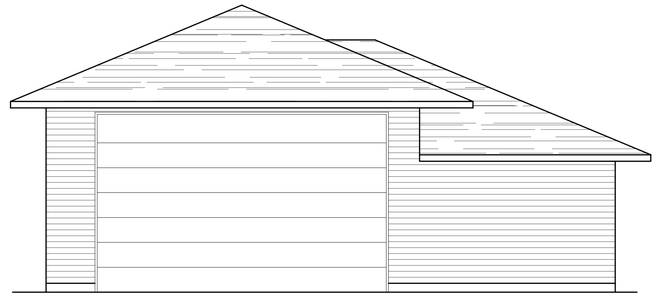
CONSTRUCTION ASSEMBLIES

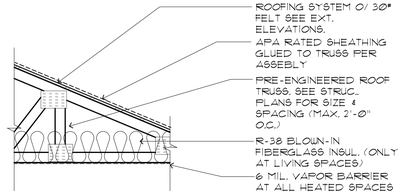
Notes:

DES.	LOCATION & REQUIRED FIRE RESISTANCE RATING	REFERENCE NO.	DESCRIPTION	ACTUAL FIRE RESISTANCE RATING	SOUND RATING
A	1. Exterior walls to be 2x6 studs @ 16" o.c. 2. Refer to shear wall plan for location of plywd under gyp. board 3. 15 lb building paper wrap at exterior sides.		EXT. SIDE: One layer O.S.B. sheathing, 48" wide, applied parallel to studs w/ galvanized roofing nails, 1 ¾" long, 0.120" shank, 7/16" or ½" heads, 12" o.c. in field, 6" o.c. from fire side perimeter. Ext. cladding to be attached through sheathing to studs. Wallboard and sheathing nailed to top and bottom plates @ 8" o.c.		N/A
	5. The fire-resistance rating of exterior walls with a fire separation distance of 5 feet of less shall be rated for exposure to fire from both sides. (See site plan) Noted on A3's as ⟨⟩	PER SECTION 704.5 WP 8105 (GA FILE)	EXT. SIDE: One layer 48" wide 5/8" type X gyp. sheathing applied parallel to wood studs w/ 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gyp. sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INT. SIDE: One layer 5/8" type X gyp. wallboard, water-resistant gypsum backing board, or gyp. veneer base applied parallel or at right angles to studs with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD BEARING)	1 hr. FRR	
C	Other interior bearing and non- bearing walls				
C2	2x6 Partition wall. Refer to shear wall plan for location of shear panels				
G1	Roof Ceiling Notes: 1. Roofing material to be class 'A' min. 2. Asphalt shingles to be fastened according to manuf. instructions		½" plywood w/ ext. glue applied @ right angles to top of roof joists w/ 8d nails. Appropriate roof covering. .		N/A N/A

JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH THE GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO ¼" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER ¼" ARE NOT ACCEPTABLE.

VAN GARAGE
PORTLAND
ASSISTED LIVING

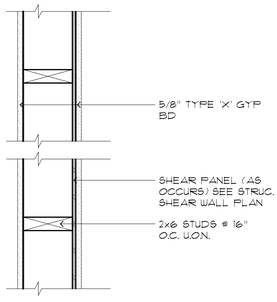




NOTE:
COMPOSITION SHINGLES MUST BE ORGANIC IF SLOPES ARE LESS THAN 4:12

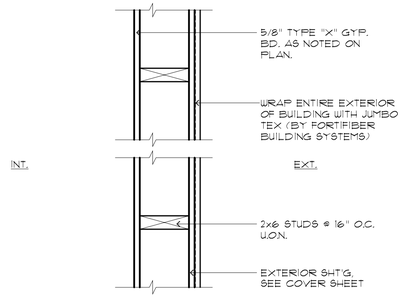
G1 ROOF-CEILING ASSEMBLY
(TRUSS)
SCALE: 1 1/2" = 1'-0"

T:\09FINISH\2509TYPED\092509D10



C2 INT. WALL ASSEMBLY
(2x6 PARTITION)
SCALE: 1 1/2" = 1'-0"

T:\09FINISH\2509TYPED\092509D04



A EXT. WALL ASSEMBLY
(EXTERIOR 2x6 STUD WALL)
SCALE: 1 1/2" = 1'-0"

T:\09FINISH\2509TYPED\092509D01

DRAWING INDEX

BUILDING CODE SUMMARY

APPLICABLE CODES:

BUILDING CODE 2003 INTERNATIONAL BUILDING CODE

OCCUPANCY TYPE:

VAN GARAGE GROUP U, DIVISION 1

ALLOWABLE AREA:

TYPE OF CONSTRUCTION TYPE V
ALLOWABLE STORIES 1
ALLOWABLE AREA 3,000 SQ. FT.

ACTUAL BUILDING AREA

	1ST FLOOR	TOTAL AREA	PERMITTED
VAN GARAGE	864	864	<3,000 S.F.
TOTAL	864	864	

STRUCTURAL DESIGN DATA

ELEMENT	DEAD LOAD	LIVE LOAD
ROOF-		
TYPICAL	17 PSF	30 PSF
MECHANICAL	17 PSF	80 PSF
EXT. WALLS	12 PSF	0 VERT./HOR. SEE CALCS.
INT. WALLS	7 PSF	0 VERT./ 5 HOR.
FLOORS-		
COMMON AREAS	23 PSF	100 PSF
CORRIDORS	23 PSF	100 PSF
UNITS	20 PSF	40 PSF
UNIT DECKS	10 PSF	60 PSF
SNOWLOAD		50 PSF
WIND LOAD		90 MPH, EXP B
SEISMIC		CATEGORY GROUP 1
BASIC STRUCTURAL SYSTEM		BEARING WALL SYSTEM
SEISMIC RESISTANCE SYSTEM		WOOD SHEAR PANELS
NUMERICAL COEFFICIENT		R = 5.5
ANALYSIS PROCEDURE UTILIZED		STATIC FORCE PROCEDURE
VAN GARAGE DOOR WIND LOAD		
25.9 psf (INWARD)		
28.4 psf (OUTWARD)		

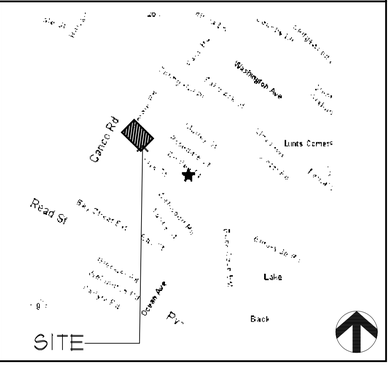
GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.
2. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
3. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. ALL DIMENSIONS, WHEN SHOWN IN PLAN, ARE TO FACE OF STUD OR CONCRETE U.O.N.
5. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY ON SIMILAR CONDITIONS.
6. ALL DIMENSIONS, WHEN SHOWN IN SECTION OR ELEVATIONS, ARE TO TOP OF STRUCTURAL MEMBERS OR TOP OF CONCRETE SLAB U.O.N.
7. VERIFY THE BUILDING LOCATION AND FLOOR ELEVATIONS, BEFORE PROCEEDING WITH THE WORK.
8. VERIFY ALL ARCHITECTURAL DETAILS WITH THE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
9. LARGER SCALE DETAILING SHALL TAKE PRECEDENCE OVER SMALLER SCALE VERIFY WITH ARCHITECT.
10. SCREWS MEETING ASTM C 1002 OR ASTM C 954 SHALL BE PERMITTED TO BE SUBSTITUTED FOR PRESCRIBED NAILS. ONE FOR ONE, WHEN THE HEAD DIA. LENGTH AND SPACING EQUAL OR EXCEED THE REQUIREMENTS FOR THE NAILS USED IN THE TESTED GYPSUM BOARD ASSOCIATED ASSEMBLIES SYSTEM. – LISTED ON THE CONSTRUCTION ASSEMBLIES SHEET A0.0

