

GONZALEZ BELL

RESIDENCE

154 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108

RESIDENTIAL RENOVATION

TITLE SHEET

- A1

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Peaks Island, Maine 04108

General Notes

NOTE: THESE PLANS ARE FOR THE USE OF THE BUILDER IN FACILITATING CONSTRUCTION. ALL DIMENSIONS INDICATED ARE APPROXIMATE AND MAY VARY DUE TO ADJUSTMENTS REQUIRED IN THE FIELD. OPTIONAL FEATURES, FINISHES, ELECTRICAL AND HVAC EQUIPMENT MAY OR MAY NOT BE INDICATED ON PLANS.

1. Maximum sill height of emergency egress windows to be 44" in accordance with 2000 International Residential Code (IRC).
2. Maximum clear height shall be 7 3/4" and maximum head 10" for all stairways, handrail projection 3 1/2" maximum per 2000 IRC.
3. Roof eaves to be installed as per 2000 IRC.
4. Framing shall be provided per 2000 IRC.
5. Roof venting shall be installed per 2000 IRC.
6. Gutterfall heights to be 38" min. according with 2000 IRC.
7. Provide galvanized wall ties in accordance with 2000 IRC.
8. All glazed areas subject to human impact shall be safety.
9. All fireplace to be U.L. rated and installed according to manufacturers specifications and 2000 IRC.
10. All footings to extend at least 24 inches below finish grade per 2000 IRC.
11. All frame bearing walls to conform with 2000 IRC.
12. Provide wall bracing in accordance with 2000 IRC using either continuous diagonal bracing or approved 4" x 8" sheathing panels applied vertically.
13. Provide foundation anchorage in accordance with 2000 IRC.
14. All trusses, bridging, and micro-lam beams shall be installed according to the manufacturers specifications and 2000 IRC.
15. Plywood used for floor and roof sheathing shall conform to 2000 IRC.
16. Provide flashing as required per 2000 IRC.
17. Provide smoke detectors on every story including the basement of each dwelling unit. The detectors shall be wired in such a manner that the activation of one alarm will activate all the alarms in the individual unit, per 2000 IRC.
18. Skylight: Skylights may be glazed with any of the following materials subject to the noted limitations as specified in 2000 IRC: laminated glass, wired glass, annealed glass, heat strengthened glass, tempered glass, glass block and light transmitting plastic.

General Conditions

1. All work is to be done in accordance with the rules and regulations of the Local Jurisdiction. Unless otherwise agreed upon, the General Contractor is responsible for securing all building permits as required for work he is to perform and will retain and pay for all required inspections during the course of the work.
2. Unless otherwise agreed upon, general conditions of the contract for construction shall be A.I.A. Document A201 - 1997.
3. Contractor shall visit the site and be aware of existing conditions to the extent and influence of the work.
4. Any discrepancies found in the plans, dimensions, existing conditions, or any apparent error in classifying or specifying a product or its use is to be pointed out to the Architect prior to commencement of work. Addenda will be issued as necessary and will become part of the contract documents. For those discrepancies not brought to the attention of the Architect, it will be assumed that the Contractor has bid the more expensive method of construction.
5. Any damage to new or existing construction caused by the Contractor's negligence or inadequate protective or security measures during construction are to be corrected at the expense.
6. The Contractor for a period of one year from the date of completion and acceptance by Tenant, shall adjust, repair, or replace at no cost to the Tenant any item of equipment, material, or workmanship found to be defective, including or affected within the scope of the Contract.
7. Drawings are not to be scaled for dimensions and/or sizes. The General Contractor shall be responsible for field measuring existing conditions prior to beginning of work, and periodically during progress of work to verify all critical dimensions. Any deviations from dimensions indicated on drawings are to be approved by Architect, prior to construction.
8. Shop drawings/submittals/samples are to be submitted to the Architect for approval before proceeding with all items which require fabrication. Provide Architect with a list of all items to be submitted prior to beginning construction.
9. General Contractor to notify Architect for review of precast cast-in-place concrete.
10. Actual field samples must be submitted for approval prior to placing order.

