GENERAL NOTES

1. INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON LIMITED FIELD OBSERVATIONS OF THE EXISTING STRUCTURE. ENGINEER TO REVIEW EXISTING CONDITIONS AND FRAMING DURING DEMOLITION TO VERIFY EXISTING CONDITIONS. MODIFICATIONS TO THESE DRAWINGS BASED ON ACTUAL FIELD CONDITONS MAY BE REQUIRED.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED CHANGES, DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS OR EQUIPMENT SHOWN ON THESE DRAWINGS AND MAKE ONLY THOSE CHANGES ACCEPTED BY THE ENGINEER.
3. PROVIDE JOIST HANGERS AS REQUIRED, SIZED TO SUPPORT LOADS, MANUFACTURED BY SIMPSON STRONG TIE OR ACCEPTED EQUIVALENT.
4. PROVIDE BLOCKING AT INTERSTITIAL SPACES BETWEEN FLOORS AS REQUIRED TO TRANSFER LOADS.
5. THESE DRAWINGS ARE INTENDED TO INDICATE NEW WORK, THEREFORE NOT ALL EXISTING FRAMING IS SHOWN.

MATERIALS

1. DIMENSION LUMBER SHALL BE SPRUCE-PINE-FIR-S NO.2 OR BETTER.
2. VERSA-LAM (VL) BY BOISE CASCADE WITH THE FOLLOWING MINIMUM PROPERTIES:
   A. BEAMS/JOISTS:
      Fb = 3100 PSI
      FV = 285 PSI
      Fc, PERP = 750 PSI
      E = 2,000,000 PSI
   B. POSTS/COLUMNS:
      Fb = 2650 PSI
      Fv = 285 PSI
      Fc, PERP = 750 PSI
      E = 1,700,000 PSI
3. STRUCTURAL STEEL:
   A. WIDE FLANGE SHAPES: ASTM A992
   B. PLATES, BARS, ETC. ASTM A 36
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH, f'c = 3000 PSI AT 28 DAYS.

DESIGN LOADS

1. FLOOR LIVE LOADS:
   A. ROOMS OTHER THAN SLEEPING ROOMS: 40 PSF
   B. SLEEPING ROOMS: 30 PSF
2. SNOW LOADS BASED ON GROUND SNOW LOAD, Pg = 50 PSF.
3. WIND LOADS: 100 MPH EXPOSURE 'B'.

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION.

Drawn: MJM
Checked: MJM
Scale: NONE
Date: 04/07/2014

RENOVATIONS TO 89 WALNUT STREET
PORTLAND, MAINE

Sheet Title: GENERAL NOTES

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Project No.: 14016