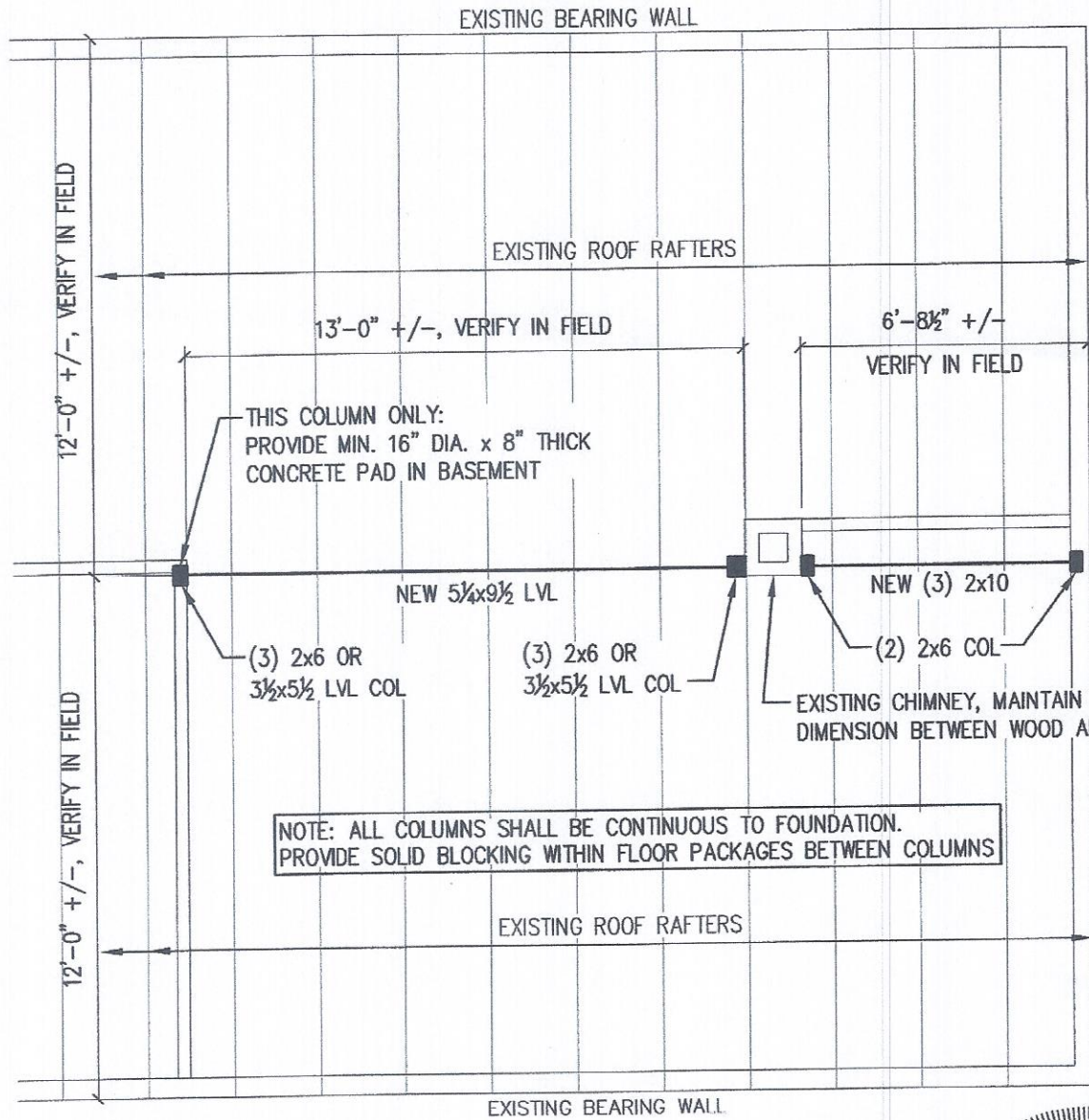


34 West Street
Portland
3rd floor - floor plan

Work Scope:
Remove load bearing walls
Alter per Casco Bay Engineering Plan

Remove wall
**see plan from
Casco Bay Engineering

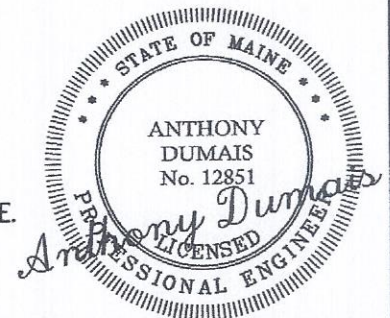
Existing Chimney



NOTE: ALL COLUMNS SHALL BE CONTINUOUS TO FOUNDATION.
 PROVIDE SOLID BLOCKING WITHIN FLOOR PACKAGES BETWEEN COLUMNS

NOTES:

1. NOTIFY ENGINEER IF ANY COLUMNS DO NOT ALIGN WITH WALLS BELOW, AS ADDITIONAL HEADERS & COLUMNS MAY BE REQUIRED.
2. IN BASEMENT, PROVIDE PT WOOD OR STEEL COLUMN ALIGNED WITH COLUMNS ABOVE.



SHEET TITLE:	
34 WEST STREET	MAINE
PORTLAND	
SHEET TITLE:	
PARTIAL ROOF FRAMING PLAN	

CASCO BAY ENGINEERING

424 Fore Street, Portland, ME 04101
 Tel. 207.842.2800 Fax 207.842.2828
 www.cascobayengineering.com

SCALE:	1/4"=1'-0"
DESIGNED:	TD
DRAWN:	TD
DATE:	1-26-16
PROJECT NUMBER:	16-006
SK1	

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
2. EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE CONTRACT DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.
4. THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION PROCEDURES, SEQUENCING AND FOR COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS DURING THE WORK.

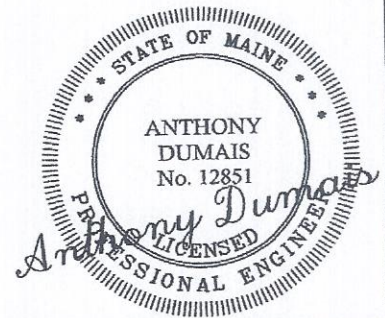
DESIGN CRITERIA:

1. BUILDING CODES:
INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION
ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
2. LIVE LOADS:
FIRST FLOOR LIVING AREAS = 40 PSF
SECOND FLOOR SLEEPING AREAS = 30 PSF
3. SNOW LOADS:
GROUND SNOW LOAD (P_g) = 60 PSF
SNOW EXPOSURE FACTOR (C_e) = 1.0
SNOW LOAD IMPORTANCE FACTOR (I_s) = 1.0
THERMAL FACTOR (C_t) = 1.1
FLAT ROOF SNOW LOAD (P_f) = 46.2 PSF

WOOD NOTES:

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH IBC 2009 REFERENCED EDITIONS OF THE AITC TIMBER CONSTRUCTION MANUAL AND AF&PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. ALL FRAMING SHALL BE SPRUCE-PINE-FIR, No.2 OR BETTER U.N.O. AND HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
3. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT) SOUTHERN YELLOW PINE.
4. WHERE "LVL" IS NOTED ON DRAWINGS, PROVIDE LAMINATED VENEER LUMBER, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

$F_b = 2600$ PSI	$F_c = 2510$ PSI (PARALLEL TO GRAIN)
$F_v = 285$ PSI	$F_c = 750$ PSI (PERPENDICULAR TO GRAIN)
$E = 1555$ PSI	$E = 2,000,000$ PSI
5. ALL ENGINEERED LUMBER THAT IS EXPOSED TO WEATHER SHALL BE WOLMANIZED.
6. PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.
7. WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPLICE BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.
8. ALL CONNECTION HARDWARE SHALL BE BY SIMPSON STONG-TIE (OR APPROVED EQUIVALENT) AND SHALL BE HOP-DIPPED GALVANIZED. HARDWARE IN CONTACT WITH PRESSURE TREATED (PT) LUMBER SHALL BE GALVANIZED G185 (ZMAX). REFER TO MANUFACTURERS LITERATURE FOR PROPER INSTALLATION GUIDELINES.
9. FASTENERS USED IN CONTACT WITH PRESSURE TREATED (PT) LUMBER SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR OTHER FINISH APPROVED BY ENGINEER.
10. ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT. INSTALL ADDITIONAL SOLID BLOCKING WITHIN FLOOR PACKAGE TO PROVIDE CONTINUITY OF LOAD PATH.



SHEET TITLE:

34 WEST STREET
PORTLAND

MAINE

SHEET TITLE:

STRUCTURAL NOTES

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