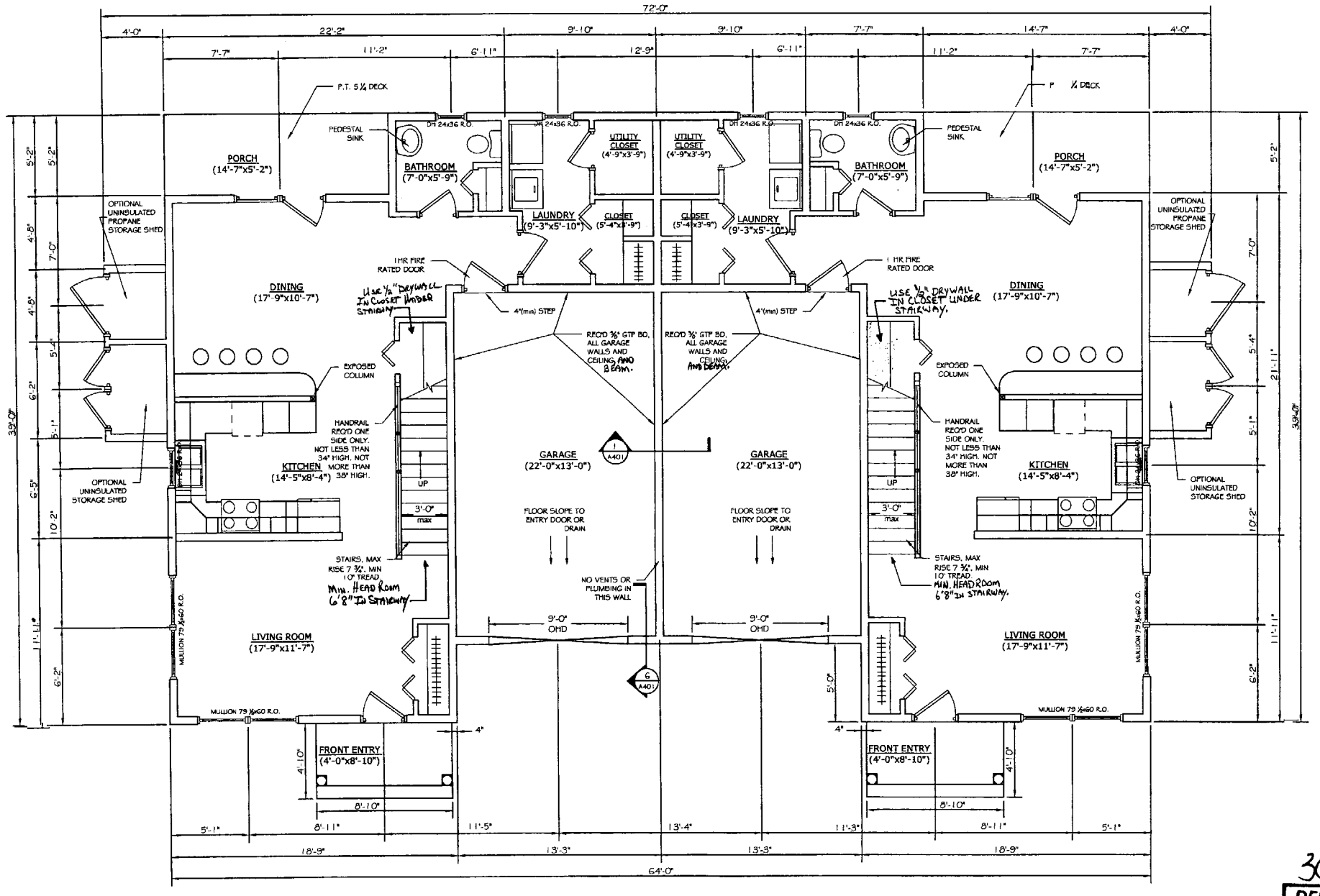

DUPLEX FIRST FLOOR PLANS

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

308 A 001

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUN 7 2005

RECEIVED

DESIGNED AND BUILT BY:

SHARP HOMES, INC.

120 EXCHANGE STREET
Portland, Maine 04101

Office: (207) 874-6959
Fax: (207) 874-6988

PROJECT: JARITA COURT CONDO
LANE AVE. PORTLAND, ME 04101

SHEET TITLE: FIRST FLOOR CONDOMINIUM PLAN

REVISIONS			
No.	BY	DESCRIPTION	DATE
1	SHI	For Construction	2-10-05
2			
3			
4			

DATE : 01/04/05
SCALE : AS NOTED
FILE #: 02102-A101.DWG
PROJECT NUMBER: 02102
SHEET NO: A101

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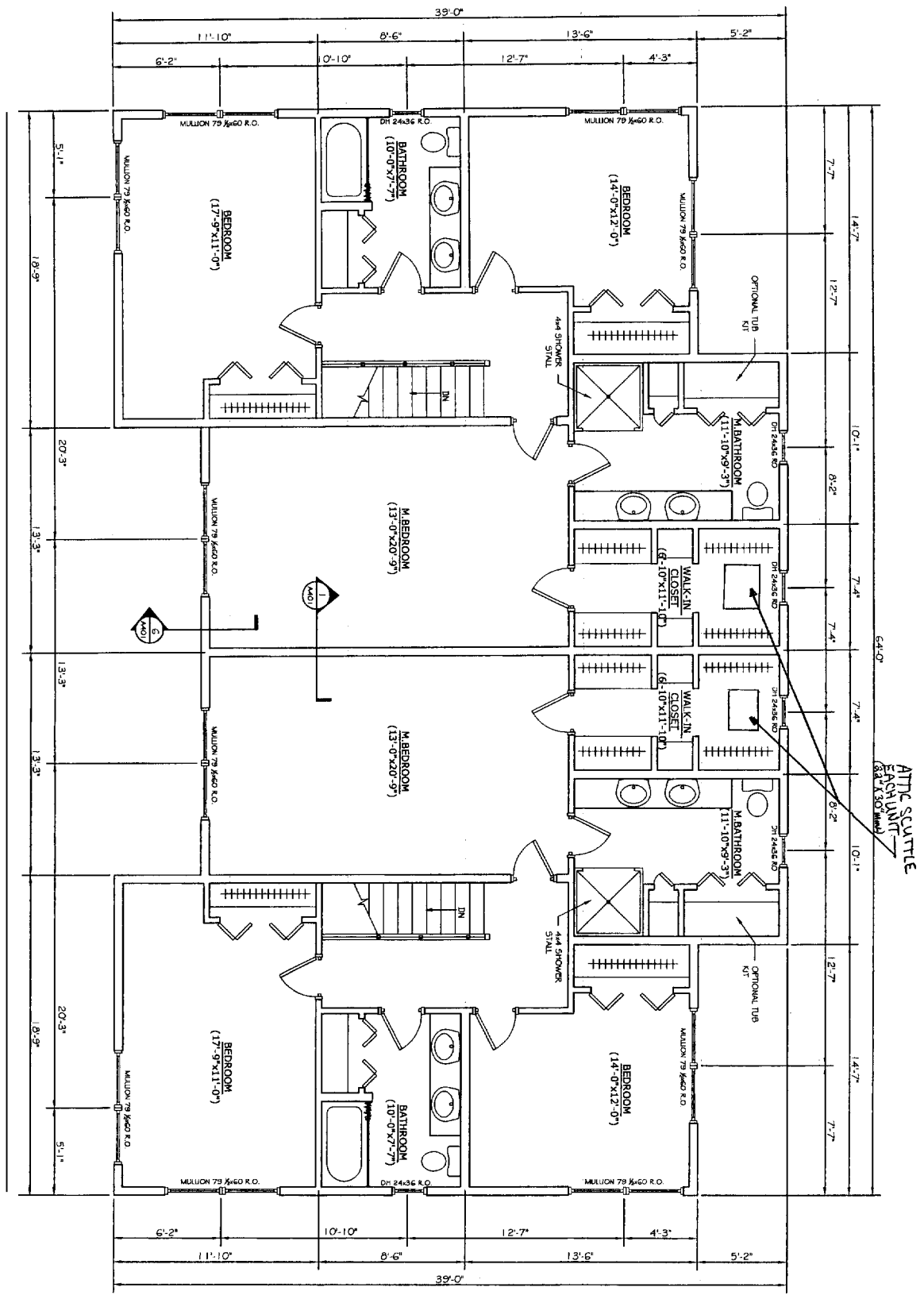

DUPLEX SECOND FLOOR PLANS

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

REVISIONS			
No.	BY	DESCRIPTION	DATE
1	SHI	FOR CONSTRUCTION	01-10-05
2			
3			
4			

DATE : 01/04/05
SCALE : AS NOTED
FILE #:02102-A201.DWG
PROJECT NUMBER: 02102
SHEET NO: A201

PROJECT: JARITA COURT CONDO
LANE AVE. PORTLAND, ME 04101

SHEET TITLE: SECOND FLOOR CONDOMINIUM PLAN

DESIGNED AND BUILT BY:
SHARP HOMES, INC.

120 EXCHANGE STREET
Portland, Maine 04101
Office: (207) 874 6959
Fax: (207) 874-6988

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FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

LEFT ELEVATIONS
SCALE: 1/4" = 1'-0"

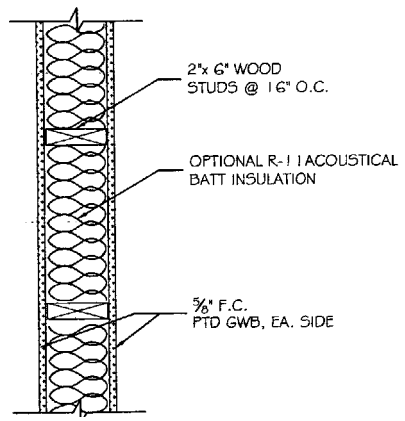
DESIGNED AND BURT BY:
SHARP HOMES, INC.
120 EXCHANGE STREET Office: (207) 874-6959
Portland, Maine 04101 Fax: (207) 874-6988

PROJECT **JARITA COURT** CONDO
LANE AVE. PORTLAND, ME 04101

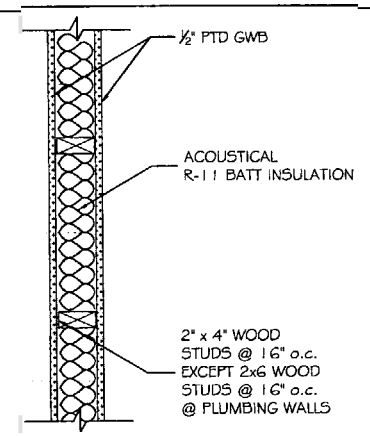
SHEET TITLE
CONDOMINIUM ELEVATIONS

REVISIONS		
NO.	BY	DESCRIPTION / DATE
1		For Construction 2-7-05
2		
3		
4		

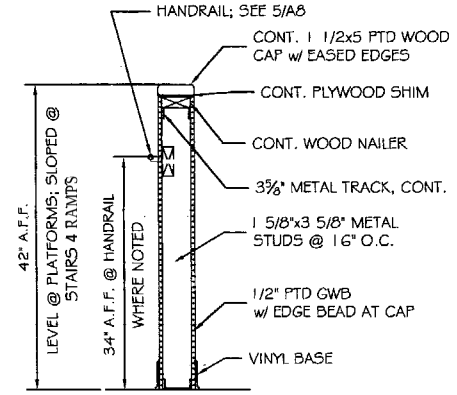
DATE : 01/04/05
SCALE : AS NOTED
FILE #: 02102-A301.DWG
PROJECT NUMBER:
02102
SHEET NO:
A301



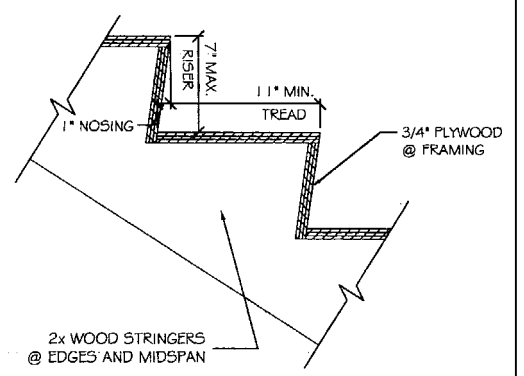
1 RATED INTERIOR PARTITION PLAN VIEW 1 1/2" = 1'-0"



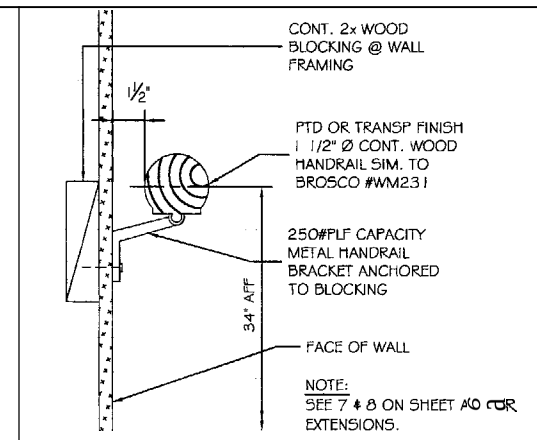
2 NON-RATED INT PARTITION PLAN VIEW 1 1/2" = 1'-0"



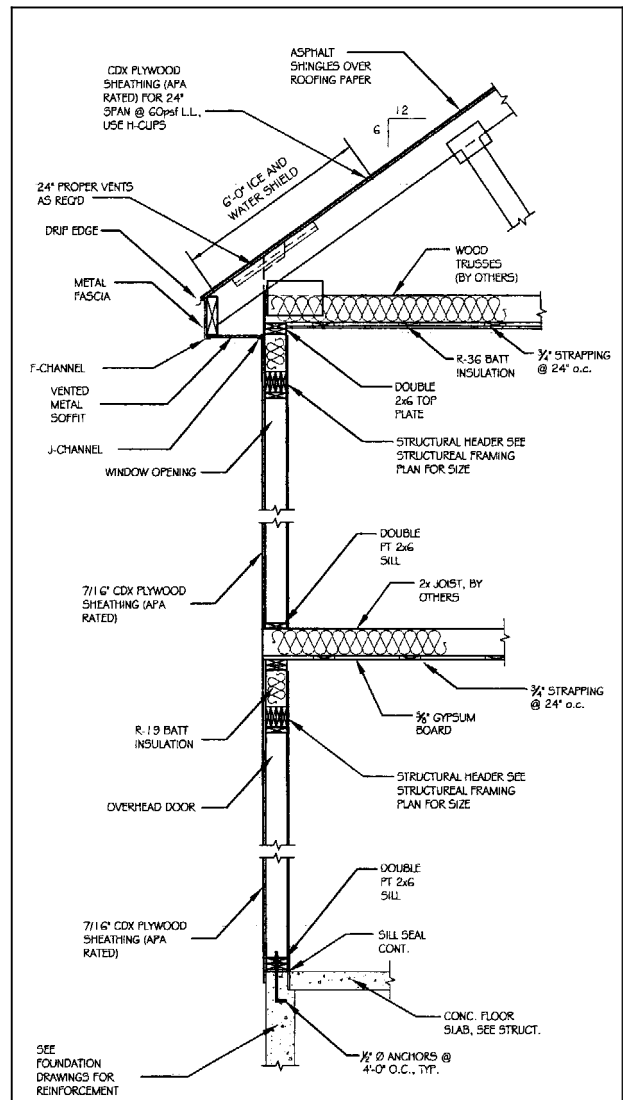
3 INTERIOR PARTITION 1" = 1'-0"



4 TYPICAL STAIR TREAD/RISER N.T.S.



5 HANDRAIL @ INTERIOR PARTITION N.T.S.



6 WALL SECTION @ GARAGE N.T.S.

JARITA HOMES, INC
120 EXCHANGE STREET
Portland, Maine 04101
Office: (207) 874-6959
Fax: (207) 874-6988

