

GENERAL NOTES

- 1. THE NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS...
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS...
3. ALL DIMENSIONS, EXISTING CONDITIONS, AND AS-BUILT CONDITIONS MUST BE VERIFIED IN THE FIELD...
4. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE 5- DRAWINGS IS COMPLETED...
5. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE STRUCTURAL ENGINEER...
6. PROVIDE AND INSTALL NECESSARY MATERIAL TO CONNECT ELEVATOR SUPPORT BEAMS AND GUIDE RAILS...
7. THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR ALL PARTS OF THE WORK INCLUDING DESCRIPTION OF SHORING AND CONSTRUCTION METHODS AND SEQUENCING...
8. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED...
9. IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2006 EDITION, SECTION 1704.1), A STATEMENT OF SPECIAL INSPECTIONS IS REQUIRED AS A CONDITION FOR PERMIT ISSUANCE...
10. REFERENCE THE PROJECT SPECIFICATIONS FOR ALL TESTING REQUIREMENTS.

DESIGN LOADS

- 1. BUILDING CODE: INTERNATIONAL BUILDING CODE, 2006 EDITION ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. DESIGN FLOOR LIVE LOADS: OFFICES: 50 PSF + 15 PSF PARTITION ALLOWANCE CORRIDORS ABOVE THE FIRST FLOOR: 80 PSF STAIRS: 100 PSF LOBBIES AND CORRIDORS AT FIRST FLOOR: 100 PSF
3. DESIGN ROOF SNOW LOAD: GROUND SNOW LOAD (Pg): 60 PSF SNOW EXPOSURE FACTOR (Ce): 0.9 SNOW LOAD IMPORTANCE FACTOR (Is): 1.0 SNOW LOAD THERMAL FACTOR (Ct): 1.1 FLAT ROOF SNOW LOAD (Pf): 42 PSF + DRIFT
4. DESIGN WIND LOAD: BASIC WIND SPEED: 100 MPH WIND LOAD IMPORTANCE FACTOR (Iw): 1.0 WIND EXPOSURE: C INTERNAL PRESSURE COEFFICIENT: +/-0.18 COMPONENTS & CLADDING PER ASCE 7-05
5. DESIGN SEISMIC LOADS: LATERAL FORCE RESISTING SYSTEM IS EXISTING PLAIN MASONRY SHEARWALLS. SEISMIC UPGRADE OF THE STRUCTURE IS NOT REQUIRED... PER CITY OF PORTLAND (AM) AUTHORIZATION, SOUTHEAST WALL PERMITTED TO BE ALTERED AND REINFORCED TO MEET 2006 IBC WITHOUT UPGRADING REMAINDER OF STRUCTURE...

CONCRETE NOTES

- 1. CONCRETE WORK SHALL CONFORM TO "ACI MANUAL OF CONCRETE PRACTICE", LATEST EDITION...
2. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, U.N.O. EXTERIOR SLAB ON-GRADE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI...
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...
6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND BE PROVIDED IN FLAT SHEETS.
7. FIBER REINFORCEMENT SHALL BE TYPE III SYNTHETIC VIRGIN HOMOPOLYMER POLYPROPYLENE FIBERS CONFORMING TO ASTM C1116.
8. 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, 5/8" DIAMETER WIRE AND SMALLER, 1.5" #6 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"
9. REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS...
10. WELDING OF REINFORCEMENT IS NOT PERMITTED
11. FOR ALL OPENINGS IN CONCRETE WALLS AND SLABS, PROVIDE SUPPLEMENTAL REINFORCING AROUND OPENING AS SHOWN ON THE CONTRACT DOCUMENTS...
12. CONSTRUCTION JOINTS ARE SHOWN ON DRAWINGS ARE MANDATORY...
13. 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 CON GRADE SEE FOUNDATION PLAN
14. ANCHOR RODS SHALL BE HEADED RODS CONFORMING TO ASTM F1554, GRADE 36 KSI WELDABLE STEEL...
15. ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "5-STAR" 5000-PSI NON-SHRINK GROUT BY U.S. GROUT CORP.
16. SLAB THICKNESSES INDICATED ON THE DRAWINGS ARE MINIMUMS...
17. INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO THE SCHEDULED CONCRETE PLACEMENT...
18. ALL ITEMS TO BE EMBEDDED INTO CONCRETE SHALL BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE...
\*\* EXCEED ONLY WHERE INTERMEDIATE CONTRACTION JOINTS ARE PROVIDED...

METAL DECK

- 1. THE METAL FLOOR DECK SHALL BE FORMED OF STEEL SHEETS CONFORMING TO ASTM STANDARD A611.
2. ROOF DECK SHALL BE AS NOTED ON THE DRAWINGS (OR EQUIVALENT).
3. FOR DECK ATTACHMENTS, PENETRATIONS AND ACCESSORIES REFER TO SPECIFICATIONS.

