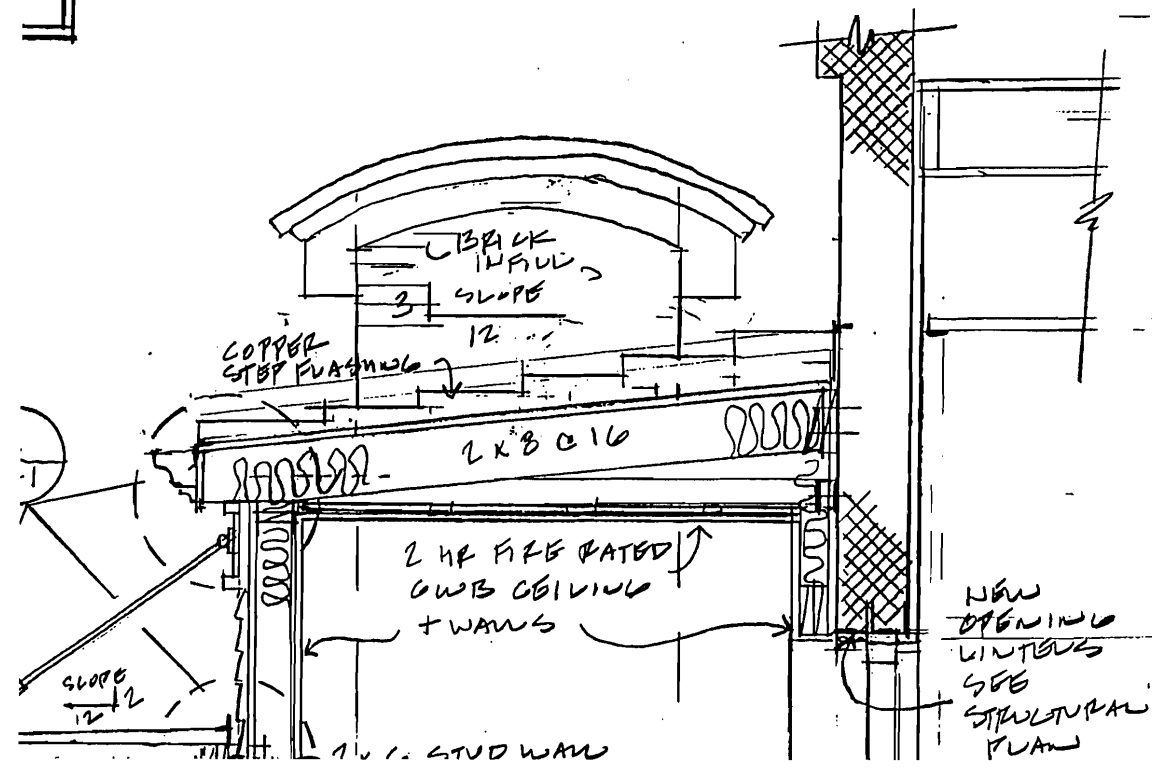
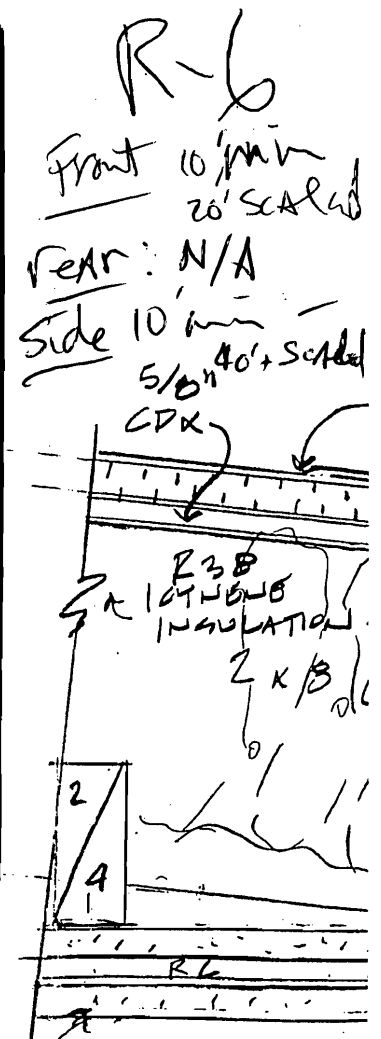
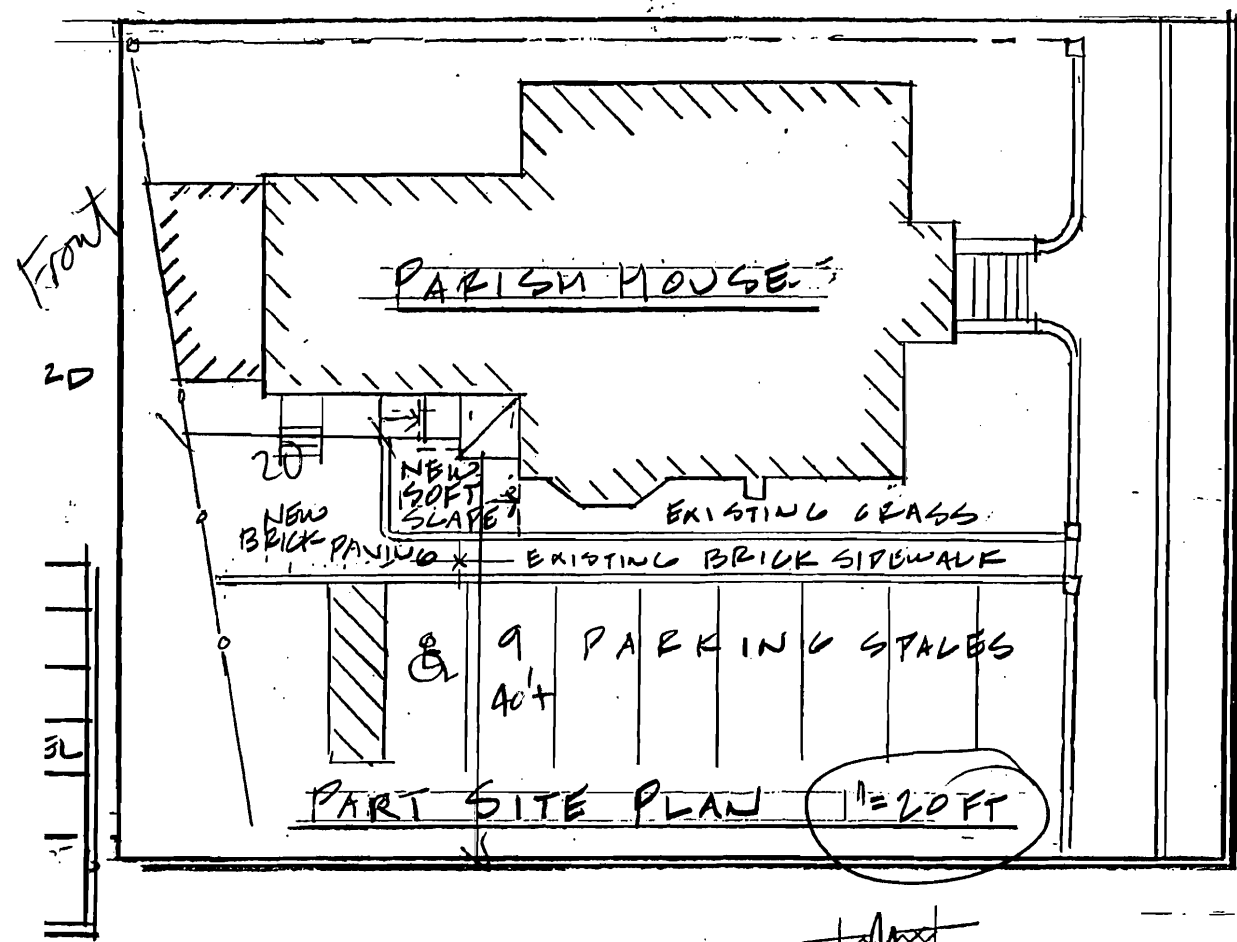