DESIGNED AND BUILT BY

JARITA COURT CONDO
LANE AVE. PORTLAND, ME 04101

SHEET TITLE:
ARCHITECTURAL DETAILS

No.	BY	DESCRIPTION	DATE
1	SNI	For Construction	2/16/05
2			
3			
4			

REVISIONS

DATE : 01/04/05
SCALE : AS NOTED
FILE #: 02102-A401.DWG
PROJECT NUMBER: 02102
SHEET NO: A401

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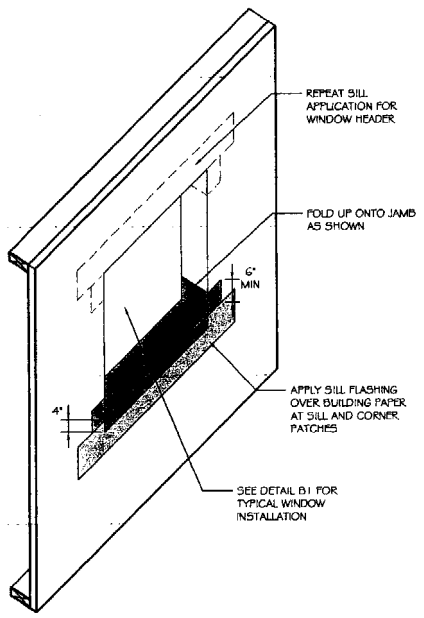
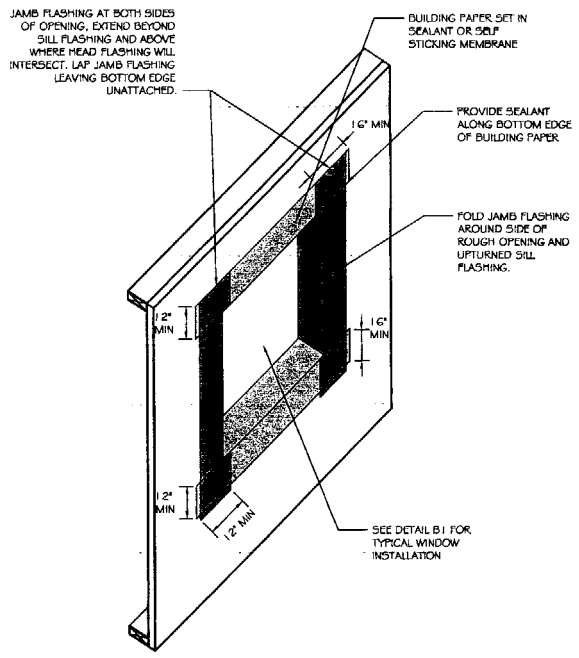
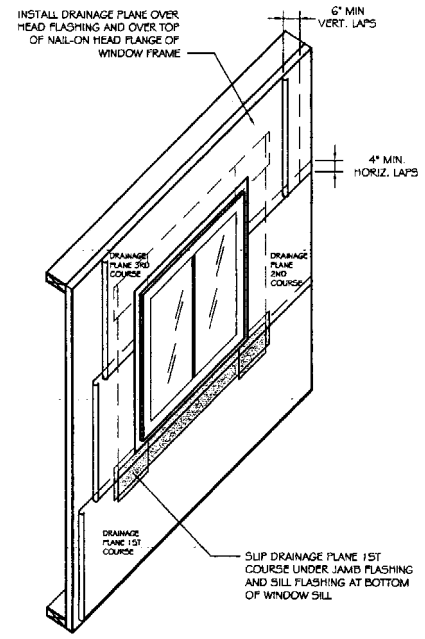


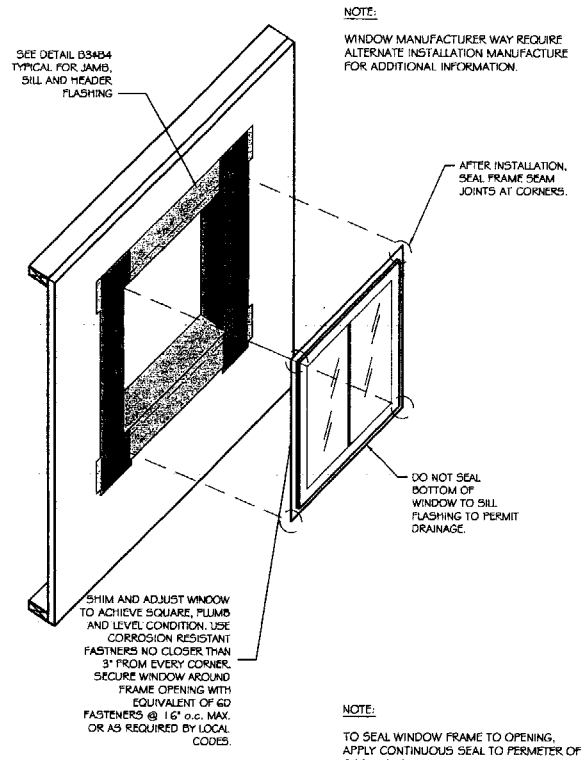
B4 HEADER/ SILL FLASHING
SCALE: NTS



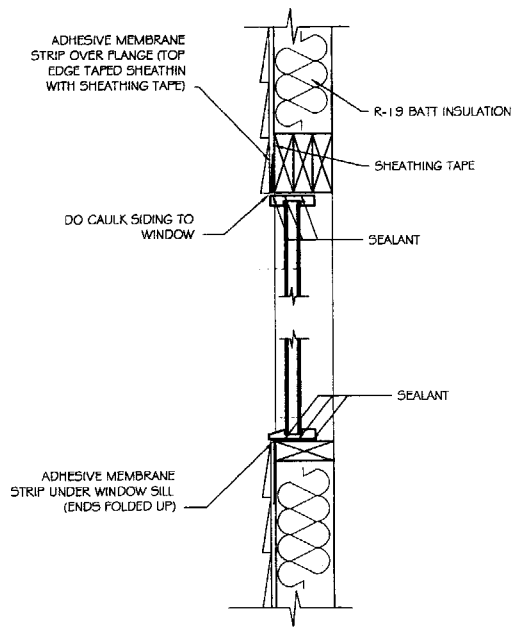
B3 JAMB FLASHING
SCALE: NTS



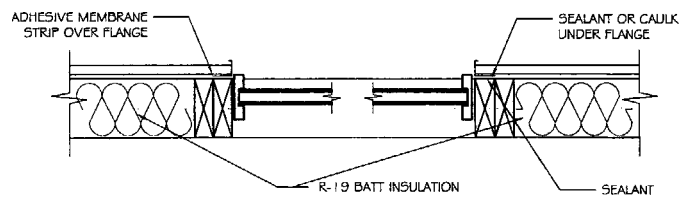
B2 DRAINAGE PLANE APPLICATION
SCALE: NTS



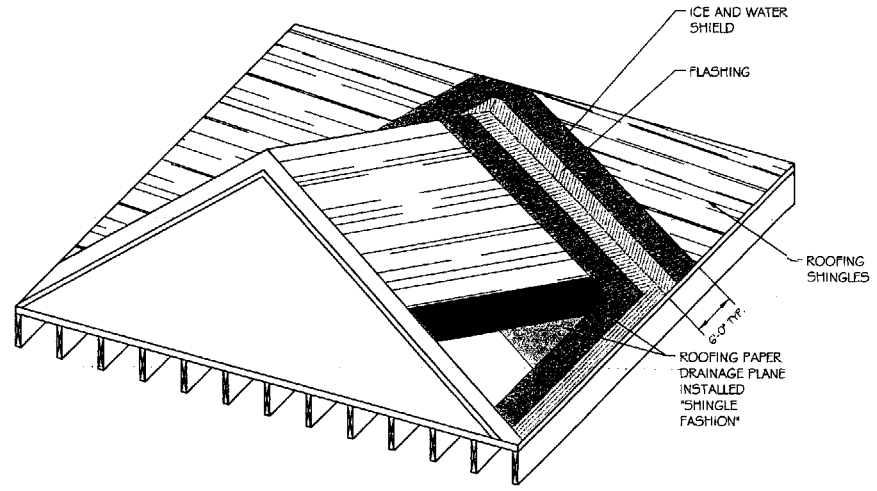
B1 WINDOW INSTALLATION
SCALE: NTS



A4 WINDOW HEAD AND WINDOW SILL
A4
SCALE: NTS



A3 WINDOW JAMB (PLAN VIEW)
SCALE: NTS



A1 TYPICAL ROOF VALLEY PROTECTION
SCALE: NTS

SHARP HOMES, INC.
120 EXCHANGE STREET
Portland, Maine 04101
Office: (207) 874-6959
Fax: (207) 874-6988

DESIGNED AND BUILT BY:

PROJECT: JARITA COURT CONDO
LANE AVE, PORTLAND, ME 04101

SHEET TITLE: THERMAL MOISTURE DETAILS
ISSUED FOR CONSTRUCTION

No.	BY	DESCRIPTION	DATE
1	SHP	Fix Construction	2/1/05

DATE : 01/04/05
SCALE : AS NOTED
FILE #: 02102-A402.DWG
PROJECT NUMBER: 02102
SHEET NO: A402

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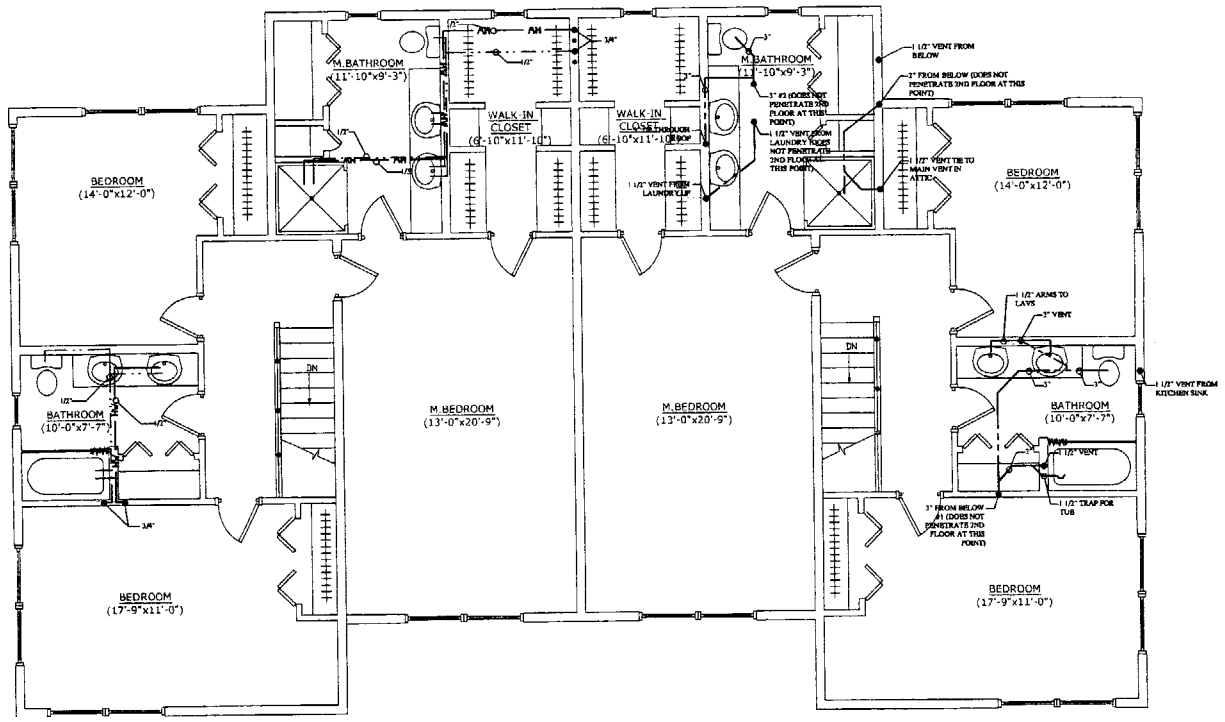
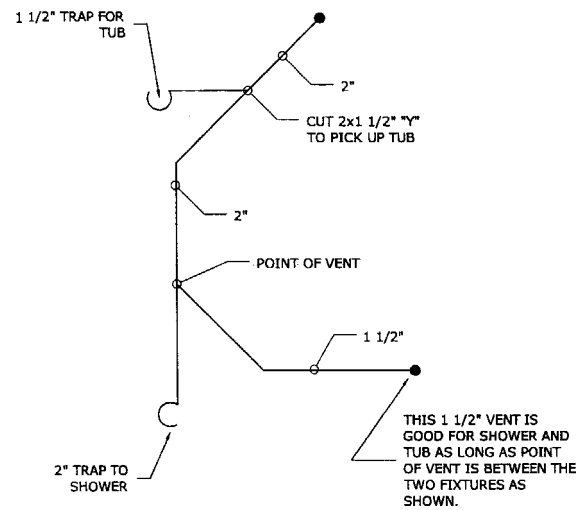


SECOND FLOOR PLUMBING PLAN

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



OPTIONAL TUB KIT

SCALE: NTS

KEY:

COLD WATER SUPPLY — · · — · · —

HOT WATER SUPPLY —— HW ——

SEWER ——— ——— ———

NOTES:

1. WATER MAIN IN EACH UNIT TO BE 1" TYPE "K" SOFT TUBING.

2. FIRST FLOOR SLAB TO BE LOOPED FOR WATER DISTRABUTION FOR THIS SOFT "L" TYPE TUBING SLEEVED w/ THIN WALL BLACK POLY WELL PIPE.

3. ON PEDESTAL SINK (BATHROOM) WATER MUST BE AS CLOSE TO INTERIOR WALL AS POSSIBLE.

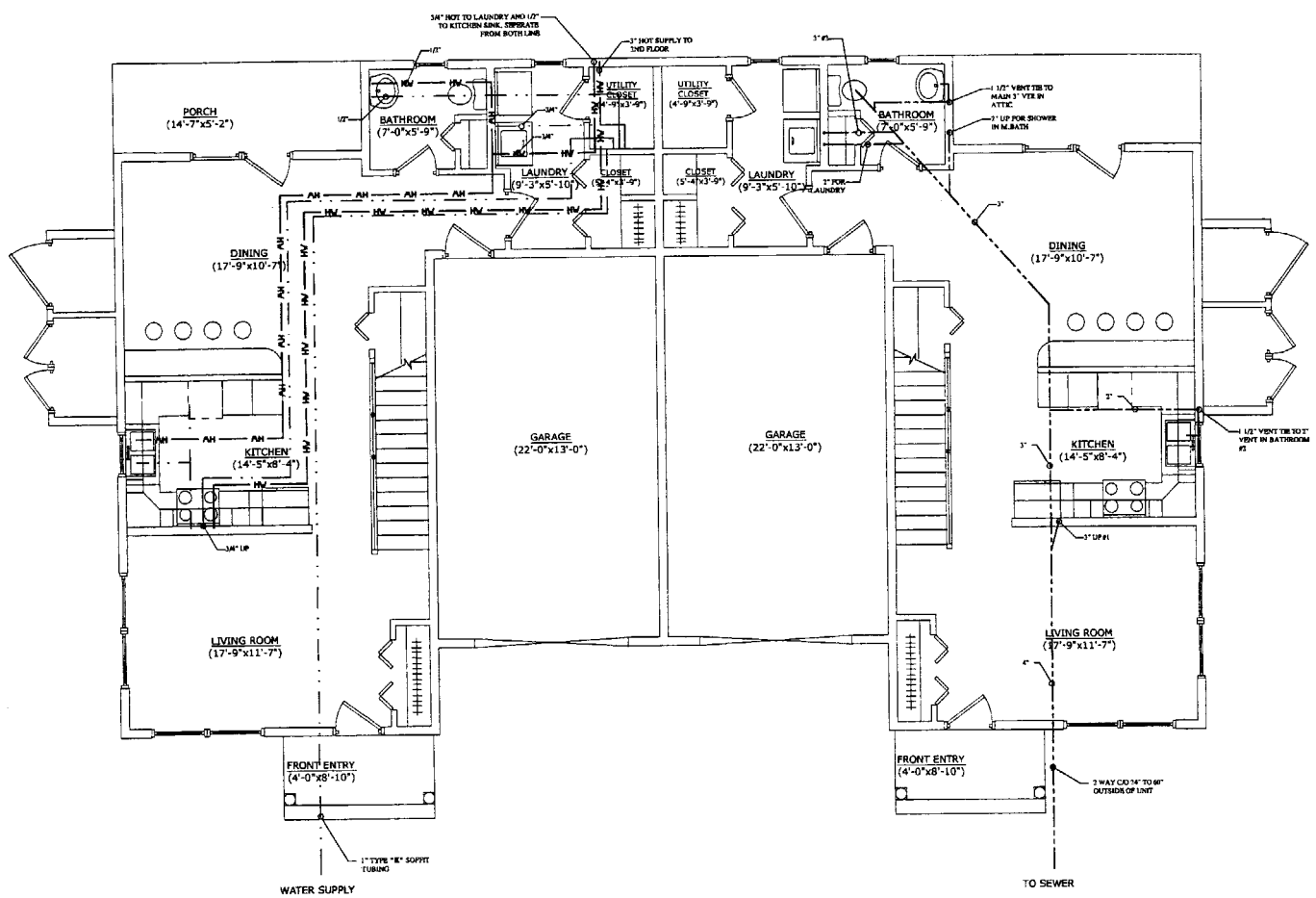
4. ALTERNATE LOCATION OF MAIN WATER SUPPLY UNDER STAIRS LEAVING CLOSET OPEN.

