GENERAL NOTES

1. The notes on the drawings are not intended to replace specifications. See specifications for requirements in addition to general notes.
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult these drawings for locations and dimensions of openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
3. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
4. Do not scale plans.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All proprietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the Building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tie downs. Such material shall remain the property of the contractor after completion of the project.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: ICC INTERNATIONAL BUILDING CODE (2003)
2. Design Live Loads: (Ground snow load = 60 PSF)
   Roof.....42 PSF + Drift
   Living areas.....40 PSF
3. Design wind loads are based on exposure B using 85 mph basic wind speed.
4. Seismic design utilizes the ICC INTERNATIONAL BUILDING CODE (2003):

FOUNDATION NOTES:

1. Foundations have been designed conform with the bearing capacity of 2500 PSF as indicated by Summit Geotechnical. See geotechnical report for add'l information.
2. Interior spread footings and exterior strip footings shall be founded on native soil or compacted structural fill.
3. Exterior strip and spread footings shall be founded on a minimum of 4'-0" below finished grade.
4. Slabs on grade shall bear on a minimum of 8" of compacted structural fill or crushed stone. If loose or undesirable fills are encountered at the slab sub grade level, they shall be over excavated to the surface of the natural soil and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements.
5. Structural fill shall be used at all locations below footings and slabs and adjacent to the foundation walls. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following units:

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
6 INCH	100
3 INCH	70-100
NO. 4	35-70
NO. 40	5-35
NO. 200	0-5

6. Structural fill beneath slabs shall be placed in layers not exceeding 6" in loose measure and compacted by self propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ATSM D-1557).
7. Under drains shall be placed as shown on the site drawings. Under drains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to the site drawings for additional information.
8. Exterior concrete slabs on grade, shall be underlain by at least 4 feet of structural fill meeting gradation and compaction requirements noted above. Reinforce slabs with 6x6 - W1.4xW1.4 WWF.
9. Backfill both sides of foundation walls simultaneously.
10. Do not back fill walls until the first first floor elevated slab and basement slab have been installed.

CONCRETE NOTES:

1. All concrete work shall conform to ACI 318-Latest Edition.
2. Concrete strength at 28 days shall be:
   a. 4000 PSI for basement walls.
   b. 3000 PSI for footings, frost walls and piers.
   c. 4000 PSI for all slabs on grade.
3. All concrete shall be air entrained 4%-6%per the specifications.
4. Concrete shall not be not be placed in water or on frozen ground.
5. Provide PVC sleeves where pipes pass through concrete walls or slabs.
6. Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
7. Welded wire fabric shall be provided in flat sheets.
8. Fiber reinforced concrete shall conform to ATSM C-1116.
9. Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6" minimum.
10. Concrete finishes: See specifications and Architectural drawings for additional information.
11. Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
12. Provide control/construction joints in foundation walls at a maximum spacing of 15ft. from any corner or 30 ft. along length of wall. At control joints, discontinue every other horizontal bar. At construction joints all reinforcing shall be continuous through the joint.
13. The general contractor shall be responsible for coordination of door bond out locations, slab depression and other required bond outs. Coordinate location of bond outs with Architectural, Mechanical & Plumbing, Electrical and kitchen equipment vendors as necessary to properly install each specific item.
14. Provide control joints in slabs at 15' x 15' intervals (225 SF Max) with Fibermesh reinforcement or 20' X 20' intervals (400 SF) with WWF reinforcment.

TIMBER TRUSS FRAMING:

1. Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Southern Pine, kiln dried, 15% maximum M.C., or approved alternate.
2. Applicable specifications:
   a. National Design Specification for stress graded lumber and its fastening (NDS).
   b. Design specifications for light metal plate connected wood trusses (TPI-95) as modified below.
      1. Effective length coefficient for compression web members use 1.0 between points of positive lateral support.
      2. Design connector plates in tension for a minimum working load equal to twice the maximum working load of the member in tension.
3. Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
4. Submittals:
   a. Submit design calculations, shop drawings and erection procedures all affixed with the seal of a professional structural engineer registered in the State of Maine.
   b. Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing and shall be approved by the truss designer.
5. All fabricated trusses shall be inspected at the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
6. Connector plates shall be galvanized.
7. Timber trusses shall be designed in accordance with ICC INTERNATIONAL BUILDING CODE (2003) and ASCE 7-88.
8. Provide permanent bottom chord bracing in accordance with the truss plate institute (TYP-latest edition).
9. Trusses shall be designed for all potential load combinations of live loads (snow) and wind loads including unbalanced snow loads, drift loads and wind loads in accordance with ICC INTERNATIONAL BUILDING CODE
   (2003).

TIMBER FRAMING:

1. All timber framing shall be in accordance with the AITC timber construction manual or the national design specifications (NDS) -latest edition.
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
3. Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with cca to 0.4 #/CF in accordance with AWPA C-18 or approved equal.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
5. Provide Simpson H2.5 hurricane anchors where timber rafters and/or trusses bear on walls.
6. Nailing not specified shall conform with ICC INTERNATIONAL BUILDING CODE (2003).
7. Floor decking shall be 3/4" thick T&G APA Rated sheathing fastened with construction adhesive and 10d nails @ 6" O.C. at panel edges and intermediate.
8. Roof decking shall be 1/2" thick APA Rated sheathing fastened with 10d nails @ 6" O.C. at panel edges and intermediate.
9. Wall sheathing shall be 1/2" thick APA Rated sheathing fastened with 10d nails @ 3" O.C. at panel edges and 6" O.C. intermediate.

SEE COVER SHEET FOR GENERAL NOTES

INFORMATION SHOWN ON THE COVER SHEET APPLIES TO ALL TRADES FOR THE WORK OF THIS PROJECT, AND INCLUDES TYPICAL NOTES AND SPECIFIC CODE REQUIREMENTS FOR THOSE TRADES.

CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK.

THIS DRAWING IS A PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT DOCUMENTS FOR THE WORK OF THIS PROJECT. THE DESIGNER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS' ERRORS OR OMMISIONS IF EACH TRADE DOES NOT HAVE THE FULL SET OF DRAWINGS AND SPECIFICATIONS.

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No.	Description	Date

Member
NAHB National Association of Home Builders
NFPA MEMBER
MEMBER ICC INTERNATIONAL CODE COUNCIL

Diana & Jason Nelson

Nelson Remodel

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Portland ME

STRUCTURAL NOTES

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PROJECT NUMBER:	20114
DATE:	8/22/11
DRAWN BY:	CARL M CHRETIEN
CHECKED BY:	CMC

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SHEET INDEX:	
TOTAL SHEETS:	
SCALE:	3/16" = 1'-0"

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