PROJECT DATA

SITE ADDRESS:	PORTLAND ASSISTED LIVING FACILITY
PROPOSED USE:	80 SUITE ASSISTED LIVING FACILITY
OWNER:	PORTLAND ASSISTED LIVING LLC 2250 McGILCHRIST ST SE, SUITE 200 SALEM, OR 97302 PHONE: (503) 586-7401 FAX: (503) 370-4205
CONTRACTOR:	COLSON & COLSON GENERAL CONTRACTORS 2250 McGILCHRIST ST SE, SUITE 200 SALEM, OR 97302 PHONE: (503) 370-7070 FAX: (503) 370-4205
DEVELOPMENT SERVICES/ ARCHITECT	LENITY GROUP, LLC 471 HIGH STREET SE, SUITE 10 SALEM, OR 97301 PHONE: (503) 399-1090 FAX: (503) 399-0565 ARCHITECTURE SERVICES PROVIDED BY DANIEL ROACH, ARCHITECT
CIVIL ENGINEER:	SEBAGO TECHNICS ONE CHABOT ST. WESTBOOK, ME. 04092 PHONE: (207) 856-0277 FAX: (207) 856-2206
SURVEYOR:	SEBAGO TECHNICS ONE CHABOT ST. WESTBOOK, ME. 04092 PHONE: (207) 856-0277 FAX: (207) 856-2206
GEOTECHNICAL ENGINEER:	SEBAGO TECHNICS ONE CHABOT ST. WESTBOOK, ME. 04092 PHONE: (207) 856-0277 FAX: (207) 856-2206
LANDSCAPE:	CHRIS FRESHLEY, LANDSCAPE DESIGNER 1020 SW TAYLOR SUITE 355 PORTLAND, OR 97205 PHONE: (503) 222-9881 FAX: (503) 224-1063
STRUCTURAL ENGINEER:	DAN GREEN ENGINEERING, INC. 3230 TRIANGLE DR SE SALEM, OR 97302 PHONE: (503) 391-2309 FAX: (503) 566-8660

LOCATION MAP



lenity group
471 High Street SE, Suite 10 Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenitygroup.com
ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT

COLSON AND COLSON GENERAL CONTRACTOR, INC.
2260 McGILCHRIST STREET SE, SUITE 200
SALEM, OREGON, 97302
PHONE (503) 586-7401

PORTLAND ASSISTED LIVING FACILITY
PORTLAND, ME.

VAN GARAGE COVER SHEET

DATE 09/30/10

REVISED DATE

SHEET VG 0

Legend of Symbols & Abbreviations

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	SIGN	
	STREAM	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
	TREELINE	
W	WATER	
S	SEWER	
SD	STORM DRAIN	
FM	FORCE MAIN	
UD	UNDERDRAIN	
OHE&T	OVERHEAD ELEC. & TEL.	
UGE&T	UNDERGROUND ELEC. & TEL.	
T	TRANSFORMER PAD	
	GATE VALVE	
	LIGHT POLE	
	UTILITY POLE	
	HYDRANT	
	CATCH BASIN	
S D	MANHOLE	
W	POTABLE WELL	
	CULVERT	
	CHAIN LINK FENCE	
	STONE WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	GUARDRAIL	
	RIPRAP	
RD	ROOF DRAIN	

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
L1	S41°43'45"W	61.75'
L2	S40°43'25"W	38.25'
L3	S48°16'15"E	58.35'
L4	N40°08'46"E	100.01'
L5	N48°16'15"E	60.58'
L6	S48°16'15"E	64.27'
L7	N40°08'48"E	100.01'
L8	N48°16'15"W	65.82'
L9	S41°43'45"W	100.00'
L10	N49°08'35"E	56.69
L11	S81°21'57"W	67.16
L12	S41°04'10"E	35.81

ACCESS EASEMENT CURVES

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
AC1	39.21'	72.00'	N31°49'17"W	38.73
AC2	58.80'	102.00'	S32°44'05"E	57.99
AC3	111.71'	205.00'	S64°51'39"E	110.33
AC4	119.98'	205.00'	N65°55'52"E	118.28
AC5	209.62'	140.00'	N06°16'09"E	190.58
AC6	69.02'	97.00'	S16°14'29"E	67.57
AC7	138.23'	140.00'	N24°08'37"W	132.69
AC8	115.62'	140.00'	N76°05'25"W	112.37
AC9	126.51'	140.00'	S73°51'49"E	122.25
AC10	153.61'	170.00'	S73°51'49"E	148.44
AC11	90.85'	110.00'	N76°05'25"W	88.29
AC12	108.61'	110.00'	N24°08'37"W	104.25
AC13	90.37'	127.00'	S16°14'29"E	88.47
AC14	164.70'	110.00'	N06°16'09"E	149.74
AC15	249.19'	175.00'	N89°57'25"E	228.66
AC16	41.51'	72.00'	S32°44'05"E	40.94
AC17	55.55'	102.00'	N31°49'17"W	54.87

ACCESS EASEMENT LINES

LINE	BEARING	LENGTH
AL1	N47°25'25"W	69.99'
AL2	N16°13'10"W	135.87'
AL3	N49°15'00"W	147.97'
AL4	N01°06'48"E	10.33'
AL5	N01°06'48"E	5.99'
AL6	N49°09'51"E	30.44'
AL7	S40°50'09"E	3.52'
AL8	N40°50'09"W	3.52'
AL9	N49°09'51"E	22.28'
AL10	N36°37'32"W	69.85'
AL11	N52°25'49"W	24.14'
AL12	N47°58'37"W	30.81'
AL13	N47°58'37"W	31.12'
AL14	N52°25'49"W	24.14'
AL15	N04°08'35"E	21.25'
AL16	N04°08'35"E	21.25'
AL17	N36°37'32"W	69.85'
AL18	N49°09'51"E	112.73'
AL19	S49°15'00"E	147.97'
AL20	S16°13'10"E	135.87'
AL21	S47°25'25"E	69.96'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

A 3.05 FOOT STRIP OF LAND ALONG THIS LINE WAS CONVEYED BY ROBERT C. HAINS TO REGIS ASSOCIATES IN THE DEED 7889, PAGE 319, DATED JULY 22, 1987. THIS DEED WAS EXECUTED TO INCLUDE THE 3.05 FOOT STRIP THAT, DUE TO A SURVEYOR'S ERROR, WAS NOT INCLUDED WHEN ROBERT C. HAINS CONVEYED A 17.56 ACRE LOT TO LYNDEL J. WISHCAMPER BY DEED 7548, PAGE 96. AN EXAMINATION OF DEED BOOK 7548, PAGE 96, BOOK 7843, PAGE 254, BOOK 9110, PAGE 196, BOOK 11866, PAGE 7, AND AN INDEXING OF BLACK BEAR DEVELOPMENT CORPORATION FAILED TO SHOW THE 3.05 FOOT STRIP OF LAND BEING CONVEYED TO RECORD OWNERS.

STATE OF MAINE
DAVID C. ST. CLAIR, JR. 2317
PROFESSIONAL LAND SURVEYOR

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
HARVEST DEVELOPMENT PROJECT
DATE: 10-26-2007
NETWORK PROJECT No. 20071667-1

Sheet 2 of 2

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com

BOCK & CLARK 1 800 SURVEYS

N 41°29'50" W
155.32'
N 41°44'00" W
437.31'
N 39°48'20" W
225.17'
N 41°45'36" W
110.38'
S 48°49'20" W
169.81'
29.14'
DETENTION POND
FRYE STREET
45.00'
N 41°10'40" W
18.55'
S 48°49'20" W
119.95'
S 44°02'15" E
3.30'
N 41°03'35" W
60.00'
S 49°08'35" W
102.15'
102.36'
N 49°08'35" E
100.16'
60.00'
S 40°51'25" E
RETAINING WALL
DUDLEY STREET
N 40°51'25" W
130.76'
EXISTING NATURAL STREAM CHANNELS TO REMAIN
NATURAL OPEN SPACE PARK
EXISTING VEGITATION TO REMAIN
EXISTING NATURAL STREAM CHANNELS TO REMAIN
LEE STREET
S 49°08'35" W
361.92'
418.88'
45.13.4'
427.12'
S 40°51'39" E
840.00'
S 49°08'35" W
111.86'
R10'
42.00'
30.00'
6'-0" CONC. WALKS @ PARKING TYP.
4'-0" CONC. WALKWAYS TYP.
4'-0" CONC. WALKWAYS TYP.
EXISTING BUILDING
FLAG POLE
COVERED ENTRY PER SHEET A1.5
KITCHEN CONDENSERS (STACKED)
GAS METER
GREASE INTERCEPTOR
TACTILE WARNING
E. GENERATOR TRANSFORMER
P.C.C. PER SOILS REPORT
SEE DRAWING S1.4
R35'
R77'
24.00'
12.00'
R20'
R4'
R15'
R30'
R25'
R4' TYP.
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING NATURAL ROCK OUTCROPPINGS TO REMAIN
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING NATURAL ROCK OUTCROPPINGS TO REMAIN
EXISTING BUILDING
R83'
R55'
R4'
24.00'
6'-0" CONC. WALKS @ PARKING TYP.
TYP
EXISTING BUILDING
NEW VAN GARAGE
12.00'
1.26'
26.84'
29.15'
253.55'
21.89'
96.91'
144.24'
104.26'
LINE OF PROPOSED 75'-0" OPEN SPACE BUFFER EASEMENT
LINE OF PROPOSED 75'-0" OPEN SPACE BUFFER EASEMENT
N 41°43'45" E
672.58'
N 40°43'25" E
173.25'
115.89'
S 49°23'20" E
CAMINO RAMON ROAD

