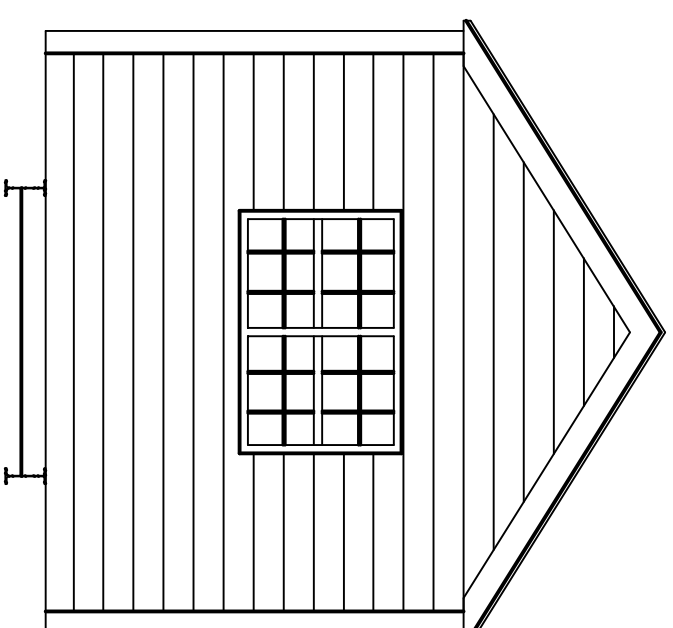
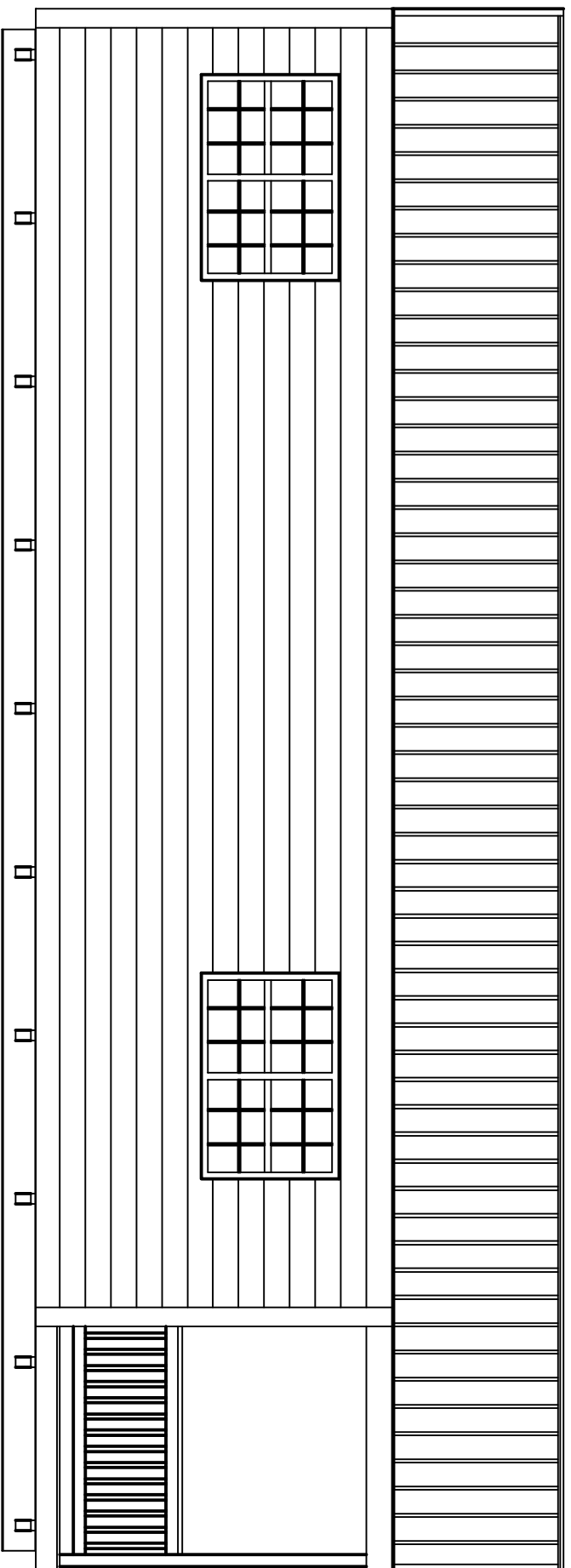


