



Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions  
12/20/2018

# PROPOSED RENOVATION for: 13 ATLANTIC ST PORTLAND, ME

**Note:** Plans, designs, arrangements, drawings and specifications are owned by, and the property of this office and were created, evolved and developed for use on and for the project and site conditions. Plans shall be used by or disposed of in whatever manner without the written permission of this design office.

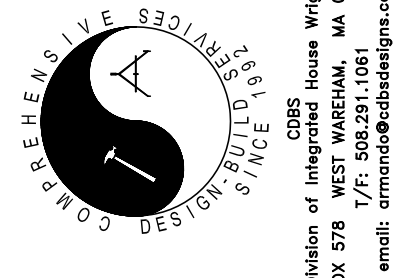
**Note:** All sub-trades and fabricators shall be responsible for ensuring proper location and fit of all field construction and manufactured items called for or shown on this drawing.



Description  
PROPOSED  
Repair/Renovation

Date  
Approved as Noted  
 Approved  
by

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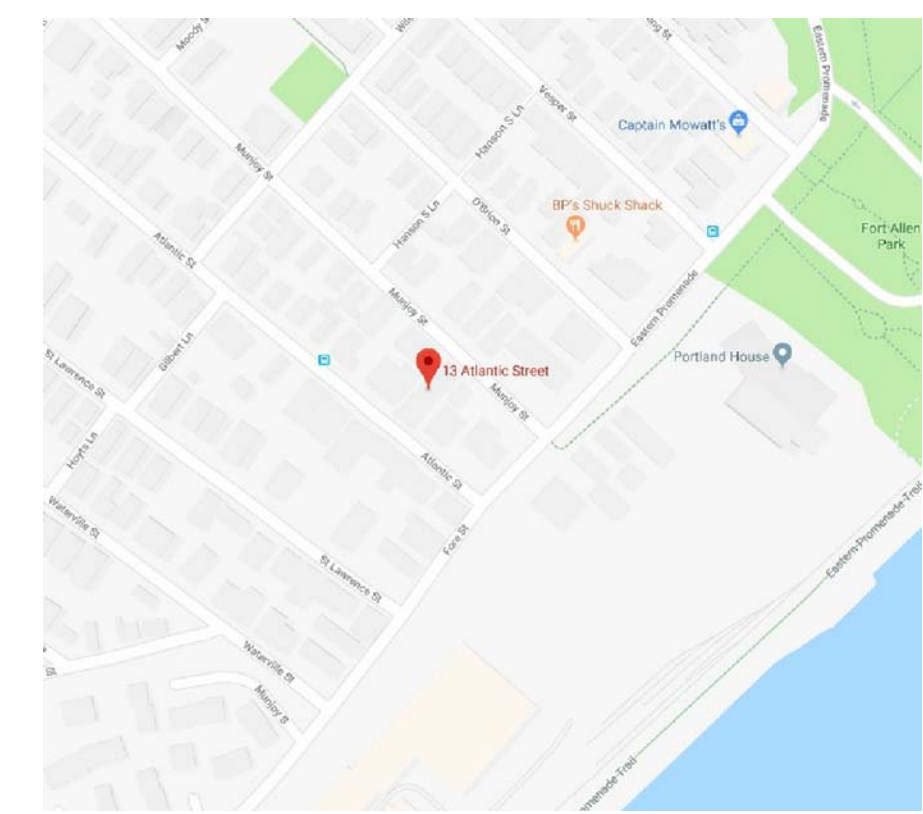
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### FRAMING LUMBER

- 1.) ALL FRAMING LUMBER SHALL BE KILN DRIED 19% MAXIMUM MOISTURE CONTENT. LUMBER SHALL MEET AS A MINIMUM THE FOLLOWING DESIGN VALUES FOR "SPRUCE-FINE-FIR":  
A. 2x STUD CONSTRUCTION GRADE Fb=800, Fv=70, Fc=150  
B. 2x JOISTS/RAFTERS NO. 1 GRADE Fb=1150, Fv=70  
C. POSTS NO. 1 GRADE Fb=2000, Fv=65, Fc=675
- 2.) ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN AND MINIMUM REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE APENDIX M.
- 3.) CONNECTORS SHOWN ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY AN ENGINEER. INSTALLATION OF ALL CONNECTORS SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND MUST EMPLOY ALL REQUIRED FASTENERS.
- 4.) ALL CONNECTORS SHALL BE HOT DIP GALVANIZED.
- 5.) INSTALL ALL CONNECTOR FASTENERS BEFORE LOADING THE JOINT.
- 6.) SPLIT WOOD IS NOT ACCEPTABLE FOR ANY CONNECTIONS.
- 7.) ALL EXPOSED FRAMING MEMBERS SHALL BE TREATED PER AWPA C2/C3/ CCA 025 AND MEMBERS IN CONTACT WITH SOIL SHALL BE TREATED PER AWPA C23/C24 CCA 060. JOB SITE FABRICATION CUTS AND BORES SHALL BE TREATED IN ACCORDANCE WITH AWPA STD M4.
- 8.) ALL MANUFACTURED LVL WOOD FRAMING COMPONENTS SHALL HAVE THE FOLLOWING PHYSICAL PROPERTIES AS A MINIMUM:  
E=20x10 6psi, Fb=2900, Fv=240.
- 9.) TJI FLOOR JOIST SHALL BE AS MANUFACTURED BY TRUS JOIST MacMILLAN AND AS SIZED ON THE DRAWINGS. ALL FASTENING, BEARING, AND STIFFENING SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
- 10.) ALL PLYWOOD SHALL BE APA PERFORMANCE RATED PANELS CONFORMING TO THE FOLLOWING MINIMUM REQUIREMENTS:  
A. FLOOR- STURD-1-FLOOR T4G, EXPOSURE 1, 5/8", SPAN RATING 16".  
B. WALL SHEATHING- EPOSURE 1, 1/2", SPAN RATING 16".  
C. ROOF SHEATHING- EXPOSURE 1, 1/2", SPAN RATING 16".

### NOTE:

THIS IS A SCHEMATIC FRAMING PLAN CREATED BY THE DESIGNER TO AID THE BUILDER. G.C. SHALL VERIFY ALL FRAMING MEMBERS AND BUILDING CODE FOR EXACT SIZE AND SPACING. G.C. SHALL VERIFY SIZES, HEIGHTS, AND WIDTHS WITH THE BUILDING CODE AND OR BUILDING INSPECTOR PRIOR TO CONSTRUCTION FOR FULL COMPLIANCE.



### DRAWING LIST:

- A 01 COVER SHEET
- A 02 PROJECT NOTES
- A 03 GENERAL NOTES
- A 04 GENERAL NOTES
- EX 21 EXISTING FIRST, SECOND, & THIRD FLOOR PLAN
- EX 22 EXISTING THIRD AND LOFT FLOOR PLAN
- CR 11 CODE REVIEW
- A 11 PROPOSED FOUNDATION PLAN
- A 21 PROPOSED BASEMENT, FIRST, & SECOND FLOOR PLAN
- A 22 PROPOSED THIRD AND LOFT FLOOR PLAN
- A 23 PROPOSED FIRST, SECOND, & THIRD STAIR PLAN
- A 31 PROPOSED ELEVATION
- A 41 PROPOSED STAIR CROSS SECTION
- A 51 PROPOSED FIRST, SECOND, & THIRD FLOOR FRAMING PLAN
- A 52 ENLARGED FIRST, SECOND, & THIRD FLOOR STAIR FRAMING PLAN
- A 53 DECK NOTES AND DETAILS
- A 54 DECK DETAILS
- A 55 POST BASE DETAIL/INFORMATION
- A 61 2 HR FLOOR ASSEMBLY UL FIRE RATED DESIGN SYSTEMS
- A 62 2 HR WALL ASSEMBLY UL FIRE RATED DESIGN SYSTEMS
- SD 11 PROPOSED FIRST, SECOND, & THIRD FLOOR SMOKE DETECTOR PLANS
- SD 12 PROPOSED THIRD AND LOFT FLOOR SMOKE DETECTOR PLANS

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Drawing Title Cover Sheet		Drawing No. A0.1	Proj. No. 2018-50
Date 05/23/2018	Scale AS SHOWN	Drawn amp	Checked
Approved		Sheet	of

Project  
PROPOSED  
REPAIR/RENOVATION  
At:  
13 ATLANTIC ST  
PORTLAND, ME





NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH IBC 2015 BY ICC, 2009 NFPA 101 LIFE SAFETY CODE, NFPA 1, NFPA 10, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, MAINE UNIFORM BUILDING CODE, NFPA-70 NATIONAL ELECTRIC CODE, NFPA 54 NATIONAL FUEL & GAS CODE, NFPA 96, AND ANY OTHER NFPA CODES APPLICABLE TO MECHANICAL, ELECTRICAL OR HVAC INSTALLATION, MAINE STATE PLUMBING CODE, ASHRAE, ASTM, UL (UNDERWRITERS LABORATORIES) AND ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
- ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
- ALL REQUIRED CITY AND STATE PERMITS MUST BE OBTAINED BEFORE ANY CONSTRUCTION BEGINS.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- ALL FIRE RATINGS INDICATED SHALL BE CONTINUOUS TO UNDERSIDE OF ROOF DECK/FLOOR AS INDICATED. SEAL ALL OPENINGS & MECHANICAL PENETRATIONS WITH APPROVED FIRE SAFING MATERIAL AND/OR RATED FIRE DAMPERS AS APPLICABLE.
- ALL EGRESS DOORS SHALL HAVE POSITIVE SELF-CLOSER AND LATCH MECHANISMS. DOOR WIDTH IN THE REQUIRED EXISTING MEANS OF EGRESS SHALL PROVIDE A CLEAR WIDTH OF 28 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
- STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, HEATING, VENTILATING AND AIR CONDITIONING ENGINEERING DESIGN BY OTHERS, COORDINATION WITH PLANS BY GENERAL CONTRACTOR OBTAIN NECESSARY PERMITS AND CONFORM TO APPLICABLE CODES.
- DIMENSIONS SHOWN ARE APPROXIMATE AND ARE MEASURED TO THE FACE OF EXISTING PLASTER/GYP. BD. WALLS UNO. THE PREFIX LETTER (E) REPRESENTS "EXISTING". CONTRACTOR SHALL VERIFY ACTUAL FIELD DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURAL ELEMENTS, MASONRY BEARING WALLS, WINDOW, DOORS AND STAIRS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF CODE ENFORCEMENT OFFICER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- ILLUMINATION OF MEANS OF EGRESS:
  - SHALL BE CONTINUOUS DURING THE TIME THAT THE CONDITIONS OF OCCUPANCY REQUIRE THE MEANS OF EGRESS BE AVAILABLE FOR USE.
  - THE MINIMUM ILLUMINATION FOR FLOORS AND WALKING SURFACES, OTHER THAN NEW STAIRS, SHALL BE TO VALUES OF AT LEAST 1 FT-CANDLE (11 LUX) MEASURED AT THE FLOOR SURFACE.

THE MINIMUM ILLUMINATION FOR FLOORS AND WALKING SURFACES OF EGRESS STAIRS AND EXIT ACCESS CORRIDORS IN RESIDENTIAL OCCUPANCIES SHALL BE AT LEAST 1 FT-CANDLE (11 LUX) MEASURED AT THE FLOOR OR AT THE STAIR TREAD SURFACE. OWNER SHALL RETAIN ELECTRICAL ENGINEER TO SELECT SPECIFIC EQUIPMENT AND LOCATIONS AND TO CONFIRM THAT MINIMUM LIGHT LEVELS ARE ACHIEVED OR PROVIDE ADDITIONAL EQUIPMENT TO MEET CODE.
- 2009 NFPA 101, 303.4.5 - SMOKE ALARMS ARE REQUIRED AND SHALL BE INTERCONNECTED. LOCATIONS SHALL BE:
  - EVERY SLEEPING AREA
  - OUTSIDE OF EVERY SLEEPING AREAS IN VICINITY OF BEDROOMS
  - ON ALL LEVELS OF UNITS (INCLUDING BASEMENT)
  - BASEMENT STORAGE AND MECHANICAL AREAS
- CARBON MONOXIDE DETECTORS REQUIRED AND SHALL BE INTERCONNECTED. LOCATIONS SHALL BE:
  - INSIDE EVERY APARTMENT UNIT
  - IMMEDIATELY OUTSIDE OF EVERY SLEEPING AREA
  - ON ALL LEVELS OF UNITS (INCLUDING BASEMENT)
  - BASEMENT STORAGE AND MECHANICAL AREAS WHERE FOSSIL FUELS ARE USED.

- DOORS:
 

DOORS FROM RESIDENTIAL APARTMENTS THAT OPEN ONTO EXIT ACCESS CORRIDORS SHALL HAVE NOT LESS THAN 90 MINUTE FIRE PROTECTION RATING AND BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST, BE SELF CLOSING, SMOKE SEALED AND BE EQUIPPED WITH POSITIVE LATCHING MECHANISM. EXISTING DOORS SHALL MEET REQUIREMENTS OR BE REPLACED WITH CHOICE OF A 1 3/4" THICK SOLID BONDED WOOD CORE, A STEEL CLAD WOOD, OR A METAL DOOR. EXISTING WOOD DOOR FRAMES MAY REMAIN (SUBJECT TO APPROVAL FROM AHJ-CITY FIRE DEPT).

  - DOORS THAT OPEN FROM EGRESS STAIRS SHALL BE NOT LESS THAN 90 MINUTE FIRE PROTECTION RATING, LABELED DOOR & FRAME, SMOKE SEALED, SELF CLOSING AND EQUIPPED WITH POSITIVE LATCHING MECHANISM.
  - DOOR WIDTH IN THE REQUIRED EXISTING MEANS OF EGRESS SHALL PROVIDE A CLEAR WIDTH OF 28 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
- VISION LIGHTS, IF PROVIDED, SHALL BE LIMITED IN SIZE TO MFGR'S FIRE LABELING AUTHORITY.
- ALL REQUIRED FIRE RESISTANT RATED DOORS/FRAMES SHALL BE APPROVED, UL LISTED, AND LABELED INCLUDING ACCOMPANYING HARDWARE.
- STAIRS:
 

EXISTING NON-CONFORMING EGRESS STAIR COMPONENTS INDICATED ON FLOOR PLANS (EXTERIOR & INTERIOR) SHALL BE APPROVED BY AHJ-CITY FIRE DEPT.

IBC SECTION 1011.5.2  
MINIMUM TREAD WIDTH - 36 INCHES  
MINIMUM 1" TREAD DEPTH± MAXIMUM 1" RISER HEIGHT  
MINIMUM 80" CLEAR HEADROOM HEIGHT  
HANDRAILS BOTH SIDES

  - EXIT STAIRS SHALL BE ENCLOSED WITH 1 HOUR FIRE RESISTANCE RATINGS.
  - STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE INDIVIDUAL DWELLING UNIT IN GROUP R-2 ARE NOT REQUIRED TO BE ENCLOSED.
- GUARDS:
 

EXISTING NON-CONFORMING EGRESS STAIR COMPONENTS INDICATED ON FLOOR PLANS (EXTERIOR & INTERIOR) SHALL BE APPROVED BY AHJ-CITY FIRE DEPT.

GUARD RAILS SHALL BE MINIMUM 42" HIGH ABOVE WALKING SURFACE (ALL OPEN SIDES EXCEEDING 30" ABOVE THE FLOOR REQUIRED GUARDS)

WHERE THE TOP OF THE GUARD ALSO SERVES AS THE HANDRAIL ON THE OPEN SIDES OF THE STAIR, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

GUARDS SHALL BE 42 INCHES IN HEIGHT MEASURED VERTICALLY ABOVE ADJACENT WALKING SURFACES AND SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
- BALUSTERS
 

BALUSTERS, IF SELECTED, SHALL BE ARRANGED SUCH THAT A 4"Ø SPHERE CANNOT PASS THRU ANY OPENINGS. OPENINGS FORMING THE TRIANGULAR AREAS AT THE TREAD/RISERS SHALL NOT PASS A 6"Ø SPHERE.
- HANDRAILS:
 

HANDRAILS SHALL BE NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE WALKING SURFACE

HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. HANDRAIL SHALL EXTEND AT THE REQUIRED HEIGHT TO AT LEAST THOSE POINTS ABOVE THE TOP AND BOTTOM RISERS. HANDRAIL ENDS SHALL BE RETURNED TO WALL, FLOOR OR TERMINATE AT NEWEL POSTS. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MINIMUM CROSS-SECTION DIMENSION OF 2 1/4" PROVIDED THAT GRASPABLE EDGES ARE ROUNDED SO AS TO PROVIDE A RADIUS OF NOT LESS THAN 1/8". EDGES SHALL HAVE A MINIMUM RADIUS OF ØØ1 INCH. CLEARANCE SPACE BETWEEN THE HANDRAIL AND THE WALL OR OTHER SURFACE SHALL BE MINIMUM OF 2 1/4" AND SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

17. HANDRAIL & GUARD RAIL STRUCTURAL STRENGTH:

HANDRAILS AND GUARDRAILS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENTS TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. THEY SHALL ALSO BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL) BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTAL APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS.

18. ATTIC ACCESS (SECTION 1209)

ANY ATTIC AREA HAVING CLEAR HEIGHT OF OVER 30" SHALL HAVE AN OPENING NOT LESS THAN 20" X 30" AND CLEAR HEADROOM HEIGHT OF 30" ABOVE ACCESS AREA.

OWNER/CONTRACTOR INDICATE LOCATION, SIZE OF EXISTING OR PROVIDE NEW ACCESS PANEL LOCATION AT WILSON ST ATTIC.

19. SPIRAL STAIR CLEAR WIDTH NOT LESS THAN 26". HEIGHT OF RISER NOT TO EXCEED 9 1/2". HEADROOM NOT LESS THAN 6'-6". TREADS SHALL HAVE DEPTH NOT LESS THAN 1 1/2" FROM POINT 12" FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF THE STAIRWAY. (1222.3.3)

SPIRAL STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 18 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED FOR EGRESS WINDOWS IN EXISTING BUILDINGS. ANY BUILDING CONSTRUCTED AFTER 1976 SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS TO PROVIDE 5.7 SF OF NET CLEAR OPENING WITH A MINIMUM WIDTH OF 20" AND MINIMUM HEIGHT OF 24" AND OTHER REQUIREMENTS CONTAINED IN NFPA 101 LIFE SAFETY CODE. ANY REPLACEMENT WINDOWS INSTALLED IN BUILDING CONSTRUCTED AFTER 1976 SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS TO PROVIDE 5.7 SF.

ANY BUILDING CONSTRUCTED BEFORE 1976 WILL BE ALLOWED TO MEET THE MINIMUM WIDTH OF 20" AND MINIMUM HEIGHT OF 24" WITH A TOTAL CLEAR OPENING OF 3.3 SF AND THE OVERALL WINDOW SASH SIZE SHALL MEET MIN. 5.0 SF. THE WINDOW SHALL ALSO MEET THE OTHER REQUIREMENTS CONTAINED IN NFPA 101 LIFE SAFETY CODE. ANY EXISTING WINDOW PREVIOUSLY APPROVED SHALL AND WILL BE ALLOWED TO CONTINUE IN USE.

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Permitting and Inspections Department  
Approved with Conditions  
12/20/2018

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Note: All sub-trades and fabricators shall be responsible for ensuring proper location and fit of all field construction and manufactured items called for or shown on this drawing.



Description	PROPOSED	Date
	Repair/Renovation	Approved as Noted
	<input type="checkbox"/>	<input type="checkbox"/>

**UPLAND ARCHITECTS**  
ARCHITECTS  
302 E MAIN STREET, SUITE 103  
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No.	Date	Revision
1		
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Drawing Title: PROJECT NOTES

Date: 05/23/2018

Scale: AS SHOWN

Drawn: amp

Checked: amp

Approved: amp

Sheet of: 2018-50

Drawing No. A0.2

Proj. No. 2018-50

Project: PROPOSED REPAIR/RENOVATION

At: 13 ATLANTIC ST PORTLAND, ME

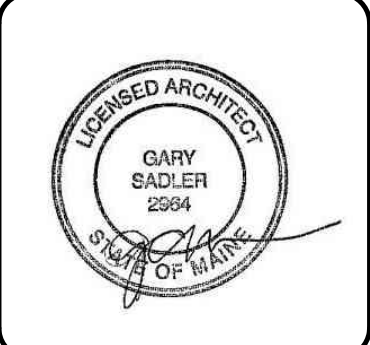




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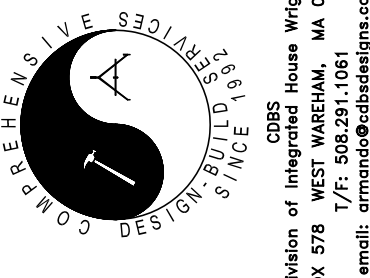
12/20/2018

Note: Plans, designs, arrangements, drawings and specifications, and other documents prepared by this office and used in the performance of this contract shall be the property of this office and shall remain the property of this office and shall not be used for any other purpose without the written permission of this design office.



Description: PROPOSED Repair/Renovation  
Approved as Noted  
by:

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General Notes  
Drawing Title: 13 ATLANTIC ST PORTLAND, ME  
Date: 05-23-2018  
Scale: AS SHOWN  
Drawing No.: A0.3  
Drawn: amp  
Checked: [ ]  
Approved: [ ]  
Sheet: of  
Proj. No.: 2018-50

Project: PROPOSED REPAIR/RENOVATION  
At: 13 ATLANTIC ST PORTLAND, ME

GENERAL NOTES:

1. DESCRIPTION OF WORK

GENERAL CONSTRUCTION WORK FOR THE CONSTRUCTION AND FINISHING THE INTERIOR

DEFINITIONS

IN THIS CONTRACT FOR GENERAL CONSTRUCTION, THE TERMS: GENERAL CONSTRUCTION CONTRACT, GENERAL CONTRACTOR, CONTRACTOR, TENANT'S GENERAL CONTRACTOR AND T.G.C. ARE INTERCHANGEABLE WITH DESIGN BUILDER.

2. DRAWINGS AND SPECIFICATIONS

A COMPLETE UP TO DATE SET OF THE DRAWINGS, INCLUDING APPROVED SHOP DRAWINGS, SHALL BE KEPT AT THE SITE FOR THE DURATION OF THE WORK, COPIES OF ORIGINALS, IF REQUIRED, OF ALL PERMITS AND APPROVALS SHALL ALSO BE KEPT AT THE SITE.

A. THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS (WHOLE OR IN PART) FOR ANY OTHER PURPOSE IS PROHIBITED.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES.

4. CONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES DURING CONSTRUCTION.

5. CONTRACTOR'S INSURANCE POLICIES ARE TO NAME TENANT AND ITS DESIGN BUILDER, M.C.M., INC., AND THE LANDLORD AS ADDITIONAL INSURED CERTIFICATES OF INSURANCE SHALL BE SUBMITTED TO THOSE NAMED.

A. MINIMUM INSURANCE REQUIREMENTS

1. WORKMAN'S COMPENSATION AND OCCUPATIONAL DISEASE INSURANCE

- a. STATE STATUTORY
- b. APPLICABLE FEDERAL STATUTORY (E.G. LONGSHOREMEN, HARBOR WORK, WORK OUTSIDE U.S. BOUNDARIES)
- c. EMPLOYER'S LIABILITY \$500,000.00

2. COMPREHENSIVE GENERAL LIABILITY (INCLUDING PREMISES OPERATIONS: INDEPENDENT CONTRACTOR'S PROTECTIVE PRODUCTS AND DAMAGE, AUTOMOTIVE COVERAGE, AND CONTRACTUAL LIABILITY.)

- a. BODILY INJURY \$1,000,000.00 EACH OCCURRENCE \$2,000.00 AGGREGATE, PRODUCTS, AND COMPLETED OPERATIONS
- b. PROPERTY DAMAGE (INCLUDING WATER DAMAGE AND SPRINKLER LEAKAGE, LEGAL LIABILITY) \$500,000.00 EACH OCCURRENCE \$100,000.00 AGGREGATE
- c. PRODUCTS AND COMPLETED OPERATIONS SHALL BE MAINTAINED FOR A MINIMUM PERIOD OF 1 YEAR AFTER FINAL PAYMENT AND CONTRACTOR SHALL CONTINUE TO PROVIDE EVIDENCE OF SUCH COVERAGE TO OWNER ON AN ANNUAL BASIS DURING THE AFOREMENTIONED PERIOD.
- d. PROPERTY DAMAGE LIABILITY INSURANCE SHALL INCLUDE COVERAGE FOR EXPLOSION AND COLLAPSE.
- e. CONTRACTUAL LIABILITY (HOLD HARMLESS COVERAGE)

- 1. BODILY INJURY \$2,000,000.00 EACH OCCURRENCE
- 2. PROPERTY DAMAGE \$1,000,000.00 EACH OCCURRENCE \$1,000,000.00 AGGREGATE

f. PERSONAL INJURY WITH EMPLOYMENT

- EXCLUSION DELETED
- \$1,000,000.00 EACH PERSON

3. COMPREHENSIVE AUTOMOTIVE LIABILITY (OWNED, NON-OWNED, HIRED)

- a. BODILY INJURY \$1,000,000.00 EACH OCCURRENCE \$1,000,000.00 EACH ACCIDENT
- b. PROPERTY DAMAGE \$1,000,000.00 EACH OCCURRENCE

ALL SUBCONTRACTOR ENGAGED IN THE PERFORMANCE OF THIS WORK SHALL EFFECT AND MAINTAIN AND DELIVER A COPY TO DESIGNER, CERTIFICATE EVIDENCING THE EXISTENCE OF, PRIOR TO THE COMMENCEMENT OF THE WORK AND UNTIL COMPLETION, THE INSURANCE COVERAGE NOTED ABOVE.

UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT IS MADE, THE SUBCONTRACTOR SHALL SECURE AND DELIVER TO DESIGNER ALL GUARANTEES AND/OR WARRANTIES ON ALL EQUIPMENT SUPPLIED AND/OR INSTALLED BY THE CONTRACTOR AND HIS SUBCONTRACTORS.

UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT IS MADE, THE CONTRACTOR SHALL SUBMIT FINAL NOTARIZED WAIVERS OF LIEN FROM ALL SUBCONTRACTORS AND A FINAL NOTARIZED LIEN WAIVER FROM HIMSELF FOR THE FULL AMOUNT OF THE CONTRACT (INCLUDING ALL CHANGE ORDERS AND EXTRAS). FINAL LIEN WAIVER SHALL STATE THAT THEY INCLUDE ANY AND/OR ALL WORK ON THE SUBJECT PROJECT.

B. MISCELLANEOUS PROVISIONS:

- 1. ALL WORK SHALL BE COORDINATED WITH, AND IS SUBJECT TO APPROVAL BY, AND THE RULES OF, THE OWNER. SUBMIT EVIDENCE OF SAME AS MAY BE REQUIRED. OBTAIN A LIST OF RULES AND REGULATIONS FROM THE OWNER.

- 2. STORAGE OF CONTRACTOR'S CONSTRUCTION MATERIALS, TOOLS, EQUIPMENT, AND DEBRIS SHALL BE CONFINED TO THE PREMISES AND IN ANY OTHER AREAS WHICH MAY BE DESIGNATED FOR SUCH PURPOSE BY THE OWNER. IN NO EVENT SHALL ANY MATERIAL OR DEBRIS BE STORED IN SERVICE OR EXIT CORRIDORS.

C. CHANGE ORDERS

- 1. BILLS FOR EXTRAS WILL BE PAID ONLY WHEN WORK IS APPROVED IN WRITING. NO CHARGES BASED UPON VERBAL ORDERS WILL BE CONSIDERED UNLESS SO APPROVED. THE CONTRACTOR'S RECORDS FOR ALL CHARGES OR CREDITS SHALL AT ALL TIMES BE MADE AVAILABLE FOR INSPECTION BY THE DESIGNER OR OWNER.