GENERAL NOTES:

1. REFER TO LANDSCAPE PLAN (SHT A1.3) FOR ALL PEDESTRIAN WALKS AND PLANTING.
2. REFER TO GRADING PLAN FOR FINISH GRADES.
3. REFER TO SITE DRAINAGE & UTILITY PLAN FOR SITE DRAINAGE AND UTILITY INFORMATION.
4. SITE PAVEMENT TO BE EITHER PORTLAND CEMENT CONCRETE OR ASPHALTIC CONCRETE (CONTRACTORS OPTION). PAVEMENT DESIGN AS PER SOILS REPORT FOR TYPICAL CONCRETE JOINT LAYOUT. SEE DETAILS 4/A1.1 & 5/A1.1
5. PROVIDE WATER SUPPLY TO THE TRASH ENCLOSURE AREA.
6. ALL PARKING STALLS ARE TO BE 18' DEEP WITH A 2' NOSING PROVIDED.
7. FOR CONTROL POINTS SEE REFERENCE PLANS.

ELECTRICAL KEY NOTES:

1. ELECTRICAL CONTRACTOR TO PROVIDE POWER TO TRASH ENCLOSURE AREA. CONFIRM EXACT LOCATION ON SITE WITH OWNER SEE DETAIL No. 7/A1.1 FOR ADDITIONAL INFORMATION.
2. ELECTRICAL CONTRACTOR TO PROVIDE 3 CIRCUIT 4 WIRE TO EACH GARAGE STRUCTURE.

ELECTRICAL GENERAL NOTES:

1. ELECTRICAL CONTRACTOR TO PROVIDE POWER TO ALL PARKING LOT LIGHTING, LANDSCAPE LIGHTING. SEE DETAILS No. 15/A1.1.

T W W1 W2

REFER TO E2.1 FOR FIXTURE SCHEDULE

ELECTRICAL LEGEND

DESIGNATION	DESCRIPTION
T	METAL HALIDE SHOEBOX WITH 12' POLE
W	INCANDESCENT LANDSCAPE LIGHT MOUNT AT 24"
W1	HID SIGN LIGHT
W2	NARROW PARABOLIC FLOODLIGHT
V	CARPORT CEILING MOUNT HID WIDE ANGLE

PARKING:

ACCESSIBLE SPACES:	02
OPEN SPACES:	55
COVERED SPACES:	04
TOTAL SPACES PROVIDED:	61

SITE PLAN
SCALE: 1"=40'-0"

lenty group
471 High Street SE, Suite 10 Salem, Oregon 97301
P 503 399 1090 P 503 399 0565 W lentygroup.com
ARCHITECTURE PROVIDED BY DANIEL KNOX, ARCHITECT

COLSON AND COLSON
GENERAL CONTRACTOR, INC.
2260 McGILCHRIST STREET SE, SUITE 200
SALEM, OREGON, 97302
PHONE (503) 586-7401

PORTLAND
ASSISTED LIVING FACILITY
PORTLAND, ME.

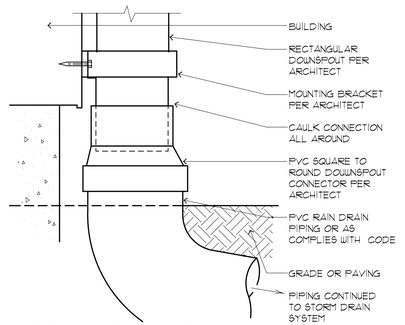
SITE PLAN

DATE
09/30/10

REVISED DATE

SHEET
A
1.1

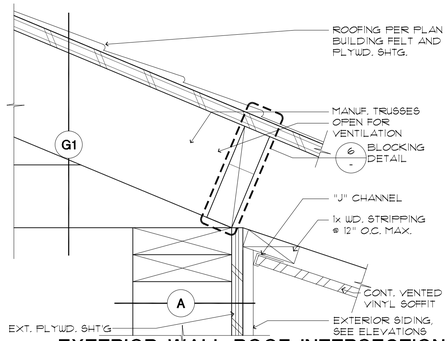
September 29, 2010 13:24:54
Z:\portland\GARAGE_STORAGE\A11.mdw
A1.1 SITE
ANDREW



9 INSTALLATION DETAIL
(DOWNSPOUT CONNECTION)

SCALE: NTS

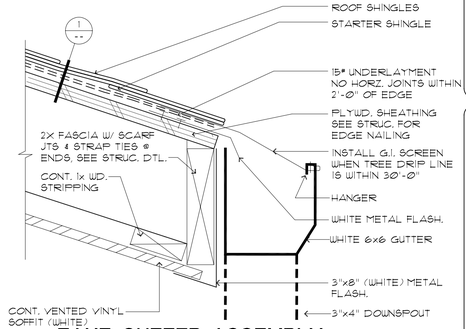
T:/@TTMPROT/@@PLS-G/@T@@@@5



5 EXTERIOR WALL-ROOF INTERSECTION
(TRUSSES BEARING ON WALL TOP PLATE)

SCALE: 3" = 1'-Ø"

T:/@@LD4PL@/!!!RFFRM/@@!!2@@1



4 EAVE GUTTER ASSEMBLY
(ROOF WITH COMPOSITION SHINGLES)

SCALE: 3" = 1'-Ø"

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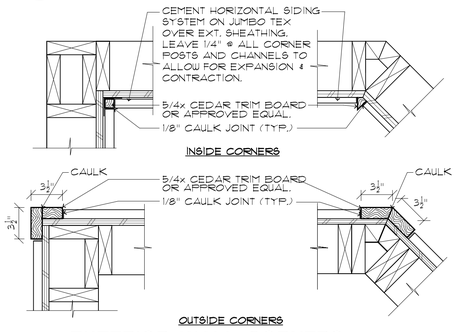
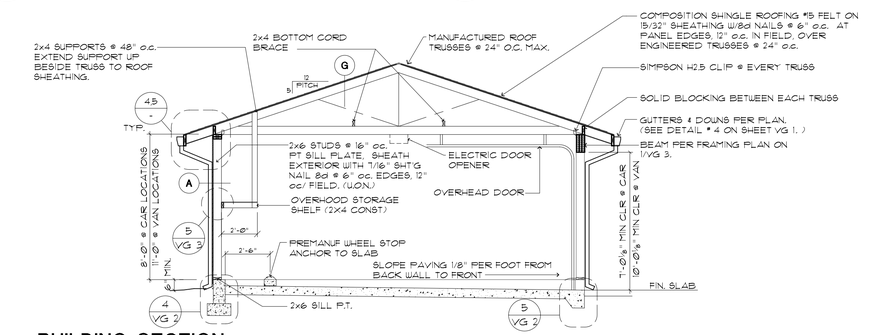


8 EXTERIOR WALL CORNERS
(TYP. ASSEMBLIES - CEMENT SIDING)

SCALE: 1-1/2"=1'-Ø"

T:/@@FINISH/@@@WOOD/@@@@@@10



3 BUILDING SECTION
(GARAGE/ STORAGE)

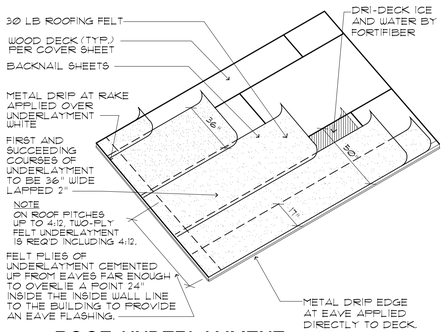
SCALE: 1/4" = 1'-Ø"

T:/@@PECLT/B3@GARG/@@3@@@16

10 EXTERIOR WALL DETAIL
(STARTER TRACK)

SCALE: 3" = 1'-Ø"

