FOUNDATION REPAIRS 256-258 VAUGHAN STREET, PORTLAND, MAINE

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
S-1	GENERAL NOTES
S-2	GROUND FLOOR FRAMING PLAN
S-3	SHORING DETAILS
S-4	WALL CONSTRUCTION DETAILS

GENERAL NOTES

- 1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF
- 2. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT, IF THOSE ELEMENTS ARE CHANGED FROM THOSE METHODS SHOWN ON THE DRAWINGS
- 3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
- 4. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW
- 5. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
- 6. THE INSTALLATION AND OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.
- 7. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND/OR ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ARCHITECT AND/OR ENGINEER.
- 8. DO NOT SCALE FROM THE DRAWINGS.

GENERAL REQUIREMENTS

- 1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.
- 2. CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY, REQUIRE SUBCONTRACTOR ATTENDANCE AS REQUIRED FOR COORDINATION OF SITE ACTIVITIES (i.e. STAIR REBUILDING CARPENTER)
- 3. PROVIDE MATERIAL SUBMITTALS FOR CONCRETE MIX, BLOCK, MORTAR, GROUT, AND VERTICAL AND HORIZONTAL WALL REINFORCEMENT FOR ENGINEER TO REVIEW.
- 4. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ARCHITECT/ENGINEER
- 5. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT, COMPLY WITH MANUFACTURER'S
- 6. SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERCROWDING OF CONSTRUCTION SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.
- 7. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERTIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT
- 8. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA

1. ADDRESSES AND OWNER INFORMATION: 256 VAUGHAN STREET, PORTLAND, MAINE CITY CHART - BLOCK - LOT NUMBER 054 E008 00 BAIRD, ELIZABETH A. 256 VAUGHAN ST. PORTLAND, ME 04102

> 258 VALIGHAN STREET, PORTLAND, MAINE CITY CHART - BLOCK - LOT NUMBER 054 E006 00 COURTOIS, LELAND B, 55 MONTROSE ST. PORTLAND, ME 04103

- 2. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE, 2009 EDITION, WHICH REFERENCES ASCE 7-05, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- 3. DEAD AND LIVE LOADS ARE IN ACCORDANCE WITH THE FOLLOWING CRITERIA: FLOORS: 40 PSELIVELOAD FLOORS: 12 PSF DEAD LOAD ROOF: 12 PSF DEAD LOAD, 46 PSF LIVE LOAD WALLS: 15 PSF PARTITION WALL LOAD x WALL HEIGHT
- 4. SNOW LOAD IS BASED UPON A GROUND SNOW LOAD OF 60 PSF. NET FLAT ROOF SNOW LOAD IS 46.2 PSF.
- 5. WIND LOAD: PER IBC SECTION 1609.0/ASCE 7-05 CHAPTER 6

BASIC WIND SPEED, 3 SECOND GUST 100 mph EXPOSURE CATEGORY BUILDING CLASSIFICATION BASIC WIND PRESSURE 20 psf COMPONENT AND CLADDING PRESSURE 30 psf

CAST-IN-PLACE CONCRETE

- 1. ALL CONCRETE WORK AND REINFORCING BAR DETAILS SHALL CONFORM TO THE
- 2. FOUNDATION CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi.
- 3. SLAB CONCRETE (IF NEEDED) SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. REINFORCE SI AB CONCRETE WITH FIBERMESH AND WITH WIRE REINFORCING IN ACCORDANCE WITH ASTM A185, PROVIDE A 10-MIL POLYETHYLENE VAPOR BARRIER DIRECTLY BELOW ALL SLABS ON GRADE, OVERLAP SEAMS AND TAPE ADJACENT PIECES TO PREVENT MOVEMENT.
- 4. PLACE NO CONCRETE WITHOUT REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS BY THE TOWN OR BY THE ENGINEER
- 5. ALL CONCRETE MATERIALS, REINFORCEMENT, AND FORMS SHALL BE FREE OF FROST
- 6. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR OR OTHER MEANS RECOMMENDED BY
- 7. PROVIDE DIAGONAL REINFORCING BARS AROUND INSIDE CORNERS OF ALL OPENINGS
- 8. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS: CONCRETE CAST AGAINST EARTH OR STONE 3 INCHES FORMED CONCRETE EXPOSED TO EARTH OR WEATHER 11/2 INCHES <#6 BARS 2 INCHES #6 OR GREATER
- 9. CALCIUM CHLORIDE IS PROHIBITED FROM ALL CONCRETE MIXES.
- 10. PLACE WALL CONTROL JOINTS AS SHOWN ON DRAWINGS OR AT A MAXIMUM OF 40 FEET ON CENTER, EXTEND GRADE BEAM REINFORCING THROUGH CONTROL JOINT
- 11. PROVIDE COPIES OF THE CONCRETE BATCH TICKETS TO ENGINEER FOR REVIEW
- 12. REINFORCING BARS SHALL BE GRADE 60.

