CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/16/14

Ⓐ STRUCTURAL NOTES:

1. BUILDING CODE USED: 2009 IBC (INTERNATIONAL BUILDING CODE).
2. DESIGN LOADS ARE AS FOLLOWS:

ROOF LOADS:
SNOW Pf=0.70 x Ce x Ct x I x Pg; Pg=80PSF, Ce=1.0, Ct=1.1, I=1.0
DESIGN FLAT ROOF LIVE (BALANCED SNOW) Pf= 46 PSF+DRIFTING/SLIDING SNOW.
DEAD:
STICK FRAME = 10 PSF

FLOOR LOADS:
NOT APPLICABLE

SEISMIC LOAD: DOES NOT CONTROL RENOVATIONS

WIND LOAD:
BASIC WIND SPEED 100 MPH, EXP. B, I=1.00
MWFRS =10 PSF AT ROOF, 20 PSF WALLS
DESIGN BASE SHEAR AT NEW ADDITION= 4.5 KIPS MAXIMUM

Ⓑ GENERAL NOTES:

1. CONTRACTOR SHALL NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS. IN CASE OF CONFLICT OR DIMENSIONS NOT INDICATED, THE ARCHITECT SHALL BE NOTIFIED TO RESOLVE THE DISCREPANCY.
3. DEVIATION FROM DESIGN DRAWINGS IS NOT PERMITTED WITHOUT PRIOR REVIEW BY THE ARCHITECT.
4. THE MORE STRINGENT REQUIREMENTS SHALL GOVERN IN EVENT OF CONFLICT BETWEEN DRAWINGS AND THE PROJECT SPECIFICATIONS.
5. DETAILS AND CONDITIONS NOT INDICATED ON A PART OF THE DRAWINGS SHALL BE CONSIDERED SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES.
6. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS OF SUMPS, OPENING PITS, BOXES, TRENCHES, SLEEVES, DEPRESSIONS, PENETRATIONS, ETC. WITH ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS.
7. WORK COMPLETED BY THE CONTRACTOR WITHOUT DIMENSIONS OR INFORMATION SHALL BE DONE AT THE CONTRACTORS RISK AND IS TO BE REMOVED AND REINSTALLED AT NO ADDITIONAL COST TO OWNER.
8. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, LOCAL/STATE/FEDERAL LAWS AND REGULATIONS WITH CURRENT AMENDMENTS.
9. FRAMING AND WALLS SHALL BE TEMPORARILY BRACED BY THE CONTRACTOR UNTIL ALL WALLS, FLOOR, AND ROOF DECKS HAVE BEEN INSTALLED AND ALL CONNECTIONS BETWEEN THESE ELEMENTS HAVE BEEN MADE. ALL FOUNDATION WALLS SHALL HAVE ADEQUATE TEMPORARY BRACING BEFORE BACKFILL IS PLACED AGAINST THEM. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL ALL WALLS AND DECK ARE FULLY INSTALLED. SHORING, BRACING, AND TEMP. SUPPORT TO BE DESIGNED BY CONTR.
10. ALL CODES AND STANDARDS REFERENCED TO ARE TO BE LATEST EDITIONS WITH CURRENT AMENDMENTS UNLESS OTHERWISE INDICATED.
11. WORK PERFORMED BY THE CONTRACTOR PRIOR TO REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS IS NOT ALLOWED.
12. ALL THRU-BOLTS CONNECTING WOOD NAILERS TO STEEL FRAMING TO BE GALVANIZED. PROVIDE 1/2" DIA. ASTM A307 THRU-BOLTS @ 2'-0" O.C., STAGGERED UNLESS OTHERWISE NOTED.
13. CONTRACTOR IS REQUIRED TO CONFORM TO LATEST "OSHA" STANDARDS WITH CURRENT AMENDMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS & METHODS AND DESIGN OF ALL TEMPORARY SHORING, BRACING, AND/OR NEEDLING PRECAUTIONS DURING BUILDING OPERATIONS, PROTECTION OF PUBLIC AND WORKERS, REMOVAL OF WASTE MATERIAL, PROTECTION OF ADJACENT PROPERTY PROTECTION OF HAZARDOUS OPENINGS, SAFETY PRECAUTIONS, AND SANITARY PROVISIONS OF EMPLOYEES AND SUBCONTRACTORS AS REQUIRED FOR THE DURATION OF THE CONTRACT.
15. SECTIONS CUT ON PLANS APPLY TO OTHER LOCATIONS THAT ARE SAME AND/OR SIMILAR.
16. FRAMING IS NEW UNLESS OTHERWISE NOTED AS "EXISTING".