FOUNDATION NOTES (SOIL SUPPORTED)

- 1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH A REPORT ENTITLED "GEO-TECHNICAL ENGINEERING SERVICES, PROPOSED BUILDING RENOVATIONS, 298 COMMERCIAL STREET, PORTLAND, MAINE", DATED 08/06/2010, AND SUPPLEMENTAL LETTER DATED 09/15/2010 PREPARED BY S.W. COLE ENGINEERING, INC.
2. FOUNDATION DESIGN IS BASED ON DEEP FOUNDATIONS BEARING ON BEDROCK PER THE REQUIREMENTS OF THE GEO-TECHNICAL REPORT...
3. EXTEND BOTTOM OF EXTERIOR FOOTINGS AT LEAST 4.5 FEET BELOW THE FINAL EXTERIOR GRADE FOR PROTECTION AGAINST FROST.
4. REFERENCE THE GEO-TECHNICAL REPORT FOR ALL EXCAVATION, BACKFILL, COMPACTION, CONSTRUCTION Dewatering AND PERMANENT DRAINAGE REQUIREMENTS.
5. SOILS EXPOSED AT THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION...
6. EXCAVATIONS FOR BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS...
STRUCTURAL STEEL NOTES
1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN FABRICATIONS, AND ERECTION OF STRUCTURAL STEEL" LATEST EDITION...
2. STRUCTURAL STEEL: STEEL PLATES, SHAPES, AND BARS, CONFORM TO ASTM A36 UNLESS NOTED OTHER WISE (U.N.O.)...
3. STRUCTURAL TUBING: CONFORM TO ASTM A500 GRADE B46 KSI.
4. FIELD CONNECTIONS SHALL BE BOLTED USING ASTM A325M HIGH STRENGTH BOLTS (U.N.O.) EXCEPT WHERE SLIP CRITICAL CONNECTIONS ARE REQUIRED.
5. WHERE WELDING IS INDICATED, ALL WELDING SHALL CONFORM TO AWS D1.1-LATEST EDITION...
6. SEE CONCRETE NOTES AND DRAWINGS FOR ANCHOR BOLT INFORMATION, TYP.
7. PROVIDE 3/8" MINIMUM STIFFENER PLATES EACH SIDE OF BEAM WEB AT BEAMS FRAMING OVER COLUMNS AND AT BEAMS SUPPORTING COLUMNS ABOVE.
8. PROVIDE 1/2" THICK LEVELING PLATE UNDER ALL COLUMN BASE PLATES UNLESS OTHERWISE NOTED...
9. PROVIDE ALL MISCELLANEOUS ANGLES, PLATES, ANCHOR BLOTS ETC., SHOWN ON ARCHITECTURAL DRAWINGS FOR SUPPORT OF BLOCKING, PARAPETS, FINISHES, ETC. COORDINATE WITH MISCELLANEOUS METAL FABRICATOR TO ENSURE COMPLETE COVERAGE OF ALL ITEMS.
10. PROVIDE L 4 x 4 x 1/4 SLAB SUPPORT ANGLE AS REQUIRED AT COLUMNS WHERE STRUCTURAL MEMBERS DO NOT FRAME IN AT ALL FOUR SIDES.

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LOOSE LINTELS

- 1. THE FOLLOWING LOOSE LINTELS SHALL BE USED FOR BRICK MASONRY OPENINGS, U.N.O. ON DRAWINGS:
MASONRY OPENING LINTEL SIZE
UP TO 3'-0" L 3 1/2 x 3 1/2 x 5/16
3'-1" TO 4'-6" L 4 x 3 1/2 x 5/16 (LLV)
4'-7" TO 6'-0" L 5 x 3 1/2 x 5/16 (LLV)
6'-1" TO 8'-0" L 6 x 3 1/2 x 5/16 (LLV)
8'-1" TO 9'-6" L 6 x 4 x 3/8 (LLV)
2. PROVIDE ONE ANGLE FOR EACH 4" WALL THICKNESS FOR 6" WALL THICKNESS...
3. PROVIDE 8" OF BEARING AT EACH END OF ALL LINTELS.
4. ALL EXTERIOR LINTELS SHALL BE HOT-DIPPED GALVANIZED.