Structural Notes

- Soil, bearing and water condition: Assumed soil bearing capacity of 2000 PSF (min.) with no water condition anticipated.
- Live load: Roof: 30 PSF; 15 PSF Dead load
Floor: 40 PSF; 15 PSF Dead load; Wind load 17 PSF.
- Baselit: Shall not be placed against walls until slabs on grade formed floors are in place and required inspections are made. Where baselit is required on both sides of walls, baselit on both sides simultaneously, with the grade difference not to exceed 2'-0" at any time.
- Lateral loads on foundation walls: Walls built to retain or support the lateral pressure of earth or water or other superimposed loads have been designed assuming pressure equivalent to that exerted by fluid weighing 30 pounds per cubic foot and having a depth equal to that of the retained earth.
- Foundations: Bottom of all exterior footings shall be a minimum of 2'-0" below finish grade. All footings shall project 12" into undisturbed soil. Foundations bearing allowable bearing capacity as per table. Shall be verified in the field, depths shall be subject to change if soil conditions are other than assumed.
- Concrete: All concrete construction shall conform to the latest A.C.I. code 318 - 28-day concrete strength shall be as follows:
2,500 PSI for footings, interior slabs on grade and fill in concrete blocks.
3,000 PSI for exterior slabs on grade.
4,000 PSI for precast concrete units.
- Slabs on grade: Except where otherwise noted, shall be 6" thick, reinforced with bar #10 welded wire mesh, lay mesh 6" in each direction, slabs shall be laid on a layer of 4" min. polystyrene over a 4" layer of washed gravel.
- Exterior slabs on grade: For all exterior slabs on grade, air-entrained cement with entrained air of 4-6% of equivalent air-entrained cement shall be used. Provide control joints at 10'-0" on center each way in all exterior slabs on grade (except within terrace slabs).
- Reinforcing Steel: Reinforcing steel or flux, unless otherwise noted, shall be intermediate grade deformed lighted steel conforming to ASTM specifications A615-40. All other reinforcing steel shall conform to ASTM specifications A615-40. Welded wire fabric to conform to ASTM A-188. All reinforcing shall be deformed, fabricated and insulated according with the latest detailing manual A.C.I. 318.
- drywall manufacturer's recommendations.

Architectural Sheets

Sheet	Description
A1	TITLE SHEET
A2	DEMOLITION PLAN
A3	ARCHITECTURAL PLAN
A4	ELECTRICAL PLAN
A5	MELTWORK PLAN
A6	FINISH PLAN
A7	SPACE PLAN

