PLAN SUBMISSION NOTES

1. THIS PLAN IS FOR CITY OF SOUTH PORTLAND BUILDING CODE, LIFE SAFETY CODE, AND OCCUPANCY APPROVAL ONLY.
2. PLAN BASED ON PLAN PROVIDED BY THE OWNER.
3. THE PLUMBING, ELECTRICAL, AND MECHANICAL DESIGN OF THE BUILDING IS BY THE OWNER.
4. IBC 2015 IBC USE GROUP: RESIDENTIAL (R-2)
5. 2018 NFPA LIFE SAFETY OCCUPANCY: APARTMENTS
6. CONSTRUCTION TYPE: TYPE V B (UNPROTECTED)
7. BUILDING TO HAVE A NFPA 13R APPROVED SPRINKLER SYSTEM+
8. UNITS TO BE SEPARATED WITH 1-HOUR SEPARATION

SUMMIT TERRACE
UNITS 4-9

DRAWING INDEX

DRAWING TITLE	SHEET #
COVER SHEET	A0.1
FIRST FLOOR PLAN	A1.0
SECOND FLOOR PLAN	A1.1
THIRD FLOOR PLAN	A1.2
ROOF PLAN	A1.3
FRONT & REAR ELEVATIONS	A2.0
LEFT & RIGHT ELEVATIONS	A2.1
DETAILS / DOOR & WINDOW SCHEDULE	A5.0
STRUCTURAL NOTES	S0.1
FOUNDATION PLAN	S1.0
SECOND FLOOR FRAMING PLAN	S1.1
THIRD FLOOR FRAMING PLAN	S1.2
ROOF FRAMING PLAN	S1.3
DETAILS	S5.0
DETAILS	S5.1

AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

REV.	APP'D	DATE:	STATUS:
6	BEM	03-18-2025	REVISED FLOOR PLAN PER REVIEW COMMENTS
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4	BEM	11-17-2024	REVISED PER REVIEW COMMENTS
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1	BEM	06-11-2024	REVISED BUILDING ELEVATIONS UNITS 4-9
0	BEM	01-27-2023	ISSUED FOR PERMITTING

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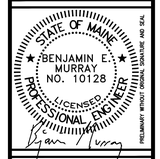

UNITS 4-9 COVER SHEET
OF:
SUMMIT TERRACE
115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE
FOR:
H.W. LAND COMPANY, LLC
P.O. BOX 6433
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

CVR

PROJECT#: 32-22

FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

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STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY NOT TO BE USED FOR CONSTRUCTION

UNITS 4-9 FIRST FLOOR PLAN

OF:

SUMMIT TERRACE

115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

FOR:

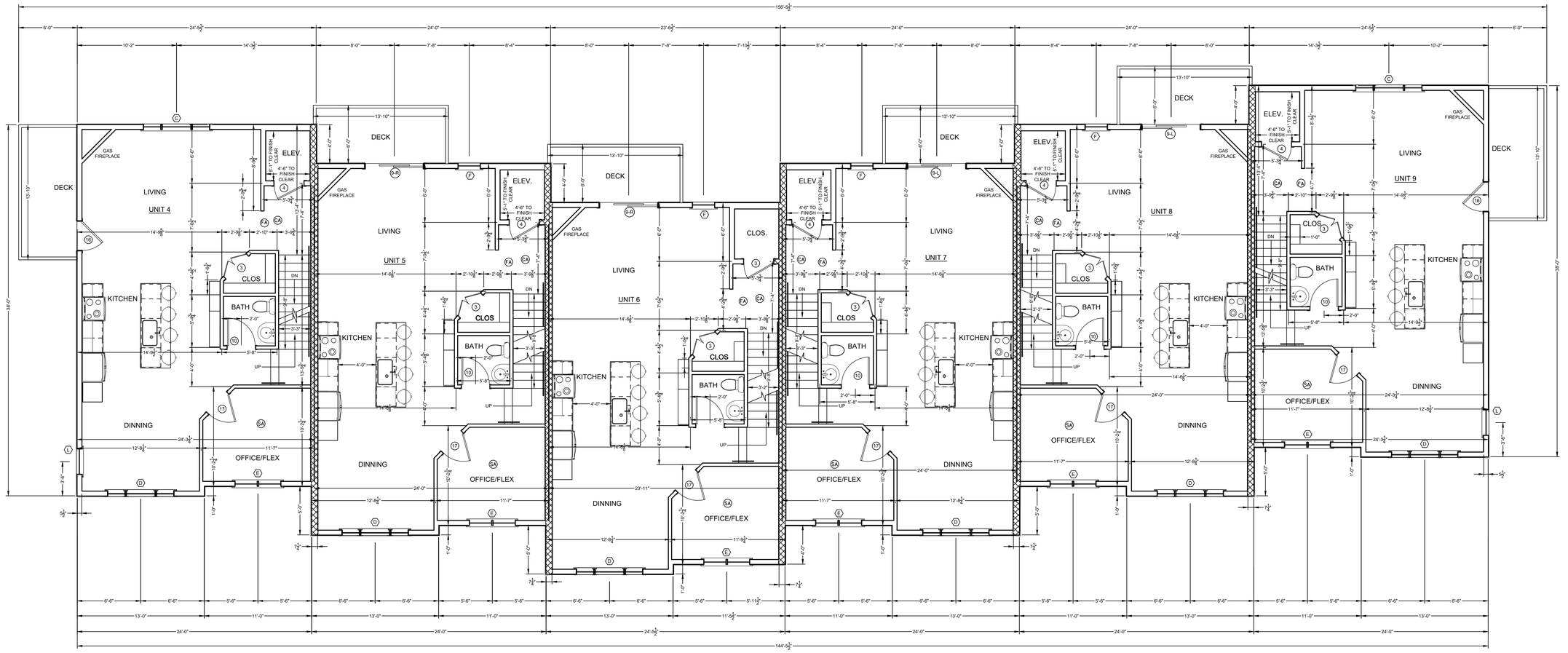
H.W. LAND COMPANY, LLC

P.O. BOX 3423
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

A1.0

PROJECT#: 32-22



SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

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STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY, NOT FOR CONSTRUCTION, BIDDING, PERMITTING, OR RECORDING

UNITS 4-9 SECOND FLOOR PLAN

OF:

SUMMIT TERRACE

115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

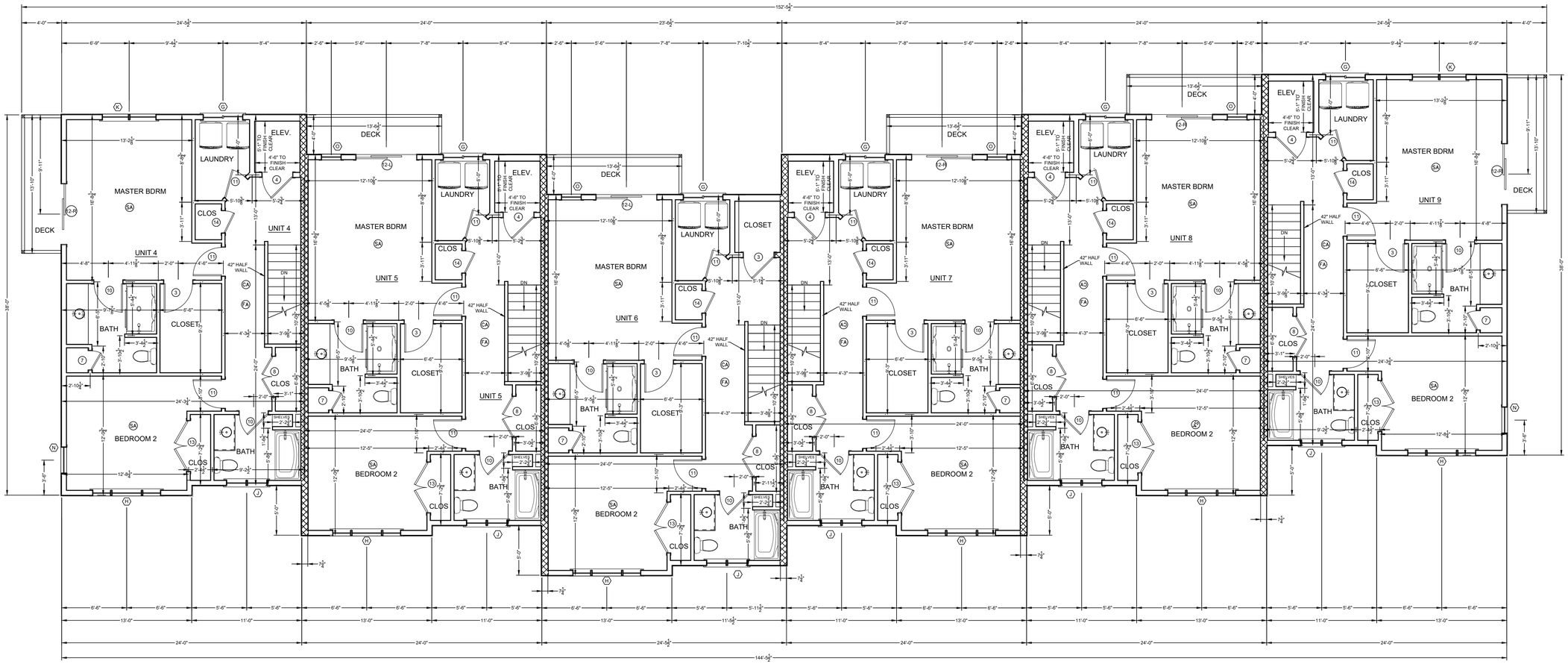
FOR:

H.W. LAND COMPANY, LLC
P.O. BOX 6453
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

A1.1

PROJECT#: 32-22



THIRD FLOOR PLAN

SCALE 3/16" = 1'-0"

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AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

STATE OF MAINE
BENJAMIN MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY, NOT TO BE USED FOR CONSTRUCTION, BIDDING, PERMITTING, OR SEAL

UNITS 4-9 THIRD FLOOR PLAN

OF:

SUMMIT TERRACE

115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

FOR:

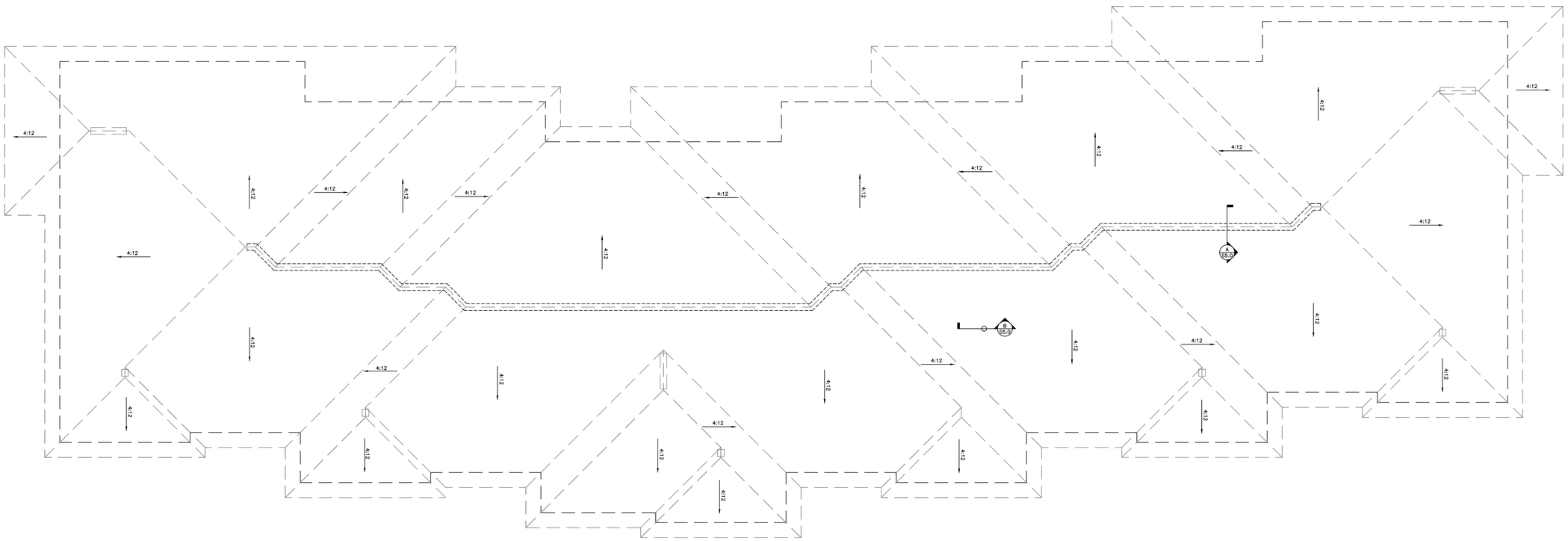
H.W. LAND COMPANY, LLC

P.O. BOX 9453
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

A1.2

PROJECT#: 32-22



ROOF PLAN
SCALE 3/16" = 1'-0"

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AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY, NOT FOR CONSTRUCTION

UNITS 4-9 ROOF PLAN

OF:

SUMMIT TERRACE

115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

FOR:

