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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 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
2. LIVE LOADS:
   SECOND FLOOR = 40 PSF
3. SNOW LOADS:
   GROUND SNOW LOAD (Pg) = 60x 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) = 15 PSF
   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 C
   RESPONSE MODIFICATION COEFFICIENT (R) = 6.5 (WOOD FRAMED SHEAR WALLS)
   SEISMIC RESPONSE COEFFIENT (Cs) = 0.057

WOOD NOTES:

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH IBC 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	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

LEGEND:

SLOPE DESIGNATION — SLOPE
ELEVATION MARK
ROOF PITCH — 8 / 12
SPAN DIRECTION
SECTION MARK — X/XX — SECTION No. / DWG. WHERE SHOWN

UNDISTURBED EARTH
LEDGE
COMPACTED STRUCTURAL FILL
CONCRETE
GROUT
BRICK
CMU

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JULY 20, 2015

ISAACS RESIDENCE — PORTLAND, MAINE
73 BRACKETT STREET
BUILDING RENOVATION

ISSUED

No.	DESCRIPTION	DR. BY	CKD BY	DATE
A	ISSUED FOR PERMIT	PR	ED	7/21/15

SHEET TITLE:
STRUCTURAL NOTES

DESIGNED:	PR
DRAWN:	PR
DATE:	7/18/15
PROJECT NUMBER:	15-093

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