

STRUCTURAL GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS. FURTHERMORE, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE HOUSE.
2. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION PRIOR TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROJECT.
3. WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK. DUE TO THE TIGHT DIMENSIONAL TOLERANCES NECESSARY TO ACHIEVE CODE COMPLIANCE ON THIS PROJECT, IT IS HIGHLY RECOMMENDED THAT THE OWNER CONTACT THE ENGINEER AFTER DEMOLITION HAS EXPOSED SUFFICIENT STRUCTURE TO VERIFY THE DIMENSIONAL ACCURACY OF THESE EXISTING AND PROPOSED PLANS.
5. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DOCUMENTS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY ON THE PART OF THE ENGINEER. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUBMITTED TO THE ENGINEER FOR REVIEW AND ACCEPTANCE GRANTED.
6. DO NOT SCALE FROM THE DRAWINGS.

LUMBER AND JOIST HANGERS

1. DIMENSIONAL LUMBER USED ON THIS JOB SHALL BE SPRUCE-PINE-FIR (S-P-F) NO. 2 OR BETTER, KILN DRIED TO A MOISTURE CONTENT OF 15 PERCENT OR LESS. DO NOT USE LUMBER THAT HAS BEEN STORED IN DAMP CONDITIONS.
2. ENGINEERED LUMBER SHALL BE VERSALAM, MANUFACTURED BY BOISE CASCADE, INC. BENDING STRESS $F_b = 3000$ psi, ELASTIC MODULUS, $E = 2,000,000$ psi.
3. WHERE INDICATED ON DRAWINGS, PRESSURE-TREATED LUMBER SHALL BE NO. 2 SOUTHERN YELLOW PINE OR BETTER.
4. ALL JOIST HANGERS, HURRICANE TIES, AND ATTACHMENT HARDWARE ARE TO BE AS SPECIFIED, MANUFACTURED BY SIMPSON STRONG-TIE. CONNECT ALL JOIST HANGERS PER SIMPSON STRONG-TIE REQUIREMENTS.
5. SPECIAL ATTENTION SHOULD BE TAKEN TO INSTALL FASTENERS AS INDICATED ON THE DRAWINGS.
6. WHEN FASTENING INTO EXISTING LUMBER, IT MAY BE NECESSARY TO PREDRILL HOLES SO THAT NAILS OR SCREWS DO NOT CRACK EXISTING FRAMING. TO ACHIEVE PROPER FASTENER ALIGNMENT, TEMPORARILY PIN JOIST HANGER IN PLACE WHILE DRILLING HOLES.
7. NEW STRUCTURAL FRAMING INSTALLATION SHOULD OCCUR WHILE TEMPORARY SHORING IS IN PLACE. FINISH CARPENTRY, DRYWALL INSTALLATION, AND FINISH PAINTING SHOULD OCCUR AFTER TEMPORARY SHORING IS REMOVED.
8. ACCLIMATE FRAMING LUMBER TO INTERIOR CLIMATE BY STORING IT INSIDE FOR AT LEAST 48 HOURS BEFORE USE. KEEP LUMBER OFF OF THE FLOOR BY USING SPACER BLOCKS. STORE OUT OF DIRECT SUNLIGHT TO DIMINISH UNEVEN DRYING EFFECTS.
9. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPAN. REPAIR EXISTING NOTCHED JOISTS AND RAFTERS BY "SISTERING" THEM WITH NEW MATERIAL OF THE SAME DEPTH. REFER TO PLANS AND DETAILS FOR OVERLAP LENGTHS.
10. STRUCTURAL STEEL SHALL BE ASTM A36, MINIMUM.

