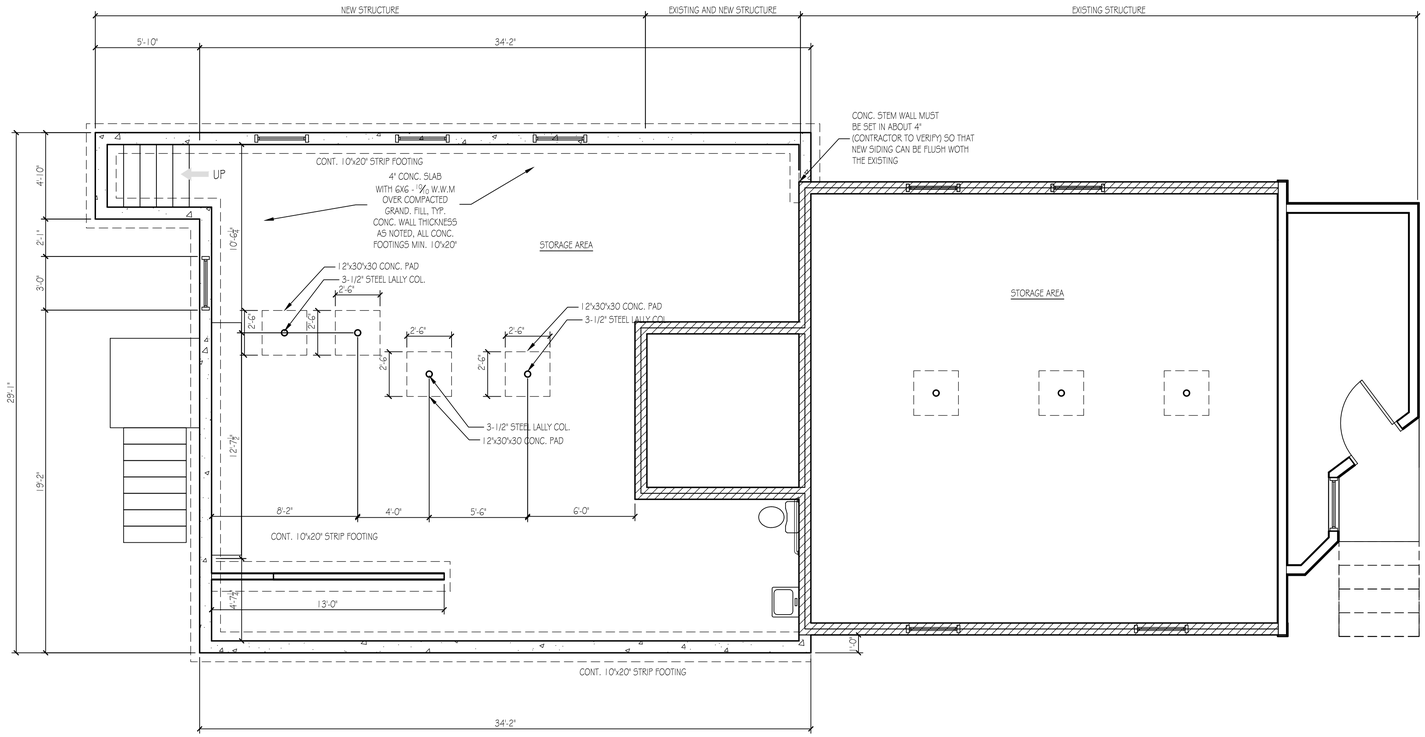
NOTES:

1. SPREAD FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT.
2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN 1.5 TONS PER SQUARE FOOT ENCOUNTERED AT THE SPECIFIC ELEVATION THE ENGINEER IS TO BE NOTIFIED.
3. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE STEEL FABRICATOR...
4. NO FOUNDATION WALLS SHALL BE PLACED IN WATER OR FROZEN GROUND.
5. FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETE..
6. ALL FILL SHALL BE CLEAN AND GRANULAR AND SHALL BE COMPACTED TO 95% DENSITY AS PER ASTM D698 AT OPTIMUM MOISTURE CONTENT IN LAYERS NOT TO EXCEED 8" IN DEPTH OF FILL TO BE 16" MIN.
7. STRUCTURAL BACKFILL SHALL MEET THE FOLLOWING GRADUATION REQUIREMENTS.

