GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. FURTHERMORE, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING, ADJACENT PROPERTY, AND THE PUBLIC. THIS INCLUDES, BUT IS NOT LIMITED TO, PROVIDING AND MAINTAINING SIGNAGE, FENCING, AND TRAFFIC DETAILS DURING CRANE WORK AND AS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.

2. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL SHORING AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.

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

4. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW.

5. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.

6. THE INSTALLATION AND OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.

7. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND/OR ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ARCHITECT AND/OR ENGINEER.

8. ALL CONTRACTORS AND SUBCONTRACTORS 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 THEIR BID. 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. INCORRECT WORK SHALL BE RECTIFIED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR AND SUCCESSFUL SUBCONTRACTORS WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE, HELD AT A DATE AND TIME MUTUALLY AGREED UPON BY THE CONSTRUCTION MANAGER, OWNER, ARCHITECT, AND ENGINEER.

10. DO NOT SCALE FROM THE DRAWINGS.

11. SEE MATERIAL SPECIFICATION NOTES ON THIS SHEET FOR ADDITIONAL REQUIREMENTS.

GENERAL REQUIREMENTS

1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.

2. CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY. REQUIRE SUBCONTRACTOR ATTENDANCE AS REQUIRED FOR COORDINATION OF SITE ACTIVITIES.

3. COORDINATE EACH SHOP DRAWING SUBMITTAL WITH FABRICATION, PURCHASING, DELIVERY, AND RELATED ACTIVITIES. SUBMIT THREE COPIES OF EACH SUBMITTAL TO ARCHITECT, AND PROVIDE SPACE TO RECORD REVIEW AND APPROVAL MARKINGS BY ARCHITECT/ENGINEER.

4. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ARCHITECT/ENGINEER.

5. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.

6. GENERAL CONTRACTOR IS REQUESTED TO SUBMIT WEEKLY UPDATED GANTT CHART SCHEDULE TO OWNER, ARCHITECT, SUBCONTRACTORS AND NEED-TO-KNOW PARTIES FOR COORDINATION PURPOSES.
SCHEDULE MAY BE A FOUR-WEEK "LOOK AHEAD" SCHEDULE.

7. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

8. SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERCROWDING OF CONSTRUCTION SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGEING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.

9. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERTIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.

10. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA

1. INTERNATIONAL BUILDING CODE, 2009 EDITION; INCLUDING CONSIDERATION OF ASCE 7-05, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".

WIND LOAD: PER IBC SECTION 1609.0/ASCE 7-05 CHAPTER 6

BASIC WIND SPEED, (3 SEC GUST)	100 mph
IMPORTANCE FACTOR Iw	1.00
EXPOSURE CATEGORY	B
BUILDING CLASSIFICATION	II
VELOCITY PRESSURE COEF. Kz	0.70
TOPOGRAPHIC PRESSURE COEF Kzt	1.00
DIRECTIONALITY FACTOR, Kd	0.85
VELOCITY PRESSURE qz	25.32 psf
C/C PRESSURE	-58 psf

SNOW LOAD: PER ASCE 7-05, CHAPTER 7:

GROUND SNOW LOAD Pg	50 PSF (FIGURE 7-1)
EXPOSURE FAXTOR Ce	1.0 (TABLE 7-2)
THERMAL FACTOR Ct	1.0 (TABLE 7-3)
IMPORTANCE FACTOR Is	1.0 (CATEGORY II, TABLE 7-4)
FLAT ROOF SNOW LOAD	35 PSF

DRIFTED SNOW LOADS AND DRIFT PER SECTION 7.6 OF ASCE 7-05

SEISMIC LOAD: IBC SECTION 1615.0; EARTHQUAKE DATA PER SECTION 1616.3:

SEISMIC USE GROUP	II
OCCUPANCY IMPORTANCE FACTOR, Ie	1.0
SHORT-PERIOD ACCELARATION Ss	0.32g
1.0 SECOND ACCELARATION S1	0.10g
SITE CLASSIFICATION SOIL TYPE	D
MAXIMUM CONSIDERED EQ, ACCEL. PARAMETER Fa	1.53
MAXIMUM CONSIDERED EQ ACCEL. PARAMETER Fv	2.40
SHORT PERIOD ACCELARATION (ASCE 9,4.1.2.4-1, Sms)	0.49g
1.0 SECOND ACCELARATION (ASCE 9,4.1.2.4-2, Sm1)	0.192g
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACC.	0.326g, SDC B
1.0 SECOND DESIGN SPECTRAL RESPONSE ACC.	0.128g, SDC B

ROUGH CARPENTRY MATERIALS

1. THIS PROJECT INVOLVES REPAIRING DECAYED FRAMING.
APPLY BORA-CARE BY NISUS CORP (800) 264-0870, www.nisuscorp.com.
DILUTE MATERIAL 1:1 WITH POTABLE WATER ON EXISTING TIMBER AND NEW MATERIAL, SPECIFIED THAT IS NOT PRESSURE-TREATED. APPLY WITH PAINT BRUSH, ROLLER, MITT, OR SPRAY PUMP DEPENDING UPON FIELD ACCESS.

