

**GENERAL NOTES**

- THE FOLLOWING NOTES ARE INTENDED TO BE USED AS OUTLINED SPECIFICATIONS FOR THIS PROJECT. THE REFERENCED STANDARDS ARE CONSIDERED TO BE PART OF THE WORK.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH 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 STRUCTURAL DRAWINGS.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE STRUCTURAL DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. 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.
- SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE ENGINEER.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

**SUBMITTALS**

- THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR ALL PARTS OF THE WORK INCLUDING DESCRIPTION OF SHORING, AND CONSTRUCTION METHODS AND SEQUENCING WHERE APPLICABLE. NO PERFORMANCE OF THE WORK INCLUDING, BUT NOT LIMITED TO, SHORING AND DEMOLITION OF EXISTING STRUCTURE, OR FABRICATION OR ERECTION OF NEW STRUCTURAL ELEMENTS, SHALL COMMENCE WITHOUT REVIEW OF THE SHOP DRAWINGS BY THE ARCHITECT OR CONSTRUCTION MANAGER AND ENGINEER. CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR REVIEW.
- REQUIRED SUBMITTALS SHALL INCLUDE:  
CONCRETE MIX DESIGN  
STRUCTURAL STEEL MILL, BOLT, AND WELD FILLER CERTIFICATIONS,

**TESTING**

- OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO CONDUCT PERIODIC TESTS TO CONFIRM CONSTRUCTION IS IN CONFORMANCE WITH SPECIFIED PROCEDURES AND SPECIFICATIONS.
- TESTING SHALL INCLUDE  
CONCRETE SLUMP, TEMPERATURE, AIR CONTENT AT POINT OF PLACEMENT  
CONCRETE COMPRESSION TESTS  
STRUCTURAL STEEL FIELD WELDED CONNECTION
- TEST RESULTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW WITHIN 72 HOURS OF COMPLETION OF EACH TEST.

**DESIGN LOADS**

- BUILDING CODE:  
MAINE UNIFORM BUILDING AND ENERGY CODE  
INTERNATIONAL BUILDING CODE, 2009 EDITION  
INTERNATIONAL EXISTING BUILDING CODE, 2009 EDITION  
ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- DESIGN ROOF SNOW LOAD:  
GROUND SNOW LOAD (Pg): 60 PSF  
SNOW EXPOSURE FACTOR (Ce): 0.9  
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0  
SNOW LOAD THERMAL FACTOR (Ct): 1.1  
FLAT ROOF SNOW LOAD (Pf): 42 PSF
- DESIGN WIND AND SEISMIC LOADS:  
LATERAL FORCE RESISTING SYSTEM IS EXISTING AND UNMODIFIED. PER IEBC, PROPOSED RENOVATIONS WILL NOT REQUIRE UPGRADES TO THE LATERAL FORCE RESISTING SYSTEM.

