Inspections Division
Date: 07/08/14

GENERAL NOTES :

1. 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.
2. Do not scale plans.
3. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
4. All proprietary products shall be installed in accordance with the manufacturers written instructions.
5. The structure is designed to be self supporting and stable after the Framing 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.
6. 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: International Building Codes (IBC and IRC 2009)
2. Design Live Loads30 psf Bedrooms (Level 2), 40 psf Living Space (Level 1), 20 psf Attic Space.
3. Design Wind loads: N/A
4. Design Seismic loads: N/A

FOUNDATION NOTES:

1. Foundations have been designed to conform with the presumptive bearing pressures provided in the International Building Code to be verified by the Owner prior to construction.
2. Settlement of the soil below the footings is beyond the scope of this contract and remains the responsibility of the owner at their request.
3. 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
4 inch	100
3 inch	90 to 100
1/4 inch	25 to 90
NO. 40	0 to 30
NO. 200	0 to 5

CONCRETE NOTES:

1. All concrete work shall conform to ACI 318-Latest Edition.
2. Concrete strength at 28 days shall be:
   a. 3000 PSI for all new Fdn walls, footings, piers, and Slabs.
3. All concrete shall be air entrained 4% to 6%
4. Concrete shall not be placed in water or on frozen ground.
5. 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.

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.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
5. Provide Simpson H3 hurricane anchors where timber framing and/or trusses bear on structural steel beams.
6. Nailing not specified shall conform with BOCA 1999.

FOUNDTION PLAN
SCALE 1/4" = 1'-0"

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rev.	date	description	appr'd
A	07JULY14	REVISED FOUNDATION DIMS TO ACCOMODATE INSULATION REQUIREMENTS. REVISED BAY WINDOW FOUNDATION DIMS AT FRONT (COLUMBIA ST)	

designed by: MFL
drawn by: MFL
checked by: SAH
scale: AS NOTED
date: JUNE 20, 2014
For Permitting: JUNE 20, 2014
project # : 2014-10

McVeigh Residence
38 COLUMBIA STREET
PORTLAND, MAINE
GENERAL NOTES AND FOUNDATION PLAN

S1.1