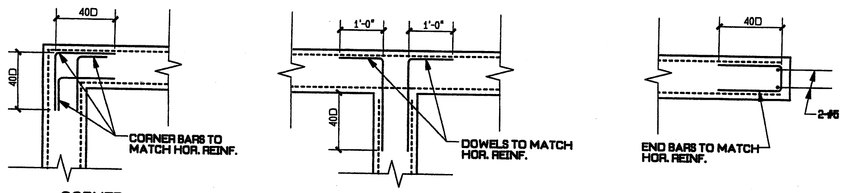
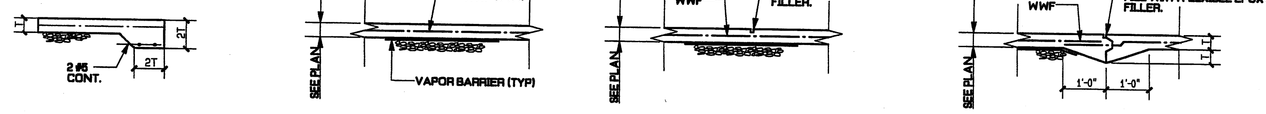


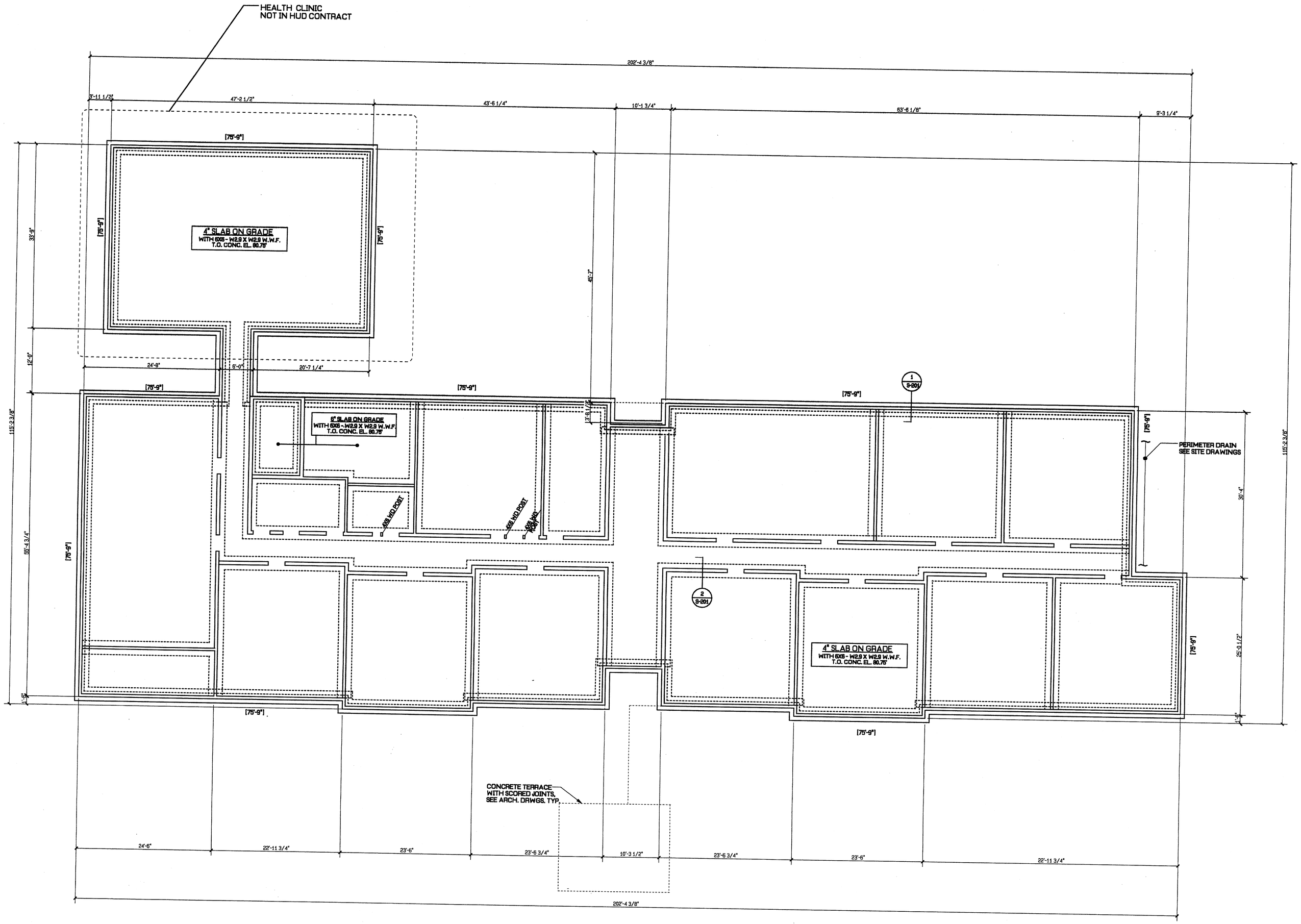
CORNER | INTERSECTION | END

TYPICAL WALL DETAILS
1/2"=1'-0"