**STRUCTURAL STEEL NOTES**

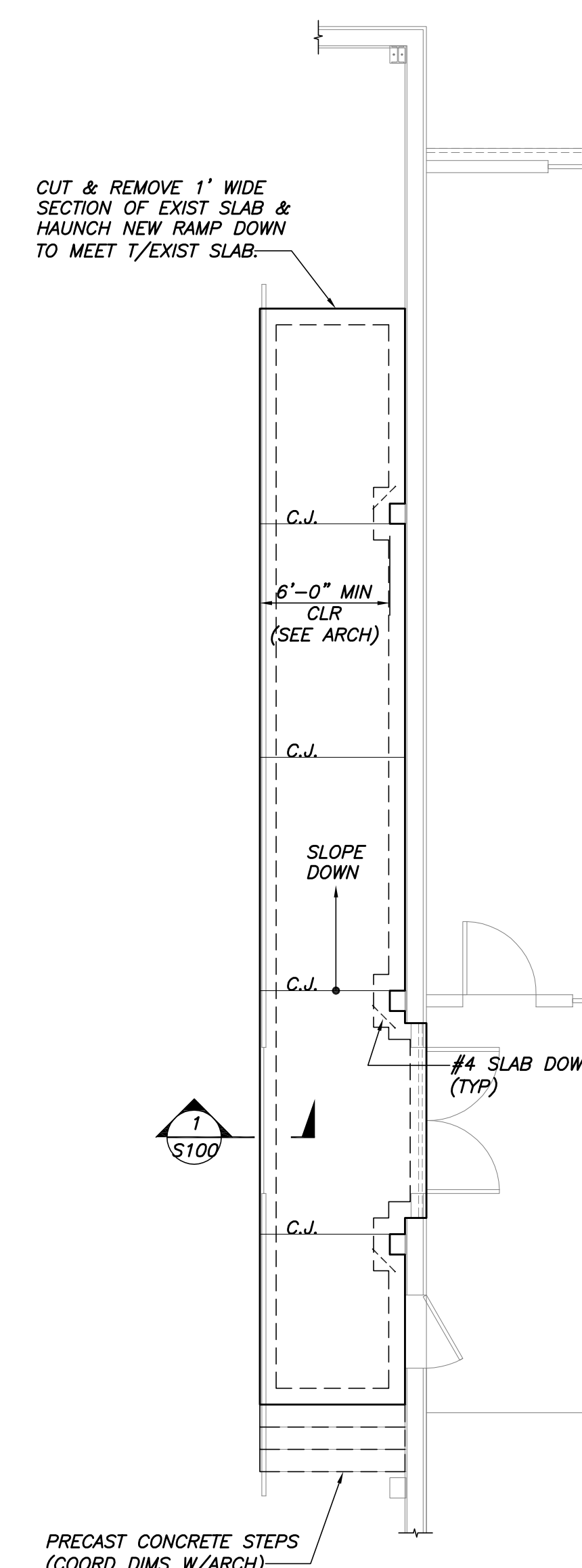
- STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN FABRICATIONS, AND ERECTION OF STRUCTURAL STEEL" 13TH EDITION, AND THE "CODE OF STANDARD PRACTICE", LATEST EDITION.
- STRUCTURAL STEEL: STEEL PLATES AND ANGLES, SHALL CONFORM TO ASTM A36 UNLESS NOTED OTHERWISE TO BE ASTM A572 GR 50.
- WHERE WELDING IS INDICATED, ALL WELDING SHALL CONFORM TO AWS D1.1-LATEST EDITION. ELECTRODES SHALL CONFORM TO AWS A5.1 E70XX SERIES WITH PROPER ROD TO PRODUCE OPTIMUM WELD (LOW HYDROGEN)
- ALL STEEL SHALL BE FABRICATED AND SHIPPED AS BARE UN-PAINTED STEEL, EXCEPT STEEL PERMANENTLY EXPOSED TO WEATHER. ALL STEEL EXPOSED TO WEATHER SHALL BE PAINTED WITH THE FABRICATOR'S RUST INHIBITIVE PRIMER, TNEC 10-99 OR EQUAL AND TOP COATED WITH TNEC SERIES 2 GLOSS ENAMEL OR HOT DIPPED GALVANIZED AS INDICATED ON THE DRAWINGS.
- PROVIDE ALL ANGLES, PLATES, ANCHORS, BOLTS, ETC., SHOWN ON ARCHITECTURAL DRAWINGS.

