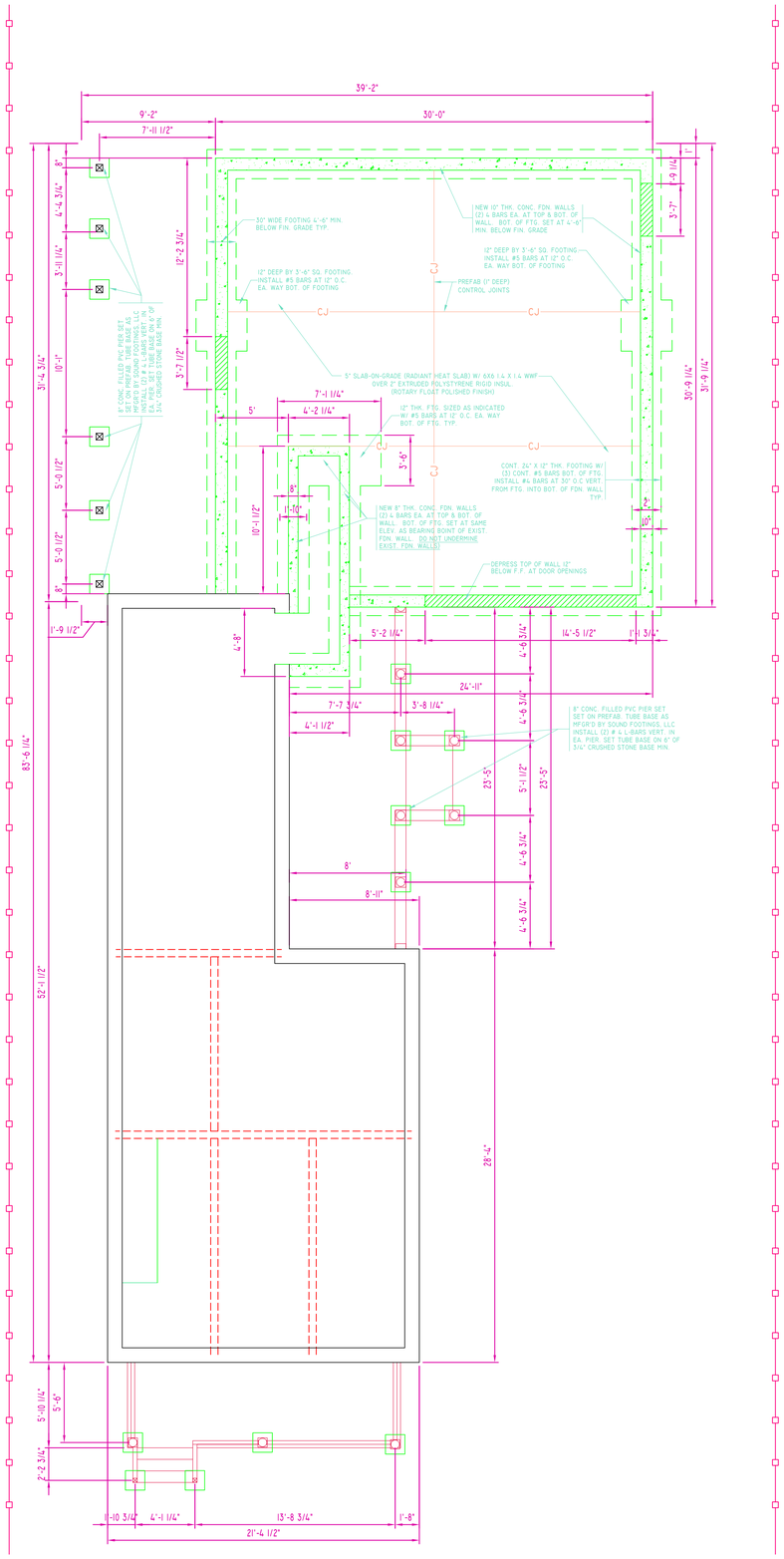

GENERAL NOTES

1. THESE DRAWINGS ARE CONCEPTUAL IN NATURE. FURTHER DEVELOPMENT, INFORMATION AND DETAIL IS NECESSARY FOR THESE DRAWINGS TO ADEQUATELY DEFINE CONSTRUCTION DIRECTIVES AND COMPLIANCE STRATEGIES TO ALL GOVERNING CODES AND REGULATIONS. THE CLIENT AND OR GENERAL CONTRACTOR ASSUME SOLE RESPONSIBILITY FOR CONFORMANCE TO ALL GOVERNING CODES AND REGULATIONS IF THESE DRAWINGS ARE USED FOR ANY PURPOSE BEYOND WHICH THEY ARE INTENDED AT THIS TIME. THESE DRAWINGS ARE NOT INTENDED FOR USE IN BIDDING, CONSTRUCTION, OR OBTAINING GOVERNING AUTHORITY APPROVALS AND PERMITS.