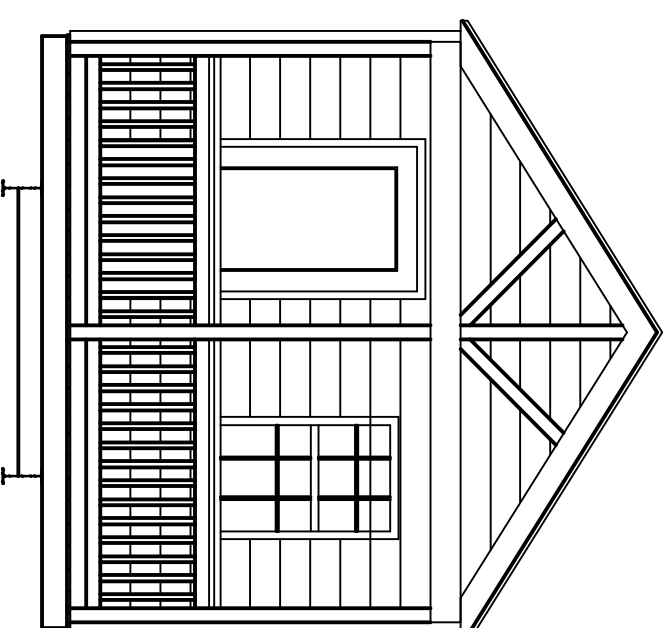
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- DRAWING LIST:
- A1 ELEVATIONS
 - A2 FLOOR PLAN & SECTIONS
 - S1 FOUNDATION PLAN
 - S2 NOTES

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Shed Happens

Warren Ave.