**COLD FORMED FRAMING NOTES:**

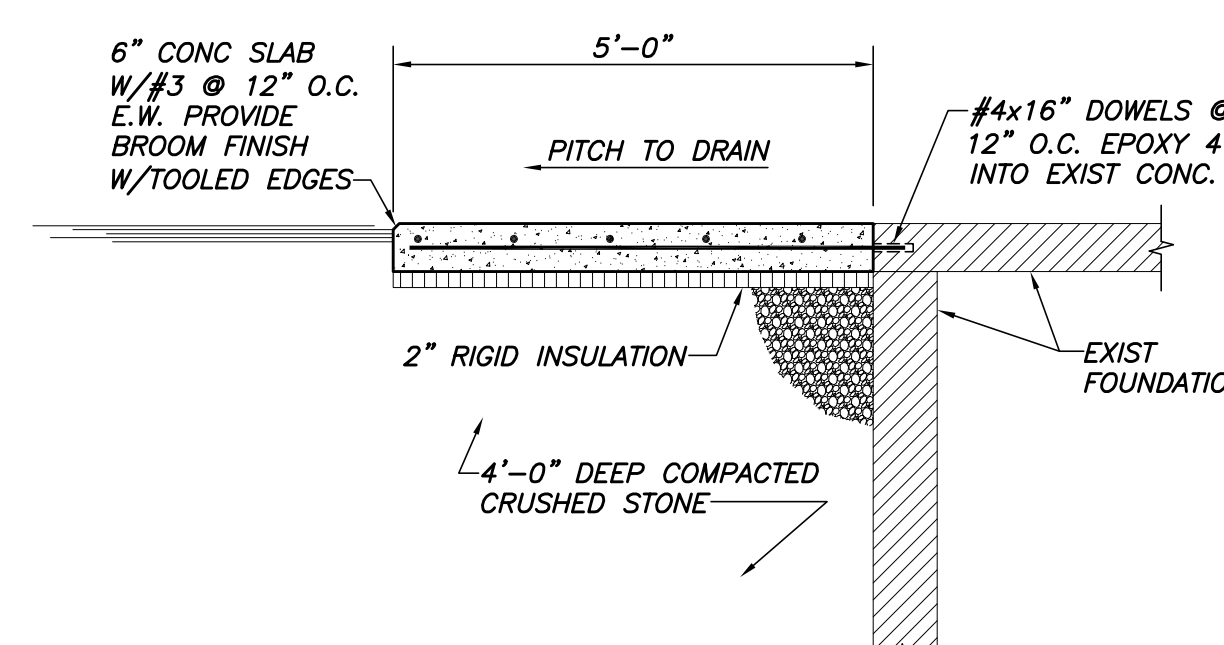
- PRODUCTS AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AISI SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS, LATEST EDITION, AWS SPECIFICATION FOR WELDING SHEET STEEL IN STRUCTURES, D1.3, ASTM 653 STANDARD SPECIFICATION FOR SHEET STEEL, ZINC (GALVANIZED) OR ZINC-IRON ALLOY-COATED (GALVANIZED) BY THE HOT DIP PROCESS AND ASTM C 955 STANDARD SPECIFICATION FOR LOAD BEARING (TRANSVERSE AND AXIAL) STEEL STUDS, RUNNER (TRACK) AND BRACING AND BRIDGING, FOR SCREW APPLICATION OF GYPSUM BOARD AND METAL PLASTER BASES.
- STRUCTURAL FRAMING MATERIALS SHALL BE AS INDICATED ON THE DRAWINGS. SEE ARCH DRAWINGS FOR NON-LOADBEARING COLD FORMED MEMBERS.
- ALL GALVANIZED STRUCTURAL MEMBERS AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 COATING MEETING ASTM C 955.
- SCREWS SHALL BE SELF DRILLING, SELF TAPPING, ZINC COATED AND NOT LESS THAN #10.
- SCREW PENETRATION THROUGH JOINED MATERIALS SHALL NOT BE LESS THAN THREE EXPOSED SCREW THREADS.
- CONTRACTOR SHALL REFER TO INSTALLATION INSTRUCTIONS PUBLISHED BY THE SCREW MANUFACTURER AND ASTM C954 FOR MINIMUM SPACING AND EDGE DISTANCE REQUIREMENTS AND TORQUE REQUIREMENTS.
- POWDER ACTUATED FASTENERS INTO STEEL SHALL BE HILTI X-U.
- CUTTING OF COLD FORMED STEEL FRAMING SHALL BE BY SAW, SHEAR OR PLASMA CUTTING EQUIPMENT. OXYACETYLENE TORCH CUTTING IS NOT PERMITTED.
- TEMPORARY BRACING SHALL BE PROVIDED AND REMAIN IN PLACE UNTIL WORK IS PERMANENTLY STABILIZED.
- SPLICING OF FRAMING COMPONENTS, OTHER THAN TRACK, IS NOT PERMITTED.