① DETAIL - ENTRY CANOPY + POINTS



2 HR FIRE RATED  
 CEILING (UL-511)  
 PLASTER 5/8"  
 FIRE CODE GWS APPLIED TO 2R'S + PERM. VENT MITL. CHANNEL +  
 PLASTER 5/8"  
 FIRE CODE GWS, TAPED + PAINTED  
 1 CYNEME FOAM INSULATION WALLS



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Portland Co.  
Applicant

10/1/06  
Application Date

Applicant's Mailing Address

Project Name/Description

15 N. Grand  
Consultant/Agent/Phone Number

203-472-1333 Pleasant St  
Address of Proposed Site

CBL: 039 D-009

Description of Proposed Development:

modification of ADA ramp, remove old brick coped  
parade house

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:  
See Section 14-523 (4) on back side of form

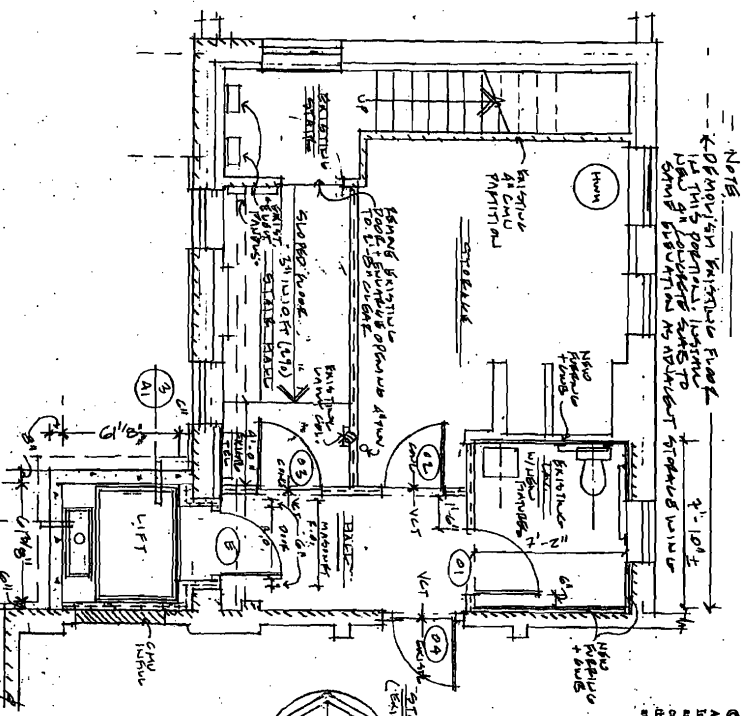
- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

Planning Division Use Only

Exemption Granted  Partial Exemption

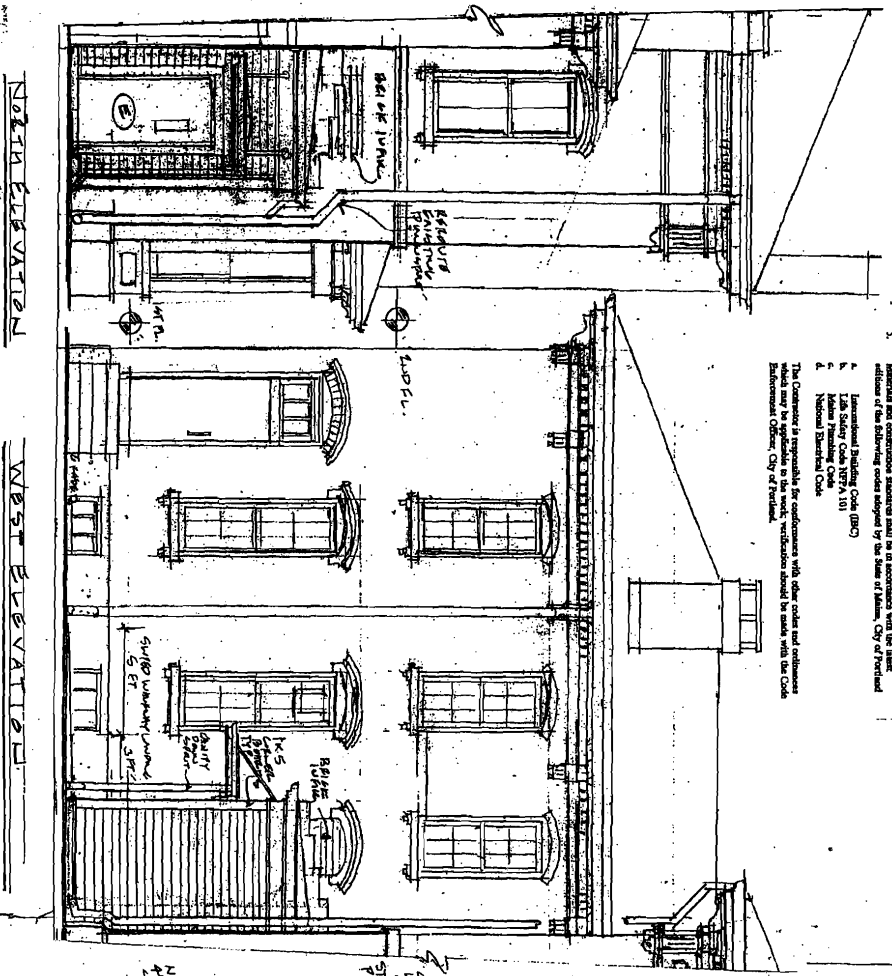
NOTE  
KOBAYASHI BRITANNIA FLOOR  
IN THIS PORTION OF THE  
DRAWING IS TO BE  
CONSIDERED AS AN ADHOC  
CONSTRUCTION



BASEMENT LEVEL PLAN  
1/8" = 1'-0"