H.W. LAND COMPANY, LLC
P.O. BOX 6433
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

A1.3

PROJECT#: 32-22

FRONT ELEVATION

SCALE 3/16" = 1'-0"

REAR ELEVATION

SCALE 3/16" = 1'-0"

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STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED

UNITS 4-9 FRONT & REAR ELEVATIONS

OF:
SUMMIT TERRACE
115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

FOR:
H.W. LAND COMPANY, LLC
P.O. BOX 8453
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
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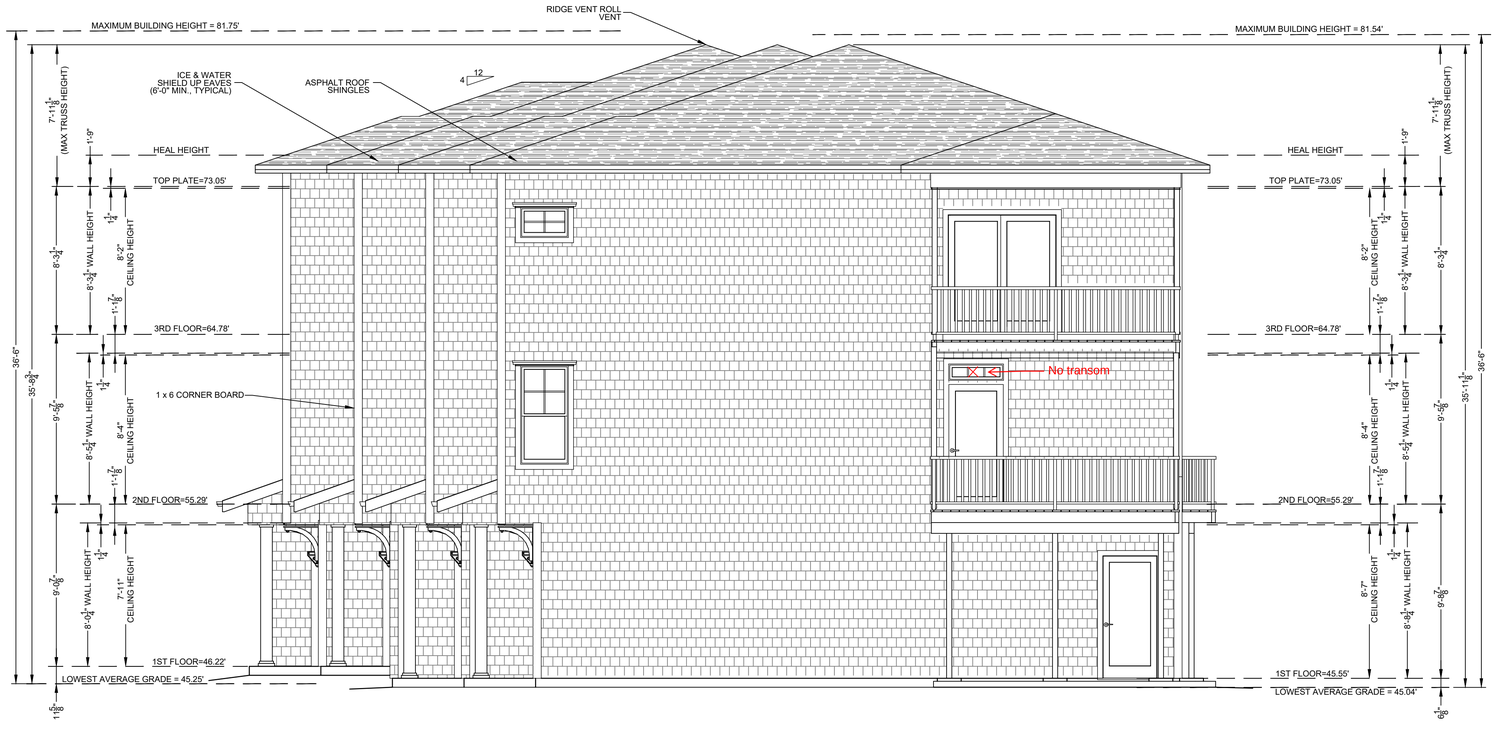
A2.0

PROJECT#: 32-22

LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING PURPOSES PER 32 M.R.S.A. SEC. 15251

UNITS 4-9 LEFT & RIGHT ELEVATIONS

OF:
SUMMIT TERRACE
115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE
FOR:
H.W. LAND COMPANY, LLC
P. O. BOX 8453
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
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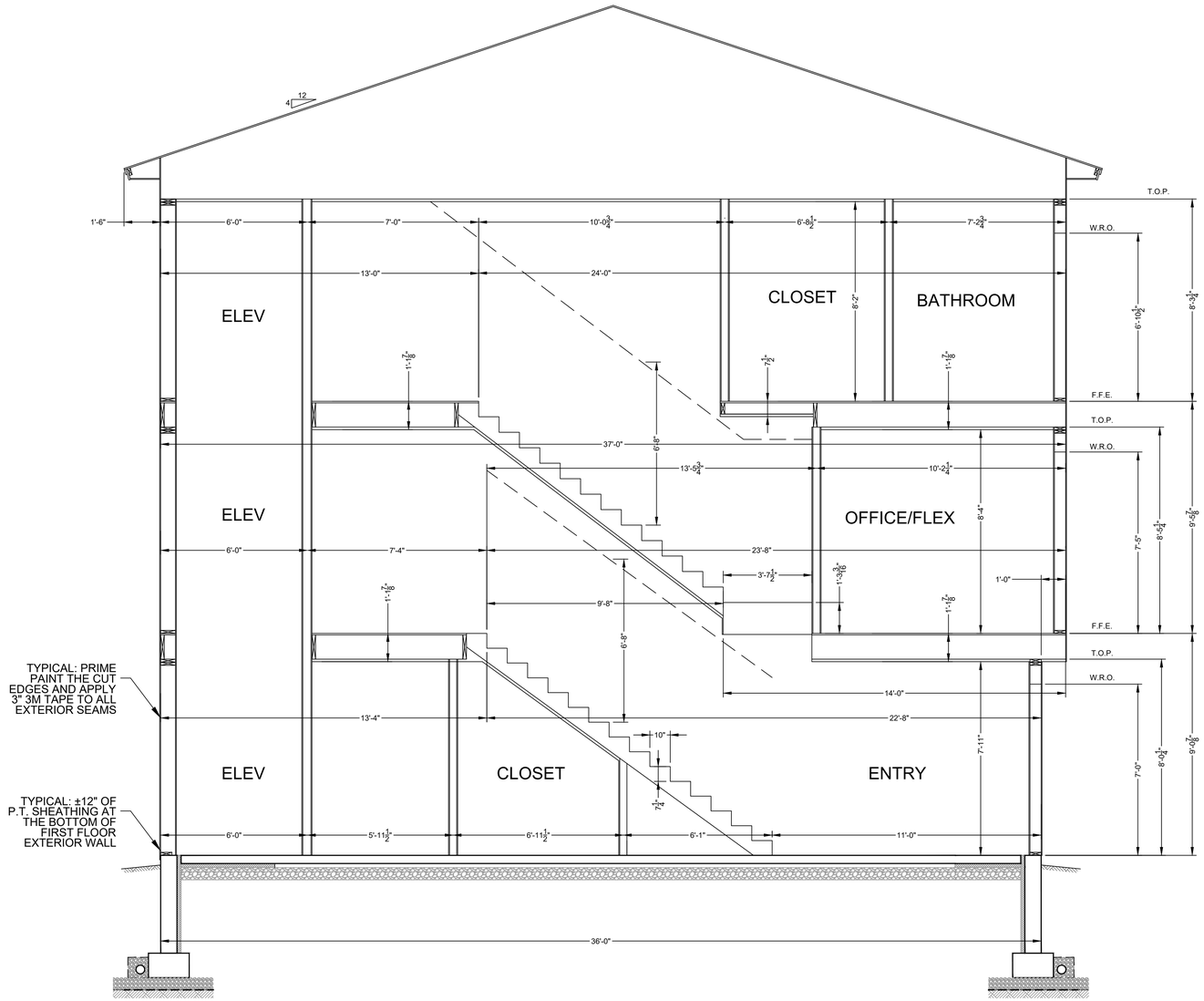
A2.1

PROJECT#: 32-22



CROSS SECTION

SCALE 3/8" = 1'-0"

AEHodsdon
CONSULTING ENGINEERS
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STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY, NOT FOR CONSTRUCTION, BIDDING, PERMITTING AND SEAL

UNITS 4-9 CROSS SECTION

OF:

SUMMIT TERRACE

115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

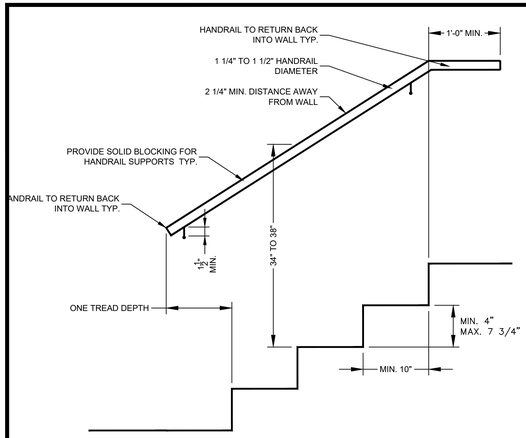
FOR:

H.W. LAND COMPANY, LLC
P.O. BOX 8453
SOUTH PORTLAND, MAINE

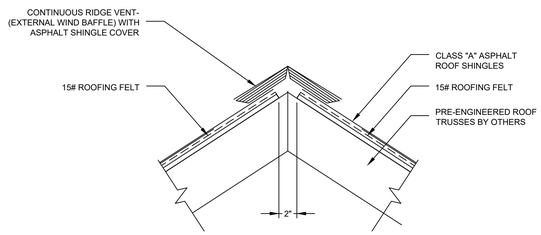
DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

A3.0

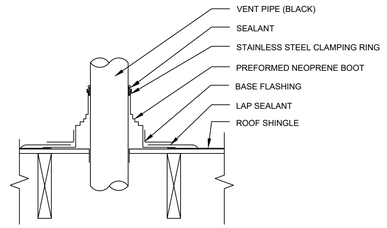
PROJECT#: 32-22



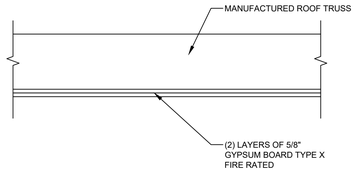
STAIR & HANDRAIL DETAIL
NO SCALE



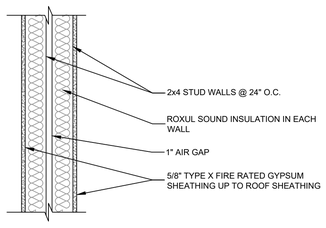
A 5.0 SECTION
SCALE 1-1/2" = 1'-0"



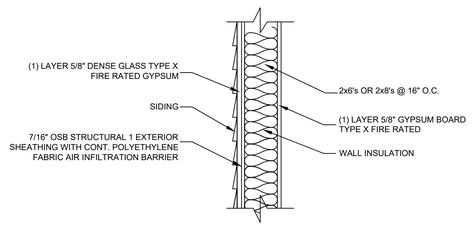
B 5.0 SECTION
SCALE 1-1/2" = 1'-0"



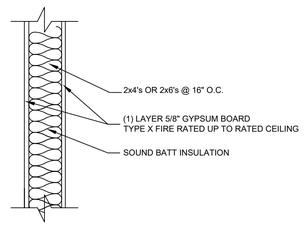
1-HR. FIRE RATED CEILING DETAIL GA FC-5406
NO SCALE



1-HR. FIRE RATED SEPARATION SOUND WALL DETAIL UL DES U305
NO SCALE



1-HR. FIRE RATED EXTERIOR WALL DETAIL UL DES U305
NO SCALE



1-HR. FIRE RATED INTERIOR WALL DETAIL UL DES U305
NO SCALE

BUILDING AIR SEALING:

1. SEAL ALL POLY/VAPOR BARRIER OR DRYWALL.
2. GASKETS OR SILL SEALS UNDER MUD SILLS ALONG FOUNDATION WALLS.
3. SEAL FIRST FLOOR BAND JOISTS TO THE ADJOINING MUD SILLS AND PLYWOOD DECKING USING ADHESIVE OR CAULK. USE CONSTRUCTION ADHESIVE OR CAULKING BETWEEN MULTIPLE SILL PLATES.
4. SEAL ANY BAND JOISTS BETWEEN UPPER FLOORS TO THE ADJOINING TOP PLATES AND PLYWOOD DECKING. USE CONSTRUCTION ADHESIVE OR CAULKING BETWEEN MULTIPLE TOP PLATES.
5. SEAL BOTTOM PLATES OF EXTERIOR FRAME WALLS TO THE SUB-FLOOR WITH CONSTRUCTION ADHESIVE OR CAULKING.
6. IF BATHTUB OR SHOWER ENCLOSURE IS INSTALLED ON EXTERIOR WALLS, INSULATE AND AIR SEAL THIS AREA BEFORE SHOWER/TUB IS INSTALLED.
7. RECESSED LIGHTS MUST BE AIR SEALED AND AIRTIGHT. (RECESSED LIGHTS MAY NOT PENETRATE THE BUILDING ENVELOPE.)
8. WINDOW FRAMES AND DOOR JAMBS MUST BE SEALED TO THEIR ROUGH OPENINGS USING LOW EXPANSION FOAM, BACKER ROD OR CAULK BUT NOT FIBERGLASS.
9. ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST BE CAREFULLY SEALED. TYPICAL PENETRATIONS INCLUDE CHIMNEY, DUCT & PLUMBING CHASES AND PENETRATIONS OF PIPES AND WIRES THROUGH THE TOP PLATES OF TOP STORY WALLS. IT IS PARTICULARLY IMPORTANT TO SEAL ALL POSSIBLE AIR PATHS TO THE ATTIC.
10. BUILDING AREAS SUCH AS KNEE WALL-FLOOR TRANSITIONS, DROPPED SOFFITS, SPLIT-LEVEL TRANSITIONS, TUCK-UNDER GARAGES AND CANTILEVERS MUST BE IDENTIFIED AND SEALED WITH A CONTINUOUS AIR BARRIER. WHERE JOIST SPANS OR STUD BAYS RUN BETWEEN A HEATED AND UNHEATED AREA ALL BAYS MUST BE BLOCKED AND SEALED AT THE TRANSITION.
11. ATTIC AND CRAWL SPACE ACCESS DOORS AND HATCHES MUST BE WEATHER-STRIPPED AND INSULATED.
12. ELECTRICAL BOXES ON EXTERIOR WALLS AND CEILINGS SHOULD EITHER BE AIR-SEALED OR PLACED IN AIRTIGHT ENCLOSURES (LESSCO BOX OR EQUIVALENT).

