

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. 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 ACCEPTABLE ALTERNATE CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY ALTERNATE DETAILS, WHICH HE PROPOSES.

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

D. 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, OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THESE DOCUMENTS SHALL REMOVE ALL PROFESSIONAL AND LIABLE RESPONSIBILITY ON THE PART OF THE ENGINEER.

F. 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 EXEMPT THE CONTRACTOR FROM LIABILITY FOR ANY MATERIALS OR PREPARING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

G. DO NOT SCALE FROM DRAWINGS.

H. CONTRACTOR TO VERIFY BUILDING DRAWING DIMENSIONS.

WOOD NOTES:

PART 1 - GENERAL

1.01 STANDARD SPECIFICATIONS

A. THE CURRENT AIC 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 AMPA 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 "LV" SHALL BE BOISE CASCADE LAMINATED VENER LUMBER WITH A Fb OF 2600 PSI AND E OF 2,000 KSI OR BETTER.

E. ALL PRODUCTS WITH DESIGN PROPERTIES EQUAL OR BETTER THEN THE SPECIFIED PRODUCT SHALL BE ACCEPTABLE.

F. ALL FRAMING LABELED "WP PLS." SHALL BE WOLMANIZED PARALLAM PSI 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 COMPANY.

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 RINGSHANK 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 RINGSHANK 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 690 HOT DIP GALVANIZED 0.1628" COMMON BOX NAILS, OR AS RECOMMENDED BY SIMPSON.

O. ALL SIMPSON PRODUCTS IN CONTACT WITH P.T. LUMBER TO BE "ZMAX" (6185 GALVANIZED) COATED

DESIGN LOADING

PART 1 - LOADING

1.01 DEAD LOAD

A. ROOF=15 PSF

1.02 LIVE LOAD

A. ROOF SNOW LOAD(P_s)=70 PSF (P_f)=35 PSF (P_f)=35 PSF

B. ROOF TOP UNIT=800 LBS MAX. AS PROVIDED BY CONTRACTOR

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" 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 (2x8) PROVIDE:

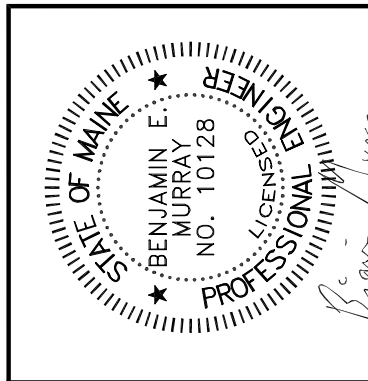
- 3-2X6S AT CORNERS
- DOUBLE PLATE WITH 4" MIN. SPLICE SEPARATION. ALL SPLICES SHALL OCCUR OVER STUDS.

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.