Portland, Maine

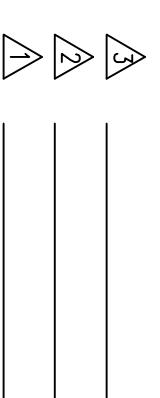
NEW OFFICE BUILDING

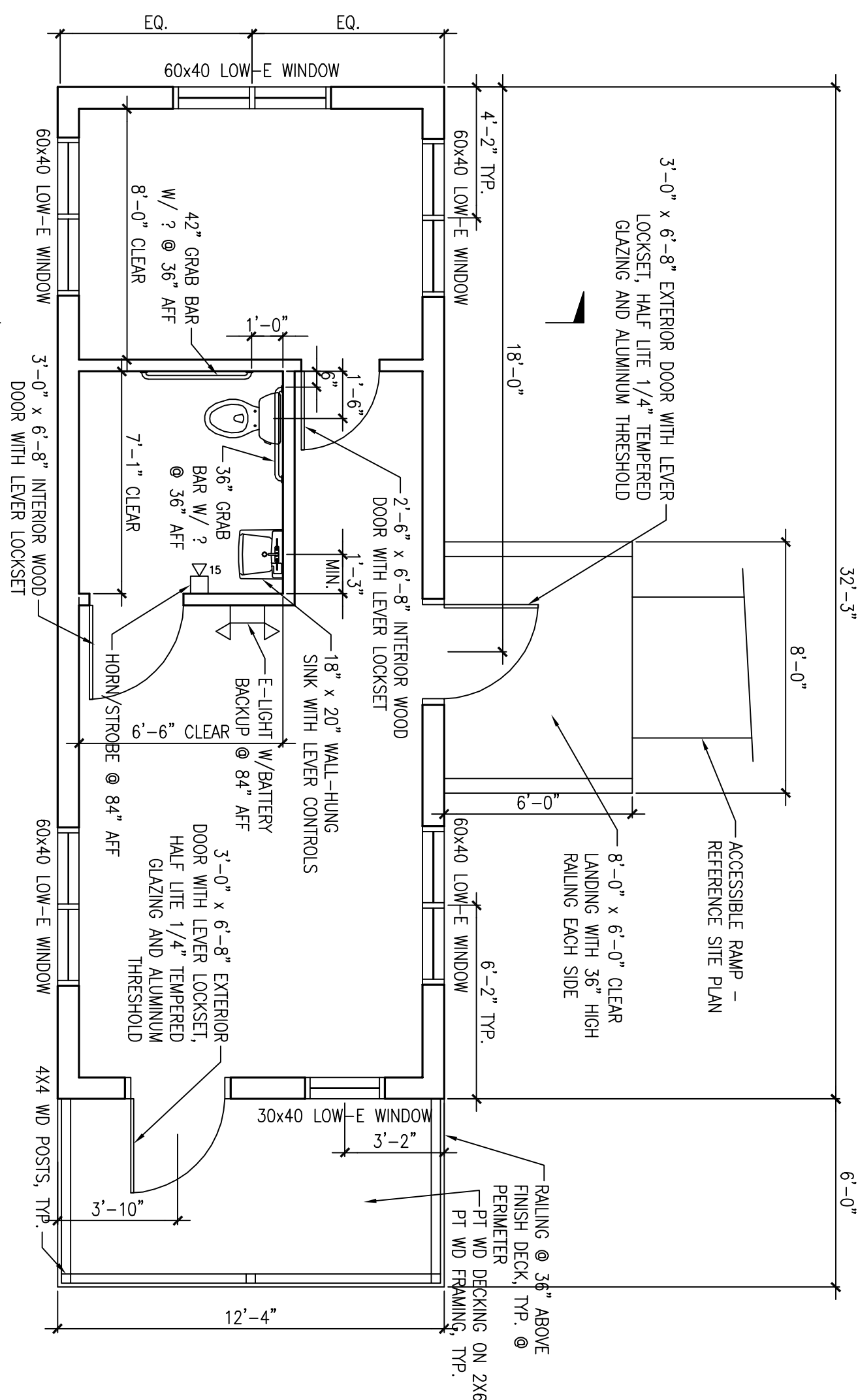
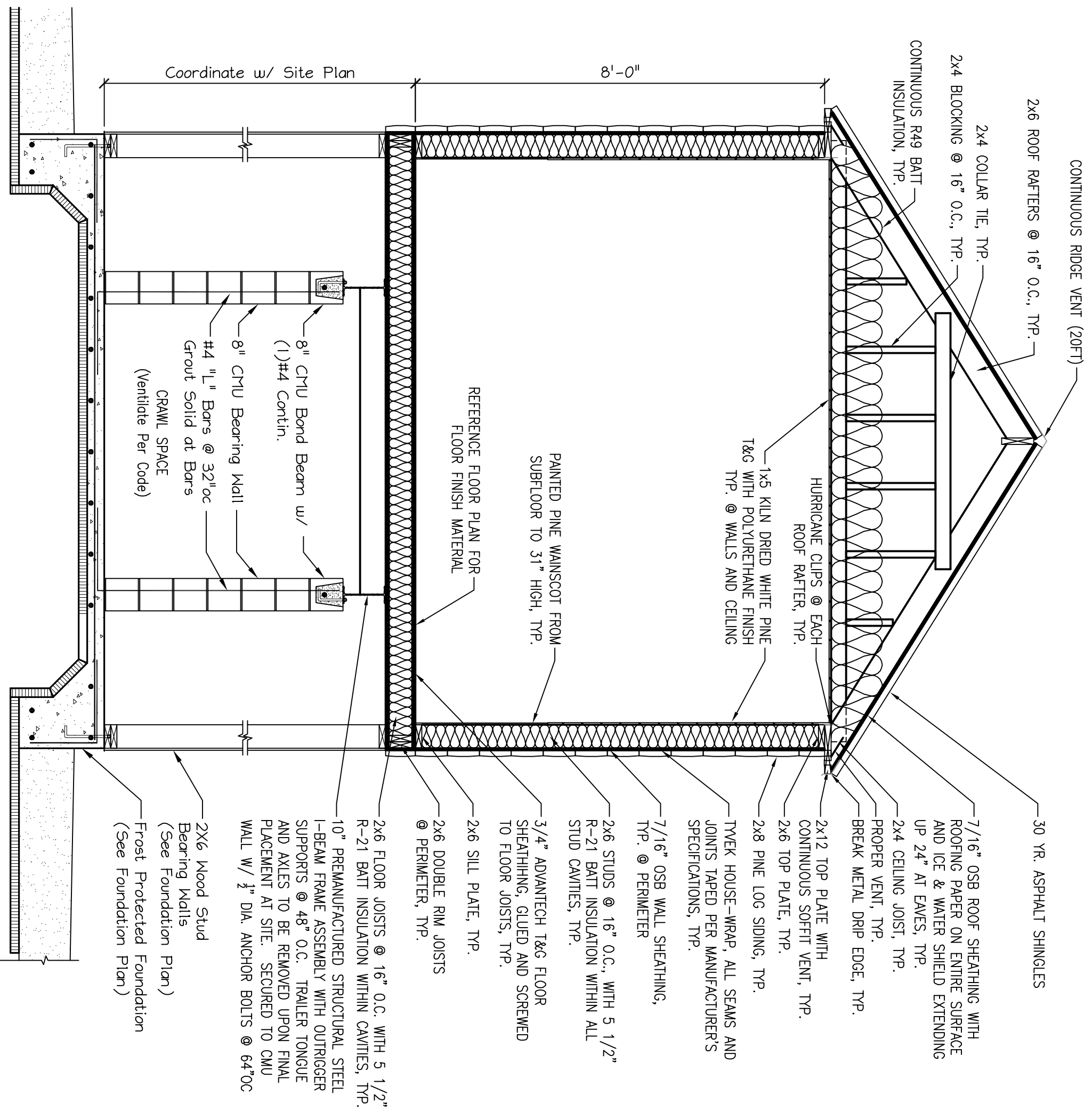
KEY PLAN & NOTES

