GENRAL NOTES:

1. The notes on the drawings are not intended to replace specifications. in addition to general notes. See specifications for requirements
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, 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 propietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the erection 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 tiedowns. 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: IBC (2003) International Building Code.
2. Design Live Loads: (Ground Snow load = 60 psf)
   - Roof ..... 42 psf + drift
   - Living areas ..... 40 psf
   - Office ..... 50 psf (+20 psf partition)
   - Common areas ..... 100 psf
   - Stairs & exit ways ..... 100 PSF
3. Design wind loads are based on exposure B using 100 mph basic wind speed.
4. Seismic Design per IBC 2003:

FOUNDATION NOTES:

1. Foundations have been designed with a presumptive building capacity of 2000psf to be verified by the general contractor in the field.
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 a minimum of 4'–0" below finished grade.
4. Slabs on grade shall bear on a minimum of 12" of compacted structural fill. If loose or undesirable fills are encountered at the slab subgrade 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. And moist cure slabs in accordance with ACI.
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 limits:

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 inches 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 (ASTM D–1557).
7. Underdrains shall be placed as shown on the site drawings. Underdrains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to 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 top of slabs with 6X6 – W1.4xW1.4 WWF.
9. Backfill both sides of foundation walls simultaniously.
10. Do not backfill basement walls until the 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) 3000 psi for footings, frost walls & piers.
   b) 4000 psi for all slabs on grade.
3. All concrete shall be air entrained per the specifications.
4. Concrete shall 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 ASTM C–1116.
9. Complete shop drawings and schedules of all reinforcing steel shall be prepared by the contractor and submitted to the engineer for review prior to commencement of that portion of the work. All accessories must be shown on the shop drawings. Submit (6) blue line prints and (1) reproducible (sepia) to the Architect.
10. Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6" minimum.
11. Concrete finishes: See specifications and Architectural drawings for applicable finishes.
12. Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
13. Provide control/construction joints in foundation walls at a maximum spacing of 15 ft. 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.
14. The general contractor shall be responsible for coordination of door bondout locations, slab depression & other required bondouts. Coordinate location of bondouts with Architectural, Mechanical & Plumbing, Electrical and kitchen equipment vendors as necessary to properly install each specific item.
15. Provide ¾" wide x 1" deep control joints in slabs at 15'X15' inervales (225SF max) as shown on dwgs.

STRUCTURAL STEEL NOTES:

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"–Ninth edition.
2. 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
3. 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.
4. Field connections shall be bolted using 3/4" diameter ASTM A325 high strength bolts except where field welding is indicated on the drawings.
5. All welding shall conform to AWS D1.1–Latest edition. Welding electrodes shall be E70XX.

TIMBER FRAMING:

1. All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (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 IBC 2003.

TIMBER TRUSS NOTES:

1. Timber trusses shall be designed in accordance with produced by BOCA and ASCE 7–88.
2. Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Lumber, kiln dried, 15% maximum M.C., or approved alternate.
3. 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–85).
4. Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
5. 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.
6. 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.
7. Connector plates shall be galvanized.
8. Provide Simpson H3 hurricane anchors at all locations where trusses bear on structural steel beams.

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JOSEPH H. LEASURE 6242 REGISTERED PROFESSIONAL ENGINEER STATE OF MAINE

rev.	date	description	appr'd
A	06/28/07	PERMIT SET ONLY FOR REVIEW BY AUTHORITIES HAVING JURISDICTION	JHL
0	06/30/07	GENERAL REVISIONS AND FOR CONSTRUCTION	JHL

designed by: JHL
drawn by: KSP
checked by: MFL
scale: AS NOTED
date: 06/28/08
plot date: XXXXX
project #: 27046

CHABAD HOUSE
POMEROY STREET
PORTLAND, MAINE

GENRAL NOTES

S1