

Gardell Deck

Peaks Island, Maine

FLOOR(S) AND/OR ROOF LOADS. CONTRACTOR TO NOTIFY ARCHITECT FOR DISPOSITION OF SAME.

6.4 FIRESTOP ALL PENETRATIONS IN RATED WALL, FLOOR AND CEILING ASSEMBLIES WITH NON-COMBUSTIBLE MATERIALS TO PREVENT THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION,

6.5 PROVIDE ALL NECESSARY BLOCKING TO RECEIVE CABINETS, SHELVING, ACCESSORIES, CURTAIN RODS, AND ANY OTHER BUILT-IN EQUIPMENT SHOWN ON THE DRAWINGS.

6.7 PROVIDE AND INSTALL ALL ROUGH HARDWARE SUCH AS NAILS, SCREWS, CLIPS AND OTHER FRAMING DEVICES SHOWN OR REQUIRED FOR SECURING ITEMS OF ROUGH CARPENTRY.

6.8 PROVIDE 2" MINIMUM CLEARANCE AROUND MASONRY CHIMNEYS TO ALL WOOD FRAMING. FIRESTOP WITH

6.9 WHERE EXISTING SIDING IS REMOVED - REPAIR/REPLACE EXISTING SHEATHING AS NEEDED. INSTALL NEW SIDING OVER 30# FELT.

7.2 LACE SHINGLES AT VALLEYS OVER BASE COURSE OF WATERPROOFING UNDERLAYMENT. LAP BASE COURSE 12" MINIMUM.

7.3 INSTALL IO" x 7" STEP FLASHING AT SIDEWALL TO ROOF INTERSECTIONS. HOLD SIDING UP FROM ROOF SURFACE I 1/2" MINIMUM.

6.6 FRAME ALL EXTERIOR DECKS AND STAIRS WITH PRESSURE PRESERVATIVE TREATED LUMBER.

6.2 ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED

GENERAL DEMOLITION NOTES

- 3. THE CONTRACTOR SHALL MINIMIZE ALL DISTURBANCES TO OCCUPIED AREAS OF THE EXISTING BUILDING A COORDINATE ALL DEMOLITION ACTIVITIES WITH THE OWNER AND/OR ADJACENT TENANTS' SPACES PRIOR 1
- COMMENCING THE WORK. 4. COORDINATE REMOVAL OF ALL ITEMS AND SYSTEMS WITH THE OWNER. RETURN TO OWNER, RELOCATE,
- AND/OR DISPOSE OF, REMOVED ITEMS AS REQUESTED BY THE OWNER.
- REFUSE FROM ENTERING BUILDING AREAS STILL IN USE.
- PIPING, DUCTS, ETC., SHALL BE PROPERLY PATCHED AND/OR CLOSED-OFF, MAINTAINING FIRE RATINGS OF CONSTRUCTION AS REQUIRED. PREPARE ALL PATCHES AS NECESSARY TO RECEIVE NEW FINISHES. SEE THE FINISH SCHEDULE ON THE DRAWINGS. I O. REMOVE ALL EXISTING FLOOR COVERINGS IN AREAS TO BE RENOVATED. SEE NEW FLOOR PLAN AND FINISH SCHEDULE FOR EXTENT OF NEW FLOOR COVERINGS. REMOVAL AND DISPOSAL OF ANY VINYL ASBESTOS T
- 7.5 INSTALL ASPHALT SHINGLES OVER 15# ASPHALT SATURATED FELT WITH WATERPROOFING UNDERLAYMENT STARTER, 2 COURSES AT EAVES AND 1 COURSE AT ALL RAKES, HIPS, AND VALLEYS. INSTALL IN ACCORDANCE TO THE ASPHALT ROOFING MANUFACTURER'S ASSOCIATIONS' "RESIDENTIAL ASPHALT ROOFING MANUAL" RECOMMENDATIONS AND INSTRUCTIONS. 12. WALLS SHALL BE COMPLETELY REMOVED FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, AND SHALL INCLUDE ALL MECHANICAL, ELECTRICAL, AND OTHER MISCELLANEOUS EQUIPMENT, ETC. ON OR WITHIN REMOVED. 7.6 INSULATE FIRST FLOOR TO A MINIMUM OF (R-19) AND VERIFY THAT THERE IS ADEQUATE VENTILATION (1/300) IN BASEMENT/CRAWL SPACE.
- 7.7 PROVIDE ATTIC AND ROOF RAFTER VENTILATION EQUAL TO (1/300) OF AREA TO BE VENTED. 7.8 REMOVE EXISTING ROOFING - REPAIR/REPLACE EXISTING SHEATHING AS NEEDED. 7.9 INSULATE EXTERIOR WALLS TO A MINIMUM OF (R-19). 7.10 INSULATE ATTIC TO A MINIMUM OF (R-38). AREAS OF THE BUILDING. PREPARE ALL AREAS DISTURBED BY THE DEMOLITION WORK FOR THE NEW

SEE COVER SHEET FOR GENERAL NOTES

REQUIREMENTS FOR THOSE TRADES.