- 6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SAFETY AT ALL TIMES.
- 7. BARRICADES AND TEMPORARY FACILITIES

CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY BARRICADES, TEMPORARY CONSTRUCTION, DUST SHIELDS, AND SCAFFOLDING AS REQUIRED. THE T.G.C. SHALL BE RESPONSIBLE FOR BARRICADE MAINTENANCE, REMOVAL AND REPAIR, CLEANUP OR ANY RECONSTRUCTION REQUIRED AS A RESULT OF THE BARRICADE. CONTRACTOR SHALL ARRANGE, PAY FOR AND MAINTAIN ANY NEEDED TEMPORARY FACILITIES AT THE PREMISES INCLUDING ELECTRICAL SERVICE, PROTECTION, ENCLOSURE BARRICADE, USE OF ELEVATORS, AIR CONDITIONING, HEATING, TELEPHONE, AND SANITARY FACILITIES.

- 8. CONTRACTOR WILL HAVE A JOB PHONE ON PREMISES DURING ENTIRE CONSTRUCTION PERIOD AND PROVIDE NUMBER AND NAME OF CONTACT TO DESIGNER AND OWNER.
- 9. CONTRACTOR WILL HAVE FULL TIME QUALIFIED SUPERVISOR ON THE SITE. ANY WORK WHICH IS REQUIRED TO TAKE PLACE AT NIGHT OR DURING OFF HOURS SHALL BE VERIFIED WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE COST HOURS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE COST IS TO BE INCLUDED IN THE BID.
- 10. THE CONTRACTOR AND SUBCONTRACTOR SHALL PROTECT ADJOINING AREAS FROM ANY DAMAGE WHICH MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ANY DAMAGE ARISING FROM HIS WORK.
- 11. CONTRACTOR IS TO COORDINATE WORK SCHEDULE WITH OWNER OR OWNER'S REPRESENTATIVE AND DESIGNER.
- 12. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS WITH THE DRAWINGS, INCLUDING OVERALL WALL DIMENSIONS, CEILING HEIGHTS, CONDITION OF CEILINGS, CAPACITY OF ELECTRICAL SYSTEM, INTERFERENCES SUCH AS EXISTING DUCT WORK, HVAC EQUIPMENT, SPRINKLER LINES AND MAINS, OR OTHER OBSTRUCTIONS WHICH COULD COME IN CONFLICT WITH CONSTRUCTION.

- 13. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, MILLWORK CONTRACTORS ARE REQUIRED TO FIELD VERIFY ALL DIMENSIONS.
- 14. SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH THAT OF THE UTILITY COMPANIES AND ALSO COORDINATE THE WORK OF ALL TRADES, PROVIDING ACCESS AS REQUIRED.

- 15. ANY AND ALL BLOCKING MEMBERS, SHELF BACKING, GLAZING STOPS, PLATFORMS, ETC. SHALL BE NON-COMBUSTABLE. ALL FINISHED WOOD TO BE TREATED WITH FLAME RETARDANT MATERIALS WITH A MAXIMUM FLAME SPREAD INDEX OF 25, REFER TO PLANS AND DETAILS FOR LOCATIONS OF WOOD MEMBERS.
- 16. THE CONTRACTOR SHALL ARRANGE, UNLOAD, AND STORE OWNER FURNISHED ITEMS FOR INSTALLATION BY CONTRACTOR. CONSTRUCTION EQUIPMENT AND MATERIALS ARE TO BE LOCATED IN CONFINED AREAS AND TRUCK TRAFFIC IS TO BE ROUTED IN AND FROM THE SITE AS DIRECTED BY THE OWNER.

- 17. SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL OWNER SUPPLIED MATERIALS THROUGHOUT THE WORK, AND IS TO MAKE REPAIRS AS REQUIRED.
- 18. ALL MATERIALS AND PRODUCTS SPECIFIED SHALL BE NEW AND ARE TO BE INSTALLED IN ACCORD WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CONSTRUCT PROJECT IN ACCORD WITH THE DOCUMENTS AND APPLICABLE CODES.

- 19. SUBCONTRACTOR SHALL PATCH AND/OR MATCH ALL DAMAGED SURFACES, FLOOR, WALLS, CEILINGS, ETC. ALSO ANY DAMAGE DUE TO CONSTRUCTION. CARE SHALL BE TAKEN NOT TO REMOVE OR DAMAGE ANY WORK WHICH MAY EFFECT THE USE OR OPERATION OF ANY OTHER PREMISES OR USER. ANY SUCH DAMAGE OR REMOVAL SHALL BE IMMEDIATELY REPAIRED.
- 20. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR A SMOOTH TRANSITION BETWEEN DIFFERENT FLOORING. FLOORING MAY REQUIRE A LATEX FEATHERING, OR WHERE POSSIBLE, GRINDING DOWN OF SUB-FLOOR TO ALLOW A SMOOTH TRANSITION. IF FLOOR GRINDING IS NOT PERMITTED BY OWNER, CONTACT DESIGNER.

- 21. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE DURING CONSTRUCTION EXIT LIGHTING WHICH IS ILLUMINATED ANY TIME THE BUILDING IS OCCUPIED AND SHALL HAVE AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL PER APPLICABLE CODES.
- 22. ALL EXIT SIGNS SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.

- 23. ALL EXIT WALLS AND FINISH CEILING MATERIALS SHALL HAVE FLAME SPREAD CLASSIFICATION OF NOT MORE THAN CLASS II AND FLAME SPREAD INDEX OF 75 OR LESS. ALL ADDITIONAL WALL AND CEILING FINISH MATERIALS SHALL HAVE FLAME SPREAD CLASSIFICATION OF NOT MORE THAN CLASS III AND A FLAME SPREAD INDEX OF 200 OR LESS.

- 24. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL EXISTING FIRE PROTECTION SYSTEMS IN GOOD CONDITION DURING ALL PHASES OF THE WORK AND SHALL REPLACE SAME IF DAMAGED OR AS REQUIRED TO PERFORM THE WORK.

25. AUTOMATIC FIRE SPRINKLER SYSTEM

- A. FIRE SPRINKLER CONTRACTOR SHALL OBTAIN SEPARATE REVIEW AND APPROVAL
- B. SUBMIT PROPER SETS OF DRAWINGS AS REQUIRED FOR PLAN APPROVAL TO OWNER'S INSURANCE UNDERWRITER.
- C. CONTRACTOR TO VERIFY NUMBER OF FIRE EXTINGUISHERS PRESENTLY AT JOB SITE AND PROVIDE ADDITIONAL UNITS AND MOUNTING HARDWARE TO BRING TOTAL NUMBER AS DIRECTED BY LOCAL FIRE MARSHAL OR FIRE CODE.

- 26. MINIMUM INTERFERENCE - ALL WORK SHALL BE PERFORMED SO AS TO CAUSE A MINIMUM INTERFERENCE WITH ANY OTHER USER AND THE OPERATION OF THE OWNER'S ENTIRE PREMISES. SUBCONTRACTORS SHALL TAKE ALL PRECAUTIONARY STEPS TO PROTECT THE FACILITIES ON THE PREMISES AND THE FACILITIES OF OTHERS AFFECTED BY PERFORMANCE OF THE WORK AND POLICE SAME PROPERLY.

27. SHOP DRAWINGS AND SAMPLES

WHERE CALLED FOR IN THE DOCUMENTS, SUBMIT TO THE CONTRACTOR AS FOLLOWS:

REPRODUCIBLE DRAWINGS: ONE SEPIA TRANSPARENCY  
NON-REPRODUCIBLE DATA: THREE COPIES  
SAMPLES: TWO COPIES

CLEARLY MARK ALL SUBMISSIONS WITH DATA, PROJECT, CONTACT, AND SUBCONTRACTOR AND ALLOW SPACE FOR APPROVAL.



41. FINISHES:

A. PAINTING:

1. PAINTING SUBCONTRACTOR TO CONFIRM SUITABILITY OF ALL WALLS TO RECEIVE PAINT AND/OR WALLCOVERING IN A FIRST CLASS MANNER.
2. ALL SURFACES TO BE PRIMED PER MANUFACTURER'S RECOMMENDATIONS SUITABLE AND COMPATIBLE WITH SURFACE AND FINISH SPECIFIED.
3. ALL MATERIAL WORKMANSHIP SHALL PRODUCE A FIRST CLASS INSTALLATION OF UNIFORM QUALITY WITHOUT LAPS AND STREAKS.
4. ALL NEW HVAC DIFFUSERS TO MATCH CEILING FINISH IN WHICH THEY OCCUR.
5. ALL PAINTED SURFACES TO RECEIVE ONE COAT PRIMER, TWO COATS FINISH, NOTE PAINTED SURFACE TO BE SMOOTH ROLLED OR BRUSHED WITH NO SKIPS, LAPS, OR STREAKS. SEE COLOR SCHEDULE FOR MANUFACTURER'S DESIGNATIONS.
6. PAINTING CONTRACTOR TO FILL AND TOUCH UP ALL NAIL HOLES IN WOOD TRIM.

B. PLASTIC LAMINATES:

1. ALL LAMINATE SURFACES, EDGES, AND ADJACENT MATERIALS TO BE FREE OF ALL ADHESIVES, MARKINGS, CHIPS AND SURFACE BLEMISHES. REMOVE WRAPPINGS.
2. PLASTIC LAMINATES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL EDGES TO BE FLUSH, TRUE AND STRAIGHT, WITHOUT GAPS. ADJACENT LAMINATED PANELS TO BE CONCEALED SPLINE JOINTS.
3. LAMINATE TO BE INSTALLED OVER MEDIUM DENSITY PARTICLE BOARD, SPACKLE AND SMOOTH TO AVOID TELEGRAPHING OF FASTENER LOCATIONS, BACKER, EDGES, ETC.
4. ALL LAMINATE WORK TO BE FASTENED WITH CONCEALED MECHANICAL FASTENERS ATTACHED TO SUBSTRATE FRAMING AND WITH ADHESIVES WET WITH BLOCKS AND CLAMPS UNTIL ADHESIVES HAVE DEVELOPED ADEQUATE BONDING STRENGTH.

C. WOOD VENEER:

1. ALL WOOD PANELS AND TRIM MUST RECEIVE FIRE RETARDANT WOOD BLOCKING AS REQUIRED FOR PROPER INSTALLATION. ALL JOINTS IN WOOD PANELS AND TRIM MUST RECEIVE FIRE RETARDANT WOOD BLOCKING AS BACKING FOR PREVENTION OF SLIPPAGE AND SEPARATION. ALL WOOD PANELS SHALL BE PLAIN SPLICED, MATCH GRAIN INSTALLED WITH GRAIN PLACED IN VERTICAL POSITION.
  2. ALL VENEER SURFACES, EDGES, AND ADJACENT MATERIALS TO BE FREE OF ALL ADHESIVES, MARKING, CHIPS, AND SURFACE BLEMISHES.
  3. WOOD VENEER TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL EDGES TO BE FLUSH, TRUE, AND STRAIGHT WITHOUT GAPS.
- D. MILLWORK:
1. MILLWORK AS NOTED ON DRAWINGS IS SUPPLIED BY AND INSTALLED BY MILLWORK CONTRACTOR
  2. FOLLOW SHOP DRAWINGS ACCOMPANYING MILLWORK. ALL FIELD ASSEMBLED MILLWORK TO BE SCRIBED AND JOINED ACCURATELY.
  3. INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS.
  4. MAKE ALL JOINTS INCONSPICUOUS MAINTAINING A UNIFORM FLUSH CONNECTION USING COMBINATION OF SCREWS, DOWELS, AND GLUE BLIND FASTEN WHERE POSSIBLE. WHERE BLIND FASTENING IS IMPOSSIBLE, DRILL HOLES UNIFORMLY, SET AND PUTTY HEADS AND FINISH AS APPLICABLE TO SURFACE.
  5. CUT ENDS OF WOOD TRIM THAT SHALL HAVE EXPOSED, END GRAIN SANDED SMOOTH, SEALED AND FINISHED.
  6. ALL EXTERIOR WOOD TRIM SHALL BE BACK PRIMED PRIOR TO INSTALLATION.

E. FLOOR MATERIALS:

1. CARPET:
  - a. FLOOR SURFACE TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS, OR BUMPS.
  - b. CARPET INSTALLATION TO BE GLUE DOWN METHOD, USING LATEX MASTIC ROBERT SEAM SEALER #4015, CAPITOL ADHESIVE #022 OR EQUAL.
  - c. CARPET TO BE TURNED OVER TO OWNER CLEAN, WITHOUT STAINS, SNAGS, DUE TO CONSTRUCTION WORK.
  - d. ALL DEBRIS TO BE REMOVED FROM PREMISES. ANY PIECES 48" OR LARGER TO BE ROLLED AND STORED IN WORKROOM.
  - e. INSTALL VINYL REDUCER STRIP AT TRANSITION TO ALL HARD SURFACE FLOORING.
2. VINYL COMPOSITION TILE FLOOR/VINYL & RUBBER BASE:
  - a. VINYL COMPOSITION TILE FLOORS TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS, AND BUMPS, TO INSURE A FIRST CLASS FLOOR INSTALLATION.
  - b. VINYL COMPOSITION FLOOR TILE AND VINYL OR RUBBER BASE TO BE AS SPECIFIED ON ROOM FINISH SCHEDULE.
  - c. VINYL COMPOSITION FLOOR TILE AND VINYL RUBBER BASE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  - d. VINYL AND RUBBER BASE ROLLED SMOOTH, CORNERS AND EDGES TO BE TRUE AND TIGHT, SEAM SEALER TO BE APPLIED. SIZE OF SMALLEST PIECE TO BE 8 INCH LENGTH. ALL SURFACES TO BE TURNED OVER TO OWNER CLEAN, WITHOUT MASTIC SMEARS OR SEEPAGE.
  - e. ALL VINYL AND RUBBER BASE SHALL BE FURNISHED WITH PERFORMED INSIDE AND OUTSIDE CORNERS.
3. CONCRETE FLOOR SEALER:
  - a. SURFACE MUST BE CLEAN AND FREE OF ALL WAX, GREASE, AND OIL, AND DRY.
  - b. CONCRETE SEALER IS TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

42. SUBMITTALS:

- A. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL INFORMATION AND INSTALLATION INSTRUCTIONS FOR SPECIFIED MATERIALS, EXCEPT BULK MATERIALS.

43. QUALITY ASSURANCE:

- A. SETTING AND GROUTING MATERIALS PROVIDE MATERIALS OBTAINED FROM ONE SOURCE FOR EACH TYPE AND COLOR OF GROUT AND SETTING.

44. SUBCONTRACTORS SHALL VERIFY THAT THEY ARE IN POSSESSION OF THE MOST CURRENT DOCUMENTS AND MAINTAIN A COMPLETE SET OF THE MOST CURRENT CONSTRUCTION DOCUMENTS AT THE SITE AT ALL TIMES.

28. BEFORE START OF CONSTRUCTION:

SCHEDULE OF REQUIREMENT SUBMITTALS  
 PROGRESS SCHEDULE  
 LIST OF ALL SUBCONTRACTORS  
 COPIES OF BUILDING PERMIT AND ANY OTHER REQUIRED AUTHORIZATIONS AND LICENSES BY GOVERNING AUTHORITIES  
 COPY OF INSURANCE COVERAGE

29. DEMOLITION:

DEMOLISH AND REMOVE FROM THE PREMISES IN A MANNER ACCEPTABLE TO ANY JURISDICTIONAL AGENCIES, THE OWNER, AND TO THE APPROVAL OF THE CONTRACTOR. THE WORK WHICH IS TO BE REMOVED SHALL INCLUDE ANY EXISTING CONSTRUCTION, FURNISHINGS, EQUIPMENT OR FINISHES NOT TO REMAIN IN THE COMPLETED WORK. CONTRACTOR SHALL VERIFY WITH OWNER PRIOR TO DISPOSING OF SUCH ITEMS.

30. LAYOUT WORK:

SUBCONTRACTORS SHALL LOCATE ALL EXISTING UTILITY SERVICE LINES AND PROTECT THEM THROUGHOUT THE CONSTRUCTION PERIOD.

SUBCONTRACTOR SHALL LAY OUT WORK AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS, MEASUREMENTS OF THE BUILDING, UTILITIES, AND OTHER WORK EXECUTED UNDER THE CONTRACT.

ANY DISCREPANCIES, ERRORS OR OMISSIONS DISCOVERED IN THE CONTRACT DOCUMENTS BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF DESIGNER BEFORE PROCEEDING WITH RELATED WORK, OTHERWISE THE CORRECTION OF SUCH ITEMS IS THE RESPONSIBILITY OF THE SUBCONTRACTOR.

31. CUTTING AND REPAIR:

ALL CUTTING, DRILLING, OR REMOVALS REQUIRED TO REMOVE, RELOCATE, ALTER OR INSTALL ANY WORK, EQUIPMENT WIRING, APPLIANCES, ETC. AND UPON COMPLETION, REPAIRING, PATCHING, AND FINISHING ALL SURFACES TO A NEW CONDITION SHALL BE DONE BY THE SUBCONTRACTOR.

32. PATCHING

ALL SURFACES, INCLUDING THOSE DAMAGED DURING THE WORK, REQUIRING SAME SHALL BE PATCHED AND REFINISHED TO A NEW CONDITION TO THE OWNER AND DESIGNER'S APPROVAL.

33. CLEANING

UPON COMPLETION OF THE WORK, ALL SURFACES INCLUDING FLOORS, WALLS, GLASS, FIXTURES, AND FITTINGS SHALL BE CLEAN AND READY TO USE. ALL SURFACES SHALL BE FREE OF SCRATCHES.

34. COMPLETION:

EACH SUBCONTRACTOR SHALL ISSUE WARRANTIES AND GUARANTEES FOR ALL EQUIPMENT, LIEN WAIVERS, OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.

35. CHANGES:

NO CHANGES, OMISSIONS, OR MODIFICATIONS IN THE WORK AND APPROPRIATE ADJUSTMENTS WILL BE MADE IN THE CONTRACT PRICE WITHOUT SIGNED AUTHORIZATIONS.

36. ALL GLASS TO BE POLISHED PLATE LAMINATED SAFETY GLASS OR TEMPERED GLASS PER PROJECT REQUIREMENTS. GLAZER'S TAPE TO BE USED IF WOOD GLASS STOPS ARE DETAILED. IF METAL SASH AND TRIM ARE SHOWN, MEMBERS ARE TO BE MAXIMUM LENGTH AND CORNERS ARE TO BE MITERED FOR A FIRST CLASS INSTALLATION. SILICONE JOINTS ARE TO BE MASKED OFF. ANY EXCESS SILICONE ON GLASS SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. BUFF ALL EXPOSED EDGES.

37. CONCRETE FLOORS:

A. CONCRETE FLOORS TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS, AND BUMPS, TO INSURE A FIRST CLASS FLOOR INSTALLATION.

38. WALL FRAMING AND CARPENTRY:

- A. WALL TO BE FRAMED WITH 3- $\frac{5}{8}$ " METAL STUDS OR AS SHOWN ON THE DRAWINGS. REFER TO WALL LEGEND AND FLOOR PLAN.
- B. ALL DIMENSIONAL LUMBER TO BE FIRE RETARDANT TYPE U.L. RATED "NON-COMBUSTABLE".
- C. ALL PAINT FINISH WOOD TRIM TO BE PAINT GRADE, SMOOTH SANDED WITH TIGHT JOINTS.
- D. DOUGLAS FIR OR SPRUCE, S4S, STANDARD OR BETTER GRADE CONTAINING NO LESS THAN 70% CONSTRUCTION GRADE WCLIB STANDARD GRADING AND DRESSING RULE #15. LUMBER TO BEAR STAMPS.

39. DRYWALL

- A. ALL DRYWALL TO BE TAPED, RECEIVE THREE SPACKLE AND SAND SMOOTH. ALL CORNERS AND EDGES SHALL HAVE METAL CORNER BEAD, BEDDED AND SANDED TO FINISH. ALL WORK TO CONFORM TO U.S. GYPSUM STANDARD SPECIFICATIONS OR EQUAL. VISIBLE JOINTS ARE NOT ACCEPTABLE.
- B. ALL INTERIOR DRYWALL, WALLS, AND CEILINGS TO BE  $\frac{5}{8}$ " FIRECODE TYPE "X" GYPSUM BOARD.
- C. ALL DRYWALL DEMISING WALLS TO BE  $\frac{5}{8}$ " FIRECODE TYPE "X" GYPSUM BOARD CLOSED TO UNDERSIDE OF DECK ABOVE IN COMPLIANCE WITH APPLICABLE CODES. GENERAL CONTRACTOR TO VERIFY WALLS ARE CLOSED TO DECK AND IN COMPLIANCE WITH CODES. INCLUDE ANY WORK REQUIRED IN BASE BID.
- D. DRYWALL AREAS BEHIND WALL SYSTEM AND ABOVE FINISH MAY BE FIRE TAPED ONLY IF ACCEPTED BY CODE.

40. CEILING

- A. ALL CEILING TO BEAR ONE HOUR MINIMUM U.L. RATING INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S PUBLISHED SPECIFICATIONS AND CURRENT BULLETIN OF ACOUSTICAL MATERIALS ASSOCIATION JOB CONDITIONS.
- B. SUSPENSION SYSTEMS FOR GYPSUM CEILINGS, RIGID CEILING GRID SYSTEM WITH CROSS FURRING CHANNELS, DIRECT SUSPENSION SYSTEM BY UNITED STATES GYPSUM.
- C. ACCESS DOORS SHALL BE PROVIDED TO ALL CONTROL DEVICES, DAMPERS, AND THE MIXED AIR DISCHARGE AND INTAKE PLENUMS AND THE HVAC UNIT (VERIFY WITH OWNER).
- D. ACCESS PANELS IN SUSPENDED DRYWALL CEILING TO BE PAN SHAPED.

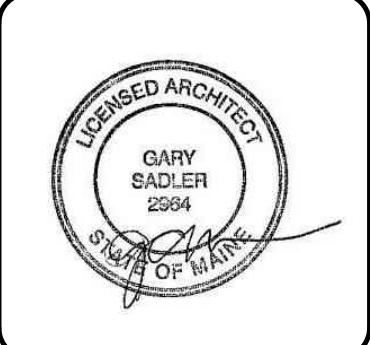


Reviewed for Code Compliance  
 Permitting and Inspections Department  
 Approved with Conditions

12/20/2018

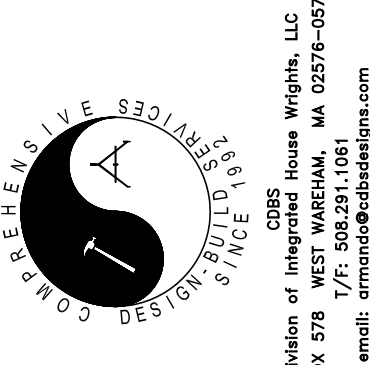
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Note: All sub-trades and fabricators shall be responsible for field verifying all dimensions and materials used in the construction and manufacturing items called for or shown on this drawing.



Description	PROPOSED	Date
	Repair/Renovation	Approved as Noted
	<input type="checkbox"/>	by

**UPLAND ARCHITECTS**  
 331 E MAIN STREET - SUITE 101  
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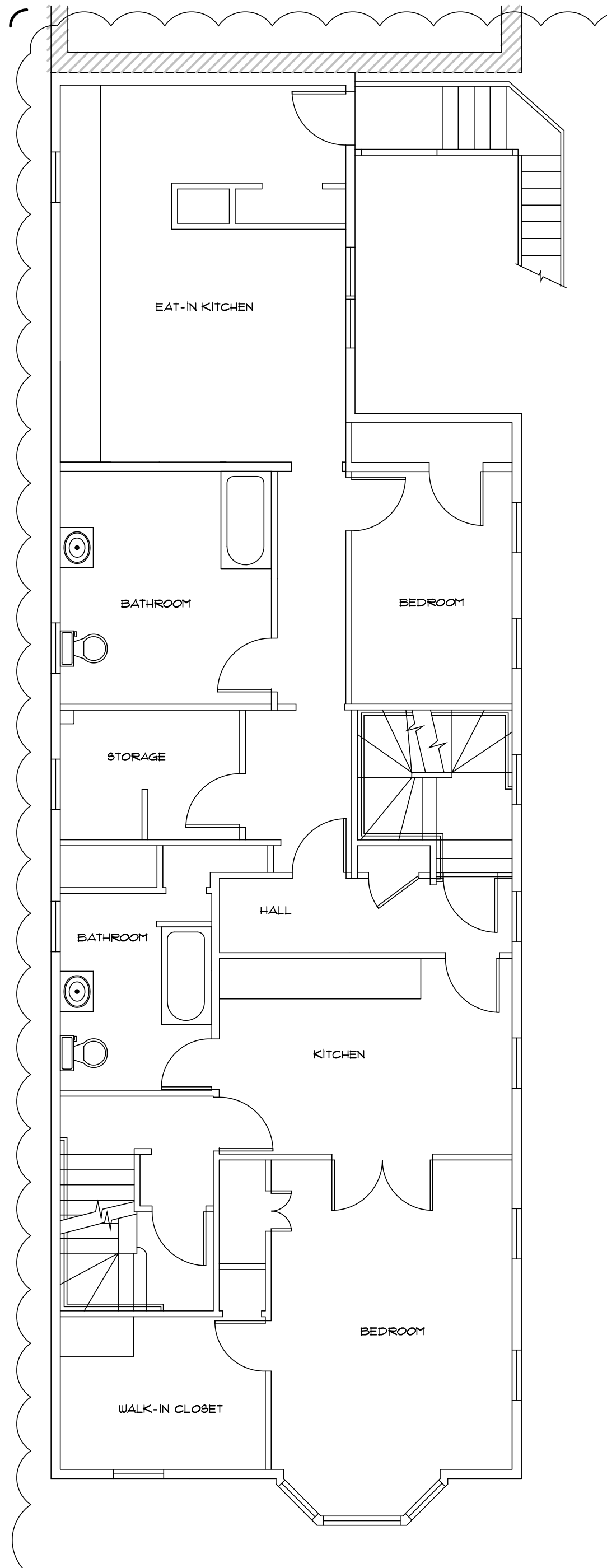
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Drawing Title	General Notes	
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Scale: AS SHOWN	Drawn: amp	Proj. No.: 2018-50
Checked:	Approved:	Sheet: of

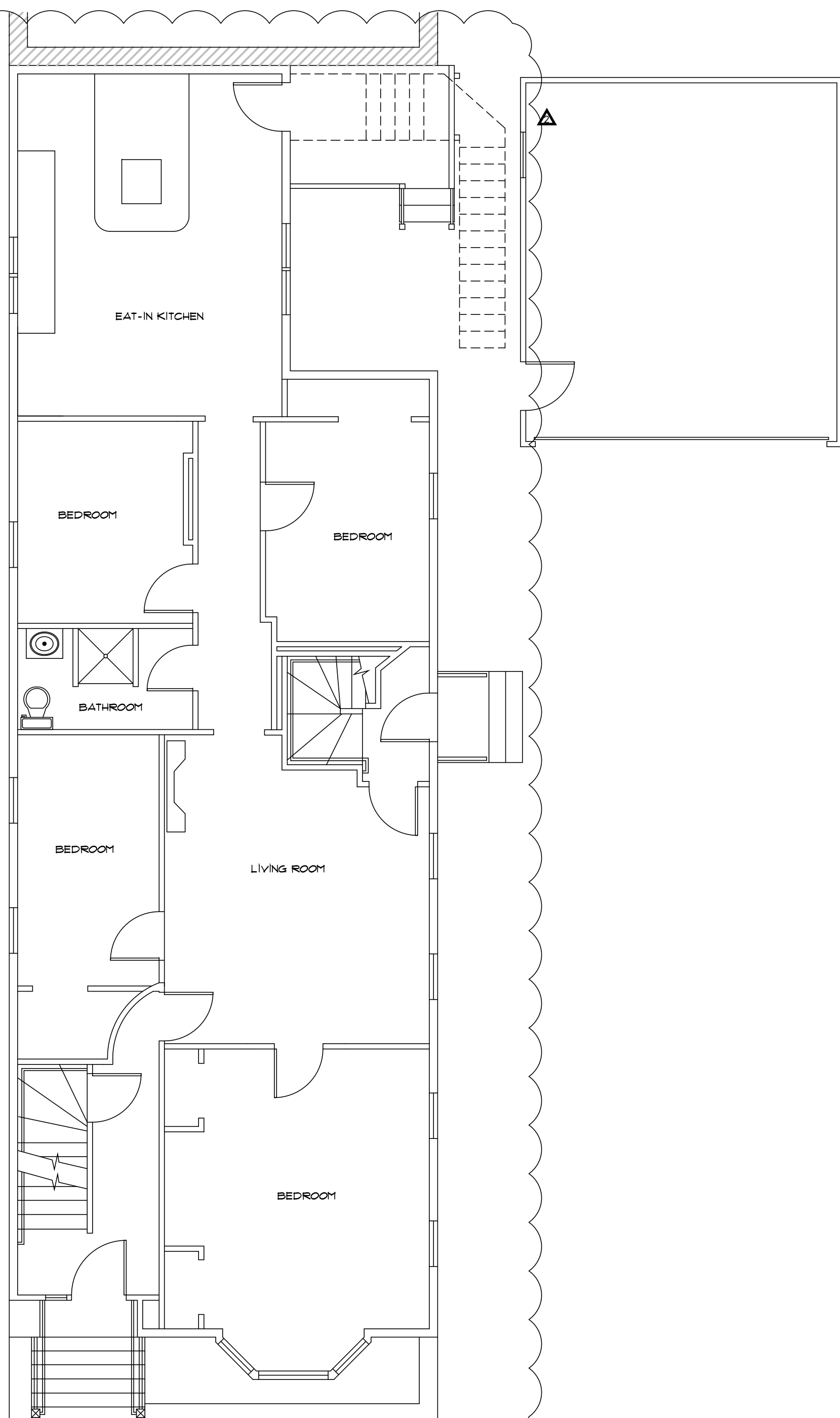
Project: PROPOSED REPAIR/RENOVATION  
 At: 13 ATLANTIC ST  
 PORTLAND, ME