DESIGN CRITERIA

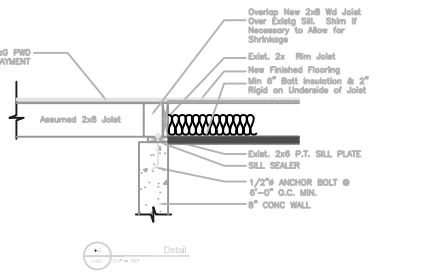
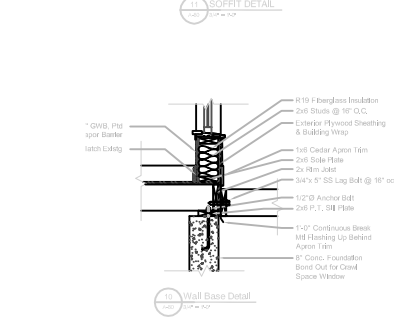
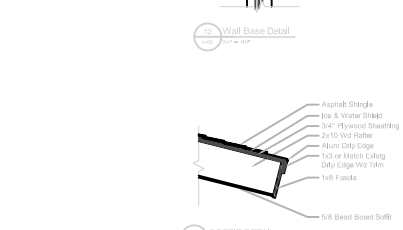
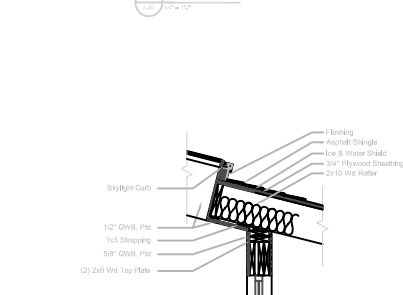
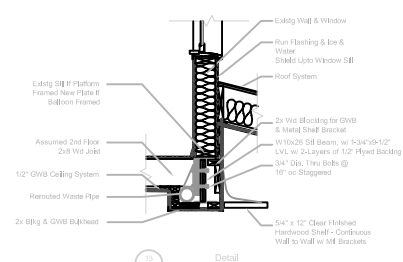
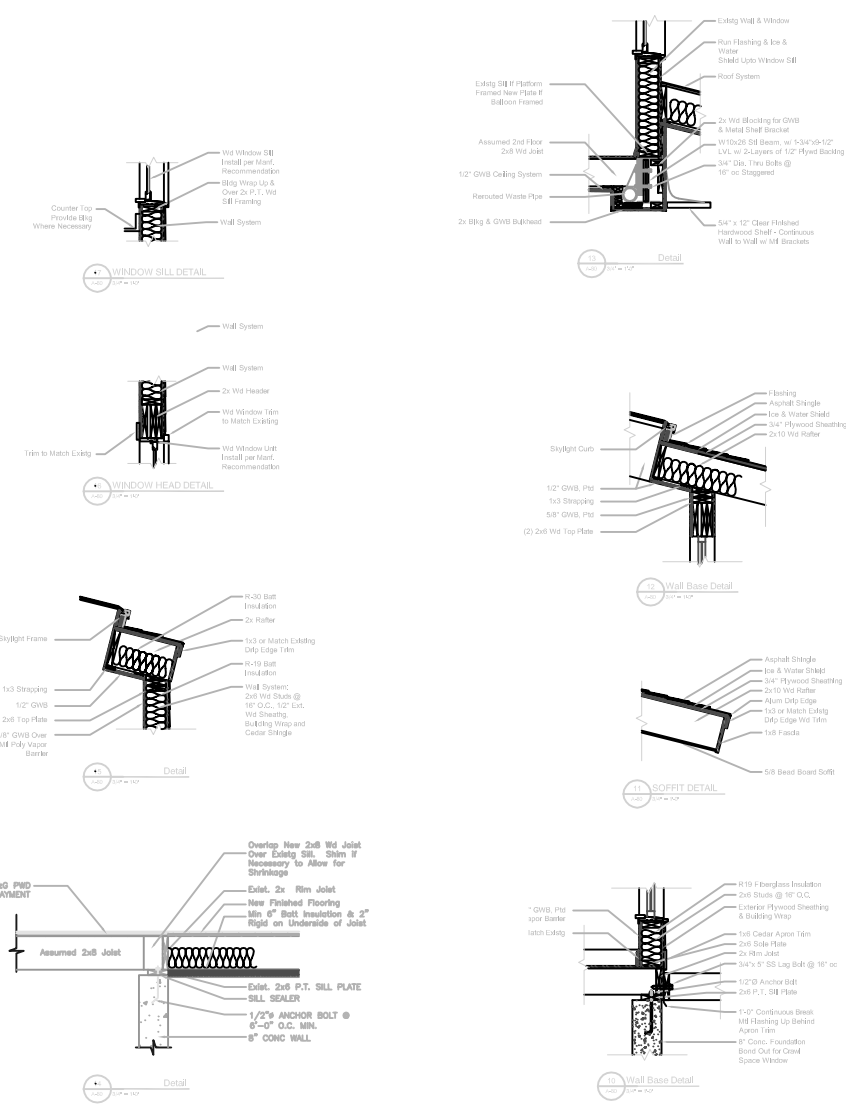
1. INTERNATIONAL BUILDING CODE, 2003 EDITION, AS ADOPTED BY THE CITY OF PORTLAND, MAINE
- ADDRESS: 57 MACHIGONNE ST. PORTLAND, MAINE
- FLOOR LIVE LOAD: RESIDENTIAL ONE AND TWO-FAMILY, SECTION 1608.0
 40 PSF — FIRST FLOOR
 30 PSF — SECOND FLOOR SLEEPING ROOMS
 20 PSF — ATTIC SPACES EXCEEDING 12 INCHES
- SNOW LOAD PER BOCA SECTION 1608.0
 GROUND SNOW LOAD $P_g = 35$ PSF
 FLAT ROOF SNOW LOAD = 42 PSF, MODIFIED AS REQUIRED FOR DRIFT
- WIND LOAD PER BOCA SECTION 1608.0