INFORMATION SHOWN ON THE COVER SHEET APPLIES TO ALL TRADES FOR THE

WORK OF THIS PROJECT, AND INCLUDES TYPICAL NOTES AND SPECIFIC CODE

CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK.

TRADE DOES NOT HAVE THE FULL SET OF DRAWINGS AND SPECIFICATIONS.

WRITTEN PERMISSION OF Chretien Construction Inc., IS EXPRESSLY PROHIBITED.

THIS DRAWING IS A PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT

THE MATERIAL CONTAINED IN THESE DRAWINGS AND THE DESIGN THEY ARE INTENDED TO CONVEY ARE THE EXCLUSIVE PROPERTY OF Chretien Construction Inc. POSSESSION AND USE HEREOF IS GRANTED ONLY

CONFIDENTIALLY IN CONNECTION WITH CONSTRUCTION OF THE BUILDING DEPICTED HEREIN AS AUTHORIZED

BY Chretien Construction Inc. . THE RECIPIENT AGREES TO ABIDE BY THESE RESTRICTIONS. ANY USE,

DOCUMENTS FOR THE WORK OF THIS PROJECT. THE DESIGNER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS' ERRORS OR OMMISIONS IF EACH

- 7.11 INSULATE SLOPED CEILINGS TO A MINIMUM OF (R-30). 7.12 INSTALL INSULATION BAFFLES AS REQUIRED TO ALLOW PROPER VENTILATION AT EAVES AND ON SLOPED CEILINGS.

9.3 INSTALL TILE BACKER BOARD AT WALLS TO RECEIVE TILE.

BATH FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER.

7. I PAINT ALL VENT STACKS AND RAIN DIVERTERS TO MATCH ROOFING COLOR.

7.4 INSTALL METAL DRIP EDGE AT ALL RAKES AND EAVES.

GENERAL NOTES

1.2 THIS PLAN ILLUSTRATES THE GENERAL CONDITION OF THE BUILDING AT THIS TIME AND IS NOT INTENDED TO BE COMPLETE OR ACCURATE. CONTRACTORS SHALL VERIFY ALL CONDITIONS PRIOR TO

1.4 PERFORM ALL WORK OF THIS CONTRACT ACCORDING TO ALL APPLICABLE LOCAL, STATE, OR FEDERAL CODES AND/OR ORDINANCES. SECURE ALL PERMITS REQUIRED.

1.6 DESIGN AND INSTALLATION OF ALL MECHANICAL SYSTEMS IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE SPECIFIC TRADES AND MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.

1.8 NOTHING IN THESE DRAWINGS OR SPECIFICATIONS SHALL IMPOSE LIABILITY ON THE ARCHITECT OR HIS CONSULTANTS FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, OR THE DISPOSAL OF, ASBESTOS, ASBESTOS PRODUCTS, LEAD PAINT, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE EPA.

2.3 PROVIDE 6" MIN. CLEARANCE FROM BOTTOM OF SIDING OR 8" MINIMUM CLEARANCE FROM THE TOP OF THE FOUNDATION TO FINISH GRADE AT PERIMETER OF BUILDING, WHICHEVER IS GREATER.

2.4 SEED AND MULCH ALL SURFACE DRAINAGE DITCHES AS SOON AS POSSIBLE TO PREVENT EROSION AND SEDIMENTATION. PROVIDE HAY BALE DAMS ALONG DRAINAGE DITCHES AT 100' INTERVALS MAXIMUM, DURING CONSTRUCTION PERIOD, AND MAINTAIN UNTIL LAWN AREAS ARE ESTABLISHED AND MULCH BEDS ARE INSTALLED.

3.1 EXTEND ALL BUILDING FOOTINGS TO UNDISTURBED SOIL, OR SOLID ROCK. EXCEPT WHEN BEARING ON SOLID ROCK, EXTEND FOOTINGS BELOW THE FROST LINE OF THE LOCALITY.

3.2 WHEN GRADE BEAMS OR THICKENED SLABS BEAR ON NEW FILL, COMPACT FILL TO 95 PERCENT MINIMUM DRY DENSITY.

3.3 INSTALL CONTROL JOINTS IN CONCRETE SLABS TO LIMIT AREAS OF SLAB TO 225 S.F. MAXIMUM. DIVIDE INTO AREAS AS SQUARE AS POSSIBLE.