THICKEND SLAB AT EDGE | SLAB ON GRADE | CONTROL JOINT | CONSTRUCTION JOINT

TYPICAL SLAB ON GRADE DETAILS
1/2"=1'-0"



NORTH

FIRST FLOOR / FOUNDATION PLAN
SCALE 1/8" = 1'-0" (11 1 BRM UNITS 1 MANAGER'S UNIT)

STRUCTURAL NOTES:
(UNLESS OTHERWISE NOTED ON DRAWINGS OR IN SPECIFICATIONS)

GENERAL

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND SHOP DRAWINGS AND SPECIFICATIONS.
2. ALL EXISTING DIMENSIONS AND CONDITIONS MUST BE VERIFIED OR DETERMINED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
3. SHOP DRAWINGS FOR REINFORCING STEEL, STRUCTURAL STEEL AND WOOD TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED APPROVAL RECEIVED BEFORE FABRICATION CAN PROCEED. ERECTION SHALL BE MADE FROM APPROVED SHOP DRAWINGS ONLY.
4. DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND DETAILS NOT SHOWN.
6. ADD JOISTS AS REQUIRED AT TOILET AREAS (ASSUME 1 PER UNIT)

DESIGN LIVE LOADS .BOCA 1996

1. ROOF: 60 PSF
2. FLOORS: CORRIDORS: 80 PSF
   ROOMS: 60 PSF (40 PSF + 10 PSF PARTITIONS)
   PUBLIC AREAS: 100 PSF
3. WIND LOADING: 90 MPH - EXP. C
4. SEISMIC: S = 1.0 Av = 0.10. As = 0.10

FOUNDATION

1. ALL FOUNDATION CONSTRUCTION SHALL CONFORM TO GEOTECHNICAL REPORT BY HALEY & ALDRICH, SOUTHPORT, ME, DATED 1-30-98
2. THE BOTTOM SURFACE OF ALL SPREAD FOOTINGS SHALL REST ON UNDISTURBED MATERIAL OR COMPACTED STRUCTURAL FILL, WITH AN ALLOWABLE BEARING PRESSURE OF 1.5 TONS PER SQUARE FOOT.
3. THE ESTIMATED ELEVATION OF BOTTOM OF EACH FOOTING IS INDICATED THUS [0'-0"] ON PLAN. BOTTOM OF EACH EXTERIOR FOOTING SHALL BE A MINIMUM OF 5'-0" BELOW FINISH GRADE.
4. NO FOOTING SHALL BE PLACED UNDER WATER OR ON FROZEN GROUND.
5. PROVIDE 6" MINIMUM COMPACTED GRAVEL AND A 6 MIL POLYETHYLENE VAPOR BARRIER UNDER INTERIOR PAVING SLABS.
6. NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS RETAINING EARTH UNLESS WALLS ARE SUFFICIENTLY BRACED TO PREVENT MOVEMENT OR STRUCTURAL DAMAGE.
7. PROVIDE PASSIVE SOILS UNDER SLAB VENTING SYSTEM AND VENT STACKS, CAPPED ABOVE FINISH FLOOR SLAB, PER S.W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT DATED DECEMBER 12, 2003, PAGE 6.
   . PURSUANT TO A POSITIVE GAS TEST WHEN STRUCTURE IS ENCLOSED, RUN INSULATED VENT STACKS THROUGH ATTIC SPACE TO ROOF; AND CAP AND SCREEN TOP OF STACK.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI STANDARD 318 " BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
2. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH AT 28 DAYS OF AT LEAST 3000 PSI, EXCEPT EXTERIOR PAVING WHICH SHALL BE 4000 PSI.
3. ALL REINFORCING BARS SHALL CONFORM TO ASTM A 615 GRADE 60, AND SHALL BE DEFORMED. LAP ALL CONTINUOUS BARS 40 DIAMETERS. PROVIDE MATCHING CORNER AND INTERSECTION BARS.
4. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185. LAP ONE AND ONE-HALF SQUARES AT ALL JOINTS AND TIE AT 3'-0" O.C.
5. CLEAR CONCRETE PROTECTION FOR REINFORCING:
   A. FOOTINGS: 3"
   B. FOUNDATION WALLS: 1-1/2"
   C. SLABS ON GRADE: 1" FROM TOP
6. NO BARS SHALL BE CUT OR OMITTED IN THE FIELD BECAUSE OF SLEEVES, DUCT OPENINGS OR RECESSES. BARS MAY BE MOVED ASIDE WITHOUT CHANGE IN LEVEL, WITH THE APPROVAL OF THE ARCHITECT.
7. NO CHASES, OPENINGS OR SLEEVES SHALL BE INSTALLED IN CONCRETE WITHOUT APPROVAL OF THE ARCHITECT.
8. ALL KEYS SHALL BE 2" X 4" WITH BEVELED SIDES.
9. ALL ANCHOR BOLTS SHALL BE SET BY TEMPLATE.
10. HORIZONTAL CONSTRUCTION JOINTS SHALL BE AS INDICATED ON THE DRAWINGS. VERTICAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ARCHITECT. ALL CONSTRUCTION JOINTS SHALL BE FORMED WITH A STANDARD KEY AND ALL REINFORCING EXTENDED A MINIMUM OF 40 DIAMETERS.
11. DETAILS NOT SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL, LATEST EDITION.
12. ALL FLOOR SLABS SHALL BE POURED TO THE REQUIRED ELEVATION. ALL SLAB THICKNESSES INDICATED ARE MINIMUM.