5. HOT/COLD WATER SUPPLY INSTALLATION SAME FOR ALL UNITS.

6. SANITARY PIPING INSTALLATION SAME FOR ALL UNITS.

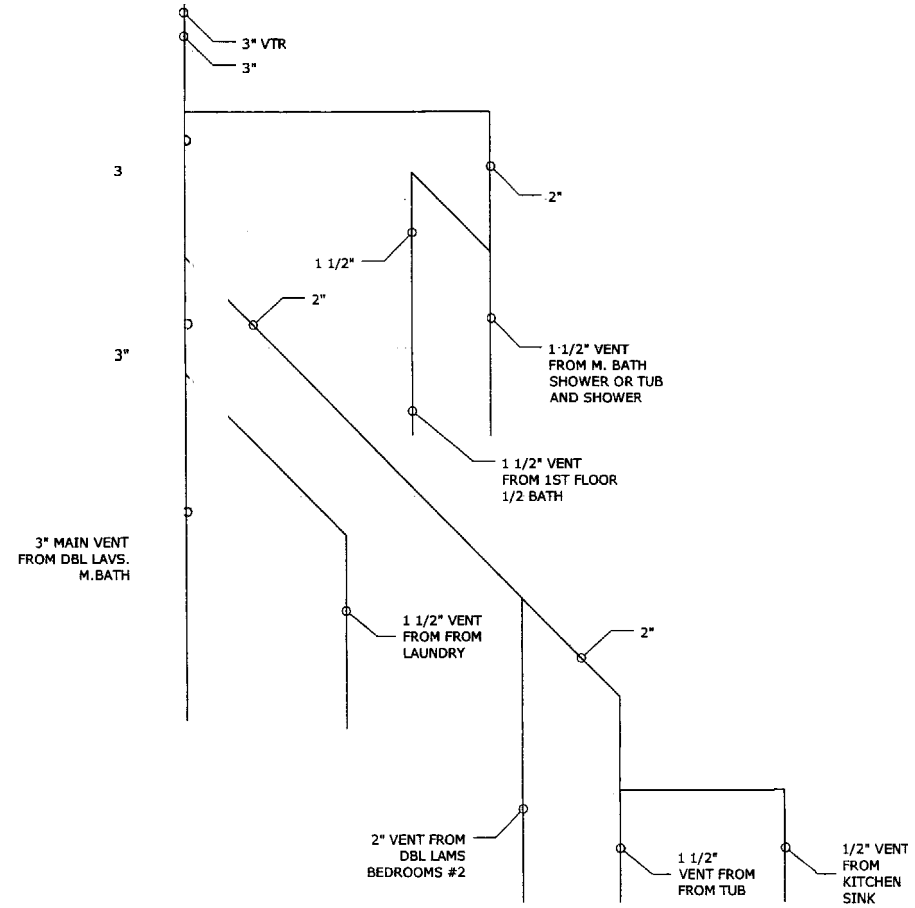
7. ALL VENTS CAN TIE TOGETHER ON 2ND FLOOR AT EASIEST POINT AS LONG AS IT'S @ LEAST 6" OVER FLOOD LEVEL RISE OF HIGHEST FIXTURE.

8. 2ND FLOOR PLUMBING DRAWN IN PLAN VIEW AND IS IN CEILING OF 1ST FLOOR, EXCEPT WHERE THE 7 POINTS FOR FLOOR DRAINS/OR VENTS ARE NOTED.



FIRST FLOOR PLUMBING PLAN

SCALE: NTS



RISER DIAGRAM

SCALE: NTS

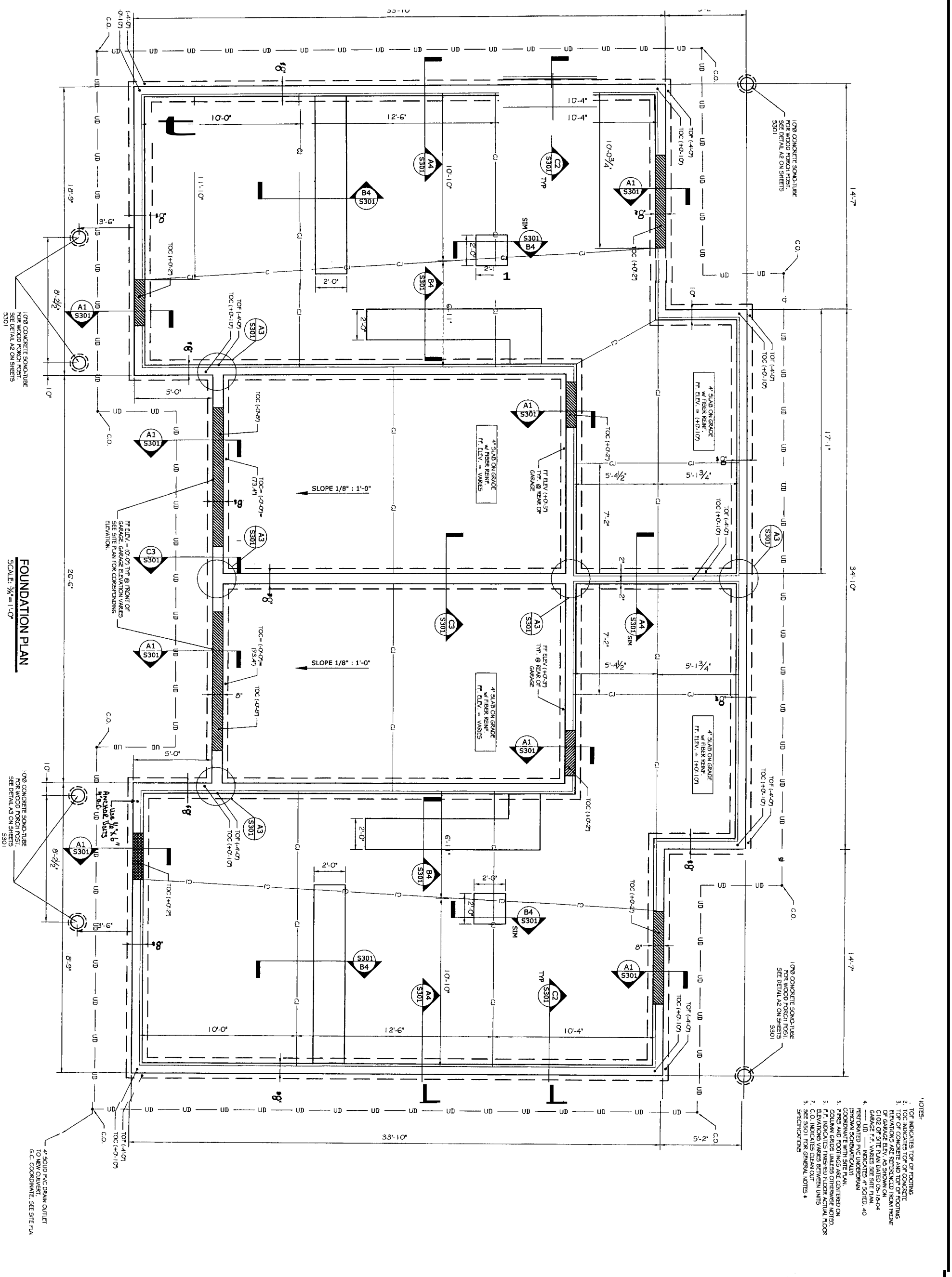
ASSOCIATED DESIGN PARTNERS INC.
80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: adp@adpengineering.com

PROJECT: JARITA COURT
LANE AVENUE, PORTLAND
FOR: LOU WOOD

SHEET TITLE: PLUMBING PLANS FIRST FLOOR
ISSUED FOR CONSTRUCTION

REVISIONS			
No.	BY	DESCRIPTION	DATE
1	SME	For Construction	2/14/05
2			
3			
4			

DATE : 01/04/05
SCALE : 1/4"=1'-0"
DESIGN BY: JAT
DRAWN BY: AL
FILE #: 02102.901.DWG
PROJECT NUMBER: 02102
SHEET NO: A901



REVISIONS			
No.	BY	DESCRIPTION	DATE
1	SHI	For Construction	2/10/05
2			
3			
4			

DATE : 01/04/05
SCALE : 3/8"=1'-0"
DESIGN BY: JAT
DRAWN BY: AL
FILE #: 02102LS101.DWG
PROJECT NUMBER: 02102
SHEET NO: S101

PROJECT: JARITA COURT CONDO
LANE AVE. PORTLAND, ME 04101
FOR: LOU WOOD

SHEET TITLE:
FOUNDATION PLAN
ISSUED FOR CONSTRUCTION

ASSOCIATED DESIGN PARTNERS INC.
80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: adp@adpengineering.com

STATE OF MAINE
JAMES THIBODEAU
NO. 5795
REGISTERED PROFESSIONAL ENGINEER
1.4.05

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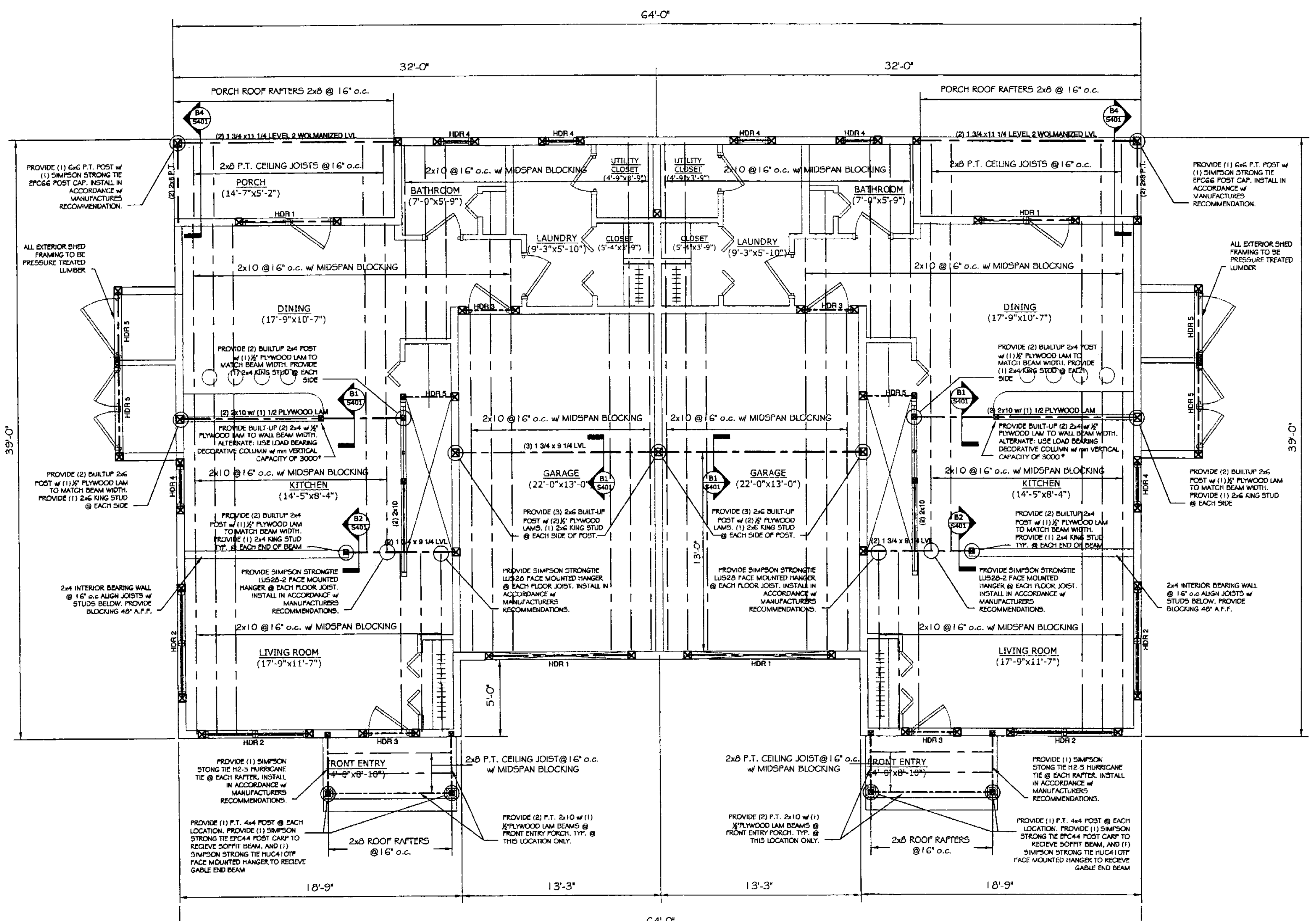
THIS P.E. REVIEW COVERS STRUCTURAL FRAMING MEMBERS' SIZES FOR NEW OR MODIFIED STRUCTURE ONLY. THERMAL MOISTURE PROTECTION, TEMPORARY SHORING AND BRACING, FRAMING CONNECTIONS (U.O.N.), COMPONENTS AND CLADDING, FINISHES, FLOOR PLAN LAYOUT, AND LIFE SAFETY CODE REQUIREMENTS HAVE NOT BEEN REVIEWED AND ARE BEYOND THE PURVIEW OF THIS P.E. SEAL.

GENERAL STRUCTURAL NOTES:

1. ALL PSL's ARE 2.0.E. PARALLAM UNLESS OTHERWISE NOTED. BY TRUS-JOIST MCMILLAN OR EQUAL
2. ALL LVL's ARE 1.9E MICROLLAM LVL's UNLESS OTHERWISE NOTED. BY TRUS-JOIST MCMILLAN OR EQUAL
3. BUILT-UP LVL MEMBERS HAVE BEEN SPECIFIED AS LAMINATES OF 1 3/4" WIDE MEMBERS, CONTRACTOR MAY PROVIDE AN LVL MEMBER AS A SINGLE WIDTH.
4. BUILT-UP LVL MEMBERS TO BE NAILED TOGETHER USING (2) ROWS OF 16d x 3 1/2" NAILS IN ONE FACE FOR 3 1/2" WIDE MEMBERS & (2) ROWS OF 16d x 3 1/2" NAILS @ EACH LVL FACE.
5. ALL STRUCTURAL LUMBER TO BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED ON PLANS
6. ALL SPECIFIED HEADER POSTS ARE "JACK STUDS" & SHOULD EXTEND TO THE UNDERSIDE OF HEADER. CONTRACTOR SHOULD PROVIDE (1) 2x KING STUD, UNLESS OTHERWISE NOTED.
7. QUANTITY OF 2x BUILT-UP POSTS ARE NUMBER REQ'D @ EACH END OF HEADER UNLESS OTHERWISE NOTED.
8. PROVIDE & INSTALL ALL SIMPSON STRONG TIE CONNECTORS AS RECOMMENDED BY MANUFACTURER.

