

GENERAL NOTES

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH DESIGN BUILD DOCUMENTS PROVIDED BY MECHANICAL, ELECTRICAL, AND PLUMBING SUB CONTRACTORS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

DESIGN LOADS:

BUILDING CODE: BUILDING OFFICIALS AND CODE ADMINISTRATORS 1999 (BOCA 1999) ASCE 7-98 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

- DESIGN LIVE LOADS: ROOF

GROUND SNOW LOAD (Pg):	60 PSF
SNOW EXPOSURE FACTOR (Ce):	1.0
SNOW THERMAL FACTOR (Ct):	1.1
SNOW LOAD IMPORTANCE FACTOR(I):	1.0
FLAT ROOF SNOW LOAD	46 PSF + DRIFT

TIMBER NOTES

- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AITC TIMBER CONSTRUCTION MANUAL, AND THE AF&PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
- INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED. MINIMUM GRADE NO1/NO2 SPRUCE-PINE-FIR KLN DRIED TO 19% MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- PRESSURE TREATED LUMBER SHALL BE USED FOR EXTERIOR EXPOSURE, OR WHERE SHOWN ON THE DRAWINGS. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH CCA TO 0.4 #/CF IN ACCORDANCE WITH AWPA C-18.
- ALL WALL SHEATHING SHALL BE 1/2" THICK APA PERFORMANCE RATED SHEATHING. SHEATHING SHALL BE NAILED TO FRAMING AT 6" O.C. AT EDGES U.N.O.
- ALL DENSGLASS WALL SHEATHING SHALL CONFORM TO ASTM C 1177. STORAGE AND HANDLING OF DENSGLASS AND ASSOCIATED FASTENERS AND SEALANTS SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS.

STRUCTURAL STEEL NOTES

- STRUCTURAL STEEL FABRICATION AND ERECTION SHALL CONFORM TO AISC SPECIFICATION FOR THE DESIGN FABRICATION, AND ERECTION OF STRUCTURAL STEEL 9TH EDITION, AND THE "CODE OF STANDARD PRACTICE, LATEST EDITION.
- STRUCTURAL STEEL: STEEL PLATES, ANGLES, AND BARS SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL WIDE-FLANGE SECTIONS SHALL CONFORM TO ASTM A992 (ASTM A572 GRADE 50 WITH SPECIAL REQUIREMENTS PER AISC TECHNICAL BULLETIN #3 DATED MARCH, 1997).
- WHERE WELDING IS INDICATED, ALL WELDING SHALL CONFORM TO AWS D1.1-LATEST EDITION. ELECTRODES SHALL BE CONFORM TO AWS A5.1 E70XX SERIES WITH PROPER ROD TO PRODUCE OPTIMUM WELD (LOW HYDROGEN).
- ALL STEEL SHALL BE FABRICATED AND SHIPPED WITH A RUST INHIBITIVE PRIMER, COMPATIBLE WITH FINISH PAINT SYSTEM. (SEE PAINTING NOTES.)
- PROVIDE ALL ANGLES, PLATES, ANCHORS, BOLTS, ECT SHOWN ON STRUCTURAL DRAWINGS.
- STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED ACCORDING TO ASTM A123, UNLESS OTHERWISE NOTED TO BE PAINTED.

METAL DECK

- THE METAL ROOF DECK SHALL BE FORMED OF STEEL SHEETS CONFORMING TO ASTM STANDARD A611.
- METAL ROOF DECK SHALL BE 3NP 20/18 GALVANIZED METAL DECK WITH THE FOLLOWING MINIMUM PROPERTIES PER FOOT:

I = 1.583 IN.4
SP = 0.624 IN.3
SN = 1.017 IN.3
- WELD ROOF DECK SHEETS 12 INCHES ON CENTER TO ALL STRUCTURAL SUPPORTS WITH 5/8 INCHES OR LARGER PUDDLE WELDS UNLESS OTHERWISE NOTED ON DRAWINGS. WELD DECK AROUND OPENINGS, ALONG EXPANSION JOINTS, ALONG BRACED FRAME COLUMN LINES, AND AROUND THE BUILDING PERIMETER AT 6 INCHES ON CENTER INCLUDING THE SIDES OF THE DECK. PROVIDE #10 TEK SIDELAP FASTENERS AT 1/4 PTS OF THE DECK SPAN (3 MIN PER SPAN).