Ⓒ ENGINEERED LUMBER:

1. "LVL" INDICATES 1¾" WIDE LAMINATED VENEER LUMBER EQUAL TO "VERSA-LAM" AS MANUFACTURED BY BOISE CASCADE CORP. WITH THE FOLLOWING MINIMUM DESIGN VALUES: Fb=2,850psi, E=1,900,000psi, Fv=285psi, Fc perp=750psi.
2. FASTEN MULTIPLE PLIES OF 1.75" WIDE LVL'S AS FOLLOWS:
   A. 2-PLY BEAMS: BEAM DEPTH 7.5 INCHES OR LESS: 2 ROWS OF SIMPSON SDS ¼" x 3.5" LONG SCREWS @ 12"O.C. EACH ROW, STAGGERED TOP AND BOTTOM.
   BEAM DEPTH 9.25 INCHES OR MORE: 3 ROWS OF SIMPSON SDS ¼" x 3.5" LONG SCREWS @ 12"O.C. EACH ROW, STAGGERED TOP AND BOTTOM.
   B. 3-PLY BEAMS: BEAM DEPTH 7.5 INCHES OR LESS: 2 ROWS OF SIMPSON SDS ¼" x 4.5" LONG SCREWS @ 12"O.C. EACH ROW, STAGGERED TOP AND BOTTOM.
   BEAM DEPTH 9.25 INCHES OR MORE: 3 ROWS OF SIMPSON SDS ¼" x 4.5" LONG SCREWS @ 12"O.C. EACH ROW, STAGGERED TOP, BOTTOM AND MID-DEPTH OF BEAM.
3. "VLC" INDICATES VERSA-LAM COLUMN ENGINEERED LUMBER AS MANUFACTURED BY THE BOISE-CASCADE CORP. WITH THE FOLLOWING MINIMUM DESIGN VALUES: Fb=3,100psi, E=2,000,000psi, Fc perp=750psi, Fc parallel=3,000psi
4. SUBSTITUTIONS ARE NOT ALLOWED FOR MATERIALS AND FASTENERS SPECIFIED HEREIN.
5. ALL METAL CONNECTORS AND RELATED FASTENERS TO BE STANDARD G60 GALVANIZED COATING BY SIMPSON STRONG-TIE, NO EXCEPTIONS.
6. ALL METAL CONNECTORS AND RELATED FASTENERS SUPPORTING OR IN CONTACT WITH PT LUMBER TO BE STAINLESS STEEL, NO EXCEPTION.

Ⓓ WOOD FRAMING:

1. ALL LUMBER IS TO BE SURFACE DRY MATERIAL OF GOOD QUALITY WITHOUT CHECKS, SPLITS, TWISTS, WARPING, OR OTHER DEFICIENCIES. LUMBER NOT MEETING THIS CRITERIA IS TO BE REJECTED OR USED FOR INCIDENTAL USE (BLOCKING, FURRING, ETC.). THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF THESE UNACCEPTABLE MEMBERS AT ANY TIME, WHETHER BEFORE OR AFTER APPLICATION OF FINISH MATERIAL.
2. ALL DIMENSIONAL LUMBER USED FOR STICK FRAMING TO BE #2 GRADE SPF OR BETTER. ALL SAWN LUMBER POSTS TO BE #1 GRADE SPF OR BETTER, UNO ON PLANS.
3. ALL STRUCTURAL WOOD FRAMING EXPOSED TO WEATHER, CONCRETE OR MASONRY IS TO BE PRESSURE TREATED CONFORMING TO THE AMERICAN WOOD PRESERVERS INSTITUTE, U.N.O. ON PLANS.
4. ROOF SHEATHING SHALL BE MIN. 5/8" NOMINAL THICKNESS APA STRUCTURAL 1 RATED EXTERIOR GRADE PLYWOOD WITH A 48/24 PANEL SPAN RATING. PLYCLIPS ARE NOT REQUIRED AT UNSUPPORTED EDGES EXCEPT WHERE BLOCKING IS SPECIFIED ON PLANS. FASTEN SHEATHING TO ROOF FRAMING USING 8d x 0.131" HOT DIPPED GALVANIZED NAILS SPACED AT 6" o.c. ALONG PANEL EDGES AND 12" o.c. AT FIELD. PANEL SPAN TO BE PERPENDICULAR TO FRAMING BELOW, STAGGER ALL JOINTS MINIMUM 4'-0".
5. CONNECTIONS REQUIRED FOR WOOD FRAMING, BUT NOT INCLUDED IN STRUCTURAL DETAILS ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW AND SHALL DEVELOP THE FULL CAPACITY OF THE JOINING MEMBERS.
6. ALL FLUSH FRAMED MEMBERS TO BE CONNECTED USING TRUSS/JOIST/BEAM HANGERS SPECIFIED ON PLANS, AND MUST BE ABLE TO DEVELOP THE FULL CAPACITY OF THE MEMBERS BEING JOINED.
7. ALL FABRICATED HARDWARE TO BE SELECTED FOR SIZE OF MEMBERS JOINED AND/OR SUPPORTED. ALL HARDWARE TO DEVELOP THE FULL STRENGTH OF THE MEMBERS.
8. DO NOT SUBSTITUTE MULTIPLE "2X" MEMBERS FOR SOLID POSTS INDICATED.
9. WHERE POST CAPS OR BASES ARE NOT SHOWN ON DRAWINGS, PROVIDE THE FOLLOWING:
   POSTS FRAMING UNDER OR OVER BEAMS: SIMPSON "AC" OR "LPC" SERIES POST CAPS FOR CAPS AND BASES.
   POSTS FRAMING ONTO SILLS: SIMPSON "BC" SERIES.
   POSTS ON CONCRETE FOOTINGS OR PIERS: SIMPSON "AB" SERIES BASE WITH 1/2"DIAMETER ANCHOR BOLT.
10. ALL POSTS AND STUD COLUMNS TO BE CONTINUOUS TO FOUNDATION, OR 1ST FLOOR FRAMING BELOW.
11. POSTS AT CORNERS TO BE 3-2x6 OR 6x6 UNO ON PLANS.
12. ALL BUILT-UP DIMENSIONAL LUMBER BEAMS AND STUD COLUMNS TO BE GLUED AND SCREWED TOGETHER WITH 2 ROWS OF SIMPSON SDS 1/4"x3" SCREWS AT 12"O.C. EACH ROW, STAGGERED FOR EACH 2 PLIES. PROVIDE ONE ROW TOP AND BOTTOM FOR BEAMS UP TO 12" DEEP, AND 3 ROWS (ONE TOP, BOTTOM AND MID-DEPTH) FOR ALL BEAMS GREATER THAN 12" DEEP.
13. ALL POSTS AND COLUMNS TO BE BLOCKED SOLID ALL FOUR (4) SIDES WHEN EXTENDING THROUGH CEILING AND/OR FLOOR FRAMING. (THIS IS REQUIRED TO KEEP FROM BUCKLING FAILURE.)
14. ALL FRAMING EXPOSED TO THE WEATHER TO BE PRESERVATIVE TREATED.
15. WHERE POSTS FRAME THROUGH FLOOR LEVELS, PROVIDE A CONTINUOUS LOAD PATH THROUGH FLOORS TO BEAM OR FOUNDATION BELOW. POSTS MAY BE SPLICED AT FLOOR LEVEL. PROVIDE SOLID BLOCKING WITH CROSS SECTIONAL AREA AND COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN POST BELOW IF TOP AND BOTTOM POSTS ARE NOT IN CONTACT WITH EACH OTHER.
16. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR ALL PENETRATIONS REQUIRED.
17. ALL FRAMING LUMBER TO BE #2 GRADE SPRUCE-PINE-FIR (SPF) OR BETTER, UNLESS OTHERWISE NOTED ON PLANS.
18. DO NOT SUBSTITUTE MULTIPLE STUDS FOR SOLID POSTS INDICATED.
19. UNLESS NOTED OTHERWISE, CONNECTIONS FOR ALL WOOD MEMBERS TO BE IN ACCORDANCE WITH THE 2009 IBC FASTENING SCHEDULE AS SHOWN IN TABLE 2304.9.1.

