Date: 09/18/13
Reviewed for Code Compliance
Inspection Services Division
Approved with Conditions

GENERAL STRUCTURAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO:
   - -Maine Uniform Building and Energy Code"MUBEC" consists of the following codes:
     - 2009 International Residential Code (IRC)
     - 2009 International Building Code (IBC)
     - 2009 International Existing Building Code (IEBC)
     - 2009 International Energy Conservation Code (IECC)
   - -ANSI-ASCE 7-05
   - -ACI 318-05 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
   - -ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
   - -AISC STEEL CONSTRUCTION MANUAL 9TH ED ASD
   - -SISI COLD FORMED STEEL DESIGN MANUAL
   - -ANSI-AF&PA NDS-1997
2. ROOF DESIGN LOADS:

ROOF SNOW LOAD	42 PSF
DEAD LOAD	15 PSF

3. WIND LOADS:
   BASED ON WIND SPEED OF 95 MPH, 35 PSF PRIMARY BUILDING FRAME AND COMPONENTS AND CLADDING. 20 PSF NET UPLIFT.
4. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS AND ALSO ANY CONDITIONS THAT PREVENT THE CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS.
5. ALL WORK SHALL BE PERFORMED BY PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE IN THE STATE IN WHICH THE PROJECT IS LOCATED.
6. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, IN ADDITION TO SPECIFICATIONS AND ANY SHOP DRAWINGS PROVIDED BY SUBCONTRACTORS AND SUPPLIERS.

LIFE SAFETY

1. EACH DWELLING UNIT MUST BE EQUIPPED WITH A SMOKE ALARM AND HEAT ALARM.
2. THE COMMON AREAS MUST BE EQUIPPED WITH SMOKE ALARMS. COMMON AREA ALARMS MUST BE TIED INTO A CENTRAL ALARM SYSTEM THAT INCLUDES AUDIBLE ALARM SIGNALING DEVICES IN EACH DWELLING UNIT.
3. A MINIMUM OF ONE-HOUR RATED FIRE SEPARATION MUST EXIST HORIZONTALLY AND VERTICALL BETWEEN INDUVIDUAL DWELLING UNITS & COMMON AREAS AND DWELLING UNITS.
4. PER CHAPTER 43 IN NFPA 101 REHABILITATION TO THIS BUILDING IS CLASSIFIED AS A RENOVATION (43.2.2.1.2). SECTION 43.4 DETAILS REQUIREMENTS OF THE RENOVATION CLASSIFICATION. THIS CLASSIFICAITON DOES NOT HAVE A REQUIREMENT FOR EXTINGUISING SYSTEMS. AS SUCH, THE REHABILITATION OF THIS BUILDING WILL NOT INCLUDE THE INSTALLATION OF A EXTINGUISHING SYSTEM, UNLESS DICATED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION.
5. THERE MAY BE OTHER LIFE SAFETY REQUIREMENTS NOT ADDRESSED ON THESE DESIGN PLANS THAT ARE REQUIRED.

GENERAL STRUCTURAL NOTES CONT.

8. UNLESS OTHERWISE NOTED, DETAILS, SECTIONS, AND NOTES SHOWN ON ANY DRAWING SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
9. THESE DRAWINGS DO NOT SHOW SIZE, LOCATION OR TYPE OF OPENING IN THE FOUNDATION SYSTEM FOR ELECTRICAL, PLUMBING OR MECHANICAL EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THESE ITEMS.
10. ALL SHOP DRAWINGS PROVIDED BY OTHERS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF MATERIAL OR THE PURCHASE OF NON-RETURNABLE STOCK. DIMENSIONAL REVIEW IS THE CONTRACTOR'S RESPONSIBILITY.

WOOD FRAMING NOTES

1. STRUCTURAL LUMBER: No. 2 SPRUCE-PINE-FIR OR BETTER LAMINATED VENEER LUMBER (LVL): EQUIVALENT TO 2.0E S.P. MICRO-LAM BY TRUSS JOIST MACMILLAN.
2. DESIGN CODES:
   A. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE IBC 2009 BUILDING CODE, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
4. FASTENER REQUIREMENTS FOR PLYWOOD ROOF SHEATHING. PROVIDE #8 SCREWS AS FOLLOWS, UNLESS SHOWN OTHERWISE:
   6" O.C.: ALONG ALL PANEL EDGES
   6" O.C.: ALONG INTERMEDIATE MEMBERS
5. ROOF SHEATHING: APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL I OR II RATED SHEATHING, EXPOSURE 1. ROOF: MIN 23/32", SPAN RATING 40/20.

WOOD CLEANING AND SEALING

THE STEPS BELOW ILLUSTRATE COMMONLY RECOGNIZED INDUSTRY STANDARDS OF PRACTICE FOR CLEANING AND TREATING SMOKE AND SOOT DAMAGE WOOD ELEMENTS

1. CLEANING AND SEALING THE WOOD FRAMING OF SMOKE AND SOOT SHALL BE CONDUCTED IN ACCORDANCE WITH IICRC S520.
2. REMOVE ALL SOOT AND WATER CONTAMINATED INSULATION AND FINISHES FROM THE INTERIOR TO EXPOSE THE UNDERLYING WOOD FRAMED STRUCTURE.
3. AFTER WALL STUDS AND FRAMING ARE EXPOSED FROM THE INTERIOR, DRY ICE BLAST OR USE OTHER ACCEPTABLE CLEANING METHODS ON THE FRAMING AND BASEMENT WALLS TO REMOVE SURFACE AND EMBEDDED SOOT AND SMOKE PARTICLES.
4. MULTIPLE PASSES AND RE-CLEANING ATTEMPTS MAY BE REQUIRED TO ADEQUATELY REMOVE CONTAMINANTS.
5. AFTER CLEAN AND DRY, HEAVY-VAC (DISCHARGE TO EXTERIOR) THEN HEPA-VAC SURFACES.
6. USE BIO-REMEDIATION CLEANING AGENT TO DENATURE ANY REMAINING MICROBIAL GROWTH (USUALLY CAUSED BY FIRE SUPPRESSION WATER).
7. IF FRAMING IS SEVERELY FIRE DAMAGED, STRUCTURALLY COMPROMISED, AND/OR TOO CONTAMINATED TO ECONOMICALLY CLEAN AND REUSE, THEN REMOVE AND REPLACE. ENGINEER TO FIELD DETERMINE AFTER FULLY EXPOSED.
8. POST-TREAT SEAL WITH SEALING AGENT SUCH AS BIN BY RUST-OLEUM OR EQUAL.
9. AS A SECONDARY PRECAUTION TO HELP CONTROL ODOR AND IMPROVE THERMAL PERFORMANCE APPLY CLOSED-CELL SPRAY-FOAM INSULATION TO THE EXTERIOR WALL ASSEMBLY AND ALONG THE UNDERSIDE OF tHE ROOF FRAMING.

STATE OF MAINE JAMES A. THIBODEAU No. 5795 LICENSED PROFESSIONAL ENGINEER

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PROJECT: **129 GRANT ST.**
PORTLAND, MAINE
FOR: RAS CONSTRUCTION

SHEET TITLE: **NOTES**
ISSUED FOR PERMITTING

REVISIONS

No.	BY	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
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DATE : 9-3-13
SCALE : AS NOTED
DESIGN BY: JAT
DRAWN BY: RC
FILE #: 13229-A101.DWG
PROJECT NUMBER: **13229**
SHEET NO: **C2**