STRUCTURAL GENERAL NOTES

USM – ADA Upgrades
120 Bedford Street, Portland, ME
SI #: 17-0095

DESIGN LOADS: International Building Code; IBC 2009, except as noted
Occupancy Category, Table 1604.5 II Standard

Floors:
Office 50 psf

Roofs & Exposed Garage Areas:
Ground Snow, (Pg) 60 psf
Sloped Roof Snow Load (Pf) 42 psf

STRUCTURAL WOOD FRAMING:
In-Grade Base Values have been used for design.
2x framing shall be Spruce-Pine-Fir S4S No. 2 and better unless noted.
All lumber shall be 19% maximum moisture content, unless noted.
Solid timber beams and posts shall be Douglas Fir-Larch No. 1.
Studs shall be Spruce-Pine-Fir S4S No. 2 and better.
Top and bottom plates shall be Spruce-Pine-Fir S4S No. 2 and better.
Wood in contact with concrete shall be pressure-treated Spruce-Pine-Fir S4S No. 2 or Southern Yellow Pine.
Conventional light framing shall comply with IBC Section 2308.
Except as noted otherwise, minimum nailing shall be provided as specified in IBC Table 2304.9.1 "Fastening Schedule."
Plywood and oriented strand board (OSB) floor and roof sheathing shall be APA graded with panel identification index, thickness, and nailing as noted on the drawings.
Nail wall sheathing with 8d commons at 4" o.c. at panel edges, and 12" o.c. at intermediate framing except as noted.
SHEATH ALL EXTERIOR WALLS. SHEATH INTERIOR WALLS AS SHOWN ON THE DRAWINGS. BLOCK AND NAIL ALL EDGES BETWEEN STUDS.
Sheathing shall be continuous from bottom plate to top plate. Cut in "L" and "T" shapes around openings. Lap sheathing over rim joists min. 4" at all floors to tie upper and lower stud walls together.
Minimum height of sheathing panels shall be 16" to assure that plates are tied to studs.
Minimum 3-8d per stud and nail plates with "edge nail" spacing.
Sole plate at all perimeter walls and at designated shear walls shall be nailed as for braced panels with 3-16d x 3 1/2" long box nails (coated or deformed shank) per 16". 12d nails are not acceptable.
Provide solid blocking between joists under jamb studs of openings.
Pre-engineered, prefabricated trusses shall be designed for the fabricator by a Professional Engineer Registered in the State of construction, and shall comply with Code Requirements.
Truss to truss connections specified shall be by truss supplier, unless specifically noted on the drawings.
Lower chord of gable end trusses shall be anchored to wall plate with framing anchors at 4'-0 spacing and laterally braced to roof framing at 8'-0 spacing.
Truss supplier shall specify all floor and roof truss bracing and bridging.
All roof rafters, joists, trusses, and beams shall be anchored to supports with metal framing anchors.
Light gage framing anchors shown or required, shall be Simpson "Strong Tie" and installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.
Note that heavy-duty hangers and skewed hangers may not be stocked locally and require special order from the factory.
All beams and trusses shall be braced against rotation at points of bearing.
Unless otherwise indicated, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads.
Columns must have a continuous load path to foundation.
Lead holes for lag screws shall be drilled in accordance with Table 6.23 of the AITC Timber Construction Manual, 3rd edition.

FIELD VERIFICATION OF EXISTING CONDITIONS:
Contractor shall thoroughly inspect and survey existing structure to verify conditions that affect the work shown on the drawings.
Contractor shall report any variations or discrepancies to the Architect before proceeding.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:
The structural drawings illustrate the completed structure with elements in their final positions, properly supported and braced.
These construction documents contain typical and representative details to assist the contractor.
Details shown apply at all similar conditions unless otherwise indicated.
Although due diligence has been applied to make the drawings as complete as possible, not every detail is illustrated, nor is every exceptional condition addressed.
All proprietary connections shall be installed in accordance with the manufacturers' recommendations.
All work shall be accomplished in a workmanlike manner and in accordance with the applicable code and local ordinances.
The general contractor is responsible for coordination of all work, including layout and dimension verification, materials coordination, shop drawing review, and the work of subcontractors.
Any discrepancies or omissions discovered in the course of the work shall be immediately reported to the architect for resolution. Continuation of work without notification of discrepancies relieves the architect and engineer from all consequences.
Unless otherwise specifically indicated, the drawings do not describe methods of construction.
The contractor, in the proper sequence, shall perform or supervise all work necessary to achieve the final completed structure, and to protect the structure, workmen, and others during construction.
Such work shall include, but not be limited to, bracing, shoring for construction equipment, shoring for excavation, formwork, scaffolding, safety devices and programs of all kinds, support and bracing for cranes and other erection equipment.
Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored, unless adequate bracing is provided.
Temporary bracing shall remain in place until all floors, walls, roofs and any other supporting elements are in place.
The architect and engineer bear no responsibility for the above items, and observation visits to the site do not in any way include inspection of them.