HEADER DESIGNATION	HEADER CONSTRUCTION	JACK STUD CONSTRUCTION	KING STUD CONSTRUCTION
HDR1	(3) 1 3/4 x 9 1/4 LVL	(3) BUILT-UP 2X6	(3) BUILT-UP 2X6
HDR2	(3) 2x8 w/ (2) 1/2" PLYWOOD LAMS	(2) BUILT-UP 2X6	(2) BUILT-UP 2X6
HDR3	(3) 2x6 w/ (2) 1/2" PLYWOOD LAMS	(2) BUILT-UP 2X6	(1) BUILT-UP 2X6
HDR4	(3) 2x8 w/ (1) 1/2" PLYWOOD LAMS	(2) BUILT-UP 2X6	(3) BUILT-UP 2X6
HDR5	(2) 2x10 P.T. w/ (1) 1/2" PLYWOOD LAMS	(2) BUILT-UP 2X4 P.T.	(3) BUILT-UP 2X4 P.T.
HDR6	(2) 1 3/4" X 5 1/2" LVL	(2) BUILT-UP 2X4	(2) BUILT-UP 2X4
HDR7	(3) 1 3/4" X 5 1/2" LVL	(2) BUILT-UP 2X6	(2) BUILT-UP 2X6



SECOND FLOOR FRAMING PLAN

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

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REVISIONS			
No.	BY	DESCRIPTION	DATE
1	SHE	FOR CONSTRUCTION	2/10/05
2			
3			
4			

PROJECT: JARITA COURT CONDO
LANE AVENUE, PORTLAND
FORLOU WOOD

SHEET TITLE
FRAMING PLAN
ISSUED FOR CONSTRUCTION

ASSOCIATED DESIGN PARTNERS INC.
80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: adp@adpengineering.com

STATE OF MAINE — JAMES THEODORE — NO. 5795 — REGISTERED PROFESSIONAL ENGINEER

DATE: 01/04/05
SCALE: AS NOTED
DESIGN BY: JAT
DRAWN BY: AL
FILE #: 02102.S201.DWG
PROJECT NUMBER: 02102
SHEET NO: S201

NOTES:

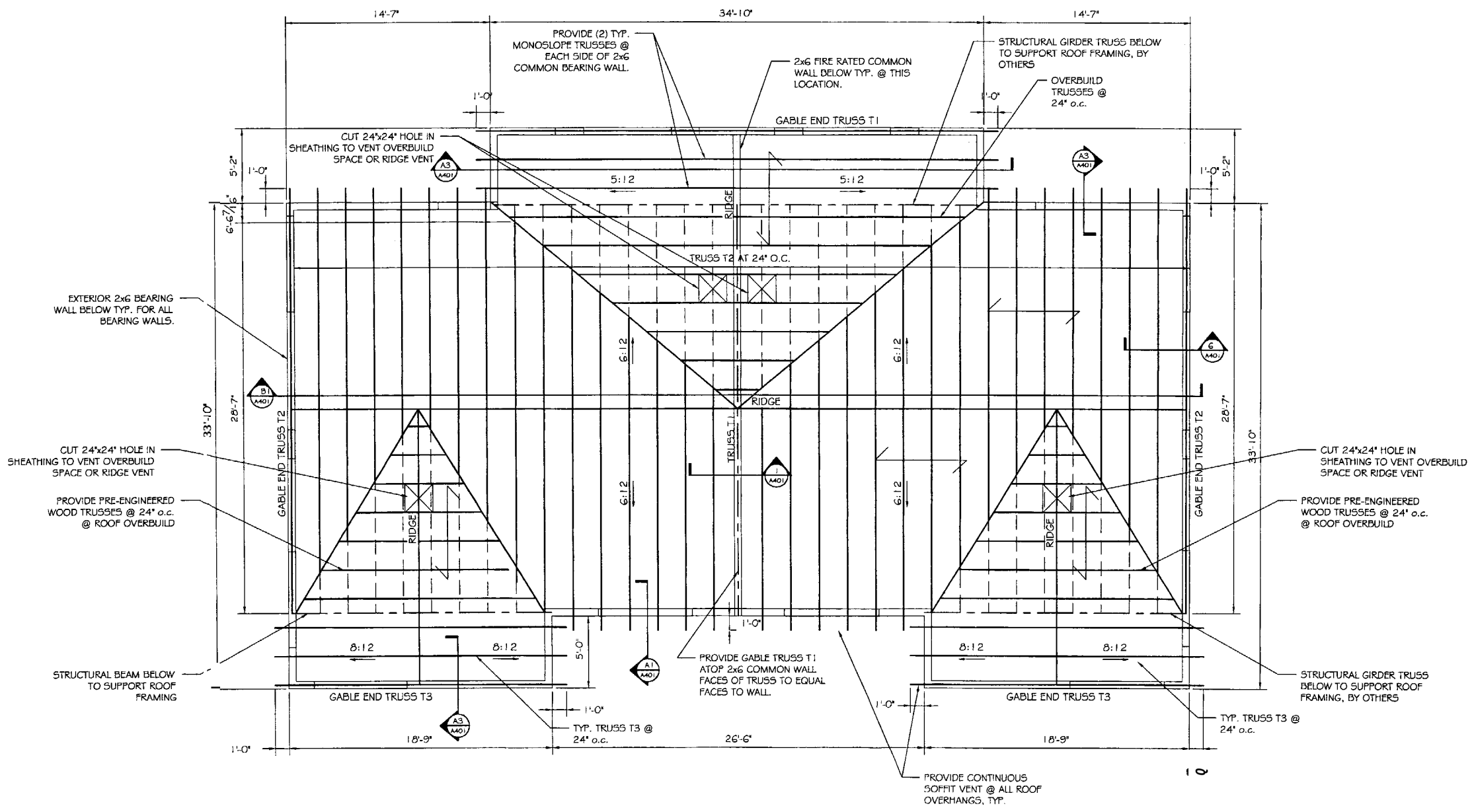
1. ⟷ INDICATES SPAN OF APA SPAN RATED 32/16 ROOF SHEATHING. FASTEN TO SUPPORTS W/ 8d NAILS AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORT.

2. SEE WOOD TRUSS MANUFACTURERS REQUIREMENT & SHEET S203 FOR TRUSS BRACING.

3. NOTIFY ENGINEER TO CONDUCT SITE INSPECTION AFTER TRUSSES & BRACING ARE INSTALLED.

4. SEE S302 FOR TRUSS LOADING

5. SEE S204 FOR 2ND FLOOR WINDOW HEADERS.



ROOF FRAMING PLAN

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

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E-Mail: adp@adpengineering.com

PROJECT: **JARITA COURT** CONDO
LANE AVENUE, PORTLAND
FORLOU WOOD

SHEET TITLE
ROOF FRAMING PLAN
ISSUED FOR CONSTRUCTION

No.	BY	DESCRIPTION	DATE
1	SWE	For Construction	2/10/05
2			
3			
4			

DATE : 01/04/05
SCALE : AS NOTED
DESIGN BY: JAT
DRAWN BY: AL
FILE #: 02102.S202.DWG
PROJECT NUMBER: 02102
SHEET NO: S202

I:\2002Proj\02102\BUILDING PLANS\02102-S202.DWG

1. PROVIDE LATERAL BRACING FOR INDIVIDUAL TRUSS MEMBERS AS REQUIRED BY APPROVED SHOP DRAWINGS. MINIMUM BRACING IS 2"x4"

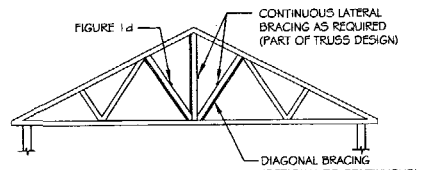


FIGURE 1a

2. PROVIDE DIAGONAL BRACING AT END WALLS OR INTERMEDIATE LOCATIONS TO PREVENT MULTIPLE BUCKLING OF COMPRESSION MEMBERS HAVING "CONTINUOUS" LATERAL BRACING.

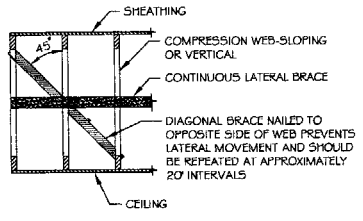


FIGURE 1d

3. PROVIDE TEMPORARY BRACING FOR TOP CHORD OF TRUSSES UNTIL PLYWOOD SHEATHING CAN BE INSTALLED.

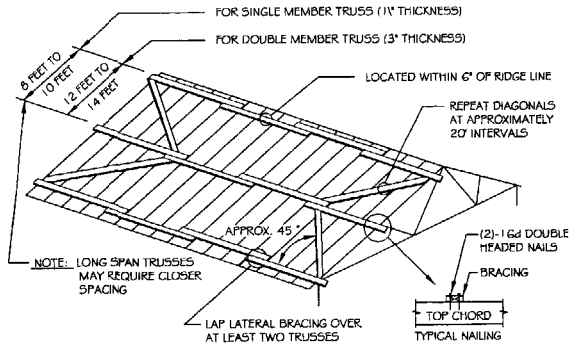


FIGURE 3a

4. PROVIDE PERMANENT DIAGONAL BRACING FOR WEB MEMBERS WHICH HAVE CONTINUOUS LATERAL BRACING.

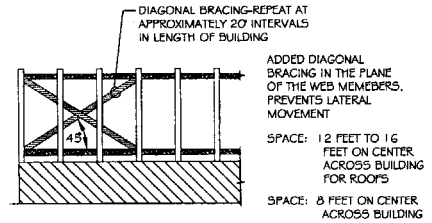


FIGURE 4a

5. PROVIDE PERMANENT CONTINUOUS LATERAL AND DIAGONAL BRACING FOR BOTTOM CHORDS OF TRUSSES. PROVIDE ONE COMPLETE BAY OF DIAGONAL BRACING AT EACH END OF BUILDING AND ONE ADDITIONAL ROW AT MIDPOINT OF BUILDING. MAXIMUM SPACING FOR CONTINUOUS LATERAL BRACING SHALL NOT EXCEED 10' ON CENTER.

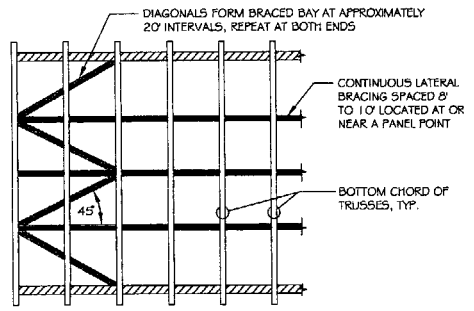


FIGURE 5

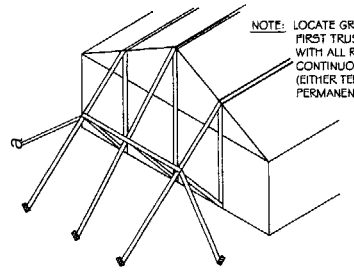


FIGURE 2a

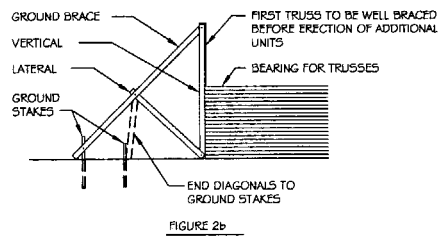


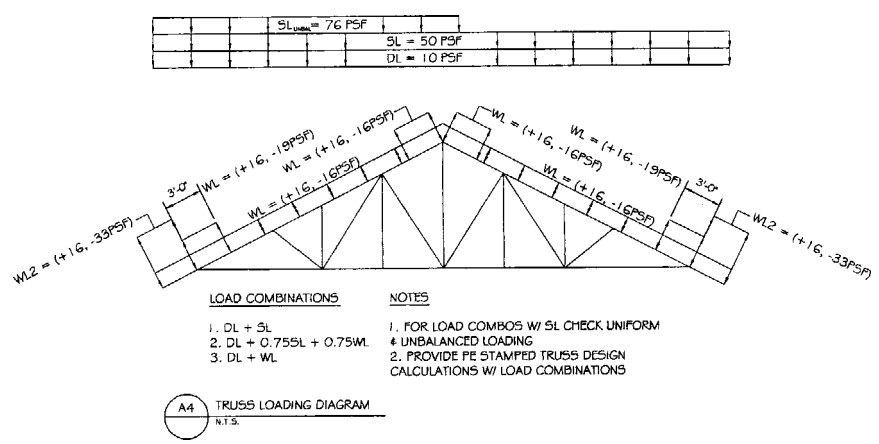
FIGURE 2b

NOTES:

1. DURING TRUSS ERECTION, THE BUILDER OR ERECTION CONTRACTOR MUST TAKE ADEQUATE PRECAUTIONS TO ASSURE THAT THE WOOD TRUSSES ARE NOT STRUCTURALLY DAMAGED. PROPER RIGGING, INCLUDING THE USE OF SPREADER BARS AND MULTIPLE PICK-UP POINTS, WHERE REQUIRED, IS NECESSARY TO PREVENT DAMAGE DURING HANDLING. TENTATIVE RECOMMENDATIONS IN THE APPENDIX HERETO.
2. IT IS MOST IMPORTANT TO BRACE THE FIRST TRUSS AT THE END OF THE BUILDING SECURELY. ALL OTHER TRUSSES ARE TIED TO THE FIRST TRUSS, THUS THE BRACING SYSTEM DEPENDS TO A GREAT EXTENT ON HOW WELL THE FIRST TRUSS IS BRACED.
3. ONE SATISFACTORY METHOD IS FOR THE FIRST TRUSS TOP CHORD TO BE BRACED TO A STAKE DRIVEN INTO THE GROUND AND SECURELY ANCHORED. THE GROUND BRACE ITSELF SHOULD BE SUPPORTED AS SHOWN IN FIGURE 2 OR IT IS APT TO BUCKLE. ADDITIONAL GROUND BRACES, IN THE OPPOSITE DIRECTION, INSIDE THE BUILDING ARE ALSO RECOMMENDED.

LATERAL TRUSS BRACING DETAILS

N.T.S.



LOAD COMBINATIONS

1. DL + SL
2. DL + 0.75SL + 0.75WL
3. DL + WL

NOTES

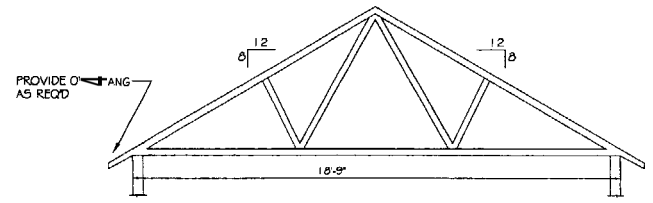
1. FOR LOAD COMBOS W/ SL CHECK UNIFORM & UNBALANCED LOADING
2. PROVIDE PE STAMPED TRUSS DESIGN CALCULATIONS W/ LOAD COMBINATIONS

A4 TRUSS LOADING DIAGRAM
N.T.S.

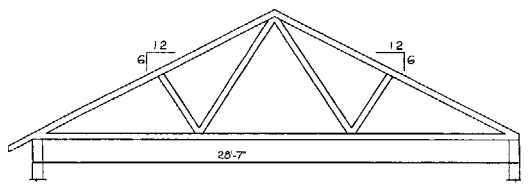
WOOD TRUSS NOTES:

1. DESIGN CODES:
   - A. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
   - B. DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI-2002).
2. TRUSS MEMBERS: NO. 2 OR BETTER, 15% MAXIMUM MOISTURE CONTENT.
3. TRUSS TEMPORARY BRACING: COMPLY WITH THE NEW BCSI 1-03 FROM THE WOOD TRUSS COUNCIL OF AMERICA AND TRUSS PLATE INSTITUTE " GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES": TRUSSES ARE NOT STABLE AND REQUIRE TEMPORARY SUPPORT UNTIL TOP CHORD PLYWOOD AND PERMANENT BRACING IS INSTALLED.
4. TRUSS PERMANENT BRACING: INSTALL PERMANENT BRACING IN ACCORDANCE WITH BCSI-1-03 "GUIDE TO GOOD PRACTICE FOR - HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" AND AS FOLLOWS:
   - A. PERMANENT BRACING REQUIRED BY TRUSS DESIGN: PROVIDE 2x4(min) CONTINUOUS LATERAL BRACING AND DIAGONAL BRACING AT ALL CONTINUOUS LATERAL BRACE LOCATIONS REQUIRED BY THE TRUSS FABRICATOR. PROVIDE DIAGONAL BRACING AS SHOWN IN FIGURE B2-32 OF BCSI-1-03 AT EACH END OF THE BUILDING AND AT INTERVALS NOT TO EXCEED 20 FEET.
   - B. PERMANENT BOTTOM CHORD BRACING: PROVIDE 2x4(min) CONTINUOUS LATERAL BRACING AT 8-10 FOOT (MAXIMUM) INTERVALS (AT ALL PANEL POINTS) ALONG LENGTH OF TRUSS. PROVIDE DIAGONAL BRACING AS SHOWN IN FIGURE B2-33 OF BCSI 1-03 AT EACH WING OF THE BUILDING AND AT INTERVALS NOT TO EXCEED 20 FEET.
   - C. PERMANENT WEB MEMBER BRACING: PROVIDE 2x4(min) CONTINUOUS LATERAL BRACING AT TOP AND BOTTOM OF TRUSSES AND DIAGONAL BRACING AT INTERIOR LINES OF SUPPORT AND AT 16 FOOT (MAXIMUM) INTERVALS ALONG THE LENGTH OF THE TRUSS AS SHOWN IN FIGURES B2-31 & B2-33 OF BCSI 1-03. PROVIDE DIAGONAL BRACING AT EACH END OF WING OF THE BUILDING AND AT INTERVALS NOT TO EXCEED 20 FEET.
   - D. PERMANENT TOP CHORD BRACING IS NOT REQUIRED. ADEQUATE BRACING IS PROVIDED BY ROOF PLYWOOD.
   - E. PROVIDE CONSTRUCTION GRADE OR BETTER GRADE 2x4's (min), NO. 2 OR BETTER 2x6's FOR BRACING. CONNECT BRACING TO TRUSS WITH AT LEAST 2-16d NAILS. PROVIDE LAP SPLICES OVER AT LEAST 2 TRUSSES