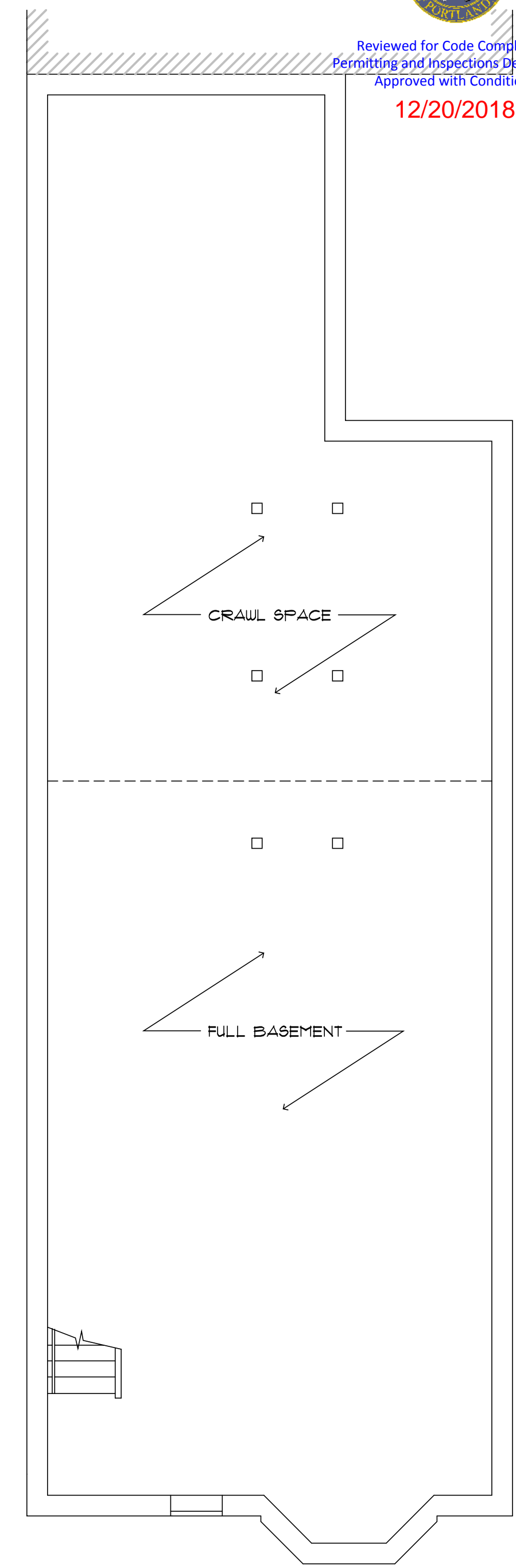
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12/20/2018



**C** EXISTING SECOND FLOOR PLAN  
EX2.1 SCALE: 3/16" = 1'-0"

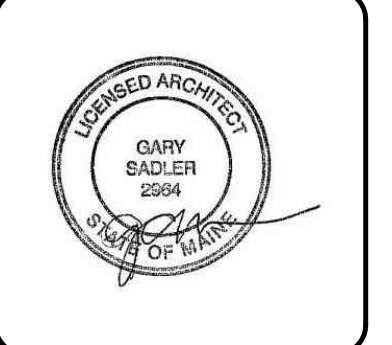


**B** EXISTING FIRST FLOOR PLAN  
EX2.1 SCALE: 3/16" = 1'-0"



**A** EXISTING BASEMENT PLAN  
EX2.1 SCALE: 3/16" = 1'-0"

Note: All sub-trades and fabricators shall be responsible for ensuring proper location and fit of all field construction and manufactured items called for or shown on this drawing.



Description: PROPOSED Repair/Renovation  
Approved as Noted by: [Signature]

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No.	Date	Revision
1	11-14-2018	GENERAL REVISION
2	12-04-2018	GENERAL REVISION
3		
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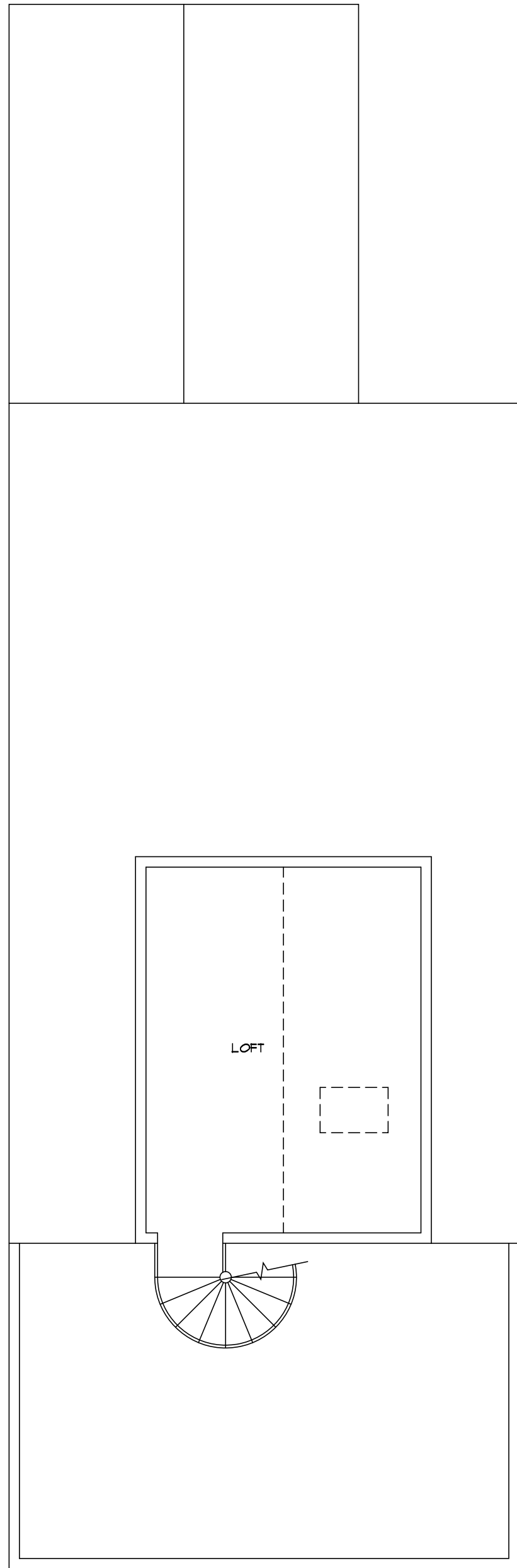
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Proj. No.: 2018-50  
Sheet of: 50

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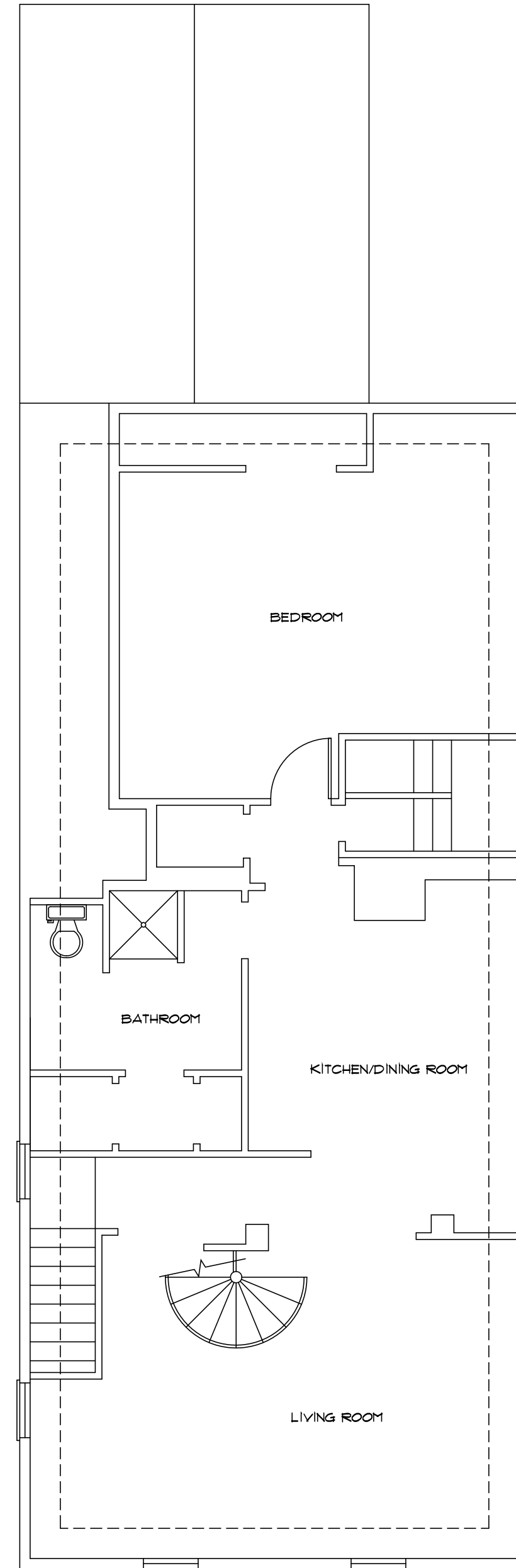




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**B**  
**EX2.2** EXISTING LOFT FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**A**  
**EX2.2** EXISTING THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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Description	PROPOSED	Date
	Repair/Renovation	Approved as Noted
Approved	<input type="checkbox"/>	by

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No.	Date	Revision

Drawing Title	EXISTING CONDITIONS FLOOR PLANS
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Drawing No.	EX2.2
Proj. No.	2018-50

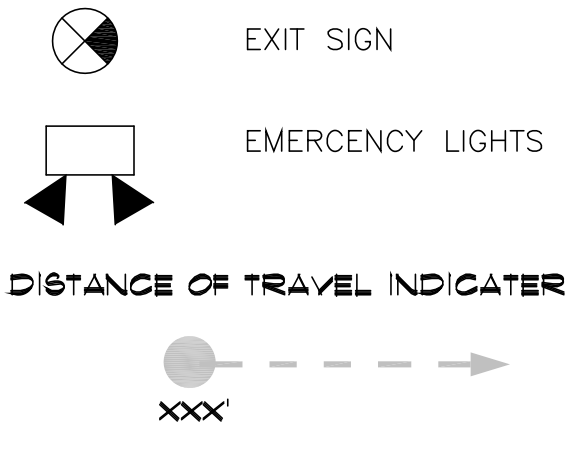
Project  
**PROPOSED REPAIR/RENOVATION**  
At:  
**13 ATLANTIC ST  
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**LEGEND:**

(REFER TO ENGINEERING DRAWINGS FOR PROPER LOCATION)



OCCUPANCY LOAD:  
 (TABLE 1004.1.1)

USE GROUP	PER CODE		
	AREA	PER OCCUPANT	TOTAL OCCUPANTS
BASEMENT S	801 S.F.	300 s.f.	3
FLOOR 1 R-2	1420 S.F.	200 s.f.	7
FLOOR 2 R-2	1420 S.F.	200 s.f.	7
FLOOR 3 R-2	992 S.F.	200 s.f.	4
LOFT R-2	195 S.F.	200 s.f.	1
TOTAL	9,656 S.F.		22

**BUILDING CODE INFORMATION: MUBC (2015 IBC)**

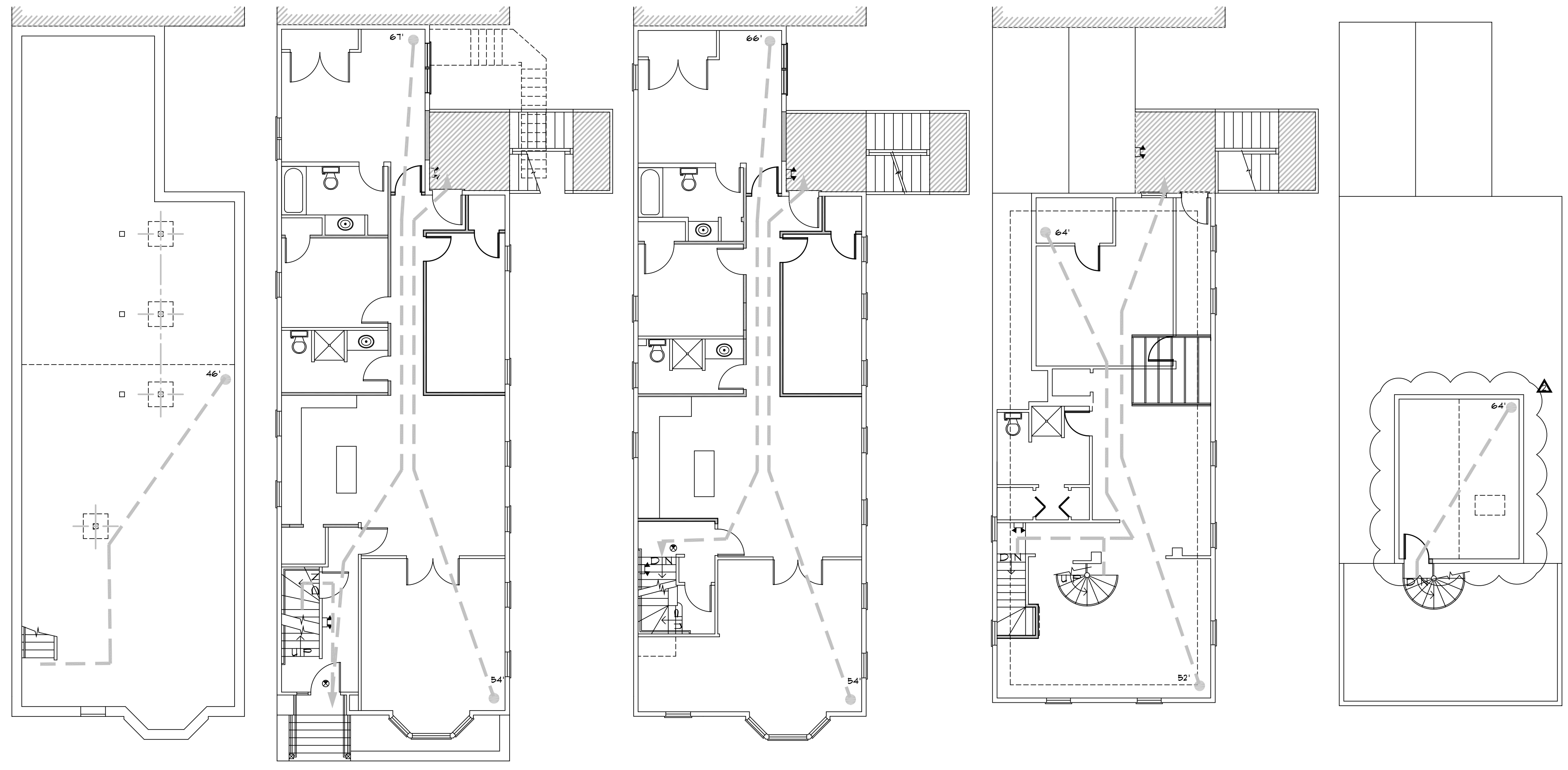
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 (303.3) USE GROUPS  
 RESIDENTIAL - R-2

CONSTRUCTION TYPE:  
 (TABLE 602)  
 5B UNPROTECTED

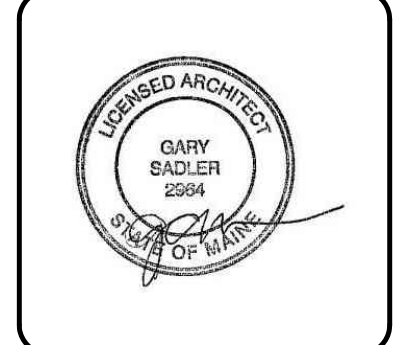
INTERIOR FINISH REQUIREMENTS:  
 SECTION 803 WALL AND CEILING FINISHES  
 SECTION 804 INTERIOR FLOOR FINISHES  
 SECTION 805 COMBUSTIBLE MATERIALS IN TYPES I AND II CONSTRUCTION  
 SECTION 806 DECORATIVE MATERIALS AND TRIM  
 SECTION 807 INSULATION  
 SECTION 808 ACOUSTICAL CEILING SYSTEMS

LENGTH OF TRAVEL:  
 (TABLE 1017.2)

USE GROUP	WITHOUT SPRINKLER SYSTEM
R-2	200'



Note: All sub-trades and fabricators shall be responsible for ensuring proper location and fit of all field construction and manufactured items called for or shown on this drawing.



Description  
**PROPOSED**  
 Repair/Renovation

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No.	Date	Revision
1	11-14-2018	GENERAL REVISION
2	12-04-2018	GENERAL REVISION
3		
4		
5		

Drawing Title  
**Code Review**

Date 05/23/2018  
 Scale AS 5/8" = 1'-0"  
 Drawn amp  
 Checked  
 Approved

Drawing No. **CR1.1**  
 Proj. No. 2018-50  
 Sheet of

Project  
**PROPOSED**  
 REPAIR/RENOVATION  
 At:  
 13 ATLANTIC ST  
 PORTLAND, ME

**CR1.1**  
**SCALE: 1/8" = 1'-0"**

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## GENERAL NOTES:

### CONCRETE

- 1.) ALL CONCRETE WORK AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301-89).
- 2.) ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI, WITH MAXIMUM 1 INCH AGGREGATE AND MAXIMUM 6 % AIR ENTRAINMENT FOR EXTERIOR CONCRETE EXPOSED TO MOISTURE.
- 3.) ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615 GRADE 60.
- 4.) CONCRETE COVER OF REINFORCING BARS SHALL BE AS FOLLOWS:  
A.) 3" AT CONCRETE PLACED DIRECTLY AGAINST EARTH.  
B.) 2" AT ALL OTHER LOCATIONS.
- 5.) NO HORIZONTAL CONSTRUCTION JOINTS ARE ALLOWED, UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR ALLOWED IN WRITING BY AN ENGINEER.
- 6.) ALL GROUT FOR BASE PLATES SHALL BE NON-SHRINK AND NON-METALLIC, WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
- 7.) CONSULT OWNER REGARDING CONCRETE ADDITIVE FOR CORROSION PROTECTION OR REINFORCING.

### FOUNDATIONS

- 1.) THE ALLOWABLE PRESUMED SOIL BEARING CAPACITY IS 2000 PSF, WHICH IS TO BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION.
- 2.) FOOTING SHALL BE CARRIED TO LOWER ELEVATION THAN SHOWN ON THE DRAWINGS IF REQUIRED TO REACH PROPER BEARING CAPACITY.
- 3.) WALLS ACTING AS RETAINING WALLS SHALL NOT BE BACKFILLED WITHOUT BRACING UNTIL ALL SUPPORTING SOIL AND SLABS ARE IN PLACE AND AT ADEQUATE STRENGTH.
- 4.) COMPACT ALL FILL UNDER FOOTINGS AND SLABS TO 95 % MAXIMUM DRY DENSITY AND VERIFY.
- 5.) PROVIDE 1/2" DIA. x 10" LONG ANCHOR BOLTS WITH 2" HOOK AT 8'-0" O.C.
- 6.) DAMP PROOF EXTERIOR OF FOUNDATION WALL BELOW GRADE.
- 7.) G.C. SHALL INSTALL AND SECURE ALL FIRST FLOOR FRAMING MEMBERS PRIOR TO BACK FILLING AGAINST ALL FOUNDATION WALLS.

### COMPACTED FILL:

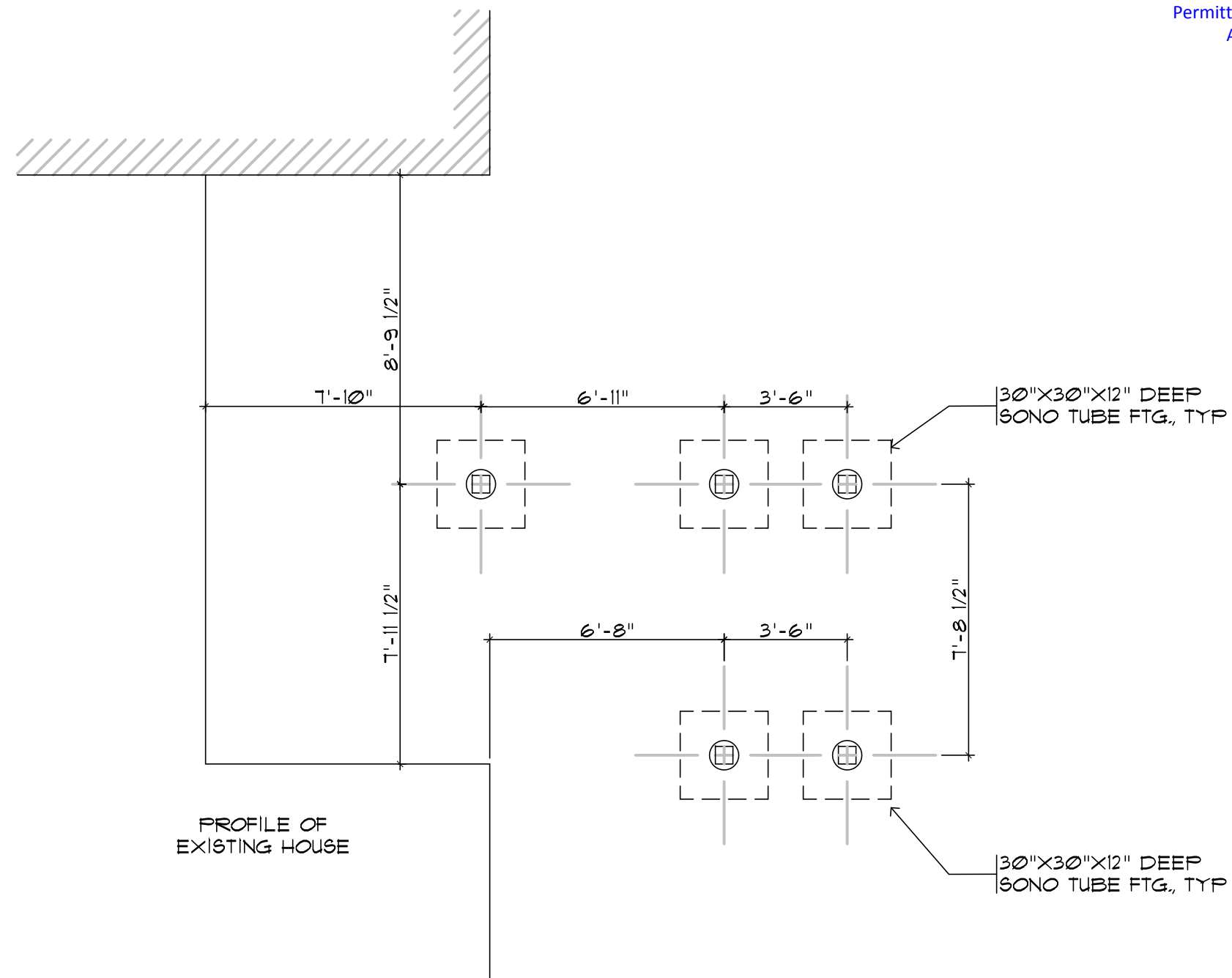
1. FOOTINGS TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL - 95% OF MAXIMUM DRY DENSITY.
2. ALL SOFT/ORGANIC OR UNSTABLE AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.
3. PROVIDE 6 MIL POLY FILM VAPOR BARRIER UNDER CONCRETE SLAB AND AS NOTED ON DRAWINGS.

### PERIMETER FOUNDATION DRAINAGE: (MAY NOT APPLY)

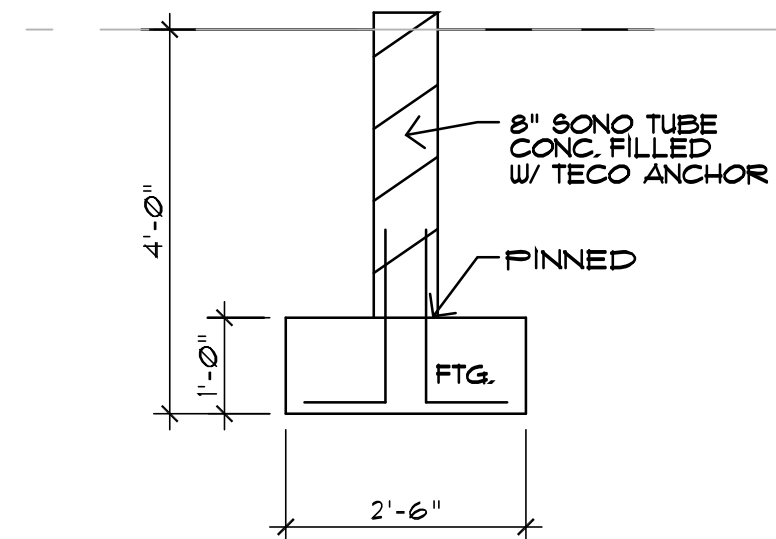
1. CONTRACTOR TO FURNISH AND INSTALL PERIMETER FOUNDATION DRAINAGE SYSTEM SET IN CRUSHED GRAVEL.

### MASONRY (MAY NOT APPLY)

- 1.) MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6-88) STRENGTH OF MASONRY  $f'_m = 1500$  PSI.
- 2.) VERTICAL REINFORCING OF MASONRY WALLS SHALL BE AS INDICATED ON THE DRAWINGS. ALL CORES OF MASONRY UNITS SHALL BE FILLED WITH GROUT. REINFORCING BAR LAPS SHALL BE 2'-6" MIN.
- 3.) HORIZONTAL JOINT REINFORCING FOR MASONRY SHALL BE EQUAL TO DUR-O-WALL TRUSS MANUFACTURED WITH WIRE CONFORMING TO ASTM A 82, AND COATED FOR CORROSION PROTECTION IN ACCORDANCE WITH ASTM A 153, CLASS B-2. ALL WIRE SHALL BE 3 GAGE MINIMUM. PROVIDE MINIMUM LAP OF 6" AND USE PREFABRICATED T'S OR CORNER SECTIONS AT ALL WALL INTERSECTIONS.
- 4.) MULTI-WYTHE WALL SHALL HAVE FULLY MORTARED COLLAR JOINTS AND CONTINUOUS HORIZONTAL JOINT REINFORCING BETWEEN WYTHES, OR AS A MINIMUM 3/16" GALVANIZED WALL TIES AT 6" O.C. EACH WAY.
- 5.) CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90.
- 6.) GROUT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 146 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
- 7.) VERTICAL AND BOND BEAM REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 615.
- 8.) MORTAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 270 AND SHALL BE TYPE M.
- 9.) QUALITY ASSURANCE TESTING AND INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 530.1/ASCE 6/88.