**CONCRETE NOTES**

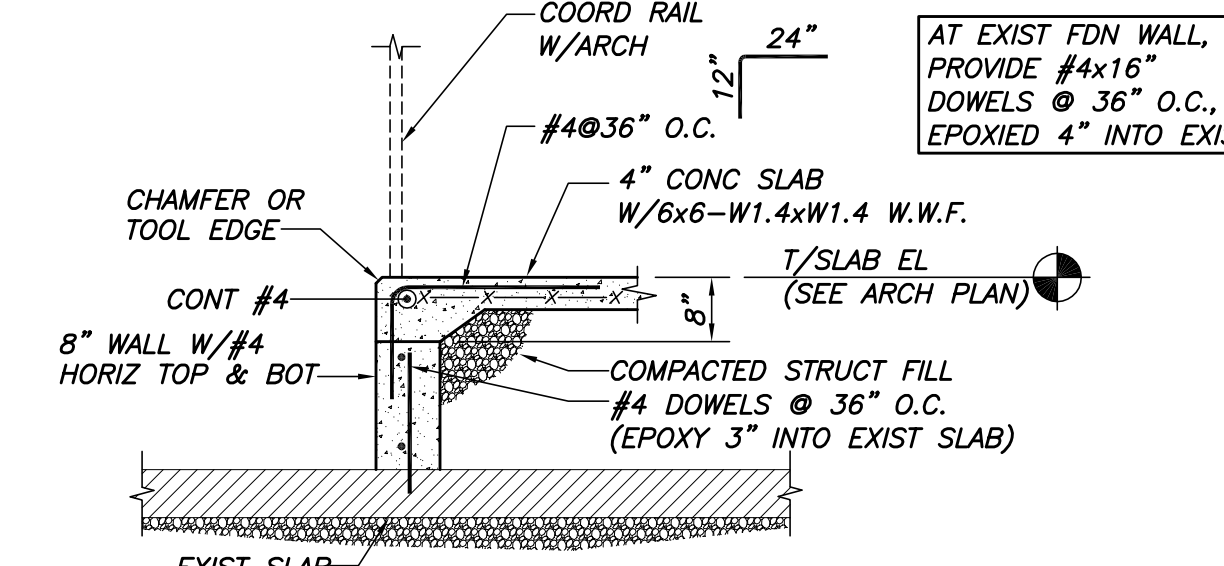
- CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 LATEST)," AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-LATEST)". THESE PUBLICATIONS ARE AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
- CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ACI 318-LATEST.
- CONCRETE MIX DESIGN:  
FOOTINGS AND FOUNDATION WALLS:  
A. STRENGTH: 3000 PSI @ 28 DAYS  
B. AGGREGATE: 3/4"  
C. W/C RATIO: 0.55 MAX  
D. ENTRAINED AIR: 6% ± 1 1/2%  
E. SLUMP: 4" MAX  
EXTERIOR SLABS ON GRADE:  
A. STRENGTH: 4500 PSI @ 28 DAYS  
B. AGGREGATE: 3/4"  
C. W/C RATIO: 0.45 MAX  
D. ENTRAINED AIR: 6% ± 1 1/2%  
E. SLUMP: 4" MAX  
INTERIOR SLABS ON GRADE:  
A. STRENGTH: 3000 PSI @ 28 DAYS  
B. AGGREGATE: 3/4"  
C. W/C RATIO: 0.55 MAX  
D. ENTRAPPED AIR ONLY (NO ENTRAINMENT)  
E. SLUMP: 4" MAX  
**NOTE:**  
A. ADD AIR ENTRAINING ADMIXTURE AT MANUFACTURER'S PRESCRIBED RATE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING THE ABOVE NOTED AIR CONTENT.  
B. ADDITIONAL SLUMP MAY BE ACHIEVED BY THE ADDITION OF A MIDRANGE OR HIGH RANGE WATER REDUCING ADMIXTURE. MAXIMUM SLUMP AFTER ADDITION OF ADMIXTURE SHALL BE 6 INCHES AND 8 INCHES RESPECTIVELY.
- ADJUSTMENT TO CONCRETE MIXES: MIX ADJUSTMENTS MAY BE REQUESTED BY THE CONTRACTOR WHEN CHARACTERISTICS OF THE MATERIALS, JOB CONDITIONS, WEATHER OR OTHER CIRCUMSTANCES WARRANT, AT NO ADDITIONAL COST TO THE OWNER AS ACCEPTED BY THE ARCHITECT. LABORATORY TEST DATA FOR THE REVISED MIX DESIGN AND STRENGTH DATA MUST BE SUBMITTED AND ACCEPTED BY THE ARCHITECT BEFORE INCORPORATING INTO THE WORK.  
**NOTE:**  
A. WATER MAY BE ADDED AT THE PROJECT ONLY IF THE MAXIMUM SPECIFIED WATER-CEMENT RATIO AND SLUMP ARE NOT EXCEEDED. CONTRACTOR SHALL HAVE BATCH TICKET INDICATING WATER AND CEMENT MIXED IN THE PLANT, AND SHALL RECORD THE WATER ADDED AS EVIDENCE THAT THE WATER-CEMENT RATIO HAS NOT BEEN EXCEEDED.  
