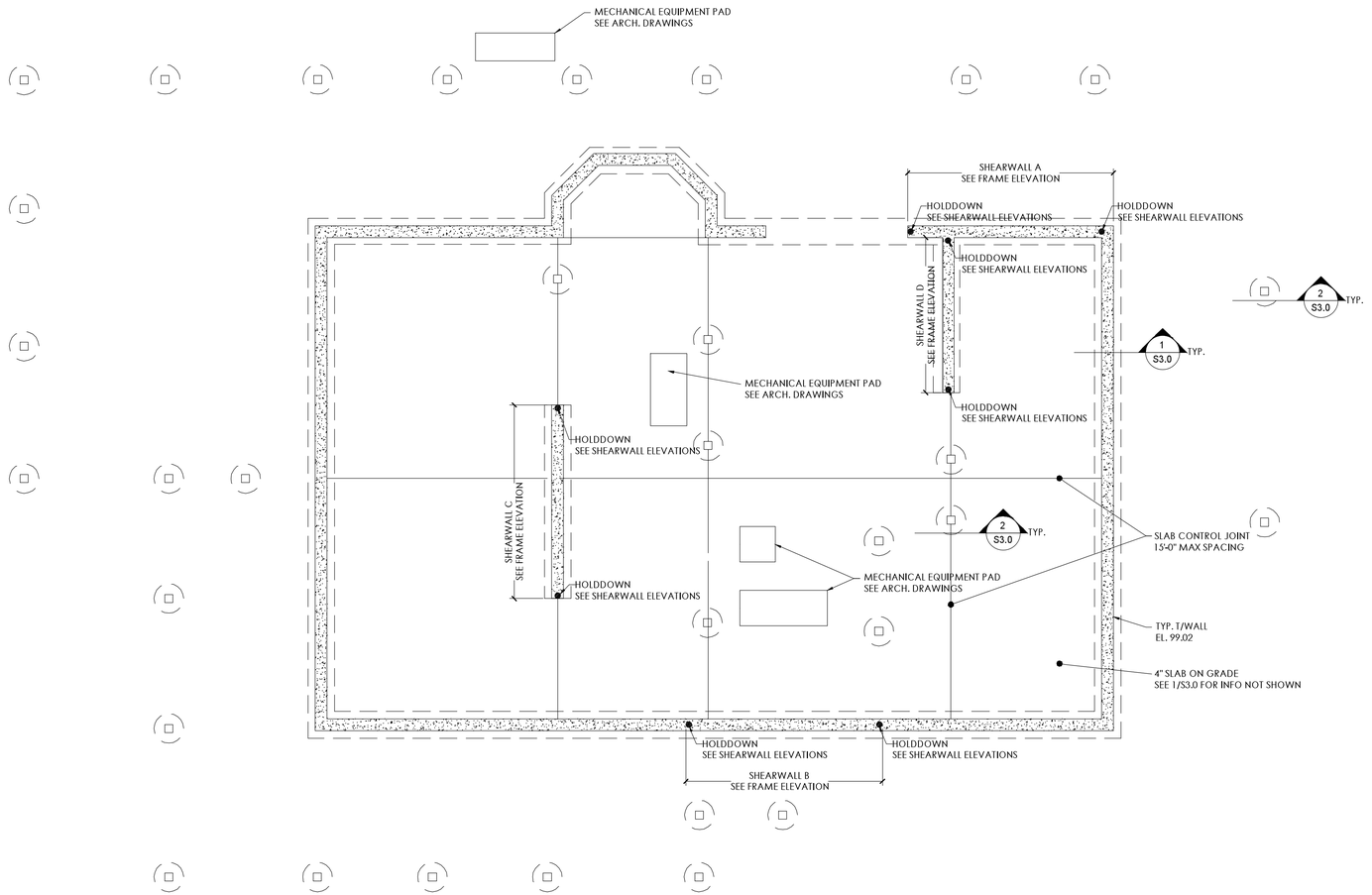

1 FOUNDATION PLAN

SCALE : 1/8" = 1'-0"

0 5'

STRUCTURAL NOTES

1. BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE INCLUDING BY REFERENCE: ASCE 7; WOOD FRAME CONSTRUCTION MANUAL, 2012 EDITION; ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE 318-08.

2. BUILDING HAS BEEN DESIGNED TO INCLUDE BALANCED/UNBALANCED SNOW LOADS IN ACCORDANCE WITH ASCE 7. GROUND SNOW LOAD, PG = 70 PSF; IMPORTANCE FACTOR, IS = 1.0; EXPOSURE FACTOR, CE = 0.9; THERMAL FACTOR, CT = 1.0.