TIMBER NOTES

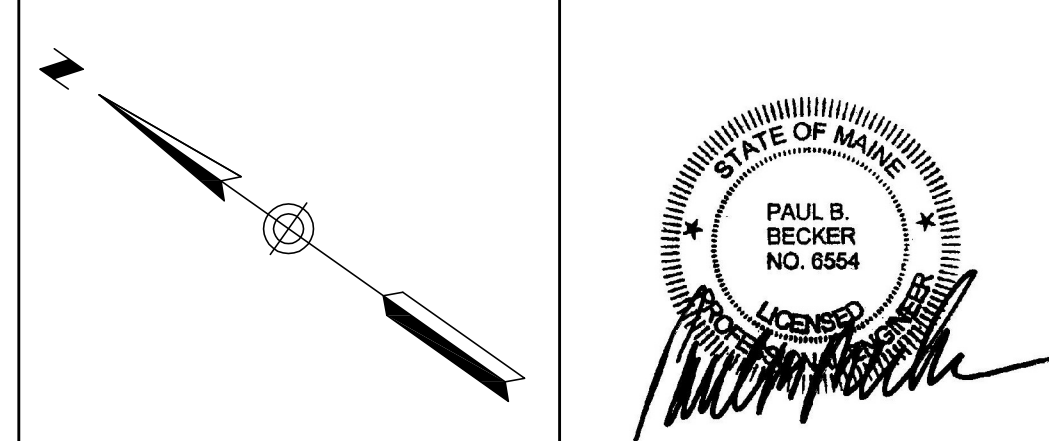
- 1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL - LATEST EDITION, AND THE AF & PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) LATEST EDITION.
2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISIONALLY GRADED...
3. ENGINEERED WOOD PRODUCTS SHALL BE AS SPECIFIED ON THE DRAWINGS...
L-LEVEL: I-JOIST (IJJ), PARALLAM (PSL), MICROLAM (LVL), TIMBERSTRAND (LSL)
BOISE: I-JOIST (BOJ), VERSALAM (LVL)
4. PRESSURE TREATED LUMBER SHALL BE USED FOR SILL MEMBERS, EXTERIOR EXPOSURE, OR WHERE SHOWN ON THE DRAWINGS...
5. ALL ROOF AND WALL SHEATHING SHALL BE APA PERFORMANCE-RATED...
6. FLOOR SHEATHING SHALL BE 3/4" APA RATED TONGUE AND GROOVE PANELS...
7. ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS...
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 6" O.C.
8. FASTENING NOT SPECIFIED SHALL CONFORM WITH IBC TABLE 2304.9.1...
6d: 2" LONG BY 0.113" DIAMETER SHANK WITH 0.266" DIAMETER HEAD
8d: 2 1/2" LONG BY 0.131" DIAMETER SHANK WITH 0.281" DIAMETER HEAD
10d: 3" LONG BY 0.148" DIAMETER SHANK WITH 0.312" DIAMETER HEAD
12d: 3 1/2" LONG BY 0.148" DIAMETER SHANK WITH 0.312" DIAMETER HEAD
16d: 3 1/2" LONG BY 0.162" DIAMETER SHANK WITH 0.344" DIAMETER HEAD
20d: 4" LONG BY 0.192" DIAMETER SHANK WITH 0.406" DIAMETER HEAD
30d: 4 1/2" LONG BY 0.207" DIAMETER SHANK WITH 0.438" DIAMETER HEAD
9. ALL TIMBER CONNECTION HARDWARE (JOIST HANGERS, POST BASES, SHEARWALL HOLDOWNS, ETC) SHALL BE AS INDICATED ON THE DRAWINGS...
10. FASTENERS USED IN CONJUNCTION WITH PT LUMBER, BUT NOT AT TIMBER CONNECTION HARDWARE REFERENCED IN NOTE ABOVE, SHALL BE POST HOT-DIPPED GALVANIZED (ASTM A153).

MASONRY NOTES

- 1. ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.1, LATEST EDITION.
2. ALL CONCRETE MASONRY UNITS SHALL BE ASTM C90 GRADE N, TYPE I STANDARD WEIGHT BLOCKS INCLUDING STRETCHERS AND CORNER BLOCKS...
3. MORTAR SHALL CONFORM TO ASTM SPECIFICATION C270, TYPE M OR S
4. GROUT SHALL CONFORM TO ASTM-C476
5. REINFORCING FOR BOND BEAMS, LINTEL BLOCKS AND VERTICAL WALL REINFORCING SHALL BE BILLET STEEL CONFORMING TO ASTM A615, GRADE 60
6. HORIZONTAL JOINT REINFORCING SHALL BE DUR-O-WAL TRUSS DESIGN...
7. CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND...
8. PROVIDE LINTELS AT WALL PENETRATIONS AS SHOWN IN THE LINTEL SCHEDULE.
9. STANDARD LAP LENGTH OF GRADE 60 MASONRY REINFORCING BARS SHALL BE 48 BAR DIAMETERS...
10. CELLS TO BE GROUTED SHALL BE 2-CELL BLOCK ALIGN CELLS TO MAINTAIN A CLEAR UNOBSTRUCTED, CONTINUOUS VERTICAL CHASE...
11. FIELD PENETRATIONS THROUGH BLOCK WALLS SHALL NOT BE MADE THROUGH BOND BEAMS, LINTELS OR GROUTED CELLS.