FOUNDATION PLAN

1/4" = 1'-0"

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, its components and the general public during erection. This includes the addition of necessary shoring, sheeting, temporary bracing and supports, guys or tie downs. Such material shall remain the property of the contractor 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: IBC International Building Code (2006)
2. Design Live Loads: (Ground snow load = 60 PSF)
   - Habitable area.....40 PSF
   - Sleeping areas.....30 PSF
   - Roof.....56 PSF
3. Design wind loads are based on exposure B using 85 mph basic wind speed.
4. Seismic design utilizes the following criteria:
   a. Building framing system: Load bearing walls w/ plywood shear walls resisting lateral loads & moment frames.
   b. Analysis procedure: Equivalent Lateral Force Procedure.
   c. Seismic hazard exposure group: "I"
   d. Seismic performance category: "C"
   e. Soil profile type: "S4"
   f. Peak velocity-related acceleration (Av): "0.10"
   g. Peak acceleration (Aa): "0.10"
   h. Response modification factor (R): = 6-1/2"
   i. Deflection amplification factor (Cd): "4"

STRUCTURAL STEEL NOTES:

1. Provide Architect/Engineer with steel shop drawings for approval prior to fabrication of structural steel beams and columns.
2. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Ninth edition.
3. Structural steel:
   a. Structural steel shall conform to ASTM A-36.
   b. Structural tubing shall conform to ASTM A-500 GR.B.
   c. Structural pipe shall conform to ASTM A-53, TYPE E or S.
4. Design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
5. Field connections shall be bolted using 3/4" Ø ASTM A325 high strength bolts except where field welding is indicated on the drawings.
6. All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.
7. "MC" indicates a structural steel moment connection.
8. All beams not in moment frames shall be framed over the top of columns.
9. Provide 3/8" web stiffeners in all structural steel beam webs bearing on columns. Locate stiffener at the center of columns.
10. All steel pipe columns shall be schedule 40.

TIMBER FRAMING:

1. All timber framing shall be in accordance with the AITC timber trusses bear on structural steel beams and timber bearing walls. 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 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.
4. Metal connectors shall be used at all timber to timber flush framing conections or as noted on the design drawings.
5. Provide Simpson H2.5A hurricane anchors where any timber framing and/or trusses attach to the wall structure.
6. Nailing not specified shall conform with BOCA 1999.
7. Roof rafter dimension lumber shall be douglas fir species with min. stress grade of 1,650 psi and modulus of elasticity of 1,700 ksi. Roof rafters shall be hand selected to be free of knots, checks, splits and other damage.
8. Install solid horizontal blocking in all bearing walls typical.
9. Provide and install proberly sized simpson metal joist hangers at all laminated veneer lumber, versalam and dimension lumber connections to structural steel.
10. All anchor bolts and joist hangers in contact with pressure treated timbers shall be galvanized as recommended by pressure treated lumber supplier OR provide bitusthene sheet separation for standard steel connectors in contact with pressure treated members
11. Install solid bci blocking under all bearing walls.
12. Solid block all bearing walls at midpoint typical.
13. Provide and install (2) 2x8 headers (insulated) over all windows typical unless noted otherwise.
14. Provide (1) 2x6 jack studs at all window and door openings equal to or less than 36" wode and (2) 2x6 jack studs at all openings greater than 36" wide..
15. Below are columns definitions:
    - 4 x 4 wd. col. = nominal 4 x 4 wood post
    - 6 x 6 wd. col. = nominal 6 x 6 pt wood post
    - 4 x 6 WD JS = (2) 2x6 studs plus (1) jack stud
    - 6 x 6 WD JS = (3) 2x6 studs plus (1) jack stud

LINTEL SCHEDULE

L1	(2) 2X6	L7	(2) 2X12
L2	(3) 2X6	L8	(3) 2X12
L3	(2) 2X8	L9	(2) 1-3/4" X 9-1/4" LVL'S
L4	(3) 2X8	L10	(3) 1-/3/4" X 9-1/4" LVL'S
L5	(2) 2 X 10	L11	(2) 1-3/4" X 11-1/4" LVL'S
L6	(3) 2 X 10	L12	(3) 1-/3/4" X 11-1/4" LVL'S

01	EXISTING CONDITIONS FLOOR PLAN JAN. 17, 2008
02	CONCEPTUAL FLOOR PLANS JAN. 25, 2008
03	REV. FLOOR PLANS (PER CLIENT) MAY 01, 2008
04	REV. FLOOR PLANS (RENOV. GARAGE) MAY 07, 2008
05	REV. PER MTG W/ P.S. STOVER JUNE 16, 2008
06	REV. FLR. PLAN PER CLIENT JULY 08, 2008
07	REV. FLR. PLAN PER CLIENT JULY 09, 2008
08	100% PROGRESS SET FOR OWNER'S REVIEW JULY 11, 2008

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
1344 WASHINGTON AVENUE PORTLAND, MAINE PH. (207) 797-8661 FAX (207) 797-8533

PROJECT NO: 010908 PROJECT TITLE: MEYER RESIDENCE ALTERATIONS / ADDITIONS

SCALE: 1/4" = 1'-0" SHEET TITLE: FOUNDATION PLAN

100% PROGRESS SET - JULY 11, 2008
NOT FOR CONSTRUCTION

ADDITIONS AND ALTERATIONS TO
PRIVATE RESIDENCE FOR
MR. PATRICK STOVER
29 MORSE STREET, PORTLAND, ME.

ST-200