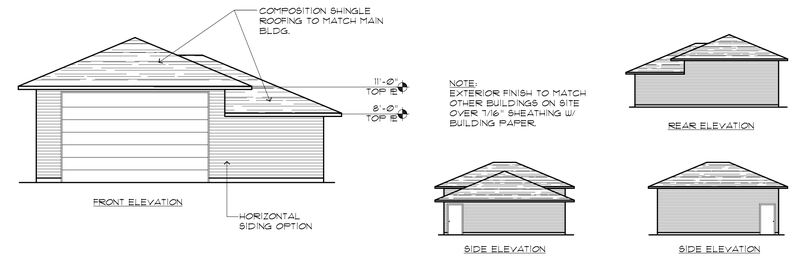
T:/@@FINISH/22@STUCC/@@22@@27



7 ROOF UNDERLAYMENT
(ASSEMBLY DETAIL)

SCALE: NOT TO SCALE (1:4)

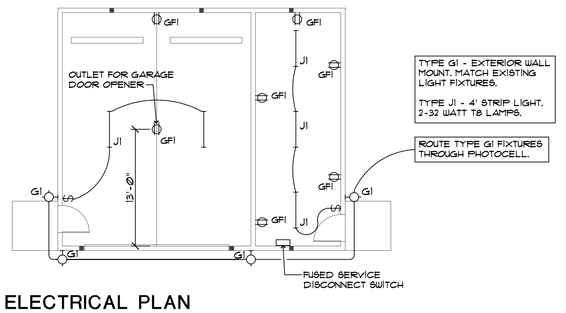
T:/@TTMPROT/B@@TMBRF/@TB@@@@2

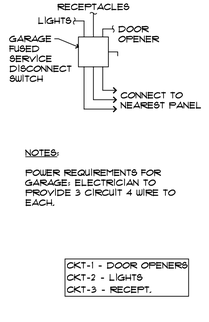


2 ELEVATIONS
(VAN GARAGE)

SCALE: NOT TO SCALE

Z:/PORTLAND/GARAGE-STORAGE/@@3@@@3





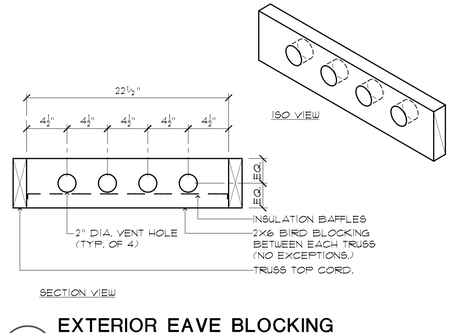
TYPE G1 - EXTERIOR WALL MOUNT. MATCH EXISTING LIGHT FIXTURES.

TYPE J1 - 4' STRIP LIGHT. 2-32 WATT T8 LAMPS.

11 ELECTRICAL PLAN
(VAN GARAGE)

SCALE: 1/8" = 1'-Ø"

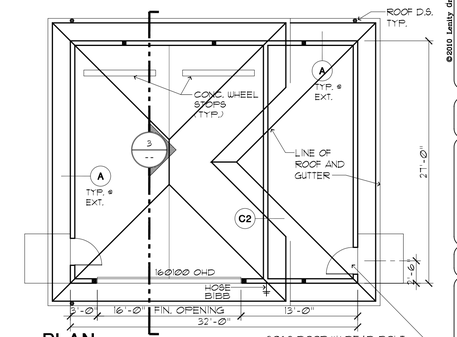
Z:/PORTLAND/GARAGE-STORAGE/@B3@@@41



6 EXTERIOR EAVE BLOCKING
(TRUSSES BEARING ON WALL TOP PLATE)

SCALE: 1-1/2"=1'-Ø"

T:/@@LD4PL@/!!!RFFRM/@@!!!@@1



1 PLAN
(VAN GARAGE)

SCALE: 1/8" = 1'-Ø"

T:/@@PECLT/B3@GARG/@@3@@@5

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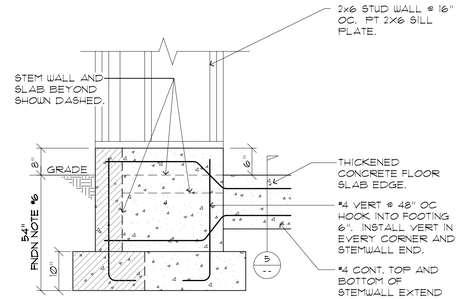
PORTLAND ASSISTED LIVING FACILITY AND
PORTLAND, ME.

VAN GARAGE PLAN AND DETAILS

DATE
09/30/10

REVISED DATE

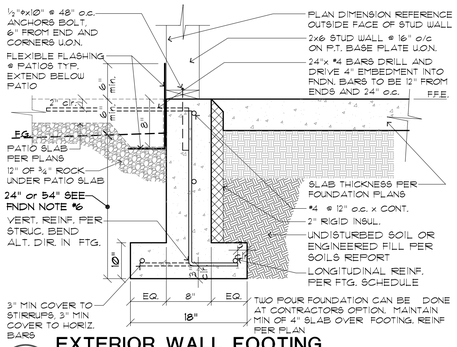
SHEET
VG 1



6 FOUNDATION DETAIL
(GARGAGE DOOR OPENING)

SCALE: 3/4" = 1'-0"

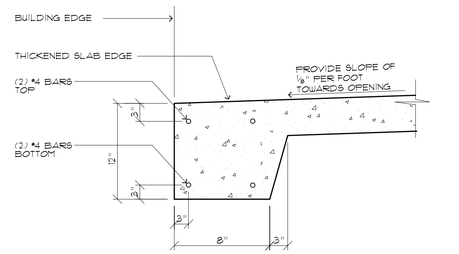
T:/03CONC/300CAST/03300048



4 EXTERIOR WALL FOOTING
(SPREAD FOOTING)

SCALE: NOT TO SCALE (1:16)

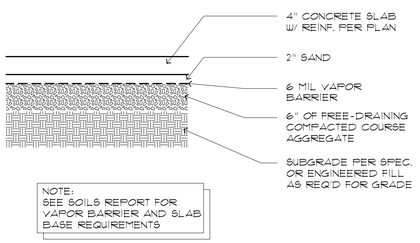
T:/03CONC/300CAST/03300011



5 STEEL PLACEMENT
(TYPICAL SLAB EDGE)

SCALE: 1" = 1'-0"

T:/03CONC/300CAST/03300048



3 SLAB ON GRADE
(CONCRETE SLAB DETAIL)

SCALE: 3/4" = 1'-0"

T:/03CONC/3059LAB/03305001

GENERAL STRUCTURAL NOTES:

1. HEIGHT OF TOP PLATE 8'-1" U.O.N.
2. STRUCTURAL MEMBER MATERIALS
   - GLB = 24F-V4 (DF/DF)
   - CONT GLB = 24F-V8 (DF/DF)
   - HDR-1 = (2) 2x6 #2 SPF
   - HDR Ø"≤SPAN≤ 6'-0" (3) 2x10 #2 SPF
   - HDR 6'-1" SPAN ≤ 9'-0" (3) 2x12 #2 SPF
3. ALL 36" DOOR HEADERS TO BE (3) 2x10 U.O.N.
4. BOTTOM OF BEAM ELEVATION AT TOP PLATE U.O.N.
5. REFER TO DTLS *1 ON VG3 FOR ALLOWABLE HOLES IN STRUC. MEMBERS. NO HOLES ARE TO BE PUT IN LVL MATERIALS WITHOUT ENGINEERS APPROVAL.
6. REFER TO SHEET VG4 FOR ASSEMBLY OF BUILT-UP COLUMNS AND MULTIPLE LAMINATED VENEER (LVL) MEMBERS.
7. SEE DETAIL FOR TYP CORNER FRAMING.
8. TOP PLATE CONTINUITY IN SHEAR AND LOAD-BEARING WALLS TO BE MAINTAINED PER DETAIL *4 ON VG3.
9. ALL TRUSSES ARE @ 24" oc U.O.N.
10. ROOF AND FLOOR SHEATHING GRADE AND NAILING REQUIREMENTS ON SHEET VG4. SEE DETAIL *6/VG4 FOR NAIL LOCATIONS

STRUCTURAL KEY NOTES

(1) 4" CONCRETE SLAB W/ *3 BARS @ 18" o.c. E.W. SEE DETAIL 3/VG2

(2) 4" CONCRETE SLAB W/ *3 BARS @ 18"o.c. E.W. SLOPE FLOOR FOR POSITIVE DRAINAGE MIN 1/8" PER FT SLOPE. SEE DETAIL 3, 5/VG2

STRUCTURAL LEGEND:

- DETAIL REFERENCE
- STRUCT. NOTE
- WOOD COLUMN DESIGNATION
- COLUMN REF. COLUMN PAD TAG
- FOOTING TAG
- 2x6 STUD GRADE SPF STUDS @ 16" O.C. BEARING WALL U.N.O.
- SINGLE JOIST / TRUSS
- DBL. JOIST / VLY. TRUSS HIP TRUSS / GIRDER TRUSS
- SHEARWALL ON WALL SHOWN SHEAR PANEL ON DASHED SIDE
- EXTENT OF FRAMING
- FRAMING TYPE
- FRAMING DIRECTION

COLUMN SCHEDULE

COL	MATERIAL	SIZE	BASEPLATE
C1	SPF #1/#2 OR BETTER DFL #2	(2) 2x6 4x6	
C2	SPF #1/#2 OR BETTER DFL #1	(3) 2x6 6x6	

COLUMN PAD SCHEDULE

PADS	WIDTH x LENGTH x THICKNESS	REINFORCEMENT
P-1	24" x 24" x 12"	(4) #4 BARS E.W.