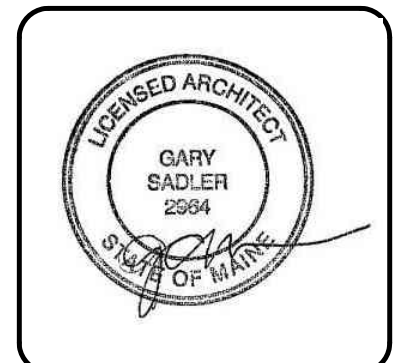
**A** PROPOSED FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



**B** SONOTUBE DETAIL  
SCALE: 1/2" = 1'-0"

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No.	Date	Revision
1	11-14-2018	GENERAL REVISION

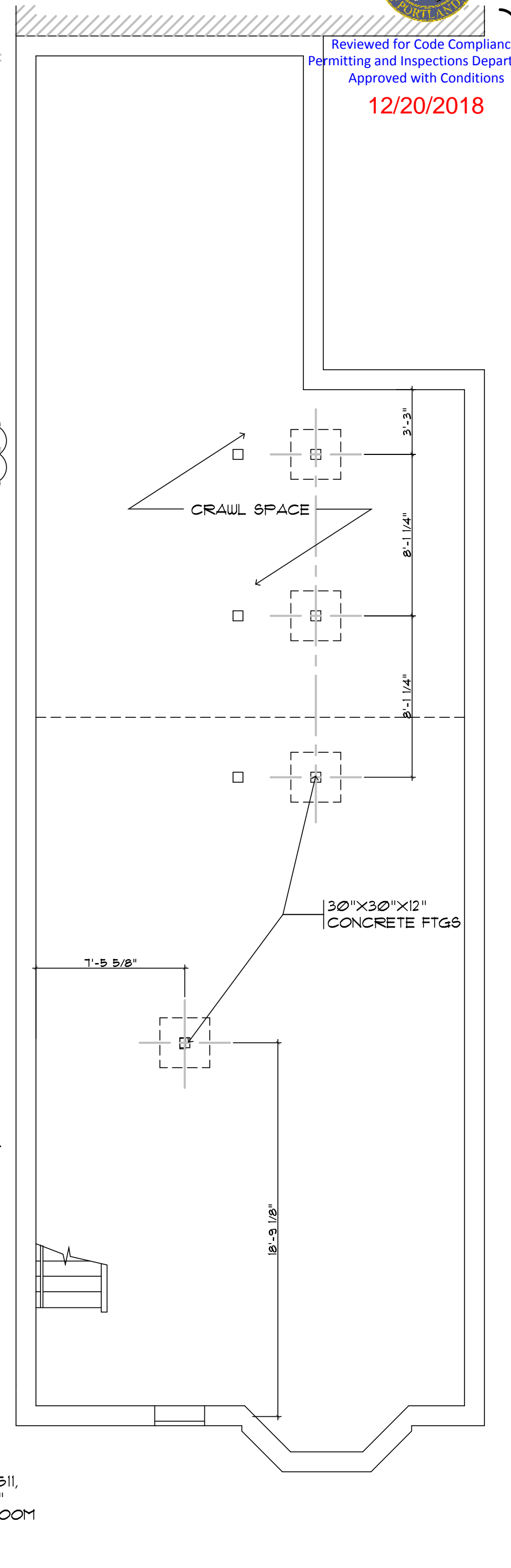
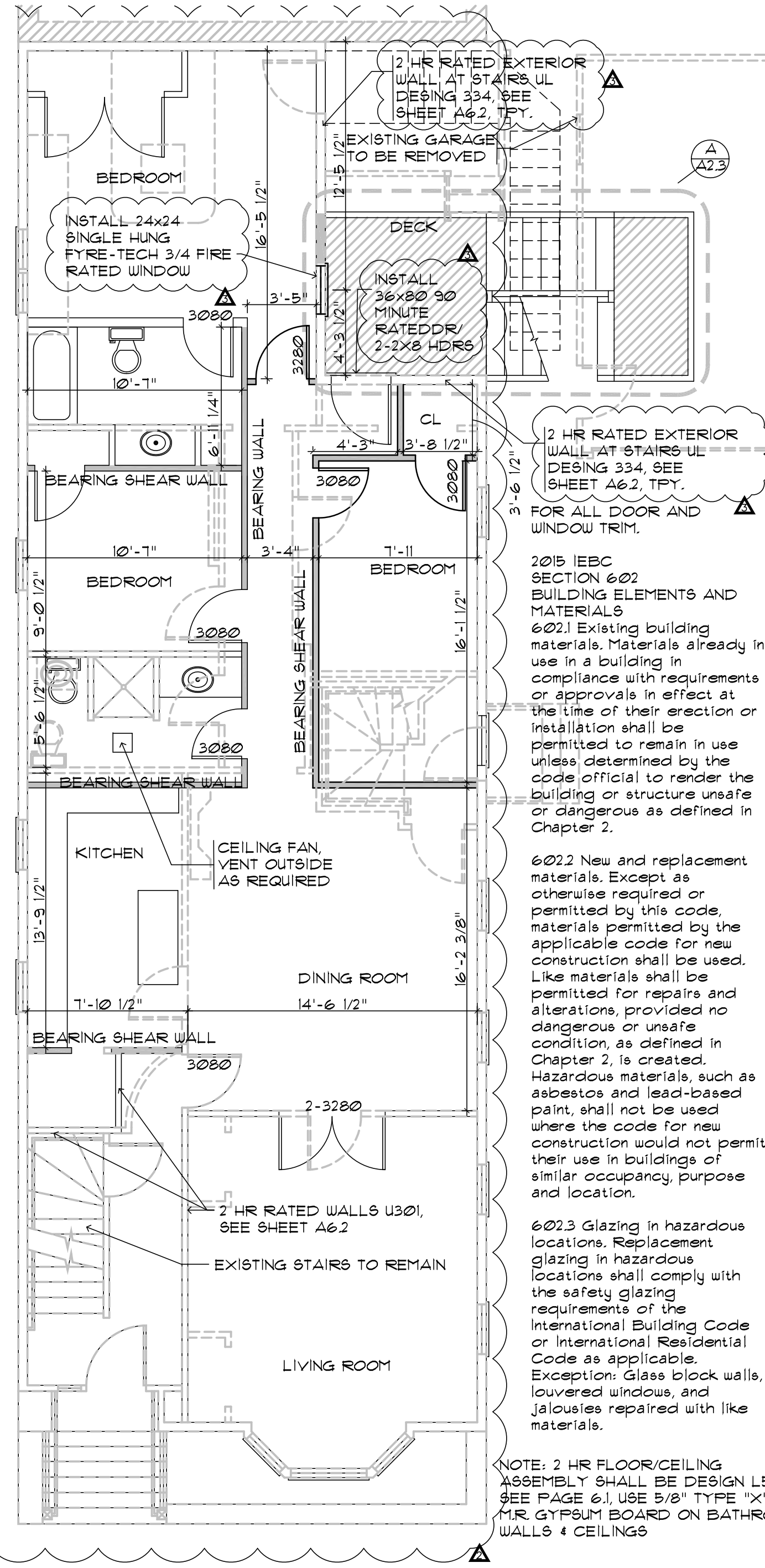
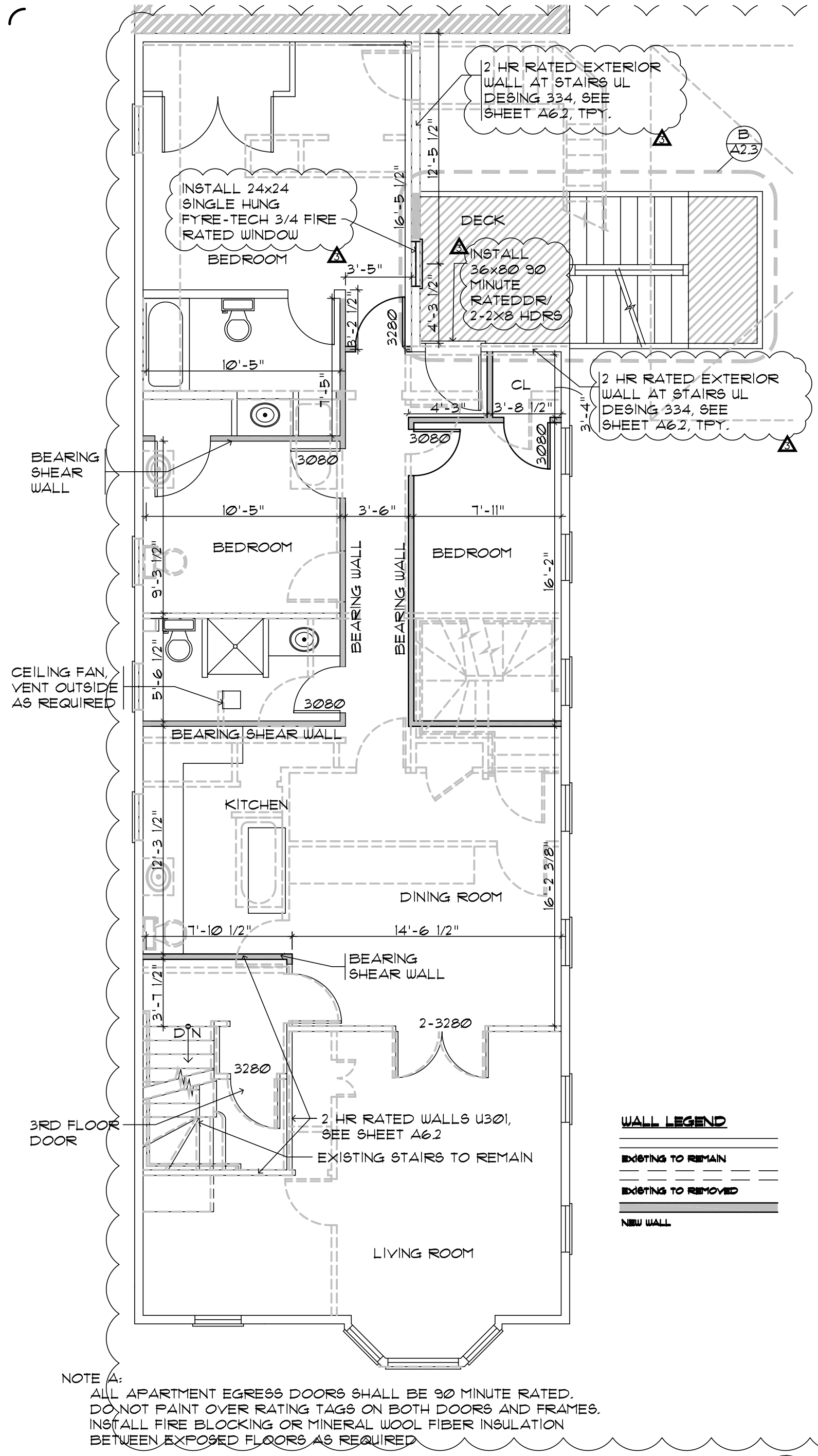
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Date	05/23/2018
Scale	AS SHOWN
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Checked	
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Drawing No.	A1.1
Proj. No.	2018-50

Project: PROPOSED REPAIR/RENOVATION  
At: 13 ATLANTIC ST  
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**C** PROPOSED SECOND FLOOR PLAN  
 A2.1 SCALE: 3/16" = 1'-0"

**B** PROPOSED FIRST FLOOR PLAN  
 A2.1 SCALE: 3/16" = 1'-0"

**A** PROPOSED BASEMENT FLOOR PLAN  
 A2.1 SCALE: 3/16" = 1'-0"

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2	12-04-2018	GENERAL REVISION
3	12-11-2018	FIRE RATINGS

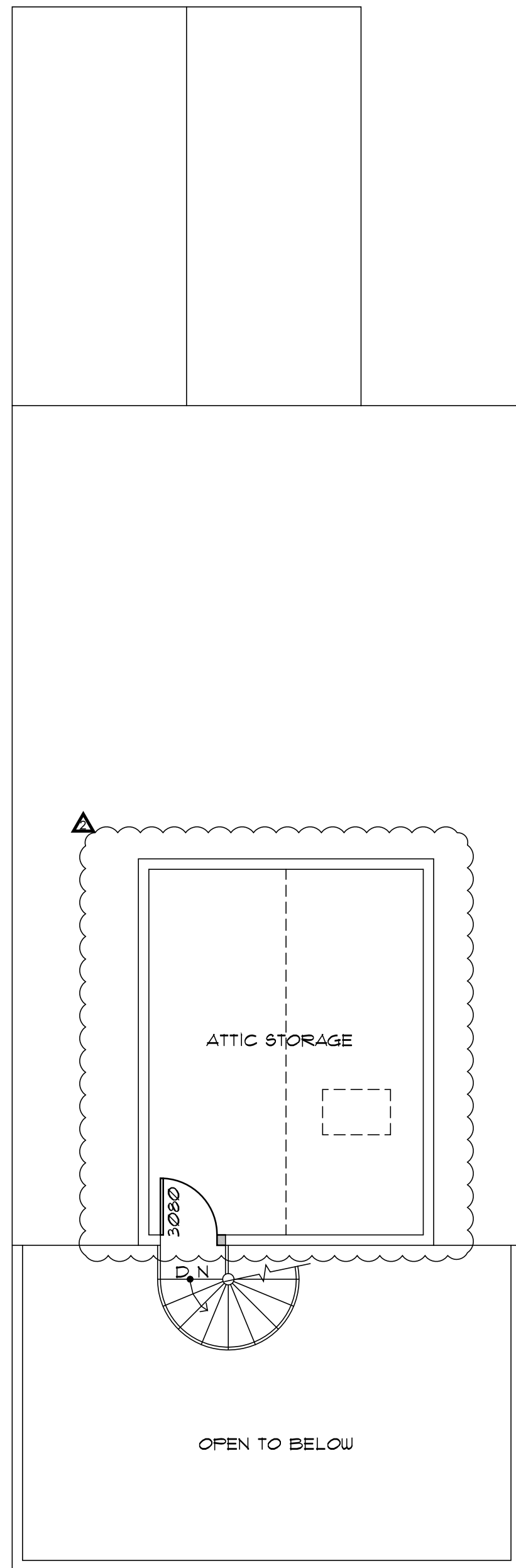
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Date	05/23/2018
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PROJECT: PROPOSED REPAIR/RENOVATION  
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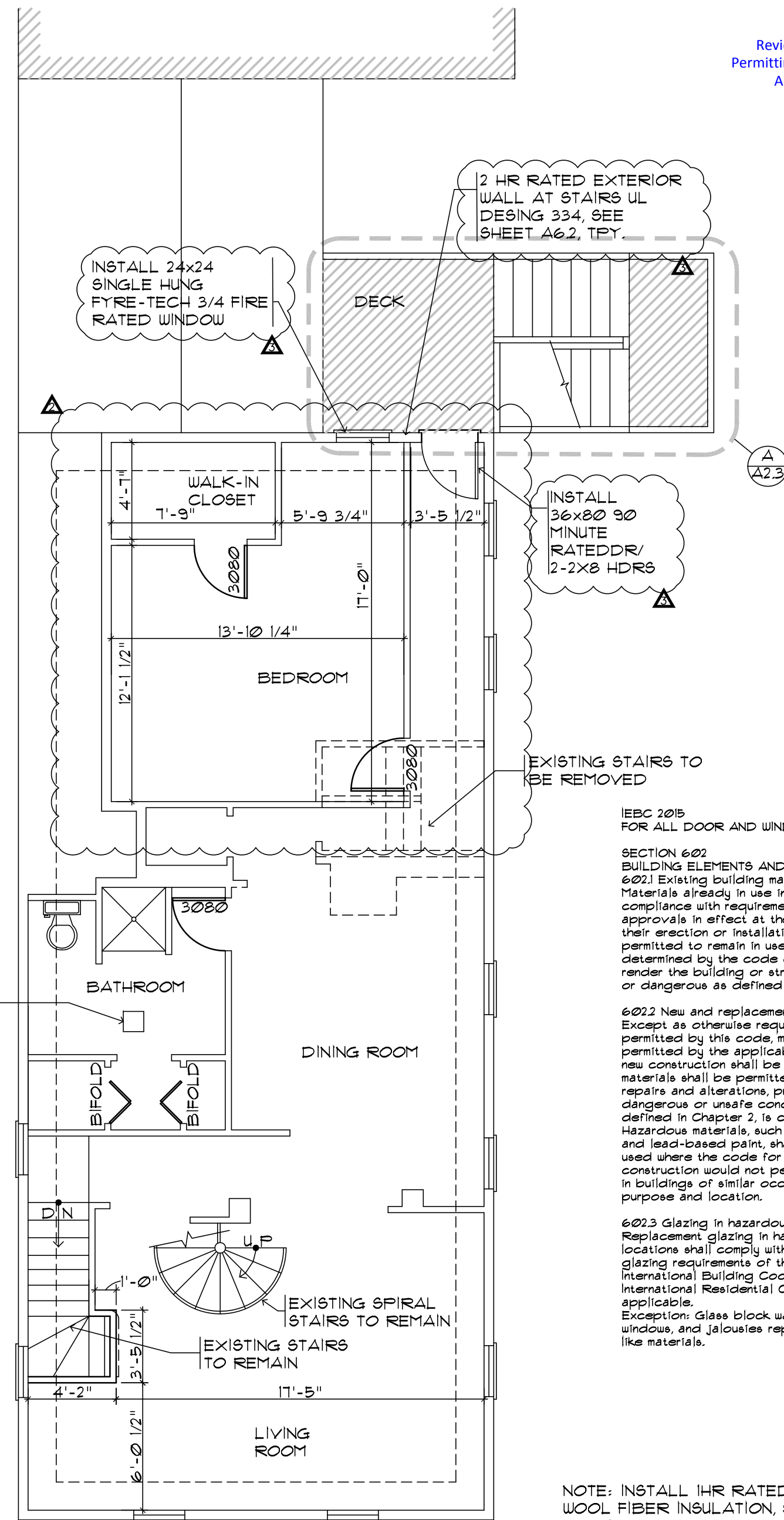




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**B**  
A2.2 PROPOSED ATTIC FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**A**  
A2.2 PROPOSED THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

NOTE: INSTALL 1HR RATED MINERAL WOOL FIBER INSULATION, STC-45 AND 1-LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON ALL CEILINGS, USE 5/8" TYPE "X" M.R. GYPSUM BOARD ON BATHROOM CEILINGS

Note: All sub-trades and fabricators shall be responsible for ensuring proper location and fit of all field construction and manufactured items called for or shown on this drawing.



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2	12-04-2018	GENERAL REVISION
3	12-11-2018	FIRE RATINGS

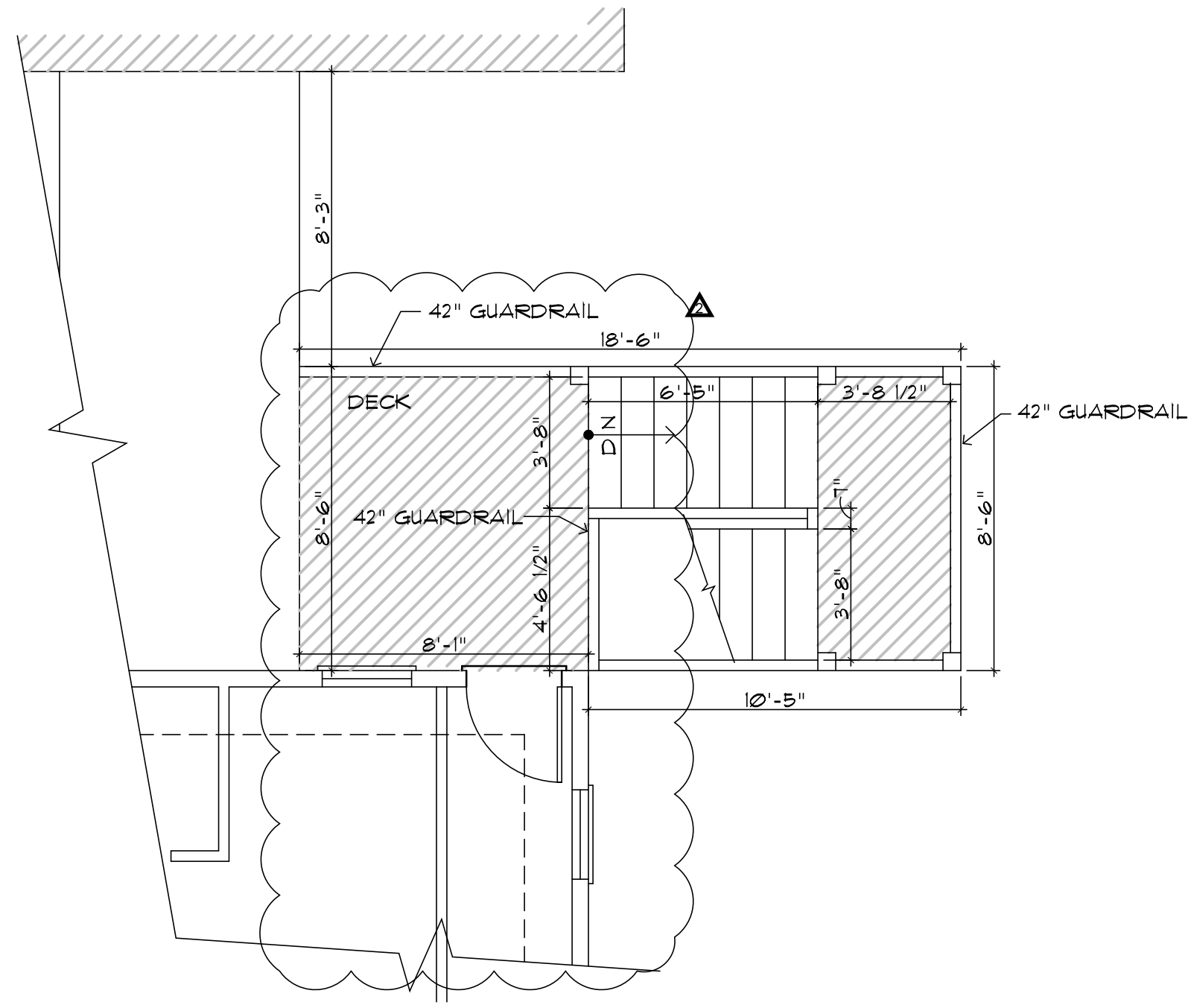
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Drawing No.: A2.2  
Date: 05/23/2018  
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Drawn: amp  
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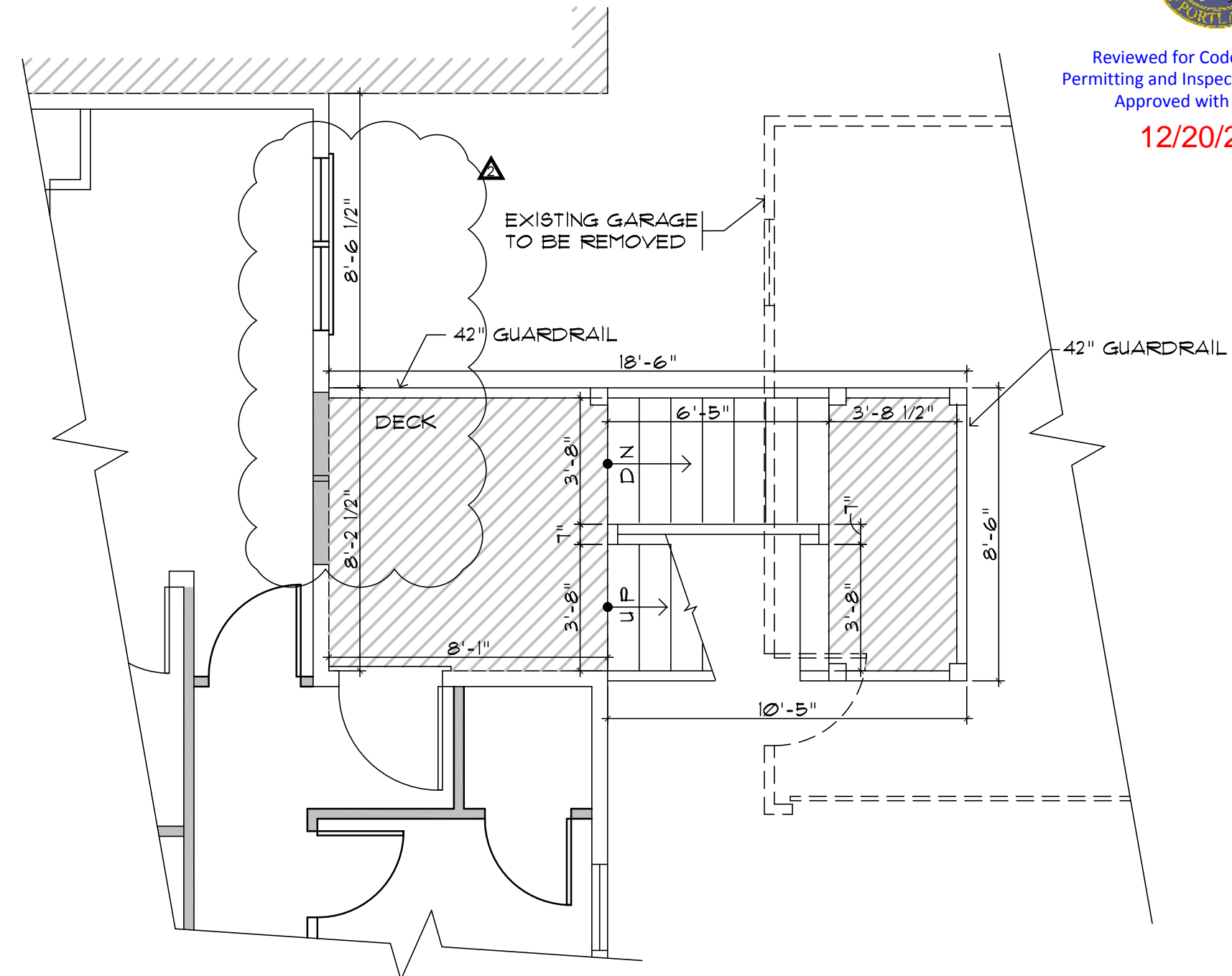




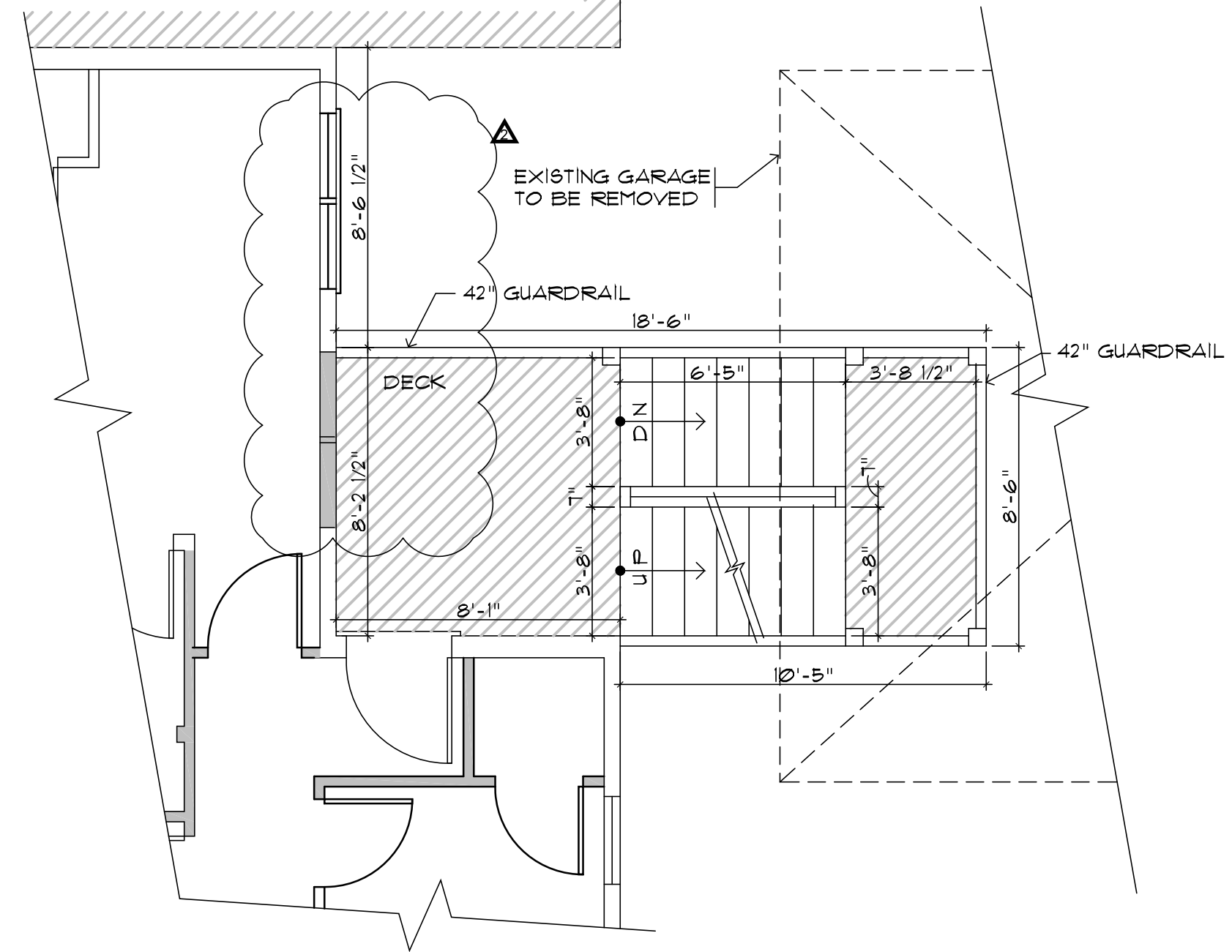
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**C** PROPOSED THIRD FLOOR STAIR PLAN  
A2.3 SCALE: 1/4" = 1'-0"