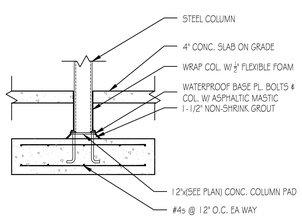
SIEVE DESIGNATION	% BY WEIGHT PASSING SQUARE MESH SEIVE
3-INCH	100
1/4-INCH	25-70
#40	20-45

8. ALL FOUNDATION WALLS SHALL BE BRACED DURING BACKFILL AND TAMPING OPERATIONS.
9. CONCRETE WORK SHALL CONFORM THE THE LATEST BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
10. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A MINIMUM SLUMP OF 4-INCHES AND AIR ENTERTAINMENT OF 4 TO 6%. THE USE OF CALCIUM CHLORIDE IS NOT RECOMMENDED. PROVIDE PROPER CONCRETE PROTECTION OF HEAT IN COOL WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I. AT ALL TIMES.
11. STEEL REINFORCEMENT SHALL CONFORM ASTM GRADE 60.
12. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TOP THE PROPER RADII ESTABLISHED BY THE A.C.I.
13. WHERE CONTINUOUS BARS ARE CALLED FOR, THE SHALL BE RUN CONTINUOUSLY AROUND CORNERS W/2x2' CORNER BARS AND LAPPED AT NECESSARY SPLICES. LAPS SHALL BE 40 BAR DIAMETERS UNLESS OTHERWISE NOTED.
14. INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO SCHEDULED CONCRETE PLACEMENT.
15. PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD NOT EXCEED 60 FEET IN LENGTH AND CONTINUOUS REINFORCING (40 BAR DIAMETERS MINIMUM) THROUGH THE CONSTRUCTION JOINT.
16. SAW CUT SLAB INTO 10'x10' BAYS. SAW CUT DEPTH OF ONE-FIFTH OF THE SLAB THICKNESS.
17. HAVE CONCRETE SUPPLIER ADD NYLON FIBERS TO CONCRETE FLOOR MIX, IF REQUIRED.
18. GROUT TO BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGHT OF 5000 PSI AT 28 DAYS.
19. ALL POURED 1 ANCHOR BOLTS TO BE 15" LONG W/2" TAILS.



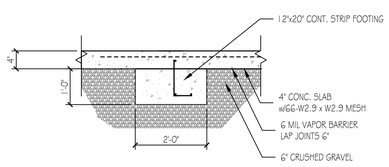
FOUNDATION PLAN

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



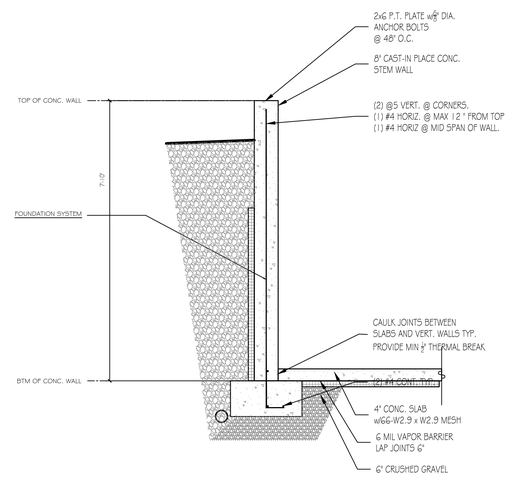
TYPICAL COLUMN PAD

SCALE: 1/2"=1'-0"



TYPICAL STRIP FOOTING

SCALE: 1/2"=1'-0"



TYPICAL FROST WALL

SCALE: 1/2"=1'-0"

NOTE:

THE CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.
ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF CDT ARE NOT REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS CDT WILL BE HELD HARMLESS
CDT ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will Comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.

PROPERTY OF

cd-de-tech
235 Riverside Industrial Parkway
Portland, ME 04102

SCHNEIDER Property Management

STATE OF MAINE ERIC N. GRONDAHL No. 3328 LICENSED PROFESSIONAL ENGINEER

Building Addition
522 Washington Ave
Schneider Property
Management, LLC

DATE	NO	REMARKS	BY
09-24-15	A	ISSUED FOR PERMIT	JJO
05-23-16	B	ISSUED FOR PERMIT	JJO

CODE:	IRC 2009
TOWN	PORTLAND
DATE:	09-24-15
SCALE:	As Noted
DRAWN:	JJO
TITLE:	EXISTING CONDITIONS
FILE:	
SHEET:	A1-02