NOTES:

1. GENERAL CONTRACTOR TO COORDINATE ALL UTILITIES.
2. DO NOT VENT BATHROOMS AND LAUNDRY EQUIPMENT THROUGH EAVES.
3. F.O.S. = FACE OF STUD
4. REVIEW ALL LOCATIONS OF ROOF & WALL VENT PENETRATIONS W/ OWNER PRIOR TO INSTALLATION. VENTS TO BE LOCATED AWAY FROM THE FRONT OF THE BUILDING. ALL VENT CAPS TO BE LOW-PROFILE AND PAINTABLE.

ROOFING NOTES:

1. INSTALL SELF-ADHERING SHEET UNDERLAYMENT, WRINKLE FREE ON ROOF DECK. COMPLY WITH LOW-TEMPERATURE INSTALLATION RESTRICTIONS OF UNDERLAYMENT MANUFACTURER IF APPLICABLE. INSTALL AT LOCATIONS INDICATED BELOW AND ON DRAWINGS, LAPPED IN DIRECTION TO SHED WATER. APPLY IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. LAP SIDES NOT LESS THAN 3-1/2 INCHES. LAP ENDS NOT LESS THAN 6 INCHES STAGGERED 24 INCHES BETWEEN COURSES. ROLL LAPS WITH ROLLER.
2. EAVES: EXTEND FROM EDGE OF EAVES UP SLOPE NOT LESS THAN 6 FEET BEYOND INTERIOR FACE OF EXTERIOR WALL.
3. RAKES: EXTEND FROM EDGES OF RAKE 36 INCHES BEYOND INTERIOR FACE OF EXTERIOR WALL.
4. VALLEYS: EXTEND FROM LOWEST TO HIGHEST POINT NOT LESS THAN 3 FEET OUR FROM EACH SIDE OF VALLEY CENTERLINE. LAP ROOF UNDERLAYMENT OVER VALLEY UNDERLAYMENT NOT LESS THAN 6 INCHES AND SEAL WITH ASPHALT PLASTIC CEMENT.
5. HIPS: EXTEND 18 INCHES ON EACH SIDE.
6. RIDGES: EXTEND 36 INCHES ON EACH SIDE WITHOUT OBSTRUCTING CONTINUOUS RIDGE VENT SLOT.
7. SIDEWALLS: EXTEND BEYOND SIDEWALL NOT LESS THAN 3 FEET AND RETURN VERTICALLY AGAINST SIDEWALL NOT LESS THEN 18 INCHES.
8. DORMERS, CHIMNEYS, SKYLIGHTS AND OTHER ROOF-PENETRATING ELEMENTS: EXTEND BEYOND PENETRATING ELEMENT NOT LESS THAN 3 FEET AND RETURN VERTICALLY AGAINST PENETRATING ELEMENT NOT LESS THAN 8 INCHES.

WINDOW INSTALLATION NOTES:

1. REMOVE UNIT COMPONENTS, PARTS, ACCESSORIES, AND INSTALLATION GUIDES FROM CARTON.
2. INSPECT UNIT COMPONENTS AND VERIFY THAT COMPONENTS ARE NOT DAMAGED AND THAT PARTS ARE INCLUDED BEFORE DISPOSING OF CARTON.
3. PERFORM INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. INSTALL UNIT LEVEL, PLUMB, SQUARE, TRUE TO LINE, WITHOUT DISTORTION, ANCHORED SECURELY IN PLACE TO STRUCTURAL SUPPORT, AND IN PROPER RELATION TO WALL FLASHING AND OTHER ADJACENT CONSTRUCTION.
5. SEPARATE ALUMINUM AND OTHER CORRODIBLE SURFACES FROM SOURCES OF CORROSION OR ELECTROLYTIC ACTION AT POINTS OF CONTACT WITH OTHER MATERIALS.
6. INSTALL INSULATION IN SHIM SPACE AROUND UNIT PERIMETER TO MAINTAIN CONTINUITY OF BUILDING INSULATION. DO NOT OVERFILL.
7. HOLD BACK EXTERIOR SIDING OR OTHER FINISH MATERIALS FROM EDGE OF UNIT TO ALLOW FOR EXPANSION AND CONTRACTION AND INSTALLATION OF PROPER JOINT SEALANT WITH BACKING MATERIALS. SEAL PERIMETER OF UNIT AFTER EXTERIOR FINISH IS APPLIED.
8. INSTALL HARDWARE AND UNIT ACCESSORIES AFTER CLEANING.
9. ADJUST OPERATION, INSECT SCREENS, HARDWARE AND ACCESSORIES FOR A TIGHT FIT AT CONTACT POINTS AND WEATHERSTRIPPING FOR SMOOTH OPERATION AND WATERTIGHT ENCLOSURE.
10. PROVIDE POLYURETHANE FOAM INSULATION (MINIMAL EXPANSIVE): SINGLE- OR TWO-COMPONENT, UL CLASSIFIED SEALANT TO INSULATE, SEAL, FILL, AND STOP AIR INFILTRATION; SHALL NOT EXPAND TO THE POINT TO CAUSE PRESSURE ON WINDOW JAMBS.
    - A. DENSITY: 1.2 LBS./CU. FT.
    - B. R-VALUE: NOT LESS THAN 4.0 PER INCH OF THICKNESS.
    - C. FIRE-TEST-RESPONSE CHARACTERISTICS: ASTM E 84, AS FOLLOWS:
        - i. FLAME SPREAD: 25
        - ii. SMOKE DEVELOPED: 50
    - D. PRODUCTS:
        - i. INSTA-FOAM PRODUCTS, INC.
        - ii. FOMO PRODUCTS, INC.
        - iii. CONVENIENCE PRODUCTS
11. PROVIDE SILICONE SEALANT: SINGLE COMPONENT, NONSTAINING, NONSAGGING SEALANT FOR EXTERIOR EXPOSURE AS RECOMMENDED BY WINDOW MANUFACTURER FOR USE WITH WINDOW.
12. CLEAN UNITS USING CLEANING MATERIAL AND METHODS SPECIFICALLY RECOMMENDED BY WINDOW MANUFACTURER.
13. REMOVE LABELS AND EXCESSIVE SEALANTS, GLAZING MATERIALS, DIRT AND OTHER SUBSTANCES.
14. AVOID DAMAGING PROTECTIVE COATINGS AND FINISHES.
15. REMOVE DEBRIS FROM WORK SITE AND PROPERLY DISPOSE OF DEBRIS.
16. PROTECT INSTALLED WORK FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION ACTIVITY ON THE SITE.

DOOR SCHEDULE

NO.	QTY	SIZE	EXTERIOR DOOR ROUGH OPENING	TYPE	FRAME	REMARKS
1	6	3'-0" x 6'-8"	3'-2 1/2" x 6'-10 1/2"	FIBERGLASS INSULATED	WOOD	HINGES, LEVER HARDWARE, CLOSER, ENTRY LOCKSET, THRESHOLD
2	6	9'-0" x 7'-0"		OVERHEAD INSULATED	N/A	TRACK, AUTOMATIC OPENER, HARDWARE
3	32	2'-6" x 6'-8"		SOLID WOOD	WOOD	HINGES, LEVER HARDWARE, PASSAGE LOCKSET
4	15	3'-0" x 6'-8"		ELEVATOR	N/A	HINGES, LEVER HARDWARE
5	6	3'-0" x 6'-8"		SOLID WOOD FIRE RATED	WOOD	HINGES, LEVER HARDWARE, PASSAGE LOCKSET, 20 MIN RATED, CLOSER
6	6	2'-6" x 6'-8"		MOLDED POCKET	WOOD	TRACK, HARDWARE, PRIVACY LOCKSET
7	12	1'-10" x 6'-8"		MOLDED	WOOD	HINGES, LEVER HARDWARE
8	12	4'-0" x 6'-8"		DOUBLE SWING	WOOD	HINGES, LEVER HARDWARE,
9-R	2	6'-0" x 6'-10 1/2"	6'-0" x 6'-10 1/2"	SLIDER	WOOD	TRACK, HANDLE HARDWARE, ENTRY LOCKSET
9-L	2	6'-0" x 6'-10 1/2"	6'-0" x 6'-10 1/2"	SLIDER	WOOD	TRACK, HANDLE HARDWARE, ENTRY LOCKSET
10	18	2'-10" x 6'-8"		MOLDED	WOOD	HINGES, LEVER HARDWARE, PRIVACY LOCKSET
11	18	2'-10" x 6'-8"		MOLDED	WOOD	HINGES, LEVER HARDWARE, PRIVACY LOCKSET
12-R	5	6'-0" x 6'-8"	6'-0" x 6'-8"	SLIDER	WOOD	TRACK, HANDLE HARDWARE, ENTRY LOCKSET
12-L	5	6'-0" x 6'-8"	6'-0" x 6'-8"	SLIDER	WOOD	TRACK, HANDLE HARDWARE, ENTRY LOCKSET
13	6	4'-0" x 6'-8"		DOUBLE SWING	WOOD	TRACK, HANDLE HARDWARE
14	6	2'-0" x 6'-8"		HINGE MOLDED	WOOD	HINGES, TRACK, HANDLE HARDWARE
15	2	3'-0" x 6'-8"	3'-2 1/2" x 6'-10 1/2"	15-LITE GLASS PANEL DOOR	WOOD	HINGES, TRACK, HANDLE HARDWARE
16	2	3'-0" x 6'-8"	3'-2 1/2" x 6'-10 1/2"	FULL GLASS INSULATED	WOOD	HINGES, TRACK, HANDLE HARDWARE
17	6	2'-10" x 6'-8"		15-LITE GLASS PANEL DOOR	WOOD	HINGES, LEVER HARDWARE, PRIVACY LOCKSET
18	1	3'-0" x 6'-8"	3'-2 1/2" x 6'-10 1/2"	FIBERGLASS INSULATED	WOOD	HINGES, LEVER HARDWARE, CLOSER, ENTRY LOCKSET, THRESHOLD
19	6	2'-6" x 6'-8"		MOLDED	WOOD	HINGES, LEVER HARDWARE, PRIVACY LOCKSET

WINDOW SCHEDULE

NO.	QUANTITY	UNIT ROUGH OPENING WIDTH x HEIGHT	TYPE	FRAME
A	6	2'-0 1/4" x 2'-0 1/8"	AWNING	VINYL
B	4	2'-4 1/4" x 3'-0 1/8"	DOUBLE HUNG	VINYL
C	2	6'-7 7/8" x 5'-6 1/8"	MULLED DOUBLE HUNG	VINYL
D	6	6'-7 7/8" x 5'-6 3/16"	MULLED DOUBLE HUNG	VINYL
E	6	4'-7 13/16" x 5'-0 1/8"	DOUBLE HUNG	VINYL
F	4	2'-4 1/4" x 5-6 1/8"	DOUBLE HUNG	VINYL
G	6	4'-0 1/4" x 2'-0 1/8"	SLIDING	VINYL
H	8	6'-7 7/8" x 5'-0 5/8"	EGRESS DOUBLE HUNG IN CENTER OF MULLED UNIT	VINYL
I	WINDOW REMOVED FROM SCHEDULE			
J	6	3'-11 13/16" x 3'-6 1/8"	MULLED DOUBLE HUNG TEMPERED GLASS	VINYL
K	2	5'-3 13/16" x 5'-0 1/8"	MULLED EGRESS DOUBLE HUNG	VINYL
L	2	2'-8 1/4" x 5'-6 1/8"	DOUBLE HUNG	VINYL
M	WINDOW REMOVED FROM SCHEDULE			
N	2	2'-8 1/4" x 1'-8 1/8"	AWNING	VINYL
O	4	2'-0 1/4" x 3'-6 1/8"	DOUBLE HUNG	VINYL

AEHodsdon CONSULTING ENGINEERS
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REV	APP'D	DATE:	STATUS:
6	BEM	03-18-2025	REVISED FLOOR PLAN PER REVIEW COMMENTS
5	BEM	12-04-2024	MARKUP REVISIONS
4	BEM	11-17-2024	REVISED PER REVIEW COMMENTS
3	BEM	10-29-2024	ISSUED UNITS 4-9 ROOF TRUSSES
2	BEM	09-30-2024	REVISED UNITS 4-9 PER MARKUP
1	BEM	06-11-2024	REVISED BUILDING ELEVATIONS UNITS 4-9
0	BEM	01-27-2023	ISSUED FOR PERMITTING

THESE PLANS SHALL NOT BE REUSED OR COPIED WITHOUT THE WRITTEN PERMISSION FROM A.E. HODSDON CONSULTING ENGINEERS. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO A.E. HODSDON CONSULTING ENGINEERS

STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY, NOT FOR CONSTRUCTION

UNITS 4-9 DETAILS
OF:
SUMMIT TERRACE
115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE
FOR:
H.W. LAND COMPANY, LLC
P.O. BOX 8423
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

A5.0

PROJECT#: 32-22

GENERAL NOTES:

PART 1 GENERAL

1.01 GENERAL

A. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION PRIOR TO THE COMPLETION OF THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.

