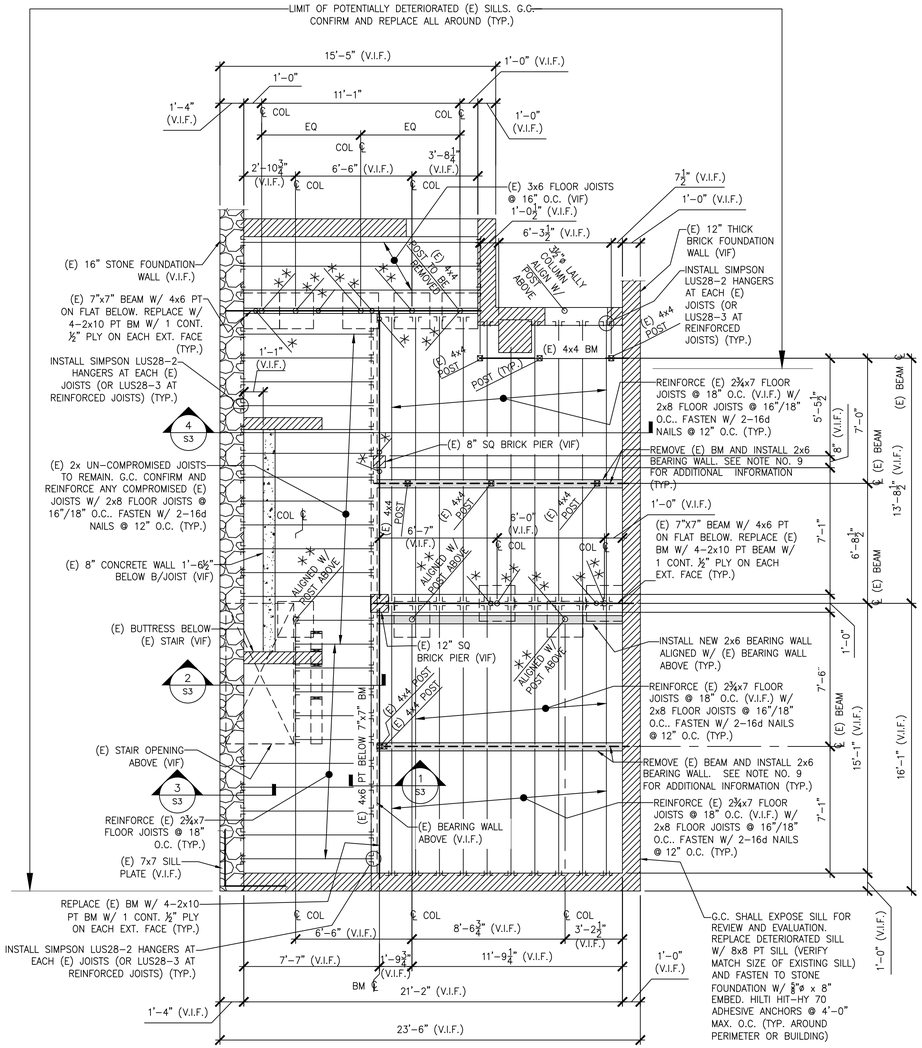
LIGHT GAGE METAL FRAMING:

1. Acceptable light gage Manufacturer: Dietrich or Marino
2. The extent of the work for the exterior metal stud wall system is detailed on the Architectural drawings. These notes shall be worked in conjunction with those drawings and the specifications.
3. The following specifications and publications shall be followed.
   a) American iron and steel institute cold form design manual, specification for the design of cold form steel structural members – latest edition.
   b) American society for testing and materials (ASTM).
   c) American institute of steel construction Manual of Steel Construction – Latest Edition.
4. Fabrication of light gage steel shall conform with requirements of ASTM A446 with the following minimum yield points (Fy):
   a) 16 gage. and heavier – Fy = 50,000 psi (Grade D)
   b) 18 gage. – Fy = 33,000 Psi (Grade A)
   c) 20 gage. – Fy = 33,000 PSI (Grade A)
5. Manufacturer of studs, runners, tracks and other framing members shall comply with ASTM C955.
6. Framing components and accessories shall be galvanized per ASTM A525 minimum G60 coating.
7. Screws and other attachment devices shall have a protective coating equivalent to cadmium or zinc plating and shall comply with ASTM A165 Type NS. self tapping screws shall be of the minimum diameter as indicated on the design drawings for each specific attachment detail. Penetration through joined materials shall not be less than three exposed threads.
8. Standard steel shapes, plates, etc. shall conform to the material and finish specifications under Structural Steel Notes.