**A** PROPOSED FIRST FLOOR STAIR PLAN  
A2.3 SCALE: 1/4" = 1'-0"



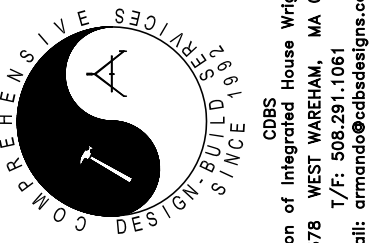
**B** PROPOSED SECOND FLOOR STAIR PLAN  
A2.3 SCALE: 1/4" = 1'-0"

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Drawing Title	PROPOSED FIRST, SECOND, AND THIRD STAIR PLAN
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Drawing No.	A2.3

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At: 13 ATLANTIC ST PORTLAND, ME

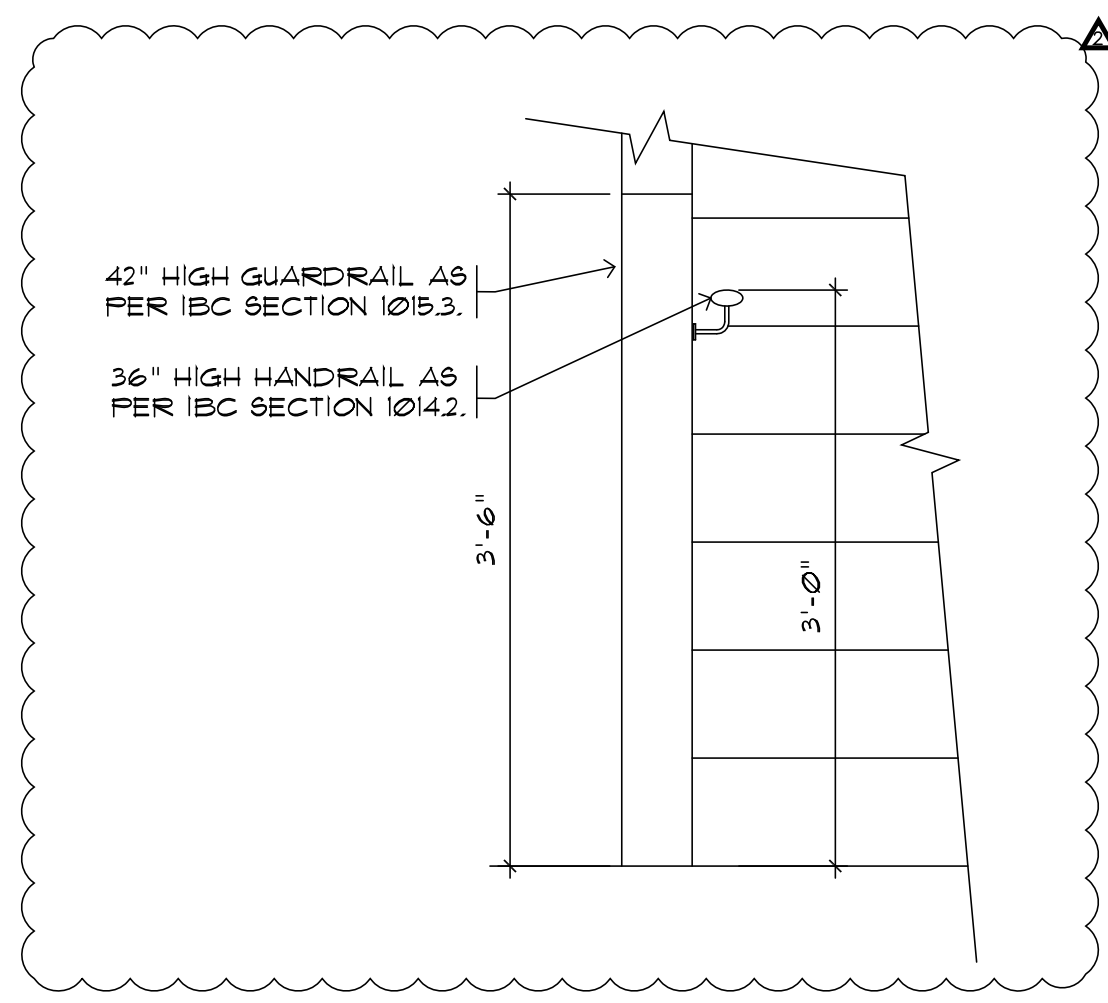




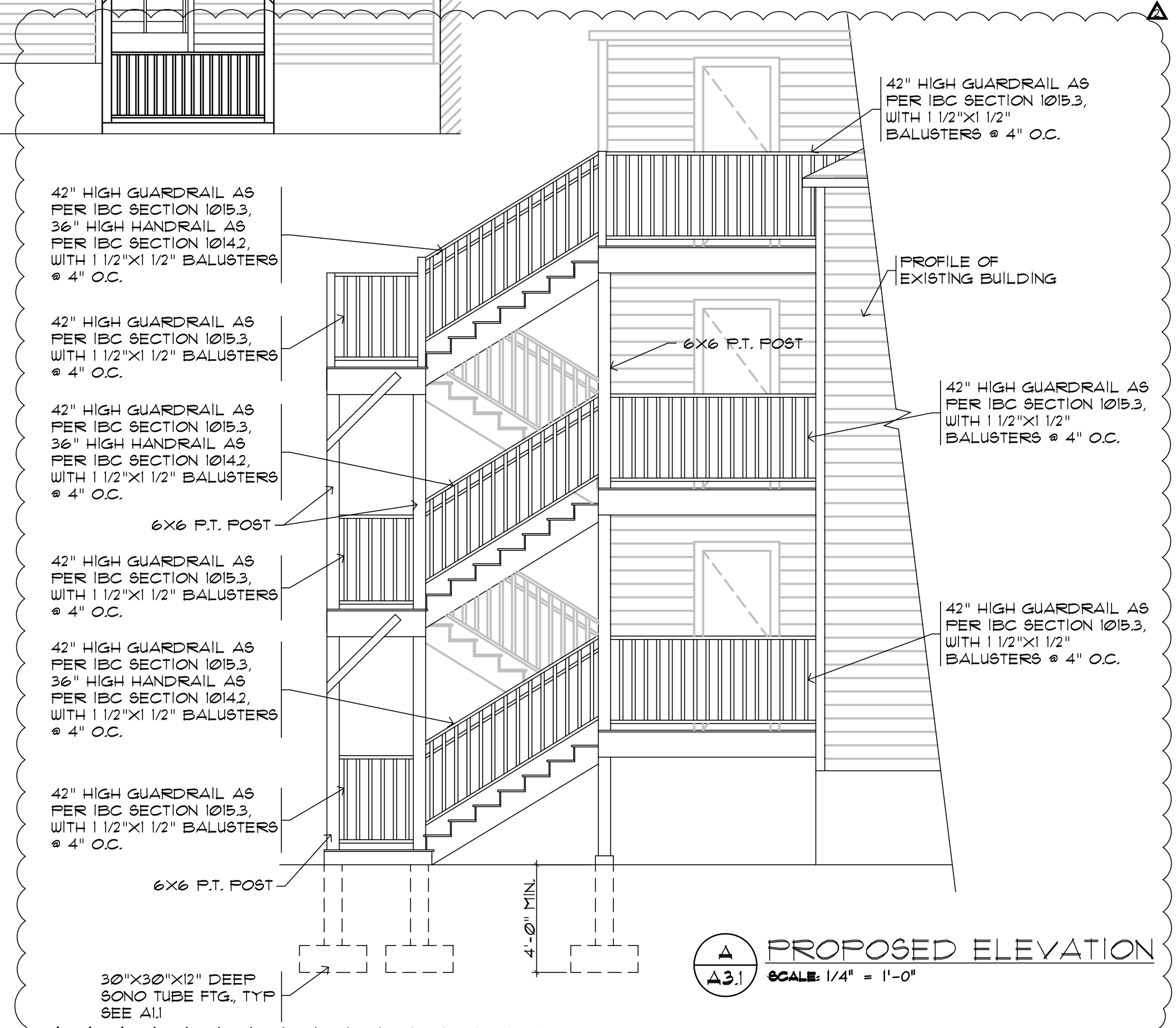
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**B** PROPOSED RIGHT SIDE ELEVATION  
A3.1 SCALE: 3/16" = 1'-0"



**C** RAILING DETAIL  
A3.1 SCALE: 1" = 1'-0"



**A** PROPOSED ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

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Description  
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Repair/Renovation

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Drawing Title  
PROPOSED ELEVATIONS

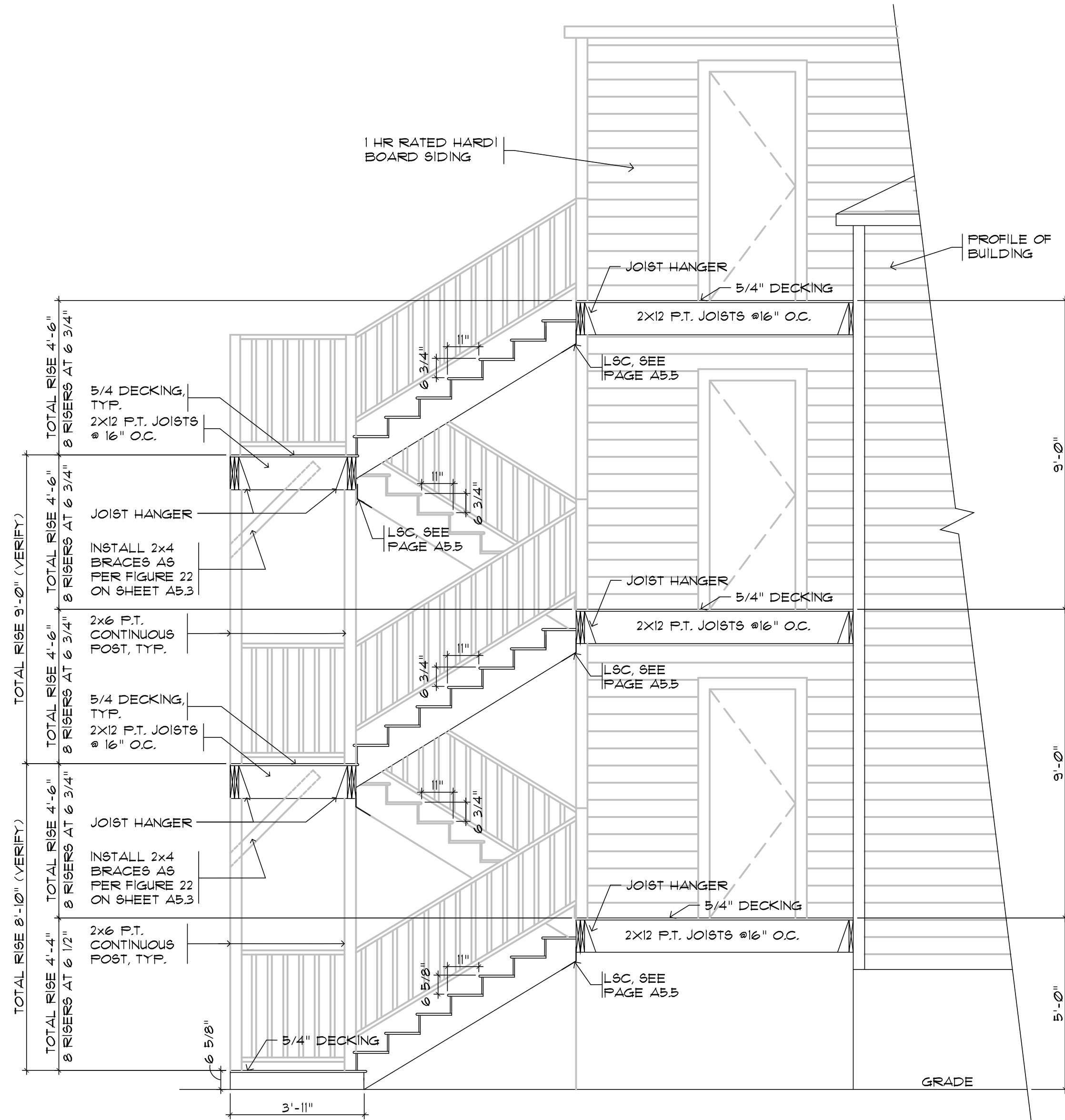
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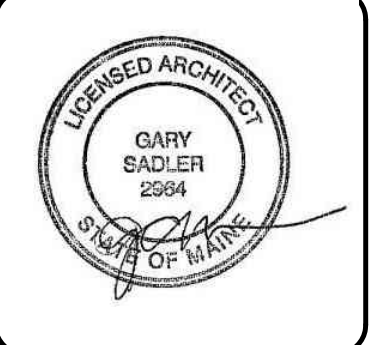
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**STAIR CROSS SECTION**  
SCALE: 3/8" = 1'-0"

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1	11-14-2018	GENERAL REVISION
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Drawing Title: PROPOSED STAIR CROSS SECTION  
Date: 05/23/2018  
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Drawing No.: A4.1  
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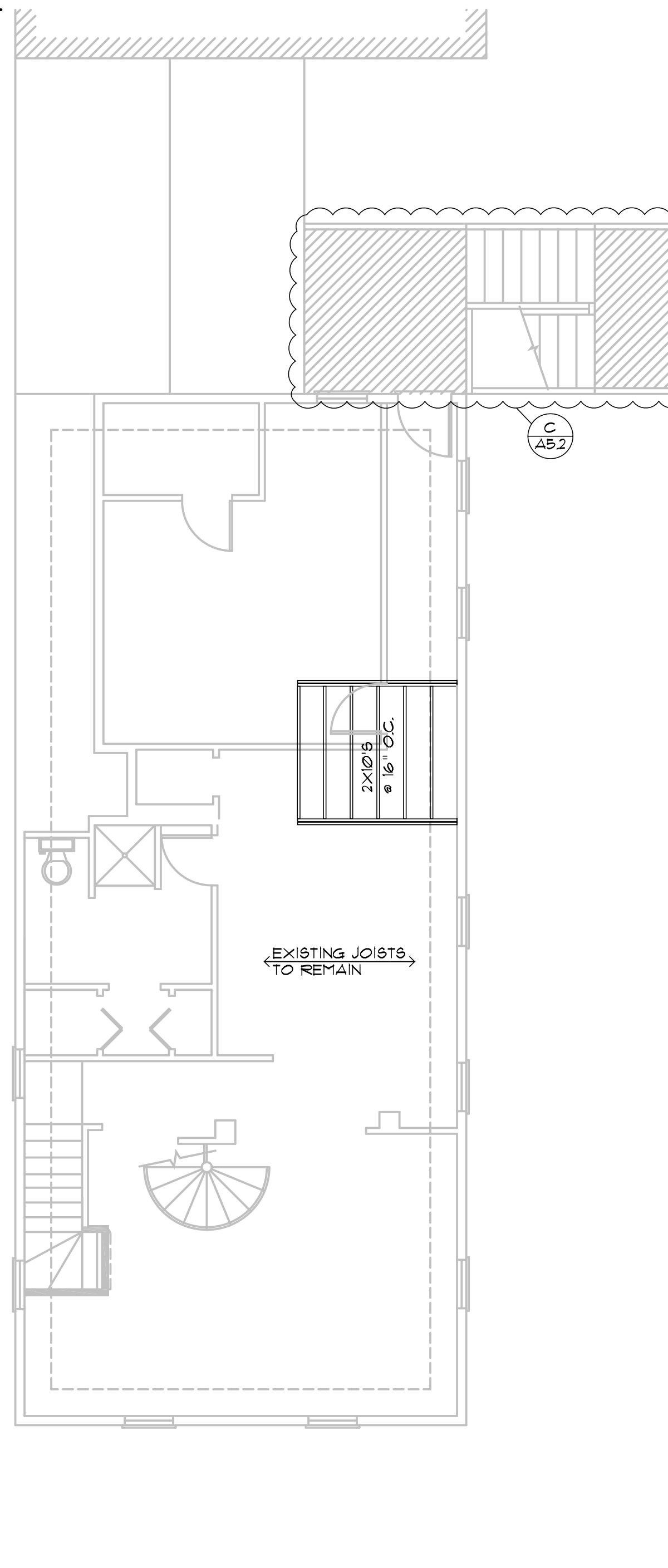
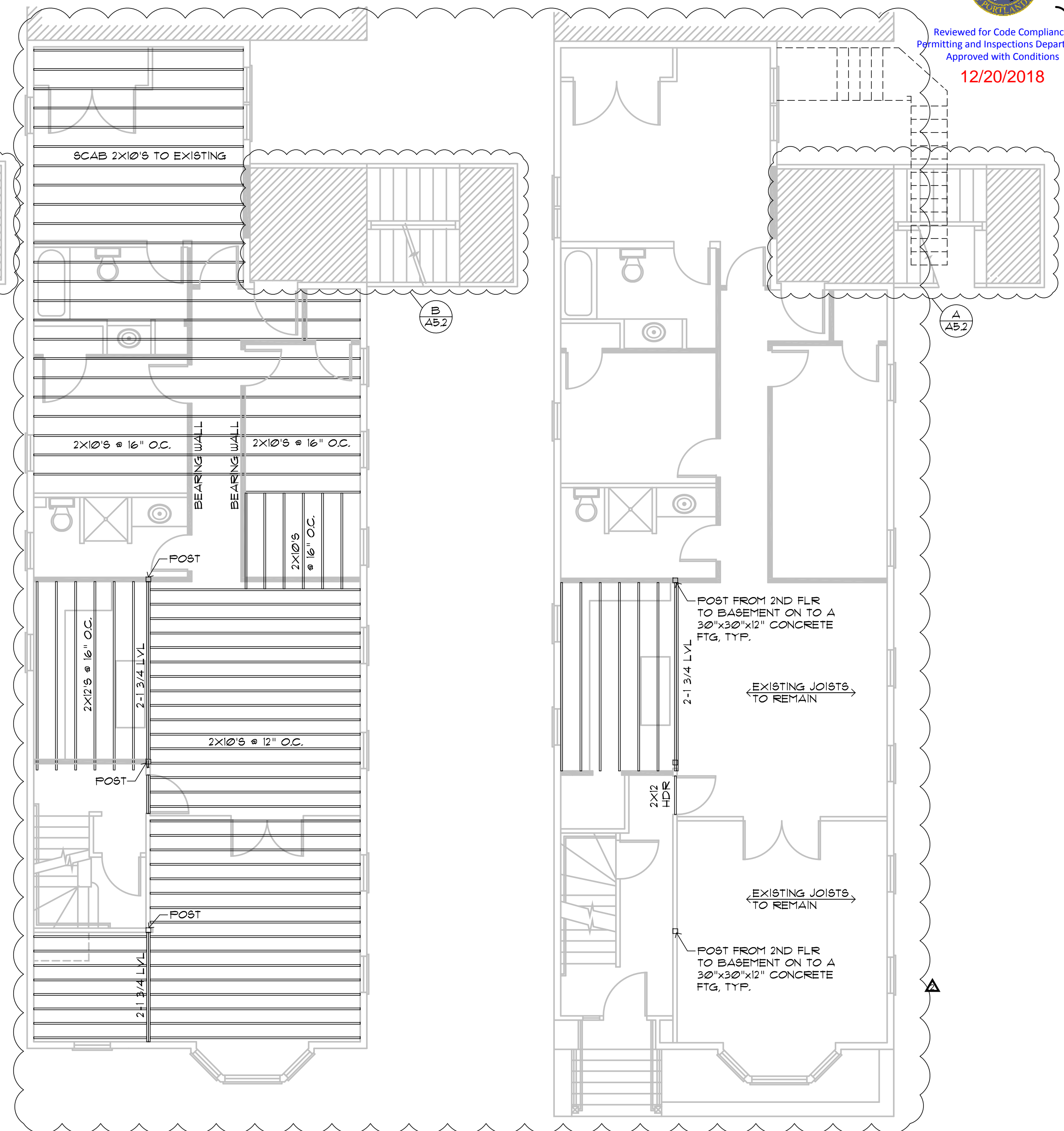
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Drawing Title <b>PROPOSED FIRST, SECOND, &amp; THIRD FLOOR FRAMING PLAN</b>	Drawing No. <b>A5.1</b>
Date 05/23/2018 Scale AS SHOWN	Proj. No. 2018-50
Drawn amp Checked	Sheet of
Approved	

Project  
**PROPOSED REPAIR/RENOVATION**  
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**C** THIRD FLOOR FRAMING PLAN  
 A5.1 SCALE: 3/16" = 1'-0"

**B** SECOND FLOOR FRAMING PLAN  
 A5.1 SCALE: 3/16" = 1'-0"

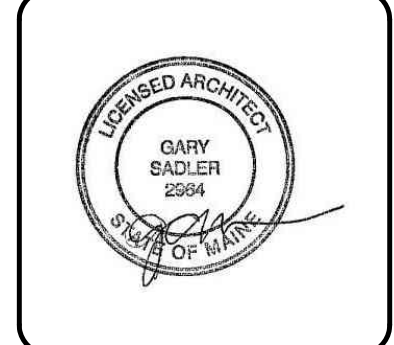
**A** FIRST FLOOR FRAMING PLAN  
 A5.1 SCALE: 3/16" = 1'-0"