* DEPTH OF EXTERIOR PADS PER FOUNDATION NOTE *6.
TOP OF INTERIOR PADS TO START AT BOTTOM OF SLAB.

SHEARWALL SCHEDULE

SHEARWALL MARK	SHTG. TYPE & THICKNESS APA	SHTG. TYPE & THICKNESS WALL BD.	SHTG. TYPE & THICKNESS BOTH SIDES	SHTG. NAIL INFO. SEE NOTE 6 NAIL TYPE	SHTG. NAIL INFO. EDGE o.c.	SHTG. NAIL INFO. FIELD o.c.	KEY NOTES	FLR. TO FLR. CONNECTION 16d NAILS NAILING ROWS	FLR. TO FLR. CONNECTION 16d NAILS L-TYP.1	FLR. TO FLR. CONNECTION 16d NAILS LSS	FLR. TO FLR. CONNECTION 16d NAILS HTS. REINF. (SEE DET. *)	SHEARWALL TO CONC. CONN. ALL ANCHOR BOLTS TO BE 10" ANCHOR BOLT DIA. SPACING *	SHEARWALL TO CONC. CONN. ALL ANCHOR BOLTS TO BE 10" ANCHOR BOLT DIA. LOAD DIR.
P1	7/16"	-	-	8d	6"	12"	-	6"	-	22"	22"	6/62.3 or 5/62.6	½"ø @ 36" or ⅝"ø @ 48"	210

NOTE: SHEARWALL TYPES "P1" - "J1" ARE ON BOTH SIDES OF WALL.

KEY NOTES

1. 3x STUDS AT ADJOINING PLY WD PANEL EDGES.
2. 3x STUDS AND SILL PLATES, STAGGER PLY WD PANEL EDGES.
3. 3x DF/L STUDS AND SILL PLATES, STAGGER PLY WD PANEL EDGES.
4. 5/8" GYPSUM SHEATHING TO BE SECURED WITH 6d COOLER NAILS OR #6-1¼" TYPE "W" OR "S" SCREWS DIRECTLY TO STUDS.
5. PLY WD PANEL EDGES ARE TO BE STAGGERED TO FALL ON DIFFERENT FRAMING MEMBERS.
6. NAILS ARE TO BE COMMON or HOT DIPPED GALVINIZED U.O.N.
7. 3x SILL PLATES REQUIRED AT FOUNDATION ONLY.

SHEAR PANEL NOTES

- SHEAR VALUES ARE ADJUSTED FOR SPRUCE-PINE-FIR STUDS @ 16" oc U.O.N.
- ALL APA SHEATHING SHEARWALLS TO BE BACKED WITH 2" NOMINAL OR WIDER FRAMING.
- WHEN APA RATED PANELS ARE INSTALLED TO BOTH SIDES OF WALL PANEL JOINTS OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- NAILING NOT TO PENETRATE THE OUTER VENEER LAYER. WHEN USING A NAIL GUN, CONTRACTOR SHALL ENSURE THAT GUN IS SET TO INSTALL NAIL SLIGHTLY PROUD OF SURFACE BEING NAILED. NAIL SHALL THEN BE SET BY HAMMER. DO NOT ALLOW NAIL TO OVER PENETRATE WOOD SURFACE ESPECIALLY ON SHEARWALLS.
- ALL EDGES ON APA RATED PANELS TO BE BLOCKED TO MAINTAIN STRENGTH.
- ALL PANELS LISTED MAY NOT BE USED ON ALL PROJECTS. REFER TO THE SHEARWALL LAYOUT PLANS FOR SIZE, TYPE AND LOCATION OF PANELS.
- GYPSUM WALLBOARD LOAD IS REDUCED IN HIGH SEISMIC LOCATIONS.
- SEE DETAIL *6/62.1 FOR STAPLES TO NAIL EQUIVALENT TABLE.
- 1/16 OSB (PS2-92 GRADE) MAY BE USED IF APPLIED DIRECTLY TO FRAMING AND STUDS ARE SPACED A MAXIMUM OF 16" o.c. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
- USE EITHER 16d NAILS OR 'LTP4' CLIPS WHEN SHTG IS ATTACHED TO LOWER TOP PLATE.
- IF SHEARWALL IS ATTACHED TO UPPER DBL. TOP PLATE, THE LTP4 CLIPS MAY BE OMITTED AND 16d NAILS MAY BE SPACED OUT TO 16" o.c. MAX.
- ALL ANCHOR BOLTS AT SHEARWALLS TO HAVE A 3x3x¼ THICK PLATE WASHER.

FOOTING SCHEDULE

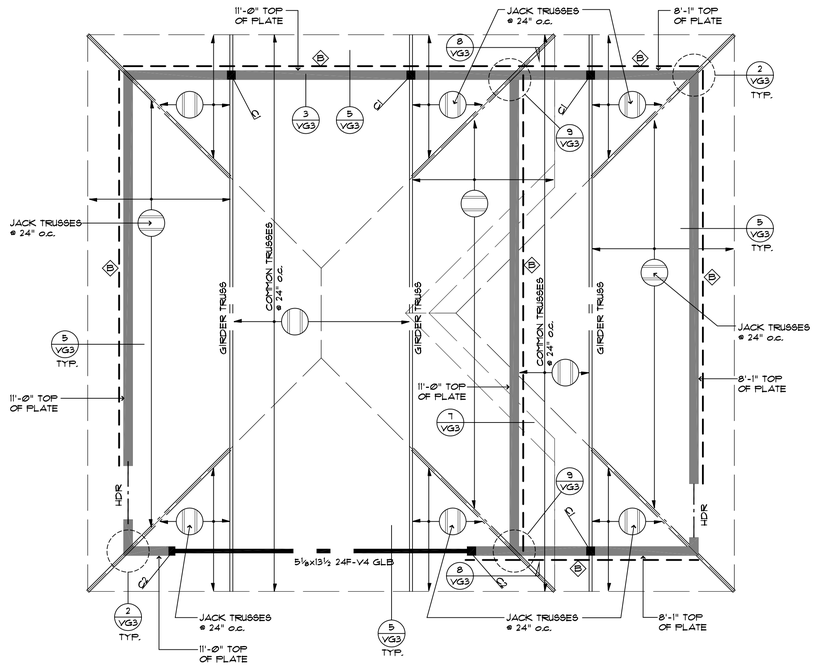
FOOTING TYPE	DETAIL REFER.	FOOTING W x D	REINFORCEMENT FTG. LONG. REINF.	REINFORCEMENT VERTICAL REINF.	REINFORCEMENT TRANS. REINF.
F-1	4/VG2	18"x10"	(2) #4	#4@48"O/C	
F-2	5/VG2	12"x8"	(2) #4 TOP AND BOT.		

*HOLDOWN PAD SIZE AND LOCATION PER FNDN. PLAN. REINFORCEMENT PER HOLDOWN SCHEDULE.
*HOLDOWN PAD IS AT BOTTOM OF FOOTING DEPTH UNLESS HOLDOWN PAD IS GREATER THAN FROST DEPTH.