General Notes

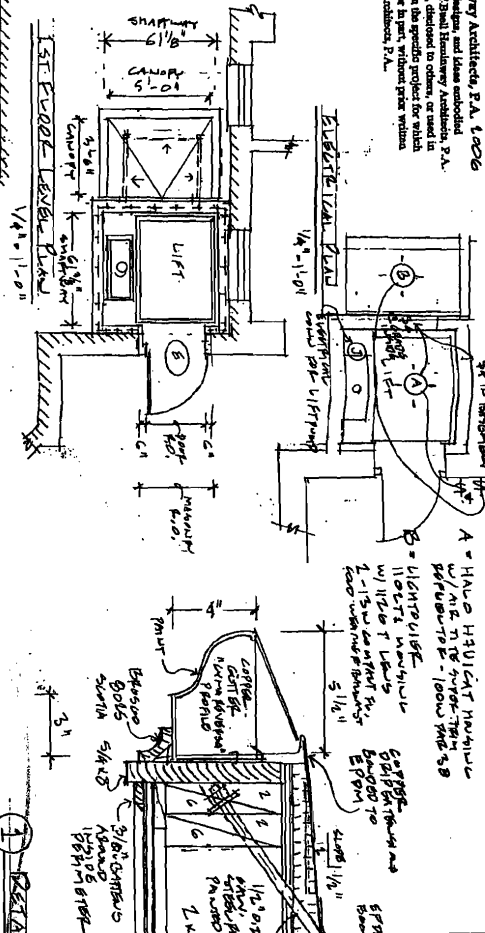
1. Reference made to the description, material or recommendation of part of the existing building are intended as general directives to the contractor. The scope of work may require adjustment in order to conform to existing conditions.
  2. Significant conflicts or variations between dimensions, plans and field measurements shall be resolved in the field by the Contractor and Architect.
  3. All material dimensions must be considered when field measurements are given. The Contractor is responsible for all dimensions pertinent to construction.
  4. The Contractor is responsible for coordination of all laborers, mechanics and subcontractors engaged in operations of the work, for their good order, discipline and completion of their portion of the work.
- Materials and construction standards shall be in accordance with the latest editions of the following codes adopted by the State of Maine, City of Portland and International Building Code (IBC):
1. Lab Safety Code NFPA 101
  2. Maine Plumbing Code
  3. National Electrical Code
  4. International Building Code (IBC)
- The Contractor is responsible for compliance with other codes and ordinances which may be applicable to the work. Verification should be made with the Code Enforcement Officer, City of Portland.



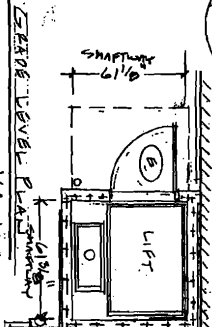
NORTH ELEVATION

WEST ELEVATION

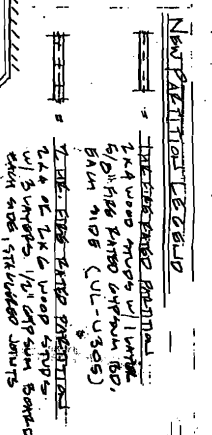
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PROJECT NORTH

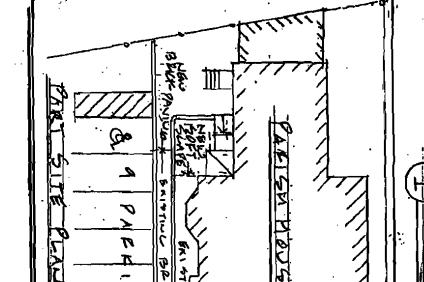


SECOND FLOOR PLAN

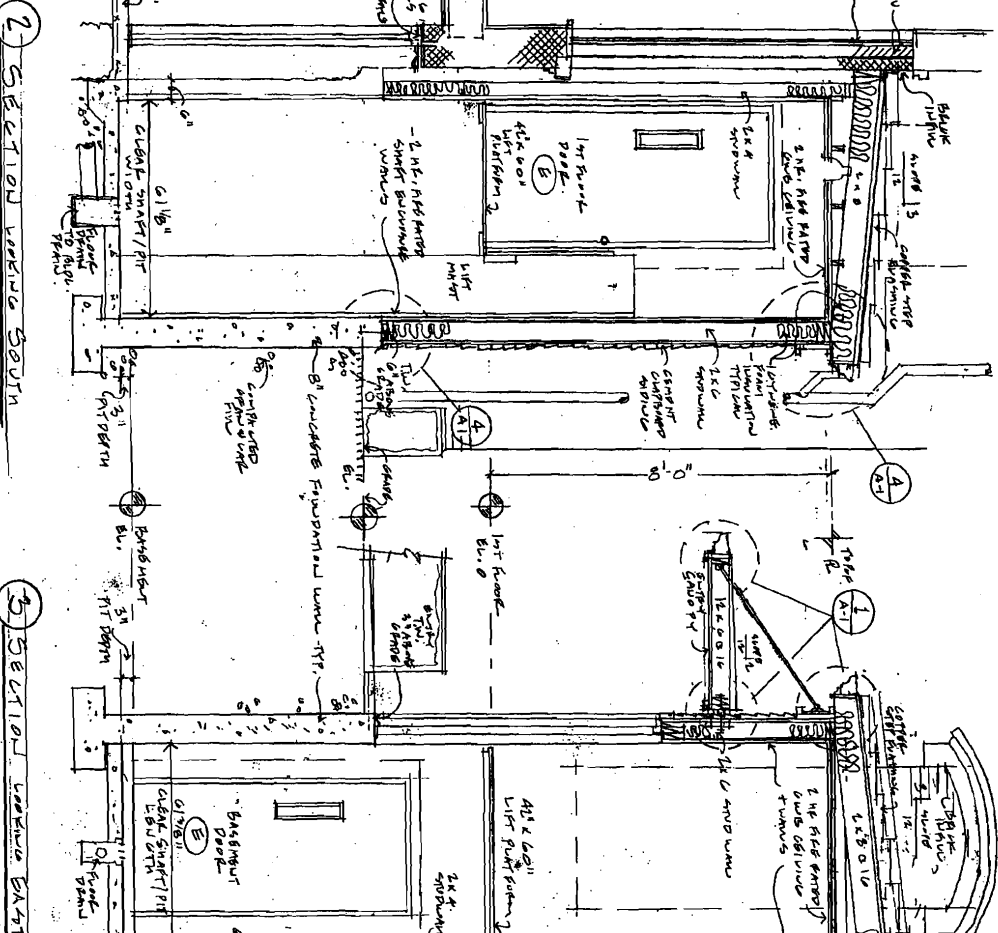


THIRD FLOOR PLAN

TAC	30K 608	DOOR	FRAMING	INSULATION	BEAMERS
01	30K 608	DOOR	FRAMING	INSULATION	BEAMERS
02	30K 608	DOOR	FRAMING	INSULATION	BEAMERS
03	30K 608	DOOR	FRAMING	INSULATION	BEAMERS
04	30K 608	DOOR	FRAMING	INSULATION	BEAMERS
E	30K 608	DOOR	FRAMING	INSULATION	BEAMERS