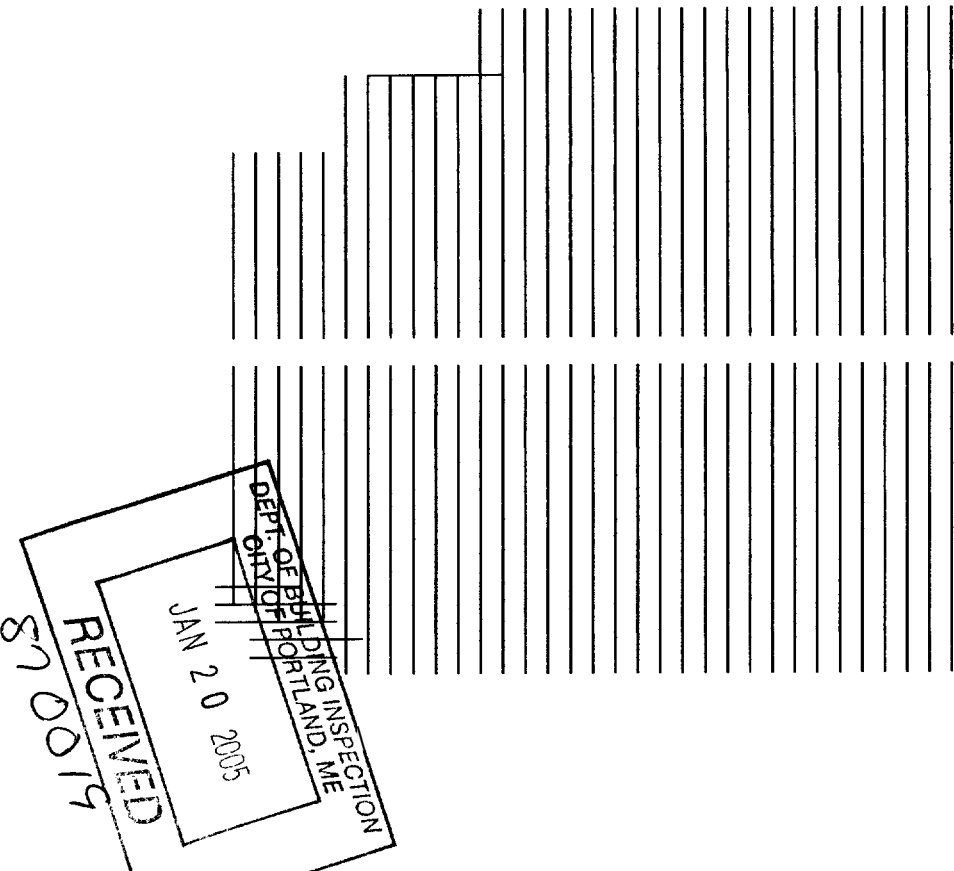
Structural Steel: Shall be in accordance with the latest AISC specifications for the "design, fabrication and erection of structural steel for builders". Shop and field connections shall be welded or made with 3/4" high strength bolts.

Wood species and grade: HEM-FIR (surfaced dry or surfaced green, used at 10% max. Mo. 2 or better with the following design values: F_v 1,150 PSI (single member); F_v 75 PSI; F_g 625 PSI; E 1,400,000 PSI.

Laminated veneer lumber: Micro-lam lumber or better with the following design properties - F_b 2,800 PSI; F_v 285 PSI; F_g 2,700 PSI; E 2,000,000 PSI.

