

GENERAL NOTES:

- THE NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE THE PROJECT SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO THESE GENERAL NOTES. INCONSISTENCIES BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. REFER TO THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF ALL CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS, ATTACHMENT OF FINISHES AND ALL OTHER DETAILS NOT SHOWN IN STRUCTURAL DRAWINGS.
- ALL STANDARDS IDENTIFIED IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL BE BASED ON THE PUBLISHED EDITION OF THE STANDARD REFERENCED IN THE BUILDING CODE IN EFFECT FOR THIS PROJECT.
- A PRE-CONSTRUCTION MEETING TO INCLUDE THE GENERAL CONTRACTOR, SUB-CONTRACTORS, ARCHITECT, AND SER IS RECOMMENDED TO REVIEW APPLICABLE STRUCTURAL PROJECT REQUIREMENTS AND COORDINATE DESIGN AND CONSTRUCTION QUESTIONS.
- ALL REQUESTS FOR INFORMATION SHALL BE COORDINATED THROUGH THE ARCHITECT.
- ALL DIMENSIONS AND CONDITIONS SHOWN IN THE STRUCTURAL DRAWINGS MUST BE FIELD COORDINATED BY THE CONTRACTOR WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND REVIEWED SHOP DRAWINGS. REPORT ANY INCONSISTENCIES IN WRITING TO THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE BUILDING IS COMPLETE. NO PROVISIONS HAVE BEEN MADE FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT. ANY FAILURE TO MAKE PROPER AND ADEQUATE PROVISIONS FOR STRESSES AND STABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION SHALL BE THE SOLE RISK AND RESPONSIBILITY OF THE CONTRACTOR.
- SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
- EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE LATERAL SYSTEM (WIND OR SEISMIC) SHOWN ON THE STRUCTURAL DRAWINGS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL, OWNER, AND SER ACKNOWLEDGING AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
- ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE REFERENCED BUILDING CODE, WRITTEN SPECIFICATIONS, AND THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE IN THE STATE WHERE THIS PROJECT IS LOCATED.
- ADHERE TO ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL LAWS, REGULATIONS AND ORDINANCES, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

DESIGN LOADS:

- THE STRUCTURE IS DESIGNED TO CARRY THE FOLLOWING LIVE LOADS, IN ADDITION TO ALL THE DEAD LOADS OF THE VARIOUS SYSTEMS AS PROVIDED TO THE STRUCTURAL ENGINEER AT THE TIME OF THE ISSUANCE OF THESE DRAWINGS, IN CONFORMANCE WITH THE APPLICABLE REQUIREMENTS OF THE FOLLOWING STANDARDS:
 - INTERNATIONAL BUILDING CODE (IBC) 2015.
 - ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
- DESIGN LOADS:
 - DEAD LOADS:

ESTIMATED FLOOR LOAD:	18.0 PSF
ESTIMATED WALL LOAD:	10.0 PSF
 - LATERAL LOADS:

INTERNAL LATERAL WALL PRESSURE:	±5.0 PSF
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 - LIVE LOADS:

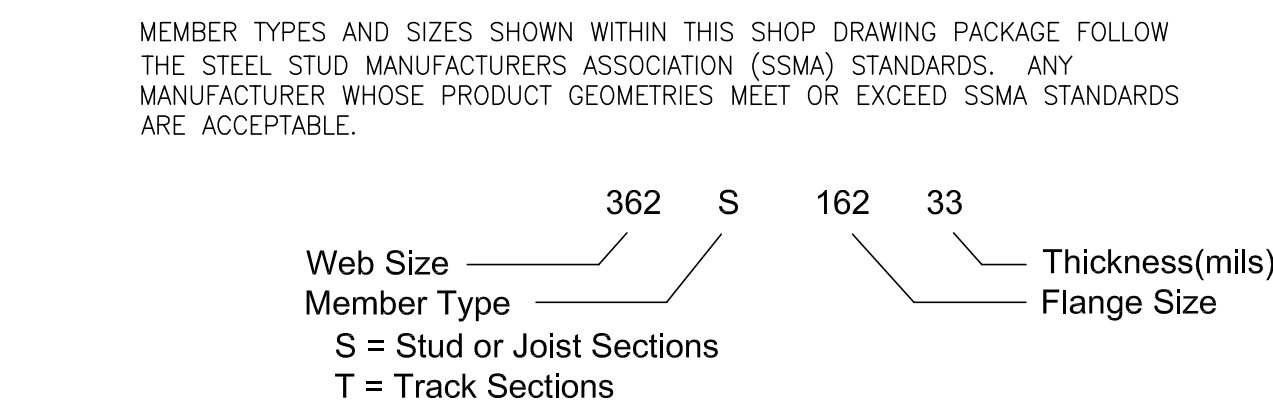
MEZZANINE FLOOR:	125 PSF
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 - SEISMIC LOADS (MEZZANINE):