FOURTH FLOOR PLAN



1 SECTION LOOKING SOUTH

2 SECTION LOOKING EAST

#### GENERAL NOTES

1. INCONSISTENCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, RISERS, RELETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS, EXISTING CONDITIONS, AND AS-BUILT CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE 3-DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE 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.
5. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO INTERPRET DETAILS TO ADDRESS OTHER PROJECT CONDITIONS.
6. 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:  
INTERNATIONAL BUILDING CODE, 2003 EDITION  
ASCE 7-02 MINIMUM DESIGN LOADS FOR BUILDINGS  
AND OTHER STRUCTURES.
2. DESIGN FLOOR LIVE LOADS:  
AS PER LIFT MANUFACTURER
3. DESIGN ROOF SNOW LOAD:  
GROUND SNOW LOAD (PSF): 60 PSF  
SNOW EXPOSURE FACTOR (Ce): 1.0  
SNOW LOAD IMPORTANCE FACTOR (I<sub>s</sub>): 1.0  
SNOW LOAD THERMAL FACTOR (Ct): 1.1  
FLAT ROOF SNOW LOAD (PF): 48 PSF + DRIFT
4. HAND/GUARD RAIL LOADS:  
80 PLF IN ANY DIRECTION  
200 LBS. APPLIED IN ANY DIRECTION

#### FOUNDATION NOTES (SOIL SUPPORTED)

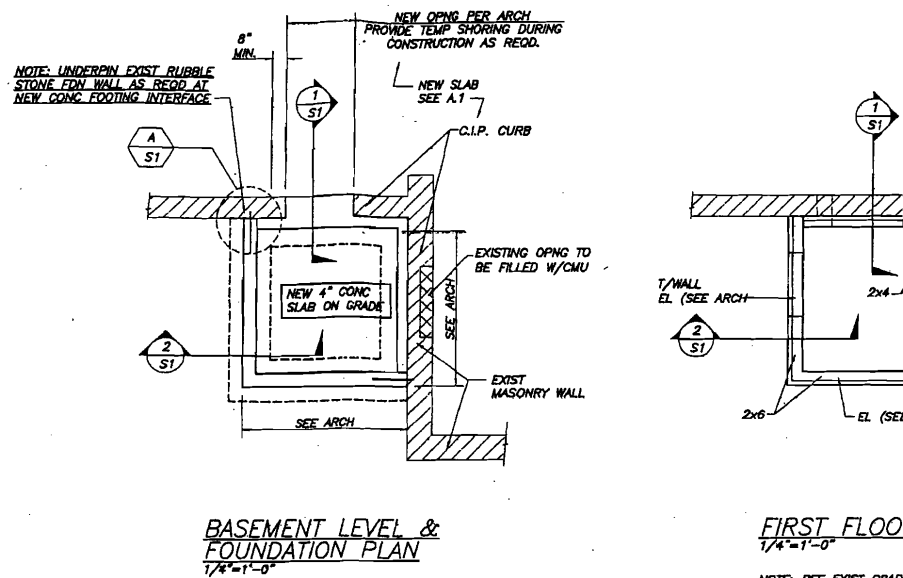
1. FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED SOIL CONDITIONS AND BEARING CAPACITIES. OWNER SHALL CONFIRM SOIL CAPACITIES AND CONDITIONS.
2. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE UNDISTURBED NATIVE SOILS AND/OR NEW COMPACTED STRUCTURAL FILL EXTENDING TO UNDISTURBED NATIVE SOIL PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
3. PRESUMPTIVE BEARING CAPACITY 3,000 PSF.
4. EXTEND BOTTOM OF EXTERIOR FOOTINGS AT LEAST 4.5 FEET BELOW THE FINAL EXTERIOR GRADE FOR PROTECTION AGAINST FROST.
5. NO FILL FOR BUILDING SUPPORT SHALL BE PLACED UNTIL SUBGRADES HAVE BEEN OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
6. SOILS EXPOSED AT THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS AND SHOULDS BE ADEQUATELY PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. GROUNDWATER SHOULD BE ANTICIPATED FOR EXCAVATIONS AND APPROPRIATE Dewatering MEASURES SHALL BE EMPLOYED.
7. EXCAVATIONS FOR BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. UNICED EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE. DO NOT UNDERMINE EXISTING FOUNDATIONS OF ANY ADJACENT STRUCTURES.

#### CONCRETE NOTES

1. CONCRETE WORK SHALL CONFORM TO "ACI MANUAL OF CONCRETE PRACTICE", LATEST EDITION. THIS PUBLICATION IS AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
2. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI (U.L.O.). EXTERIOR SLAB-ON-GRADE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI. ADDITIONAL CONCRETE MIX PERFORMANCE DATA INCLUDING AIR CONTENT, WATER-CEMENT RATIO, AND CONTENT, APPROPRIATE SIZE, SLABS, ETC. HAS BEEN INCLUDED IN THE PROJECT SPECIFICATIONS. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
4. PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH EXTERIOR CONCRETE, OR SLABS.
5. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE UNCLE, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, LATEST EDITION.
6. MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:  
A) SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3.0"  
B) FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER #5 BARS, 3/8" DIAMETER WIRE, AND SMALLER, 1.5"  
#8 THROUGH #11 BARS, 2.0"  
C) SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER WALLS, SLABS, JOISTS #11 BARS AND SMALLER, 1.0"  
BEAMS, GIRDERS, AND COLUMNS: ALL REINFORCEMENT, 1.5"
7. REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS. PROVIDE LAPPED BARS AT NECESSARY SPLICES OR HOOKED BARS AT DISCONTINUOUS JOINTS. PROVIDE TENSION LAP SPICES IN ACCORDANCE WITH THE SCHEDULE THIS DRAWING, FOR ALL REINFORCING UNLESS OTHERWISE SHOWN ON PLAN.
8. WELDING OF REINFORCEMENT IS NOT PERMITTED.
9. FOR ALL OPENINGS IN CONCRETE WALLS AND SLABS, PROVIDE SUPPLEMENTAL REINFORCING AROUND OPENING AS SHOWN ON THE CONTRACT DOCUMENTS TYPICAL DETAILS.
10. CONSTRUCTION JOINTS SHOWN ON DRAWINGS ARE MANDATORY. OMISSIONS, ADDITIONS, OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMITTAL OF A WRITTEN REQUEST TO THE STRUCTURAL ENGINEER. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN, OR WHEN ALTERNATE LOCATIONS ARE PROPOSED, DRAWINGS SHOWING LOCATION OF CONSTRUCTION AND CONTROL JOINTS AND CONCRETE PLACING SEQUENCE SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO PREPARATION OF THE REINFORCEMENT SHOP DRAWINGS. CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS EXCEPT WHERE SHOWN OR NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN CONCRETE BEAMS/GRADE BEAMS SHALL BE MADE AT MIDSPAN OR AT POINTS OF MINIMUM SHEAR, UNLESS NOTED OTHERWISE.
11. SPACING OF CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE SHALL BE AS FOLLOWS:  
A) FOOTINGS AND WALLS MAX LENGTH 40'-0" NOR 15'-0" FROM ANY CORNER  
B) SLABS ON GRADE SEE FOUNDATION PLAN  
EXCEED ONLY WHERE INTERMEDIATE CONSTRUCTION JOINTS ARE PROVIDED. MINIMUM OF 24 HOURS SHALL ELAPSE BETWEEN ADJACENT CONCRETE PLACEMENTS.
12. ANCHOR RODS SHALL BE HEADED RODS CONFORMING TO ASTM F1554, GRADE 36 KSI RELIABLE STEEL, UNLESS NOTED OTHERWISE ON DRAWINGS. ANCHOR RODS THAT ARE TO BE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE NOT-DIPPED GALVANIZED.
13. ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "3-STAR" 5000-PSI NON-SHRINK GROUT BY U.S. GROUT CORP.
14. SLAB THICKNESSES INDICATED ON THE DRAWINGS ARE MINIMUMS. PROVIDE SUFFICIENT CONCRETE TO ACCOUNT FOR STRUCTURE DEFLECTION, SUBGRADE FLUCTUATIONS, AND TO OBTAIN THE SPECIFIED SLAB ELEVATION AT THE FLATNESS AND LEVELNESS INDICATED.