PAINTING NOTES

- APPLICATOR QUALIFICATIONS: ENGAGE AN EXPERIENCED APPLICATOR WHO HAS A MINIMUM OF (5) YEARS OF EXPERIENCE WITH HIGH PERFORMANCE COATING SYSTEMS AN THEIR APPLICATION IN RENOVATIONS.
- STANDARDS: COMPLY WITH APPLICABLE RECOMMENDATIONS MADE BY SSPC PAINTING MANUAL-EIGHTH EDITION.
- SUBMIT CERTIFICATION BY MANUFACTURER THAT PRODUCTS SUPPLIED COMPLY WITH REQUIREMENTS INDICATED THAT LIMIT THE AMOUNT OF V.O.C.'S IN COATING PRODUCTS.
- DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL, UNOPENED CONTAINERS BEARING MANUFACTURER'S NAME, LABEL, AND STORE AS PER MANUFACTURER'S RECOMMENDATIONS.
- APPLY COATINGS ONLY WHEN TEMPERATURE OF SURFACES TO BE COATED AND SURROUNDING AIR TEMPERATURES ARE BETWEEN 45 AND 95 DEGREES F(7 TO 35 DEGREES C), UNLESS OTHERWISE INDICATED BY THE MANUFACTURER AND INCLUDED IN THE SCOPE OF THE WARRANTY.
- PROVIDE 5 YEAR WRITTEN WARRANTY THAT REPAINTED AREAS WILL BE FREE OF DEFECTS RELATED TO WORKSMANSHIP, MATERIAL DEFICIENCY, AND EXPOSURE.
- PROVIDE TNECOC COATING SYSTEM OR APPROVED EQUAL. ENSURE THAT FINISH PAINTS ARE COMPATIBLE WITH THE STRUCTURAL STEEL PRIMER AND GALVANIZED COATING ON THE ROOF DECK.
- PREPARE SURFACES TO RECEIVE WORK OF THIS SECTION IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS APPLICABLE TO EACH MATERIAL, CONDITION, AND FINISH.
- START OF APPLICATION IS CONSTRUED AS ACCEPTANCE OF THE SURFACE AS BEING SATISFACTORY TO THE APPLICATOR.
- APPLY HIGH-PERFORMANCE PAINTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATES AND TYPES OF MATERIALS BEING APPLIED. NO MATERIAL SHALL BE THINNED IN ANY WAY EXCEPT AS DIRECTED BY THE MANUFACTURER.

PAINTING NOTES CONT.

