

GENERAL NOTES

1. THE FOLLOWING NOTES ARE INTENDED TO BE USED AS OUTLINED SPECIFICATIONS FOR THIS PROJECT. THE REFERENCED STANDARDS ARE CONSIDERED TO BE PART OF THE WORK.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF 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. 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.
5. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE ENGINEER.
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: BOCA NATIONAL BUILDING CODE (1999)
ASCE 7-95 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. DESIGN LIVE LOADS: FLOORS
TYP SUPPORTED FLOOR: 50 PSF
3. DESIGN LIVE LOADS: ROOF
GROUND SNOW LOAD (PG): 60 PSF
SNOW EXPOSURE FACTOR (CE): 0.7
SNOW LOAD IMPORTANCE FACTOR (I): 1.0
FLAT ROOF SNOW LOAD (PF): 42 PSF + DRIFT

FOUNDATION NOTES (SOIL SUPPORTED)

1. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE UNDISTURBED NATIVE SOILS.
2. PRESUMPTIVE BEARING CAPACITY 3,000 PSF.
3. COMPACTED STRUCTURAL FILL ADJACENT TO FOUNDATION WALLS SHALL BE A CLEAN SANDY GRAVEL OR GRAVELLY SAND. COMPACT FILL TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557. HAND OPERATED EQUIPMENT SHALL BE USED FOR COMPACTION ADJACENT TO FOUNDATION WALL.
4. PROVIDE 4-INCH PERFORATED PVC EXTERIOR FOUNDATION DRAINPIPE WHERE SHOWN ON THE DRAWINGS. PROVIDE POSITIVE GRAVITY FLOW TO OUTLET.
5. 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.
6. SLOPE FOOTING EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFETY OR PROVIDE SHEETING OR SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS.

CONCRETE NOTES

1. CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 - 95)," AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-96)." THESE PUBLICATIONS ARE AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
2. CONCRETE MIX DESIGN:
FOOTINGS AND INTERIOR SLABS:
A. STRENGTH: 3000 PSI @28 DAYS
B. AGGREGATE: 3/4"
C. W/C RATIO: 0.55 MAX
D. ENTRAPPED AIR: 3% MAX, 1% MIN
E. SLUMP: 4" MAX
EXTERIOR TOPPING SLABS
A. STRENGTH: 4000PSI @28 DAYS
B. AGGREGATE: 3/4"
C. W/C RATIO: 0.45 MAX
D. ENTRAINED AIR: 8% MAX, 4% MIN
E. SLUMP: 4" MAX
A. ADD AIR ENTRAINING ADMIXTURE AT MANUFACTURER'S PRESCRIBED RATE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING THE ABOVE NOTED AIR CONTENTS.
B. ADDITIONAL SLUMP MAY BE ACHIEVED BY THE ADDITION OF A MIDRANGE OR HIGH RANGE WATER REDUCING ADMIXTURE. MAXIMUM SLUMP AFTER ADDITION OF ADMIXTURE SHALL BE 8 INCHES.
3. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
4. 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.
5. FIBER REINFORCEMENT SHALL BE TYPE III SYNTHETIC VIRGIN HOMOPOLYMER POLYPROPYLENE FIBERS CONFORMING TO ASTM C1116.
6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
7. ANCHOR BOLTS SHALL BE FIELD DRILLED EPOXY BOLTS WITH THREADED ROD COMPONENTS CONFORMING TO ASTM A36 UNLESS NOTED OTHERWISE ON DRAWINGS.
8. ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "5-STAR" 5000-PSI NON-SHRINK GROUT BY U.S. GROUT CORP.

