GENERAL NOTES

1. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, THEY DO NOT INDICATE THE MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE A/E SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS WITH DRAWINGS PRIOR TO THE START OF CONSTRUCTION & RESOLVING ANY DISCREPANCIES WITH THE A/E.
3. ALL DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS OR FOUNDATION, UNLESS OTHERWISE NOTED.

CODE & DESIGN CRITERIA

2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
GROUND SNOW LOAD = 50 psf
OCCUPANCY CATEGORY II, EXPOSURE B
WINDSPEED (3-SEC PEAK GUST) = 99 mph
GRAVITY DESIGN LOADS
GARAGE ROOF LOADS:
DEAD = 12
SNOW = 25 psf
CONNECTOR ROOF LOADS:
DEAD = 15 psf
SNOW = 43 psf
GARAGE ATTIC LOADS:
DEAD = 10 psf
LIVE= 20 psf
CONNECTOR FLOOR LOADS:
DEAD = 15 psf
LIVE= 40 psf

WOOD

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE AMERICAN WOOD COUNCIL CODES, STANDARDS, AND SPECIFICATIONS.
2. ALL DIMENSIONAL LUMBER SHALL BE SPRUCE-PINE-FIR (SPF) NO. 2 OR BETTER (19% MOISTURE CONTENT OR LESS).
3. ALL INTERIOR AND EXTERIOR BEARING WALLS SHALL BE 2X6 @ 16" ON-CENTER, SPF NO. 2 OR BETTER, UNLESS NOTED OTHERWISE.
4. PROVIDE METAL HANGERS AT ALL FLUSH FRAME CONNECTIONS.
5. ALL FASTENERS SHALL BE IN CONFORMANCE WITH IRC TABLE R602.3. FASTENERS EXPOSED TO THE WEATHER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
6. ALL WALL SHEATHING SHALL BE 1/2" GRADE CDX PLYWOOD.
7. ALL FLOOR DECK SHALL BE 3/4" C-D TONGUE-AND-GROOVE PLYWOOD.
9. ALL ROOF AREAS THAT ARE OVERFRAMED SHALL CONTAIN ROOF DECKING ON THE UNDERFRAMED MATERIAL.
10. ALL PLYWOOD AND STRUCTURAL USE PANELS SHALL CONFORM TO THE REQUIREMENTS OF THE APA - THE ENGINEERED WOOD ASSOCIATION.
11. ALL WALL STUDS CUT FOR OTHER TRADES OVER 1/4" MEMBER DEPTH SHALL BE DOUBLED.
13. ALL OPENINGS SHALL BE FRAMED BY DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
14. PROVIDE 1"X4" CROSS BRIDGING FOR ALL SOLID SAWN WOOD JOISTS AT 8'-0" ON-CENTER MAXIMUM SPACING AND 2X SOLID BLOCKING BETWEEN JOISTS AT ALL SUPPORTS AND PARTITIONS.
15. ALL HEADERS SHALL BE MINIMUM (2) 2X8. WHERE HEADERS ARE DIRECTLY BELOW ROOF POST LOADS, MINIMUM (3) 2X10" HEADERS SHALL BE USED, WITH MAXIMUM 6'-0" CLEAR SPAN.
16. ALL LUMBER IN CONTACT WITH THE GROUND OR CONCRETE SHALL BE PRESSURE TREATED.
17. INSTALL SILL SEAL FOAM GASKET BETWEEN SILL PLATE AND FOUNDATION.
18. ALL SOLID SAWN LUMBER IS INDICATED BY NOMINAL SIZE.
19. INSULATE ALL WALL CAVITIES TO MINIMUM CODE REQUIREMENTS.

TYPICAL NAILING SCHEDULE	NAILING
COLLAR TIE TO RAFTER	(3) 10d FACE NAIL EACH
RAFTER TO RIDGE/VALLEY/HIP	(2) 16d END, (3) 10d TOE
CEILING JOIST TO RAFTER	(3) 16d FACE EACH
RAFTER TO PLATE	(3) 10d TOENAIL
JOIST TO SILL OR GIRDER	(3) 8d TOENAIL
BRIDGING TO JOIST	(2) 8d TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C. FACE NAIL
TOP PLATE TO STUD	(2) 16d END NAIL
STUD TO SOLE PLATE	(4) 8d TOENAIL
DOUBLE STUDS	16d @ 12" O.C. FACE NAIL
DOUBLE TOP PLATES	16d @ 12" O.C.
TOP PLATE INTERSECTIONS	(2) 16d FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d @ 12" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE	(3) 8d TOENAIL
RAFTER OR TRUSS TO PLATE	(3) 8d TOENAIL
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d TOENAIL
RIM JOIST TOP PLATE	8d @ 6" O.C. TOENAIL
POST & BEAM OR GIRDER CONSTRUCTION	PROVIDE POSITIVE CONNECTION AGAINST UPLIFT & LATERAL DISPLACEMENT