ABBREVIATIONS KEY

AB	Anchor Rod (Bolt)	EF	Each Face	MACH	Machine	RO	Rough Opening
ADDL	Additional	EJ	Expansion Joint	MASY	Masonry	SC	Slip Critical
ADJ	Adjustable	ELEV	Elevation	MATL	Material	SCH	Schedule
AFF	Above Finished Floor	ELEC	Electric (Electrical)	MAX	Maximum	SDST	Self Drilling Self Tapping
ALT	Alternate	ENGR	Engineer	MB	Machine bolt	SECT	Section
AMT	Amount	EQ	Equal	MECH	Mechanical	SF	Square Feet
ANCH	Anchor, Anchorage	EQUIP	Equipment	MEZZ	Mezzanine	SHT	Sheet
APPROX	Approximate	EQUIV	Equivalent	MFR	Manufacture, -er, -ed	SHTG	Sheathing
ARCH	Architect, -ural	ES	Each Side	MIN	Minimum	SIM	Similar
ATR	All Thread Rod	EST	Estimate	ML	Microllam (Trus-joist brand LVL)	SLH	Short Leg Horizontal
AVG	Average	E-W	East to West			SLV	Short Leg Vertical
BC	Bottom of Concrete	EXC	Excavate	MO	Masonry Opening	SOG	Slab on Grade
BL	Brick Ledge	EXP	Expansion	MTL	Metal	SP	Spaces
BLK	Block	EXT	Exterior	NF	Near Face	SPEC	Specifications
BLKG	Blocking	FND	Foundation	NIC	Not In Contract	SQ	Square
BM	Beam	FF	Far Face, Finished Floor	NS	Near Side	ST	Snug Tight
BOT	Bottom	F-F	Face to Face	N-S	North to South	STD	Standard
BRG	Bearing	FIG	Figure	NTS	Not to Scale	STIFF	Stiffener
BW	Bottom of Wall	FL	Flush	OCJ	OSHA Column Joist	STL	Steel
CB	Counterbore	FLG	Flange	OD	Outside Diameter	STRUCT	Structure, -al
CF	Cubic Foot	FLR	Floor	OF	Outside Face	SUPT	Support
CG	Center of Gravity	FO	Face of	OH	Opposite Hand	SY	Square Yard
CIP	Cast in Place	FP	Full Penetration	OPNG	Opening	SYM	Symmetrical
CJ	Construction Joint (Control Joint)	FS	Far Side	OPP	Opposite	T&B	Top and Bottom
		FTG	Footing	OSB	Oriented Strand Board	T&G	Tongue and Groove
CLG	Ceiling	GA	Gage (Gauge)	PAF	Powder Actuated Fast'nr	TB	Top of Beam
CLR	Clear	GALV	Galvanized	PC	Precast	TC	Top of Concrete
CM	Construction Manager (Management)	GC	General Contractor	PCF	Pounds Per Cubic Foot	TD	Top of Deck
		GEN	General	PEN	Penetration	THD	Thread
CMU	Concrete Masonry Unit	GL	Glue laminated (Glulam)	PERP	Perpendicular	THK	Thick, -ness
COL	Column	GND	Ground	PL	Property Line	TJ	Top of Joist
COM	Common	GR	Grade	PLF	Pounds per Linear Foot	TL	Total Load
COMB	Combination	GT	Girder Truss	PNL	Panel	TPG	Topping
CONC	Concrete	GYP BD	Gypsum Board	PP	Panel Point	TRANS	Transverse
CONN	Connection	HAS	Headed Anchor Stud	PS	Prestressed	TW	Top of Wall
CONT	Continue (Continuous)	HORIZ	Horizontal	PSF	Pounds per Square Foot	TYP	Typical
COORD	Coordinate, -tion	HT	Height	PSI	Pounds per Square Inch	ULT	Ultimate
CS	Countersink	ID	Inside Diameter	PSL	Parallel Strand Lumber (generic term)	UNO	Unless Noted Otherwise
CTR	Center	IF	Inside Face			VERT	Vertical
CY	Cubic Yard	INT	Interior (Intermediate)	PT (1)	Post Tensioned	VIF	Verify in Field
DAB	Deformed Anchor Bar	JB	Joist Bearing	PT (2)	Pressure Treated	WA	Wedge Anchor
DET	Detail	JST	Joist	PTN	Partition	WP	Work Point
DEV	Develop	JT	Joint	PWD	Plywood	WT	Weight
DIAG	Diagonal	K	Kip (1,000 lbs.)	QTY	Quantity	WWF	Welded Wire Fabric
DIM	Dimension	LD	Load	R	Radius	XS	Extra Strong
DL	Dead Load	LL	Live Load	RD	Roof Drain	XSECT	Cross-section
DN	Down	LLH	Long Leg Horizontal	RE	Reference (refer to)	XXS	Double Extra Strong
DP	Drilled Pier	LLV	Long Leg Vertical	RECT	Rectangle		
DT	Double Tee	LOC	Location	REINF	Reinforce, -ed, -ing	(E)	Existing
DWG	Drawing	LSL	Laminated Strand Lumber (generic term)	REQ	Required	(N)	New
DWL	Dowel			REQMT	Requirement	(R)	Remove
EA	Each	LT	Light	RET	Retaining		
ECC	Eccentric	LVL	Laminated Veneer Lumber (generic term)	RM	Room		
E-E	End to End			RMO	Rough Masonry Opening		

Structural Drawing Index

S1.0	General Notes, Etc.
S1.1	Framing Plans and Details

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USM - ADA Upgrade
120 Bedford St. Portland, ME

Revision Schedule

No.	Date	Description

JOB NO.

DRWN. BDH
Checker. ACJ

SCALE:
AS NOTED

ISSUE
05/08/17

TITLE
GENERAL NOTES

SHEET
S1.0