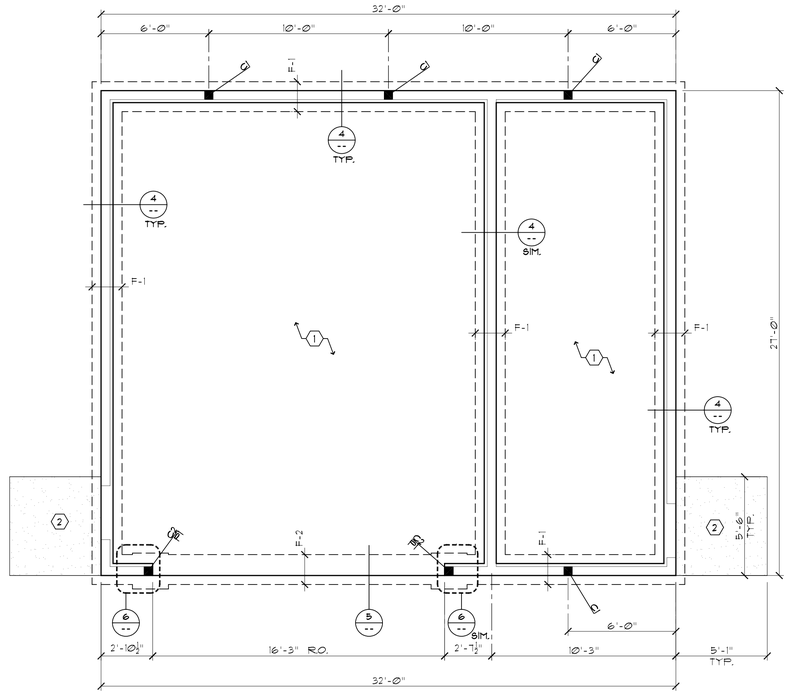
FOUNDATION NOTES

1. BOTTOM PLATE ANCHORS:
   EXTERIOR SHEARWALL - REFER TO SHEARWALL SCHEDULE
   EXTERIOR NON-SHEARWALL - ½"ø x Ø" ANCHOR BOLTS @ 48" o.c. & 6" FROM ENDS.
   INTERIOR SHEARWALL - REFER TO SHEARWALL SCHEDULE
   INTERIOR NON-SHEARWALL - "HILTI" DS12036 @ 48"oc & 6" FROM ENDS.
2. 28 DAY CONCRETE STRENGTH = 2500 psi MIN.
3. SOIL BEARING CAPACITY PER SOILS REPORT
   SPREAD FOOTINGS = 2250 psf. MIN.
   SQUARE FOOTINGS = 2250 psf. MIN.
4. DIMENSIONS SHOWN ARE:
   EXTERIOR WALLS = OUTSIDE EDGE OF STEM WALL
   INTERIOR WALLS = CENTER OF THICKENED SLAB
   FREE STANDING COLUMNS = CENTER OF COLUMN
5. FINISHED FLOOR ELEVATION PER CIVIL GRADING PLANS
6. MIN. FOUNDATION DEPTH 54" BELOW FINISH GRADE @ EXT SOIL
   MIN. FOUNDATION DEPTH 24" BELOW FINISH GRADE @ EXT ON BEDROCK
   MIN. FOUNDATION DEPTH 18" BELOW FINISH FLOOR @ INT.
7. VERIFY ELEV. PIT REQ'TS. W/ MANUF. (DIM. SHOWN TO INSIDE FACE.)
8. FINISH GRADE (F.G.) TO BE 8" BELOW FINISH FLOOR (F.F.) ELEVATION.
9. CONTINUOUS FOOTINGS MAY SPAN BOTH SOIL AND BEDROCK PROVIDED A TRANSITION FROM SOIL TO ROCK IS PROVIDED. TAPERING THE BEDROCK SURFACE TO A SLOPE OF (4) HORZ. TO (1) VERT. AND BACKFILLING W/ STRUCTURAL FILL TO A MIN. DEPTH OF 1'-0" WOULD BE ACCEPTABLE.

EXTRACT FROM SOILS REPORT PREPARED BY:
SEBAGO TECHNICS
ONE CHABOT STREET
PO BOX 1339
WESTBROOK, ME. 04092
(207)-856-0277
FAX (207)-856-2206



2 S1 VAN GARAGE
(FRAMING PLAN)



1 S1 VAN GARAGE
(FOUNDATION PLAN)

VAN GARAGE
FOUNDATION AND FRAMING PLAN

SCALE: 1/4"=1'-Ø"

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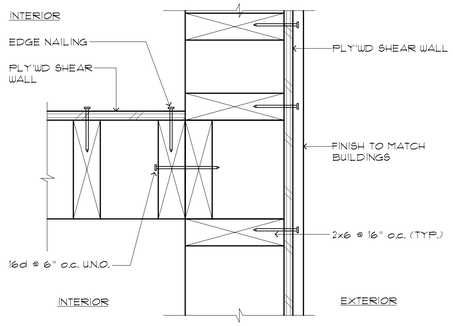
PORTLAND, ME.

FOUNDATION / FRAMING AND DETAILS

DATE 09/30/10

REVISED DATE

SHEET VG 2



9 WALL INTERSECTION DETAIL

SCALE: 3" = 1'-0"

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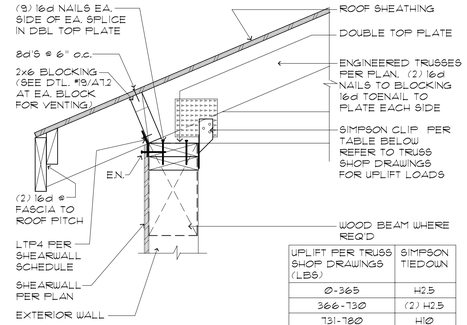


UPLIFT PER TRUSS SHOP DRAWINGS (LBS)	SIMPSON TIEDOWN
0-365	H2.5
366-730	(2) H2.5
731-780	H10
781-1145	H10 + H2.5

5 BLOCKING DETAIL

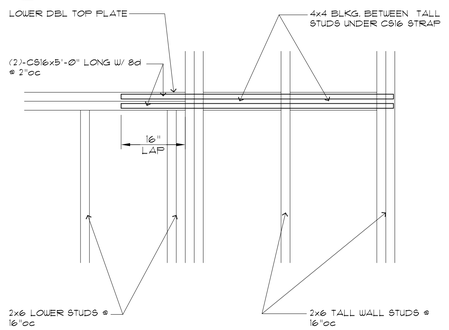
(ROOF AT EAVE / NOT VENTED)

SCALE: NOT TO SCALE (1:8)

T:\08WD 4PLS\11@FRAMG\0611@125

GENERAL NOTE:

1. CONNECTORS AND FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS, POWDER ACTUATED FASTENERS, NAILS, SCREWS, BOLTS, AND METAL FRAMING HARDWARE. (ZINC COATING WEIGHTS SHALL COMPLY WITH EITHER ASTM A 153M OR ASTM A 641, SUPPLEMENTARY REQUIREMENTS.)
2. PREENGINEERED METAL PLATE CONNECTED WOOD TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE'S "HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91".
3. PREENGINEERED TRUSS SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE DURING THE TIMES OF INSPECTION AND SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER-OF-RECORD " (OR ARCHITECT-OF-RECORD FOR PROJECTS WITHOUT A STRUCTURAL ENGINEER-OF-RECORD)

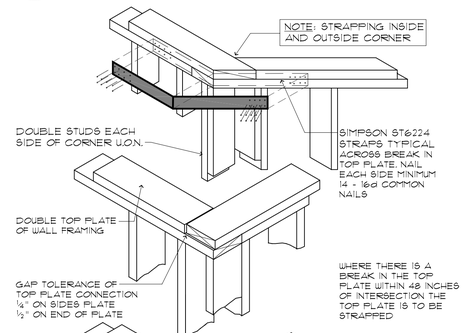


8 CONNECTION DETAIL

(LOWER WALL AND TALLER WALL STRAPS)

SCALE: NTS (1:12)

Z:\CA-REDDING\VAN FRMT\B12 VAN GAR FRMG



4 TOP PLATE CONNECTION

(PLATE CONTINUITY)

SCALE: NOT TO SCALE (1:12)

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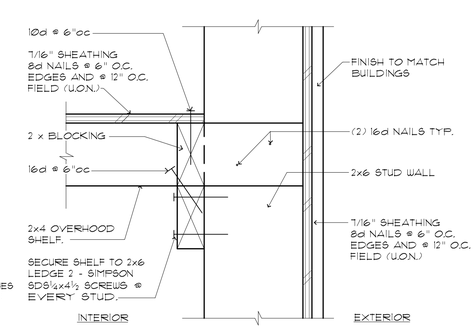
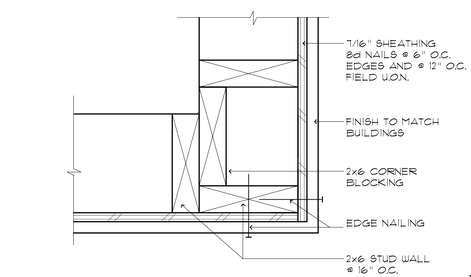


3 WALL DETAIL

(OVERHOOD SHELF)

SCALE: 3" = 1'-0"

T:\08PECLT\B3@GARG\0B3@@10



2 CORNER DETAIL

(UNINSULATED)

SCALE: 3" = 1'-0"

