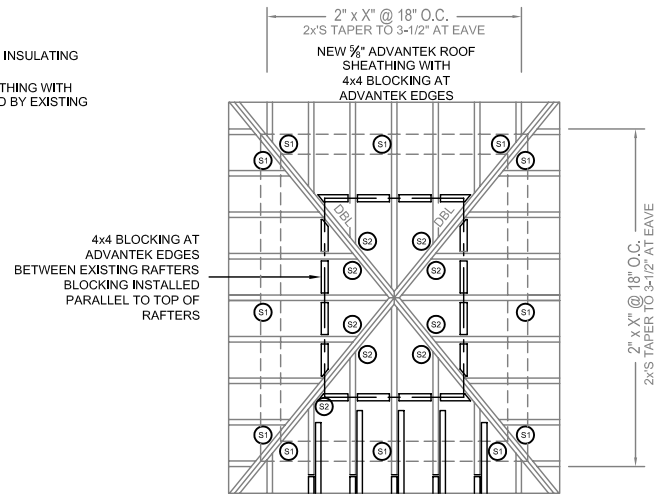
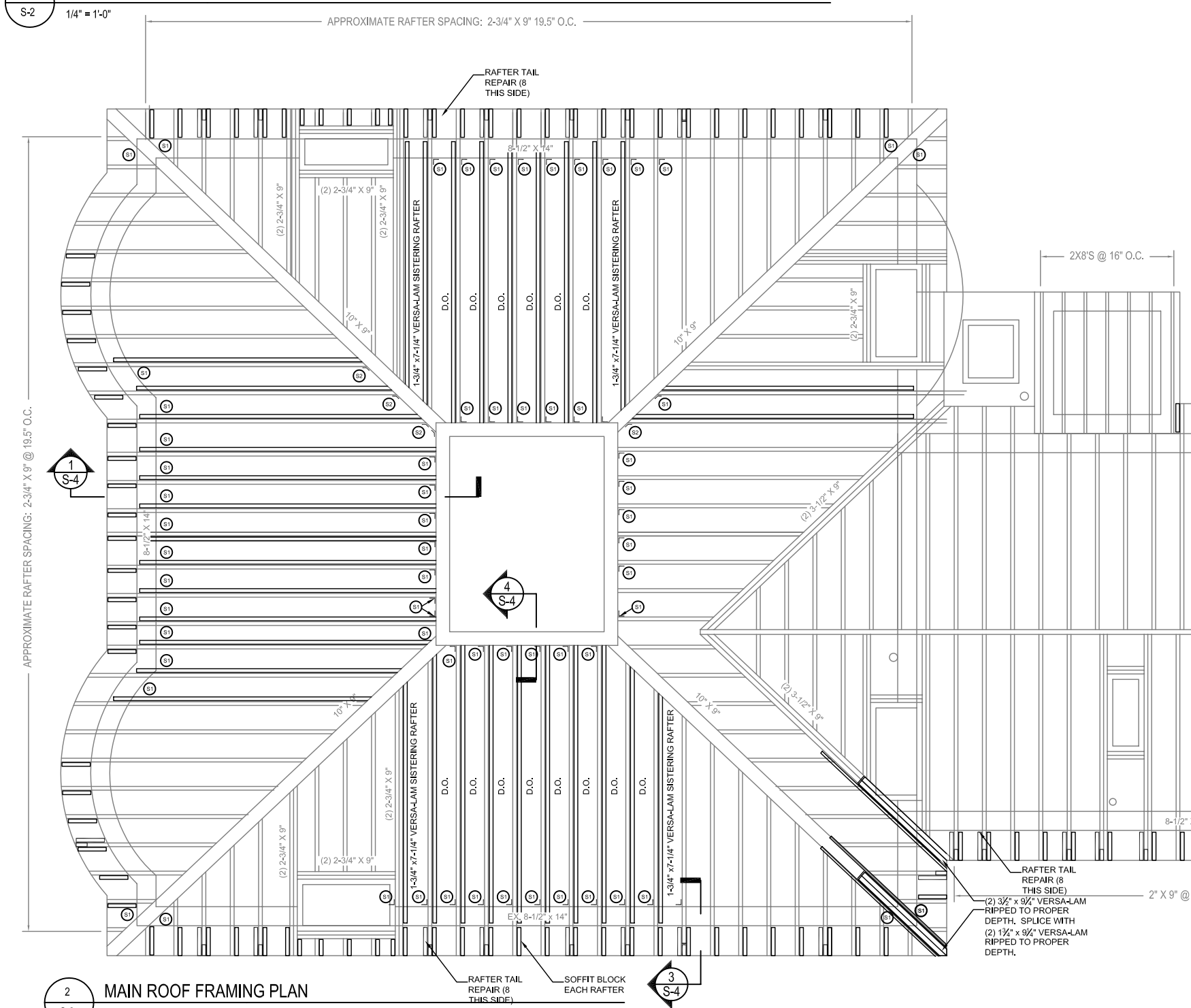
BELVEDERE ROOF FRAMING NOTES:
1. TREAT ALL FRAMING WITH BORA-CARE PRIOR TO INSULATING AND INSTALLING ADVANTEK SHEATHING.
2. SHEATHING TO CONSIST OF ½" ADVANTEK SHEATHING WITH EDGE BLOCKING OF 4x4 OR 4x6 P.T. AS REQUIRED BY EXISTING JOIST DEPTH.