NAIL LEGEND

SIZE	DIMENSIONS
6d	0.113" x 2"
8d	0.131" x 2-1/2"
10d	0.148" x 3"
16d	0.162" x 3-1/2"

*REFER TO IRC TABLE R602.3 FOR ADDITIONAL NAILING REQUIREMENTS

CONCRETE

1. ALL CONCRETE SHALL HAVE STONE AGGREGATE (NORMAL WEIGHT).
2. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) OF 3,000 psi TYPICAL, AND 4,000 psi AT GARAGE FLOORS.
3. PROVIDE TOTAL AIR ENTRAINMENT OF 6%(+/-) FOR ALL CONCRETE EXPOSED TO THE WEATHER.
4. MAXIMUM WATER/CEMENT RATIO FOR 4,000 PSI CONCRETE = 0.45. PROVIDE A HIGH-RANGE WATER REDUCING ADMIXTURE IF REQUIRED TO INCREASE WORKABILITY OF THE CONCRETE.
5. CONCRETE REINFORCING SHALL BE IN ACCORDANCE WITH ASTM A615 AND HAVE THE FOLLOWING MINIMUM YIELD STRENTHS:
   MAIN REINFORCING STEEL - 60 ksi
   TIES & STIRRUPS - 40 ksi
6. WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185.
7. REINFORCEMENT MINIMUM CLEARANCES
   CONCRETE PLACED AGAINST EARTH: 3"
   CONCRETE PLACED IN FORMS: 1-1/2"
8. ALL REINFORCING LAP SPLICES SHALL BE IN ACCORDANCE WITH ACI 318. HORIZONTAL REINFORCEMENT AT PERIMETER WALLS, CORNER BARS, AND OTHER INTERSECTIONS SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE.

LIFE SAFTEY/EGRESS REQUIREMENTS

1. ALL DOORS, WINDOWS, STAIRS, AND LANDINGS, WALLS AND CEILINGS SHALL COMPLY WITH THE EGRESS REQUIREMENTS OF SECTION 311 OF THE IRC.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FIRE RESISTANT REQUIREMENTS OF SECTION 302 OF THE IRC. ALL EXTERIOR WALLS AND OPENINGS SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 302.1.
3. DOORS BETWEEN DWELLING AND GARAGE SHALL BE SOLID CORE WOOD 1-3/8" MINIMUM THICKNESS OR FIRE RATED PER IRC 309.1. THERE SHALL BE NO OPENINGS BETWEEN ROOMS USED FOR SLEEPING PUPOSES AND THE GARAGE.
4. RESIDENTIAL SPACES SHALL BE SEPARATED FROM THE GARAGE OR SHOP WITH NOT LESS THAN 1/2" GWB APPLIED AT THE GARAGE SIDE.
5. AUTOMATIC GARAGE DOOR OPENINGS, WHERE PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

MISCELLANEOUS

1. ATTAC ACCESS SHALL BE IN ACCORDANCE WTIH SECTION 807 OF THE IRC.
2. SAFETY GLAZING SHALL BE PROVIDED, WHEN REQUIRED, IN ACCORDANCE WITH SECTION 308 OF THE IRC.
3. CRAWLSPACES SHALL BE VENTILATED IN ACCORDANCE WITH SECTIONS 408.1 & 408.4 OF THE IRC.

ROOFING

1. APPLY ROOFING IN CONFORMANCE WITH IRC SECTION 905. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED AND FLAT ROOFS, AND SIMILAR SURFACES EXPOSED TO THE WEATHER SHALL WATERPROOFED AND SLOPED A MINIMUM OF 1/4" PER FOOT (2%) FOR DRAINAGE.

ATTENTION:
IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM THE OBLIGATION TO MEET ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE.

(CHECK PLANS CAREFULLY BEFORE AND DURING CONSTRUCTION)

CITY OF PORTLAND, MAINE — RESURGAM

Inspections Division
Date: 11/06/17

PROJECT TEAM
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PRINT DATE: 10/20/2017
SCALE: AS NOTED
PROJECT START:6/27/2017
REVISION : 1.0

STATE OF MAINE
CATHERINE R. WALTMAN
No. 15131
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME
GENERAL NOTES

SHEET NO.
A-1