T:\08PECLT\B3@GARG\0B3@@08

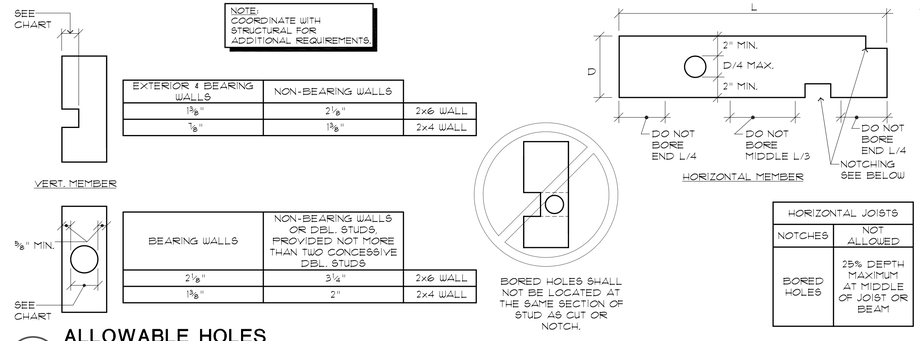
7 SHEAR TRANSFER

(@ POST)

SCALE: NTS (1:8)

T:\06WD 4PLS\113FLFRM\0611@048

NOT USED



EXTERIOR & BEARING WALLS	NON-BEARING WALLS	
1⅜"	2⅛"	2x6 WALL
⅞"	1⅜"	2x4 WALL

BEARING WALLS	NON-BEARING WALLS OR DBL. STUDS, PROVIDED NOT MORE THAN TWO CONCESSIVE DBL. STUDS	
2⅛"	3¼"	2x6 WALL
1⅜"	2"	2x4 WALL

HORIZONTAL JOISTS	
NOTCHES	NOT ALLOWED
BORED HOLES	25% DEPTH MAXIMUM AT MIDDLE OF JOIST OR BEAM

1 ALLOWABLE HOLES

(SOLID WOOD FRAMING MEMBERS ONLY)

SCALE: NOT TO SCALE (1:4)

T:\06WD 4PLS\11@FRAMG\0611@@02

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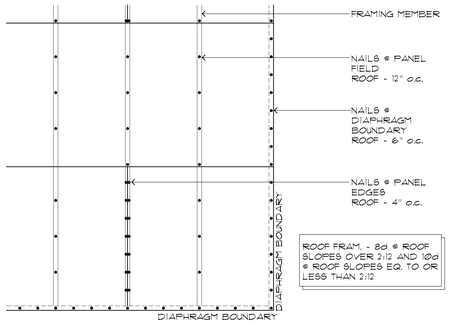
VAN GARAGE FRAMING PLAN AND DETAILS

DATE 09/30/10

REVISED DATE

SHEET VG 3



6 DIAPHRAGM NAILING

SCALE: 1/2" = 1'-0"

**SEE SHEET VG4 FOR SHEATHING GRADE

T:/06LD4PLS/11DFRAMG/061D042

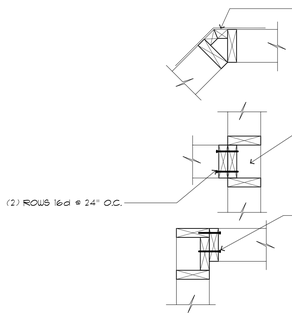
•• VALID FOR LATERAL LOADS ONLY ••

COMMON NAIL SPACING		EQUIVALENT O.C. SPACING OF STAILES		
	GAUGE	16	15	14
	PENETRATION	1"	1"	1"
6d	4"	3½"	4"	5"
	6"	5"	6"	7"
	8"	6½"	8"	9½"
	10"	8½"	10"	12"
	12"	10"	12"	14½"
8d	4"	2½"	3½"	4"
	6"	4"	5"	6"
	8"	5½"	6½"	8"
	10"	6½"	8"	10"
	12"	8"	10"	12"
10d	4"	2"	2½"	3"
	6"	3½"	3½"	5"
	8"	4½"	4"	6½"
	10"	5½"	7"	8"
	12"	6½"	8"	9½"

NOTES:
1. PENETRATION IS THE DEPTH OF EMEDMENT OF THE STAPLE INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) FOR LATERAL LOADING.
2. TABLE IS ONLY INTENDED FOR USE IN DIAPHRAGM NAILING OF ROOF, FLOOR, AND WALL SHEATHING.

5 STAPLES AND NAILS
(TABLE OF EQUIVALENT)

SCALE: N.T.S.

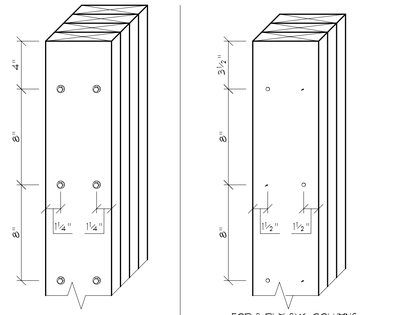


4 TYPICAL CORNER

SCALE: 1" = 1'-0"

T:/06LD4PLS/11DFRAMG/061D171

NOT USED



2 BUILT UP COLUMN
(NDS 15.3.2 REQUIREMENTS)

SCALE: NOT TO SCALE

T:/06LD4PLS/11DFRAMG/061D157

NAILING SCHEDULE

NO.	CONNECTION	NAILING (note 1)
1	Joist to sill or girder, toenail	3-8d
2	Bridging to joist, toenail each end	2-8d
3	1x6" subfir or less to each joist, face nail	2-8d
4	Wider than 1x6" subfloor to ea. joist, face nail	3-8d
5	2" subfir to joist or girder, blind & face nail	2-16d
6	Sole plate to joist/blocking, face nail	16d-16"oc
7	Top plate to stud, end nail	2-16d
8	Stud to sole plate	4-8d toenail or 2-16d endnail 2-20d nails @ 3x sole plates
9	Double studs, face nail	16d-24" oc
10	Doubled top plates, typical face nail Double top plates, at lap splices	16d-6" oc 8-16d
11	Blocking between joists/rafters to top plate	3-8d toenail
12	Rim joist to top plate	8d @ 6" oc
13	Top plates, laps and intersections, face nail	2-16d
14	Continuous header, two pieces	16d @ 16" oc along ea. edge
15	Ceiling joists to plate, toenail	3-8d
16	Continuous header to stud, toenail	4-8d
17	Ceiling joists, laps over partitions, face nail	3-16d
18	Ceiling joist to parallel rafters, face nail	3-16d
19	Rafter to plate, toenail	3-8d
20	1" brace to each stud and plate, face nail	2-8d
21	1x8" sthg or less to each bearing, face nail	2-8d
22	Wider than 1x8" sthg to each bearing, face nail	3-8d
23	Built up corner studs	16d-24" oc
24	Built up girder and beams	20d @ 32"oc THEN and stagger 2-20d @ ends and at splices
25	2" planks	2-16d at each bearing
26	Wood structural panels and particleboard (note 2) Subfloor, roof and wall sheathing to framing 1/2" and less 19/32" - 1" 1 1/8" - 1 1/4" Combination subfloor-underlayment to framing 3/4" and less 7/8" - 1" 1 1/8" - 1 1/4"	 6d 8d 10d 6d 8d 10d
27	Panel siding to framing 1/2" and less 5/8"	 6d corrosion resist 8d corrosion resist

NOTES:
1. Refer to nail diameters for nail size.
2. Nail spaced 4" oc edges, 10"oc at intermediate supports, except 4" oc at all supports where spans are 48" or more. For nailing of plyw'd and particleboard diaphragms and shear walls, refer to schedules.

NAILING DIAMETERS

6d	.113" ø
8d	.131" ø
10d	.148" ø
16d	.162" ø
20d	.192" ø

1 NAILING SCHEDULE
(MINIMUM REQUIREMENTS)

SCALE: NTS

T:/06LD4PLS/11DFRAMG/061D153

SOILS INSPECTION

Prior to contractor requesting building department foundation inspection, the geotechnical engineer shall advise the building official and architect in writing of the following:

1. The building pad has been prepared in accordance with the geotechnical report.
2. Utility trenches have been properly backfilled and compacted.
3. Foundation excavations, forming and reinforcements comply with the geotechnical report and approved plan.

CONCRETE

1. Standards - "Specifications for structural concrete for buildings" (ACI 301-72).
2. Building code requirements for reinforced concrete (ACI 318), "Concrete reinforcing steel institute manual of standard practice"
3. Cement - Conform to ASTM C-150 except that 28 day cure strength shall be as specified on foundation plans, minimum of 1500 psi. Type I or II cement.
4. Aggregates - Conform to ASTM C-33 - 1 1/2" for foundation, 3/4" for all other.
5. Air entraining - Concrete exposed to weather, 5 - 7% by volume.
6. Slump - 4" maximum. Follow ASTM test C-143 and C-172.