1 S-2 BELVEDERE ROOF FRAMING PLAN
1/4" = 1'-0"



2 S-2 MAIN ROOF FRAMING PLAN
1/4" = 1'-0"

NOTES:

1. DOCUMENTS SHOW ANTICIPATED EXTENT OF DAMAGE FOR BASE BID PURPOSES. EXACT ROOF RAFTER LAYOUT AND EXISTING RAFTER CONDITIONS ARE UNKNOWN DUE TO LIMITED ACCESS. AS ROOFING AND SHEATHING ARE REMOVED FROM WORK AREA, NOTIFY ENGINEER TO VISIT SITE AND VERIFY FRAMING CONDITION AND ROT EXTENT.
2. OWNER WILL ANTICIPATE PRICE ADJUSTMENT RELATIVE TO EXACT AMOUNT OF EXISTING FRAMING DAMAGE THAT WILL BE REVEALED WHEN SECONDARY ROOF AND ORIGINAL ROOF SHEATHING IS REMOVED.
3. CLEAN DEBRIS FROM ENTIRE ROOF CAVITY, INCLUDING FALLEN CHIMNEY BRICKS, DEBRIS IN SOFFITS, AND ORGANIC WASTE PRESENTLY CONCEALED BY ROOFING AND SHEATHING. VACUUM CLEAN ORIGINAL ROOF CAVITY PRIOR TO TREATING WITH BORA-CARE, ADDING FRAMING AND INSULATION, AND RE-SHEATHING ROOF.
4. NOTIFY ENGINEER TO INSPECT CONDITION OF RAFTERS AND GIRDERS. MODIFY BASE BID REPAIR SCOPE BASED ON ENGINEER'S FINDINGS AND RECOMMENDATIONS. SUBMIT ADDITIONAL PRICING TO ARCHITECT FOR APPROVAL..
5. MAKE APPROPRIATE REPAIRS TO LOCAL GIRDER ROT, RAFTER ROT, AND EAVES. THIS WORK WILL REQUIRE TEMPORARY SHORING OF DAMAGED MEMBERS WHILE WORK OCCURS. CONTRACTOR IS FULLY RESPONSIBLE FOR TEMPORARY CONDITIONS ENCOUNTERED WHEN REPAIRING DAMAGED FRAMING.
6. TREAT ALL EXPOSED SURFACES OF CUPOLA ROOF FRAMING WITH BORA-CARE WOOD PRESERVATIVE AT 1:1 DILUTION. TREAT ALL REPLACEMENT FRAMING, INCLUDING CUT ENDS OF TIMBERS AND JOISTS, WITH BORA-CARE. SEE S-1 FOR BORA-CARE NOTES. ADD IMPEL TREATED RODS AS INDICATED.
7. ALL FASTENING NAILS OR SCREWS USED FOR FRAMING AND SHEATHING SHALL BE STAINLESS STEEL, UNLESS TIMBERLOK OR GRK FASTENERS ARE INDICATED OR UNLESS Zmax FASTENERS ARE USED TO BE COMPATIBLE WITH SIMPSON HANGERS..

SIMPSON HARDWARE SCHEDULE

MARK	ITEM	ANTICIPATED QUANTITY
S1	SIMPSON L50Z	4
S2	SIMPSON LS50Z	50
S3	SIMPSON L90 STAINLESS	16
S4	SIMPSON LUS 26 STAINLESS	12
S5	SIMPSON LUS 26-2 STAINLESS	8

QUANTITY FOR BID PURPOSES, ANTICIPATE ADJUSTMENT DEPENDING UPON FABRICATION OPTION CHOSEN

B S-2 SIMPSON HANGER SCHEDULE
NO SCALE

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

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

Date: 06 August 2010
Scale: As Shown
Revisions:

Title:
Roof
Framing Repairs

Sheet No: S-2