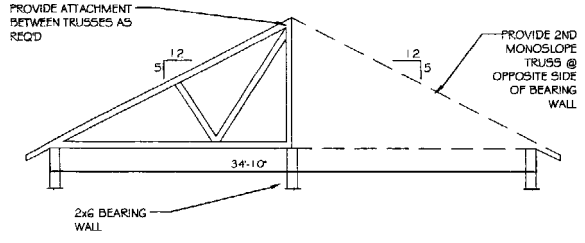
ALTERNATIVE TRUSS ELEVATIONS



T3 TRUSS GRADUATED LAYON GABLE TRUSS

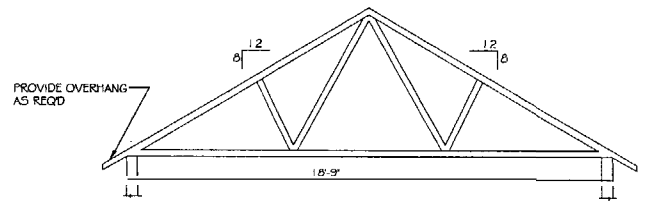


T2 TRUSS STANDARD GABLE TRUSS

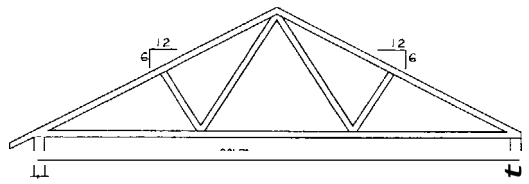


T1 TRUSS STANDARD MONOSLOPE TRUSS

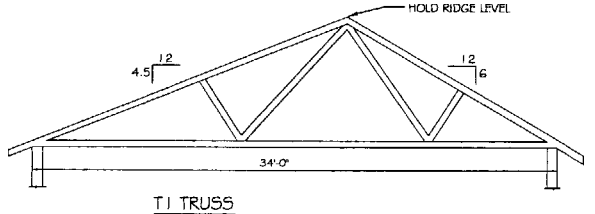
TRUSS ELEVATIONS



TRUSS LAYON TRUSS



T2 TRUSS STANDARD GABLE TRUSS



T1 TRUSS

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JARITA COURT CONDO
LANE AVENUE, PORTLAND
FOR LOU WOOD

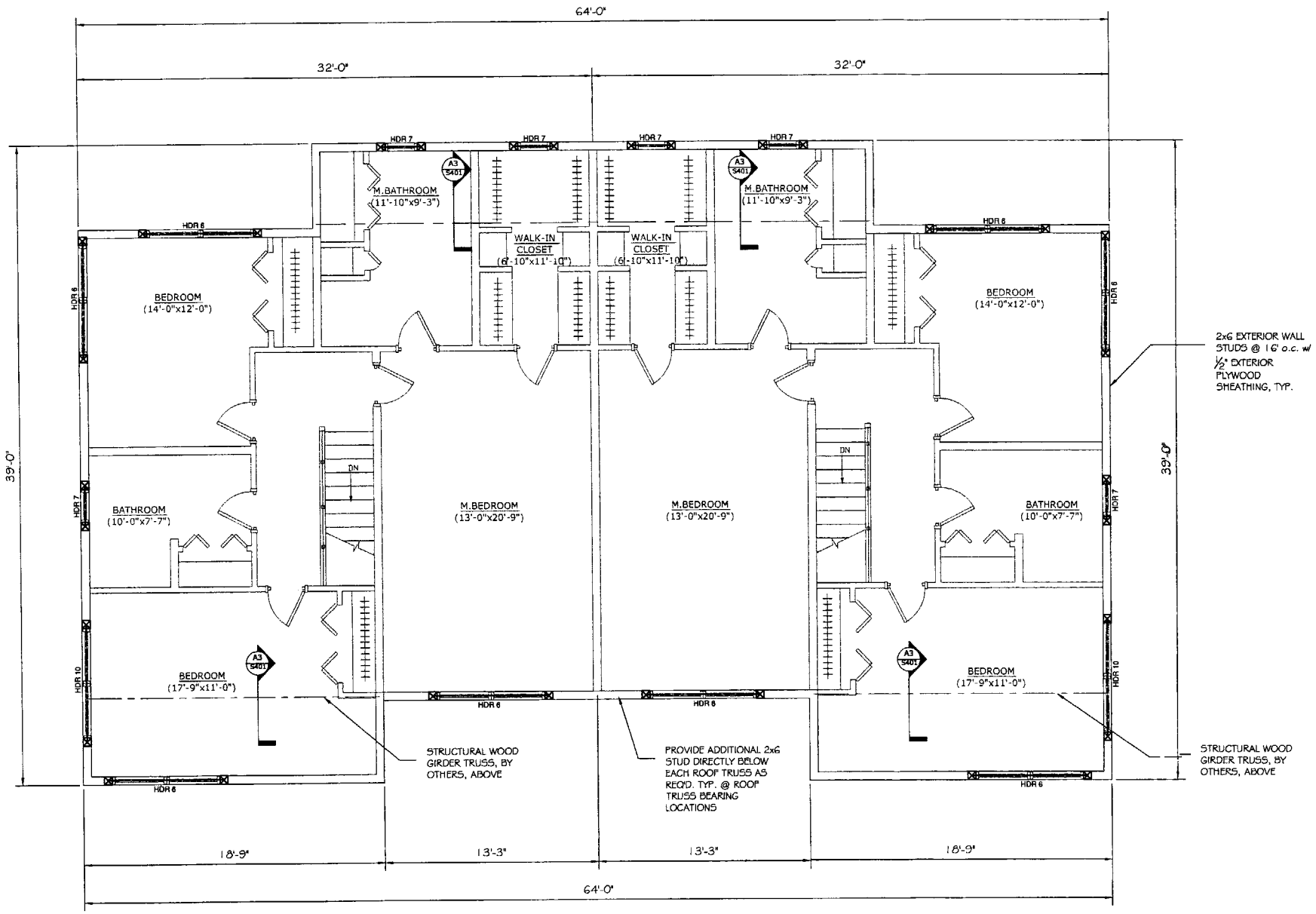
SHEET TITLE
TRUSS ELEVATION AND DESIGN TRUSS BRACING DETAILS
ISSUED FOR CONSTRUCTION

REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	SHEE	For Construction	6/10/05
2			
3			
4			

DATE : 01/04/05
SCALE : NTS
DESIGN BY: JAT
DRAWN BY: AL
FILE #: 02102.S203.DWG
PROJECT NUMBER: 02102
SHEET NO: S203

UILDING PLANS\02102-S203.DWG

STRUCTURE ONLY. THERMAL MOISTURE PROTECTION, TEMPORARY SHORING AND BRACING, FRAMING CONNECTIONS (U.O.N.), COMPONENTS AND CLADDING, FINISHES, FLOOR PLAN LAYOUT, AND LIFE SAFETY CODE REQUIREMENTS HAVE NOT BEEN REVIEWED AND ARE BEYOND THE PURVIEW OF THIS P.E. SEAL.



SECOND FLOOR HEADER FRAMING

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

GENERAL STRUCTURAL NOTES:

1. ALL PSL's ARE 2.0 E. PARALLAM UNLESS OTHERWISE NOTED. BY TRUS-JOIST MCMILLAN OR EQUAL
2. ALL LVL'S ARE 1.9E MICRO=LAM LVL'S UNLESS OTHERWISE NOTED. BY TRUS-JOIST MCMILLAN OR EQUAL
3. BUILT-UP LVL MEMBERS HAVE BEEN SPECIFIED AS LAMINATES OF 1 ¾" WIDE MEMBERS. CONTRACTOR MAY PROVIDE AN LVL MEMBER AS A SINGLE WIDTH.
4. BUILT-UP LVL MEMBERS TO BE NAILED TOGETHER USING (2) ROWS OF 16d x 3 ½" NAILS IN ONE FACE FOR 3½" WIDE MEMBERS & (2) ROWS OF 16d x 3 ½" NAILS @ EACH LVL FACE.
5. ALL STRUCTURAL LUMBER TO BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED ON PLANS
6. ALL SPECIFIED HEADER POSTS ARE "JACK STUDS" & SHOULD EXTEND TO THE UNDERSIDE OF HEADER. CONTRACTOR SHOULD PROVIDE 2x KING STUD, AS SPECIFIED, UNLESS OTHERWISE NOTED.
7. QUANTITY OF 2x BUILT-UP POSTS ARE NUMBER REQ'D @ EACH END OF HEADER UNLESS OTHERWISE NOTED.
8. PROVIDE & INSTALL ALL SIMPSON STRONG TIE CONNECTORS AS RECOMMENDED BY MANUFACTURER.

HEADER SCHEDULE

HEADER DESIGNATION	HEADER CONSTRUCTION	JACK STUD CONSTRUCTION	KING STUD CONSTRUCTION
HDR6	(3) 1 3/4 x 7 1/4 LVL	(2) BUILT-UP 2X6	(2) BUILT-UP 2X6
HDR7	(3) 2x6 w/ (2) 1/2" PLYWOOD LAMS	(2) BUILT-UP 2X6	(2) BUILT-UP 2X6
HDR8	(2) 2x10 w/ (1) 1/2" PLYWOOD LAMS	(2) BUILT-UP 2x4	(2) BUILT-UP 2x4
HDR9	(3) 1 3/4"x9 1/4" LVL	———	———
HDR10	(3) 1 3/4"x11 1/4" LVL	(2) BUILT-UP 2X6	(2) BUILT-UP 2X6

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PROJECT: JARITA COURT CONDO
LANE AVENUE, PORTLAND
FOR: LOU WOOD

SHEET TITLE: HEADER FRAMING PLAN
ISSUED FOR CONSTRUCTION

REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	SHT	For Construction	1/04/05
2			
3			
4			

DATE : 01/04/05
SCALE : AS NOTED
DESIGN BY: JAT
DRAWN BY: AL
FILE #: 02102.S204.DWG
PROJECT NUMBER: 02102
SHEET NO: S204

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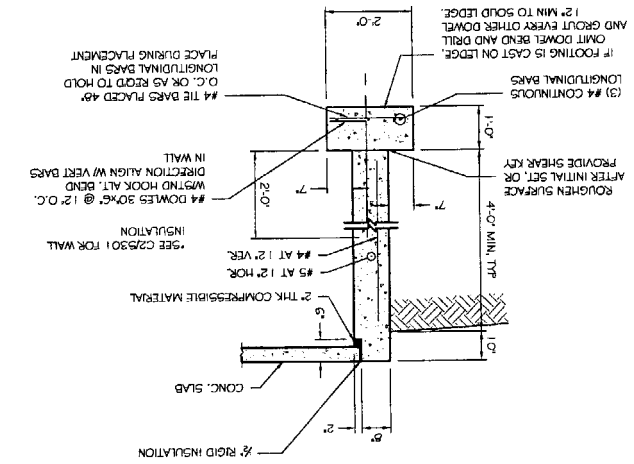
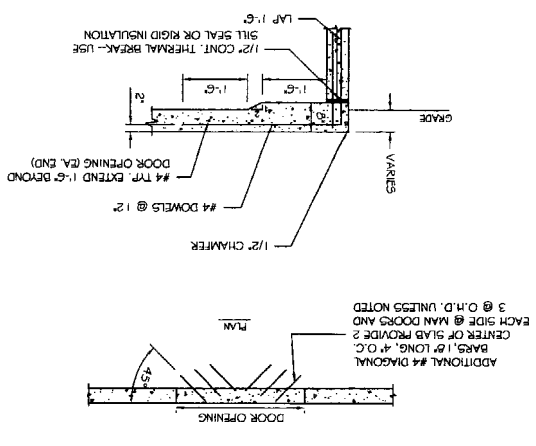
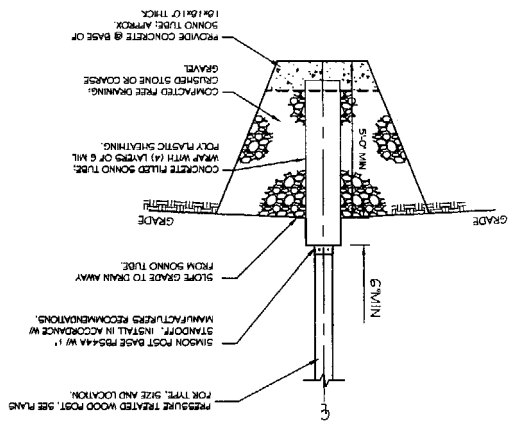


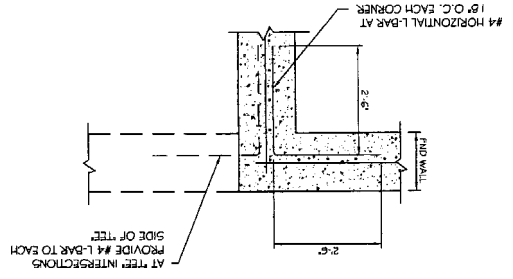
A4 / S101



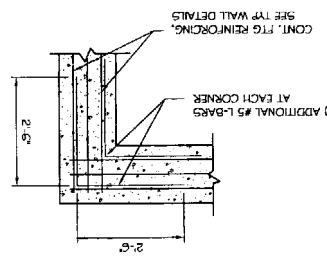
A1 / S101 TYPICAL SLAB DETAILS @ DOOR OPENINGS
SCALE: 1/2" = 1'-0"



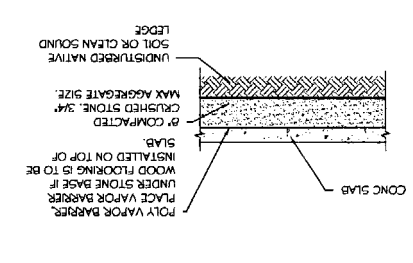
A2 / S101 CORNOR REINFORCING IN FOUNDATION WALL
SCALE: 1/2" = 1'-0"



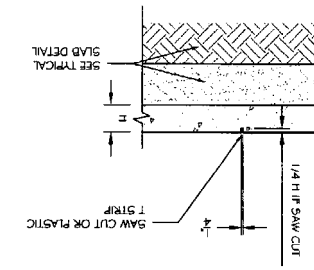
A3 / S101 CORNOR REINFORCING IN FOUNDATION WALL



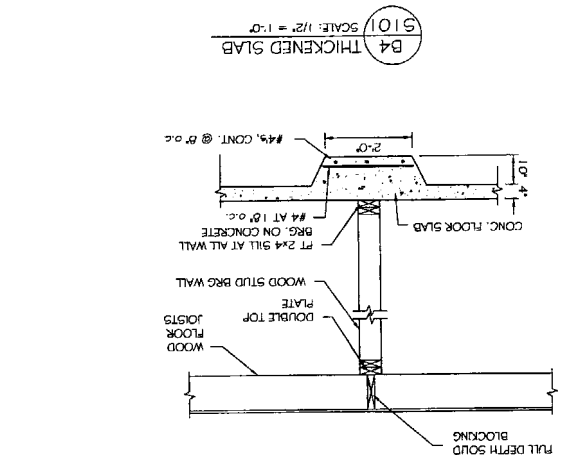
B3 / S101 CORNER REINFORCING IN FOOTING
SCALE: 1/2" = 1'-0"



B2 / S101 TYPICAL SLAB DETAIL
SCALE: 1/2" = 1'-0"

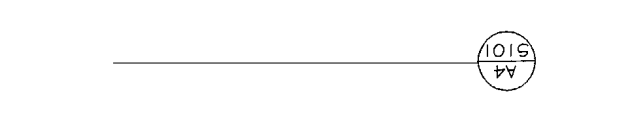


B1 / S101 TYPICAL SLAB CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"



C3 / S101 TYPICAL 10" CONCRETE WALL @ GARAGE
SCALE: 1/2" = 1'-0"

C2 / S101 TYPICAL EARTHWORK DETAIL
SCALE: 1/2" = 1'-0"



D4 / S101 THICKENED SLAB
SCALE: 1/2" = 1'-0"

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STATE OF MAINE
JAMES A. THIBODEAU
No. 9795
REGISTERED PROFESSIONAL ENGINEER
1-7-05

PROJECT:
JARITA COURT CONDO
LANE AVENUE, PORTLAND
FORLOU WOOD

SHEET TITLE:
FOUNDATION DETAILS
ISSUED FOR CONSTRUCTION

No.	BY	DESCRIPTION	DATE
1	JMF	Fdn Construction	8/19/04
2			
3			
4			

REVISIONS

DATE : 01/04/05
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DESIGN BY: JMT
DRAWN BY: AL
FILE #: 02102.S301.DWG
PROJECT NUMBER:
02102
SHEET NO:
S301