MASONRY NOTES

1. ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.1-95.
2. ALL CONCRETE MASONRY UNITS SHALL BE ASTM C90 GRADE N, TYPE I STANDARD WEIGHT BLOCKS INCLUDING STRETCHERS AND CORNER BLOCKS. MINIMUM PRISM STRENGTH OF BLOCK SHALL BE F'M = 1500 PSI IN 28 DAYS. MATCH EXISTING EXTERIOR FINISH WITH NEW BLOCKS, UNO.
3. MORTAR SHALL CONFORM TO ASTM SPECIFICATION C270, TYPE M OR S
4. GROUT SHALL CONFORM TO ASTM-C476
5. REINFORCING SHALL BE BILLET STEEL CONFORMING TO ASTM A615, GRADE 60
6. HORIZONTAL JOINT REINFORCING SHALL BE DUR-O-WAL TRUSS DESIGN, STANDARD CLASS MILL GALVANIZED WITH 3/16" DIAMETER SIDE RODS AND 9 GAUGE CROSS TIES, UNO. REINFORCING SHALL BE PLACED IN MASONRY WALLS AT EVERY SECOND BLOCK COURSE.
7. REPLACEMENT CONCRETE MASONRY UNITS SHALL BE TOOTHED INTO EXISTING CMU TO CREATE A RUNNING BOND UNLESS OTHERWISE NOTED. PROVIDE FULL MORTAR COVERAGE ON ALL WEBS AND FACE SHELLS. PROVIDE CORNER BLOCKS AND END BLOCKS TO FINISH ALL 90 DEGREE CORNERS AND OPENINGS WHERE SHOWN ON A- AND/OR S- DRAWINGS.
8. ALL NEW WALL PENETRATIONS SHALL RECEIVE A LINTEL AS SCHEDULED. SOME EXISTING LINTELS ARE TO BE REPLACED, SEE SCHEDULES & PLANS FOR ADDITIONAL REQUIREMENTS.
9. STANDARD LAP LENGTH OF GRADE 60 MASONRY REINFORCING BARS SHALL BE 48 BAR DIAMETERS.
10. GROUT CELLS BELOW NEW BEAM BEARINGS AS SHOWN ON DRAWINGS.
11. FIELD PENETRATIONS THROUGH BLOCK WALLS SHALL NOT BE MADE THROUGH BOND BEAMS, LINTELS OR GROUTED CELLS.
12. CAULKING SHALL BE A ONE-COMPONENT NON SAG "HORNFLEX" POLYSULFIDE POLYMER SEALANT (TT-S-0023-C) AS MANUFACTURED BY W.R. GRACE, OR APPROVED EQUAL APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
13. EXTERIOR BLOCK SURFACES SHALL BE CLEANED/STRIPED TO SOLID MATERIAL, PRIMED AND PAINTED PER THE SPECIFICATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS.

TIMBER NOTES

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL - LATEST EDITION, AND THE NF&PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2001 EDITION.
2. NEW INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED. MINIMUM GRADE NO1/NO2 SPRUCE-PINE-FIR KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. ENGINEERED WOOD PRODUCTS SHALL BE AS SPECIFIED ON THE DRAWINGS. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES. MANUFACTURER AND PRODUCT SHALL BE:

TRUSS-JOIST

I-JOIST (TJI), PARALLAM (PSL), MICROLAM (LVL), TIMBERSTRAND (LSL)

BOISE

I-JOIST (BC), VERSALAM (VL)

4. 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 CCA OR ACQ TO 0.4 #/CF IN ACCORDANCE WITH AWPA C-18.
5. ALL ROOF AND WALL SHEATHING FOR THE LOADING DOCK ADDITION SHALL BE APA PERFORMANCE-RATED. PROVIDE 5/8" THICK CD-X ROOF SHEATHING AND 7/16" THICK OSB WALL SHEATHING (U.N.O.). SHEATHING SHALL BE NAILED TO THE FRAMING AS FOLLOWS:

TYPICAL PANEL FASTENING (U.N.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.

6. FLOOR SHEATHING SHALL BE 3/4", APA RATED TONGUE & GROOVE PLYWOOD PANELS GLUE/SCREW TO FLOOR FRAMING AT 8" ON CENTER WITH 2" #8 WOOD SCREW WITH SELF-COUNTERSINKING HEAD.
7. ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (FASTENING IN EACH PLY):