BUILDING OCCUPANCY CATEGORY:	II
IMPORTANCE FACTOR, I _e :	1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	
S _s :	0.245
S ₁ :	0.079
SITE CLASS:	D
SPECTRAL RESPONSE COEFFICIENTS:	
S _{ds} :	0.262
S _{d1} :	0.127
SEISMIC DESIGN CATEGORY:	B
BASIC SEISMIC FORCE RESISTING SYSTEM (MEZZANINE):	
LIGHT-FRAMED BEARING WALLS FACED WITH GYPSUM BOARD PANELS	
RESPONSE MODIFICATION FACTOR, R:	2
SEISMIC RESPONSE COEFFICIENT, C _s :	0.131
ANALYSIS PROCEDURE:	
EQUIVALENT LATERAL FORCE PROCEDURE	
- DEFLECTION CRITERIA:
 - FLOOR JOISTS: L/360 (LIVE LOAD)
 - FLOOR JOISTS: L/240 (TOTAL LOAD)
 - INTERIOR WALLS: L/240

COLD-FORMED STEEL FRAMING NOTES:

- THE EXTENT OF THE WORK FOR THE COLD FORMED STEEL FRAMING IS DETAILED ON THE ARCHITECTURAL DRAWINGS. THESE DRAWINGS AND NOTES SHALL BE WORKED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND THE PROJECT SPECIFICATIONS.
- PROVIDE MINIMUM FRAMING MEMBERS AS SHOWN ON DRAWINGS. MEMBER TYPES AND SIZES SHOWN ON THE DRAWINGS FOLLOW THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) STANDARDS. ANY MANUFACTURER WHOSE PRODUCT GEOMETRIES MEET OR EXCEED SSMA STANDARDS ARE ACCEPTABLE.
- ALL COLD FORMED FRAMING MEMBERS SHALL BE MANUFACTURED FROM STEEL THAT MEETS THE REQUIREMENTS OF AISC SPECIFICATIONS, LATEST EDITION.
- PROVIDE COLD FORMED MEMBERS 54 MILS AND HEAVIER FORMED FROM ASTM A653 GRADE 50 STEEL. PROVIDE MEMBERS 43 MILS AND LIGHTER FORMED FROM ASTM A653 GRADE 33. HOT DIP GALVANIZE ALL MEMBERS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- AT LOAD-BEARING WALLS, SQUARELY AND TIGHTLY SEAT STUDS AGAINST WEBS OF TOP AND BOTTOM TRACKS. PROVIDE AT LEAST 10" OF UNPUNCHED STEEL AT BEARING POINTS. FASTEN BOTH FLANGES OF STUDS TO TOP AND BOTTOM TRACK.
- USE A MINIMUM OF THREE STUDS AT THE INTERSECTION OF ALL BEARING WALLS.
- CONNECT COLD FORMED STEEL MEMBERS WITH A MINIMUM OF TWO #10-16 SCREWS OR EQUIVALENT WELDS UNLESS NOTED OTHERWISE.
- INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRINTED OR WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
- FIELD CUTTING OF COLD FORMED FRAMING MEMBERS MAY BE DONE BY SAWING OR SHEARING. TORCH CUTTING OF COLD FORMED MEMBERS IS NOT PERMITTED.
- SPLICING OF STRUCTURAL FRAMING MEMBERS (STUDS, JOISTS) IS NOT PERMITTED.
- TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE TEMPORARY BRACING AS REQUIRED TO MAINTAIN A PLUMB STRUCTURE UNTIL ERECTION IS COMPLETE. DO NOT REMOVE BRACING UNTIL WORK IS PERMANENTLY STABILIZED.
- ALL DIAGONAL STRAP BRACING SHALL BE OF A FLAT STOCK. MATERIAL FROM A COILED STOCK IS NOT ACCEPTABLE FOR DIAGONAL STRAP BRACING AND WILL BE CAUSE FOR REJECTION.
- WALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. BRIDGING ROWS SHALL NOT EXCEED 4'-0" o.c. UNLESS NOTED OTHERWISE.
- FASTENER PENETRATION THROUGH JOINED MATERIALS SHALL NOT BE LESS THAN THREE EXPOSED THREADS. MINIMUM SPACING AND EDGE DISTANCE OF SCREW FASTENERS SHALL NOT BE LESS THAN 3/4".
- ALL WELDED CONNECTIONS ARE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWS D1.3, SPECIFICATIONS FOR WELDING SHEET STEEL IN STRUCTURES. REFER TO AWS D19.0, WELDING ZINC COATED STEEL AND AISC STANDARD Z49.1 FOR INFORMATION REGARDING SAFE WELDING PROCEDURES.
- NOTCHING OR COPING OF STUDS IS NOT ALLOWED.