B. PRINCIPAL OPENINGS THROUGH THE FOUNDATION ARE NOT SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE DRAWINGS TO DETERMINE THE REQUIRED OPENINGS, AS HE SHALL PROVIDE FOR ALL OPENINGS AND SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH OTHER PROJECT REQUIREMENTS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL.

C. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND ACCEPTANCE IS GRANTED. HOWEVER, THE STRUCTURAL ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTABILITY AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIC DETAILS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY ALTERNATE DETAILS, WHICH HE PROPOSES.

D. WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.

E. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTY, AND THE PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.

F. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DOCUMENTS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABLE RESPONSIBILITY ON THE PART OF THE ENGINEER.

G. ALL CONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS AND SPECIFICATIONS CAREFULLY, VISIT THE SITE AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, PRIOR TO SUBMITTING THE PROPOSAL. FAILURE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND LIMITATIONS WILL IN NO WAY RELIEVE THE SUCCESSFUL BIDDER FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

H. DO NOT SCALE FROM DRAWINGS.

I. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

J. CONTRACTOR TO VERIFY BUILDING DRAWING DIMENSIONS WITH MANUFACTURER BUILDING DRAWING DIMENSIONS AND/OR ARCHITECTURAL DRAWINGS.

K. INTERIOR FLOOR DRAIN LOCATIONS AND OUTFALL TO BE DETERMINED BY OTHERS.

WOOD NOTES:

PART 1 – GENERAL

1.01 STANDARD SPECIFICATIONS

A. THE CURRENT AITC SPECIFICATION SHALL APPLY.

PART 2 – PRODUCTS

2.01 MATERIAL

A. ALL TIMBER IN CONTACT WITH MASONRY AND CONCRETE OR FRAMING LABELED "P.T." SHALL BE PRESSURE TREATED SOUTHERN PINE GRADE #1 WITH A MINIMUM Fb OF 1,350 PSI AND E OF 1,500 KSI OR BETTER.

B. CUT ENDS OF PRESSURE TREATED (P.T.) LUMBER AND TIMBER POSTS AND SILLS SHALL BE DIPPED IN A PRESERVATIVE TO COMPLY WITH AWPA M4.

C. ALL TYPICAL FRAMING TIMBER IS TO BE SPRUCE–PINE–FIR GRADE #2 WITH A MINIMUM Fb OF 750 PSI AND E OF 1,100 KSI OR BETTER.

D. ALL FRAMING TIMBER LABELED "LVL" SHALL BE BOISE CASCADE LAMINATED VENEER LUMBER WITH A Fb OF 2800 PSI AND E OF 2,000 KSI OR BETTER.

E. ALL FRAMING LABELED "BCI" SHALL BE BOISE CASCADE "EASTERN ENGINEERED WOOD PRODUCTS" WITH DESIGN PROPERTIES EQUAL OR BETTER THEN THE SPECIFIED MODEL PROPERTIES.

F. ALL FRAMING LABELED "WP PSL" SHALL BE WOLMANIZED PARALLAM PSL SERVICE LEVEL 2 BY TRUSJOIST WITH A Fb OF 2088 PSI AND E OF 1740 KSI OR BETTER.

G. ALL METAL TIMBER CONNECTORS INDICATED ON THE DRAWINGS SHALL BE HOT–DIPPED GALVANIZED.

H. ALL BOLTS, NUTS, AND WASHERS ARE TO BE ASTM A307, HOT–DIPPED GALVANIZED.

I. ALL NAILS ARE COMMON WIRE, EXCEPT FOR PLYWOOD SHEATHING (BARBED), GALVANIZED FOR EXPOSED FRAMING. STAINLESS STEEL NAILS REQUIRED FOR SIDING AND TRIM.

J. REFERENCE TO "SIMPSON" ON DRAWINGS INDICATES METAL CONNECTORS MANUFACTURED BY SIMPSON STRONG–TIE.

K. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE IBC 2003 BUILDING CODE, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

L. FASTENER REQUIREMENTS FOR ROOF AND FLOOR SHEATHING. PROVIDE 8d RINGSHANKG NAILS AS FOLLOWS, UNLESS SHOWN OTHERWISE: 6" O.C. ALONG ALL PANEL EDGES, 12" O.C. ALONG INTERMEDIATE MEMBERS.

M. FASTENER REQUIREMENTS FOR EXTERIOR WOOD SHEARWALLS. PROVIDE 8D RINGSHANKG NAILS AS FOLLOWS, UNLESS SHOWN OTHERWISE: 4" O.C. ALONG ALL PANEL EDGES, 12" O.C. ALONG INTERMEDIATE MEMBERS.

N. ALL NAILS TO SIMPSON PRODUCTS AND P.T. LUMBER TOT BE G90 HOT DIP GALVANIZED 0.162ø COMMON BOX NAILS, OR AS RECOMMENDED BY SIMPSON.

O. ALL SIMPSON PRODUCTS IN CONTACT WITH P.T. LUMBER TO BE "ZMAX" (G185 GALVANIZED) COATED

P. TRIPLE LVLS TO BE CONNECTED WITH (2) ROWS SIMPSON 1/4x4 1/2 SDS SCREWS 8" O.C. STAGGERED, EACH FACE

Q. QUAD LVLS TO BE CONNECTED WITH (2) ROWS 1/2"ø THROUGH BOLTS @ 8" O.C. STAGGERED, EACH FACE

PART 3 – EXECUTION

3.01 ERECTION

A. PROVIDE SAME SIZE SOLID BRIDGING/BLOCKING AT MID SPAN FOR ALL JOISTS.

B. FOR EXTERIOR WALLS PROVIDE:

1. 3–2x's AT CORNERS
2. DOUBLE PLATE WITH 4" MIN. SPLICE SEPARATION. ALL SPLICES SHALL OCCUR OVER STUDS.

C. AT LOCATIONS WHERE PORTIONS OF WOOD FLOOR OR ROOF DECK ARE ADDED OR REPLACED, THE FINISH FLOOR ELEVATION OF THE NEW WOOD DECK SHALL MATCH THE ADJACENT EXISTING WOOD DECK.

D. PLYWOOD FOR FLOORS AND ROOF SHALL BE INSTALLED WITH BOTH ADHESIVE AND 10D NAILS AT 6" O.C. AT SUPPORTED EDGES AND 12" O.C. ELSEWHERE.

E. FLOOR FRAMING AROUND CHASE OPENINGS FOR MECHANICAL DUCTS SHALL CONSIST OF THE FOLLOWING:

A. DOUBLE FLOOR–LENGTH JOISTS EACH SIDE OF OPENING WITH JOIST DEPTH SAME AS ADJACENT FLOOR FRAMING.

B. MEMBERS CONNECTED WITH SIMPSON DOUBLE JOIST HANGERS.

CONCRETE NOTES

PART 1 – GENERAL

1.01 GENERAL

A. ADHERE TO ACI COLD WEATHER CONCRETE SPECIFICATIONS, WHEN APPLICABLE.

B. 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

C. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MAINTAIN STABILITY AND PREVENT UNDERMINING OF EXISTING FOUNDATIONS AT ALL TIMES.

D. NO FOUNDATIONS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

E. ALL FOOTINGS ARE TO BE EXCAVATED USING A BUCKET WITH A SMOOTH TOOTHLESS CUTTING EDGE. FOOTING EXCAVATIONS ARE TO BE FINISHED BY HAND FOR NOT LESS THAN THE LAST SIX INCHES.

F. ALL FINISHED FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL ENGINEER OR HIS DESIGNATE BEFORE ANY CONCRETE IS PLACED.

G. THE OWNER, THE STRUCTURAL ENGINEER AND THEIR CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, SPECIFICATIONS, TEST BORINGS OR TEST PITS.

H. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315 – "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," LATEST EDITION.

PART 2 – PRODUCTS

2.01 MATERIAL

A. REINFORCING:

1. SHALL BE GRADE 60, NEW DEFORMED BARS AND SHALL CONFORM TO ASTM A615. ALL REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706.
2. REINFORCING BARS MAY NOT BE WELDED EXCEPT WHERE DESIGNATED BY THE STRUCTURAL ENGINEER.
3. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM 185. W.W.F. SHALL BE PROVIDED IN FLAT SHEETS.
4. ALL LAPS IN W.W.F. SHALL BE ONE MESH PLUS TWO INCHES AT SPLICES. W.W.F. SHALL BE 6X6/W1.4XW1.4 (TYP., UNO)
5. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS:
   A. SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH – 3 INCHES (CLEAR)
   B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER
      1. #6 THROUGH #18 BARS – 2 INCHES
      2. #5 BARS & SMALLER 1 ½ INCHES
   C. FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER SLABS, WALLS, JOISTS –2 INCHES
   D. BEAMS, COLUMNS – 2 INCHES
6. ALL HOOKS SHOWN ON DRAWINGS SHALL BE STANDARD HOOKS UNLESS NOTED OTHERWISE.
7. WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES, OR HOOKED AT DISCONTINUOUS ENDS. LAP LENGTHS SHALL BE AS GIVEN IN THE SPLICE AND DEVELOPMENT TABLE. LAP BEAM TOP BARS AT MID–SPAN AND BEAM BOTTOM BARS AT SUPPORTS, UNLESS NOTED OTHERWISE.

B. FOUNDATION WALLS & FOOTING MIX DESIGN:

1. 3000 PSI
2. 3/4" STONE
3. SLUMP 4" +/– 1"
4. 6 % AIR ENTRAINMENT
5. SEE DETAILS FOR REINFORCING

C. INTERIOR SLAB MIX DESIGN:

1. 3000 PSI
2. 3/4" STONE
3. SLUMP 5" +/– 1"
4. NO AIR
5. SEE DETAILS FOR REINFORCING
6. TROWEL FINISH

D. EXTERIOR SLAB MIX DESIGN:

1. 3000 PSI
2. 1 1/2" STONE
3. SLUMP 5" +/– 1"
4. 6 % AIR ENTRAINMENT
5. SEE DETAILS FOR REINFORCING
6. LIGHT BROOM FINISH

PART 3 – EARTHWORK

3.01 EARTHWORK

A. SITE WORK AND CONCRETE CONTRACTORS ARE REQUIRED TO REVIEW THE ONSITE SUBSURFACE SOIL CONDITIONS WITH THE OWNER AT THE START OF INITIAL CONSTRUCTION. SITE CONTRACTOR WILL NOTIFY ENGINEER AFTER EXCAVATION HAS STARTED AND PRIOR TO THE PLACEMENT OF ANY STRUCTURAL FOUNDATIONS.

B. REMOVE ALL TOPSOIL AND UNCONTROLLED FILL FOR THE AREAS RECEIVING BUILDING FOUNDATIONS.

C. BACK FILL 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

D. PLACE CONTROLLED STRUCTURAL FILL IN UNIFORM LIFTS AND COMPACT TO A MINIMUM DENSITY IN ACCORDANCE WITH ASTM D1557 "MODIFIED PROCTOR DENSITY".

E. PROVIDE SITE GRADING AROUND THE PERIMETER OF THE BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION DURING AND AFTER CONSTRUCTION.

F. MAINTAIN THE INTEGRITY OF NATURAL SOLIDS 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.

G. NOTIFY ENGINEER TO OBSERVE SUBGRADES PRIOR TO PLACING FOOTINGS. FOOTINGS ARE DESIGNED FOR A MIN. SOIL BEARING CAPACITY OF 2500PSF, OR FOR BEARING ON SOUND LEDGE.

H. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF LEDGE IS ENCOUNTERED TO DETERMINE PINNING REQUIREMENTS.

I. ALL FOOTINGS SHALL EXTEND A MINIMUM OF 4'–6" BELOW EXTERIOR FINISHED GRADE, OR BE DOWELED TO LEDGE.

J. 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%

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

MAXIMUM DENSITY: ASTMD 1557, MODIFIED.

FIELD DENSITY TESTS: ASTMD 1556 (SAND CONE), ASTMD2167 (RUBBER BALLOON), OR ASTMD2922 (NUCLEAR METHODS).

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

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

MAXIMUM DENSITY: ASTMD 1557, MODIFIED.

FIELD DENSITY TESTS: ASTMD 1556 (SAND CONE), ASTMD2167 (RUBBER BALLOON), OR ASTMD2922 (NUCLEAR METHODS).

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

PART 3 – EXECUTION

3.01 SUBGRADE

A. ALL GRADING SHALL BE ACHIEVED AT SUBGRADE TO PROVIDE A CONSTANT THICKNESS OF CONCRETE.

B. STRUCTURAL FILL SHALL BE COMPACTED IN 6" LIFTS TO 95% OF ITS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

C. SUBGRADE TO CONSIST OF AT LEAST 12" OF COMPACTED SAND OR GRAVEL. THIS MATERIAL SHALL BE"

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
4"	100%
½"	35% – 75%
¼"	25% – 60%
NO. 40	0–25%
NO. 200	0–5%

D. DRAINAGE STONE SHALL CONSIST OF CLEAN ANGULAR FRAGMENTS OF QUARRIED ROCK WITH UNIFORM QUALITY AND BE GRADED AS FOLLOWS:

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
2 ½"	100%
2"	95% – 100%
1"	0 – 30%
½"	0 – 5%

3.02 PLACEMENT

A. CONCRETE SLAB ON GRADE SHALL BE PLACED IN ONE CONTINUOUS PLACEMENT, WITH NO COLD JOINTS. IF COLD JOINTS ARE DESIRED, CONTRACTOR MUST PROVIDE PLACEMENT SEQUENCE AND JOINT DETAIL FOR ENGINEERS APPROVAL, PRIOR TO PLACEMENT.

B. APPLY CONCRETE SEALER, IF SPECIFIED AFTER THE SLAB HAS CURED FOR 30 DAYS.

C. VAPOR BARRIERS WILL BE USED UNDER SLAB TO PREVENT MOISTURE MIGRATION INTO THE SLAB, AND TO PROVIDE A BARRIER TO RADON PENETRATION.

D. VAPOR BARRIER:

1. 6 MIL POLYETHYLENE
2. PERMEANCE LESS THAN 0.3 PERMS DETERMINED IN ACCORDANCE WITH ASTM E 96.
3. BARRIER SHOULD NOT BE PUNCTURED DURING CONSTRUCTION ACTIVITIES.
4. EDGES SHOULD BE LAPPED A MINIMUM OF 6", TAPPED, AND SHOULD BE CAREFULLY FITTED AROUND OPENINGS.

E. ALL CONCRETE EXPOSED TO THE WEATHER SHALL CONTAIN 5% – 7% AIR ENTRAINMENT ADMIXTURE.

F. ALL FOOTINGS SHALL BE PLACED MONOLITHICALLY.

G. PIPES OR CONDUITS PLACED IN SLABS ON GRADE SHALL NOT BE PLACED CLOSER THAN 3 DIAMETERS ON CENTER AND SHALL HAVE AN OUTSIDE DIAMETER LESS THAN 1/3 OF THE SLAB THICKNESS. ALUMINUM COMPONENTS SHALL NOT BE PLACED IN CONCRETE. NO CONDUITS SHALL BE PLACED IN SLABS ON METAL DECK.

H. AT LOCATIONS WHERE ANY PART OF FOOTING BEARS DIRECTLY ON LEDGE, SUFFICIENT LEDGE SHALL BE REMOVED TO PROVIDE A LEVEL–BEARING SURFACE IN ALL DIRECTIONS. THOROUGHLY CLEAN LEDGE SURFACE PRIOR TO PLACING CONCRETE.

I. WHERE FOUNDATION ELEMENTS ARE TO HAVE FILL ON BOTH SIDES, EACH SIDE SHALL BE FILLED SIMULTANEOUSLY, MAINTAINING A COMMON ELEVATION.

J. CONTRACTOR SHALL PROVIDE CONTINUOUS DRAINAGE BY MECHANICAL METHODS TO CONTROL SURFACE AND UNDERGROUND WATER AS REQUIRED. DURING CONSTRUCTION, SO THAT ALL EXCAVATIONS ARE DRY.TE:I

K. ALL LOCATIONS WHERE BEDROCK IS REMOVED SHALL BE FREE DRAINING SO THAT NO POCKETS OF UNDERGROUND WATER COLLECT.

L. ALL EXPOSED EDGES OF CONCRETE MEMBERS SHALL BE CHAMFERED 3/4" UNLESS SHOWN OTHERWISE ON DRAWINGS.

M. INTERIOR CONCRETE SLABS SHALL BE MOIST CURED CONTINUOUSLY FOR 7 DAYS BY PLACING WATER OVER SLAB AFTER FREE WATER HAS DISAPPEARED FROM EXPOSED SURFACES. PLACE MOISTURE RETAINING COVER OVER THE ENTIRE SLAB. PROVIDE PROTECTION AS REQUIRED TO PREVENT DAMAGE TO EXPOSED SURFACES.

N. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES F, AND IN MOIST CONDITION FOR AT LEAST THE FIRST SEVEN DAYS AFTER PLACEMENT.

O. ALL EMBEDMENTS IN CONCRETE, INCLUDING ANCHOR BOLTS, SHALL BE FIRMLY SECURED BY TIE WIRE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.

P. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR OR OTHER MEANS RECOMMENDED BY ACI 301. HONEYCOMBED SURFACES WILL NOT BE PERMITTED.

Q. SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIPS, WASHES, REGLETS, CONCRETE FINISHES, MASONRY ANCHORS, AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF DRAINS. SLOPE SLABS UNIFORMLY TO DRAINS.

3.03 CONTROL JOINTS

A. PLACE CONTROL JOINTS WHERE SHOWN ON THE PLANS. SLAB SECTIONS FORMED WITH CONTROL JOINTS SHOULD BE SQUARE OR NEARLY SQUARE.

B. SAW CUT JOINTS IN CONCRETE, AT EACH CONTROL JOINT LOCATION, AS SOON AS SLAB WILL SUPPORT THE WEIGHT OF THE SOFF–CUT SAW AND OPERATOR. (NORMALLY WITHIN 2 HOURS AFTER FINISHING AT CONTROL JOINT LOCATION). THE DEPTH OF CUT SHALL BE 1" TO 1 1/4". USE 3/8" DIAMETER SONOFOAM CLOSED CELL BACKER–ROD AND SONOLASTIC SL 2 SEALANT.

C. SEAL CONTROL JOINTS TO PREVENT SPALLING OF THE CONCRETE.

WOOD TRUSS NOTES

PART 1 – GENERAL

1.01 STANDARD SPECIFICATION

A. THE LATEST ADDITION OF WTCA SHALL APPLY.

B. TRUSS MANUFACTURER TO DESIGN LATERAL LONGITUDINAL BRACING. FINAL TRUSS PLANS TO BE STAMPED BY MANUFACTURERS ENGINEER.

C. TRUSSES TO BE DESIGNED BASED ON DESIGN LOADING.

1.02 DESIGN CODES

A. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BE THE NATIONAL FOREST PRODUCTS ASSOCIATION.

B. DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI–85)

C. TRUSS MEMBERS NO. 2 OR BETTER, 15% MAXIMUM MOISTURE CONTENT.

PART 2 – PRODUCTS

2.01 MATERIAL

A. ALL METAL TIMBER CONNECTORS SHALL BE HOT–DIPPED GALVANIZED.

B. ALL BOLTS, NUTS, AND WASHERS ARE TO BE ASTM A307, HOT–DIPPED GALVANIZED.

C. ALL NAILS ARE COMMON WIRE, EXCEPT FOR PLYWOOD SHEATHING (BARBED), GALVANIZED FOR EXPOSED FRAMING. STAINLESS STEEL NAILS REQUIRED FOR SIDING AND TRIM.

PART 3 – ERECTION

3.01 PRODUCT STORAGE:

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

B. PROTECT FROM CORROSION.

3.02 FABRICATION:

A. FABRICATE TRUSSES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS.

3.03 ERECTION:

A. THE TRUSSES SHALL BE ERECTED PLUMB AND TRUE TO THE LINES AND ELEVATIONS INDICATED ON THE DRAWINGS.

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 TRUSSES IN A HORIZONTAL AND VERTICAL PLANE UNTIL PERMANENT ATTACHMENT AND BRACING HAS BEEN COMPLETED.

E. INSTALL PERMANENT BRACING PER MANUFACTURES DRAWINGS.

F. TRUSS PERMANENT BRACING: COMPLY WITH "COMMENTARY AND RECOMMENDATIONS –HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" (HIB–91). TRUSSES ARE NOT STABLE AND REQUIRED TEMPORARY SUPPORT UNTIL TOP CHORD PLYWOOD AND PERMANENT BRACING ARE INSTALLED.

G. TRUSS PERMANENT BRACING: INSTALL PERMANENT BRACING IN ACCORDANCE WITH BCSI 2008, MAY EDITION, "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" AND AS FOLLOWS:

1. PERMANENT BRACING REQUIRED BY TRUSS DESIGN & SPECIFIED BY BCSI: PROVED 2x4 CONTINUOUS LATERAL BRACING AND DIAGONAL BRACING AT ALL CONTINUOUS LATERAL BRACE LOCATIONS REQUIRED BY THE TRUSS FABRICATOR. PROVIDE DIAGONAL BRACING AS SHOWN IN DIAGRAMS INCLUDED IN BCSI–B3 AT EACH END OF EACH WING OF THE BUILDING AND AT INTERVALS NOT TO EXCEED 20 FEET.
2. PERMANENT BOTTOM CHORD BRACING. PROVIDE 2x4 CONTINUOUS LATERAL BRACING AT 8–10 FOOT (MAXIMUM) INTERVALS (AT ALL PANEL POINTS) ALONG LENGTH OF TRUSS, PROVIDE DIAGONAL BRACING AS SHOWN IN DIAGRAMS INCLUDED IN BCSI–B3 AT EACH END OF EACH WING OF THE BUILDING AND AT INTERVALS NOT TO EXCEED 20 FEET.

H. PERMANENT WEB MEMBER BRACING: PROVIDE 2x4 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 DIAGRAMS INCLUDED IN BCSI–B3. PROVIDE DIAGONAL BRACING AT EACH END OF WING OF THE BUILDING AND AT INTERVALS NOT TO EXCEED 20 FEET.

I. PERMANENT TOP CHORD BRACING IS NOT REQUIRED FOR FULLY SHEATHED ROOFS ONLY. ROOF SYSTEMS WITH PURLINS REQUIRE DIAGONAL BRACING AS INDICATED IN BCSI. ADEQUATE BRACING IN PROVIDED BY ROOF PLYWOOD.

J. PROVED CONSTRUCTION GRADE OR BETTER GRADE 2x4's, NO. 2 OR BETTER 2x6's FOR BRACING. CONNECT BRACING TO TRUSS WITH AT LEAST 2–16d NAILS. LAP SPLICE CONTINUOUS MEMBERS OVER AT LEAST 2 TRUSSES.

K. PERMANENT SYSTEM BRACING

1. PROVIDE PERMANENT BRACING SYSTEM AND TEMPORARY INSTALLATION BRACING SYSTEM, IN COMPLIANCE WITH DSB–89 AND TPI BCSI WHEN TABULATED SPACINGS AND LOCATIONS ARE PROVIDED. FOR ALL OTHER SYSTEMS PROVIDE A STAMPED ENGINEERS PLAN SHOWING ALL BRACING DESIGN REQUIREMENTS.
2. DESIGN BRACING FOR TRUSSES IN EXCESS OF 60' SPANS AND/OR TRUSSES THAT REQUIRED ENGINEERS DESIGN IN ACCORDANCE WITH DSB–89. SUBMIT BRACING DESIGN CALCULATIONS WITH SHOP DRAWING SUBMITTAL.

