Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/31/14

...L NOTES:

...notes on the drawings are not intended to replace ...ifications. in addition to general notes. See specifications ...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 sharing, 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: IRC (2003) International Residential Building Code.
2. Design Live Loads: (Ground Snow load = 50 psf)
   Roof ..... 45 psf + drift as applicable
   Floor ..... 40 psf
   Attic ..... 20 psf
3. Design wind loads are based on exposure B using 100 mph basic wind speed.

FOUNDATION NOTES:

1. Foundations have been designed with a presumptive soil bearing capacity of 2000 psf to be verified by the general contractor in the field.
2. Interior spread footings and exterior strip footings shall be founded on undisturbed native soil or compacted structural fill.
3. Exterior strip and spread footings shall be founded a minimum of 4'–0" below finished site grade.
4. Slabs on grade shall bear on a minimum of 12" of compacted structural fill or compacted ⅜" crushed stone. 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. 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 (or ⅜" crushed stone) 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). For structural fill or 100% of the rodded unit weight as determined by ASTM C–29 for ⅜" crushed stone.
7. Exterior concrete slabs on grade, shall be underlain by at least 4 feet of structural fill meeting gradation and compaction requirements noted above.
8. Backfill both sides of foundation walls simultaniously.

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 4% to 6% 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. Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6" minimum.
10. Concrete finishes: See specifications and Architectural drawings for applicable finishes.
11. Anchor bolts shall conform to ASTM A307 hot dipped galvanized unless noted otherwise on plan.
12. 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.
13. Provide formed or saw cut control joints ½" wide X 1" deep at 15'x15' (225 square feet max) intervals.

STRUCTURAL STEEL NOTES:

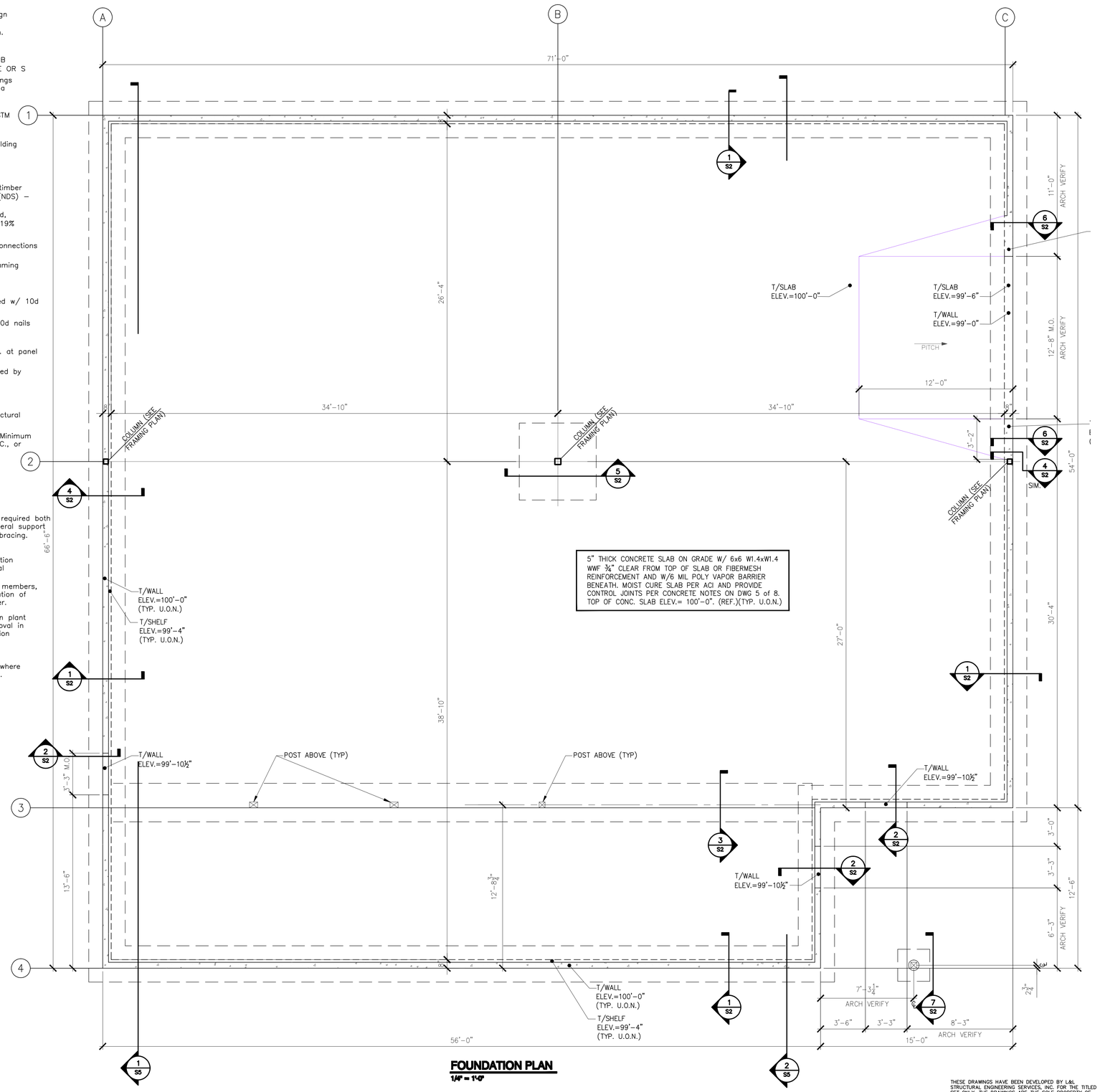
1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"–Ninth edition.
2. Structural steel:
   a) Structural steel shall conform to ASTM A–36.
   b) Structural tubing shall conform to ASTM A–500 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. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
4. Provide Simpson H2.5 hurricane anchors where timber framing bear on bearing wall and structural steel beams.
5. Nailing not specified shall conform with IBC 2003.
6. Provide ½" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate.
7. Provide ⅝" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
8. Provide ¾" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.
9. LVL indicated laminated veneer lumber beams manufactured by Boise Cascade or approved equal.

TIMBER TRUSS NOTES:

1. Timber trusses shall be designed in accordance with structural loading produced by IBC 2003 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–latest edition).
4. Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members and for permanent chord/web bracing.
5. Submittals:
   a) Submit design calculations, shop drawings, and erection procedures all affixed with the seal of a professional structural engineer licensed 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 H2.5 hurricane anchors at all locations where trusses bear on bearing walls and structural steel beams.



FOUNDATION PLAN
1/4" = 1'-0"

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LICENSED
PROFESSIONAL ENGINEER

rev.	date	description	appr'd
A	9–28–10	FOR PRICING ONLY NOT FOR CONSTRUCTION	JHL
B	11–5–10	FOR PERMIT ONLY NOT FOR CONSTRUCTION	JHL

designed by: JHL
drawn by: AKB.
checked by: JHL
scale: AS NOTED
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plot date: 11–5–10
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ROMANO SHOP
PORTLAND, MAINE

FOUNDATION PLAN AND GENERAL NOTES

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