#### TIMBER NOTES

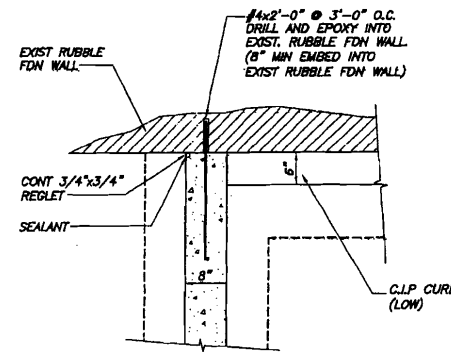
1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE ATC TIMBER CONSTRUCTION MANUAL - LATEST EDITION AND THE AF & PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2001 EDITION.
2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED, MINIMUM GRADE NO.1/NOR SPURCE-PINE-FIR KILN DRIED TO 18% MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. PRESSURE TREATED LUMBER SHALL BE USED FOR ALL MEMBERS, EXTERIOR EXPOSURE OR WHERE SHOWN ON THE DRAWINGS. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH ACQ 0.4 1/2" IN ACCORDANCE WITH ANPA G-18. ACQ 5 IS STRICTLY PROHIBITED.
4. ALL ROOF AND WALL SHEATHING SHALL BE APA PERFORMANCE-RATED. PROVIDE 5/8" THICK CD-X ROOF SHEATHING AND 1/2" THICK WALL SHEATHING (U.L.O.). SHEATHING SHALL BE NAILED TO THE FRAMING AS FOLLOWS, U.L.O.:  
TYPICAL PANEL FASTENING (U.L.O.)  
A. ROOFS: 6d NAILS AT 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.  
B. WALLS: 8d NAILS AT 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.
5. ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (FASTENING IN EACH PLY):  
BEAM DEPTH - 2 ROWS OF 16d NAILS AT 18" O.C., STAGGERED
6. FASTENING NOT SPECIFIED SHALL CONFORM WITH IBC (2003) TABLE 2304.8.1
7. ALL TIMBER CONNECTION HARDWARE (JOIST HANGERS, POST BASES, SHEARWALL HOLD-DOWNS, ETC) SHALL BE AS INDICATED ON THE DRAWINGS AND MANUFACTURED BY SIMPSON STRONG-TIE. ALL CONNECTION HARDWARE SHALL BE HOT-DIPPED GALVANIZED 6-80 (MIL). CONNECTION HARDWARE USED IN CONTACT WITH PRESERVATIVE TREATMENT SHALL BE GALVANIZED G185 (ZMAX) OR STAINLESS STEEL. USE FASTENERS & HARDWARE OF SAME MATERIAL & COATING. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.
8. FASTENERS USED IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE POST HOT DIPPED GALVANIZED (ASTM A153), STAINLESS STEEL, OR OTHER FINISH AS APPROVED BY THE ENGINEER.



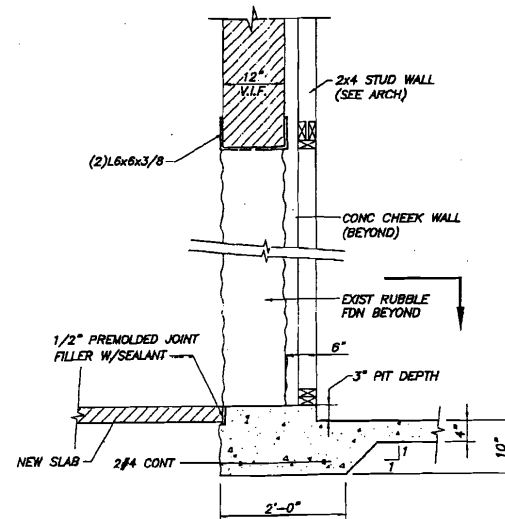
**BASEMENT LEVEL & FOUNDATION PLAN**  
1/4"=1'-0"