DESIGN LOADING

PART 1 – LOADING

1.01 DESIGN SOIL BEARING PRESSURE

A. THE DESIGN SOIL BEARING PRESSURE IS ASSUMED TO BE 1,500 PSF.

1.02 DEAD LOAD

A. 2ND FLOOR=10 PSF
B. ROOF TOP CHORD=14 PSF
C. ROOF BOTTOM CHORD=10 PSF

1.03 LIVE LOAD

A. 2ND FLOOR=40 PSF
B. ROOF BOTTOM CHORD=40 PSF
C. ROOF SNOW LOAD(Pg)=60 PSF
(Pf)=46.2 PSF

1.04 WIND LOAD

A. DESIGN WIND SPEED=90 MPH

AEHodson
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

REV:	APP'D	DATE:	STATUS:
8	BEM	02-06-2025	MARKUP REVISIONS ADDED ELEVATOR FLOOR FRAMING
7	BEM	12-04-2024	MARKUP REVISIONS

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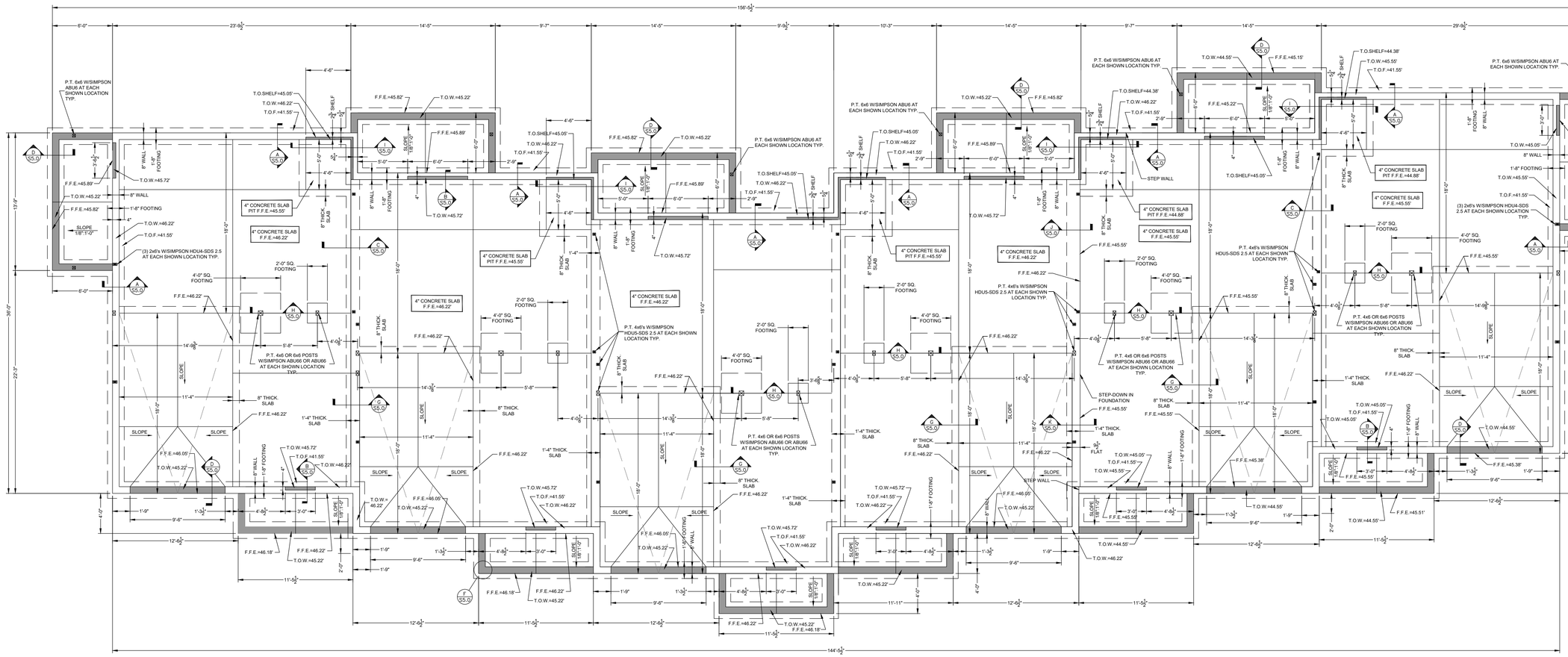
STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY NOT VALID FOR CONSTRUCTION, BID OR RECORDING PURPOSES

STRUCTURAL NOTES
OF:
SUMMIT TERRACE
115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE
FOR:
HW LAND COMPANY, LLC
P.O. BOX 9453
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
N.T.S.	1-27-2023

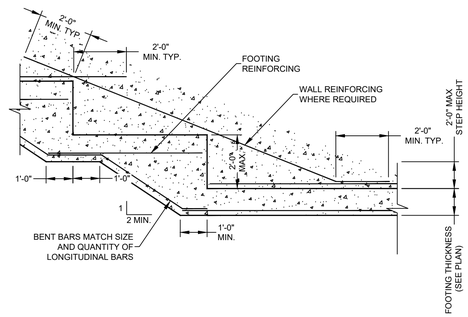
S0.1

PROJECT#: 32-22



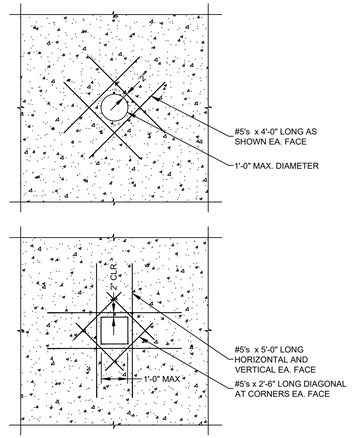
FOUNDATION PLAN

SCALE 3/16" = 1'-0"



FOOTING STEP DETAIL

SCALE 3/8" = 1'-0"



FOUNDATION WALL OPENING DETAIL

SCALE 3/8" = 1'-0"

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(207) 872-0645

REV#	APP'D	DATE	STATUS
7	BEM	12-04-2024	MARKUP REVISIONS
8	BEM	02-06-2025	MARKUP REVISIONS ADDED ELEVATOR FLOOR FRAMING

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STATE OF MAINE
BENJAMIN MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY, NOT TO BE USED FOR CONSTRUCTION

FOUNDATION PLAN UNITS 4-9

OF:
SUMMIT TERRACE
115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

FOR:
H.W. LAND COMPANY, LLC
P.O. BOX 8453
SOUTH PORTLAND, MAINE

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MG	BEM
SCALE	DATE
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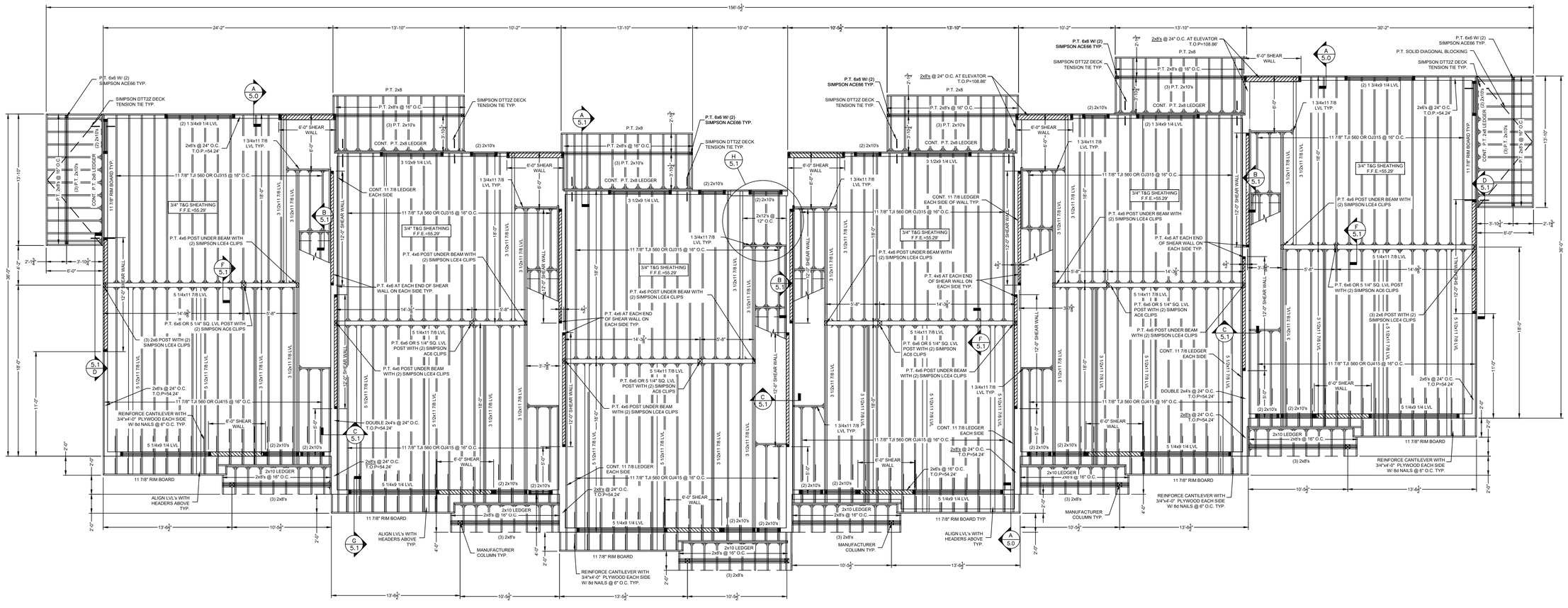
PROJECT#: 32-22



FIRST FLOOR FRAMING PLAN

SCALE 3/16" = 1'-0"

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REV.	APP'D	DATE:	STATUS:
8	BEM	02-06-2025	MARKUP REVISIONS ADDED ELEVATOR FLOOR FRAMING
7	BEM	12-04-2024	MARKUP REVISIONS

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STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY, NOT FOR CONSTRUCTION, BIDDING OR PERMIT UNLESS SIGNED AND SEALED

FIRST FLOOR FRAMING PLAN UNITS 4-9

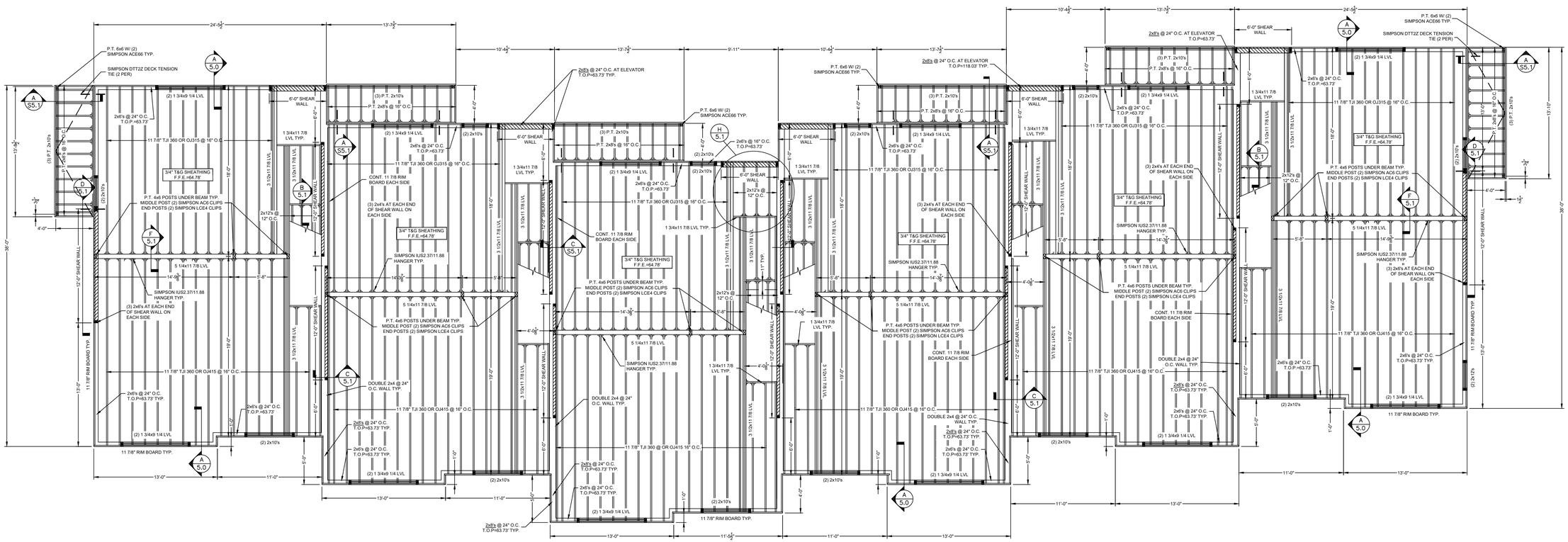
OF:
SUMMIT TERRACE
115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

FOR:
H.W. LAND COMPANY, LLC
P.O. BOX 9453
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

S1.1

PROJECT#: 32-22



SECOND FLOOR FRAMING PLAN

SCALE 3/16" = 1'-0"

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#	BY	DATE	REV / APP'D / STATUS
8	BEM	02-06-2025	MARKUP REVISIONS ADDED ELEVATOR FLOOR FRAMING
7	BEM	12-04-2024	MARKUP REVISIONS