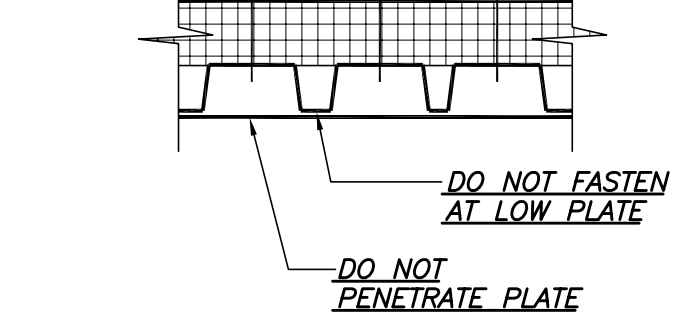
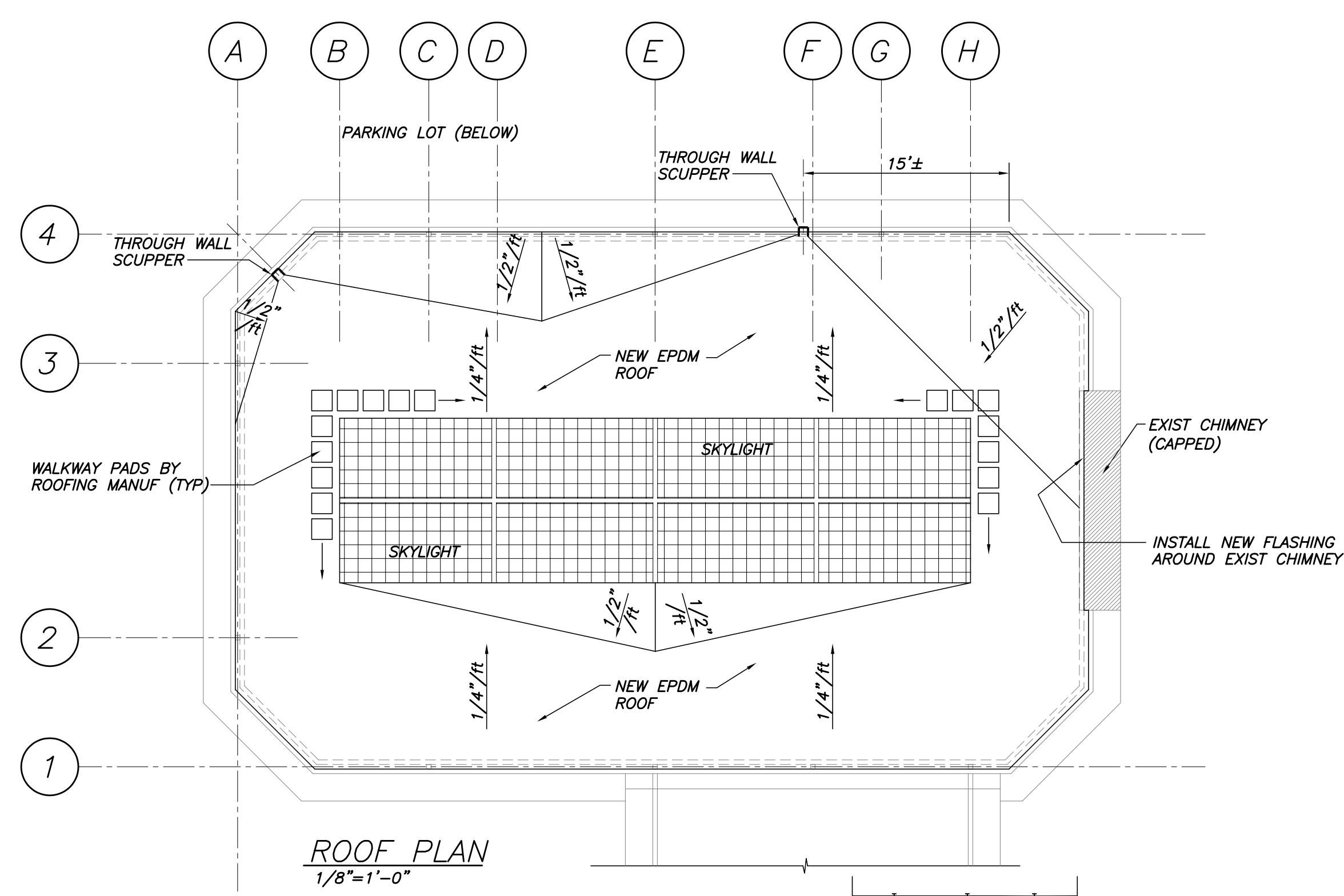
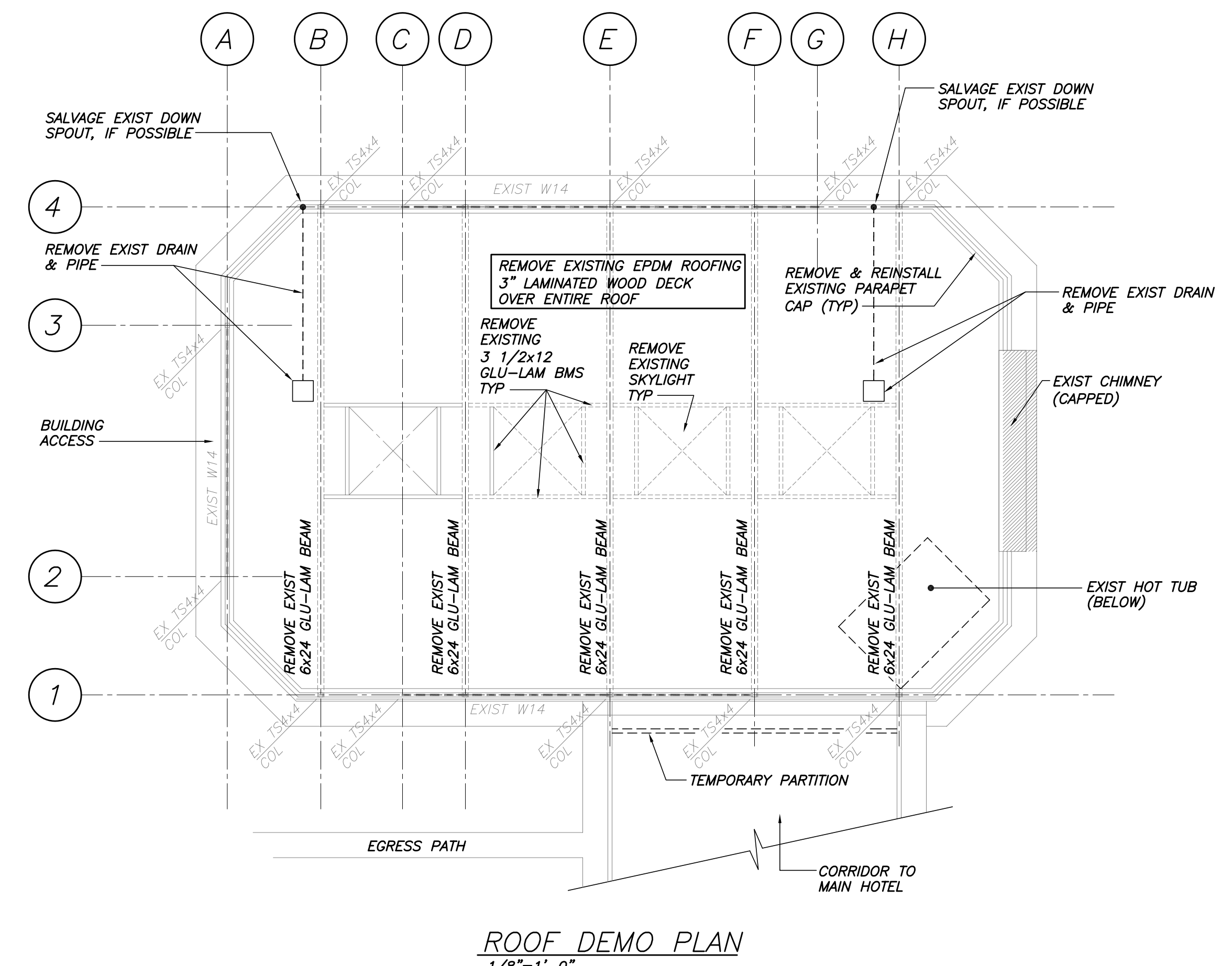
- APPLY HIGH PERFORMANCE PAINTS AT COVERAGE RATES AND DRY FILM THICKNESS (DFT) AS INDICATED:
 - PRIMER: EPOXY COAT PRIMER APPLIED AT SPREADING RATE RECOMMENDED BY MANUFACTURER.
 - 2-3 MILS DFT
 - STRIP/BRUSH COAT: EPOXY INTERMEDIATE COAT APPLIED TO ALL STEEL EDGES.
 - 4-6 MILS DFT
 - INTERMEDIATE COAT: EPOXY INTERMEDIATE COAT APPLIED AT SPREADING RATE RECOMMENDED BY MANUFACTURER.
 - 4-6 MILS DFT
 - TOP COAT: SEMI GLOSS TOP COAT APPLIED AT SPREADING RATE RECOMMENDED BY MANUFACTURER.
 - 4-6 MILS DFT