2. DIFFERING TIMBER MATERIALS ARE SPECIFIED AT VARIOUS LOCATIONS. MATERIAL GRADES SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:

ROUGH-CUT TIMBERS:	GREEN HEMLOCK, NO. 2 GRADING PER NELMA (WHERE NEEDED TO DUTCHMAN INTO HEMLOCK) PRE-COAT AT SITE WITH BORA-CARE SOLUTION
	EASTERN WHITE PINE NO. 2, GRADING PER NELMA PRE-COAT AT SITE WITH BORA-CARE SOLUTION
PRESSURE-TREATED TIMBER:	SOUTHERN YELLOW PINE NO. 1 GRADING
COMPOSITE LUMBER:	VERSA-LAM BY BOISE-CASCADE, Fb=3,100 psi, E=2000ksi.
COMPOSITE SHEATHING:	ADVANTEK SHEATHING

ALL LUMBER AND TIMBER FRAMING MATERIAL SHALL BE STORED IN A PROTECTED, DRY AREA OFF OF THE GROUND AND GROUND FLOOR SURFACES. STORE MATERIAL OUT OF DIRECT SUNLIGHT TO PREVENT DIFFERENTIAL DRYING AND WARPING.

3. TIMBER FRAMING SCREWS SHALL BE MANUFACTURED BY FASTENMASTER, (413) 789 0252
TIMBER FRAMING SCREWS INCLUDE THE FOLLOWING TYPES AS INDICATED ON DRAWINGS:
TIMBERLOK
HEADLOK
TRUSSLOK
INSTALL ALL FASTENMASTER FASTENERS IN PRE-DRILLED HOLES, USING 1 / 8" PILOT BIT.

OTHER SCREWS BY GRK MAY BE USED AS REQUIRED

4. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. ALL HANGERS SHALL BE "Zmax" PROTECTED, ATTACHED WITH "Zmax" GALVANIZED 10d x 1 ½" NAILS OR NO. 10 SCREWS INSTALLED IN PREDRILLED HOLES AS REQUIRED OR AS DIRECTED BY ENGINEER.

ROUGH CARPENTRY REQUIREMENTS

1. THIS PROJECT INVOLVES EXTENSIVE WORK JOINING NEW MATERIALS WITH EXISTING TIMBER AND LUMBER. TO AVOID SPLITTING EXISTING TIMBERS, IT IS ESSENTIAL TO DRY-FIT SISTERING AND DUTCHMAN REPAIRS AND PREDRILL HOLES IN NEW AND EXISTING TIMBERS. RIGHT-ANGLE DRILLS ARE AN ESSENTIAL TOOL TO ACCOMPLISH THIS WORK UNDER THE FIELD CONDITIONS. INSTALL ALL FASTENMASTER FASTENERS IN PRE-DRILLED HOLES, USING 1/8" PILOT BIT.
TACK JOIST HANGERS INTO POSITION AND PREDRILL PILOT HOLES WITH 3/32" WOOD BIT IF REQUIRED TO PREVENT SPLITTING OF EXISTING FRAMING.

2. APPLY BORA-CARE BY NISUS CORP, DILUTED 1:1 WITH POTABLE WATER ON EXISTING TIMBER AND NEW MATERIAL SPECIFIED THAT IS NOT PRESSURE-TREATED.
APPLY WITH PAINT BRUSH, ROLLER, MITT, OR SPRAY PUMP DEPENDING UPON FIELD ACCESS.
FOLLOW MANUFACTURER'S SAFETY PRECAUTIONS DURING HANDLING AND APPLICATION.
AREAS TO APPLY BORA-CARE INCLUDE THE FOLLOWING:
   a. EXISTING AND NEW FRAMING WITHIN THREE FEET OF BELVEDERE;
   b. EXISTING AND NEW FRAMING WITHIN FIVE FEET FROM EDGE OF EAVE OVERHANGS;
   c. EXISTING AND NEW FRAMING EITHER SIDE OF CHIMNEY OPENINGS AND THREE FEET BELOW;
   d. EXISTING AND NEW FRAMING;

3. INSTALL DIFFERING TIMBER MATERIALS WHERE SPECIFIED AT VARIOUS LOCATIONS.

4. CARPENTRY WORK SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS.

5. THE CARPENTRY SUBCONTRACTOR SHALL BE REQUIRED TO ATTEND A PRE-BID MEETING WITH THE OWNER, GENERAL CONTRACTOR, ENGINEER, AND ARCHITECT.

ttl-architects LLC
28 DANFORTH STREET
SUITE 213
PORTLAND, MAINE 04101
TEL. 207.761.9662
FAX. 207.761.9696

RESURGENCE
ENGINEERING & PRESERVATION, INC.
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

STATE OF MAINE
ALFRED H. HODSON III
No. 9246
REGISTERED PROFESSIONAL ENGINEER
LICENSED

Greater Portland Landmarks
Safford House
Roof and Eave Restoration
93 High Street
Portland, Maine

Date: 06 August 2010
Scale: As Shown
Revisions:

Title:
Structural
General Notes

Sheet No: S-1