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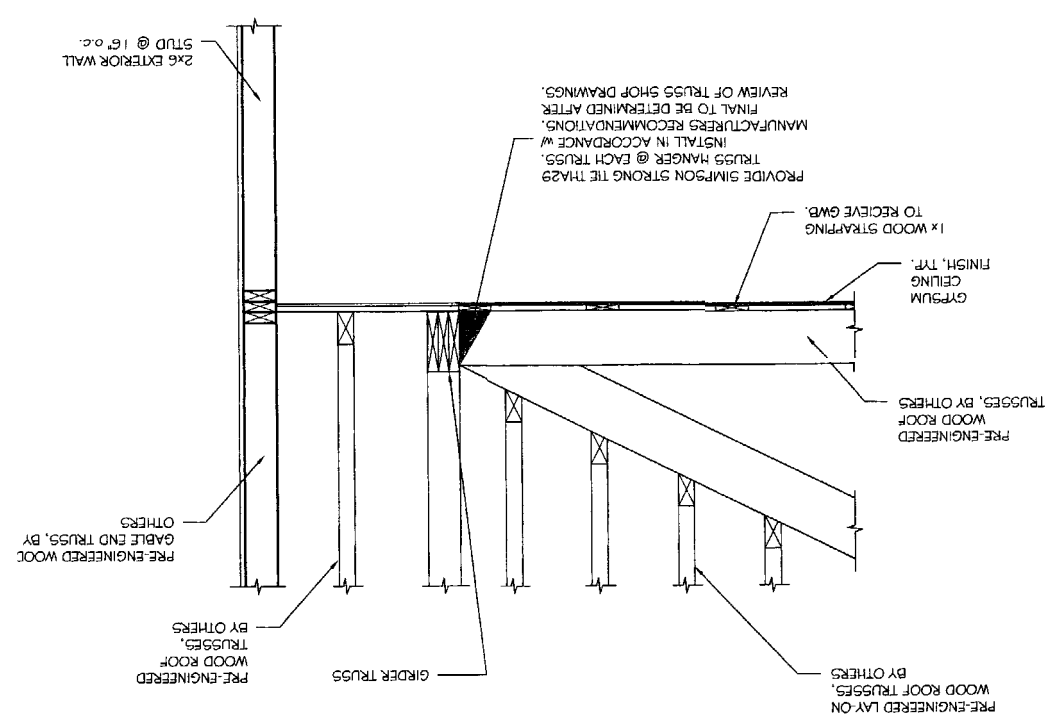
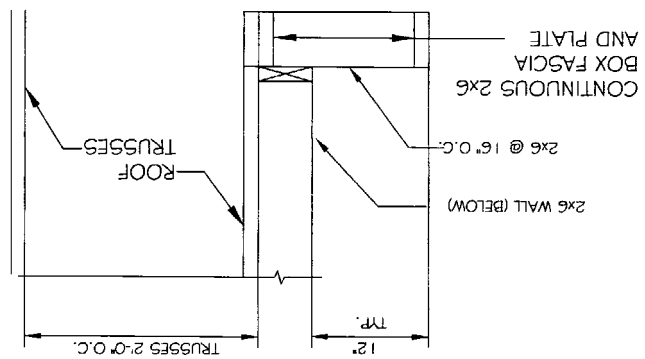
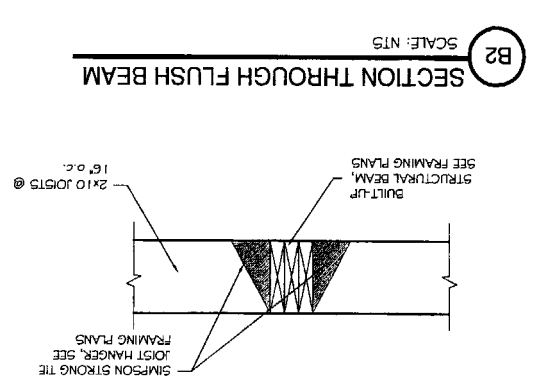


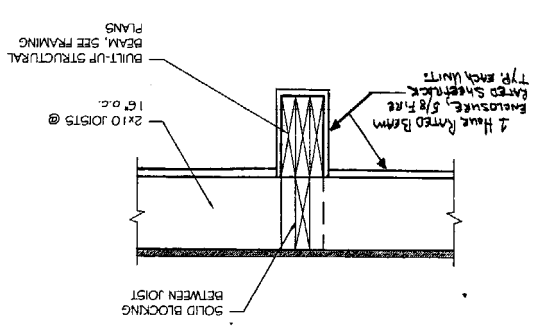
A3 SECTION THROUGH ROOF : AT REAR
5" = 1'-0" SCALE: NTS



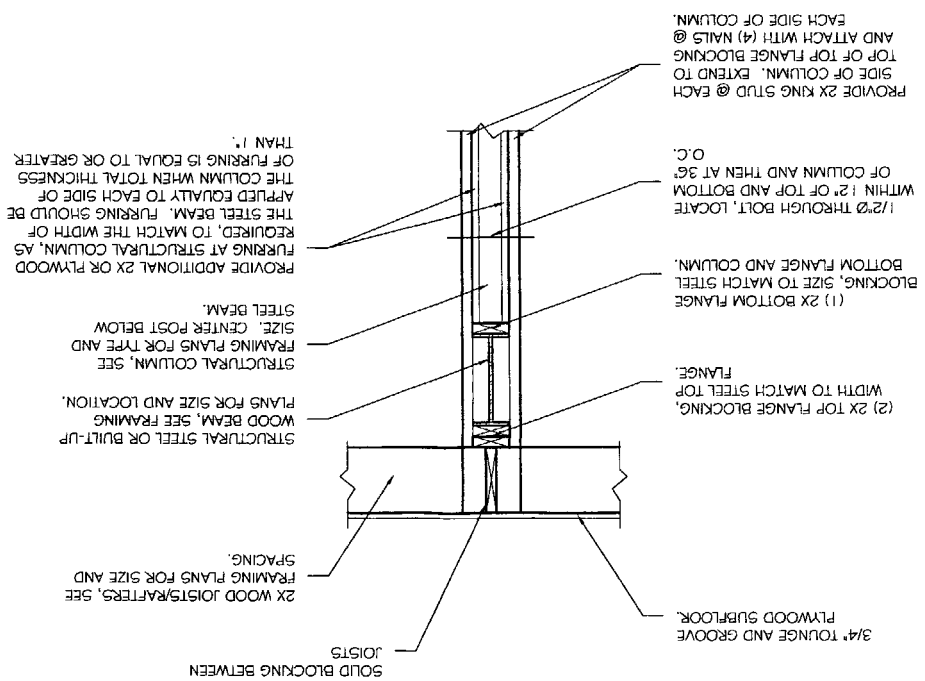
A1 RAKE FRAMING SECTION
SCALE: NTS



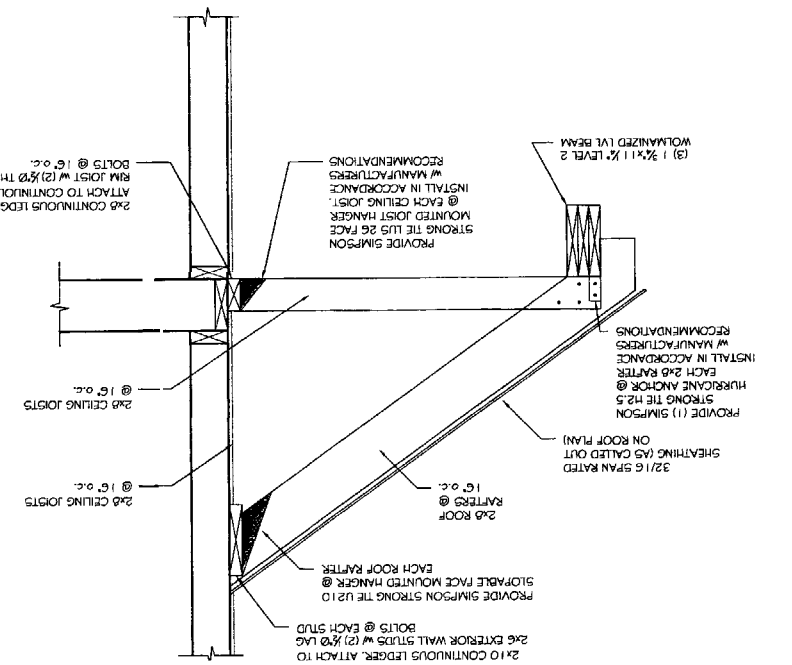
B2 SECTION THROUGH FLUSH BEAM
SCALE: NTS



B1 SECTION THROUGH OVER FRAMED BEAM
SCALE: NTS



B3 STL BEAM FRAMING @ COLUMNS
SCALE: NTS



B4 SECTION THROUGH BACK PORCH
SCALE: NTS

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2			
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5		Stamped for Construction	12/19/05

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DRAWN BY: AL
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PROJECT NUMBER:
02102
SHEET NO:
S401

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PROJECT:
JARITA COURT CONDO
LANE AVENUE, PORTLAND
FOR: LOU WOOD

SHEET TITLE:
FRAMING DETAILS
ISSUED FOR CONSTRUCTION

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STATE OF MAINE
JAMES A. THOMAS
No. 9586
REGISTERED PROFESSIONAL ENGINEER
12/19/05

CONCRETE NOTES

1. CODES:

COMPLY WITH THE FOLLOWING LATEST EDITIONS AND CURRENT AMENDMENTS:

1.1 ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
1.2 ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
1.3 CRSI "CONCRETE REINFORCING STEEL INSTITUTE, MANUAL OF STANDARD PRACTICE"

2. TESTING:

2.1 LABORATORY TESTS: CONCRETE MIX DESIGN, FIELD FABRICATED CYLINDERS FOR COMPRESSIVE STRENGTH.
2.2 FIELD TESTS: PERFORM FIELD TESTS FOR SLUMP, AIR CONTENT AND TEMPERATURE. PREPARE CYLINDERS FOR COMPRESSION TESTING, #1: AT 7 DAYS AND #2 AT 28 DAYS.

3. SUBMITTALS:

PROVIDE THE FOLLOWING:

3.1 TEST REPORTS: (3) COPIES EACH FOR ALL LABORATORY AND FIELD TESTS COMPLETED.

3.2 CONCRETE REINFORCING SHOP DRAWINGS SHOWING BAR LAYOUT, BENDS, # DETAILS.

3.3 ANCHOR BOLT & LEVELING PLATE SHOP DWGs SHOWING LAYOUT & SIZES OF BOLTS/PLATES.

4. MATERIALS:

4.1 REINFORCING STEEL: GRADE 60, ASTM 615, NEW DEFORMED BARS.
4.2 REINFORCING FOR SLABS: EQUAL TO FIBERMESH, 1.5 lbs/CY CONCRETE.
4.3 MIXING WATER SHALL BE POTABLE, FREE OF ANY SUBSTANCES THAT MAY BE DELETRIOUS TO THE CONCRETE OR REINFORCING STEEL.

5. CONCRETE:

5.1 SLABS:
-CEMENT SHALL BE ASTM 150, TYPE II PORTLAND CEMENT
-28 DAY COMPRESSIVE STRENGTH: 4000 PSI
-MAX. AGG. SIZE: 3/4"
-AIR CONTENT: 6% ± 1% BY VOLUME
-MAX WATER-CEMENT RATIO: 0.45
AGGREGATE SHALL CONFORM TO ASTM C33

5.2 WALLS AND FOOTINGS:
-CEMENT SHALL BE ASTM 150, TYPE II PORTLAND CEMENT
-28 DAY COMPRESSIVE STRENGTH: 3000 PSI
-MAX. AGG. SIZE: 1.6"
-AIR CONTENT: 5% ± 1% BY VOLUME
-MAX WATER-CEMENT RATIO: 0.50
-AGGREGATE SHALL CONFORM TO ASTM C33

5.3 ADMIXTURES:

PROVIDE ADMIXTURES WHICH ARE CHEMICALLY COMPATIBLE FOR THEIR INTENDED USE. COMPLY WITH MANUFACTURERS INSTRUCTIONS FOR USE. BASE DOSAGE RATES ON CEMENT CONTENT. CALCIUM CHLORIDE IS NOT ALLOWED.

5.3.1 HIGH RANGE WATER REDUCERS (SUPER PLASTICIZERS): EQUAL TO DARACEM 100 BY W.R. GRACE & CO., ASTM C-494.
5.3.2 ACCELERATORS: EQUAL TO DARASET BY W.R. GRACE & CO., ASTM C-494 TYPE C OR E.
5.3.3 AIR ENTRAINING: EQUAL TO "DARAVAIR BY W.R. GRACE & CO., ASTM C-260 AND ARMY CORPS CRD-C-13.

5.4 CONCRETE SURFACE COATINGS:

5.4.1 CURING COMPOUND: "KURE-N-SEAL" BY SONNEBORN, OR EQUIVALENT.
5.4.2 BITUMINOUS DAMPPROOFING: EQUAL TO BRUSH GRADE FOUNDATION COATING BY EUCLID.

5.5 FORMS AND RELATED MATERIAL:

5.5.1 FORMS FOR CONCRETE SURFACES THAT WILL BE EXPOSED IN THE FINISHED BUILDING SHALL BE PLYFORM CLASS I, B-B EXTERIOR TYPE CONFORMING TO U.S. PRODUCT STANDARD PS 1. FORMS FOR CONCRETE SURFACES NOT EXPOSED INTHE FINISHED BUILDING MAY BE PLYFORM OR MATCHED LUMBER.
5.5.2 FORM OIL USED ON SURFACE OF FORMS SHALL BE A NON-STAINING TYPE.

5.6 ALUMINUM PRODUCTS:

5.6.1 NO ALUMINUM CONDUIT, PIPE, INSERTS, REGLETS, ETC. SHALL BE PLACED IN ANY CONCRETE, UNLESS COATED WITH BITUMINOUS DAMPPROOFING.
5.6.2 NO EQUIPMENT MADE OF ALUMINUM OR ALUMINUM ALLOYS SHALL BE USED FOR PUMP LINES, TREMIES OR CHUTES IN CONVEYING CONCRETE TO POINT OF PLACEMENT.

5.7 GROUT:

5.7.1 NON-SHRINK GROUT FOR USE UNDER COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE EMBECO GROUT #885, PRE-MIXED, AS MANUFACTURED BY MASTER BUILDERS, OR APPROVED EQUIVALENT

5.8 PREFORMED EXPANSION JOINT FILLER:

5.8.1 A NON-EXTENDING AND RESILIENT BITUMINOUS TYPE JOINT FILLER, ½" THICK.

5.9 EMBEDDED ITEMS:

5.9.1 EMBEDDED ITEMS SUCH AS ANCHOR BOLTS, ETC., SHALL BE INSTALLED USING A TEMPLATE AND BE SECURELY HELD IN PLACE DURING CONCRETE PLACEMENT.

5.10 SPACERS, SUPPORTS AND FASTENERS:

5.10.1 FORM SPACERS, REINFORCING TIES AND CHAIRS, AND OTHER DEVICES NEEDED FOR PROPERLY SPACING, SUPPORTING, AND FASTENING REINFORCEMENT SHALL BE PROVIDED. CLAY BRICKS ARE NOT ALLOWED FOR USE AS SLAB STEEL BOLSTERS.

5.11 VAPOR BARRIER:

5.11.1 UNDERSLAB MOISTURE VAPOR BARRIER SHALL BE MADE OF A LAYER OF 6 MIL POLYETHYLENE PLASTIC. PLACE VAPOR BARRIER BETWEEN 2" DRY SAND AND 6" MIN. CONTROLLED STRUCTURAL FILL.

6. CONSTRUCTION PRACTICES:

6.1 REINFORCEMENT:

COMPLY WITH REQUIREMENTS OF CRSI, LATEST EDITION.

6.1.1 MINIMUM CONCRETE COVER: 3" FOR CONCRETE CAST AGAINST SOIL; 2" FOR OTHER CONCRETE, UNLESS OTHERWISE SHOWN.

6.2 DEVELOPMENT AND SPLICING:

PROVIDE DEVELOPMENT AND TENSION LAP SPLICE LENGTHS IN ACCORDANCE WITH THE FOLLOWING, UNLESS NOTED OTHERWISE ON PLANS:

DEVELOPMENT BAR SIZE	LENGTH*	CLASS 'C' LAP SPLICE
#4	12"	20"
#5	12"	20"
#6	15"	25"
#7	21"	35"
#8	28"	45"

*INCREASE BY 30% FOR BARS SPACED < 6".

CONCRETE NOTES CONT.

6.3 CHAMFERS:

CHAMFER ALL EXPOSED EDGES AND CORNERS OF CONCRETE ½" OR 1" SIMILAR THROUGHOUT.

6.4 JOINTS:

6.4.1 CONSTRUCTION JOINTS: PLACE PERPENDICULAR TO THE MAIN REINFORCEMENT. CONTINUE REINFORCEMENT ACROSS CONSTRUCTION JOINTS. PROVIDE KEYWAYS AT LEAST 1 ½" (UNLESS OTHERWISE SHOWN) DEEP IN CONSTRUCTION JOINTS IN WALLS, SLAB, AND BETWEEN WALLS AND FOOTINGS. ACCEPTED BULKHEADS DESIGNED FOR THIS PURPOSE MAY BE USED IN SLABS. PROVIDE WATERSTOP WHERE INDICATED.