ELASTOMERIC SHEET ROOFING NOTES

- EPDM ROOFING MEMBRANE: ASTM D 4637, TYPE I, NON-REINFORCED UNIFORM, FLEXIBLE SHEET MADE FROM EPDM AND AS FOLLOWS:
 - MANUFACTURERS:
 - FIRESTONE
 - JOHNS & MANVILLE
 - CELOTEX
 - CARLISLE
 - THICKNESS: 60 MILS NOMINAL
 - COLOR: BLACK
 - MECHANICAL FASTENERS, SHEET FLASHING, BONDING ADHESIVES, SEAMING MATERIAL, METAL TERMINATION BARS, AND MISCELLANEOUS ACCESSORIES SHALL CONFORM TO MEMBRANE MANUFACTURER'S RECOMMENDATIONS.
- ROOF INSULATION SHALL CONFORM TO ASTM C 1289-95 TYPE II, POLYISOCYANURATE CLOSED CELL FOAM CORE WITH MANUFACTURER'S STANDARD FACING, THICKNESS AS INDICATED ON DRAWINGS, SQUARE EDGES, R VALUE OF 6.0 PER INCH THICKNESS. THE COMPLETE ROOF ASSEMBLY SHALL HAVE A MINIMUM R VALUE OF 35.
- PRODUCT DATA: PROVIDE CHARACTERISTICS OF MEMBRANE MATERIALS, FLASHING MATERIALS, INSULATION AND WALKWAY PADS TO THE ENGINEER OF RECORD.
- PERFORM WORK IN ACCORDANCE WITH UL 790(UNDERWRITERS LABORATORIES INC.) CLASS A FIRE HAZARD CLASSIFICATION. FM 4470 (FACTORY MUTUAL ENGINEERING CORPORATION) -ROOF ASSEMBLY CLASSIFICATION WIND UPLIFT REQUIREMENT OF 1-90, FM CONSTRUCTION BULLETIN 1-28, CLASS 1 A CONSTRUCTION.
- THE LOADS OF CONSTRUCTION SHALL NOT EXCEED 50 POUNDS PER SQUARE FOOT, AND SHALL NOT BE APPLIED UNTIL ALL STRUCTURAL STEEL IS COMPLETE. MATERIALS SHALL BE DELIVERED IN SUFFICIENT QUANTITY TO ALLOW CONTINUITY OF THE WORK.
- WEATHER PROTECTION SHALL MEAN THE TEMPORARY PROTECTION OF THAT WORK ADVERSELY AFFECTED BY MOISTURE, WIND, HEAT, AND COLD BY COVERING, PATCHING AND SEALING, ENCLOSING THE AREA OF WORK.
- INSTALL MEMBRANE IN DRY WEATHER. MEMBRANE SHALL BE APPLIED TO PROPERLY DRIED SURFACE. MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS FOR EXTREME WEATHER CONDITIONS SHALL BE FOLLOWED, I.E., COLD WEATHER APPLICATION FOR AIR TEMPERATURES BELOW 40 DEGREES F.
- PROVIDE 10 YEAR WRITTEN WARRANTY INCLUDING COVERAGE OF MATERIALS AND INSTALLATION AND RESULTING DAMAGE TO BUILDING RESULTING FROM FAILURE TO RESIST MOISTURE PENETRATION.
- PROVIDE WALKWAY PADS COMPATIBLE WITH ROOF MEMBRANE AS INDICATED ON DRAWING.