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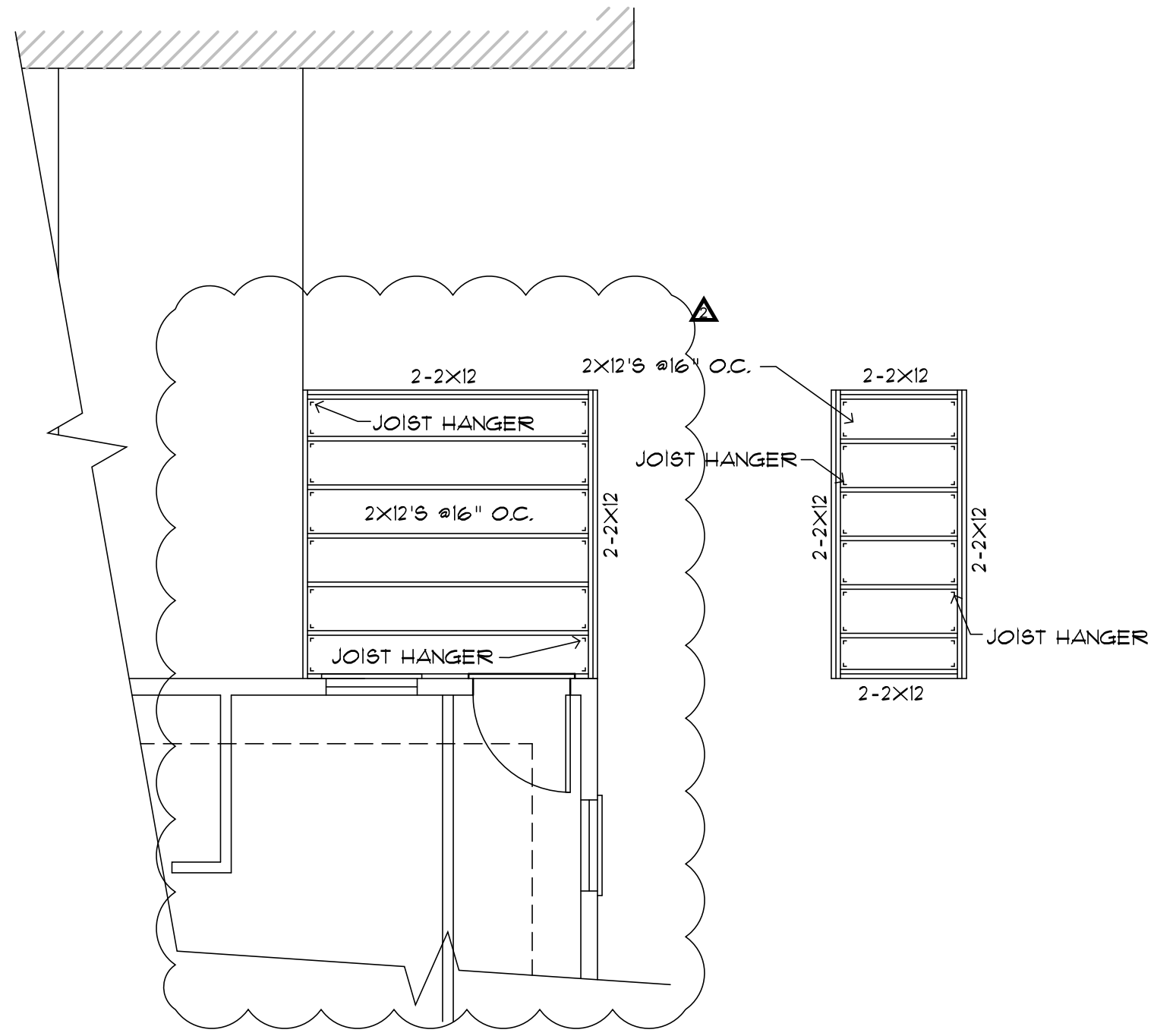
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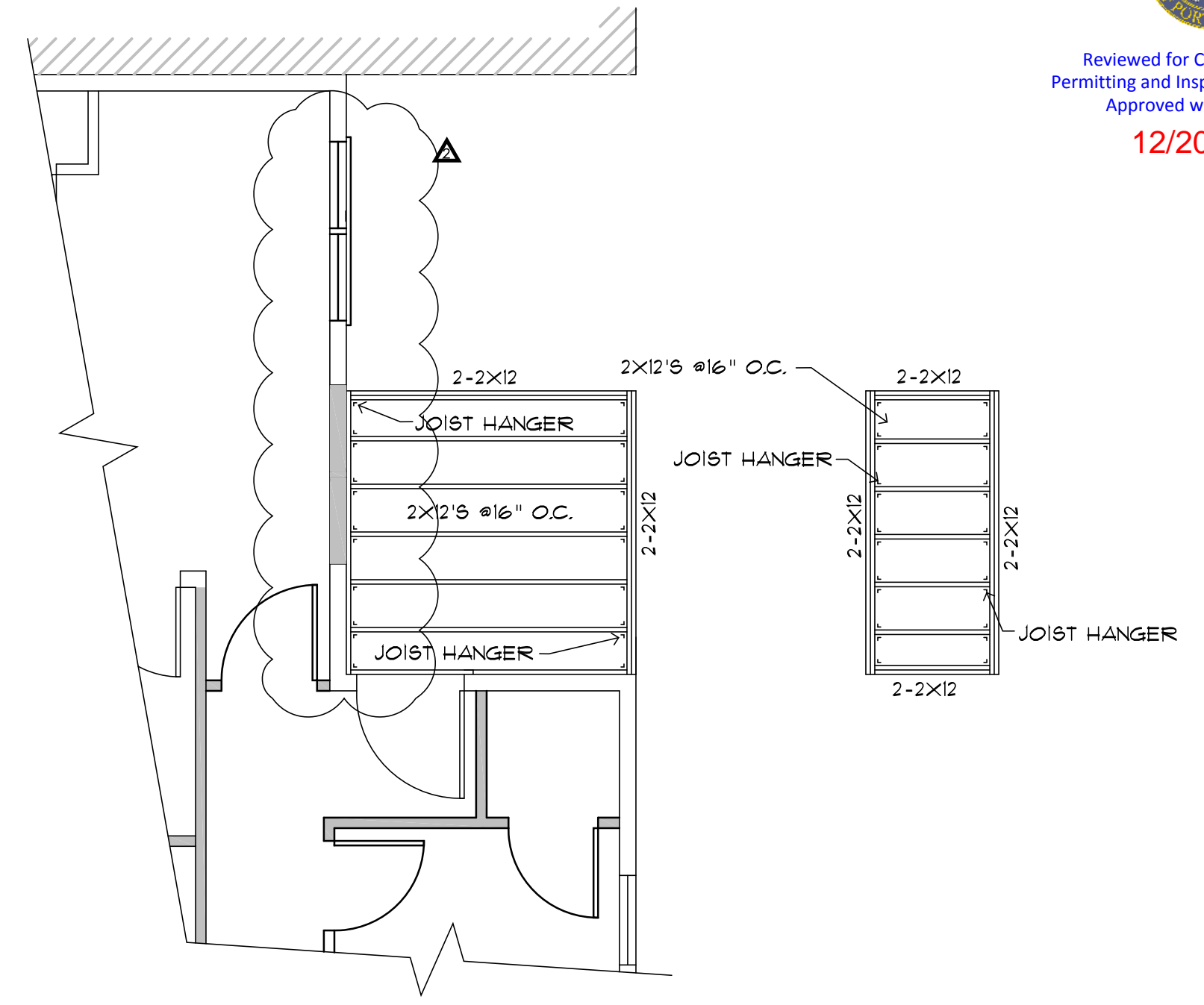
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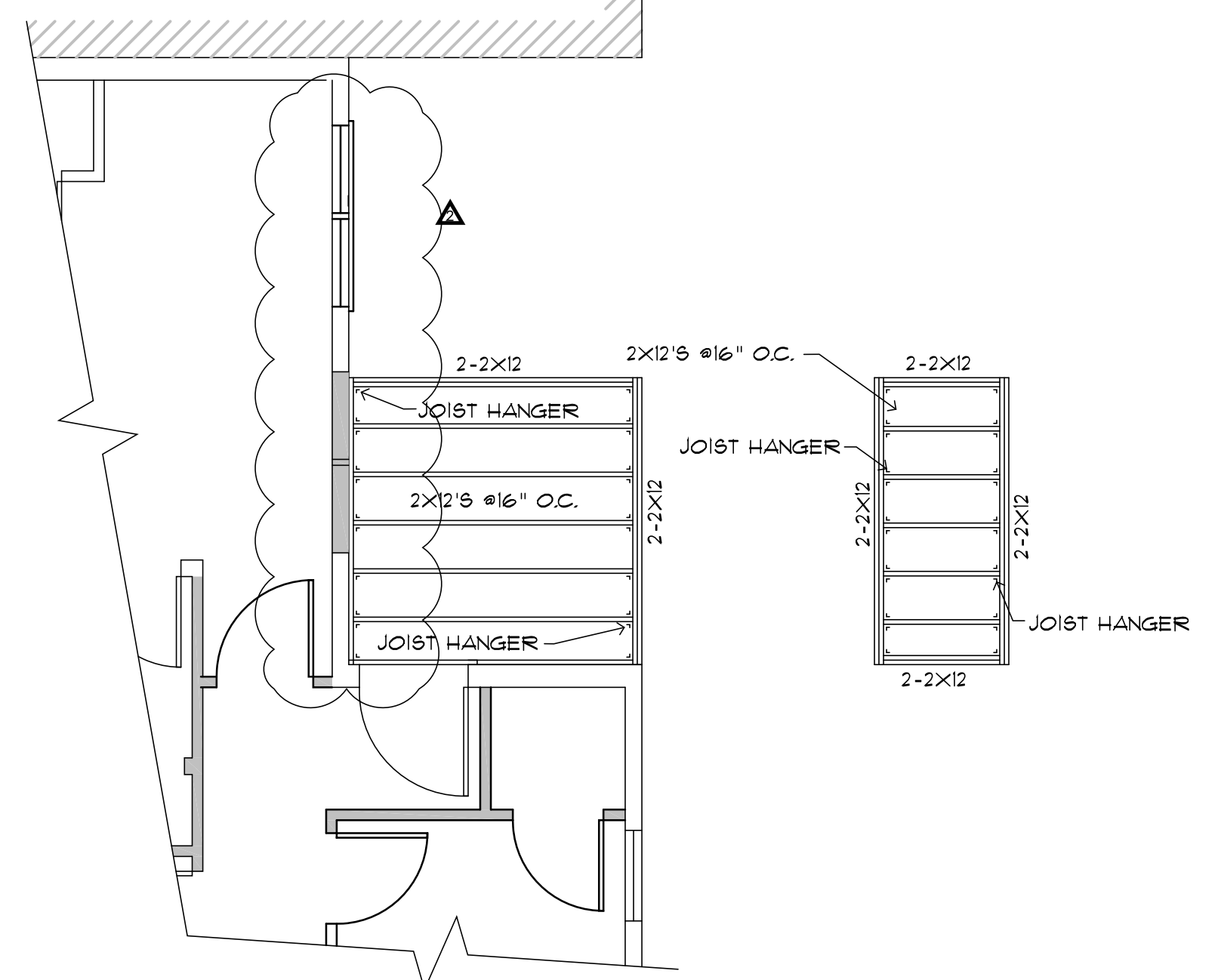
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**C** PROPOSED THIRD FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**A** PROPOSED FIRST FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**B** PROPOSED SECOND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"

No.	Date	Revision
Δ	11-14-2018	GENERAL REVISION
Δ	12-04-2018	GENERAL REVISION
Δ		
Δ		
Δ		
Δ		
Δ		

Drawing Title <b>PROPOSED FIRST, SECOND, AND THIRD FRAMING PLAN</b>		Drawing No. <b>A5.2</b>
Date 05/23/2018	Scale AS SHOWN	Proj. No. 2018-50
Drawn <b>amp</b>	Checked	Sheet of
Approved		

Project  
**PROPOSED REPAIR/RENOVATION**  
At:  
**13 ATLANTIC ST  
PORTLAND, ME**

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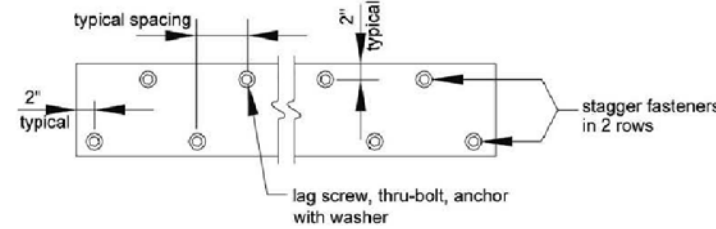


Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions  
12/20/2018

**Placement of lag screws or bolts in deck ledgers**  
The lag screws or bolts shall be placed two inches from the bottom or top of the deck ledgers and between two and five inches from the ends. The lag screws or bolts

shall be staggered from the top to the bottom along the horizontal run of the deck ledger (see Figure 19). Proper installation of lag screws or bolts shall be verified by the building official.

Figure 19: Ledger Board Fastener Spacing and Clearances



**Thru-Bolts**

Thru-bolts shall have a minimum diameter of 1/2". Pilot holes for thru-bolts shall be 1/16" to 3/16" in diameter. Thru-bolts require washers at the bolt head and nut.

diameter of 1/2". Minimum embedment length shall be per the manufacturer's recommendations. All anchors must have washers.

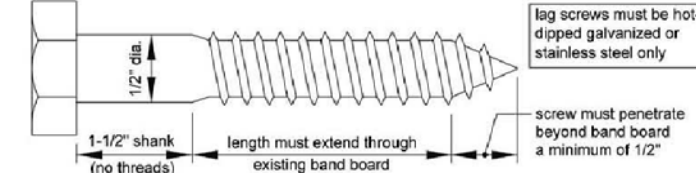
**Expansion and Adhesive Anchors**

Use approved expansion or adhesive anchors when attaching a ledger board to a concrete or solid masonry wall as shown in Figure 15 or a hollow masonry wall with a grouted cell as shown in Figure 16. Expansion and adhesive anchor bolts shall have a minimum

**Lag Screws**

Lag screws shall have a minimum diameter of 1/2" (see MINIMUM REQUIREMENTS). Lag screws may be used only when the field conditions conform to those shown in Figure 14. See Figure 20 for lag screw length and shank requirements. All lag screws shall be installed with washers.

Figure 20: Lag Screw Requirements



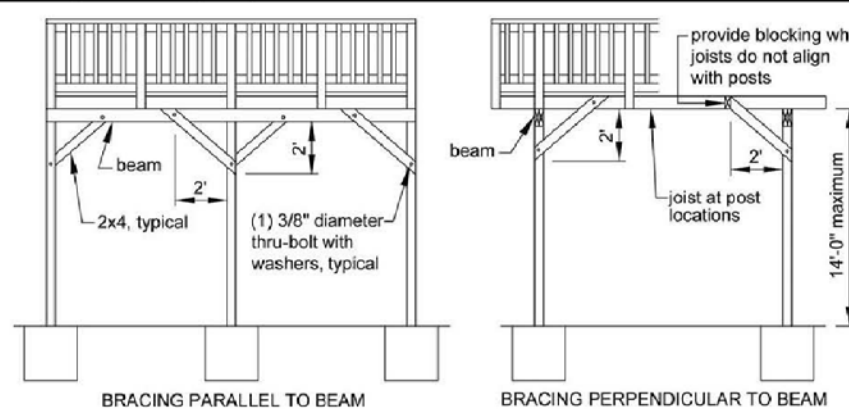
**Lag screw installation requirements:** Each lag screw shall have pilot holes drilled as follows: 1) Drill a 1/2" diameter hole in the ledger board. 2) Drill a 3/16" diameter hole into the band board of the existing house. DO NOT DRILL A 1/2" DIAMETER HOLE INTO THE BAND BOARD.

The threaded portion of the lag screw shall be inserted into the pilot hole by turning. DO NOT DRIVE LAG SCREWS WITH A HAMMER. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each lag screw shall be thoroughly tightened (snug but not over-tightened to avoid wood damage).

**DECK STABILITY**

Decks greater than 2 feet above grade shall be provided with diagonal bracing or be attached to the exterior wall of the house.

Figure 22: Diagonal Bracing Requirements

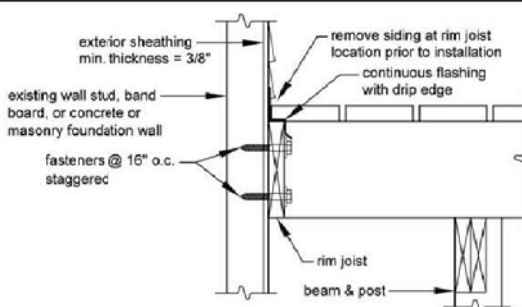


**Diagonal Bracing:** Provide diagonal bracing both parallel and perpendicular to the beam at each post as shown in Figure 22. When parallel to the beam, the bracing shall be bolted to the post at one end and beam at the other. When perpendicular to the beam, the bracing shall be bolted to the post at one end and a joist or blocking between joists at the other. When a joist does not align with the bracing location, provide blocking between the next adjacent joists.

wall must be sheathed with minimum 1/2" wood structural panel sheathing. Use lag screws or thru-bolts when fastening to an existing band joist or wall stud; use expansion anchors or epoxy anchors when fastening to concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD. Fasteners shall be 16" on center and staggered in 2 rows. Flashing over the rim joist is required and must be installed in accordance with the FLASHING PROVISIONS in the LEDGER ATTACHMENT REQUIREMENTS.

**Attachment to House:** Attach the deck rim joist to the existing house exterior wall as shown in Figure 23. The

Figure 23: Attachment of Free-Standing Deck to House for Lateral Support



**GUARD REQUIREMENTS (R312)**

All decks greater than 30" above grade are required to have a guard as shown in Figure 24. If a guard is installed when one is not required, it must meet these requirements. Guard systems not meeting these requirements may be used when approved by the authority having jurisdiction.

Figure 24: Typical Guard Detail

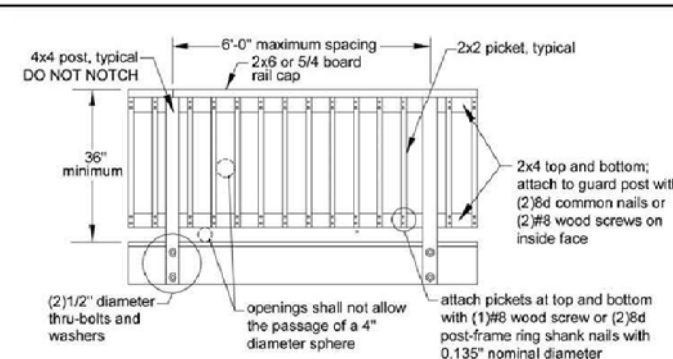


Figure 1A: Joist Span – Deck Attached at House

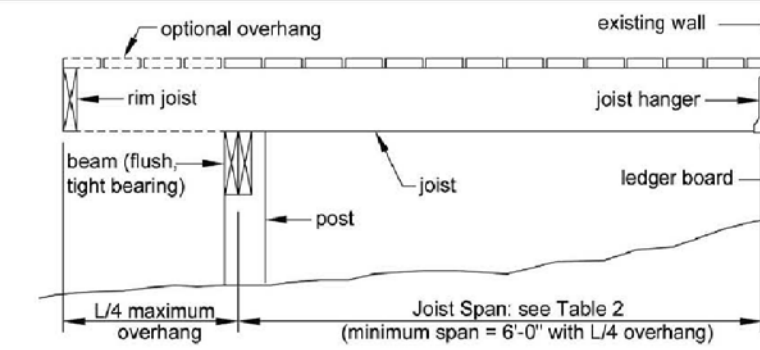
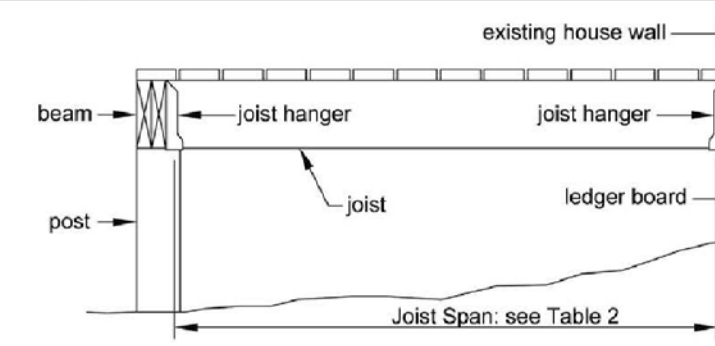


Figure 1B: Joist Span – Joists Attached to Side of Beam



**DECK FRAMING PLAN**

A framing plan shows the joist and beam layout; the location of the ledger board, posts, and footings, and the type, size, and spacing of the ledger board fasteners. See Figure 5 for an example of a typical deck framing plan.

Figure 5: Typical Deck Framing Plan

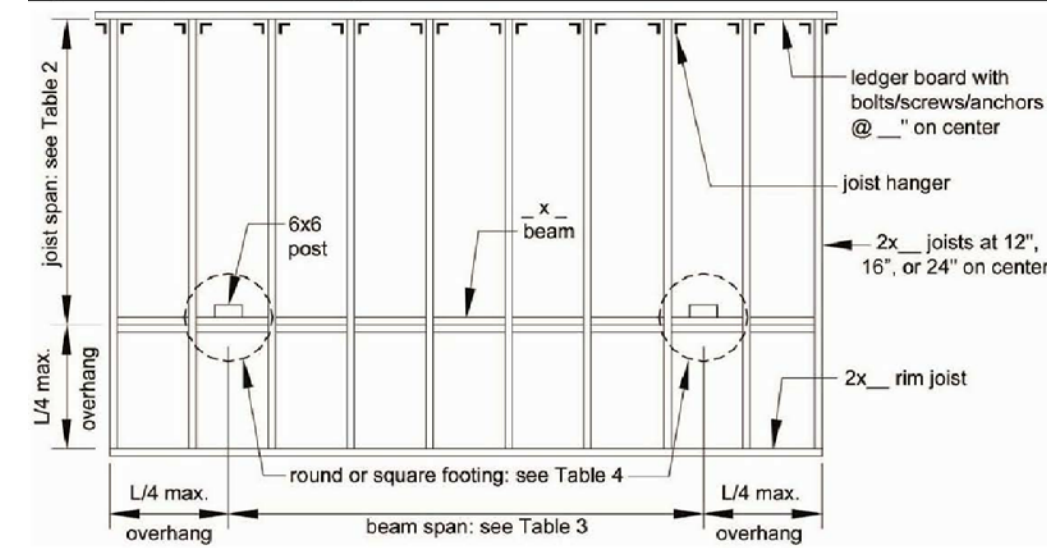


Figure 8: Post-to-Beam Attachment Requirements

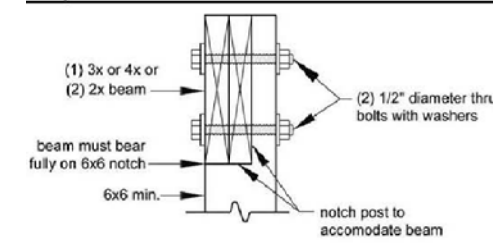
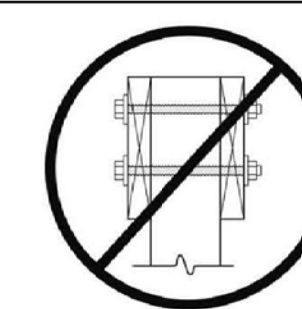


Figure 9: Prohibited Post-to-Beam Attachment Condition



**RIM JOIST REQUIREMENTS**

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

Figure 10: Alternate Approved Post-to-Beam Column Cap Attachment

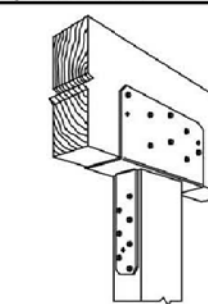
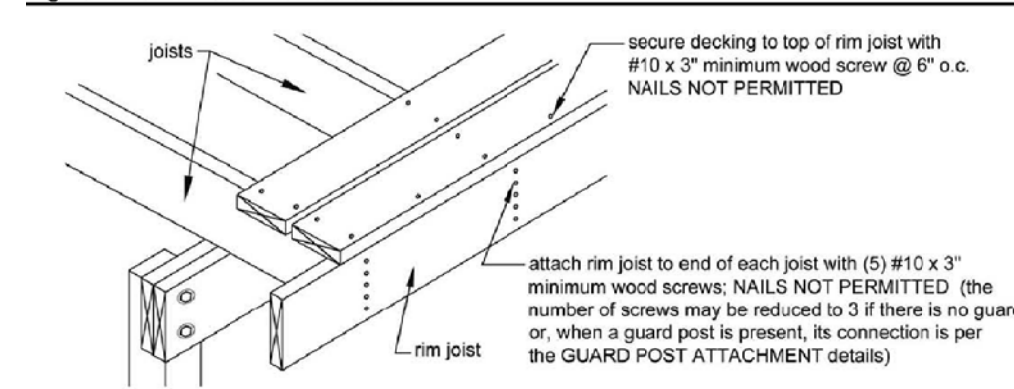
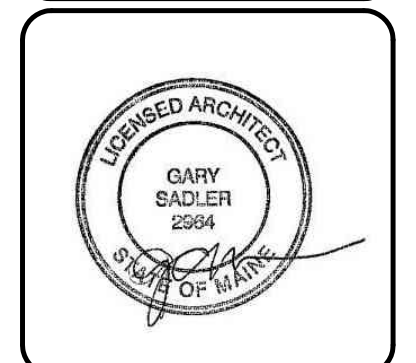


Figure 11: Rim Joist Connection Details



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Description: PROPOSED Repair/Renovation  
Approved as Noted  
Date: 12/20/2018

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No.	Date	Revision
1		
2		
3		
4		
5		

Drawing Title: Deck Notes, and Details  
Scale: AS SHOWN  
Date: 05/23/2018  
Drawn: amp  
Checked: amp  
Approved: amp  
Sheet: of

Project: PROPOSED REPAIR/RENOVATION  
At: 13 ATLANTIC ST PORTLAND, ME  
Drawing No.: A5.3  
Proj. No.: 2018-50





Reviewed for Code Compliance  
Portland Inspections Department

Approved with Conditions  
12/20/2018

Figure 30: Stair Guard Requirements

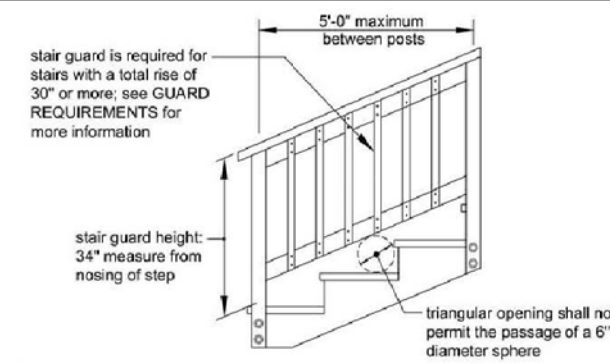
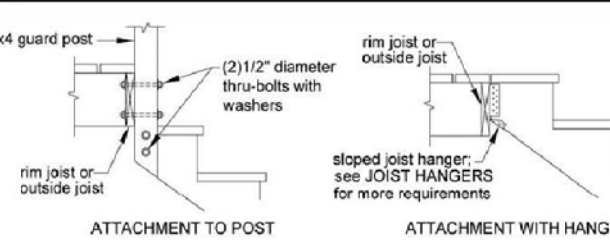


Figure 31: Stair Stringer Attachment Detail



STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on one side (see Figure 32). The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 30). Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. The hand grip portion, if circular, shall be between 1 1/4" and 2" in diameter.

Shapes other than circular shall have a perimeter dimension of at least 4" and not greater than 6 1/4" with a maximum cross sectional dimension of 2 1/4". All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts only at a turn in the stair.

Figure 32: Handrail Requirements

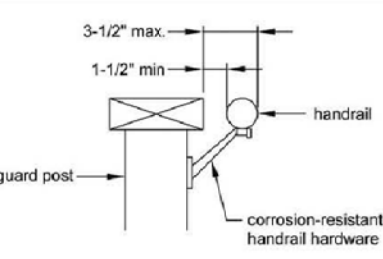


Figure 33: Miscellaneous Stair Requirements

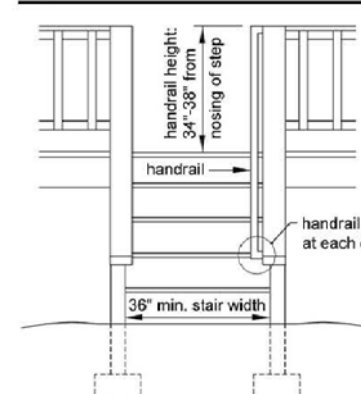
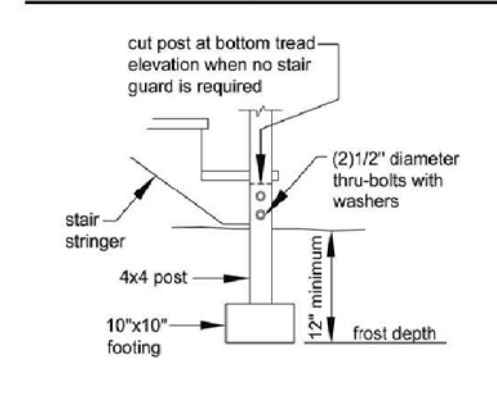


Figure 34: Stair Footing Detail



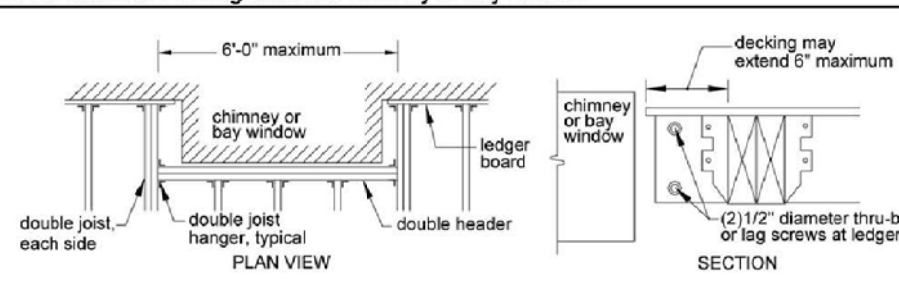
STAIR LIGHTING REQUIREMENTS

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated [R.303.6]. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

FRAMING AT CHIMNEY OR BAY WINDOW

All members at a chimney or bay window shall be framed in accordance with Figure 35. Headers may span a maximum of 6'-0". When a chimney or bay window is wider than 6'-0", one or more 6x6 posts may be added to reduce header spans to less than 6'-0". In such cases, the post footing must meet the requirements in the FOOTINGS section. Headers with a span length greater than 6'-0" require a plan submission.

Figure 35: Detail for Framing Around a Chimney or Bay Window



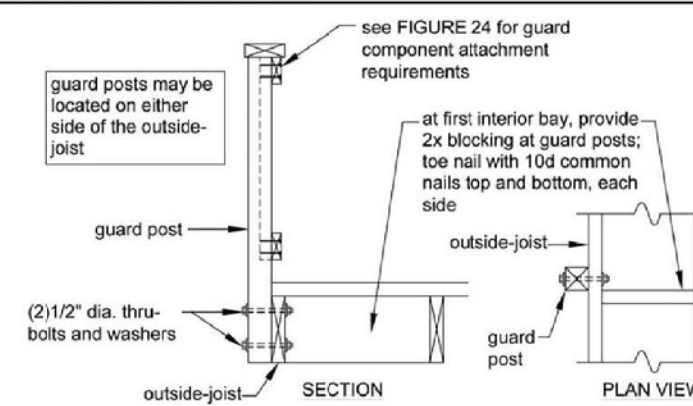
GUARD POST ATTACHMENTS

Deck guard posts shall be a minimum 4x4 (nominal) No. 2 or higher grade (for species listed in Table 1) or with an adjusted bending design value not less than 1,050 psi.

GUARD POST TO OUTSIDE JOIST ATTACHMENT

posts for guards which run parallel to deck joists shall be attached to the outside joist.

Figure 25: Guard Post to Outside Joist Detail

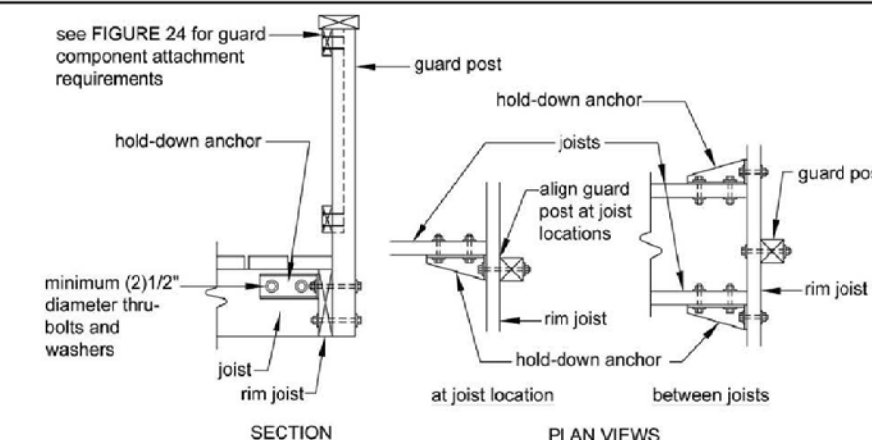


GUARD POST TO RIM JOIST

Guard posts for guards that run perpendicular to the deck joists shall be attached to the rim joist in accordance with Figure 26. As shown in Figure 26, hold-down anchors must be installed to attach the guard post and rim joist to the

deck joists. There shall be a minimum of two bolts at the hold-down anchors' attachment to the joist. Only hold-down anchor models meeting these minimum requirements shall be used.