3. BUILDING HAS BEEN DESIGNED TO RESIST LATERAL LOADS CALCULATED USING WOOD FRAME CONSTRUCTION MANUAL, 2012 EDITION.

4. FOOTING WIDTHS ARE BASED ON IRC TABLE R403.1 BASED ON A PRESUMPTIVE BEARING CAPACITY OF 4,000 PSF (SEDIMENTARY / FOLIATED ROCK). SEE SHEET S-3.0 FOR ALTERNATE FOUNDATION DETAILS ON SOIL.

5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. REINFORCING STEEL BARS SHALL CONFORM TO ASTM A615, GRADE 60. FLY ASH MAY BE USED AS A CEMENTITIOUS SUBSTITUTE FOR PORTLAND CEMENT UP TO 50% OF THE CEMENT WEIGHT.

6. CONCRETE EXPOSED TO FREEZE/THAW SHALL HAVE 6% (+1/2%, -1%) AIR ENTRAINMENT.

7. WOOD FRAMING INDICATED IN THE DRAWING BY NOMINAL SIZES (2X4, 2X6, ETC) SHALL BE KILN DRIED SPRUCE-PINE-FIR, #2 OR BETTER. WOOD FRAMING WITH WIDTHS LARGER THAN 5" SHALL BE EASTERN HEMLOCK, #1 OR BETTER (UNLESS NOTED OTHERWISE). WOOD FRAMING THAT IS IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE TREATED SOUTHERN YELLOW PINE.

8. ALL NAILS USED IN THE PROJECT SHALL BE COMMON TYPE NAILS. ALL FASTENERS AND METAL HANGERS USED IN COMBINATION WITH PRESSURE TREATED WOOD SHALL BE TREATED SPECIFICALLY FOR USE WITH TREATED MATERIALS.

9. ROOF SURFACES SHALL BE COVERED WITH 5/8" (OR THICKER) APA RATED 40/20 SHEATHING RATED FOR EXTERIOR USE. PANELS SHALL BE ORIENTED WITH LONG DIMENSION RUNNING PERPENDICULAR TO SUPPORTING MEMBERS.

10. EXTERIOR WALLS SHALL BE COVERED WITH NON-STRUCTURAL INSULATED SHEATHING (SEE ARCH. DRAWINGS). SEE S-2.1 FOR SHEATHING AND DETAILS FOR SHEARWALLS NOTED ON PLAN.

11. FLOORS SHALL BE DECKED WITH 3/4" TONGUE & GROOVE APA RATED SHEATHING. PANELS SHALL BE ORIENTED WITH LONG DIMENSION RUNNING PERPENDICULAR TO SUPPORTING MEMBERS. APPLY CONSTRUCTION ADHESIVE TO TOP OF ALL SUPPORTS PRIOR TO SHEATHING INSTALLATION. #10 DECK SCREWS MAY BE SUBSTITUTED FOR NAILS.

12. CONNECTIONS AND FASTENERS NOTED IN THE DRAWINGS SHALL BE CONSIDERED TYPICAL AT ALL SIMILAR CONNECTIONS UNLESS NOTED OTHERWISE.

13. CONNECTORS NOTED BY PART NUMBER ARE BY SIMPSON STRONG-TIE OR APPROVED EQUAL.

14. FRAME MEMBERS NOTED AS LVL SHALL BE VERSA-LAM 2.0 3100 SERIES BY BOISE CASCADE OR APPROVED EQUAL.

15. CONTRACTOR IS RESPONSIBLE FOR SHORING, TEMPORARY STABILITY, AND MEANS & METHODS OF CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER IF THE WORK RESULTS IN EXCESSIVE DEFLECTION OR CRACKING.

16. JOIST SPACING IS EQUALLY DISTRIBUTED WITHIN BAYS UNLESS OTHERWISE NOTED. JOISTS MAY BE MOVED +/- 3" RELATIVE TO THE POSITION SHOWN ON THE DRAWINGS TO ENABLE FIELD COORDINATION IF NECESSARY.

SYMBOLS

SHEARWALL

WALL / COLUMN BELOW

(P) POST UP FROM THIS LEVEL

ROB AND REBECCA BUNTON
TOLMAN HEIGHTS COTTAGE

LYNDON AVENUE
PEAKS ISLAND, MAINE 04108

JAMES W. GREENWELL, AIA, PLLC
A R C H I T E C T

130 ISLAND AVENUE
PEAKS ISLAND, ME 04108

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MAINE REGISTERED ARCHITECT

professional seal

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consultants

ISSUE	DATE
PERMITS	9/4/2013

DATE: SEPTEMBER 4, 2013

SCALE: 1/4" = 1'-0"

FOUNDATION PLAN

S1.0