Ⓔ SUBMITTALS:

1. THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR ALL PARTS OF WORK. FABRICATION OR ERECTION OF NEW STRUCTURAL ELEMENTS SHALL NOT COMMENCE WITHOUT REVIEW BY THE ARCHITECT AND ENGINEER. SUBMIT TWO COPIES AND ONE SEPIA, COPY WILL BE REVIEWED AND ONE COPY AND SEPIA WILL BE RETURNED.
2. REQUIRED SUBMITTALS INCLUDE:(WHERE APPLICABLE)
   CONCRETE MIX DESIGN(S)
   CONCRETE REINFORCING INCLUDING BAR SUPPORTS
   CONCRETE WALL CONSTRUCTION JOINT LOCATION PLAN
   METAL CONNECTORS AND FASTENERS
   ENGINEERED LUMBER
   ENGINEERED WOOD TRUSSES WITH STAMPED P.E. CALCULATIONS FOR THE STATE BUILDING IS CONSTRUCTED IN. (TRUSS SHOP DRAWINGS WITHOUT MAINE PE STAMP WILL NOT BE REVIEWED.)

Ⓕ TESTING:

1. OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO CONDUCT PERIODIC TESTS TO CONFIRM THAT CONSTRUCTION IS IN CONFORMANCE WITH SPECIFIED PROCEDURES, DRAWINGS, AND SPECIFICATIONS. TEST REPORTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER.

COMPLY WITH ALL LATEST FEDERAL, STATE AND LOCAL REQUIREMENTS

STATE OF MAINE
STEVEN R. GRANT
No. 6925
PROFESSIONAL ENGINEER

REV:	BY:	DATE:	STATUS:
1	SRG	12.21.2013	PER PORTLAND CEO COMMENTS

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PROJECT NO.	EOR	DESIGN	CHKD	DRAWN
13-090	SRG	SRG	SRG	SRG

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SRG ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SRG ENGINEERING, INC.

NOTE SHEET
OF
INN AT PORTLAND
PORTLAND, MAINE
FOR
INN AT PORTLAND
PORTLAND, MAINE

DATE	SCALE
10.18.13	AS NOTED

SHEET S1 OF 5