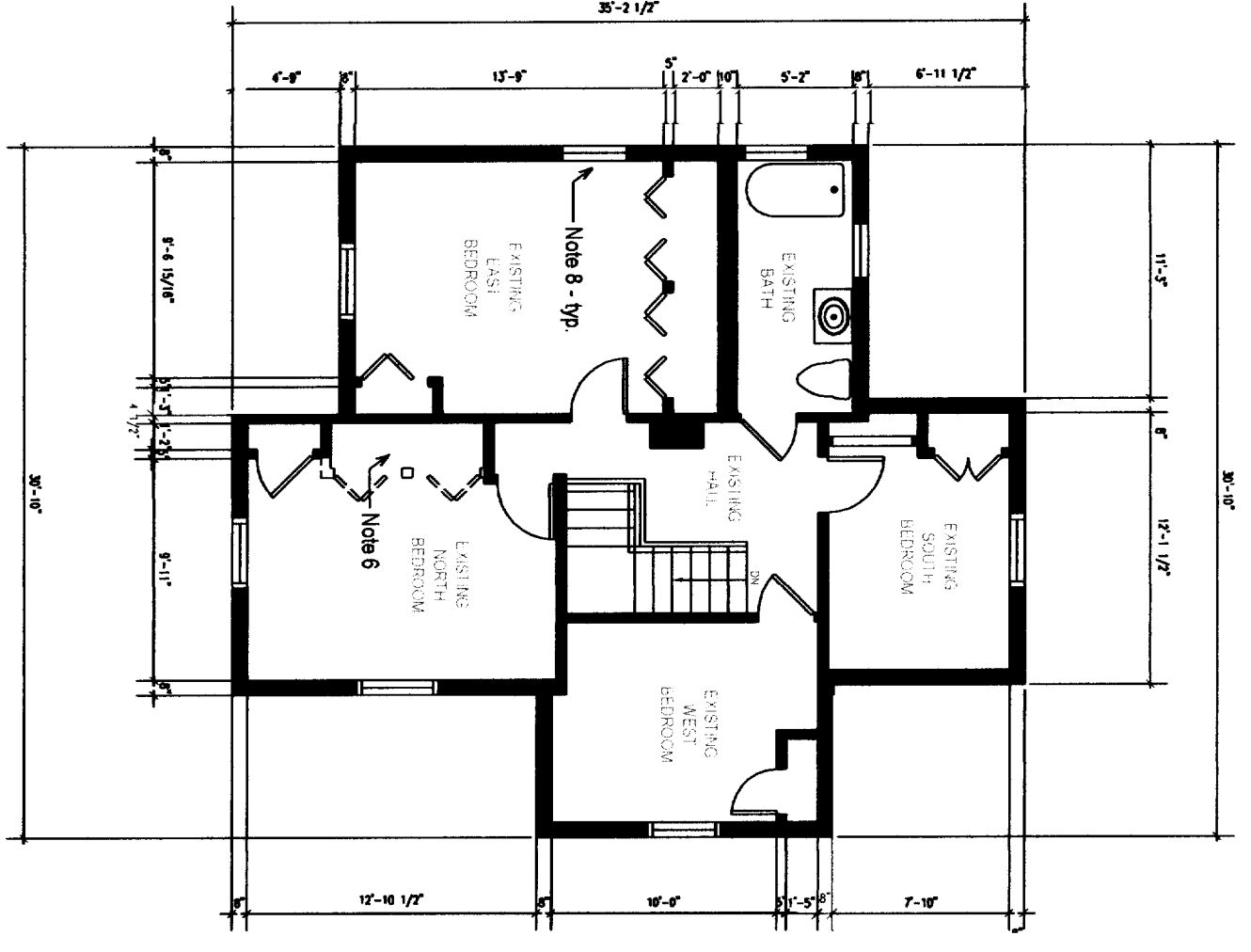
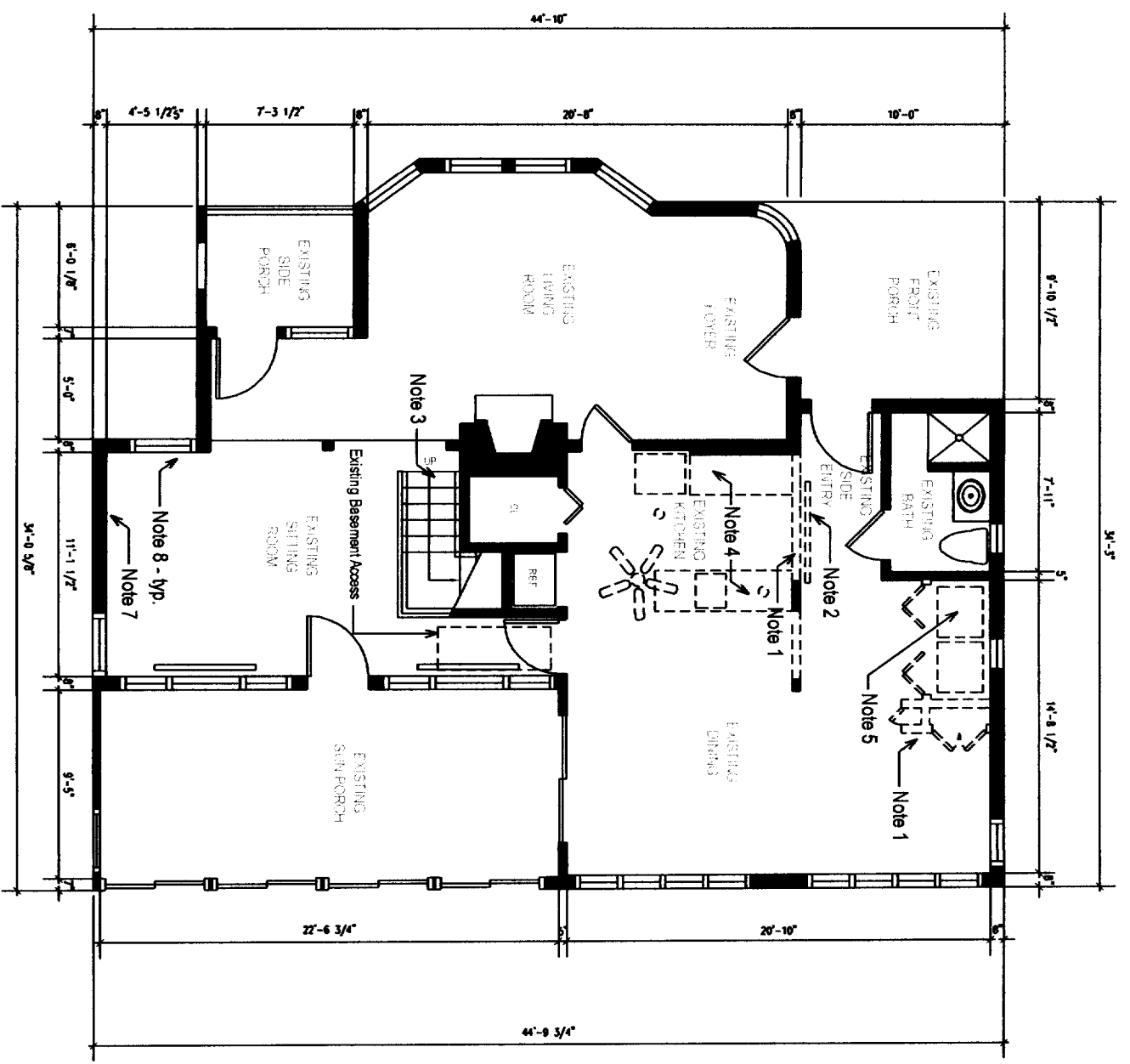
Vertical load transfer: All structural posts must be vertically aligned and blocked to provide continuous bearing to foundation. If a double top plate of less than 2x6's or 3x4's is used, floor joists must be combined directly over and below bearing studs unless certified by structural engineer.