**FIRST FLOOR**  
1/4"=1'-0"

NOTE: REF EXIST GRADE

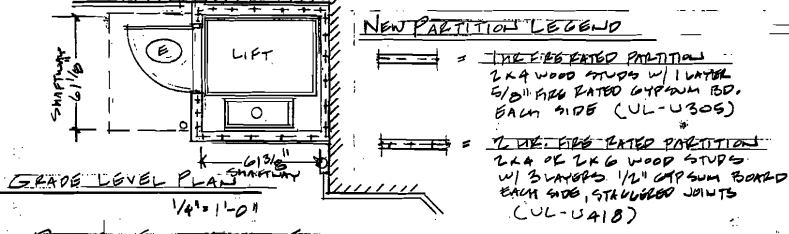
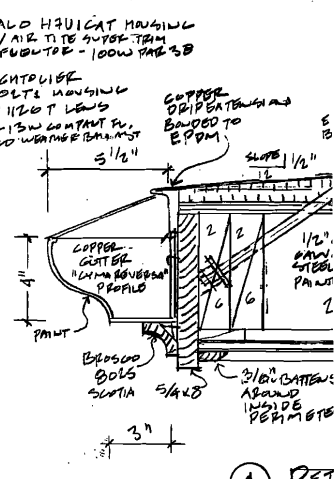
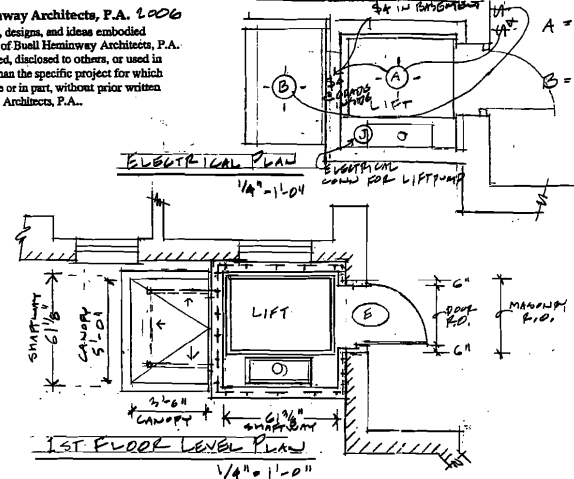
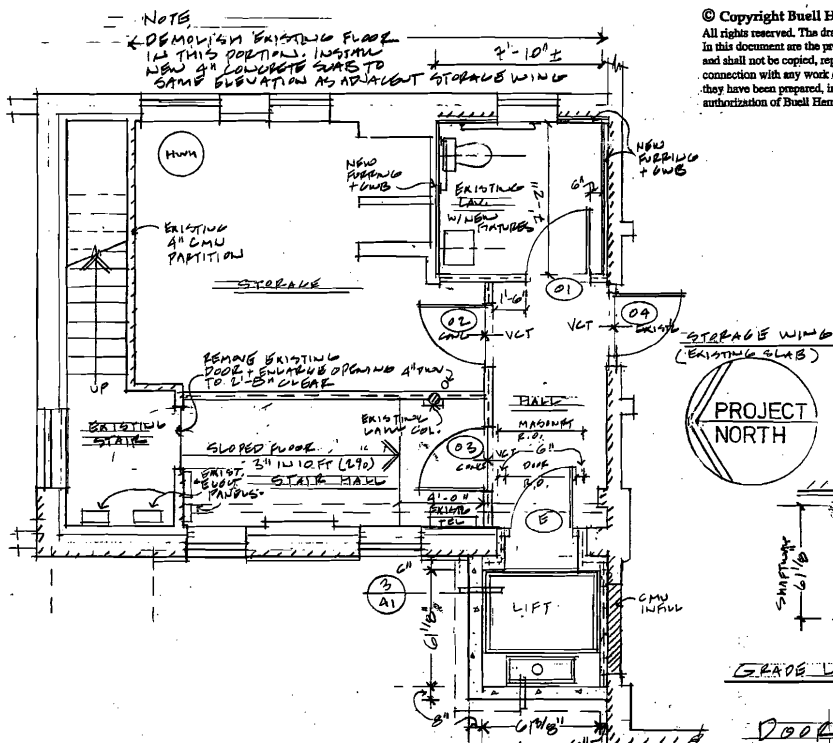


**DETAIL**  
3/4"=1'-0"



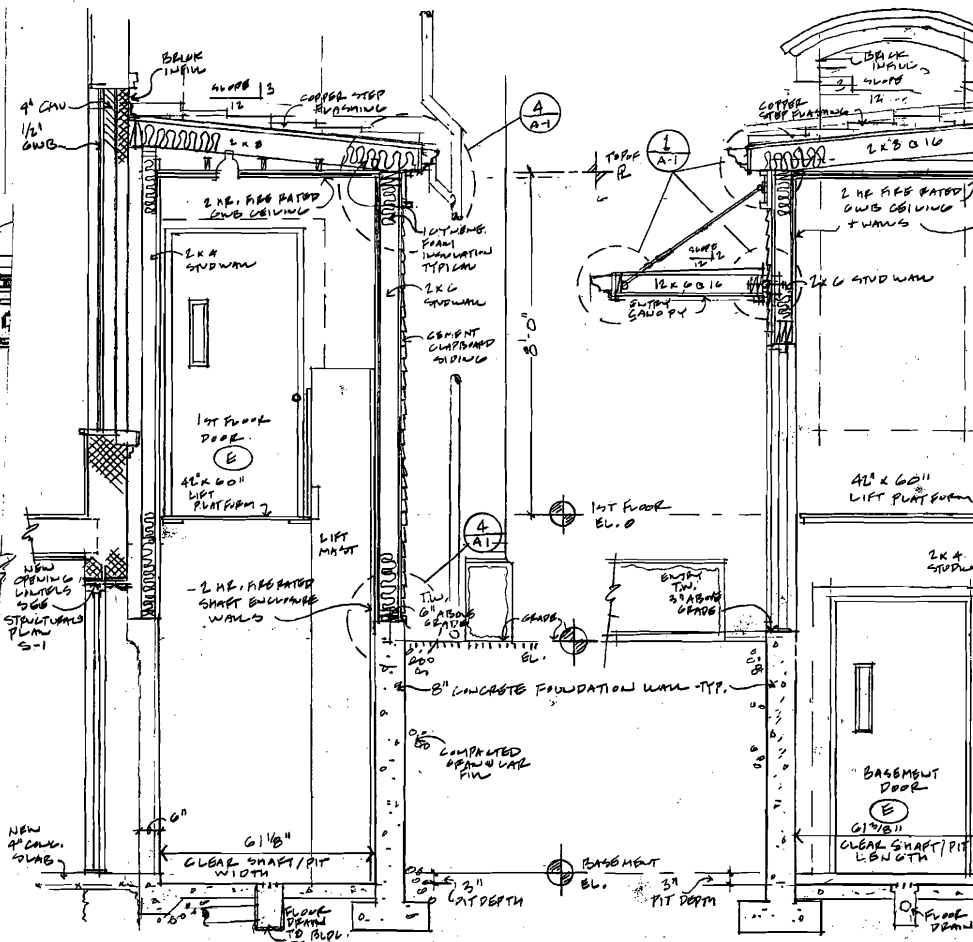
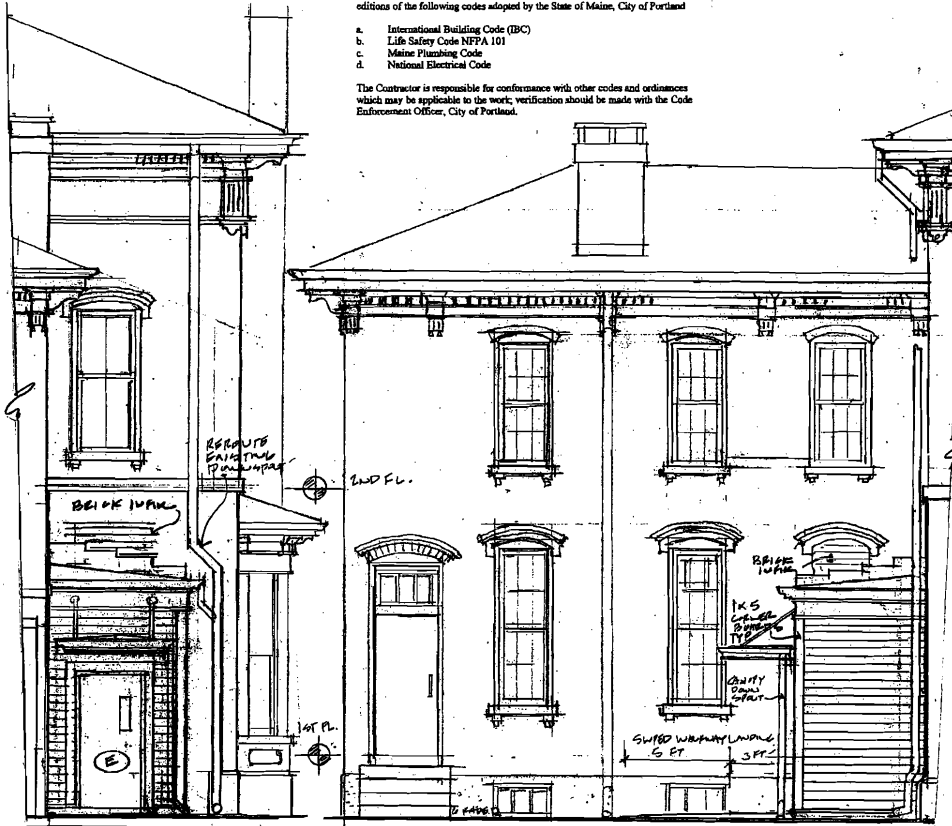
**SECTION**  
3/4"=1'-0"