B. ADDITIONAL DOSES OF SUPER PLASTICIZER SHOULD BE USED WHEN DELAYS OCCUR AND REQUIRED SLUMP HAS NOT BEEN MAINTAINED. A MAXIMUM OF TWO ADDITIONAL DOSAGES ARE PERMITTED PER ACI 212.3R RECOMMENDATIONS.
- CONCRETE MIXING:  
A. JOB-SITE MIXING OF CONCRETE WILL NOT BE PERMITTED.  
B. READY-MIX CONCRETE MUST COMPLY WITH THE REQUIREMENTS OF ASTM C94, AND AS SPECIFIED HEREIN. PROVIDE BATCH TICKET FOR EACH BATCH DISCHARGED AND USED IN WORK, INDICATING PROJECT NAME, MIX TYPE, MIX TIME, BATCH QUANTITY, AND PROPORTIONS OF INGREDIENTS.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, LATEST EDITION.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE PROVIDED IN FLAT SHEETS. LAP TWO SQUARES AT ALL JOINTS AND TIE AT 3'-0" ON CENTER.
- MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:  
A. SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3.0"  
B. FORMED SURFACES IN CONTACT WITH EARTH OF EXPOSED TO WEATHER #5 BARS, 5/8" DIAMETER WIRE, AND SMALLER, 1.5" #6 THROUGH #11 BARS, 2.0"
- INSTALLATION OF REINFORCEMENT SHALL BE COMPLETE AT LEAST 24 HOURS PRIOR TO THE SCHEDULED CONCRETE PLACEMENT. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF COMPLETION AT LEAST 24 HOURS PRIOR TO THE SCHEDULED COMPLETION OF THE INSTALLATION OF REINFORCEMENT.



PART FOUNDATION PLAN-BUILDING 2  
3/16"=1'-0"



TYPICAL ENTRY SLAB DETAIL  
1/2"=1'-0"



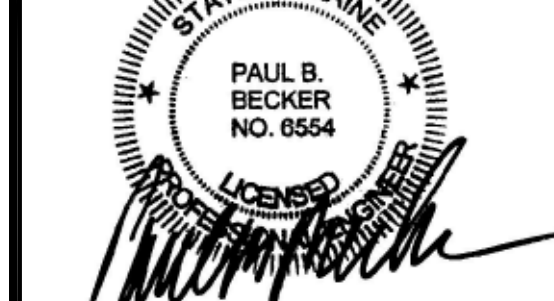
SECTION  
1/2"=1'-0"

PROJECT NAME:

1000 Riverside

RENOVATIONS  
PORTLAND, ME

SEAL:



THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS (SSA) AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE. 2013 © SCOTT SIMONS ARCHITECTS, LLC

REVISION:

NO.	DATE
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE: NOVEMBER 13, 2013  
PROJECT NUMBER: 2013-0190 1000 RIVERSIDE  
STATUS: ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

**GENERAL NOTES  
AND PART  
FOUNDATION  
PLAN**

**S100**