Price Structural Engineers, Inc.

No

E-Mail: Price

RESURGAM CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/06/14

STRUCTURAL NOTES and DETAILS

Goodenberger Exterior Wooden Deck

65 Monument Street
Portland, ME 04101

PSE Project No. 127-14

Structural Notes: Sheets 1 - 5
Structural Plans & Details: S-1 thru S-14

Prepared for:
Martin Goodenberger
65 Monument Street
Portland, Maine 04101

Prepared by:
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Issued for Review: August 18, 2014
Issued for Construction: August 25, 2014

STATE OF MAINE
DAVID A. PRICE
No. 6401
LICENSED
PROFESSIONAL ENGINEER

Aug. 25, 2014

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GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

1. Work and materials shall conform to the 2009 International Building Code, State of Maine Building Codes, Portland City Code, and other applicable codes and standards and shall meet the requirements of local authorities having jurisdiction.

2. Reference to "Engineer" within these specifications refers to Price Structural Engineers, Inc. ("PSE").

3. Not all existing structural components within the existing building have been reviewed by the engineer. The improvements contained within the attached notes and details define the extent to which the structure has been reviewed.

4. Coordinate work schedule, daily hours of construction, location of material storage, access to utilities, security measures and final cleanup requirements with owner prior to construction.

5. Structural drawings and specifications do not include provisions for site-work, building set-back requirements, ventilation, plumbing, water-tightness of building, NFPA fire code requirements, Americans with Disabilities Act (ADA) requirements, handrails, guardrails, lighting, egress requirements, flashing, finishes, hazardous waste, or other architectural and environmental features. Coordinate these requirements with others as necessary.

6. The following list of drawings and sketches form a part of this specification:

   S-1 through S-14 Framing Plans and Details

7. The structural design is based on the full interaction of all its connected parts. No provisions have been made for any temporary conditions that may arise during construction prior to the completion of the structure. The Contractor shall be responsible for adequate design and construction of all forms, shoring and temporary bracing during the progress of the project.

8. All work, including demolition, shall be performed by experienced workman and coordinated with adequate supervision by the contractor's project supervisor.

9. Alternate details may be used only if such details are submitted in writing to the Structural Engineer for review and written acceptance is granted prior to construction. However, the Structural Engineer shall be the sole judge of acceptability and the Contractor's Bid shall anticipate the use of those specific details shown on the Drawings.

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10. The Contractor shall be completely responsible for the safety of adjacer property, and the public. The Contractor shall comply with all federal, st safety requirements.

11. Do not scale from Drawings. All materials shall be new except those labe (existing).

12. Work not indicated on a part of the Drawings but reasonably implied to be similar to that shown at corresponding places shall be included.

13. Verifying assumed dimensions of existing materials shown on these drawings is the sole responsibility of the contractor.

14. These structural documents shall be used for this project only and not for any other purpose. The Contractor shall not modify these documents or make changes in construction from the intent of these documents without written approval from the engineer. Use of part but not all of these documents is not permitted.

15. The Contractor is required to examine the Drawings and Specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to submitting their Bid. Failure to visit the site and familiarize themselves with the existing conditions, interferences and other limitations will in no way relieve the successful Bidder from furnishing any materials or performing any work in accordance with Drawings and specifications.

16. Details indicating existing conditions are based on assumptions, some of which have not yet been field verified. It is critical that the contractor verify actual existing conditions prior to purchasing or fabricating new materials and notify the engineer immediately if actual conditions differ from those indicated on the structural details.

17. Remove and legally dispose of demolished materials.

18. Contractor shall take all necessary precautions to ensure that existing building components are not damaged during construction. All damaged areas shall be completely restored to the full satisfaction of the Owner at no additional cost to the Owner.

19. Stored materials shall be kept under cover and dry. Protect from weather and contact with damp or wet surfaces. Stack materials in such a manner that prevents warping or crushing.

20. Pre-manufactured materials shall be installed in accordance with manufacturer's requirements and recommendations. Substitutions for specified pre-manufactured materials may be made but only after specific written approval has been provided by the owner's engineer prior to installation.

21. Except where slope is specified, new materials shall be installed plumb, level, and square.

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22. Contractor shall not fabricate materials until interferences have been i resolved.

23. At areas where existing structural components are uncovered and inadequate, the contractor shall either properly reinforce the components or contact the Engineer (PSE) for the structural design of the modifications.

