Reviewed for Code Compliance
Inspections Division
Portland, Maine
Date: 12/28/17

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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 ADDITIONAL INFORMATION NOT COVERED IN THESE NOTES (WHERE APPLICABLE)

DESIGN CRITERIA:

1. BUILDING CODES:
   INTERNATIONAL BUILDING CODE (IC), 2009 EDITION
   ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
   MAINE UNIFORM BUILDING AND ENERGY CODE
2. LIVE LOADS:
   LIVING AREAS = 40 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) = 46.2 PSF + DRIFT

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. CASCO BAY ENGINEERING RECOMMENDS PROCURING A GEOTECHNICAL ENGINEER TO VERIFY EXISTING SOIL CONDITIONS.
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, UNLESS OTHERWISE DIRECTED BY A GEOTECHNICAL ENGINEER.
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. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING/BRACING FOR WALLS AND OTHER STRUCTURAL ELEMENTS PRIOR TO INSTALLATION OF PERMANENT BRACING/FLOOR/STRUCTURE.
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, BRACING AND UNDERPINNING OF EXISTING STRUCTURES DURING EXCAVATION, BACKFILLING, AND CONSTRUCTION. CONTRACTOR SHALL SLOPE EXCAVATIONS TO ACHIEVE SOIL STABILITY.

CONCRETE NOTES:

1. ALL WORK SHALL CONFORM TO IC 2009 REFERENCED 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
FOUNDATIONS, FOOTINGS, & FOUNDATION WALLS	.45	4,500 PSI	6% ± 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. PROVIDE ADEQUATE SUPPORT FOR WWF TO ENSURE PROPER LOCATION WITHIN SLAB DURING CONCRETE PLACEMENT.
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 7,000 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 COLUMN ANCHOR BOLTS INTO CONCRETE IS STRICTLY PROHIBITED.
16. UNLESS NOTED ON DRAWINGS, FOLLOW ACI STANDARDS FOR LAP SPLICE LENGTHS OF REINFORCING BARS.

REBAR LAP SPLICE TABLE

BAR SIZE	#3	#4	#5	#6	#7	#8	#9
3000 PSI CONCRETE	18"	24"	30"	36"	48"	56"	64"
4500 PSI CONCRETE	16"	20"	24"	30"	40"	48"	54"

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL WORK SHALL CONFORM TO IC 2009 REFERENCED EDITIONS OF AISC "SPECIFICATION FOR THE DESIGN FABRICATIONS, AND ERECTION OF STRUCTURAL STEEL" AND THE "CODE OF STANDARD PRACTICE"
2. STRUCTURAL STEEL MEMBERS SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

WIDE FLANGE SHAPES AND TEES	ASTM A992
ANGLES, PLATES, CHANNELS	ASTM A36, Fy=36 KSI (U.N.O.)
SQUARE/RECTANGULAR HSS	ASTM A500, GRADE B, Fy=46 KSI
ROUND HSS	ASTM A500, GRADE B, Fy=42 KSI
STEEL PIPE	ASTM A53, TYPE E OR S, GRADE B, Fy=35 KSI

3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO COMMENCING FABRICATION.
4. FIELD CONNECTIONS SHALL UTILIZE MINIMUM ¾" DIAMETER A325 HIGH STRENGTH BOLTS, U.N.O. BOLTED CONNECTIONS SHALL BE SLIP CRITICAL AT ALL MOMENT FRAMES, BRACED FRAMES, AND AT ADDITIONAL LOCATIONS INDICATED "SC" IN THE DRAWINGS. SLIP CRITICAL CONNECTIONS SHALL UTILIZE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. USE A490 BOLTS WHERE INDICATED ON DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR DESIGN OF CONNECTIONS NOT ALREADY DETAILED ON STRUCTURAL DRAWINGS. CONTRACTOR SHALL SUBMIT DESIGN STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE WHERE PROJECT IS LOCATED PRIOR TO COMMENCING FABRICATION.
6. WELDING SHALL CONFORM TO AWS D1.1. USE LOW-HYDROGEN SMAW ELECTRODES WITH MINIMUM TENSILE STRENGTH OF 70 KSI.
7. PROVIDE ¼" LEVELING PLATES UNDER ALL COLUMN BASE PLATES, U.N.O. LEVELING PLATES SHALL BE SET AND GROUTED PRIOR TO COLUMN ERECTION.
8. ALL STRUCTURAL STEEL NOT EXPOSED TO WEATHER SHALL RECEIVE ONE COAT OF STANDARD SHOP PRIMER, U.N.O.
9. SEE DRAWINGS AND CONCRETE NOTES FOR ANCHOR BOLT INFORMATION.

WOOD NOTES:

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH IC 2009 REFERENCED 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 LAMINATED VENEER LUMBER, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:
   Fb = 2600 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. WHERE "PSL" IS NOTED ON DRAWINGS, PROVIDE PARALLAM STRAND LUMBER, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:
   Fb = 2900 PSI Fc = 2900 PSI (PARALLEL TO GRAIN)
   Fv = 290 PSI Fc = 750 PSI (PERPENDICULAR TO GRAIN)
   Ft = 2025 PSI E = 2,000,000 PSI
6. ALL ENGINEERED LUMBER THAT IS EXPOSED TO WEATHER SHALL BE WOLMANIZED.
7. 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 UNLESS NOTED OTHERWISE ON DRAWINGS.
8. 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.
9. 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.
10. 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.
11. WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPLICE BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.
12. 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.
13. FASTENERS USED IN CONTACT WITH PRESSURE TREATED (PT) LUMBER SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR OTHER FINISH APPROVED BY ENGINEER.
14. ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT. INSTALL ADDITIONAL SOLID BLOCKING WITHIN FLOOR PACKAGE TO PROVIDE CONTINUITY OF LOAD PATH.
15. PROVIDE HORIZONTAL BLOCKING FOR ALL LOAD BEARING WALLS AT 4'-0" O.C. VERTICAL, MAXIMUM.
16. SUBMIT SHOP DRAWINGS FOR ALL PREFABRICATED WOOD JOISTS AND WALL PANELS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

ABBREVIATION:

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

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12-1-17

33 HAMPSHIRE STREET
PORTLAND, MAINE

PROPOSED RENOVATION

ISSUED

No.	DESCRIPTION	DR. BY	CKD BY	DATE
0	ISSUE FOR CONSTRUCTION	CD	ED	12-1-17

SHEET TITLE:
STRUCTURAL NOTES

DESIGNED:	SD
DRAWN:	SD
DATE:	10-18-17
PROJECT NUMBER:	17-089

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