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**General Notes**

- References made to the demolition, removal or reconstruction of parts of the existing building are intended as general directives to the contractor. The scope of work may require adjustment in order to account for existing conditions.
  - Significant conflicts or variations between dimensions given and field measurements shall be resolved in the field by the Contractor and Architect.
  - Wall material thicknesses must be considered when finish face dimensions are given. The Contractor is responsible for all dimensions pertinent to conformance with governing codes and ordinances.
  - The Contractor is responsible for coordination of all laborers, mechanics and subcontractors engaged in execution of the work, for their good order, timeliness and completeness of their portions of the work.
  - Materials and construction standards shall be in accordance with the latest editions of the following codes adopted by the State of Maine, City of Portland:
    - a. International Building Code (IBC)
    - b. Life Safety Code NFPA 101
    - c. Maine Plumbing Code
    - d. National Electrical Code
- The Contractor is responsible for conformance with other codes and ordinances which may be applicable to the work; verification should be made with the Code Enforcement Officer, City of Portland.



**NORTH ELEVATION**

**WEST ELEVATION**

**SECTION 2: SECTION LOOKING SOUTH**

**SECTION 3: SECTION LOOKING EAST**

**GENERAL NOTES**

1. INCONSISTENCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASIS, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS, EXISTING CONDITIONS, AND AS-BUILT CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE S- DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE 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.
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6. 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: INTERNATIONAL BUILDING CODE, 2003 EDITION ASCE 7-02 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. DESIGN FLOOR LIVE LOADS: AS PER LIFT MANUFACTURER.
3. DESIGN ROOF SNOW LOAD: GROUND SNOW LOAD (Pg): 80 PSF  
SNOW EXPOSURE FACTOR (Ce): 1.0  
SNOW LOAD IMPORTANCE FACTOR (I<sub>s</sub>): 1.0  
SNOW LOAD THERMAL FACTOR (Ct): 1.1  
FLAT ROOF SNOW LOAD (Pf): 48 PSF + DRIFT
4. HAND/GUARD RAIL LOADS: 50 PLF IN ANY DIRECTION  
200 LBS. APPLIED IN ANY DIRECTION

**FOUNDATION NOTES (SOIL SUPPORTED)**

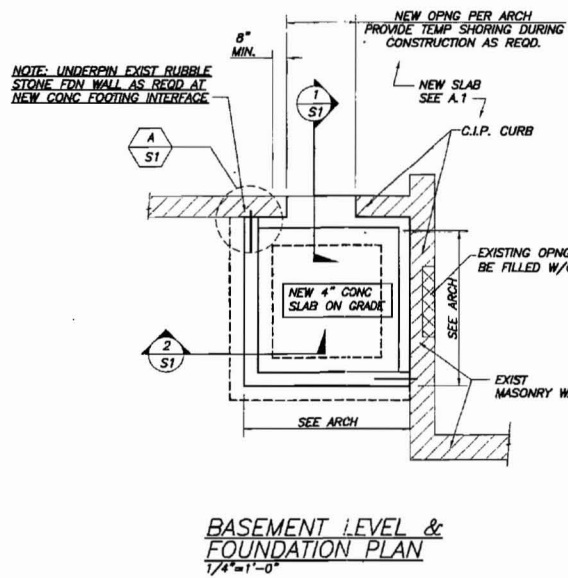
1. FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED SOIL CONDITIONS AND BEARING CAPACITIES. OWNER SHALL CONFIRM SOIL CAPACITIES AND CONDITIONS.
2. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE UNDISTURBED NATIVE SOILS AND/OR NEW COMPACTED STRUCTURAL FILL EXTENDING TO UNDISTURBED NATIVE SOIL PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
3. PRESUMPTIVE BEARING CAPACITY 3,000 PSF.
4. EXTEND BOTTOM OF EXTERIOR FOOTINGS AT LEAST 4.5 FEET BELOW THE FINAL EXTERIOR GRADE FOR PROTECTION AGAINST FROST.
5. NO FILL FOR BUILDING SUPPORT SHALL BE PLACED UNTIL SUBGRADES HAVE BEEN OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
6. SOILS EXPOSED AT THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS AND SHOULD BE ADEQUATELY PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. GROUNDWATER SHOULD BE ANTICIPATED FOR EXCAVATIONS AND APPROPRIATE Dewatering MEASURES SHALL BE EMPLOYED.
7. EXCAVATIONS FOR BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BRACED EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE. DO NOT UNDERMINE EXISTING FOUNDATIONS OF ANY ADJACENT STRUCTURES.