Figure 26: Guard Post to Rim Joist Detail



STAIR REQUIREMENTS [R.311.5]

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure

28. If the stringer span exceeds these dimensions, then an intermediate landing will be required. A flight of stairs shall not have a vertical rise larger than 12 feet between floor levels or landings. All intermediate stair landings must be designed and constructed as a free-standing deck using the details in this package.

Figure 27: Tread and Riser Detail

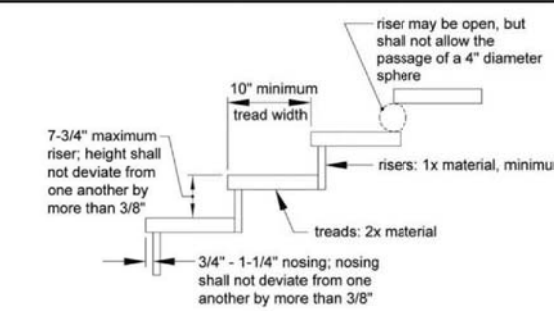


Figure 28: Stair Stringer Requirements

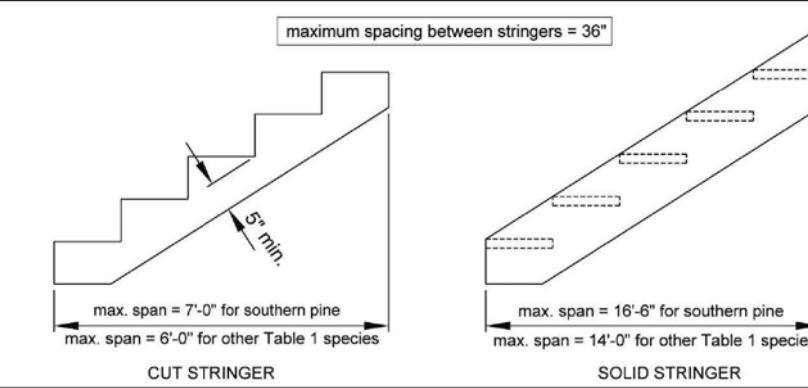
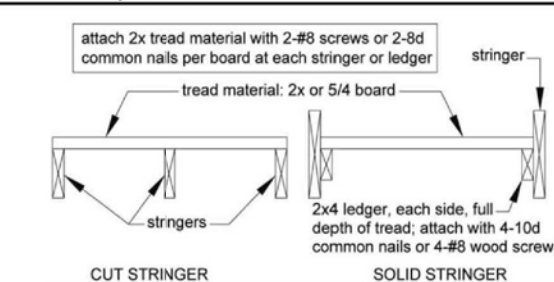


Figure 29: Tread Connection Requirements



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No.	Date	Revision

Drawing Title: Deck Details  
Drawing No.: A5.4  
Date: 05.23.2018  
Scale: AS SHOWN  
Drawn: dmj  
Checked: dmj  
Approved: dmj  
Sheet of: 2018-50

Project: PROPOSED REPAIR/RENOVATION  
At: 13 ATLANTIC ST  
PORTLAND, ME



**LSC**

**Adjustable Stringer Connector**

The LSC adjustable stair-stringer connector offers a versatile, concealed connection between the stair stringer and the carrying header or rim board while replacing costly framing. Field sloped to all common stair stringer pitches, the LSC connector is suitable for either solid or notched stringers.

**Features:**

- Replaces additional framing and toe-nailing.
- Suitable for most installations on 2x10 or 2x12 header/rim board.
- May be installed flush with the top of the carrying member or lower on the face.
- Interchangeable for left or right applications.
- LSCZ features a ZMAX® coating for additional corrosion protection. Suitable for interior and some exterior applications. LSCSS is made from stainless steel for higher exposure environment. See [strongtie.com/info](http://strongtie.com/info) for more information.

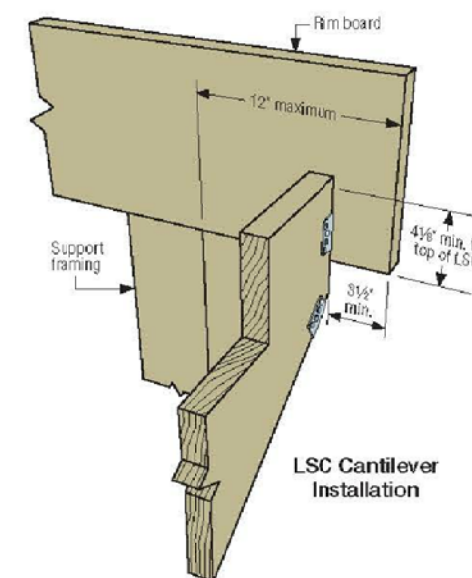
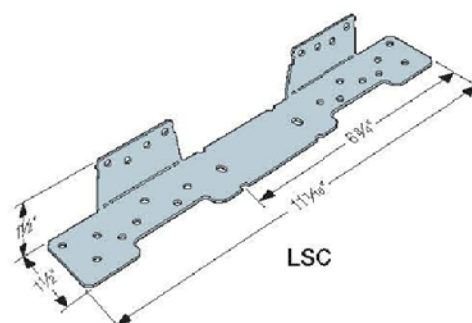
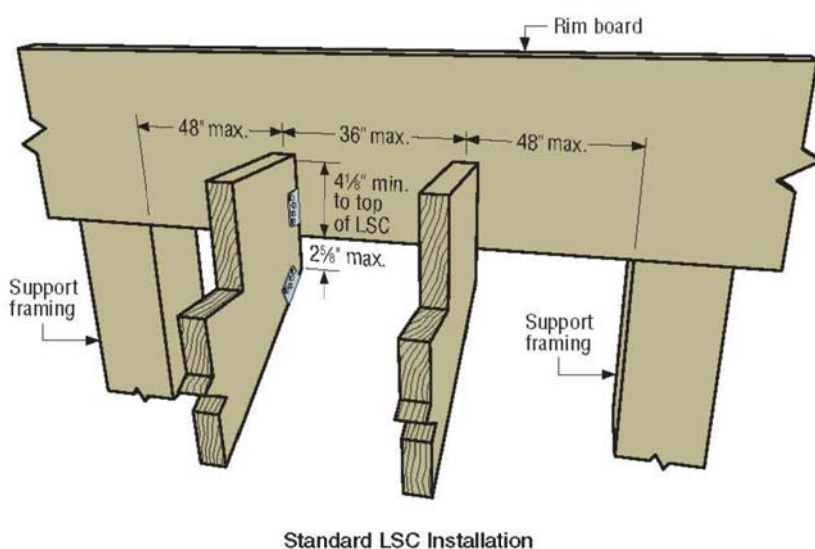
**Material:** 18 gauge

**Finish:** LSCZ — ZMAX® coating; LSCSS — Stainless steel

**Installation:**

- Use all specified fasteners, see table.
- Before fastening, position the stair stringer with the LSC on the carrying member to verify where the bend should be located.
- Tabs on the LSC must be positioned to the inside of the stairs.
- The fastener that is installed into the bottom edge of the stringer must go into the second-to-last hole.
- When installed on 1½" LVL or a 1¼" LSL stringer, additional items that will not affect the structural performance of the LSC, but should be considered, include the following:
  - LSC stringer flange will protrude ¼" from face of stringer. As such, it is recommended the LSC be installed with the tabs positioned to the outside of the stringer.
  - 1½" fasteners installed into 1¼" LSL stringer will protrude from the opposite side.

**Codes:** See p. 14 for Code Reference Key Chart



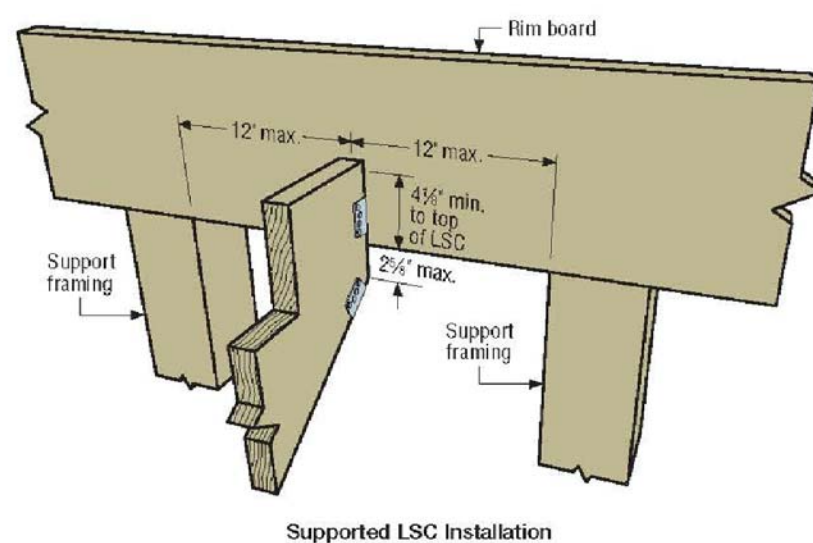
**LSC**

**Adjustable Stringer Connector (cont.)**

- These products are available with additional corrosion protection. For more information, see p. 18.
- These products are approved for installation with the Strong-Drive® SD Connector screw. See pp. 39-40 for more information.

Model No.	Rim Board Installation	Fastener Schedule			DF/SP Allowable Loads		SPF/HF Allowable Loads		Code Ref.
		Rim Board <sup>1</sup>	Stringer Wide Face	Stringer Narrow Face	Floor (100)	Snow (115)	Floor (100)	Snow (115)	
LSCZ LSCSS	Supported <sup>4</sup>	(8) 10d x 1½"	(8) 10d x 1½"	(1) 10d x 1½"	950	1000	815	880	IF6, FL, L26
	Supported	(8) SD #9 x 1½"	(8) SD #9 x 1½"	—	865	865	670	670	
	Standard	(8) 10d x 1½"	(8) 10d x 1½"	(1) 10d x 1½"	755	755	650	650	
	Standard	(8) SD #9 x 1½"	(8) SD #9 x 1½"	(1) SD #9 x 1½"	755	755	650	650	
	Cantilever	(8) 10d x 1½"	(8) 10d x 1½"	(1) 10d x 1½"	520	520	445	445	
	Cantilever	(8) SD #9 x 1½"	(8) SD #9 x 1½"	—	545	545	445	445	

1. Stair stringer must be minimum 1½" LVL or minimum 1¼" LSL. Allowable loads for DF/SP species material shall apply.
2. When cross-grain tension forces cannot be avoided in the members, mechanical reinforcement to resist such forces shall be considered.
3. Simpson Strong-Tie® #9 x 1½" Strong-Drive SD Connector screws may be substituted for 10d x 1½" nails to achieve published nail values if the extra screw is installed in the narrow face of stringer.
4. **Nails:** 10d x 1½" = 0.148" dia. x 1½" long. Nails shall be hot-dip galvanized for LSCZ and stainless steel for LSCSS. See pp. 26-27 for other nail sizes and information.
5. **Screws (LSCZ only):** SD #9 x 1½" (model SD9112) = 0.131" dia. x 1½" long (see pp. 39-40).



**ABA/ABU/ABW**

**Adjustable and Standoff Post Bases**

Additional standoff bases are on p. 379.

The AB series of retrofit adjustable post bases provide a 1" standoff for the post, are slotted for adjustability and can be installed with nails, Strong-Drive® SD Connector screws or bolts (ABU). Depending on the application needs, these adjustable standoff post bases are designed for versatility, cost-effectiveness and maximum uplift performance.

**Features:**

- The slot in the base enables flexible positioning around the anchor bolt, making precise post placement easier.
- The 1" standoff helps prevent rot at the end of the post and meets code requirements for structural posts installed in basements or exposed to weather or water splash.

**Material:** Varies (see table)

**Finish:** ZMAX® and some in stainless steel; see Corrosion Information, pp. 15-18

**Installation:**

- Use all specified fasteners; see General Notes.
- See our *Anchoring and Fastening Systems for Concrete and Masonry* catalog, or visit [strongtie.com](http://strongtie.com) for retrofit anchor options or reference technical bulletin T-A-ANCHORSPEC.
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations (such as fences or unbraced carports).
- Place the base, load transfer plate and nut on the anchor bolt. Loosely tighten the nut.

**ABW**

Place the standoff base and then the post in the ABW and fasten on three vertical sides, using nails or Strong-Drive SD Connector screws

- Make any necessary adjustments to post placement and tighten the nut securely on the anchor bolt.
- Bend up the fourth side of the ABW and fasten using the correct fasteners.

**ABJ**

Place the standoff base and then the post in the ABU

- Fasten using nails or Strong-Drive SD Connector screws or bolts (ABU88Z, ABU1010Z, ABU1212Z – SDS optional)

**ABA**

Place the post in the ABA

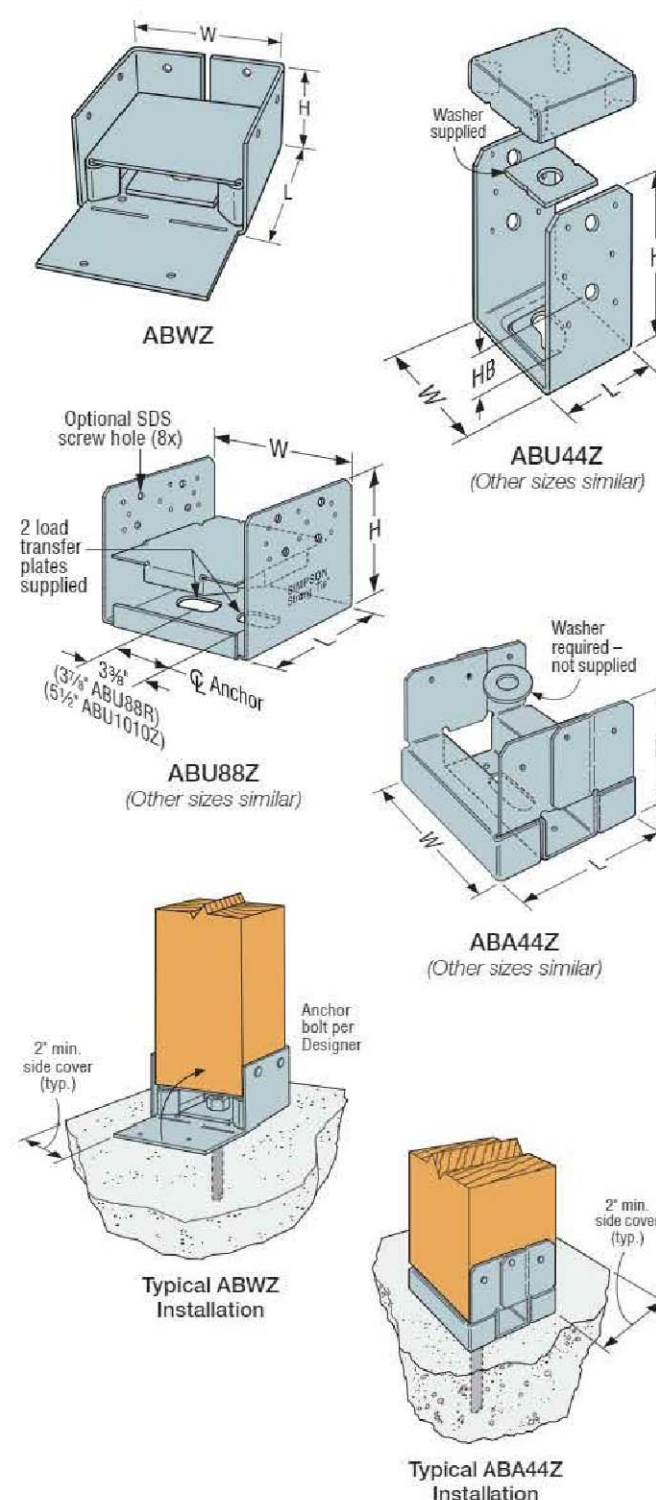
- Fasten using nails or Strong-Drive SD Connector screws

**Codes:** See p. 14 for Code Reference Key Chart

- These products are available with additional corrosion protection. For more information, see p. 18.
- These products are approved for installation with the Strong-Drive® SD Connector screw. See pp. 39-40 for more information.

Model No.	Nominal Post Size	Material (ga.)	Dimensions (in.)				Fasteners			Allowable Loads (DF/SP)			Code Ref.		
			Base	Strap	W	L	H	HB <sup>1</sup>	Anchor Dia. (in.)	Nails	Machine Bolts Qty.	Uplift Nails		Down Bolts	
■ ABA44Z	4x4	16	16	3 3/8	3 3/8	3 3/8	—	1/2	(6) 10d	—	—	555	—	6,000	I3, FL, L5
■ ABW44Z	4x4	16	16	3 3/8	3 3/8	2 1/4	—	1/2	(8) 10d	—	—	1,005	—	7,180	I3
■ SS ABU44Z	4x4	16	12	3 3/8	3	5 1/8	1 3/8	5/8	(12) 16d	2	1 1/2	2,200	2,160	6,665	I3, FL, L2, L5
■ ABU44RZ	Rough 4x4	16	12	4	4	5 1/8	1 3/8	5/8	(12) 16d	2	1 1/2	2,200	2,160	6,665	I70
■ ABA44RZ	Rough 4x4	16	16	4 1/4	3 1/8	2 1/8	—	1/2	(6) 10d	—	—	555	—	8,000	I3, FL, L2, L5
■ ABW44RZ	Rough 4x4	16	16	4	4 1/4	1 3/8	—	1/2	(8) 10d	—	—	835	—	7,180	I3
■ ABW46Z	4x6	12	16	3 3/8	5 3/8	3	—	1/2	(10) 10d	—	—	845	—	4,590	I3
■ ABA46Z	4x6	14	14	3 3/8	5 3/8	3 1/8	—	5/8	(8) 16d	—	—	700	—	9,435	I3, FL, L5
■ SS ABU46Z	4x6	12	12	3 3/8	5	7	2 3/8	5/8	(12) 16d	2	1 1/2	2,300	2,300	10,335	I3, FL, L2
■ ABU46RZ	Rough 4x6	12	12	4	6	6 3/4	2 3/8	5/8	(12) 16d	2	1 1/2	2,300	2,300	10,335	I70
■ ABW46RZ	Rough 4x6	12	16	4	6	2 3/8	—	1/2	(10) 10d	—	—	780	—	4,590	I3
■ ABA46RZ	Rough 4x6	14	14	4 1/8	5 3/8	2 3/8	—	5/8	(8) 16d	—	—	700	—	12,000	I3, FL, L5
■ ABU5-5Z	5 1/2 x 5 1/2	12	10	5 1/4	5	6 1/8	1 3/4	5/8	(12) 16d	2	1 1/2	2,235	2,235	12,000	I70
■ ABU5-6Z	5 1/2 x 6	12	10	6 1/8	5	6 1/8	1 3/4	5/8	(12) 16d	2	1 1/2	2,235	2,235	12,000	I70
■ ABA66Z	6x6	14	14	5 1/8	5 3/8	3 1/8	—	5/8	(8) 16d	—	—	720	—	10,665	I3, FL, L5
■ ABW66Z	6x6	12	14	5 1/8	5 3/8	3	—	1/2	(12) 10d	—	—	1,190	—	12,935	I3
■ SS ABU66Z	6x6	12	10	5 1/8	5	6 1/8	1 3/4	5/8	(12) 16d	2	1 1/2	2,300	2,300	12,000	I3, FL, L2

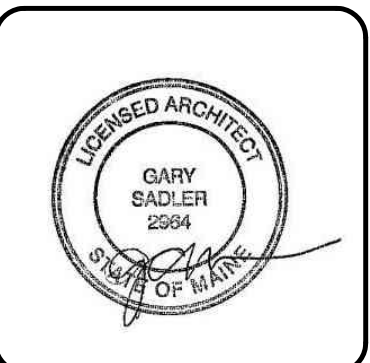
1. Uplift loads have been increased for wind or earthquake with no further increase allowed; reduce where other loads govern.
2. Downloads may not be increased for short-term loading.
3. Specifier to design concrete for uplift capacity.
4. ABU products may be installed with either bolts or nails (not both) to achieve table loads. ABU88Z, ABU88FL, ABU1010Z, ABU1010FLZ and ABU1212Z/FLZ may be installed with (8) 1/4" x 3" Strong-Drive® SDS Heavy-Duty Connector screws (sold separately) for the same table load.
5. For AB bases, higher download can be achieved by solidly packing grout under 1" standoff plate before installation. Base download on column, grout, or concrete according to the code.
6. HB dimension is the distance from the bottom of the post up to the first bolt hole.
7. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. For SCL columns, the fasteners for these products should always be installed in the wide face.
8. Downloads shall be reduced where limited by the capacity of the post. See pp. 383-385 for common post allowable loads.
9. **Nails:** 16d = 0.162" dia. x 3 1/8" long, 10d = 0.148" dia. x 3" long. See pp. 26-27 for other nail sizes and information.



Reviewed for Compliance  
Permitting and Inspection Department  
Approved with Conditions  
12/20/2018

Note: All submittals, designs, arrangements, drawings and specifications are owned by, and the property of this office and were created, evolved and developed for use on the project. No part of this drawing, or any portion of such ideas, designs, arrangements or plans shall be used by or disclosed to any other person without the written permission of this design office.

Note: All submittals and fabrications shall be reviewed and approved by this office to ensure proper location and fit of all field construction and manufactured items called for or shown on this drawing.



Description: PROPOSED Repair/Renovation

Date: Approved as Noted

Approved by: [Signature]

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No.	Date	Revision
1		
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Drawing Title: POST BASE DETAIL/INFORMATION

Drawing No.: A5.5

Date: 05/23/2018

Scale: AS SHOWN

Drawn: [Signature]

Checked: [Signature]

Approved: [Signature]

Sheet of: 2018-50

Project: PROPOSED REPAIR/RENOVATION

At: 13 ATLANTIC ST PORTLAND, ME





**Design No. L511**  
**BXUV.L511**  
**Fire-resistance Ratings - ANSI/UL 263**

Reviewed for Code Compliance  
 Permitting and Inspections Department  
 Approved with Conditions  
 12/20/2018

Page Bottom

**Design/System/Construction/Assembly Usage Disclaimer**

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

**BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States**  
**BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada**

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States  
 Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada  
 Design Criteria and Allowable Variances

**Design No. L511**

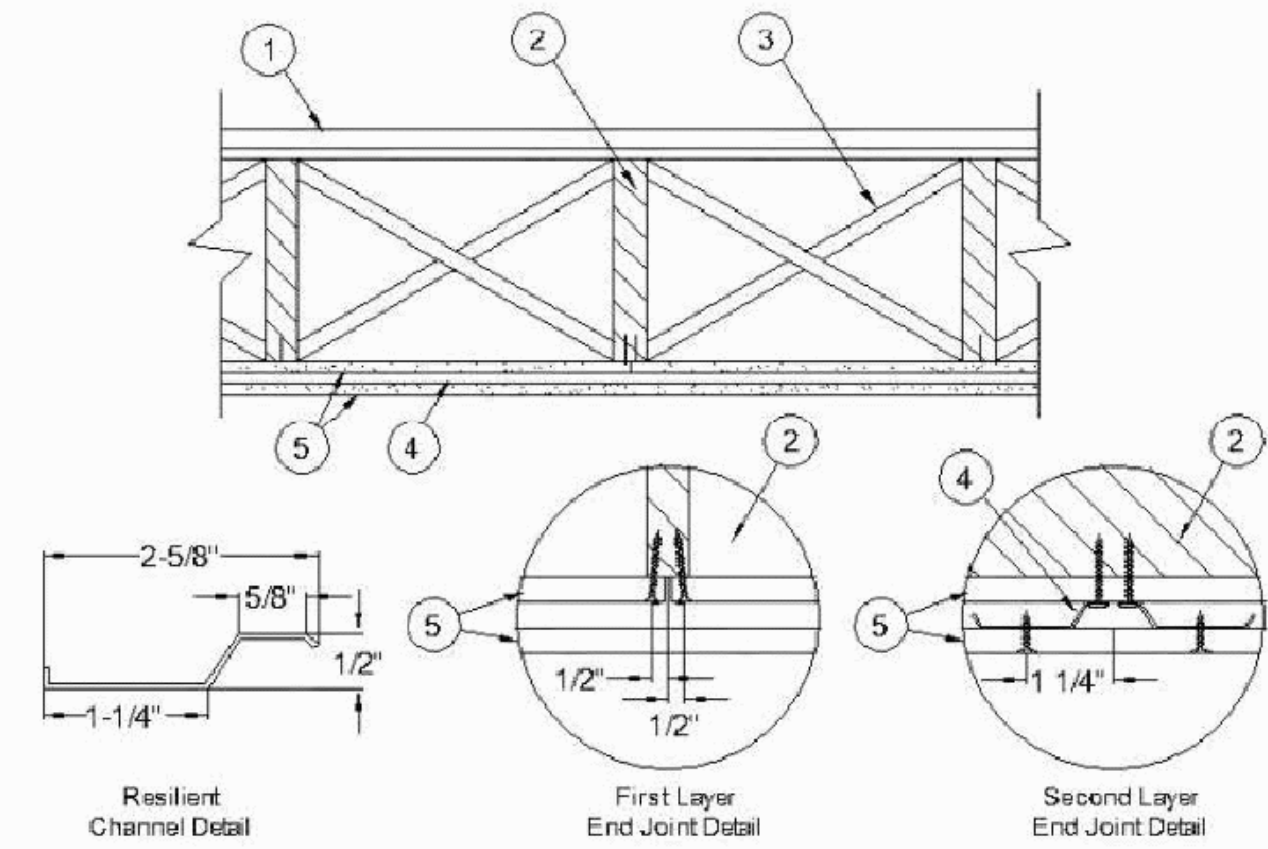
October 16, 2018

Unrestrained Assembly Rating — 2 Hr.

Finish Rating — 71 Min.

This design was evaluated using a load design method other than the Limit State Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit State Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



- 1. Flooring Systems** — The flooring system shall consist of one of the following:
- System No. 1**
- Subflooring** — Min 1 by 6 in. T & G Lumber fastened diagonally to joists.
- Vapor Barrier** — Nom 0.010 in. thick commercial red-sized building paper.
- Finish Flooring** — Min 1 by 3 in. T & G and end matched, laid perpendicular to joists.
- 2. Wood Joists** — Min 2 by 10, spaced 16 in. OC and effectively fireblocked in accordance with local codes.
- 3. Cross Bridging** — Min 1 by 3 in. or min 2 by 10 solid blocking.
- 4. Resilient Channels** — Formed of 25 MSG galv steel, spaced 24 in. OC perpendicular to joists and located 12 in. from each side edge of base layer gypsum board. Channels placed with 1/4 in. clearance at the ends and fastened to each joist with 1-7/8 in. long Type S bugle head screws. Min end clearance of channels to walls: 3/8 in. Additional channels 60 in. long placed adjacent to continuous channels at end joints of second layers of gypsum board (Item 5) and similarly secured. Channel ends to extend 6 in. beyond each side of joint.

**5. Gypsum Board\*** — Two layers of nom 5/8 in. thick, 4 ft wide gypsum board. When resilient channels (Item 4) are used, first layer installed perpendicular to joists with end joints located over bottom of joists. Gypsum board attached to joists with 6d cement coated cooler nails spaced 1 in., 6 in. and 21 in. from each side edge in the field of the board. Butt edges shall occur under joists, fastened with nails spaced 1 in., 6 in., 15 in. and 21 in. from side edges of board, and 1/2 in. back from butt edge. Second layer of gypsum board secured to resilient channels with 1 in. long Type S bugle head screws spaced 12 in. OC with additional screws placed 3 in. from each side edge. End joints of second layer offset from end joints in first layer, and secured to both resilient channels as shown in end joint detail. Screws located 3/4 in. and 1-1/4 in. from side and end joints of boards. When **Steel Framing Members** (Item 4A or 4B) are used, sheets installed with long dimensions parallel with joists. Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints shall be staggered min 2 ft. within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one RSIC-1 or Genie clip at each end of the channel. Butted base layer end joints to be offset a min of 24 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints to be offset a min of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min 18 in. from butted side joints of base layer. When **Steel Framing Members** (Item 4C) are used, base layer of gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel. Face layer installed per Item 5. When **Steel Framing Members** (Item 4D) are used, base layer of gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one joist beyond the width of the gypsum panel and be attached to the adjacent joists with one SonusClip at every joist involved with the butt joint.