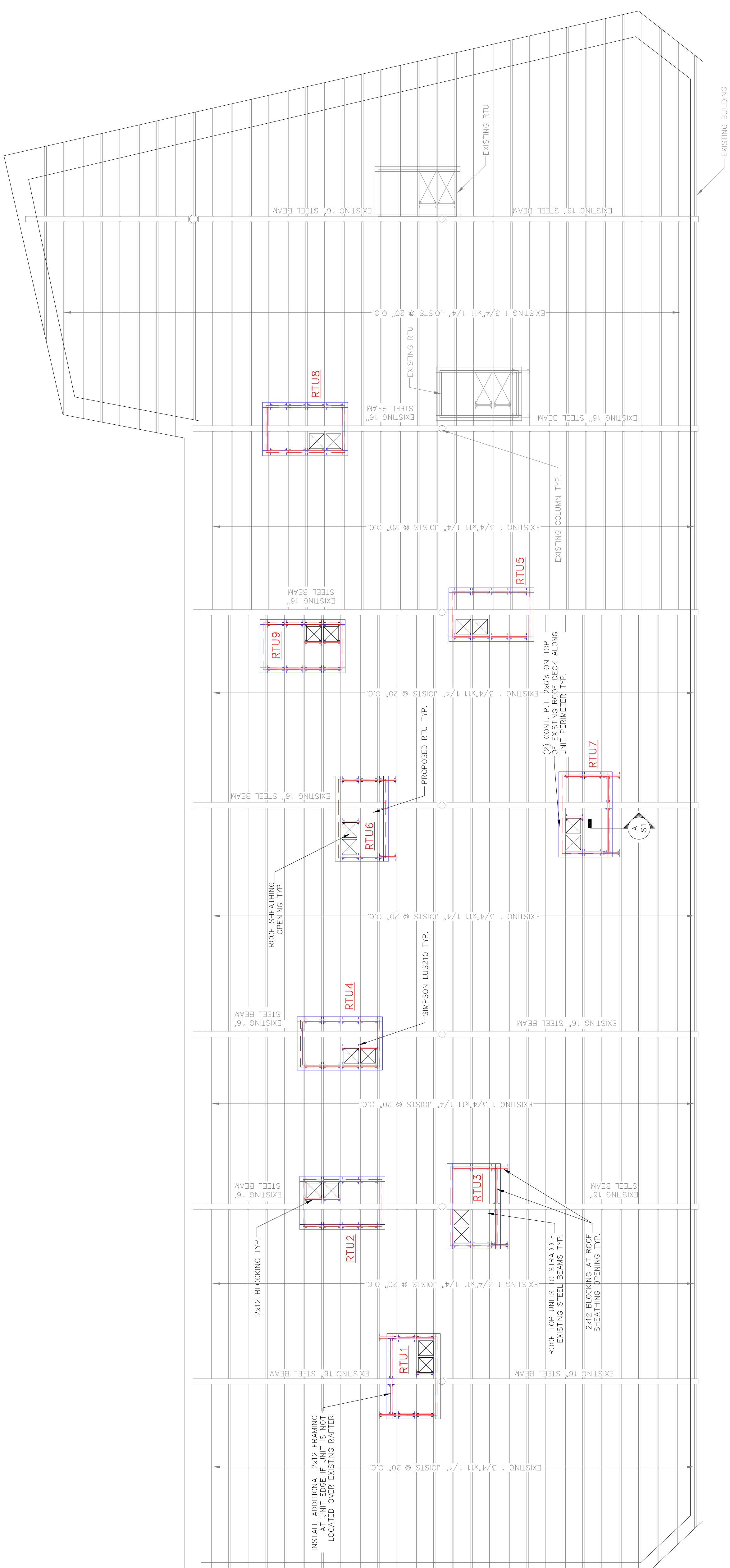
D. PLYWOOD FOR FLOORS AND ROOF SHALL BE INSTALLED WITH BOTH ADHESIVE AND 100 NAILS AT 6" O.C. AT SUPPORTED EDGES AND 12" O.C. ELSEWHERE.

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

- DOUBLE FLOOR-LENGTH JOISTS EACH SIDE OF CHASE WITH JOIST DEPTH SAME AS ADJACENT FLOOR FRAMING.
- MEMBERS CONNECTED WITH SIMPSON DOUBLE JOIST HANGERS.



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NOTES:

- ROOF PENETRATIONS TO BE LOCATED BETWEEN EXISTING RAFTERS, NONE OF THE ROOF FRAMING IS TO BE CUT OR MODIFIED.
- ROOF TOP UNITS TO STRADDLE OVER EXISTING STEEL BEAMS TYP.

MIDDLE STREET

ROOF FRAMING PLAN

SCALE 3/16" = 1'-0"

SHEET TITLE: ROOF FRAMING PLAN	SCALE: AS SHOWN	DATE: APRIL 15, 2014	CHECKED BY: JPK	NO. 1	REVISIONS REVISED RTU LOCATIONS
	CUSTOMER & PROJECT: 80-90 MIDDLE STREET COMMERCIAL PROPERTIES, INC.	STATE: MAINE	COUNTY: CUMBERLAND	TOWN: PORTLAND	LOCATION: 80-90 MIDDLE STREET

PROJ. NO. 2014-457

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