6.4.2 ISOLATION JOINTS: PROVIDE IN SLABS-ON-GRADE AT POINTS OF CONTACT BETWEEN SLABS-ON-GRADE AND VERTICAL SURFACES, SUCH AS FOUNDATION WALLS, GRADE BEAMS, COLUMN PEDESTALS, AND ELSEWHERE AS NECESSARY.

6.4.3 CONTRACTION (CONTROL) JOINT: PROVIDE IN SLABS-ON-GRADE BY USING INSERTS OR BY SAW CUTTING TO A DEPTH OF ¼ THE SLAB THICKNESS. PROVIDE A ONE PART ELASTOMERIC JOINT SEALANT TO JOINT GROOVE. A MINIMUM OF 60 DAYS AFTER SLAB PLACEMENT UNLESS OTHERWISE APPROVED.

6.5 CONCRETE MIXING:

6.5.1 READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM C94.
6.5.2 ALL CONCRETE SHALL BE MIXED UNTIL THERE IS A UNIFORM DISTRIBUTION OF THE MATERIALS BEFORE DISCHARGE. THE MIXING SHALL BE CONTINUOUS AFTER THE WATER HAS BEEN ADDED TO THE MIX IN THE DRUM.
6.5.3 NO CONCRETE SHALL BE PLACED IN THE FORMS MORE THAN 90 MINUTES AFTER THE WATER HAS BEEN ADDED.
6.5.4 AFTER THE MAXIMUM WATER CEMENT RATIO HAS BEEN ACHIEVED, RETEMPERING OF THE CONCRETE WILL NOT BE ALLOWED, UNLESS APPROVED BY ENGINEER.

6.6 CONCRETE PLACEMENT:

6.6.1 DEPOSIT CONCRETE CONTINUOUSLY IN LAYERS NOT DEEPER THAN 24" OVER PREVIOUS LAYERS WHICH ARE STILL PLASTIC. AVOID COLD JOINTS. CONSOLIDATE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT, SUPPLEMENTED BY HAND-SPACING, RODDING AND TAMPING. DO NOT USE MECHANICAL VIBRATORS TO TRANSPORT CONCRETE.
6.6.2 HOT WEATHER PLACING: COMPLY WITH ACI 306, LATEST EDITION. MAINTAIN A FRESH CONCRETE TEMPERATURE OF NOT LESS THAN 50°F AND NOT MORE THAN 80°F AT THE POINT OF PLACEMENT.

6.7 CONCRETE CURING:

COMPLY WITH ACI 308, LATEST EDITION. COMPLY WITH ACI 306 FOR HOT WEATHER CONCRETING. PROVIDE A MINIMUM OF A 7 DAY CONTINUOUS MOISTURE CURE BY COVERING CONCRETE SURFACE WITH A WET ABSORPTIVE COVER; MAINTAIN SATURATED COVER CONDITION. ALTERNATIVE CURING METHODS WILL ONLY BE ALLOWED IF APPROVED BY ENGINEER. CONTRACTOR WILL SUBMIT ALTERNATIVE CURING PRODUCTS AND METHODS FOR REVIEW AND APPROVAL. ALSO, MAINTAIN CONCRETE CURING TEMPERATURE ABOVE 50°.

6.7.1 SLABS: USE MOISTURE CURE OR CURING COMPOUND. APPLY CURING COMPOUND WITHIN 2 HOURS OF FINAL FINISHING BY SPRAY OR ROLLER. RECOAT AREAS SUBJECT TO HEAVY RAINFALL. DO NOT USE CURING COMPOUND ON SLABS WHICH WILL RECEIVE LIQUID FLOOR HARDENER OR OTHER FINISHES.

6.7.2 FORMED SURFACES: CURE FORMED SURFACES WITH FORMS IN PLACE FOR ENTIRE CURING PERIOD. DURING COLD WEATHER CURING, PROVIDE CAST-IN THERMOMETERS FOR MONITORING CONCRETE CURING TEMPERATURE AT LOCATIONS AS DIRECTED BY ENGINEER. MAINTAIN A 50°F WITH USE OF INDIRECT HEAT OR INSULATIVE BLANKETS.

6.8 ANCHOR BOLTS: USE TYPE, SIZE, AND LENGTH AS INDICATED ON PLANS @ 4'-0" o/c.

STRUCTURAL STEEL NOTES

PART 1 - GENERAL

1.00 STANDARD SPECIFICATIONS

A. FABRICATION, ERECTION, AND WELDING: IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN ADOPTED JUNE 1989, INCLUDING ALL PUBLISHED SUPPLEMENTS. A.I.S.C.

B. WELDING--IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE", AWS D1.1, LATEST EDITION.

C. BOLTING OF STRUCTURAL JOINTS SHALL BE IN ACCORDANCE WITH "AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", LATEST EDITION

1.01 QUALIFICATIONS

A. WELDING PROCEDURES, WELDERS, WELDING OPERATIONS AND TACKING: QUALIFIED IN ACCORDANCE WITH AWS CODE.

1.02 SUBMITTALS

A. SUBMIT FOUR (4) SETS OF SHOP DRAWING PRINTS FOR REVIEW. INDICATE SHOP AND ERECTION DETAILS, INCLUDING CUTS, COPES, CONNECTIONS, HOLES, THREADED FASTENERS, AND WELDS.

B. PROVIDE SETTING DRAWINGS, TEMPLATES AND DIRECTIONS FOR THE INSTALLATION OF ANCHOR BOLTS AND OTHER DEVICES.

1.03 PRODUCT HANDLING

A. STORE STRUCTURAL STEEL MEMBERS AT THE PROJECT SITE ABOVE GROUND ON PLATFORMS, SKIDS, OR OTHER SUPPORTS.

B. PROTECT STEEL FROM CORROSION.

PART 2 - PRODUCTS

2.01 MATERIALS

A. STRUCTURAL STEEL BEAMS, CHANNELS, AND T-SHAPES, ASTM A572 GR. 50 OR A992.
B. STEEL ANGLES, BARS, AND PLATES - ASTM A-36.
C. STRUCTURAL TUBES AND COLUMNS - ASTM A500, GRADE B.
D. STRUCTURAL PIPE - ASTM A53, TYPE E, GRADE B, SCHEDULE 40.
E. HIGH STRENGTH BOLTS ¾" ASTM A-325, TYPE 1 OR 2.
F. ANCHOR BOLTS - ASTM A-307, GRADE A.
G. WELDING TO BE PERFORMED WITH E70XX 70 ksi ELECTRODES.

PART 3 - EXECUTION

3.01 FABRICATION

A. FABRICATE STRUCTURAL STEEL IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND THIS SECTION OF THE SPECIFICATIONS.

STRUCTURAL STEEL NOTES, CONT.

3.02 ERECTION

A. THE STRUCTURAL METAL SHALL BE ERECTED PLUMB AND TRUE TO THE LINES AND EVALUATIONS INDICATED ON THE DRAWINGS.

B. ERECTION TOLERANCES SHALL BE WITHIN THE LIMITS SPECIFIED IN SECTION 7.11 OF THE "AISC CODE OF STANDARD PRACTICE".

C. TEMPORARY CONNECTIONS SHALL BE ADEQUATE TO SAFELY SUPPORT ALL DEAD LOAD AND ERECTION IMPOSED STRESSES.

D. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO HOLD THE STEEL IN A HORIZONTAL AND VERTICAL PLANE UNTIL PERMANENT BOLTING HAS BEEN COMPLETED.

E. BOLTS SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES AND BROUGHT TO "SNUG TIGHT" CONDITION, ALL PLIES OF JOINT IN FIRM CONTACT, IN ACCORDANCE WITH SECTION 8.5 (C) OF THE BOLT SPECIFICATION OF SECTION 1.01 C OF THIS SPECIFICATION.

F. ENLARGEMENT OF HOLES BY BURNING WITH A TORCH SHALL NOT BE ALLOWED. ALL STEEL WITH BURNT HOLE ENLARGEMENTS SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

3.03 PAINTING

A. SHOP PAINT PREPARED SURFACES OF ALL STEEL WORK WITH FABRICATORS STANDARD RUST INHIBITIVE PAINT, MINIMUM 2.0 MIL THICKNESS, COMPATIBLE WITH BASE COAT.

B. SURFACE PREPARE ALL FABRICATED STEEL TO RECEIVE SHOP PRIME COAT, TO A MINIMUM OF HAND TOOL CLEAN OR EQUIVALENT AS DICTATED BY CONDITION OF PRODUCT AT TIME OF PAINTING.

C. PROVIDE BRUSH BLAST OR HANDTOOL SURFACE PREP FOR ALL FABRICATION TO RECEIVE A TOP COAT OF PAINT.

EARTHWORK NOTES

1. SITE WORK AND CONCRETE CONTRACTORS ARE REQUIRED TO REVIEW THE ONSITE SUBSURFACE SOIL CONDITIONS WITH THE GER AT THE START OF INITIAL CONSTRUCTION. SITE CONTRACTOR WILL NOTIFY GER AFTER EXCAVATION HAS STARTED AND PRIOR TO THE PLACEMENT OF ANY STRUCTURAL FOUNDATIONS. G.C. CONTACT S.E.R. TO VERIFY ALL SUB-GRADE CONDITIONS PRIOR TO FOOTING INSTALLATION. ALL FOOTINGS DESIGNED FOR MIN. ALLOW SOIL BARING CAPACITY OF 2000 psf.
2. REMOVE ALL TOPSOIL AND UNCONTROLLED FILL FOR THE AREAS RECEIVING BUILDING FOUNDATIONS.
3. BACKFILL TO THE NECESSARY SUBGRADES REQUIRED ON THE STRUCTURAL FOUNDATION PLANS WITH CONTROLLED STRUCTURAL FILL MATERIAL MEETING THE FOLLOWING GRADATION:

PERCENT PASSING	SCREEN OR SIEVE SIZE
6	100
3	90-100
NO. 4	35-70
NO. 40	5-35
NO. 200	0-5

4. PLACE CONTROLLED STRUCTURAL FILL IN UNIFORM LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557 "MODIFIED PROCTOR DENSITY".
5. PROVIDE SITE GRADING AROUND THE PERIMETER OF THE BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION DURING AND AFTER CONSTRUCTION IN CONFORMANCE WITH SITE PLAN SHEET, PREPARED BY ASSOCIATED DESIGN PARTNERS, INC.
6. MAINTAIN THE INTEGRITY OF NATURAL SOILS AND CONTROLLED STRUCTURAL FILLS DURING CONSTRUCTION. PROTECT FOOTING AND STRUCTURE SUBGRADES AGAINST FREEZING AND EXCESSIVE WETTING. REMOVE AND REFILL FROZEN SUBGRADES, MOISTURE CONDITION, OR REPLACE EXCESSIVELY WET SUBGRADE MATERIALS.
7. NOTIFY ENGINEER TO OBSERVE SUBGRADES PRIOR TO PLACING FOOTINGS. ACCEPTABLE SUBGRADES INCLUDE DENSELY CONSOLIDATED, UNDISTURBED, NATURALLY DEPOSITED SANDS AND GRAVELS, CONTROLLED STRUCTURAL FILLS, OR CLEAN, SOUND LEDGE.
8. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF LEDGE IS ENCOUNTERED TO DETERMINE PINNING REQUIREMENTS.
9. ALL FOOTINGS SHALL EXTEND A MINIMUM OF 5'-0" BELOW EXTERIOR FINISHED GRADE.
10. PROOF ROLL SUBGRADE PRIOR TO SLAB CONSTRUCTION. PROVIDE STRUCTURAL FILL MEETING THE GRADATION SPECIFIED HEREIN FOR FILL MATERIALS BELOW THE SLAB. MAXIMUM PERCENT PASSING 200 SIEVE = 7%.
11. COMPACT CONTROLLED STRUCTURAL FILLS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND ASTM D1557. USE ONLY HAND-OPERATED EQUIPMENT ADJACENT TO WALLS. FILL BOTH SIDES OF WALLS TO EQUAL ELEVATIONS BEFORE COMPACTING.

DEGREE OF COMPACTION: COMPACT TO THE FOLLOWING MINIMUM DENSITIES:

FILL AND BACKFILL LOCATION	DENSITY
UNDER STRUCTURE FOUNDATIONS	95% OF MAX.
TOP 2 FEET UNDER PAVEMENT	95%
BELOW TOP 2 FEET UNDER PAVEMENT	92%
TRENCHES THROUGH UNPAVED AREAS	90%
EMBANKMENTS	90%
PIPE BEDDING	92%
BESIDE STRUCTURE FOUNDATION WALLS, TANK WALLS AND RETAINING WALLS	90%
UNDER PIPES THROUGH STRUCTURAL FILLS	90%
UNDER DRAIN FILTER SAND	92%

MAXIMUM DENSITY: ASTMD1557, MODIFIED.

FIELD DENSITY TESTS: ASTMD1556 (SAND CONE), ASTMD2167 (RUBBER BALLOON), OR ASTMD2922 (NUCLEAR METHODS).

12. CONTRACTOR IS REQUIRED TO CONFORM TO OSHA (29 PART 1926.650-652) SUBPART P "CONSTRUCTION STANDARD FOR EXCAVATIONS".

WOOD FRAMING NOTES

1. STRUCTURAL LUMBER: No. 2 SPRUCE-PINE-FIR OR BETTER LAMINATED VENEER LUMBER (LVL): EQUIVALENT TO 1.9E 5.F. MICRO-LAM BY TRUSS JOIST MacMILLAN. PARALLEL STRAND LUMBER (PSL): EQUIVALENT TO 2.0E PARALAM PSL BY TRUSS JOIST MacMILLAN, OR EQUAL

2. DESIGN CODES:

A. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION
B. DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI-2002).

3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE/2003, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

4. NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK, AND SHEATHING. PROVIDE ROSIN COATED 8D RING SHANK NAILS FOR FLOORS, AS FOLLOWS, UNLESS SHOWN OTHERWISE:

	PANEL EDGES 6" O.C.	INT. SUPPORTS 12" O.C.
ROOFS / WALLS:		

5. SPIKE TOGETHER AND CONTINUOUS GLUE ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING 2 ROWS OF 16d NAILS AT 10" O.C. STAGGERED.

6. PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, PROVIDE HANGERS EQUAL TO SIMPSON STRONG TIE LU528.

7. PROVIDE GALVANIZED METAL RAFTER TIES EQUAL TO SIMPSON H10 BETWEEN RAFTERS OR ROOF TRUSSES AND SUPPORTING WALLS OR MEMBERS, UNLESS SHOWN OTHERWISE.

8. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

9. NAIL MULTIPLE BUILT-UP LVL's CONTAINING (2) MEMBERS TOGETHER USING 3 ROWS OF 16d NAILS 12" O.C. AS RECOMMENDED BY THE MANUFACTURER.

NAIL MULTIPLE BUILT-UP LVL's CONTAINING (3) MEMBERS TOGETHER USING 3 ROWS OF 16d NAILS @ EACH EXTERIOR FACE @ 12" O.C. AS RECOMMENDED BY THE MANUFACTURER.

ATTACH MULTIPLE BUILT-UP LVL's CONTAINING (4) MEMBERS TOGETHER USING 2 ROWS OF 1/2"Ø THROUGH BOLTS @ EACH EXTERIOR FACE @ 12" O.C. AS RECOMMENDED BY THE MANUFACTURER.