DEMOLITION NOTES

- CONTRACTOR AND SUBCONTRACTORS ARE ADVISED THAT THE ENVIRONMENTAL PROTECTION ADMINISTRATION REQUIRES NOTIFICATION BEFORE ANY DEMOLITION WORK TAKES PLACE, EVEN WHEN ZERO AMOUNT OF ASBESTOS IS EXPECTED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THIS NOTIFICATION.
- PRIOR TO STARTING DEMOLITION TEMPORARY PROTECTION FOR POOL AND HOT TUB MUST BE INSTALLED. TEMPORARY PROTECTION SHALL BE MAINTAINED THROUGH THE DURATION OF THE PROJECT.
- PLANS AND DETAILS FOR TEMPORARY PROTECTION SYSTEM SHALL BE SUBMITTED FOR REVIEW TO THE E.O.R.
- EXCEPT AS OTHERWISE NOTED, ALL MATERIALS DEMOLISHED OR REMOVED, AS WELL AS ALL DEBRIS, RUBBER, AND OTHER SURPLUS MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- REMOVE ALL EXISTING MECHANICAL VENTILATION SYSTEMS FROM ROOF.
- NOTE WELL: COORDINATE REMOVAL WORK AT ROOF WITH APPLICABLE REFERENCED SECTIONS TO ASSURE THAT PERMANENT NEW WORK FOLLOWS AS CLOSELY AS POSSIBLE THE OPENING OF EXISTING ROOF AREA. PROVIDE ADEQUATE TEMPORARY WEATHER PROTECTION AS REQUIRED UNTIL NEW WORK IS SUFFICIENTLY COMPLETED TO PROTECT BUILDING AND CONTENTS.
- REMOVAL OF MECHANICAL AND ELECTRICAL WORK SHALL BE COORDINATED WITH SUBCONTRACTORS WORKING ON A DESIGN BUILD BASIS.
 - WHEREVER ITEMS SERVICED BY GAS, WATER, SANITARY, ELECTRICAL, OR OTHER FACILITIES ARE REMOVED, SERVICES SHALL BE PROPERLY CAPPED, PLUGGED, OR OTHERWISE TERMINATED.
 - CONTRACTOR SHALL COORDINATE WITH HOTEL MANAGEMENT REGARDING SHUTTING DOWN MECHANICAL AND ELECTRICAL SYSTEMS.
- BUILDING OCCUPANCY: BUILDING WILL NOT BE ACCESSIBLE DURING DEMOLITION AND CONSTRUCTION. ADJACENT/ATTACHED FACILITIES WILL BE ACCESSIBLE.
 - CONTRACTOR SHALL PROVIDE TEMPORARY WALL BETWEEN CONSTRUCTION SITE AND ACCESSIBLE AREAS.
 - CONTRACTOR SHALL ARRANGE WITH OWNER FOR TEMPORARY VACATING OF ADJACENT FACILITIES DURING MAJOR STRUCTURAL REMOVALS OR INSTALLATIONS.
 - EXISTING AND TEMPORARY ENTRANCES/EGRESS TO EXIST FACILITIES MUST BE MAINTAINED AT ALL TIMES WHILE BUILDINGS ARE OCCUPIED.
- DAMAGES: PROMPTLY REPAIR DAMAGES TO NEW IMPROVEMENTS OR EXISTING WORK TO REMAIN, CAUSED BY DEMOLITION OR REMOVAL OPERATIONS, AS DIRECTED BY ENGINEER.
- POLLUTION CONTROL:
 - COMPLY WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - TAKE ALL REASONABLE PRECAUTIONS TO AVOID ANNOYANCE OF STAFF AND PUBLIC, IN PARTICULAR BY LIMITING THE AMOUNT OF DUST AND DIRT RISING IN THE AIR, AND NOISE LEVEL CONTROL.
 - DO NOT THROW MATERIALS DOWN ONTO TRUCKS OR CONTAINERS. PROVIDE AND MAINTAIN SUITABLE CHUTES, ENCLOSED WHERE NECESSARY, LEADING TO REFUSE TRUCKS OR CONTAINERS.
- ASBESTOS CONTAINING MATERIALS ARE NOT EXPECTED. SHOULD EXIST ASBESTOS CONTAINING MATERIALS BE ENCOUNTERED DURING ANY REMOVAL, ALTERATION, CUTTING, OR PATCHING WORK, NOTIFY OWNER IMMEDIATELY AND DO NOT PROCEED FURTHER WITH FURTHER WORK INVOLVING THE ASBESTOS. REMOVAL OF ASBESTOS, NOT SPECIFICALLY INDICATED, IS EXCLUDED FROM THIS CONTRACT AS WELL THE ENGINEER OF RECORD'S INVOLVEMENT.



NOTE: NO FASTENERS TO PENETRATE LOW FLUTES OF ROOF DECK. ROOF DECK IS FINISHED CEILING.

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**HOWARD JOHNSONS PLAZA HOTEL
PORTLAND, MAINE
POOL ROOF REPLACEMENT
GENERAL NOTES, ROOF & ROOF DEMO PLAN**

Designed	DJO	Scale	NOTED
Drawn	APP	Date	09/02/04
Checked	TMN	Becker Job Number	1244