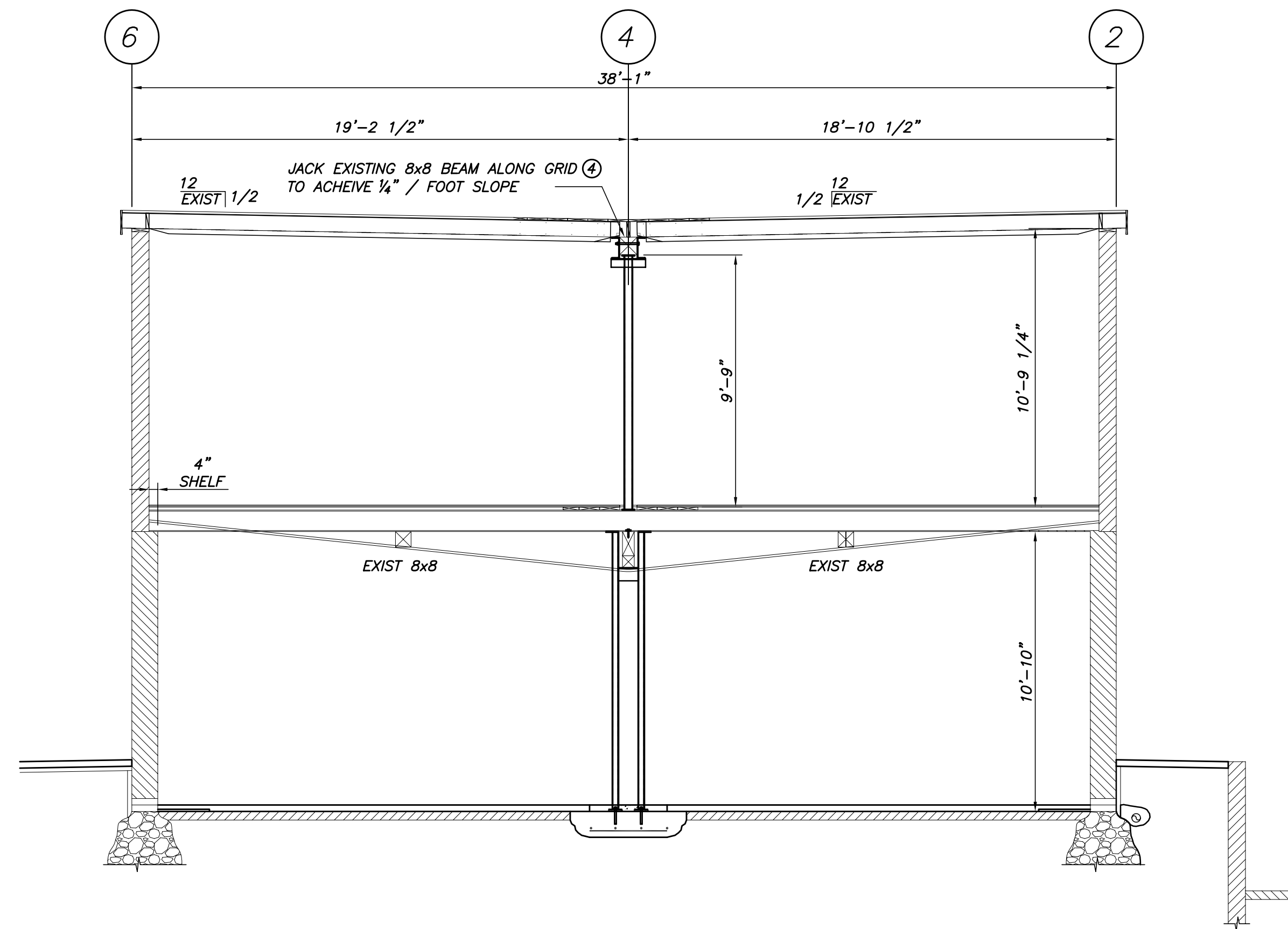
UNIFORMLY LOADED BEAMS:

BEAM DEPTH <16" - 2 ROWS OF 16d NAILS AT 12" O.C., STAGGERED
BEAM DEPTH >=16" - 3 ROWS OF 16d NAILS AT 12" O.C., STAGGERED
NOTE: SIDE LOADED BEAMS REQUIRE ADDITIONAL FASTENING. SEE DETAILS.