10. ROOF SHEATHING: 7/16" APA STRUCTURAL I RATED SHEATHING 32/16 SPAN RATING.

11. WALL SHEATHING: 7/16" APA RATED SHEATHING, 24/16 SPAN RATING

GENERAL STRUCTURAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO:
-IBC INTERNATIONAL RESIDENTIAL CODE 2003
-ANSI-A108.1-1999
-ACI 318-95 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
-ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
-AISC STEEL CONSTRUCTION MANUAL
-SEI COLD FORMED STEEL DESIGN MANUAL
-ANSI-AF&PA NDS-1997

2. STRUCTURAL LOADS:
ROOF LOADING:
BALANCED SNOW LOAD = 50 PSF
UNBALANCED SNOW LOAD = 76 PSF
ROOF DEAD LOAD = 10 PSF
CEILING DEAD LOAD = 10 PSF

SECOND FLOOR LOADING
SECOND FLOOR LIVE LOAD = 30 PSF
SECOND FLOOR DEAD LOAD = 13 PSF

3. WIND LOADING:
COMPONENTS & CLADDING WIND LOADS - WALL FRAMING
WINDWARD = +16 PSF
LEEWARD @ ZONE 4 = -18 PSF
LEEWARD @ ZONE 5 = -21 PSF

COMPONENTS & CLADDING WIND LOADS - ROOF FRAMING
WINDWARD @ ZONES 1, 2 & 3 = +16 PSF
LEEWARD @ ZONE 2 = -16 PSF
LEEWARD @ ZONE 3 = -19 PSF
OVERHANG @ ZONE 2 = -33 PSF
OVERHANG @ ZONE 3 = -33 PSF
ZONES 2 & 3 DISTANCE MEASURES 3'-0" (HORIZONTALLY)

4. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS AND ALSO ANY CONDITIONS THAT PREVENT THE CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS.
5. ALL WORK SHALL BE PERFORMED BY PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE IN THE STATE IN WHICH THE PROJECT IS LOCATED.
6. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, IN ADDITION TO SPECIFICATIONS AND ANY SHOP DRAWINGS PROVIDED BY SUBCONTRACTORS AND SUPPLIERS.
7. ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR. G.C.'S AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
8. UNLESS OTHERWISE NOTED, DETAILS, SECTIONS, AND NOTES SHOWN ON ANY DRAWING SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
9. THESE DRAWINGS DO NOT SHOW SIZE, LOCATION OR TYPE OF OPENING IN THE FOUNDATION SYSTEM FOR ELECTRICAL, PLUMBING OR MECHANICAL EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THESE ITEMS.
10. ALL SHOP DRAWINGS PROVIDED BY OTHERS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF MATERIAL OR THE PURCHASE OF NON-RETURNABLE STOCK. DIMENSIONAL REVIEW IS THE CONTRACTOR'S RESPONSIBILITY.
11. USE PERIMETER DRAINS WHERE SHOWN. DRAIN TO APPROPRIATE OUTLET.

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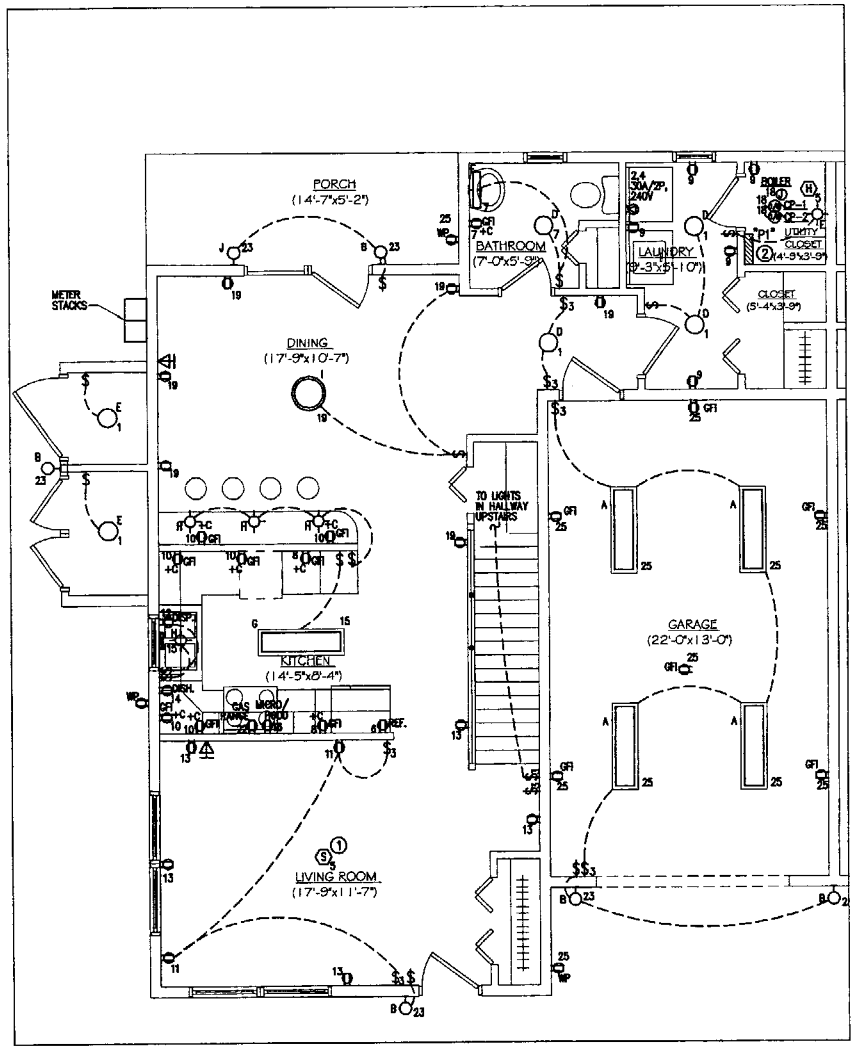
PROJECT: JARITA COURT CONDO
LANE AVENUE, PORTLAND
FOR: LOU WOOD

SHEET TITLE: GENERAL NOTES
ISSUED FOR CONSTRUCTION

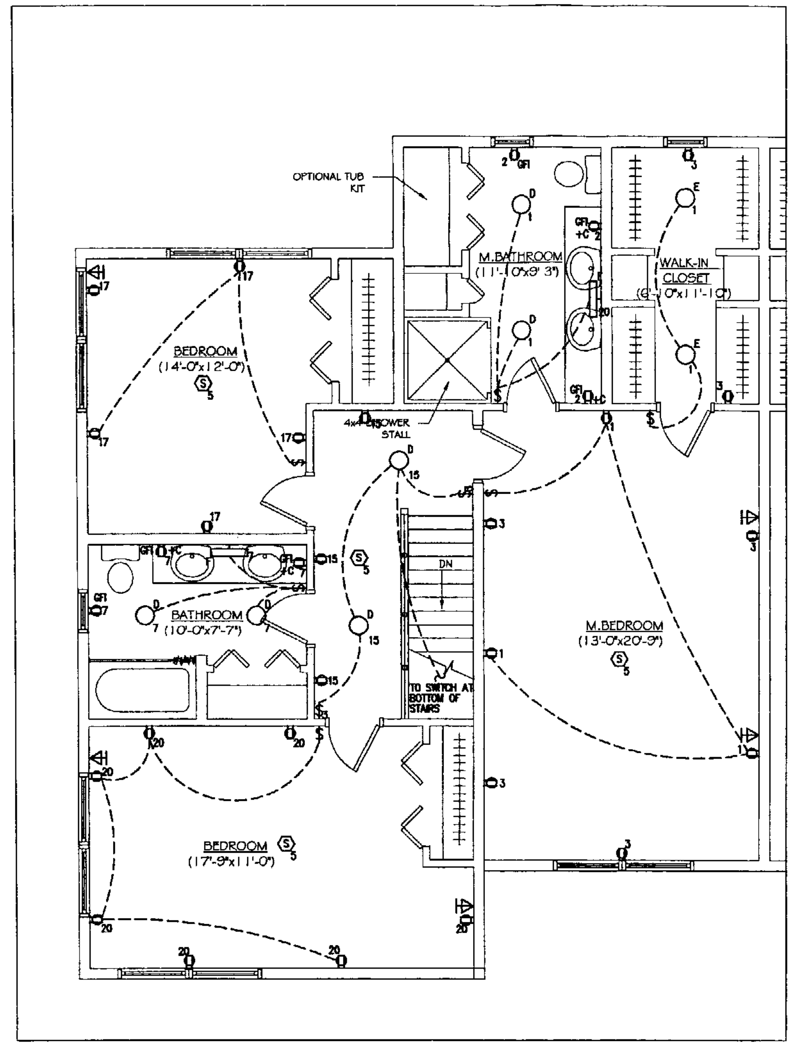
REVISIONS			
No.	BY	DESCRIPTION	DATE
1	SMC	FOR CONSTRUCTION	8/1/05
2			
3			
4			

DATE : 01/04/05
SCALE : NTS
DESIGN BY: CMB
DRAWN BY: AL
FILE #: 02102.S501.DWG
PROJECT NUMBER: 02102
SHEET NO: S501



TYPICAL UNIT FIRST FLOOR PLAN

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

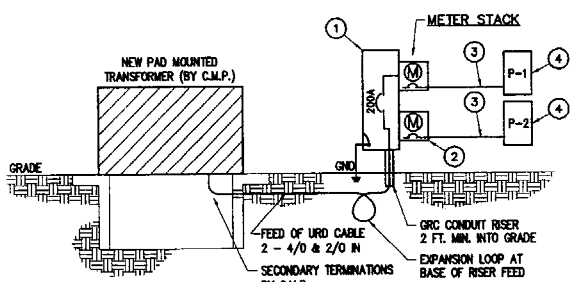


TYPICAL UNIT SECOND FLOOR PLAN

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

KEY NOTES

1. PROVIDE 120V SINGLE STATION SMOKE DETECTOR. INTERCONNECT ALL DEVICES WITHIN THE UNIT FOR SIMULTANEOUS OPERATION.
2. UNIT LOADCENTER LOCATION. PROVIDE FLUSH MOUNTING KIT AND COORDINATE INSTALLATION WITH ALL TRADES.



KEY NOTES

1. 200 AMP, 22KAIC, 120/240 VOLT 3W, 1 PHASE NEMA-3R METER ASSEMBLY.
2. PROVIDE (2) 120/240 3W, 1 PHASE RESIDENTIAL METER STACK WITH 3 METER SOCKETS. ALL METER SOCKETS SHALL BE 100 AMP, 3W, 1 PHASE WITH 100 AMP BREAKERS.
3. 3 #2 AND #8G SER-CU.
4. UNIT LOAD CENTER 100 AMP MLO, 1Ø, 3W, 10KAIC, 36 POLE.

ELECTRICAL RISER DIAGRAM

NTS

UNIT LOAD CALCULATIONS
120/240V,1Ø,3W

	UNIT TYPE
SQUARE FOOTAGE	2000
GENERAL LIGHTING	5985
SMALL APPLIANCE CIRCUITS	3000
WASHER	1500
DRYER	5000
DISHWASHER	1200
SINK DISPOSAL	865
MICROWAVE/HOOD	1000
SUBTOTAL	18550
1ST 10KVA @100%	10000
REMAINDER @40%	3440
BOILER & CIRC. PUMPS	200
(3) AC WINDOW UNITS	4500
TOTAL UNIT DEMAND VA	18140
AMPS @ 120/240V,1Ø	75

LOAD SUMMARY – METER STACK
120/240V,1Ø,3W

	TOTALS
GENERAL LIGHTING	11970
SMALL APPLIANCE CIRCUITS	6000
WASHER	3000
DRYER (2)=>5kva @60%	6000
DISHWASHER	2400
SINK DISPOSAL	1730
MICROWAVE/HOOD	2000
BOILER & CIRC. PUMPS	400
(6) AC WINDOW UNITS	9000
RESIDENTIAL SUBTOTAL	42500
SUBTOTAL	42500
TOTAL METER STACK DEMAND VA	42500
DEMAND AMPS @ 120/240V,1Ø	177

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLTAGE	SPECIFICATION	LAMPING
	MOTION SENSING SPOTLIGHT	120	BY OWNER	PAR36
	KEYLESS PORCELAIN LAMP HOLDER	120	BY OWNER	CFL OR A10
A	2 LAMP W/ WRAP AROUND LENS	120	BY OWNER	T8
B	EXTERIOR ENTRY FIXTURE WITH INTEGRAL PHOTOCELL	120	BY OWNER	CFL
C	NOT USED			
D	UNIT HALLWAY FIXTURE	120	BY OWNER	CFL OR A10
E	UNIT CLOSET FIXTURE	120	BY OWNER	CFL OR A10
F	UNIT VANITY FIXTURE	120	BY OWNER	CFL OR A10
G	UNIT KITCHEN FIXTURE	120	BY OWNER	CFL OR T8
H	KITCHEN PENDANT LIGHTING	120	BY OWNER	MR16
I	UNIT DINING FIXTURE	120	BY OWNER	CFL OR A10
J	UNIT PORCH LIGHT	120	BY OWNER	CFL OR A10

UNIT LOAD CENTER (TYPICAL OF 2)
100AMP 120/208V,1Ø,3W

INTERRUPTING CAPACITY: 10KAIC RMS SYM
MAIN: 100 AMP M.L.O.

NORMAL BRANCH
MOUNTING: RECESSED

	LOAD DESCRIPTION	CB PHASE	CIR. NO.	PHASE	CIR. NO.	CB PHASE	LOAD DESCRIPTION	
*	MASTER BEDROOM	20/1	1	A	2	30	ELECTRIC DRYER	
*	MASTER BEDROOM	20/1	3	B	4	2	–	
*	SMOKE DETECTORS	20/1	5	A	6	20/1	REFRIGERATOR RECEPTACLE	
	BATHROOM	20/1	7	B	8	20/1	KITCHEN RECEPTACLE	*
*	LAUNDRY	20/1	9	A	10	20/1	KITCHEN RECEPTACLE	*
*	LIVING RECEPTACLE	20/1	11	B	12	20/1	KITCHEN DISPOSAL	
*	LIVING RECEPTACLE	20/1	13	A	14	20/1	DISHWASHER RECEPTACLE	
*	GENERAL LIGHTING/RECEPT.	20/1	15	B	16	20/1	HOOD/MICROWAVE	
*	BEDROOM	20/1	17	A	18	20/1	BOILER–	
*	DINING ROOM	20/1	19	B	20	20/1	BEDROOM	*
	BATH ROOM – MASTER	20/1	21	A	22	20/1	GAS RANGE	
	OUTSIDE LIGHT	20/1	23	B	24	20/1	SPARE	*
	GARAGE AND OUTSIDE	20/1	25	C	26	20/1	SPARE	*

* AIR FAULT CIRCUIT INTERRUPTING BREAKERS

LEGEND

POWER DISTRIBUTION

- PANELBOARD OR LOADCENTER
- TEL/DATA AND CABLE TV PATCH PANEL
- HEAVY DUTY FUSED DISCONNECT SWITCH
- HEAVY DUTY NON-FUSED DISCONNECT SWITCH
- MOTOR (NUMERAL INDICATES HP)
- JUNCTION BOX
- WIRING UNDERGROUND OR UNDERSLAB
- HOMERUN–2#12,1#12G UNLESS GREATER THAN 75' THEN PROVIDE 2#10,1#12G UNLESS NOTED OTHERWISE
- MULTI-PHASE HOMERUN OR MULTIPLE HOMERUNS UTILIZING THE SAME CONDUIT

RECEPTACLES

–MOUNT WITH CENTERLINE 18" AFF UNO
–MOUNT EXTERIOR WITH CENTERLINE 24" AFG UNO

- DUPLEX RECEPTACLE – 20A, 125V
- +C DUPLEX RECEPTACLE – 20A, 125V – MOUNT WITH CENTERLINE AT 8" ABOVE CABINET TOP.
- G GFCI TYPE DUPLEX RECEPTACLE
- WP GFCI RECEPTACLE WITH WEATHERPROOF COVER
- DUPLEX RECEPTACLE – 20A, 125V TOP OUTLET SWITCHED

COMMUNICATIONS SYSTEM

– MOUNT 18" AFF UNLESS NOTED OTHERWISE.

- COMBINATION VOICE, DATA, AND CABLE TV RECEPT.

FIRE ALARM SYSTEM

- S FIRE ALARM SMOKE DETECTORS 120VOLT SINGLE STATION WIRED TO SOUND ALL DEVICES WITHIN THE UNIT
- H HEAT DETECTOR – 135° U.N.O.

LIGHTING FIXTURES:

NEW:

- A — FIXTURE TYPE
- 2 — CIRCUIT
- WALL MOUNTED
- CEILING MOUNTED

SWITCHES

- $ SINGLE POLE
- $3 THREE WAY
- $T ELECTRONIC TIMER SWITCH – MAX 60 MIN.

FOR CONSTRUCTION
12-20-04

SHARP MANAGEMENT INC.

120 EXCHANGE STREET
Portland, Maine 04101
Office: (207) 874-6959
Fax: (207) 874-6988

AVM engineering, inc.
CONSULTING ENGINEERS

PROJECT: JARITA COURT CONDO
LANE AVE. PORTLAND, ME 04101
FOR: LOU WOOD

SHEET TITLE:
TYPICAL UNIT 1st & 2nd FLOOR ELECTRICAL PLANS, DETAILS, LEGEND, NOTES, AND SCHEDULES

REVISIONS			
No.	BY	DESCRIPTION	DATE
1			
2			
3			
4			

DATE : 12-20-04
SCALE : AS NOTED
DRAWN: CLC
PROJECT NUMBER: 02102
SHEET NO: E101