DATE: 5.29.12 DRAWN BY: BMW DRAWING NUMBER: A-1

SCALE: as noted PROJ NO: 2012-194

NEW OFFICE BUILDING FOR SHED HAPPENS PORTLAND, MAINE



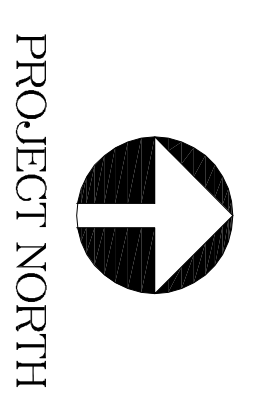


WINDOW/DOOR NOTES:
WINDOWS SHALL MEET U=0.4, SHG=0.32
DOORS SHALL MEET U= 0.25

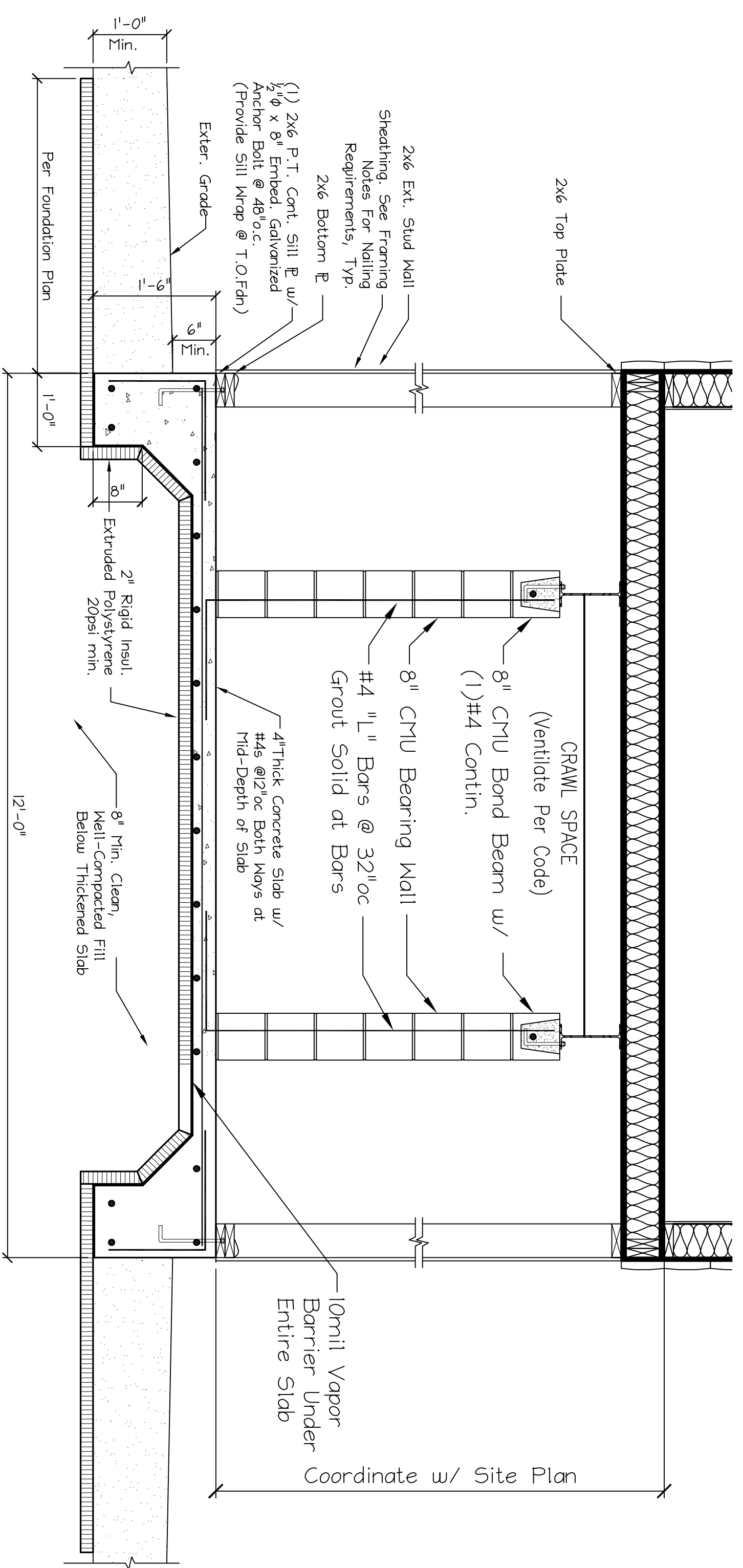
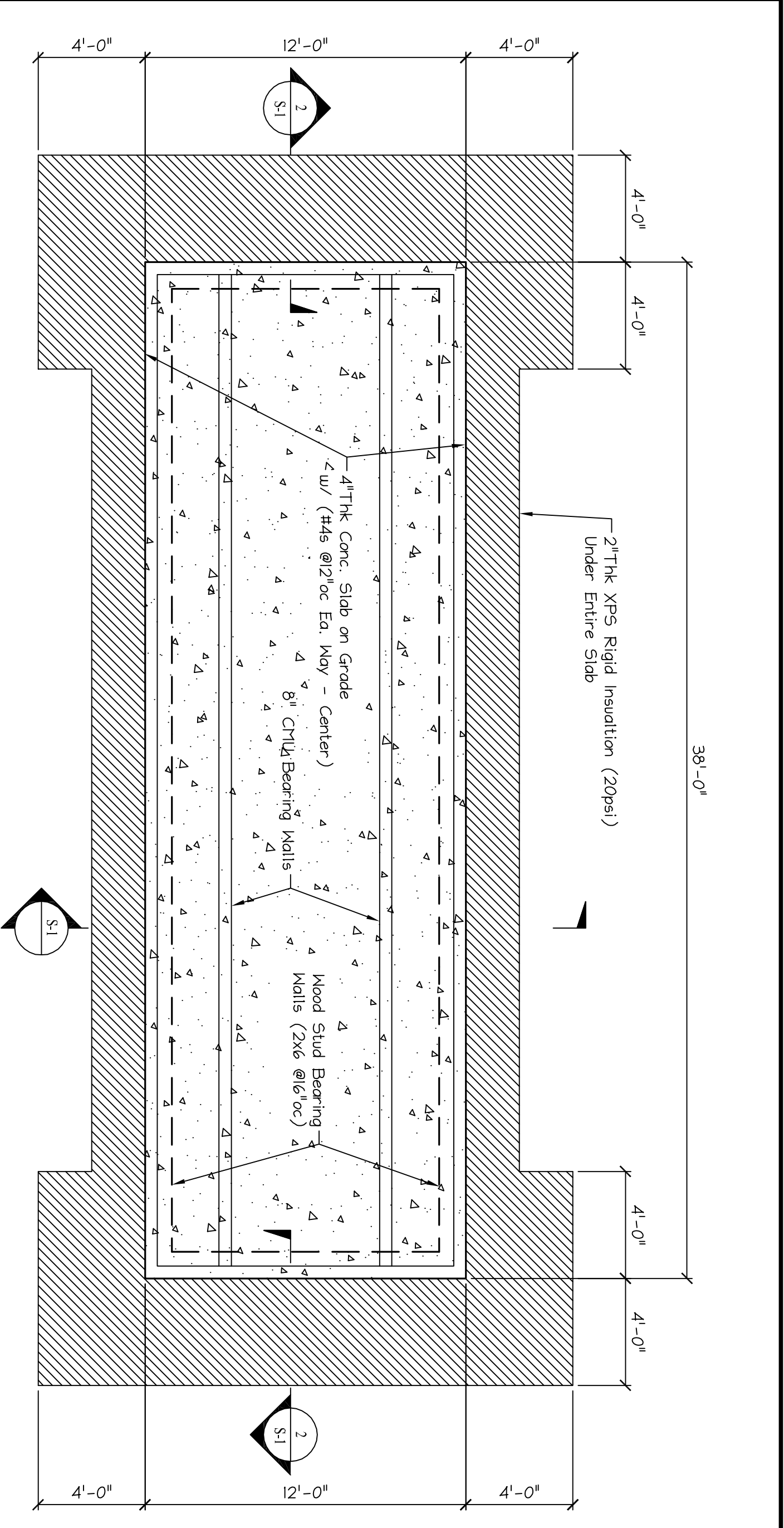
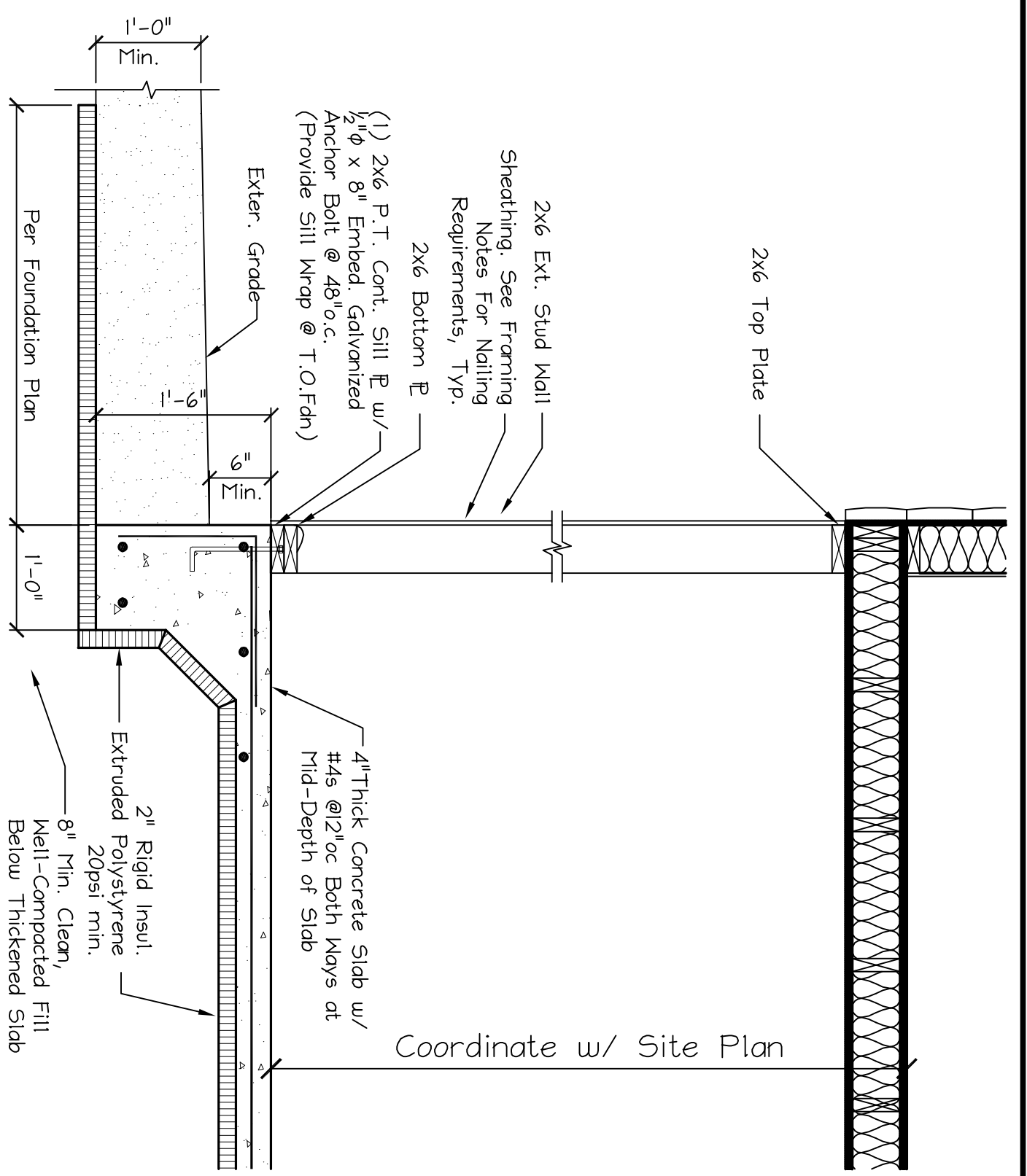
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
PROVIDE SOLID WOOD BLOCKING @ ALL TOILET ROOM ACCESSORIES AND PLUMBING FIXTURES AS REQUIRED.