ABBREVIATIONS table with columns for symbol, description, and units. Includes entries for A.B. ANCHOR BOLT, ACI AGGREGATE, ALTERNATE, APPROX APPROXIMATE, A.R. ANCHOR ROD, ARCH ARCHITECTURAL, BCX BOTTOM CHORD EXTENSION, BM BEAM, BIT BITUMINOUS BUILDING, BLDG BOTTOM OF/ BY OTHERS, BOT BOTTOM, B.P. BASE PLATE, BRG BRASS, B.S. BOTH SIDES, BTWN BETWEEN, C CHANNEL, CEM BD CEMENT BOARD, C.I.P. CAST IN PLACE, C.J. CONTRACTION/CONST. JOINT, CLR CENTER LINE, CLR CLEAR, CONC CONCRETE, CONT CONTINUOUS, DIA DIAMETER, DBL DOUBLE, DL DEAL LOAD, DTL DETAIL, DWG DRAWING, DWL DOWEL(S), EA EACH, E.F. EACH FACE, E.J. EXPANSION JOINT, EL/ELEV ELEVATION, ELEC ELECTRICAL, EMBD EMBEDMENT, ES EACH SIDE, EQ EQUAL, E.W. EACH WAY, E.W.B. EACH WAY BOTTOM, EXST EXISTING, EXT EXTERIOR, F.D. FLOOR DRAIN, FIN. FL. FINISH FLOOR, F.F. FINISH FLOOR/ FAR FACE, F.B.O. FINISHED BY OTHERS, FB FLAT BAR, F.F.E. FINISH FLOOR ELEVATION, F.O.E. FACE OF BRICK, F.O.F. FACE OF CONCRETE, F.S. FAR SIDE, FTG FOOTING, G GAGE/GAUGE, GALV GALVANIZED, GC GENERAL CONTRACTOR, GWB GYPSUM WALL BOARD, H.D. HOLDDOWN, H.D.GALV HOT DIPPED GALVANIZED, HORIZ HORIZONTAL, HVAC HEATING VENTILATION & COOLING, HSS HOLLOW STRUCTURAL SHAPE, I.D. INSIDE DIAMETER, INSUL INSULATION, K KIPS (1K=1000LBS), L ANGLE, L.L.BB LONG LEGS BACK TO BACK, LLH LONG LEG HORIZ, LLV LONG LEG VERT, MAX MAXIMUM, MECH MECHANICAL, MANUF MANUFACTURER, MINUM MINIMUM, MISC MISCELLANEOUS, M.O. MASONRY OPENING, N.I.C. NOT IN CONTRACT, N.S. NEAR SIDE, N.T.S. NOT TO SCALE, O.C. ON CENTER, O.D. OUTSIDE DIAMETER, O.F. OUTSIDE FACE, P.A.F. POWDER ACTUATED FASTENER, PL PLATE, PLF POUNDS PER LINEAR FOOT, PSF POUNDS PER SQUARE FOOT, PSI POUNDS PER SQUARE INCH, P.T. PRESSURE TREATED, PVC POLYVINYL CHLORIDE, PWMT PAVEMENT, R RADIUS, R.D. ROOF DRAIN, REINF REINFORCEMENT, REQD REQUIRED, ROUGH OPENING, RTU ROOF TOP UNIT, S.F. SQUARE FOOT, SHT SHEET, SIM SIMILAR, SK SHEAR KEY, S.S. STAINLESS STEEL, SSL SHORT SLOT, STD STANDARD, STRUC STRUCTURAL, STIFF STIFFENER, SW SHEARWALL, T&B TOP AND BOTTOM, TCX TOP CHORD EXTENSION, T.J. TIE JOINT, T.O. TOP OF, T.O.S. TOP OF STEEL etc., TYP TYPICAL, U.N.O. UNLESS NOTED OTHERWISE, VERT VERTICAL, V.I.F. VERIFY IN FIELD, W/ WITH, W WIDE FLANGE, WP WORK POINT, W.W.F. WELDED WIRE FABRIC

NOT FOR CONSTRUCTION PERMIT SET 09/23/10



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Table with columns: REV #, DATE, DESCRIPTION

Renovations To: CUMBERLAND COLD STORAGE BUILDING
Merrill's Wharf, Portland, Maine
GENERAL NOTES
S1.0
9.23.2010