REINFORCING STEEL

1. Material Specifications:
   Deformed Reinforcing Bars - ASTM A-615, grade 60. Welded Wire Fabric (WWF) - ASTM A-185, 6x6/10x10 (W1.4xW1.4) Steel Tie Wire - ASTM A-82, 16 Ga. soft black wire.
2. Reinforcing steel shall be protected by the clear cover of concrete as follows:
   .1 Cast against and permanently exposed to earth - 3 inches.
   .2 Formed surface exposed to earth or weather:
      #6 bars and larger - 2 inches
      #5 bars and smaller - 1 1/2 inches
   .3 Formed surfaces not exposed to weather
      Slabs and walls - 1 inch
      Beams and columns (cover to ties and stirrups) - 1 1/2 inches
   .4 Exposed to vehicle traffic - 2 1/2 inches
3. Unless indicated otherwise on drawings, reinforce miscillaneous concrete to one of the following:
   .1 Sections up to 4 inches thick - #4 at 18 inches each way, mid-depth.
   .2 Sections up to 6 inches thick - #4 at 12 inches each way, mid-depth.
   .3 Sections up to 8 inches thick - 2 layers #4 at 18 inches each way, mid-depth.
   .4 Thicker edges - #4 continuous
   .5 Cylindrical sections upto 16 inches in diameter - (4) #6 continuous with #4 ties at 12 inches oc.
   .6 Cylindrical sections upto 24 inches in diameter - (5) #8 continuous with #4 ties at 18 inches oc.
4. Splices shall be lapped 48 bar diameters or 24" min. unless detailed otherwise.

LUMBER SPECIFICATION

POSTS - BASE VALUES

1. Materials:
   Built-up 2x SPF #1/#2 or 1.8E Parallam PSL (NLGA certification or equiv.)
2. Material Properties (2x SPF):
   Maximum Bending Stress Fb = 875 psi
   Maximum Shear Stress Fv = 70 psi
   Maximum Compression Stress(para) Fc = 1100 psi
   Modulus of Elasticity E = 1,400,000 psi
   Moisture Content 19% max. (Kiln dried)
   Material Properties (Trus Joist 1.8 Parallam PSL, ESR-1387 or equal.)
   Maximum Bending Stress Fb = 2400 psi
   Maximum Shear Stress Fv = 190 psi
   Maximum Compression Stress Fc = 2400 psi
   Modulus of Elasticity E = 1,800,000 psi
3. All free standing posts to be glulam, nominal sizes indicated on drawings.
4. Nailed and/or Bolted Built-up columns are to be assembled per NDS 15.3.3 and 15.3.4.

BEAMS- BASE VALUES

1. Glue-laminated Douglas Fir (24F-V4) or (souther pine (JC (26F-V4), (AITC, APA, or SPIB certification).
2. Use 24F-V8 DF/DF or 26F-V4 sp/sp at continuous and cantilever spans, UON.
3. Fabricate in accordance with AITC standards and codes listed on cover sheet of these plans.
4. Camber: All Beams over 25' to L/720 u.n.o.
5. Material Properties (24F-V4 DF/DF):
   Maximum Bending Stress Fb = 2400 psi
   Maximum Shear Stress Fv = 190 psi
   Maximum Compression Stress Fc = 650 psi
   Modulus of Elasticity E = 1,800,000 psi
6. Material Properties (JC 26F-V4 SP/SP):
   Maximum Bending Stress Fb = 2600 psi
   Maximum Shear Stress Fv = 210 psi
   Maximum Compression Stress Fc = 740 psi
   Modulus of Elasticity E = 1,800,000 psi
7. Appearance: Industrial unless noted
8. Finish: End seal only
9. Protection: Industrial appearance - Load wrap Architectural appearance - individual wrap
10. Adhesive: Exterior
11. Fabrication: All members - one end trimmed, one end wild.

JOISTS, RAFTERS, PLATES, - BASE VALUES

1. Spruce-Pine-Fir #1/#2 Grade (NLGA certification or equiv.)
2. Material Properties:
   Maximum Bending Stress Fb = 875 psi
   Maximum Shear Stress Fv = 70 psi
   Maximum Compressive Stress (studs) Fc = 1050 psi
   Maximum Compressive Stress (plates) Fc = 425 psi
   Modulus of Elasticity E = 1,400,000 psi
   Moisture content 19% max. (kiln dried)
3. All wood exposed to weather, within 6" of earth or in contact with concrete is to be pressure treated or wood of natural resistance to decay.
4. All new framing lumber shall have 19% max. moisture content at time of installation.

PREFABRICATED WOOD TRUSSES - ROOF

1. Trusses to be factory manufactured with structural wood chords and web members, connected at panel points with proprietary connectors.
2. Trusses to be designed in accordance with ICBO, BOCA, SBCCI, and CSA Standards for the following superimposed loads:
   Top chord dead load: 10 psf
   Bottom chord dead load: 100 psf
   Top chord snow load (Typical.): 300 psf
   Bottom chord live load: 50 psf
3. Shop drawings to be sealed by a Professional Engineer registered in the project state. Submit to Consultant for review.
4. Shop Drawings shall include the following:
   -Truss layout plan indicating location, spacing and designation of each unique truss type.
   -Individual truss detail sheets including:
      Project name and date
      Truss designation related to truss layout
      Lumber specifications
      Live and dead loading in psf
      Uniform and point loading
      Dimensions and member angles
      Connector plates description
      Bearing area requirements
      Field nailing required at girder trusses
      Bracing requirements and connection details
      Connection details at all truss to truss joints
5. Truss installer to be solely responsible for temporary and permanent bracing as well as compliance with all installation requirements identified on truss engineered drawings and structural drawings.

WALL FRAMING

1. Studs and plates are to be Spruce-Pine-Fir stud grade (U.O.N.).
2. All lumber to have grade stamp clearly visable.
3. All wood framing in contact with concrete will be pressure treated to prevent decay.
4. All framing details to comply with applicable codes.

Load-Bearing Walls

1. All walls to be 2x6 studs at 16" oc. (u.o.n.)
2. Maximum unbraced height of wall to be 12 feet.

Nonbearing Walls

1. Typical wall to be 2x4 studs 16" oc.
2. Maximum unbraced height of wall to be 12 feet.

STRUCTURAL SHEATHING

ROOF SLOPES OVER 2:12

1. Material thickness 7/16" APA rated sheathing, span rated 24/16 clips installed midspan.
2. Panels to be 24 inches or wider applied over two or more spans.
3. See detail 6/VG 4 for nailing pattern.
4. Space panels per APA specs.
5. Allowable loads: (per nailing above)
   Live Load 40psf
   Dead Load 10psf
   Lateral Load 195plf (Lumber species group III)

ROOF SLOPES LESS THAN 2:12

1. Material thickness 19/32" or 5/8" APA rated sheathing, span rating 40/20 clips installed midspan.
2. Panels to be 24 inches or wider applied over two or more spans.
3. See detail 6/VG 4 for nailing pattern.
4. Space panels per APA specs.
5. Allowable loads: (per nailing above)
   Live Load 30psf
   Dead Load 10psf
   Lateral Load 230plf (Lumber species group III)

SPECIAL INSPECTIONS

Inspection and testing is required as follows:

1. Concrete (when designed to exceed 2500 psi only): Provide not less than four test cylinders for each 100 CY or less for each strength of concrete cast in any one day. Break 2 cylinders at 7 days age and remainder at 28 days unless directed otherwise. Follow ASTM C-143, C-39 and C-172. If any cylinder does not develop full design strength at 28 days, cure may be called for. If tests indicate concrete has failed to meet specifications, replace substandard material as directed by architect. Concrete contractor to pay for all costs associated with testing, coring and material replacement.
2. Grading, Excavation and Backfill - Test and inspect as recommended in soils report. Inspections by soils engineer.

Special inspections in conformance with local building codes will be required as requested by the building official for the following activities:

1. Structural concrete (when design strength exceeds 2500 psi.)
2. NOT USED
3. Reinforcing steel layout and placement where conc. design strength exceeds 2500 psi
4. Special grading, excavation and fill.
5. Any coring of concrete

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PORTLAND ASSISTED LIVING FACILITY
PORTLAND, ME.

STRUCTURAL SPECIFICATIONS

DATE 09/30/10

REVISED DATE

SHEET VG 4