24. Prior to construction, coordinate with owner other relevant construction features that are not indicated on attached structural details, including but not limited to:
    a. work schedule,
    b. daily hours of construction,
    c. location of material storage,
    d. access to utilities,
    e. security measures,
    f. snow removal (if needed)
    g. trash / debris disposal,
    h. repair of roofing/flashing (if needed) after temporary shoring removed,
    i. repair driveway asphalt after construction is completed,
    j. final grading,
    k. new loam and seed,
    l. final cleanup

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ROUGH CARPENTRY

1. All wood components shall be Pressure Treated (PT) lumber Southern Number 1 grade and surfaced four sides.

2. All fasteners (including nails, lag screws, and bolts) for pressure treated lumber shall be hot-dip galvanized.

3. Simpson connectors shall be hot-dipped galvanized.

4. LedgerLok fasteners shall be fabricated and installed as specified by FastenMaster.

5. Holes for bolts shall be drilled to a diameter that is 1/16" larger than the nominal diameter of the bolt.

6. Except for "LedgerLok" screw fasteners, holes for the unthreaded portion of lag screws shall be drilled to a diameter that is the same as the nominal diameter of the lag screw shank. A pilot hole for the threaded portion of the lag screw shall be drilled and shall have a diameter that is half the nominal diameter of the lag screw shank.

7. Fabricate horizontal and inclined members, units of less than 1:1 slope, with natural convex bow (crown) up to provide camber.

8. Carpentry work shall comply with AFPA's "National Design Specification for Wood Construction," 2005 Edition. Wood components shall be securely attached with sound connections and without splitting. As a minimum, wood fasteners shall conform to the 2009 International Building Code, Table 2304.9.1, "Fastening Schedule" unless otherwise noted.

9. Where joists (or rafters) are framed to the sides of beams, the gap between the ends of joists (or rafters) and the beam to which they are connected shall not exceed 1/16 inch.

10. Reference to "Simpson" on Drawings indicates metal connectors manufactured by Simpson Strong-Tie.

11. Substitution for the specified pre-manufactured materials may be made only after specific written approval has been provided by the engineer prior to the installation.

12. Pre-manufactured materials, including expansion bolts and Simpson hangers, shall be installed in strict accordance with the manufacturer's requirements and recommendations.

Price Structural Engineers, Inc.
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Tel: 207-846-0099
Fax: 207-846-1633

Project: Gooden Besser Deck
Subject: Plan @ Foundation
Date: Aug. 2014
Designed by: DAP

NOTES:

1. **See attached "General Structural Notes" for additional requirements.**
2. **Except for the structural components with specified sizes shown, the design of all other structural components on this sketch are the sole responsibility of others and not Price Structural Engineers, Inc. (PSE).**
3. **Notify PSE if dimensions shown on this plan differ from other project documents.**
4. Columns shall be continuous without splice between floor levels.
5. New foundations shall extend a minimum of 4'-6" below final grade (typ.)

S-1 FOUNDATION P

1/4" = 1'-0" (Approxim

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NOTES:

1. **See attached "General Structural Notes" for additional requirements.**
2. **Except for the structural components with specified sizes shown, the design of all other structural components on this sketch are the sole responsibility of others and not Price Structural Engineers, Inc. (PSE).**
3. **Notify PSE if dimensions shown on this plan differ from other project documents.**
4. Columns shall be continuous without splice between floor levels (typ.). A 6x6 PT column may be used in lieu of (4) 2x6's PT.
5. Nail 2x4 brace with (2) 16d galv. nails to bottom of each joist & beam.

S-2 2ND FLOOR
1/4" = 1'-0" (A

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Project: Gooden Besser Deck
Subject: Plan @ 2nd Floor
Date: Aug. 2014
Designed by: DAP

Date: 10/06/14

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NOTES:

1. **See attached "General Structural Notes" for additional requirements.**
2. **Except for the structural components with specified sizes shown, the design of all other structural components on this sketch are the sole responsibility of others and not Price Structural Engineers, Inc. (PSE).**
3. **Notify PSE if dimensions shown on this plan differ from other project documents.**
4. Columns shall be continuous without splice between floor levels.
5. Nail 2x4 brace with (2)16d Galv. nails to bottom of each joist & beam.

S-3 3rd FLOOR PLAN
1/4" = 1'-0" (Approxim

Price Structural Engineers, Inc.
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Designed by: DAP

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Project:	Goodenberger Deck
Subject:	Detail
Date:	Aug 2014
Designed by:	DAP

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NOTES:
1. At se
"SIM"
a) 4x4 PT column
b) 1/2" DIA x 6" GALV EXPANSION BOLT
c) ABU-44 Simpson Connector

S-4 COLUMN BASE CONNECTION
3" = 1'-0"

* Simpson ABU56 will likely be a special order item

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TYPICAL
"BUILT-UP COLUMN"
S-5
NTS