MEMBER IDENTIFICATION:



THE LAST TWO NUMBERS INDICATE THE STEEL THICKNESS:

SSMA	Gauge	Design	Minimum	Color Coding
33 mils	20	0.0346"	0.0329"	White
43 mils	18	0.0451"	0.0428"	Yellow
54 mils	16	0.0566"	0.0538"	Green
68 mils	14	0.0713"	0.0677"	Orange
97 mils	12	0.1017"	0.0966"	Red

FASTENERS AND CONNECTORS:

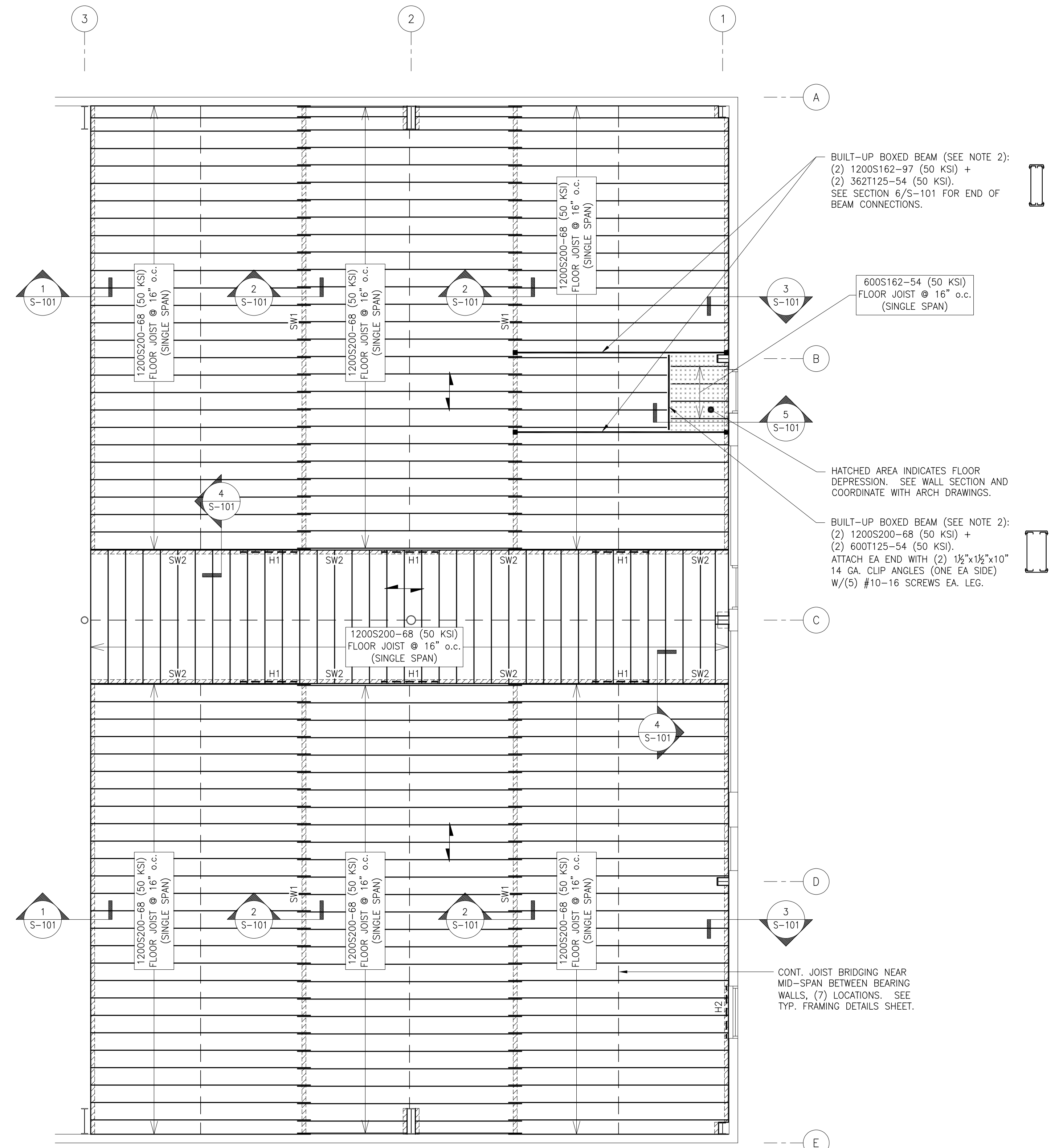
- USE ONLY THE FOLLOWING FASTENERS, UNLESS OTHERWISE NOTED WITHIN THIS DRAWING PACKAGE:

NOTES: SEE SECTIONS AND DETAILS FOR LOCATION AND NUMBER OF CONNECTORS

CONNECTOR	SUBSTRATE	DESCRIPTION	PRODUCT
SCREWS	METAL TRACK	#10-16 x 3/8" PAN HEAD	GENERIC
	STUD-TO-STUD	#10-16 x 3/8" HEX HEAD	GENERIC
	METAL-TO-STRUC. STEEL	#12-24 x 1 1/4" HEX HEAD, #5 TIP	BUILDEX "TEKS" HILTI KWIK-PRO
P.A.F.'s	CONCRETE OR GROUTED CMU	0.157"ø x 1 1/4"	HILTI X-U
	STRUCTURAL STEEL	0.157"ø x 3/8"	HILTI X-U

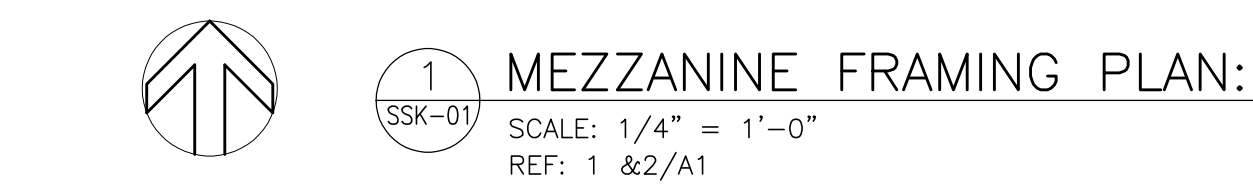
DRAWING LIST:

- S-100 GENERAL NOTES AND PART FRAMING PLAN
- S-101 WALL SECTIONS AND DETAILS
- S-102 SHEAR WALL FRAMING ELEVATIONS
- S-103 OPENING FRAMING ELEVATIONS
- S-104 TYPICAL FRAMING DETAILS



PART FRAMING PLAN NOTES:

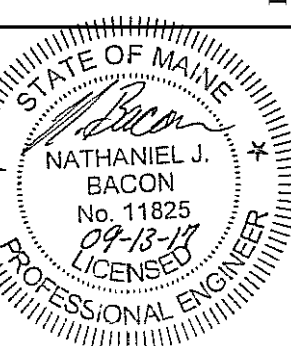
- Indicates cold-formed structural walls. See sections for information.
- Indicates cold-formed floor beams per plan.
 - Beam members must be continuous, no splices are permitted.
 - All beams to be unpunched material only.
 - Built up members must be connected w/ (2) #10-16 screws @ 12" o.c. through webs and w/ (1) #10-16 screw per flange @ 12" o.c.
- Indicates cold-formed framed openings below. See opening framing elevations H1/S-103 and H2/S-103 for information. Coordinate with architectural drawings.
- Indicates cold-formed post centered under end of floor beam within bearing wall. (2) 362S200-88 (50 KSI) back to back. Assemble with (2) #10-16 screws at 12" o.c. vertical. See detail 6/S-101 for connections: top (beam to post) and bottom (post to concrete).
- Indicates shear wall type for full length of wall tagged. Refer to shear wall framing elevations A/S-102 (SW1) and B/S-102 (SW2) for information.
- Indicates span of 0.6C24 metal deck. Fasten deck at intermediate supports and edges with #12 screws @ 12" o.c. overlap deck minimum 2" where applicable.
- Extent of mezzanine floor and wall locations shown are for reference only - do not scale. Refer to architectural drawings for all construction dimensions.



Rev.	Date	Description
1	09/13/17	PERMIT SET

Issue Date: 09/13/17

**Unit #15 - Second Tee Business Park
Tenant Fit-Up - Mezzanine Framing**
71 Caddie Lane, Portland, Maine
Project Information:



Project Number:	17045-1
Drawn By:	LP
Reviewed By:	MB / NB
Sheet Title:	GENERAL NOTES AND PART FRAMING PLAN
Sheet Number:	S-100