Note: All sub-trades and fabricators shall be responsible for ensuring proper location and fit of all field construction and manufactured items called for or shown on this drawing.



Description	PROPOSED	Date
	Repair/Renovation	Approved as Noted
	<input type="checkbox"/>	Approved
	<input type="checkbox"/>	Approved

**UPLAND ARCHITECTS**  
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 30 E. MAIN STREET, SUITE 103  
 NORTON, MASSACHUSETTS 02766  
 381 SOUTH WASHINGTON STREET  
 SHELTON, CONNECTICUT 06484  
 774-458-3390  
 WWW.UPLANDARCHITECTS.COM

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No.	Date	Revision
1		
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Drawing Title	Design No. L511	Drawing No.	2018-50
	2 Hr. Floor Assembly		
	UL Fire Rated		
	Design Systems		
Date	05/23/2018	Scale	AS SHOWN
Drawn	amp	Checked	amp
Approved		Proj. No.	
Sheet	of		

Project: **PROPOSED REPAIR/RENOVATION**  
 At: **13 ATLANTIC ST PORTLAND, ME**



**Design No. U334**

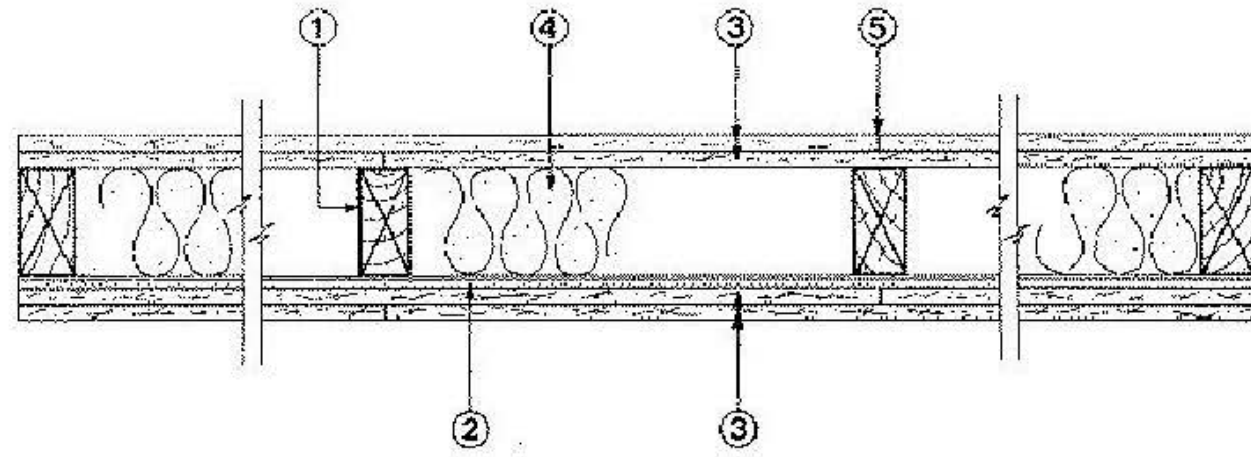
July 11, 2018

Bearing Wall Rating — 2 HR.

STC Rating — 62 (See Item 7)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Wood Studs** — Nom 2 by 4 in., spaced 16 in. OC. Studs cross braced at mid-height and effectively fire stopped at top and bottom of wall.
2. **Resilient Channel** — 25 MSG galv steel, nom 2-1/2 in. wide by 1/2 in. deep. Resilient channels placed perpendicular to studs, spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1 in. long Type S steel screws.
3. **Gypsum Board\*** — 5/8 in. thick, 4 ft wide. Attached to furring channels: base layer with 1 in. long Type S steel screws spaced max 24 in. OC, face layer with 1-5/8 in. long Type S steel screws spaced max 12 in. OC. Attached to wood studs: base layer with 1-7/8 in. long 6d coated nails spaced max 14 in. OC, face layer with 2-3/8 in. long 8d coated nails spaced max 7 in. OC. Base layers installed vertically. Face layers installed horizontally with butt joints offset 16 in. from base layers.

4. **Batts and Blankets\*** — Nom 2 in. thick mineral wool insulation, 96 in. long, cut to 15 in. widths, friction fitted between studs in wall cavity.

**ROCKWOOL** — Type AFB

**THERMAFIBER INC** — Type SAFB, SAFB FF

- 4A. **Batts and Blankets\*** — Glass fiber insulation. The cavities formed by the studs friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide. See Batts and Blankets\* (BZJZ) category for names of Classified Companies.
5. **Joint Tape and Compound** — Vinyl, dry or premixed joint compound, applied to joints, screw heads, and nail heads (two applications); paper tape embedded in first layer of compound over all joints.
6. **Caulking and Sealants** — (Not Shown, Optional) A bead of acoustical sealant applied around the partition perimeter for sound control
7. **STC Rating** — The STC Rating of the wall assembly is 62 when it is constructed as described by Items 1 through 5,
8. **Wall and Partition Facings and Accessories\*** — (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.



**Design No. U301**  
**BXUV.U301**  
**Fire-resistance Ratings - ANSI/UL 263**

Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions

12/20/2018

Page Bottom

**Design/System/Construction/Assembly Usage Disclaimer**

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

**BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States**

**BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada**

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States  
Design Criteria and Allowable Variances

See General Information for Fire-resistance Ratings - CAN/ULC-S101 Certified for Canada  
Design Criteria and Allowable Variances

**Design No. U301**

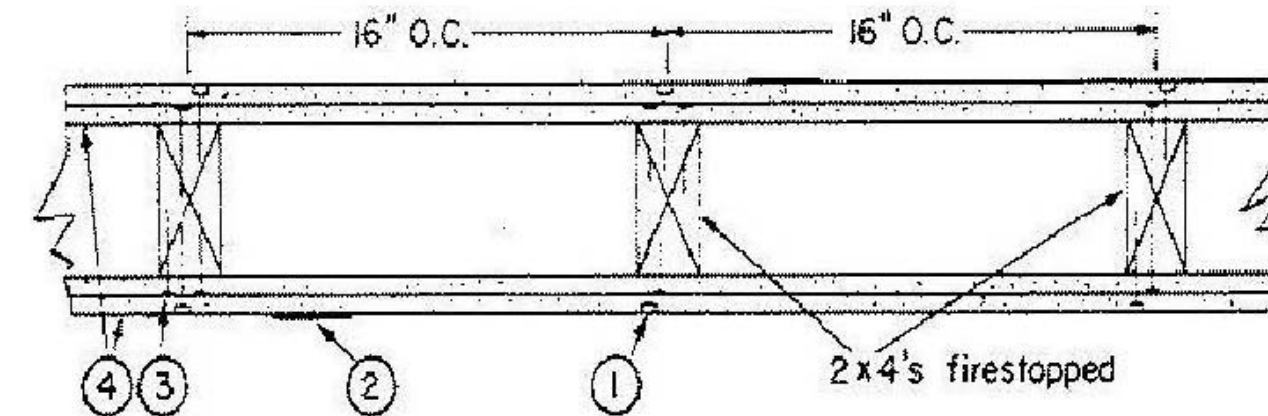
October 10, 2018

Bearing Wall Rating — 2 Hr.

Finish Rating — 66 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Nailheads** — Exposed or covered with joint compound.
2. **Joints** — Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.
3. **Nails** — 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.
4. **Gypsum Board\*** — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
6. **Batts and Blankets\*** — Required for use with resilient channels, Item 7, min. 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the nom 4 in. face of the studs with staples placed 24 in. OC.

**ROCKWOOL** — Type SAFESOUND

**THERMAFIBER INC** — Type SAFB, SAFB FF

9. **Batts and Blankets\*** — (As an alternate to Item 8) — Min. 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the stud cavities. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

Note: All sub-trades and fabricators shall be responsible for ensuring proper location and fit of all field construction and manufactured items called for or shown on this drawing.



Description: PROPOSED Repair/Renovation  
Date: Approved as Noted

**UPLAND ARCHITECTS**  
38 SOUTH WASHINGTON STREET  
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No.	Date	Revision
1	11-14-2018	GENERAL REVISION
2	12-11-2018	FIRE RATINGS
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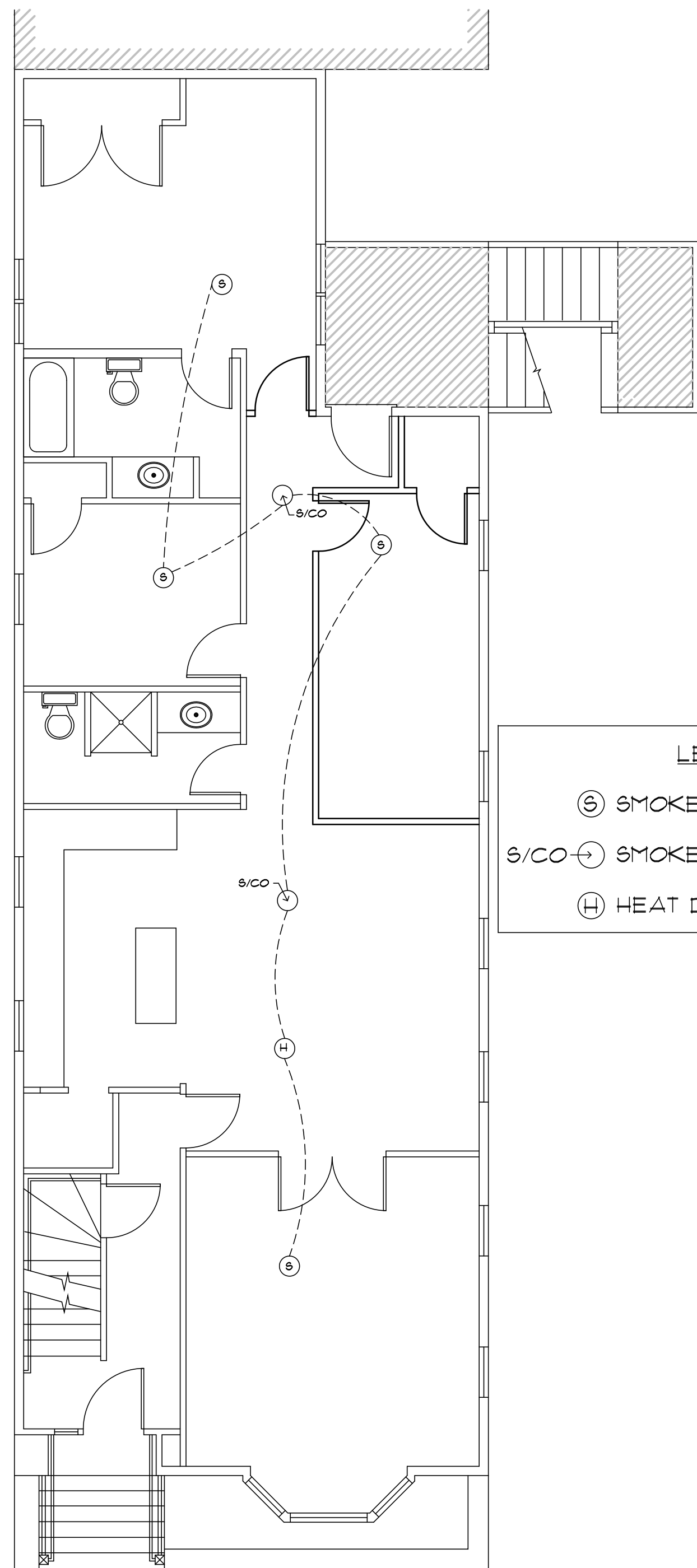
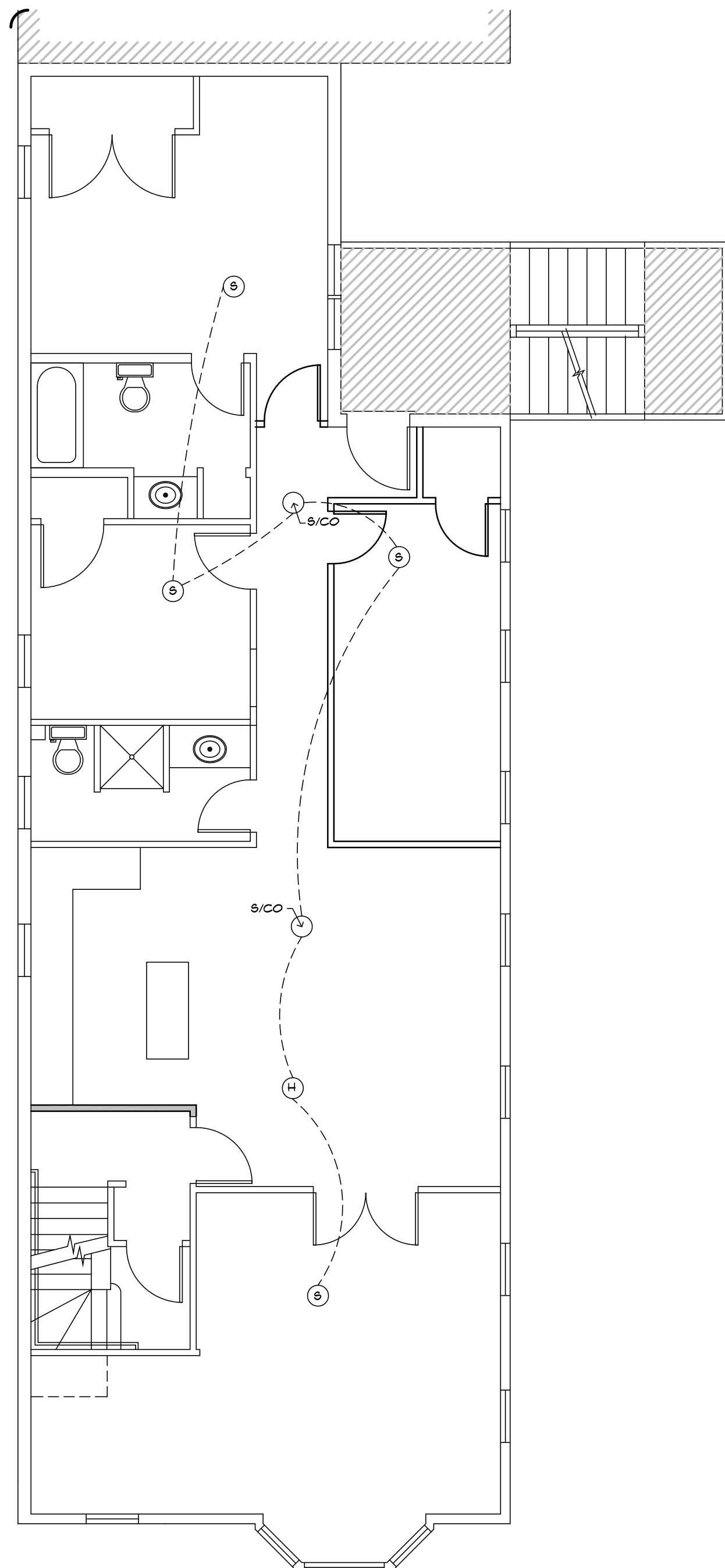
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Scale: AS SHOWN  
Date: 05/23/2018  
Drawing No.: A6.2  
Drawn: amp  
Checked: amp  
Approved: amp  
Sheet of: 2018-50

Project: PROPOSED REPAIR/RENOVATION  
At: 13 ATLANTIC ST PORTLAND, ME

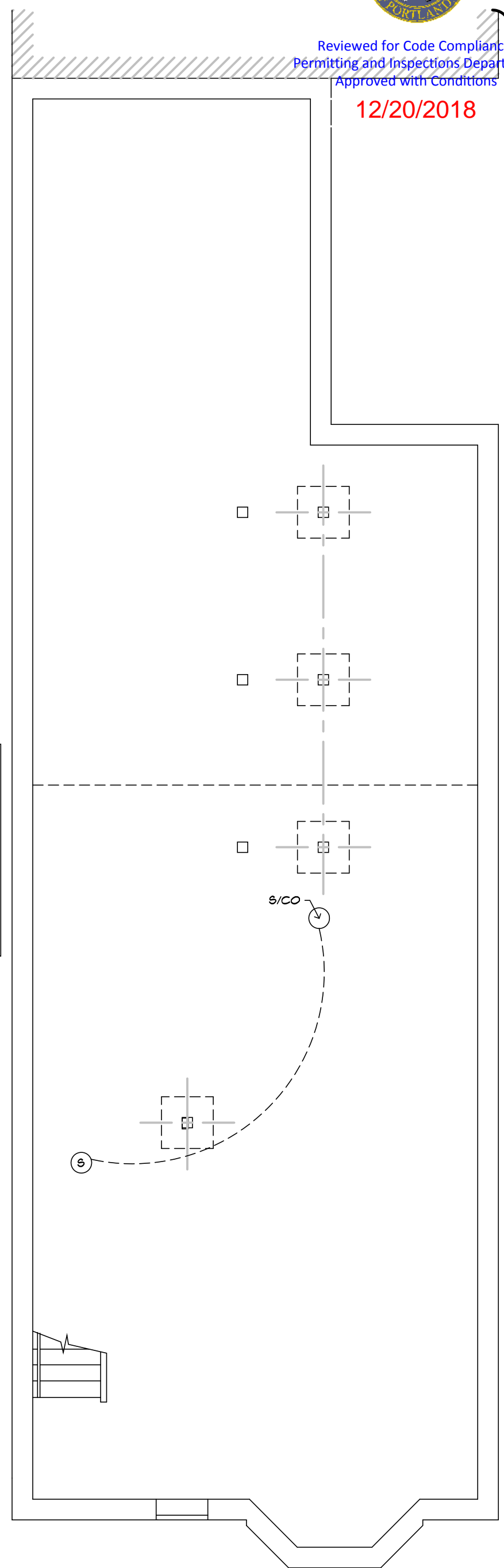




Reviewed for Code Compliance  
 Permitting and Inspections Department  
 Approved with Conditions  
 12/20/2018



**LEGEND**  
 (S) SMOKE DETECTOR  
 S/CO (S) SMOKE/CARBON DETECTOR  
 (H) HEAT DETECTOR



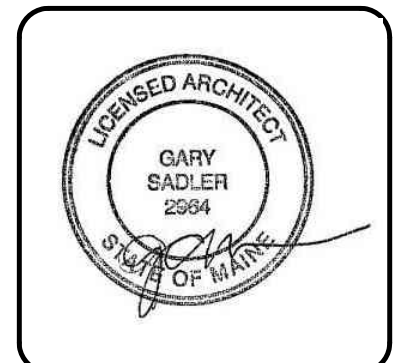
NOTE:  
 INSTALL A SMOKE DETECTOR IN THE ATTIC  
 ADDITIONAL DETECTORS MAY BE REQUIRED, VERIFY WITH CODE OFFICIALS.

**C** PROPOSED SECOND FLOOR SMOKE PLAN  
 SD1.1 SCALE: 3/16" = 1'-0"

**B** PROPOSED FIRST FLOOR SMOKE PLAN  
 SD1.1 SCALE: 3/16" = 1'-0"

**A** PROPOSED BASEMENT SMOKE PLAN  
 SD1.1 SCALE: 3/16" = 1'-0"

Note: All sub-trades and fabricators shall be responsible for ensuring proper location and fit of all field construction and manufactured items called for or shown on this drawing.  
 Note: All sub-trades and fabricators shall be responsible for ensuring proper location and fit of all field construction and manufactured items called for or shown on this drawing.



Description: PROPOSED Repair/Renovation  
 Approved as Noted  
 Date: 12/20/2018

**UPLAND ARCHITECTS**  
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 50 E. MAIN STREET, SUITE 103  
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 email: armand@cbdesigns.com

No.	Date	Revision
1	11-14-2018	GENERAL REVISION
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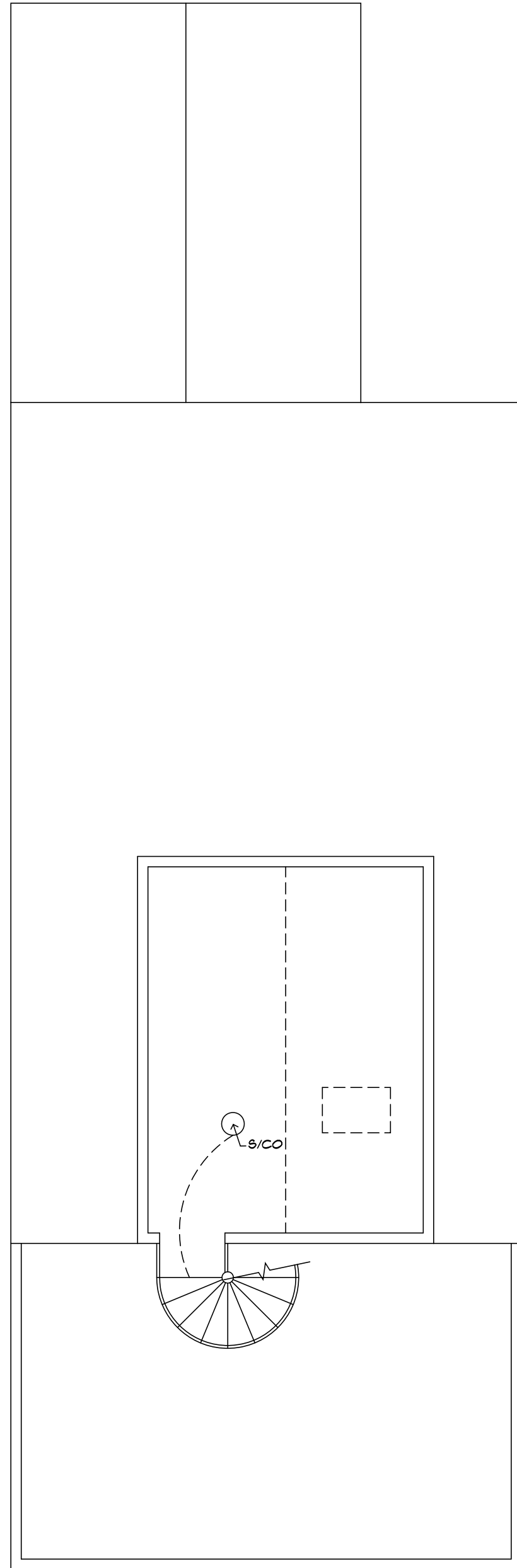
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 Date: 05/23/2018  
 Scale: AS SHOWN  
 Drawing No.: SD1.1  
 Drawn: amp  
 Checked: amp  
 Approved: amp  
 Project No.: 2018-50  
 Sheet of: 50

Project: PROPOSED REPAIR/RENOVATION  
 At: 13 ATLANTIC ST  
 PORTLAND, ME

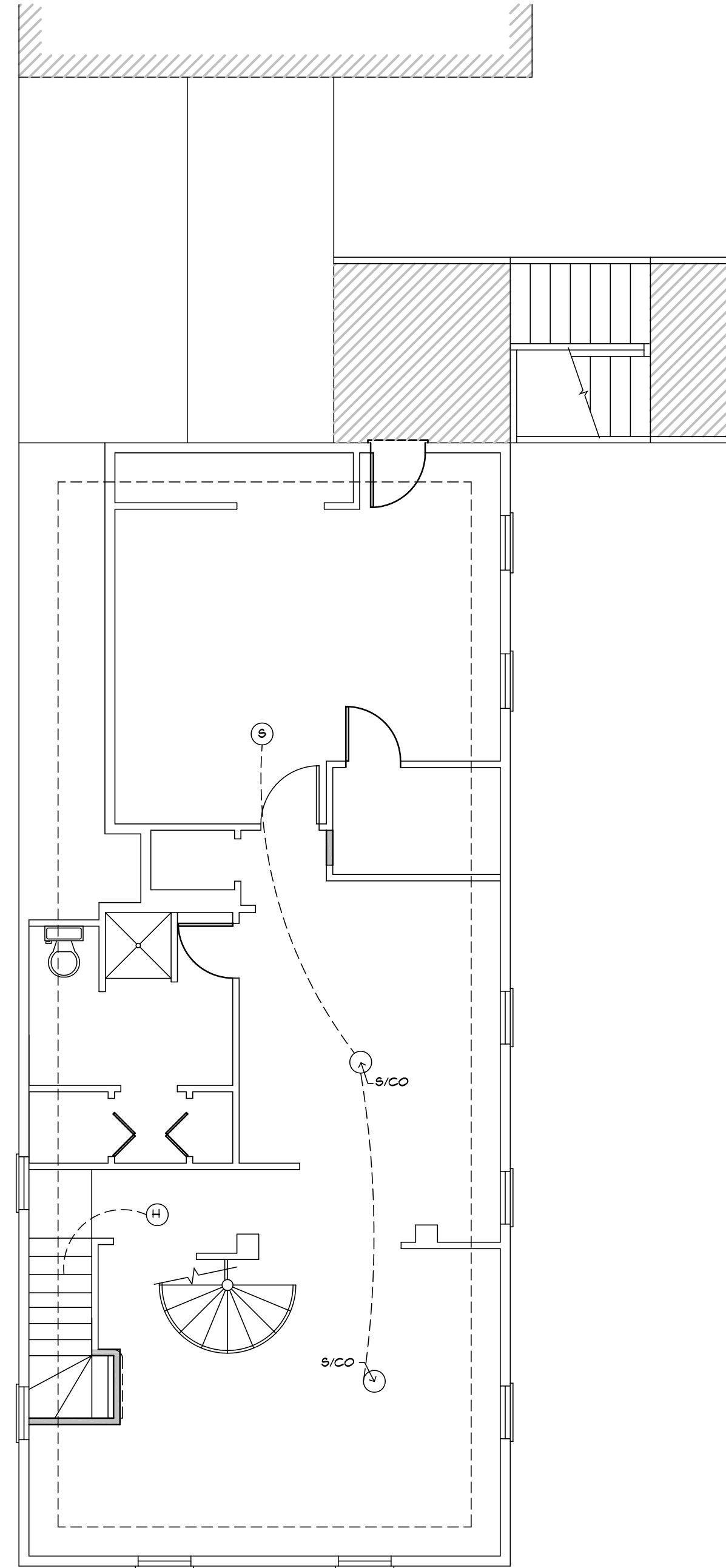




Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions  
12/20/2018

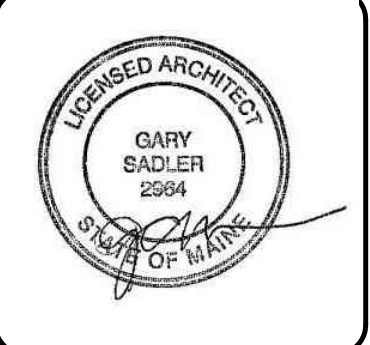


**B** PROPOSED LOFT FLOOR SMOKE PLAN  
SCALE: 3/16" = 1'-0"



**A** PROPOSED THIRD FLOOR SMOKE PLAN  
SCALE: 3/16" = 1'-0"

Note: All sub-trades and fabricators shall be responsible for ensuring that all construction and manufactured items called for or shown on this drawing.



Description: PROPOSED Repair/Renovation  
Approved as Noted by: [Signature]

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No.	Date	Revision
1	11-14-2018	GENERAL REVISION
2		
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Drawing Title: PROPOSED SMOKE PLAN  
Date: 05/23/2018  
Scale: AS SHOWN  
Drawn: amp  
Checked: [Signature]  
Approved: [Signature]

Drawing No.: SD1.2  
Proj. No.: 2018-50  
Sheet of: 50

Project: PROPOSED REPAIR/RENOVATION  
At: 13 ATLANTIC ST  
PORTLAND, ME