FOUNDATIONS

1. PRIOR TO EXCAVATION CALL MAINE DIG-SAFE AT 1-888-344-7233 TO VERIFY LOCATION OF EXISTING UTILITIES.
2. PLACE NO FOUNDATIONS IN WATER, SNOW, OR ON FROZEN GROUND.
3. DO NOT BACKFILL UNBRACED FOUNDATION WALLS TO AN UNBALANCED BACKFILL HEIGHT OF MORE THAN 3 FEET.

CONCRETE

1. ALL CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM DESIGN STRENGTH OF 3000 psi. CONCRETE SHALL BE AIR-ENTRAINED (5% TO 7%).
2. PROVIDE A MINIMUM OF 3" CLEAR COVER BETWEEN GROUND AND REINFORCING BARS.
3. ALL CONCRETE REINFORCING BARS SHALL BE #4 BARS (1/2" DIAMETER), $F_y = 60$ ksi MIN.
4. PLACE NO CONCRETE WITHOUT REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS.
5. ALL CONCRETE MATERIALS, REINFORCEMENT, AND FORMS SHALL BE FREE FROM FROST OR DEBRIS.



ARCADIA
 designworks LLC
 142 High Street, Suite 506
 Portland, Maine 04101
 tele: 207.347.5252
 cell: 207.749.9336
 fax: 207.791.2848
 ARCADIA@awcn.net

ResurgenceE
 Engineering & Preservation, Inc.
 132 Brentwood Street
 Portland, ME 04103
 V/F (207) 773-4880
 resurgence@verizon.net

- General Notes:**
1. Dimensions shown are approximations that the Contractor should field verify.
 2. As-built conditions may vary upon further inspection of walls, floors and ceiling cavities.
 3. Kitchen and deck design shown only for planning purposes and are not to be constructed from these documents.
 4. Contractor to coordinate rerouting of plumbing pipe, heating system, electrical circuits, outlets and wiring of all appliances. Architect to provide lighting schedule based on Owner selections.
 5. Paint selection and color to be provided by Architect based on Owner selections.
 6. Provide appropriate wood blocking for all wall-mounted items including but not limited to grab bars, shelves, cabinets and fixtures.

REVISIONS:
 Preliminary Review Set — July 20, 2005
 Construction Set — September 9, 2005

PROJECT:
Kramer Residence
 57 Machigonne Street
 Portland, Maine
 July 2005

CONSTRUCTION SET

SCALE:
 As Noted

Details & Structural Notes

SHEET NO:
A-80