STATUS: PRELIMINARY, NOT FOR CONSTRUCTION

BENJAMIN E. MURRAY NO. 10128 LICENSED PROFESSIONAL ENGINEER STATE OF MAINE

PRELIMINARY, NOT FOR CONSTRUCTION, BIDDING, OR REC. SEAL

SECOND FLOOR FRAMING PLAN UNITS 4-9

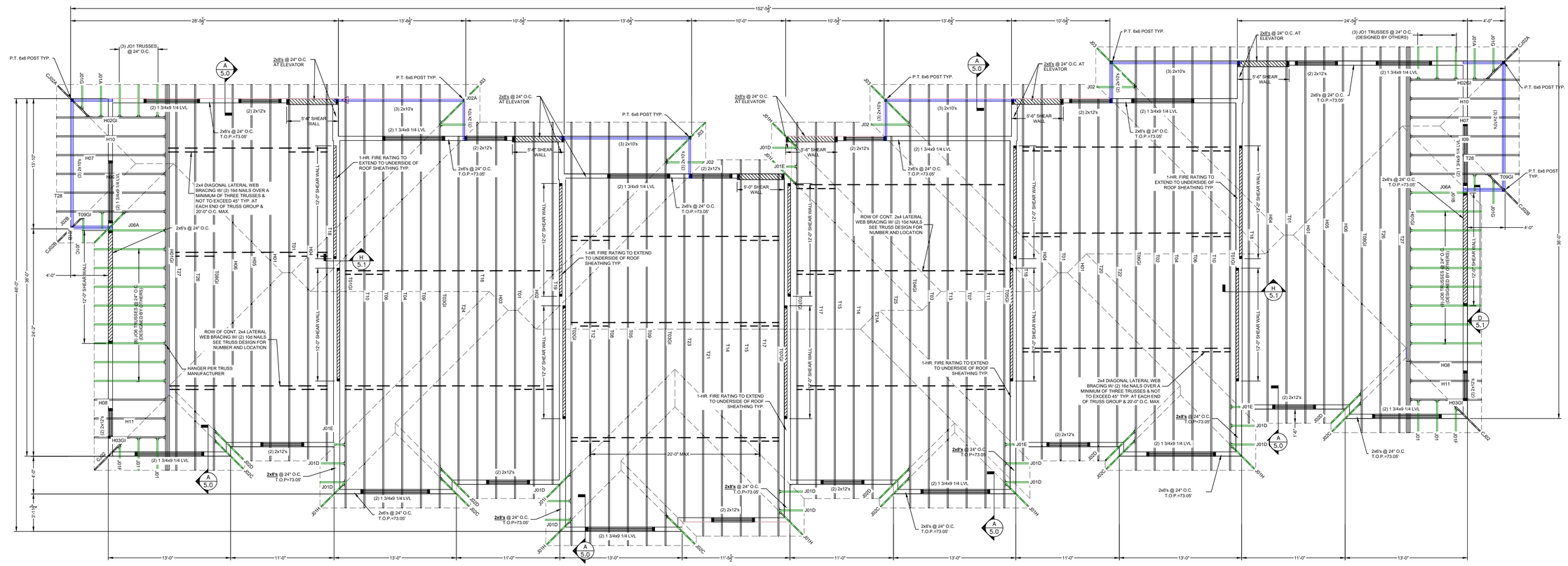
OF: **SUMMIT TERRACE**
115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

FOR: **H.W. LAND COMPANY, LLC**
P.O. BOX # 423
SOUTH PORTLAND, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

S1.2

PROJECT#: 32-22

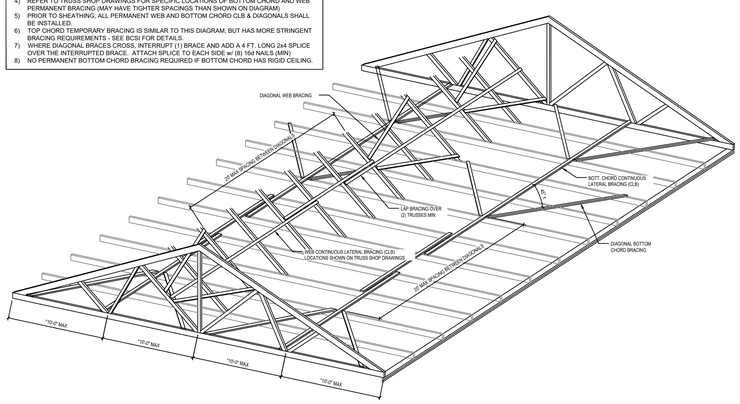


ROOF FRAMING PLAN

SCALE 3/16" = 1'-0"

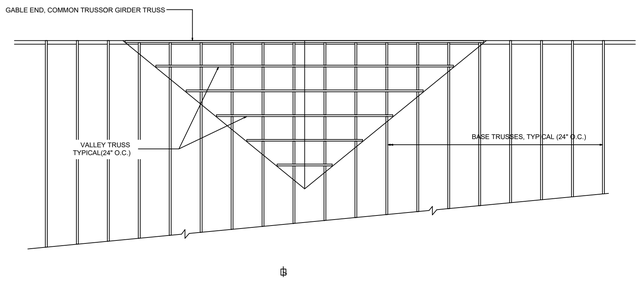
DIAGRAM NOTES:

1) THIS DIAGRAM DOES NOT REPRESENT A PARTICULAR TRUSS ASSOCIATED WITH THIS PROJECT, BUT IS A SCHEMATIC SHOWING SOME OF THE REQUIRED BRACING.
2) TRUSS ERECTOR SHALL BE FAMILIAR WITH, AND ADHERE TO, THE MOST CURRENT EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE
3) FASTEN DIAGONALS @ CLBs TO TRUSSES w/ (2) 16d NAILS (MIN).
4) REFER TO TRUSS SHOP DRAWINGS FOR SPECIFIC LOCATIONS OF BOTTOM CHORD AND WEB PERMANENT BRACING (MAY HAVE TIGHTER SPACINGS THAN SHOWN ON DIAGRAM)
5) PRIOR TO SHEATHING, ALL PERMANENT WEB AND BOTTOM CHORD CLB & DIAGONALS SHALL BE INSTALLED.
6) TOP CHORD TEMPORARY BRACING IS SIMILAR TO THIS DIAGRAM, BUT HAS MORE STRINGENT BRACING REQUIREMENTS - SEE BCSI FOR DETAILS.
7) WHERE DIAGONAL BRACES CROSS, INTERRUPT (1) BRACE AND ADD A 4 FT. LONG 2x4 SPLICE OVER THE INTERRUPTED BRACE. ATTACH SPLICE TO EACH SIDE w/ (8) 16d NAILS (MIN).
8) NO PERMANENT BOTTOM CHORD BRACING REQUIRED IF BOTTOM CHORD HAS RIGID CEILING.



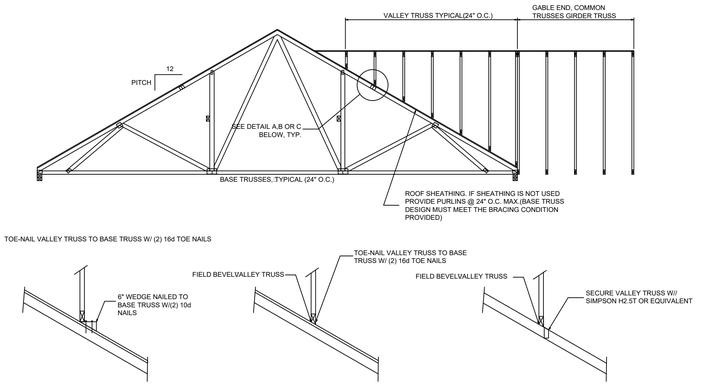
TYPICAL TRUSS BRACING DETAIL

NO SCALE



CONSTRUCTION SEQUENCE(ALL MATERIAL MINIMUM #2 OR BETTER)

1. INSTALL BASE TRUSSES.
2. APPLY SHEATHING OR PURLINS TO TOP CHORD. (SEE BASE TRUSS DESIGN FOR PROPER BRACING REQUIREMENTS.)
3. BRACE BOTTOM CHORD AND WEB MEMBERS PER TRUSS DESIGN AND BCSI-B3.
4. INSTALL VALLEY TRUSSES AND SECURE TO BASE TRUSSES AS PER DETAIL A, B OR C ABOVE.
5. BRACE VALLEY TRUSSES IN ACCORDANCE WITH THE INDIVIDUAL DESIGN DRAWINGS AND BCS1-B3.



DETAIL A | DETAIL B | DETAIL C

TYPICAL TRUSS OVERFRAME DETAIL

NO SCALE

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STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY, NOT FOR CONSTRUCTION

ROOF FRAMING PLAN UNITS 4-9

OF:
SUMMIT TERRACE
115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE
FOR:
H.W. LAND COMPANY, LLC
P.O. BOX 6433
SOUTH PORTLAND, MAINE

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SCALE	DATE
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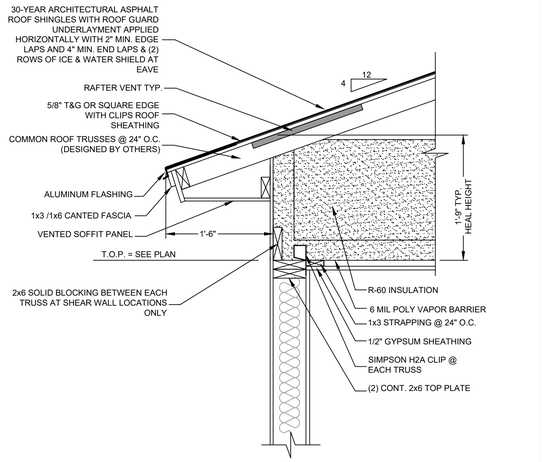
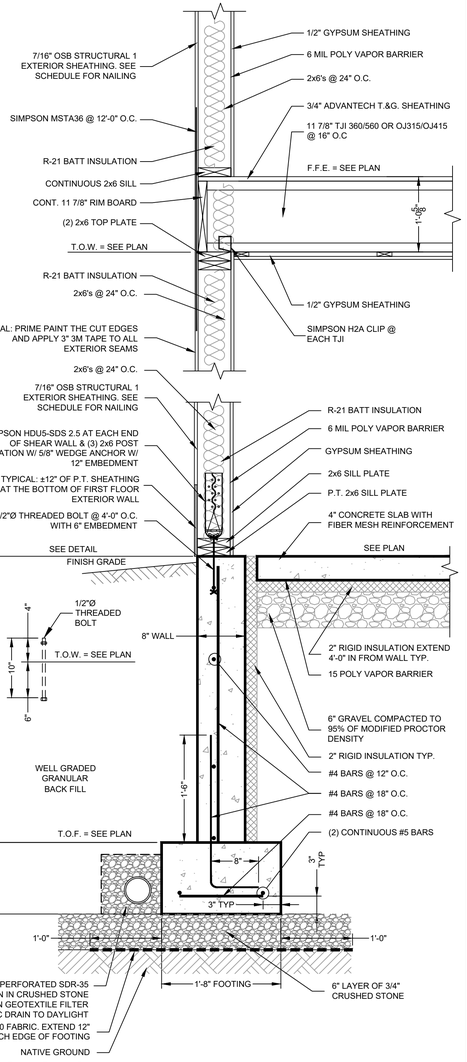
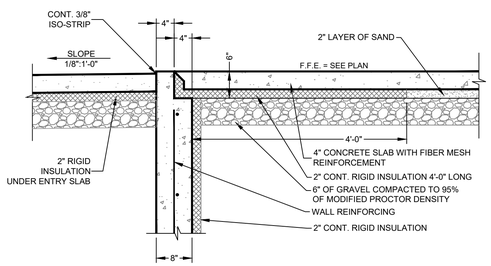
S1.3

PROJECT#: 32-22





A S1.0 A S1.1 A S1.2 A S1.3 TYPICAL WALL SECTION
SCALE 1" = 1'-0"



B S1.0 SECTION
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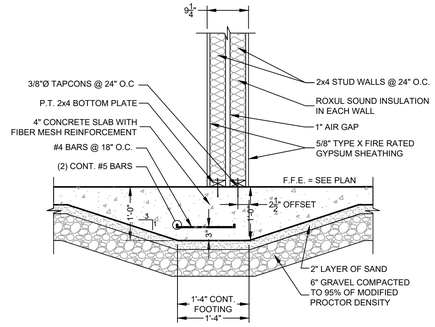

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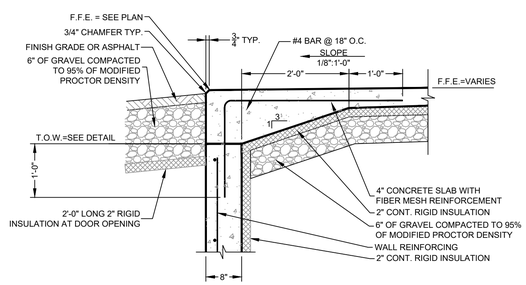

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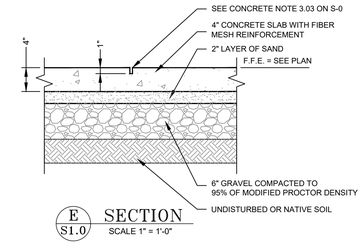

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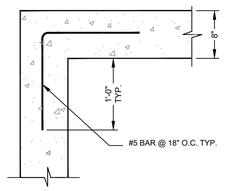