CONCRETE MASONRY UNITS

- 1. HOLLOW CONCRETE BLOCK UNITS SHALL BE GRADE N. 1.000 psi, MINIMUM, WALL DESIGN STRENGTH, F'm - 1,500 psi
- 2. LAY UNITS IN RUNNING BOND.
- 3. USE TYPE S MORTAR MIX BY PROMASONRY INC. FOR JOINTS AND FOR GROUTING CELLS.
- 4. ROD GROUT IN CELLS IMMEDIATELY AFTER POURING AND AGAIN APPROXIMATELY 5 MINUTES
- 5. PLACE NO GROUT WITHOUT REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS BY THE CITY OF PORTLAND OR BY THE ENGINEER.
- 6. DO NOT PLACE GROUT IN LIFTS EXCEEDING 2'-8" (4 COURSES).
- 7. IN WALL, PROVIDE VERTICAL REINFORCING STEEL AT CENTER OF GROUT, AT CENTER OF
 - A. 1 #5 AT EACH WALL END AND AT EACH CORE WITHIN 16 INCHES OF WALL END.

 - C. 1 #5 AT TOOTHED END OF WALL, CUT PHASE 2 TOOTH BLOCKS VERTICALLY TO ALLOW PHASE 2 BLOCK TO SLIDE INTO PHASE 1 END CELL
- 8. PROVIDE GALVANIZED LADDER TYPE #9 JOINT REINFORCING AT 16" VERTICAL SPACING IN WALL (EVERY OTHER BLOCK COURSE). LAP ALL SHEETS 12' PER DUR-O-WALL
- 9. KEEP MASONRY WALL DAMP ON BOTH SIDES FOR 3 CONSECUTIVE DAYS IMMEDIATELY AFTER PLACEMENT IF TEMPERATURES ARE OR WILL BE ABOVE 80 DEGREES DURING THE DAY.

ROUGH CARPENTRY MATERIALS

1. IT IS NOT ANTICIPATED THAT THERE WILL BE SIGNIFICANT CARPENTRY WORK OTHER THAN SHORING ON THIS PROJECT. IF CARPENTRY WORK IS ENCOUNTERED, DIFFERING LUMBER AND COMPOSITE LUMBER MATERIALS ARE SPECIFIED AT VARIOUS LOCATIONS. MATERIAL GRADES SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:

COMPOSITE LUMBER CONVENTIONAL LUMBER:

PERIMETER SILLS:

PRESSURE-TREATED SOUTHERN YELLOW PINE, SUITABLE FOR GROUND CONTACT (ONLY IF DISCOVERED) SOUTHERN YELLOW PINE NO. 1 GRADING VERSA-LAM BY BOISE-CASCADE, Fb=3,100 psi, F=2000ksi SPF-s NO. 2 OR BETTER FOR STAIR STRINGERS, <16% M.C. PROVIDE 3" TALL PRESSURE-TREATED BEARING PAD FOR FOR BASE OF STRINGERS

- 2. ALL LUMBER AND TIMBER FRAMING MATERIAL SHALL BE STORED IN A PROTECTED, DRY AREA OFF OF THE GROUND AND GROUND FLOOR SURFACES. STORE MATERIAL OUT OF DIRECT SUNLIGHT TO PREVENT DIFFERENTIAL DRYING AND WARPING
- 3. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. ALL HANGERS SHALL BE STAINLESS STEEL, ATTACHED WITH STAINLESS STEEL 10d x 1 1 /2" HANGER NAILS INSTALLED IN PREDRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER.
- 4 IF BEARING WALL SILL ROT IS ENCOUNTERED DURING DEMOLITION, REPLACE SILLS WITH DRY TIMBER AGED TO MATCH. COAT TIMBER WITH BORA-CARE WITH MOLD-CARE WOOD





RESURGENCE NEERING & PRESERVATION, INC

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GENERAL NOTES

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Date: 04/01/15 Issued for:

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