PRINTED: Jan 07, 2015

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
2. EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE CONTRACT DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.
4. THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION PROCEDURES, SEQUENCING AND FOR COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS DURING THE WORK.
6. ONE ELECTRONIC COPY OR TWO SETS OF HARD COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER. ONE HARD COPY WILL BE RETURNED TO THE CONTRACTOR AND ONE HARD COPY WILL BE RETAINED BY THE ENGINEER.
7. REFERENCE THE PROJECT SPECIFICATIONS FOR MATERIAL, WORKMANSHIP AND ADDTIONAL INFORMATION NOT COVERED IN THESE NOTES (WHERE APPLICABLE)

DESIGN CRITERIA:

1. BUILDING CODES:
   INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION
   ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
   MAINE UNIFORM BUILDING AND ENERGY CODE
2. LIVE LOADS:
   UTILITY AREAS = 40 PSF
   STORAGE AREAS = 125 PSF
3. SNOW LOADS:
   GROUND SNOW LOAD (Pg) = 60 PSF
   SNOW EXPOSURE FACTOR (Ce) = 1.0
   SNOW LOAD IMPORTANCE FACTOR (Is) = 1.0
   THERMAL FACTOR (Ct) = 1.1
   FLAT ROOF SNOW LOAD (Pf) = 46 PSF + DRIFT
4. WIND LOADS:
   BASIC WIND SPEED = 100 MPH
   IMPORTANCE FACTOR (Iw) = 1.0
   WIND EXPOSURE B
   MAIN WINDFORCE-RESISTING SYSTEM (INCLUDES WINDWARD + LEEWARD) = 26 PSF (AT ROOF)
   COMPONENTS & CLADDING - PER ASCE 7-05
5. SEISMIC CRITERIA:
   BASED ON EQUIVALENT LATERAL FORCE PROCEDURE
   OCCUPANCY CATEGORY II
   SOIL SITE CLASSIFICATION = D
   SEISMIC IMPORTANCE FACTOR (Ie) = 1.0
   DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETER:
   Sds = .371
   Sd1 = .160
   SEISMIC DESIGN CATEGORY B
   RESPONSE MODIFICATION COEFFICIENT (R) = 6.5 (WOOD FRAMED SHEAR WALLS)
   SEISMIC RESPONSE COEFFIENT (Cs) = 0.057

FOUNDATION NOTES:

1. FOUNDATIONS HAVE BEEN DESIGNED USING A PRESUMED ALLOWABLE BEARING PRESSURE PER TABLE 1806.2 OF THE INTERNATIONAL BUILDING CODE BASED ON TYPICAL SOILS FOUND IN THIS AREA. IF CLAY, MUD, ORGANIC SILT, PEAT OR UNPREPARED FILL IS FOUND DURING CONSTRUCTION, NOTIFY ENGINEER IMMEDIATELY, AS THE ALLOWABLE LOADS USED IN DESIGN WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
2. ALLOWABLE SOIL BEARING CAPACITY USED IN DESIGN = 2,000 PSF
3. MINIMUM FROST DEPTH COVER = 4'-6" FOR EXTERIOR FOOTINGS BELOW FINAL EXTERIOR GRADE.
4. EXCAVATION, BACKFILL, COMPACTION, GRADATION REQUIREMENTS, FOUNDATION DRAINAGE AND PERMANENT DEWATERING REQUIREMENTS SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER.
5. CONCRETE SLABS ON GRADE SHALL BE CONSTRUCTED ON A MINIMUM 12" THICK LAYER OF PROPERLY COMPACTED STRUCTURAL FILL.
6. FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER IF ANY UNSUITABLE SOILS ARE ENCOUNTERED PRIOR TO PLACING FOUNDATIONS.
7. FOUNDATION WALLS AND SLAB-ON-GRADES SHALL REACH THEIR FULL 28 DAY COMPRESSIVE STRENGTH PRIOR TO BACKFILLING. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING/BRACING FOR WALLS WHEN BACKFILL IS PLACED PRIOR TO CONCRETE ACHIEVING ITS FULL 28 DAY STRENGTH.
8. PROTECT FOUNDATIONS FROM FROST AND KEEP BOTTOM OF TRENCH DRY DURING CONSTRUCTION. IF GROUNDWATER IS ENCOUNTERED NEAR OR ABOVE THE BASE OF THE FOOTINGS, EXCAVATIONS SHALL BE DEWATERED DURING CONSTRUCTION. SURFACE WATER SHALL BE DIVERTED AWAY FROM EXCAVATIONS.
9. DO NOT UNDERMINE EXISTING FOUNDATIONS OF ADJACENT STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING AND BRACING OF EXISTING STRUCTURES DURING EXCAVATION, BACKFILLING, AND CONSTRUCTION. CONTRACTOR SHALL SLOPE EXCAVATIONS TO ACHIEVE SOIL STABILITY.