F S1.0 SECTION
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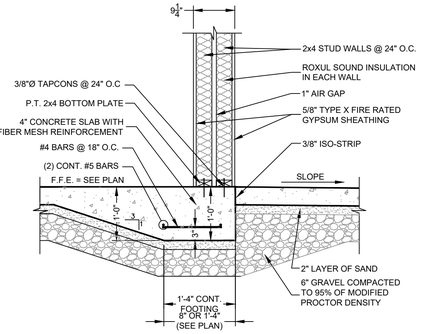

G S1.0 SECTION
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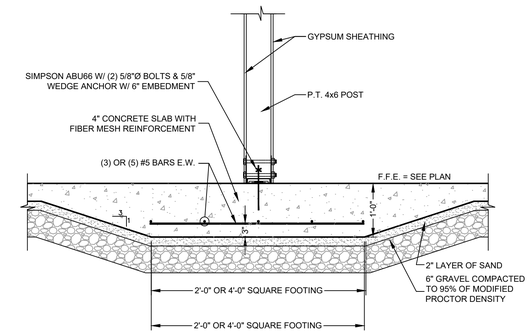
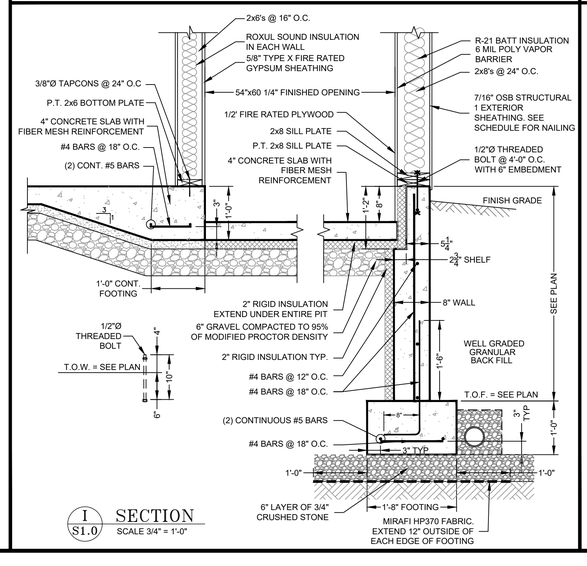
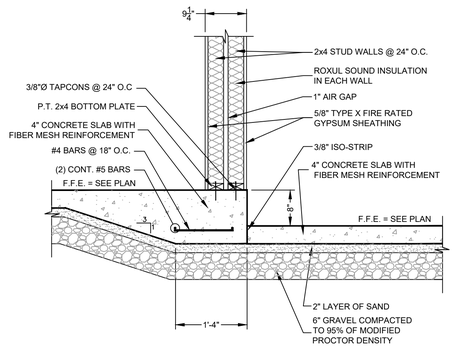


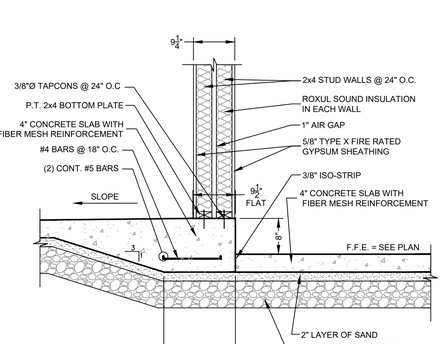
H S1.0 SECTION
SCALE 3/4" = 1'-0"



I S1.0 SECTION
SCALE 3/4" = 1'-0"



J S1.0 SECTION
SCALE 3/4" = 1'-0"



K S1.0 SECTION
SCALE 3/4" = 1'-0"

AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

REV.	APPD	DATE:	STATUS:
8	BEM	02-06-2025	MARKUP REVISIONS ADDED ELEVATOR FLOOR FRAMING
7	BEM	12-04-2024	MARKUP REVISIONS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM AE HODSDON CONSULTING ENGINEERS, ANY ALTERATIONS AUTHORIZED ON THIS WORK, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO AE HODSDON CONSULTING ENGINEERS

STATE OF MAINE
BENJAMIN E. MURRAY
NO. 10128
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION, BIDDING, AND/OR RECORDING

FOUNDATION DETAILS

OF:

SUMMIT TERRACE

115 SUMMIT TERRACE
SOUTH PORTLAND, MAINE

FOR:

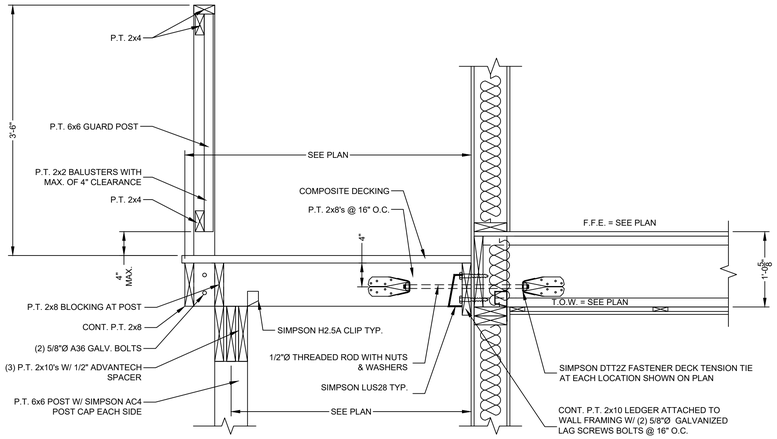
H.W. LAND COMPANY, LLC

P.O. BOX 8423
SOUTH PORTLAND, MAINE

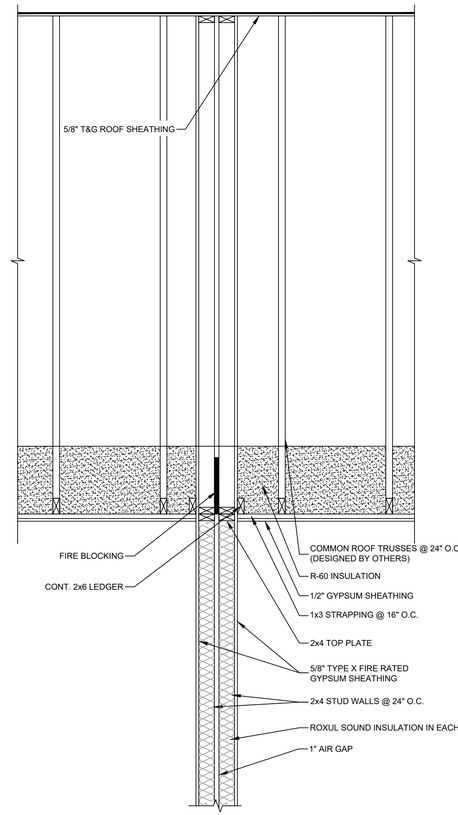
DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	1-27-2023

S5.0

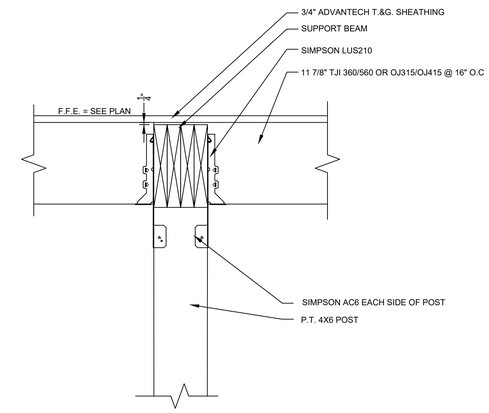
PROJECT#: 32-22



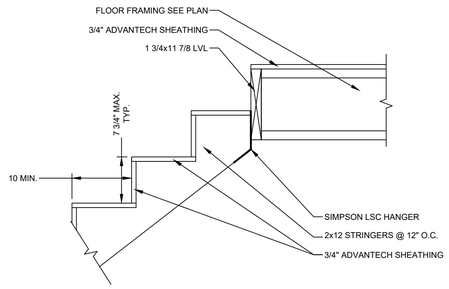
A A
S1.1 S1.2 SECTION
SCALE 1" = 1'-0"



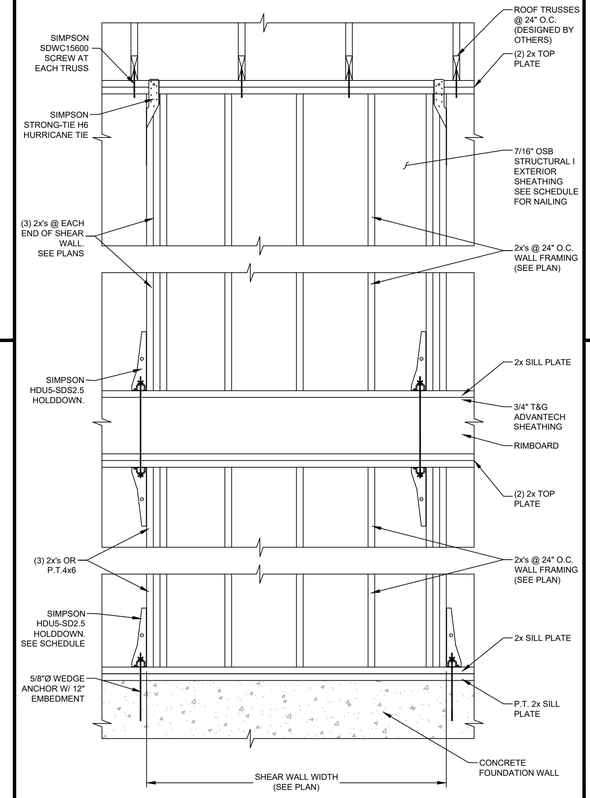
E
S1.3 SECTION
SCALE 3/4" = 1'-0"



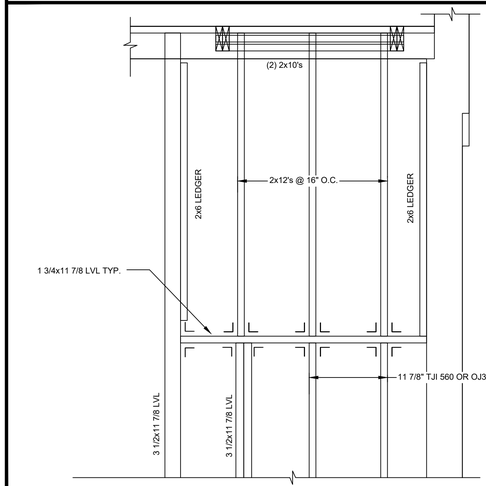
F
S1.1 SECTION
SCALE 1 1/2" = 1'-0"



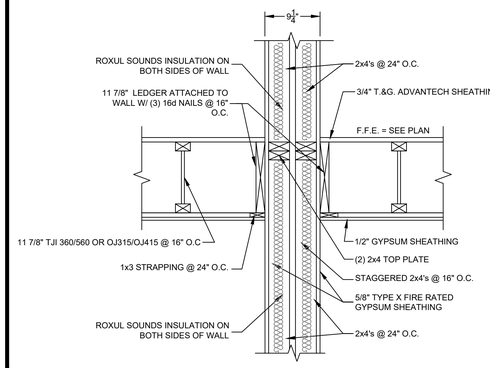
B
S1.1 SECTION
SCALE 1" = 1'-0"



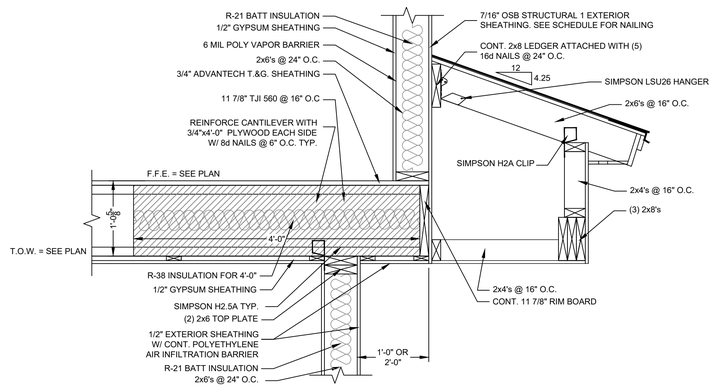
D
S1.1 SECTION
SCALE 3/4" = 1'-0"



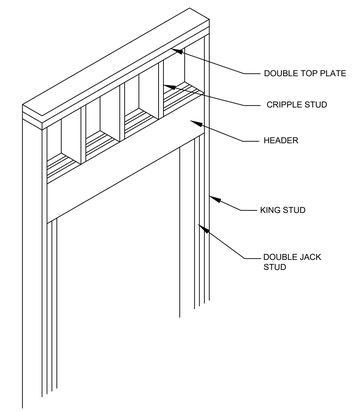
H H
S1.1 S1.2 SECTION
SCALE 1" = 1'-0"



C
S1.1 SECTION
SCALE 1" = 1'-0"



G
S1.2 SECTION
SCALE 1" = 1'-0"



TYPICAL HEADER SECTION
SCALE 1" = 1'-0"

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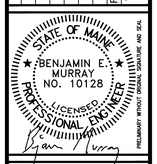

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SOUTH PORTLAND, MAINE
FOR:
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SOUTH PORTLAND, MAINE

DRAWN	CHECKED
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AS NOTED	1-27-2023

S5.1

PROJECT#: 32-22