Unfinished interior bearing walls: At least one side of all interior bearing walls supporting more than one floor must be sheathed with a minimum of 1/2" gypsum board finished according to drywall manufacturer's recommendations.

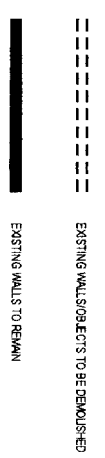


NO.	REVISIONS

Drawing Info	
Quality Assurance:	
Drawing Date:	11/15/04
Drawing Scale:	1/8" = 1'-0"
Drawn By:	
Revisions By:	Thompson Johnson Woodworks 1/05/05



Demolition Plan - KEY



PLANS NOTES:

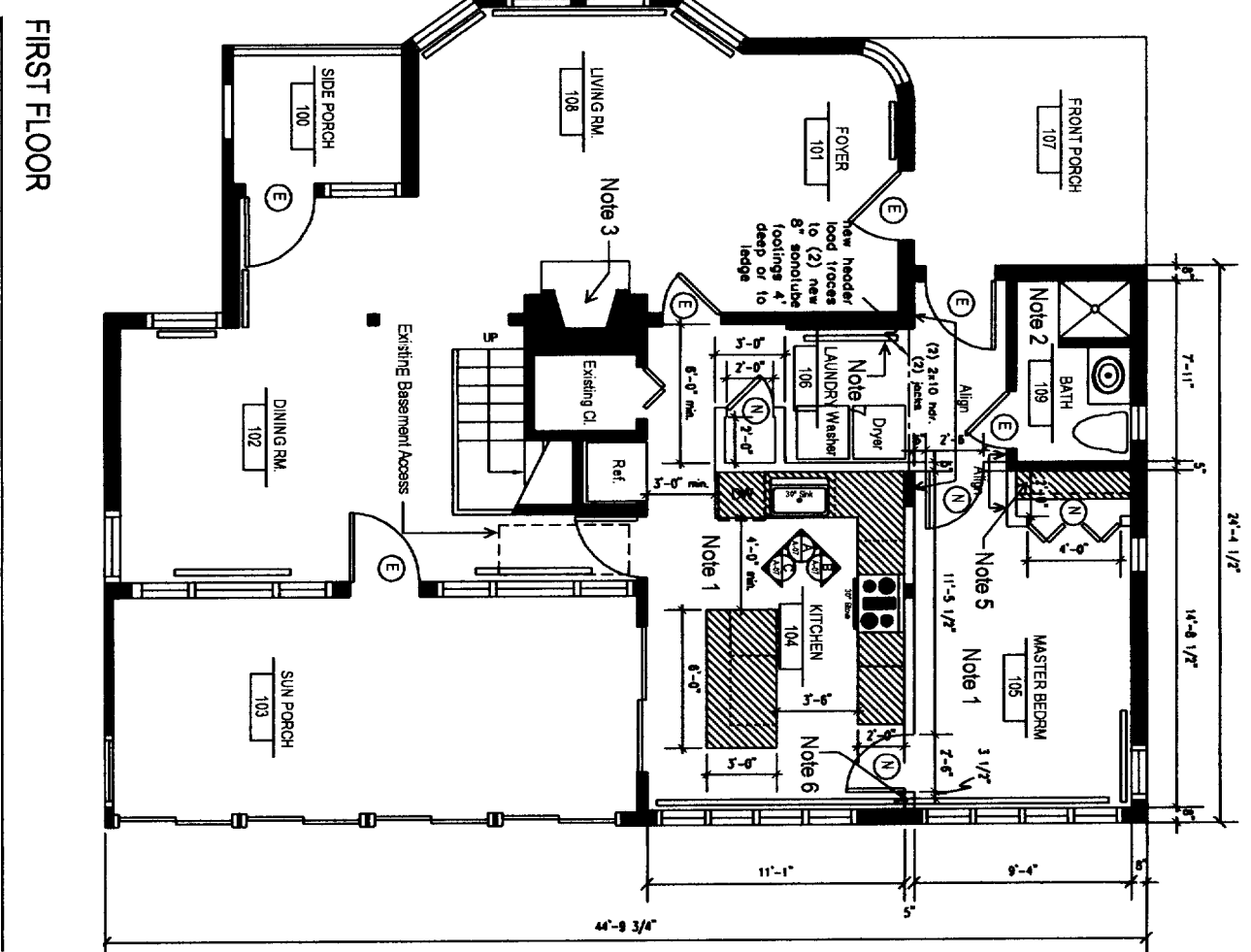
1. Remove existing walls at these locations, including all glass, doors and frames. Reserve doors for possible reuse.
2. Remove existing baseboard heat units at these locations.
3. Remove existing carpeting on stairs.
4. Remove all existing kitchen cabinets, countertops, appliances, overhead fan and light fixtures. Dispose of cabinets and countertops; Save existing appliances for owner consideration for reuse.
5. Save existing washer and dryer for owner consideration for reuse.
6. Remove existing closets including walls, doors and frames. Patch and repair walls.
7. Remove existing wall shelves at this location.
8. Remove all old drapery/shade hardware at windows throughout house, including 2nd floor.

Drawing Info	
Quality Assurance:	
Drawing Date:	11/15/04
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Drawn By:	MKB
Revisions By Thompson Johnson Woodworks 1/05/05	