**CONCRETE NOTES**

1. CONCRETE WORK SHALL CONFORM TO "ACI MANUAL OF CONCRETE PRACTICE", LATEST EDITION. THIS PUBLICATION IS AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (318) 844-3000.
2. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. U.L.O. EXTERIOR SLAB-ON-GRADE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI. ADDITIONAL CONCRETE MIX PERFORMANCE DATA INCLUDING AIR CONTENT, WATER-CEMENT RATIO, AIR CONTENT, AGGREGATE SIZE, SLUMP, ETC. HAS BEEN INCLUDED IN THE PRIMARY SPECIFICATIONS. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
4. PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH EXTERIOR CONCRETE OR SLABS.
5. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, LATEST EDITION.
6. MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:  
A) SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3.0"  
B) FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER #3 BARS, 5/8" DIAMETER WIRE, AND SMALLER, 1.5"  
#8 THROUGH #11 BARS, 2.0"  
C) SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER WALLS, SLABS, JOISTS #11 BARS AND SMALLER, 1.0"  
BEAMS, GIRDERS, AND COLUMNS; ALL REINFORCEMENT, 1.5"
7. REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS. PROVIDE LAPPED BARS AT NECESSARY SPLICES OR HOOKED BARS AT DISCONTINUOUS ENDS. PROVIDE TENSION LAP SPLICES PER THE SCHEDULE THIS DRAWING, FOR ALL REINFORCEMENT UNLESS OTHERWISE SHOWN ON PLAN.
8. WELDING OF REINFORCEMENT IS NOT PERMITTED.
9. FOR ALL OPENINGS IN CONCRETE WALLS AND SLABS, PROVIDE SUPPLEMENTAL REINFORCING AROUND OPENING AS SHOWN ON THE CONTRACT DOCUMENTS TYPICAL DETAILS.
10. CONSTRUCTION JOINTS SHOWN ON DRAWINGS ARE MANDATORY. OMISSIONS, ADDITIONS, OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMITTAL OF A WRITTEN REQUEST TOGETHER WITH DRAWINGS OF THE PROPOSED JOINT LOCATIONS FOR APPROVAL OF THE STRUCTURAL ENGINEER. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN OR WHEN ALTERNATE LOCATIONS ARE PROPOSED, DRAWINGS SHOWING LOCATION OF CONSTRUCTION AND CONTROL JOINTS AND CONCRETE PLACING SEQUENCE SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO PREPARATION OF THE REINFORCEMENT SHOP DRAWINGS. CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS EXCEPT WHERE SHOWN OR NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN CONCRETE BEAMS/GRADE BEAMS SHALL BE MADE AT MIDSPAN OR AT POINTS OF MINIMUM SHEAR, UNLESS NOTED OTHERWISE.
11. SPACING OF CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE SHALL BE AS FOLLOWS:  
A) FOOTINGS AND WALLS MAX LENGTH 40'-0" NOR 15'-0" FROM ANY CORNER\*\*  
B) SLABS ON GRADE SEE FOUNDATION PLAN  
\*\* EXCEED ONLY WHERE INTERMEDIATE CONSTRUCTION JOINTS ARE PROVIDED. MINIMUM OF 72 HOURS SHALL ELAPSE BETWEEN ADJACENT CONCRETE PLACEMENTS.
12. ANCHOR RODS SHALL BE HEADED RODS CONFORMING TO ASTM F1554, GRADE 36 KSI WELDED STEEL, UNLESS NOTED OTHERWISE ON DRAWINGS. ANCHOR RODS THAT ARE TO BE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED.
13. ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "3-STAR" 5000-PSI NON-SHRINK GROUT BY U.S. GROUT CORP.
14. SLAB THICKNESSES INDICATED ON THE DRAWINGS ARE MINIMUMS. PROVIDE SUFFICIENT CONCRETE TO ACCOUNT FOR STRUCTURE DEFLECTION, SUBGRADE FLUCTUATIONS, AND TO OBTAIN THE SPECIFIED SLAB ELEVATION AT THE FINISHNESS AND LEVELNESS INDICATED.

**TIMBER NOTES**

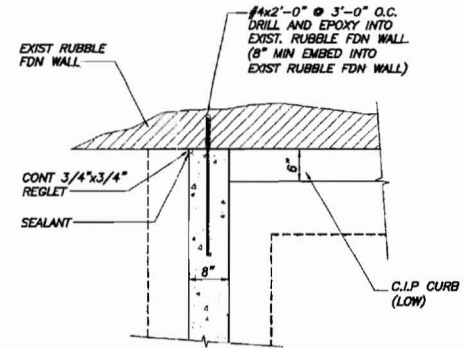
1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL - LATEST EDITION, AND THE AF & PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2001 EDITION.
2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED. MINIMUM GRADE NO1/NO2 SPRUCE-PIKE-FIR KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. PRESSURE TREATED LUMBER SHALL BE USED FOR SILL MEMBERS, EXTERIOR EXPOSURE OR WHERE SHOWN ON THE DRAWINGS. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH ACQ TO 0.4 #/CF IN ACCORDANCE WITH AWPAC 0-18. ACQA IS STRICTLY PROHIBITED.
4. ALL ROOF AND WALL SHEATHING SHALL BE APA PERFORMANCE-RATED. PROVIDE 5/8" THICK CD-X ROOF SHEATHING AND 1/2" THICK WALL SHEATHING (U.L.O.). SHEATHING SHALL BE NAILED TO THE FRAMING AS FOLLOWS, U.L.O.:  
**TYPICAL PANEL FASTENING (U.L.O.)**  
A. ROOFS: 8d NAILS AT 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.  
B. WALLS: 8d NAILS AT 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.
5. ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (FASTENING IN EACH FLY):  
BEAM DEPTH - 2 ROWS OF 16d NAILS AT 12" O.C., STAGGERED
6. FASTENING NOT SPECIFIED SHALL CONFORM WITH IRC (2003) TABLE 2304.9.1
7. ALL TIMBER CONNECTION HARDWARE (JOIST HANGERS, POST BASES, SHEARWALL HOLDINGS, ETC) SHALL BE AS INDICATED ON THE DRAWINGS AND MANUFACTURED BY SIMPSON STRONG-TIE. ALL CONNECTION HARDWARE SHALL BE HOT-DIPPED GALVANIZED G-90 (MIN.). CONNECTION HARDWARE USED IN CONTACT WITH PRESERVATIVE TREATMENT SHALL BE GALVANIZED G185 (ZMAX) OR STAINLESS STEEL. USE FASTENERS & HANGERS OF SAME MATERIAL & COATING. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.
8. FASTENERS USED IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED (ASTM A153), STAINLESS STEEL, OR OTHER FINISH AS APPROVED BY THE ENGINEER.



**BASEMENT LEVEL & FOUNDATION PLAN**  
1/4"=1'-0"

**FIRST FL**  
1/4"=1'-0"

NOTE: REF EXIST

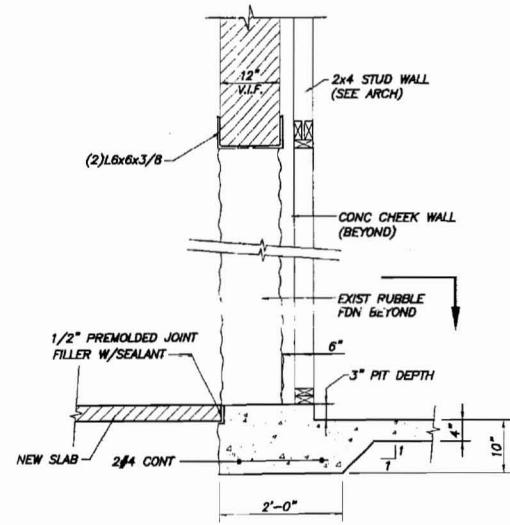


**DETAIL**  
3/4"=1'-0"

BLOCKING (TYP)

SIMPSON H2.5 AT EA RAFTER

1/2" EXT WALL SHEATHING



**SECTION**  
3/4"=1'-0"

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