CONCRETE NOTES:

1. ALL WORK SHALL CONFORM TO THE LATEST EDITIONS OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301)
2. REQUIRED CONCRETE PARAMETERS ARE AS FOLLOWS:

LOCATION	MAX W/C RATIO	f'c	AIR-ENTRAINMENT
INT. WALLS/ELEV. SLABS	.52	3,000 PSI	2% ± 1½%
FOUNDATIONS, FOOTINGS, & FOUNDATION WALLS	.45	4,500 PSI	6% ± 1½%
INT. SLAB-ON-GRADE	.45	4,500 PSI	2% ± 1½%
EXT. SLAB-ON-GRADE	.45	4,500 PSI	6% ± 1½%

   WHERE: W/C = WATER TO CEMENT RATIO AND
   f'c = COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS

   USE PORTLAND CEMENT TYPE II, IN CONFORMANCE WITH ASTM 150
   AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C 260
   ADMIXTURES SHALL CONFORM TO ASTM C 494
   FLY ASH USED AS ADMIXTURES SHALL CONFORM TO ASTM C 618
3. MAXIMUM AGGREGATE SIZE SHALL BE ¾", IN CONFORMANCE WITH ASTM C33.
4. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE IS NOT PERMITTED.
5. MAXIMUM SLUMP AFTER THE ADDITION OF A WATER-REDUCING ADMIXTURE IS 6 INCHES.
6. CONTRACTOR SHALL NOT PLACE CONCRETE ON FROZEN GROUND OR IN WATER. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING NEAR-FREEZING OR FREEZING WEATHER. REFERENCE ACI 306, AS NOTED ABOVE, FOR RECOMMENDATIONS FOR COLD WEATHER CONCRETING.
7. VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL NOT EXCEED A SPACING OF 40 FEET, U.N.O.
8. ANCHOR BOLTS SHALL BE HEADED RODS AND CONFORM TO ASTM F1554, GRADE 36 KSI WELDABLE STEEL, U.N.O. ON DRAWINGS. PROVIDE GALVANIZED ANCHOR BOLTS WHERE IN CONTACT WITH PRESSURE TREATED LUMBER.
9. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED BARS.
10. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185 AND BE PROVIDED IN FLAT SHEETS.
11. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS:
    A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH — 3 INCHES
    B. FORMED CONCRETE IN CONTACT WITH EARTH OR EXPOSED TO WEATHER — 2 INCHES
    C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER IN SLABS & WALLS — 1½ INCHES
12. WELDING OF REINFORCEMENT IS NOT PERMITTED.
13. PROVIDE NON-SHRINK GROUT BENEATH LEVELING PLATES & BEARING PLATES w/ MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
14. PROVIDE CONTINUOUS REINFORCEMENT AT ALL CORNERS AND INTERSECTIONS, SEE TYPICAL FOUNDATION WALL DETAILS ON FOUNDATION DETAILS SHEET.
15. REINFORCING BARS AND ALL EMBEDDED ITEMS, INCLUDING ANCHOR BOLTS, MUST BE ACCURATELY PLACED AND ADEQUATELY SECURED BEFORE CONCRETE IS PLACED. "WET SETTING" OF EMBEDDED ITEMS INTO CONCRETE IS STRICTLY PROHIBITED.
16. UNLESS NOTED ON DRAWINGS, FOLLOW ACI STANDARDS FOR LAP SPLICE LENGTHS OF REINFORCING BARS.

WOOD NOTES:

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AITC TIMBER CONSTRUCTION MANUAL AND AF&PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. ALL FRAMING SHALL BE SPRUCE-PINE-FIR, No.2 OR BETTER U.N.O. AND HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
3. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT) SOUTHERN YELLOW PINE.
4. WHERE "LVL" IS NOTED ON DRAWINGS, PROVIDE VERSA LAM 3100 BY BOISE CASCADE, OR APPROVED EQUIVALENT, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

   Fb = 3100 PSI — Fc = 2510 PSI (PARALLEL TO GRAIN)
   Fv = 285 PSI — Fc = 750 PSI (PERPENDICULAR TO GRAIN)
   Ft = 1555 PSI — E = 2,000,000 PSI
5. ALL ENGINEERED LUMBER THAT IS EXPOSED TO WEATHER SHALL BE WOLMANIZED.
6. ALL FLOOR SHEATHING SHALL BE ¾" TONGUE AND GROOVE, GLUED AND NAILED TO FLOOR FRAMING WITH 8d RINK SHANK NAILS AT 6" o.c. AT SUPPORTED PANEL EDGES, 12" o.c. AT INTERMEDIATE SUPPORTS.
7. ALL ROOF SHEATHING (5/8") AND WALL SHEATHING (1/2") SHALL BE APA PERFORMANCE-RATED. ATTACH TO SUPPORTED PANEL EDGES WITH 8d NAILS AT 6" o.c. AND AT INTERMEDIATE SUPPORTS WITH 8d NAILS AT 12" o.c. U.N.O. SEE DRAWINGS FOR MORE STRINGENT NAILING REQUIREMENTS AT WOOD SHEAR WALLS.
8. SHEATHING SHALL BE ORIENTED WITH LONG DIMENSION PERPENDICULAR TO THE SUPPORTS AND BE CONTINUOUS OVER TWO OR MORE SUPPORTS. STAGGER ALL JOINTS & PROVIDE ADEQUATE JOINT SPACING (1/8" TYP) AS RECOMMENDED BY MANUFACTURER.
9. PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.
10. WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPLICE BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.
11. ALL CONNECTION HARDWARE SHALL BE BY SIMPSON STONG-TIE (OR APPROVED EQUIVALENT) AND SHALL BE HOP-DIPPED GALVANIZED. HARDWARE IN CONTACT WITH PRESSURE TREATED (PT) LUMBER SHALL BE GALVANIZED G185 (ZMAX). REFER TO MANUFACTURERS LITERATURE FOR PROPER INSTALLATION GUIDELINES.
12. FASTENERS USED IN CONTACT WITH PRESSURE TREATED (PT) LUMBER SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR OTHER FINISH APPROVED BY ENGINEER.
13. ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT. INSTALL ADDITIONAL SOLID BLOCKING WITHIN FLOOR PACKAGE TO PROVIDE CONTINUITY OF LOAD PATH.
14. PROVIDE HORIZONTAL BLOCKING FOR ALL LOAD BEARING WALLS AT 4'-0" O.C. VERTICAL, MAXIMUM.
15. SUBMIT SHOP DRAWINGS FOR ALL PREFABRICATED WOOD JOISTS AND WALL PANELS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