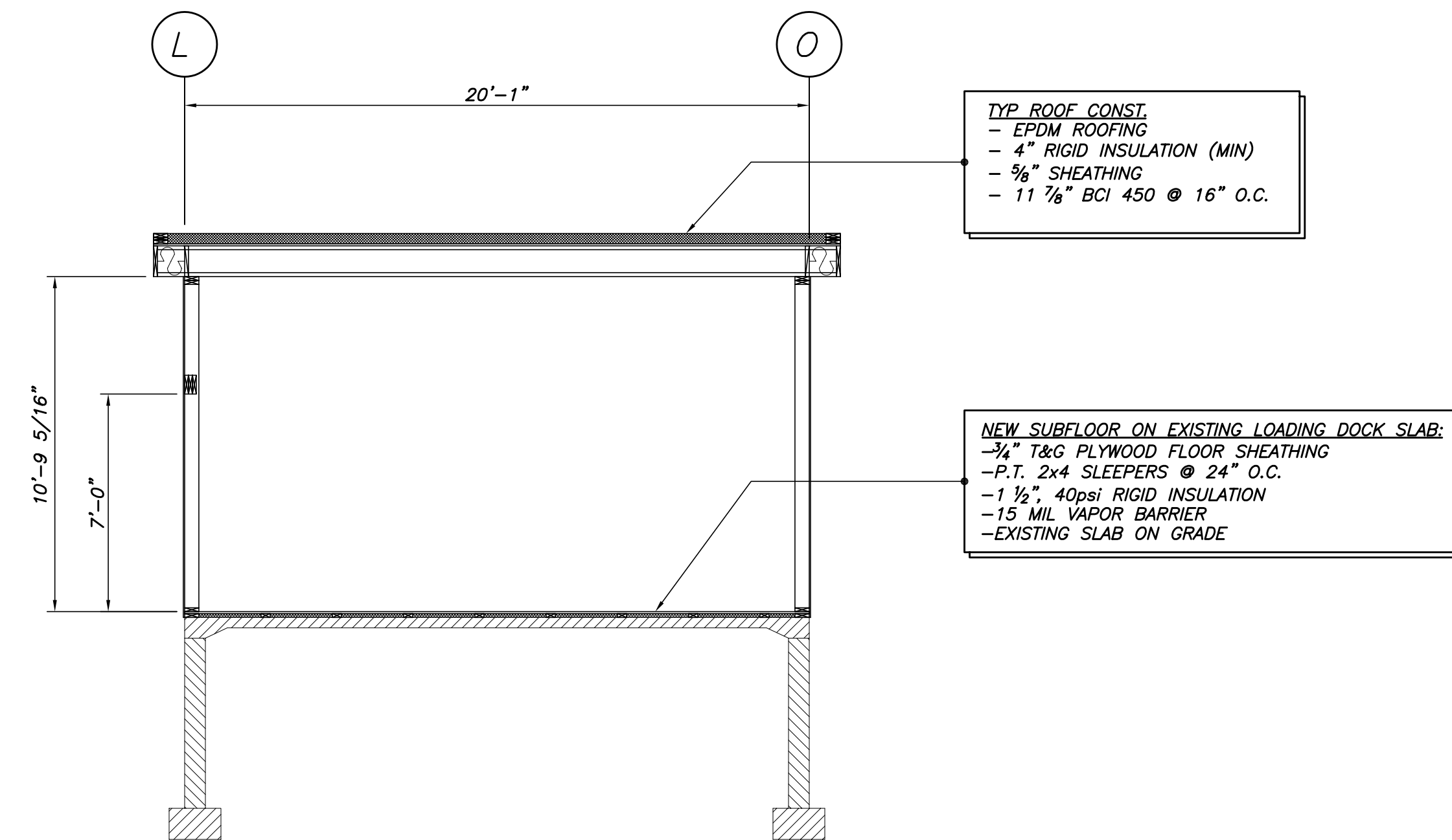
COLUMNS:

2-10d NAILS AT 12" O.C.

8. FASTENING NOT SPECIFIED SHALL CONFORM WITH BOCA TABLE 2305.2
9. ALL TIMBER CONNECTION HARDWARE (JOIST HANGERS, POST BASES, SHEARWALL HOLDOWNS, ETC) SHALL BE AS INDICATED ON THE DRAWINGS AND MANUFACTURED BY SIMPSON STRONG-TIE. ALL CONNECTION HARDWARE SHALL BE HOT-DIPPED GALVANIZED G-60 (U.N.O.). CONNECTION HARDWARE USED IN CONJUNCTION WITH PRESERVATIVE TREATMENT SHALL 2-MAX GALVANIZED. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.



BUILDING SECTION 1
1/4"=1'-0"
S3, S4



BUILDING SECTION 2
1/4"=1'-0"
S3, S4

APPROV	DESCRIPTION	DATE	REV. NO.	DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:	NOTED	DATE:
				EAP	MC	PBB			03/26/03

PROJECT: 75 YORK STREET
PROFESSIONAL OFFICES
PORTLAND, MAINE
GENERAL NOTES
BUILDING SECTIONS

NOT FOR CONSTRUCTION
ISSUED FOR PRICING
3/26/2003

DRAWING NO. S1