WOOD

1. ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE NFPA, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT, "DESIGN VALUES FOR WOOD CONSTRUCTION." MAXIMUM MOISTURE CONTENT SHALL BE 15%.
2. ALL ROOF AND FLOOR TRUSSES SHALL CONFORM TO THE LATEST EDITION OF TPI, "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" AND SHALL BE DESIGNED FOR THE LOADINGS INDICATED ON THE DRAWINGS. TOTAL AND LIVE LOAD DEFLECTIONS SHALL BE LIMITED AS FOLLOWS (UNLESS OTHERWISE INDICATED ON THE DRAWINGS):
   LIVE LOAD DEFLECTION: <L/480 (ROOF) <L/480 (FLOOR)
   TOTAL LOAD DEFLECTION: <L/360 (ROOF) <L/360 (FLOOR)
3. SUBMIT COMPLETE SHOP DRAWINGS AND CALCULATIONS FOR ROOF AND FLOOR TRUSSES. CALCULATIONS SHALL BE PREPARED BY AND BEAR THE STAMP OF A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF MAINE.
4. . ALL ROOF AND FLOOR TRUSSES MUST BE SECURELY BRACED BOTH DURING ERECTION AND AS REQUIRED AFTER PERMANENT INSTALLATION.
5. ALL WOOD SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER, INCLUDING JOISTS, RAFTERS, BEAMS, STUDS, POSTS AND PLATES.
6. ALL FOUNDATION SILLS SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
7. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
8. ALL LAMINATED VENEER LUMBER (L.V.L) SHALL BE MICRO-LAM, PARALLAM OR EQUAL.
9. ALL FLUSH FRAMED CONNECTIONS SHALL HAVE BEAM OR JOIST HANGERS.
10. ROOF SHEATHING SHALL BE 5/8" (42/20) EXTERIOR PLYWOOD WITH 10d NAILS 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE "H" CLIPS AT PANEL EDGES WHERE SUPPORT MEMBERS ARE 24" O.C.
11. WALL SHEATHING SHALL BE 5/8" EXTERIOR PLYWOOD WITH 10d NAILS 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
12. FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE, GLUED AND NAILED WITH 10d NAILS AT 6" O.C. AT ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS.
13. ALL PLYWOOD SHALL HAVE STAGGERED JOINTS AND ALL NAILS SHALL BE . THREADED.
14. ALL NAILING SHALL BE IN ACCORDANCE WITH THE BOCA BUILDING CODE, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
15. ALL STUDS SHALL BE BLOCKED AT 4'-0" O.C. MAXIMUM AT SHEATHING JOINTS.

Revisions	No.	Date

Project:

PEAKS ISLAND V.O.A.
SENIOR HOUSING FACILITY
& HEALTH CENTER
H.U.D. Project #024-EE058
Central Avenue
Peaks Island, Maine

Drawing Title

FIRST FLOOR
FOUNDATION PLAN
GENERAL NOTES
DETAILS

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REGISTERED ARCHITECT CONSTANTINE TSOMIDES 5581 STATE OF MAINE

DRAWN BY	JD, SVU
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