BUILDING SECTION A-A
SCALE: 1/2" = 1'-0"



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<p>Shed Happens NEW OFFICE BUILDING</p>	
<p>FLOOR PLAN & SECTION</p>	
DATE: 5.29.12	DRAWN BY: BMW
SCALE: as noted	PROJ NO: 2012-194
<p>DRAWING NUMBER: A-2</p>	



404 Main Street Gorham, Maine 04038 Shed Hoppens Warren Ave. Portland, Maine	207.839.0980
NEW OFFICE BUILDING	
TITLE: FOUNDATION PLAN & SECTIONS	
DATE: 5.29.12	DRAWN BY: BMW
SCALE: as noted	PROJ. NO: 2012-194
DRAWING NUMBER: S-1	

GENERAL NOTES:

- 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 THE STRUCTURAL DRAWINGS.
 - 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.
 - 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 SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUTS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
 - ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
 - IT IS THE OWNER'S SOLE RESPONSIBILITY TO EMPLOY ONE OR MORE SPECIAL INSPECTORS (IF REQUIRED) TO PROVIDE INSPECTIONS IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF IBC 2006.
- DESIGN NOTES:**
- THIS BUILDING IS DESIGNED TO COMPLY WITH THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE.
 - SNOW LOAD
 - GROUND SNOW LOAD = 60 PSF
 - FLAT ROOF SNOW LOAD = 42 PSF
 - SNOW LOAD IMPORTANCE FACTOR $I = 1.0$
 - SNOW EXPOSURE FACTOR $C_e = 1.0$
 - SNOW THERMAL FACTOR $C_t = 1.0$
 - BALANCE AND UNBALANCED SNOW LOADS IN ACCORDANCE WITH ASCE 7/05
 - WIND LOADS:
 - BASIC WIND SPEED $V = 100$ MPH
 - WIND LOAD IMPORTANCE FACTOR $I = 1.0$
 - WIND INTERNAL PRESSURE COEFFICIENT $GCP1 = \pm 1.8$
 - Wind Exposure = B
 - ROOF DEAD LOAD
 - TOP CHORD = 10.0 PSF
 - BOTTOM CHORD = 15.0 PSF
 - HVAC UNIT(S) = TO BE DETERMINED
 - ROOF LIVE LOAD
 - TOP CHORD = 20.0 PSF
 - BOTTOM CHORD - ATTIC LOAD Per Code.
 - EARTHQUAKE LOAD:
 - DESIGN OF EARTHQUAKE LOAD IN ACCORDANCE WITH ASCE 7/05
 - SEISMIC IMPORTANCE FACTOR $I = 1.0$
 - 0.2s MAPPED SPECTRAL RESPONSE ACCELERATION S_s = per code
 - 1.0s MAPPED SPECTRAL RESPONSE ACCELERATION S_1 = per code
 - SITE CLASS = CLASS D
 - SPECTRAL RESPONSE COEFFICIENT SDS = per code
 - SPECTRAL RESPONSE COEFFICIENT SDI = per code
 - SEISMIC DESIGN CATEGORY = CATEGORY B
 - BASIC SEISMIC FORCE RESISTING SYSTEM: BEARING WALL SYSTEM = LIGHT FRAMED WALL SYSTEMS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
 - RESPONSE MODIFICATION FACTOR $R = 6$
 - DEFLECTION AMPLIFICATION FACTOR $CD = 4$
 - ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE
 - DEFLECTION CRITERIA
 - ROOF (LIVE) = $L/360$
 - ROOF (TOTAL) = $L/240$

FOUNDATION NOTES:

- FOUNDATION DESIGNED BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2500 PSF. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY. NOTIFY THE ENGINEER AND STOP WORK IF CLAY, WET SOILS, FILL, OR OTHER DELETERIOUS MATERIALS ARE ENCOUNTERED.
- DESIGN OF EXTERIOR FOUNDATION IS A 4" THICK CONCRETE SLAB FROST PROTECTED FOUNDATION BASED ON A FROST DEPTH OF 4'-6" BELOW FINISHED GRADE AND DESIGNED PER IBC 1809.5 & ASCE 32.
- NO HORIZONTAL JOINT WILL BE PERMITTED IN THE WALLS UNLESS NOTED OTHERWISE.
- PROVIDE CONTROL JOINTS IN SLABS AT 12 FT O.C. MAX.
- EXCAVATING AND BACK FILLING AT NEW FOUNDATION WALLS SHALL BE DONE SUCH THAT SYMMETRICAL LOADING SHALL BE MAINTAINED ON BOTH SIDES. WHERE DESIGN CONDITIONS REQUIRE DIFFERENT BACK FILL HEIGHTS, WALLS SHALL BE FIRMLY SHORED IN POSITION, AND SHORES SHALL REMAIN UNTIL FLOORS ARE PLACED AND PROPERLY SET, TO PROVIDE FULL SUPPORT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, INSTALLATION, AND FINAL CLEARANCE OF ANY NEEDLING, SHORING, OR BRACING OF EXISTING STRUCTURES.
- VAPOR BARRIER BENEATH SLAB SHALL BE 10 MIL "STEGO WRAP" OR APPROVED EQUAL.
POLYETHYLENE IS NOT AN ALTERNATE PRODUCT.