ABBREVIATIONS:

AB	ANCHOR BOLT	L	ANGLE
ADDL	ADDITIONAL	LL	DOUBLE ANGLE
ARCH	ARCHITECT	LB	POUND
&	AND	LF	LINEAR FOOT
		LLH	LONG LEG HORIZONTAL
B/FTG, BOF	BOTTOM OF FOOTING	LLV	LONG LEG VERTICAL
BLDG	BUILDING		
BM	BEAM	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BRG	BEARING	MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
		MISC	MISCELLANEOUS
C	STRUCTURAL STEEL CHANNEL		
CANT	CANTILEVER	NF	NEAR FACE
CIP	CAST-IN-PLACE CONCRETE	NO	NUMBER
CJ	CONTROL JOINT	NS	NEAR SIDE
CL	CENTERLINE	NTS	NOT TO SCALE
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CNJ	CONSTRUCTION JOINT	OF	OUTSIDE FACE
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONN	CONNECTION		
CONT	CONTINUOUS	P	PIER DESIGNATION
CONTR	CONTRACTOR	PL	PLATE
CP	COMPLETE PENETRATION WELD	PP	PARTIAL PENETRATION WELD
CY	CUBIC YARD	PREFAB	PREFABRICATED
		PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIM	DIMENSION		
DISCONT	DISCONTINUOUS	REINF	REINFORCING STEEL
DWG	DRAWING	REQ, REQD	REQUIRED
		RD	ROOF DRAIN
(E), EX, EXIST	EXISTING		
EA	EACH	SC	SLIP CRITICAL
EF	EACH FACE	SECT	SECTION
EL, ELEV	ELEVATION	SHEATH	SHEATHING
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SOG	SLAB-ON-GRADE
ES	EACH SIDE	SPAC	SPACING
EW	EACH WAY	SPECS	SPECIFICATIONS
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STD	STANDARD
		STIFF	STIFFENER
F	FOOTING DESIGNATION	STL	STEEL
FDN	FOUNDATION	STR	STRAIGHT
FF	FINISH FLOOR	STRUCT	STRUCTURAL
FLG	FLANGE		
FLR	FLOOR	T	TOP
FT	FOOT	T&B	TOP AND BOTTOM
FTG	FOOTING	TOC, T/CONC	TOP OF CONCRETE
FV	FIELD VERIFY	T/FTG, TOF	TOP OF FOOTING
		TEMP	TEMPERATURE
G	GAGE	T/SHELF	TOP OF SHELF
GALV	GALVANIZED	T/SLAB	TOP OF SLAB
		T/STL	TOP OF STEEL
HOR, HORIZ	HORIZONTAL	T/WALL	TOP OF WALL
HSS	HOLLOW STRUCTURAL SHAPE	TS	STRUCTURAL TUBING
HT	HEIGHT	TYP	TYPICAL
IF	INSIDE FACE	UNO	UNLESS NOTED OTHERWISE
IN	INCH		
INFO	INFORMATION	VER, VERT	VERTICAL
		VIF	VERIFY IN FIELD
JT	JOINT		
		W	STRUCTURAL STEEL WIDE FLANGE
K	KIP (1 KIP = 1,000 LBS)	w/	WITH
KSI	KIPS PER SQUARE INCH	w/O	WITHOUT
		WP	WORK POINT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC

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LICENSED
PROFESSIONAL ENGINEER
Anthony Dumais

PRELIMINARY NOT FOR CONSTRUCTION

51 HANCOCK STREET
PORTLAND MAINE

NEW BUILDING

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	ISSUED FOR PERMIT - NOT FOR CONSTRUCTION	TD	TD	1-7-15

SHEET TITLE:

STRUCTURAL NOTES

DESIGNED:	TD
DRAWN:	TD
DATE:	1-6-15
PROJECT NUMBER:	15-004

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