EXTERIOR CURTAIN WALLS:

1. Provide channel shaped studs, joists, runners, tracks, blocking, clip angles, shoes, reinforcements, fasteners and other accessories recommended by the manufacturer for a complete framing system.
2. The exterior stud framing subcontractor shall submit shop drawings and design calculations as specified in the previous mentioned specifications and publications. These drawings shall illustrate the design of the steel stud exterior wall framing and sheathing including steel lintels and all necessary structural steel stiffening and bracing.
3. The exterior wall system shall be designed for a maximum allowable deflection, either horizontal or vertical, of 1/360 of the span in inches measured from point of attachment to structural steel or concrete including affect of studs only, not sheathing board or facing material. Refer to specifications for interior partition design criteria.
4. The design wind pressure shall be as indicated in the specifications.

2. The exterior stud framing subcontractor shall submit shop drawings and design calculations as specified in the previous mentioned specifications and publications. The shop drawings and design calculations shall be prepared and sealed by an engineer licensed to practice in the State of Maine. These drawings shall illustrate the design of the steel stud exterior wall framing and sheathing including steel lintels and all necessary structural steel stiffening and bracing.
3. The exterior wall system shall be designed for a maximum allowable deflection, either horizontal or vertical, of 1/360 of the span in inches measured from point of attachment to structural steel or concrete including affect of studs only, not sheathing board or facing material. Refer to the IBC (2009) code for interior partition design criteria.
4. The design wind pressure shall be per IBC (2009).
5. Securely anchor studs in track to floor construction and overhead structure. Provide slip joints where nonbearing vertical studs meet floor or roof structural members allow for 1/2" of vertical live load deflection at slip joints. Do not install steel studs until all dead load has been applied to the structure.
6. Frame all openings larger than two feet with a minimum of double studs or as determined by the design submitted.
7. Welding of framing components will be permitted only where indicated on structural drawings or as approved by the Engineer of Record.
8. Field cutting of holes in steel framing members shall not be permitted.
9. Touch up all steel bared by welding with zinc rich paint.
10. Splices of axially loaded members shall not be permitted.
11. Wire tying of members is not permitted.
12. Complete bearing on supports shall be maintained for studs in axially loaded assemblies.



FOUNDATION AND FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTES:
1. SEE GENERAL NOTES ON DWG S1.
2. "E" INDICATES: EXISTING CONDITIONS, OR MEMBERS.
3. "TYP." INDICATES: TYPICAL (ALSO SEE GENERAL NOTE #5).
4. "V.I.F." INDICATES: G.C. SHALL "VERIFY IN FIELD" EXISTING DIMENSIONS, ELEVATIONS, OR CONDITIONS INDICATED AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. "U.O.N." INDICATES: UNLESS OTHERWISE NOTED.
6. "S.S." INDICATES: STAINLESS STEEL.
7. " ✳ " INDICATES: (E) SCREW JACK (V.I.F.)
8. "✳✳" INDICATES: INSTALL 3½"ø LALLY COLUMN ON 2'–0" SQ. x 10" THICK CONCRETE FOOTING W/ 5–#4 EACH WAY 3" CLEAR FROM BOTTOM OF FOOTING (TYP.)
9. INSTALL 2x6 P.T. @ 16" O.C. INT. BEARING WALL (BENEATH (E) BEARING WALL ABOVE) W/ 2–2X6 TOP PLATES (LAP 4'–0" MIN. AT SPLICES AND FASTEN TOGETHER W/ 2–16d NAILS @ 12" O.C., PLUS 2–2 X 6 P.T. BOTTOM PLATES. FASTEN LOWER BOTTOM PLATE TO SLAB W 0.177ø P.A.F. @ 12" O.C. AND FASTEN ADD'L PLATE TO LOWER PLATE W/ 2–16d NAILS @ 12" O.C. (TYP.) PROVIDE OPENINGS IN WALL, AT 3'–0" MAX. OPENING INSTALL 3–2x6 HEADER W/ 1–2x6 JACK STUD PLUS 1–2X6 KING STUD AT BOTH ENDS, AT 4'–4" MAX. OPENING INSTALL 3–2x8 HEADER W/ 2x6 JACK STUD PLUS 1–2x6 KING STUD. G.C. COORDINATE AND CONFIRM OPENING LOCATIONS WITH OWNER. (TYP.)

NOTE: G.C. TO PROVIDE TEMPORARY SUPPORT/SHORING OF ALL STRUCTURE ABOVE TO ALLOW FOR REMOVAL OF (E) BEAMS AND ALL (E) COLUMNS/ POST/ SCREW JACKS (TYP.)

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767–4830
FAX: (207) 799–5432
EMAIL: JLEASURE@L–L–ENG.COM

STATE OF MAINE — JOSEPH H. LEASURE No. 6242 — LICENSED PROFESSIONAL ENGINEER

rev.	date	description	appr'd
A	10/04/17	FOR PERMIT & PRICING	JHL

designed by: JHL
drawn by: JH, PJM
checked by: JHL
scale: AS NOTED
date: 08/16/17
plot date: 10/04/2017
project # 2017–110A

BUILDING LOCATED AT
13 ATLANTIC STREET
PORTLAND, ME

STUCTURAL RENOVATIONS
GENERAL NOTES, FOUNDATION & FIRST FLOOR FRAMING PLAN

S1