CONCRETE NOTES:

- ALL CONCRETE WORK SHALL CONFORM TO ACI-318.
- ALL CONCRETE EXCEPT INTERIOR AND EXTERIOR SLABS ON GROUND SHALL BE 3000 PSI AT 28 DAYS AND A MAXIMUM SLUMP OF 4" ALL INTERIOR AND EXTERIOR SLABS ON GROUND SHALL BE 4000 PSI AT 28 DAYS AND A MAXIMUM SLUMP OF 4". MAXIMUM SIZE AGGREGATE SHALL BE $\frac{3}{4}$ " (WALL/FOOTINGS) AND $\frac{3}{4}$ " (SLABS ON GROUND).
- CONCRETE TO REMAIN EXPOSED TO WEATHER SHALL BE AIR ENTRAINED. NO AIR ENTRAINMENT IN INTERIOR CONCRETE SLABS.
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60. DEFORMED BARS SHALL BE TORNAL AND FABRICATED IN ACCORDANCE TO ACI-315 LATEST EDITION, AND PLACED IN ACCORDANCE WITH ACI-318.
- SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI-318.
- ANCHOR RODS SHALL CONFORM TO ASTM F1554-36.
- HOOKS NOT DIMENSIONED SHALL BE ACI STANDARD HOOKS.
- CONCRETE COVER OVER REINFORCEMENT SHALL BE AS FOLLOWS:
CONCRETE CAST AGAINST EARTH = 3"
CONCRETE EXPOSED TO EARTH OR WEATHER = $1\frac{1}{2}$ "
CONCRETE NOT EXPOSED TO EARTH OR WEATHER = $\frac{3}{4}$ "
- PROVIDE CONTROL JOINTS IN STRUCTURAL SLAB AT 12'-0" ON CENTER MAX.
- PROPORTION DESIGN MIXES TO PROVIDE CONCRETE FOR INTERIOR AND EXTERIOR SLABS-ON-GRADE WITH THE FOLLOWING PROPERTIES:
 - STRENGTH: 4000psi @ 28 DAYS, 3/4" AGGREGATE
 - W/C RATIO: 0.46
 - ENTRAINED AIR: 6% \pm 1%
 - SLUMP: 3" \pm 1"

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER:
SPRUCE PINE FIR NO1/NO2 OR BETTER
 $F_b = 875$ PSI $F_v = 125$ PSI
 $F_c = 1150$ PSI $E = 1400000$ PSI
- MANUFACTURED LUMBER:
BOISE CASCADE VERSA-LAM 2.0 3100
 $F_b = 3100$ PSI $F_v = 285$ PSI
 $F_c = 3000$ PSI $E = 2000000$ PSI
- DESIGN CODE:
IBC 2009 / NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- NAILING REQUIREMENTS FOR PLYWOOD SHEATHING:
SEE DETAILS ON S6 FOR NAILING AND SPACING REQUIREMENTS.
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
- PROVIDE GALVANIZED METAL TIES EQUAL TO SIMPSON H2.5 HURRICANE TIES BETWEEN ROOF RAFTERS OR TRUSSES AND SUPPORTING WALL MEMBERS, UNLESS SHOWN OTHERWISE. PROVIDE GALVANIZED METAL CONNECTORS EQUAL TO SIMPSON TC26 TRUSS CONNECTOR BETWEEN ALL ROOF SCISSOR TRUSSES AND SUPPORTING WALL MEMBERS, UNLESS SHOWN OTHERWISE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- ROOF SHEATHING: 5/8" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 32/16 (TRUSSES), 24/12 (JOISTS). INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
- PROVIDE $\frac{1}{2}$ " THRU BOLTS STAGGERED @ 24" O.C. FOR ATTACHMENT OF 2x NAILER AT TOP OR BOTTOM OF WF BEAM (COORDINATE w/ PLANS)
- ALL NAILS, SPIKES, BOLTS ETC. FASTENING MEMBERS TO PRESSURE TREATED LUMBER SHALL BE EITHER STAINLESS STEEL OR HEAVY GALVANIZED.

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Shed Happens
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NEW OFFICE BUILDING

TITLE: NOTES

DATE: 5.29.12 DRAWN BY: BMW DRAWING NUMBER: S-2
SCALE: as noted PROJ. NO: 2012-194