3.5 CONTRACTOR SHALL EXERCISE CAUTION IN EXCAVATING NEAR EXISTING FOUNDATION OF BUILDING. MATERIAL AND MAKE-UP OF EXISTING FOOTING UNKNOWN AT DATE OF THESE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF EXISTING CONDITIONS AT TIME OF EXCAVATION. TEMPORARY SHORING AND BRACING OF EXISTING FOUNDATION MAY BE REQUIRED. DO NOT EXCAVATE BELOW ANY EXISTING FOOTING LEVEL.

3.4 REFER TO SPECIFICATIONS FOR CONCRETE PROPORTIONING AND CONSTRUCTION METHODS.

2.6 CONTACT LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING SITE WORK,

1.5 PROVIDE DUST PROTECTION AS NEEDED, AND AS DIRECTED BY ARCHITECT/OWNER.

2.1 SLOPE GRADES AWAY FROM BUILDINGS AT 5 PERCENT MINIMUM FOR 10'-0".

2.2 PERFORM GRADING TO PROVIDE POSITIVE DRAINAGE FOR ALL AREAS OF THE SITE.

2.5 PROTECT FROM HARM ALL EXISTING TREES AND SHRUBS INTENDED TO REMAIN.

- 9.1 INSTALL MOISTURE RESISTANT "MR" GYPSUM BOARD AT WALLS AND CEILINGS OF BATHROOMS/SHOWER 9.2 CONTINUE GYPSUM BOARD BEHIND ALL FIXTURES AND CABINETS AT ALL FIRE AND SOUND RATED WALLS.
- 10.1 INSTALL 5 SHELVES IN ALL LINEN CLOSETS. 10.2 INSTALL SHELF AND POLE IN ALL CLOSETS UNLESS OTHERWISE NOTED OR DETAILED. TOP OF SHELF SHALL BE AT 5'-6" A.F.F UNLESS OTHERWISE NOTED.

- 5. COORDINATE METHOD OF TRASH REMOVAL AND PROTECTION REQUIRED WITH OWNER. 6. PROVIDE TEMPORARY PROTECTION AS REQUIRED AT UNPROTECTED HORIZONTAL AND/OR VERTICAL OPENIN 7. PROVIDE TEMPORARY DUSTPROOF SEPARATION (PLASTIC COVERS, WALLS, ETC.) AS NECESSARY TO ADEQU
- 8. MAINTAIN ALL CODE REQUIRED EXITS SUCH AS STAIRWAYS AND CORRIDORS THROUGHOUT THE DEMOLITIC AND REMOVAL WORK.
- SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. . WHERE THE PATCHING OF EXISTING FLOOR IS REQUIRED, SLOPING OR RAMPING TO LEVEL FLOOR SHALL NOT EXCEED 1/8" PER TEN FEET MAXIMUM, UNLESS OTHERWISE NOTED.
- WALLS. DO NOT REMOVE ANY MECHANICAL, ELECTRICAL, OR OTHER EQUIPMENT WHICH SERVICES OTH OF THE BUILDING, OR ARE REQUIRED TO REMAIN ACTIVE. NOTIFY ARCHITECT OF ANY EQUIPMENT/IT WILL REQUIRE RE-ROUTING. RELOCATE AND/OR REWORK ANY SERVICES DETERMINED TO BE SERVING MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT REQUIRED TO REMAIN ACTIVE WHICH SE
- 3. ALL MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS AND/OR FLOORS SUCH AS CABINETS, SHELVING, SHALL BE REMOVED AND SALVAGED UNLESS OTHERWISE NOTED. COORDINATE WITH THE OWNER FOR STI RELOCATION, AND/OR DISPOSAL OF SAID ITEMS.
- 4. EXISTING ELECTRICAL ITEMS TO BE ABANDONED SHALL BE REMOVED, INCLUDING CONDUIT, JUNCTION BOXI WIRE CABLE, SUPPORTS, WIRING DEVICES, SAFETY SWITCHES, FIRE ALARM EQUIPMENT, SECURITY EQUIPME SPEAKERS, TELEPHONE OUTLETS, ELECTRIC PANELS AND LIGHTING. SALVAGE ALL LIGHTING FIXTURES AND FIRE ALARM EQUIPMENT, AND COORDINATE WITH THE OWNER FOR STORAGE, RELOCATION AND/OR DISPO ITEMS. ANY BRANCH CIRCUIT REMOVAL SHALL BE BACK TO THE PANEL BOARD, OR FIRST REMAINING AC JUNCTION BOX. DO NOT REMOVE ITEMS THAT ARE REQUIRED TO REMAIN IN SERVICE.
- 15. REMOVAL OF EXISTING PLUMBING ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO: ALL FIXTURES AND ANY REPOUTING NECESSARY SHALL BE DONE WITHOUT AFFECTING THE PERFORMANCE OF EXISTING OR NEW

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SHEET INDEX: TOTAL SHEETS:

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Title Sheet

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