CITY OF PORTLAND ELECTRONIC STAMP:

GENERAL NOTES:

1. Contractor will review all drawings and specifications and confirm any unclear Information with the architect before proceeding.
2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with architect.
3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for custom residential construction. Contractor warranties all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

1-GENERAL NOTES
a. All dimensions to face of gyp board finish on plans, unless otherwise noted.
b. Dimensions should not be scaled from drawings. Consult architect if clarification is needed.
c. All dimensions to be confirmed by contractor in field. Report any significant discrepancies to Architect for clarification before proceeding with work.

2-SITE WORK
a. Contractor shall be responsible for general finish grading and seeding to restore site after construction. All other landscape work will be outside the scope of this contract.

3-CONCRETE
a. All concrete work shall comply with specifications for structural concrete for buildings by the American Concrete Institute.

4-MASONRY
a. N/A

5-METALS
a. Structural steel, if any, will be designated on drawings.

6. WOOD AND PLASTICS
a. All framing lumber shall be kiln dried, eastern spruce #2 or better unless otherwise specified.
b. Pressure treated lumber to be used for all wood in direct contact with concrete.
c. All pressure treated lumber shall be .40 #/cu.ft. Retention unless otherwise specified.
d. All flush framed horizontal members shall be attached with joist hangers sized for the loads imposed.
e. Confirm any unknown load requirements with Architect.
f. Nailing shall be in accordance with recommended nailing schedule of manual for house framing and other recommendations of NFPA. A copy of this schedule is available from the architect.
g. All solid lumber joists which span over 8' shall be solid blocked or bridged at mid-span or every 8' whichever is more frequent.
Follow manufacturer's requirements for trusses, I-joists, or other proprietary products.

7-THERMAL AND MOISTURE PROTECTION
a. Flashing shall be 16 oz copper unless otherwise shown.
b. All joints in vapor barriers and air infiltration barriers shall be taped with mfr. recommended tape.
c. All gaps around framed openings in walls, floors and roofs shall be filled with polyurethane foam
d. All rafter bays shall have insulation baffles at the eve end.

8-DOORS AND WINDOWS
a. Windows and doors as called out on drawings and schedules.
b. All wood jambs shall be solid.
c. Contractor must confirm door and window schedules for accuracy before ordering. If necessary, consult with architect. Architect will accept no responsibility unless order is confirmed by architect.

9-FINISHES
a. Specified on schedules or drawings
b. Contractor to submit paint samples to architect or owner before proceeding.

11-EQUIPMENT
a. Supplied by owner or specified on schedule.

22-PLUMBING
a. Comply with current State of Maine plumbing codes. Inform architect of any conflicts between the drawings and plumbing codes.
b. Plumber shall be alert to any situation that may lead to winter freeze up and take measures to prevent them.
c. Problems foreseen by plumber shall be discussed with Architect and recommend changes.
d. In the case of a seasonal dwelling, plumbing shall be laid out for easy shutdown and startup by owner.
e. Plumber shall not cut joists and rafters which will impair their structural capacity. if cuts are necessary, plumber shall consult with contractor.
f. Obtain manufacturer's Recommendations for drilling and cutting manufactured structural products.

23-HEATING VENTILATING AND AIR CONDITIONING
a. Provide specifications for equipment to be used.

26-ELECTRICAL
a. Comply with National Electric Code currently enforced. All convenience outlets in kitchen, baths, utility rooms, basement, and exterior shall be on ground fault circuit interrupters. Confirm color of switches, receptacles and cover plates with architect before ordering.

BUILDING CODES

APPLICABLE BUILDING CODES:
Locality: City of Portland, ME

Maine Uniform Building and Energy Code (MUBEC) with state amendments and City Code of Portland based on:
Building- 2009 International Residential Code
(excluding Chapters 11, 20-22, 24-40, 43)
Energy- 2009 International Energy Conservation Code
Fire - NFPA 70, Portland City Code Chapter 10
Electrical - NFPA 1
Plumbing - Maine State Plumbing Code

Zoning - Zoning Ordinance of Portland, ME
(Scope of work includes no exterior structural additions)

Non-Mandatory:
ASHRAE 62.2 - 2007 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings)

Radon Control - ASTM-E-1465-06 Standard Practice For Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings

DESIGN LOADS (IRC 2009 R301.5)
Live Load: 40psf

OTHER APPLICABLE DESIGN CRITERIA
Ground snow load: 50psf (R301.2(5))
Wind speed: 100 mph (R301.2(4))
Frost depth: 48" (Local Building Practice)
Seismic category: B (R301.2(2))
Termite Infestation Probability: None to slight (R301.2(6))
Weathering for concrete: Severe (R301.2(3))

MINIMUM INSULATION VALUES (IECC 2009 table 402.1.1)
Climate zone: 6A-Moist (IECC 301.1)
Windows / doors: U-value 0.35
Ceilings: R-49
Walls (wood framed): R-20 (total) or R13 + R5
Walls (CMU): R-5 (ext), R-10 (int)
Floors: R-30
Basement Walls: R-15 (on wall) R-19 (cavity)
Slab-on-grade: R-10
Crawl space walls: R-10 (on wall)

STRUCTURAL NOTES
see Sheet S-1.1

COMMON ABBREVIATIONS

AFF above finished floor
VIF verify in field
MIN minimum
MAX maximum
GYP gypsum
PSF pounds per square foot
PSI pounds per square inch
TYP typical
CMU concrete masonry unit
B.O. bottom of
T.O. top of

PHOTOS OF EXISTING PROPERTY

PROJECT NARRATIVE
Interior renovations to first floor only of existing two story + attic + basement structure. Structural scope of work includes partial demolition of interior-only load-bearing walls, replacement of floor joists at some locations, new beams/headers at widened openings and replacement of a beam in basement under first floor. Non-structural work includes installation of new walls, fixtures, casework, new finishes throughout. Thermal envelope improvements include installation of new insulation in existing wall cavities at several locations. Exterior work includes new and replacement windows, infilling existing windows and installation of new exterior door to backyard.

PROJECT ARCHITECT
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SHEET INDEX

ID	NAME
CS	COVER SHEET
D-1.1	DEMOLITION PLAN
A-1.1	PROPOSED FIRST FLOOR PLAN
A-2.1	ELEVATIONS & SCHEDULES
S-1.1	STRUCTURAL FRAMING PLANS & DETAILS

LOCATION MAP

1 SITE PLAN
SCALE: 1/8" = 1'-0"

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Reviewed for Code Compliance
Inspections Division
Date: 03/05/15

PROJECT STATUS:
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MICHAEL CHESNUTT, RA
PROJECT ARCHITECT:
CALEB JOHNSON, AIA

SUBMISSIONS:
2015-01-14 PERMIT SET

CONSULTANTS:

DRAFTSPERSON:
PATRICK BOOTHE, AIA
DATE OF ISSUE:
03/05/15
PROJECT STATUS:
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PERMIT SET

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COVER SHEET
CS

/Volumes/Network Files/CJAB/PROJECTS/1 CURRENT PROJECTS/JOHNSON WINTER/1 DESIGN/DRAWINGS/JOHNSON AND WINTER_Current.pln