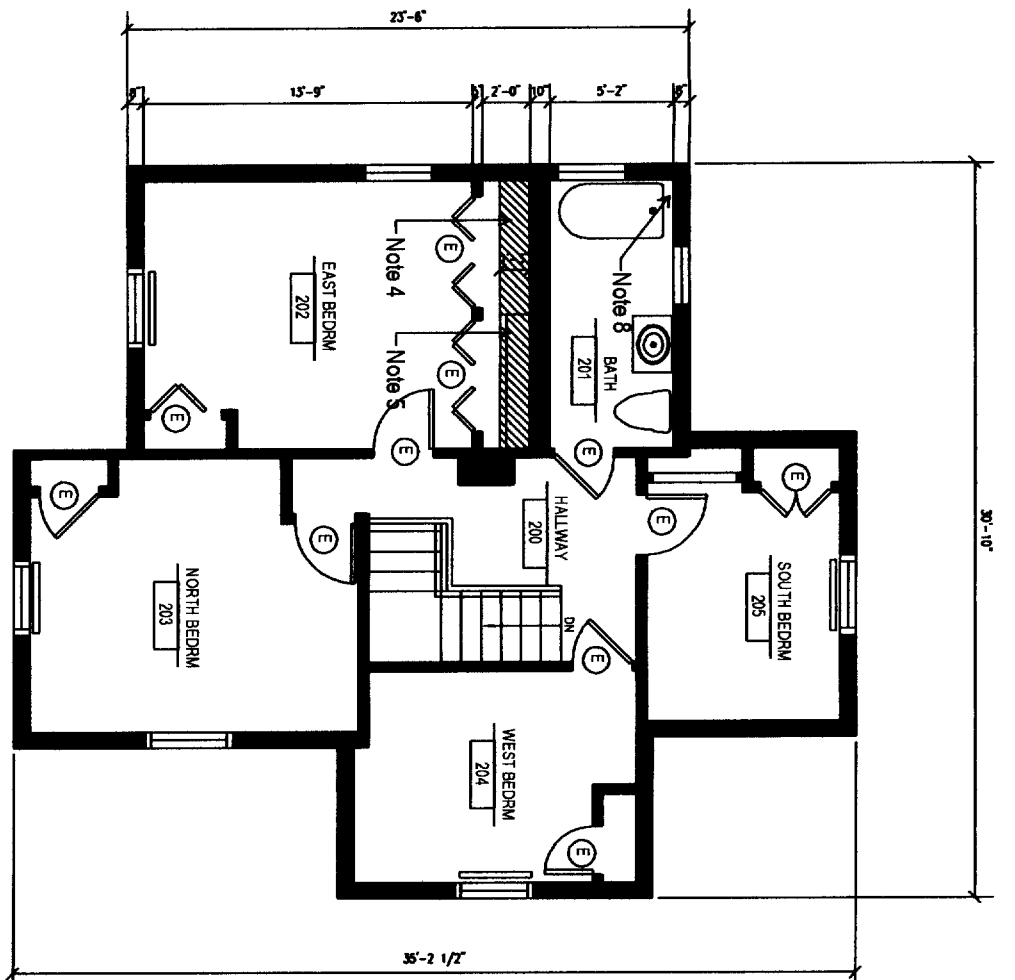
Revised	By	Date

GONZALEZ BELL RESIDENCE

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Peaks Island, Maine

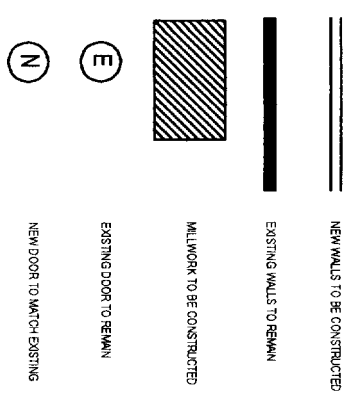


FIRST FLOOR



SECOND FLOOR

Architectural Plan - KEY



PLANS NOTES:

1. New walls in kitchen and master bedroom to be insulated, face to be paint grade vertical bead board to best match existing in house. Existing remaining drywall to be faced with paint grade vertical bead board to best match existing in house.
2. Bathroom fixtures to remain as is.
3. Existing fireplace to be cleaned, chimney to be lined, damper to be installed and measures to be taken to make fireplace operable.
4. Provide interior adjustable shelving, paint grade quality, 15" deep, 8 shelves.
5. Provide rod and shelf, paint grade quality, for each closet.
6. Build new wall around existing baseboard heater.
7. Provide new baseboard heaters at this location.
8. GC to install owner provided shower head and shower curtain rod at existing ball and claw tub, GC to do necessary plumbing hook-up; otherwise fixtures in this bathroom to remain as is.

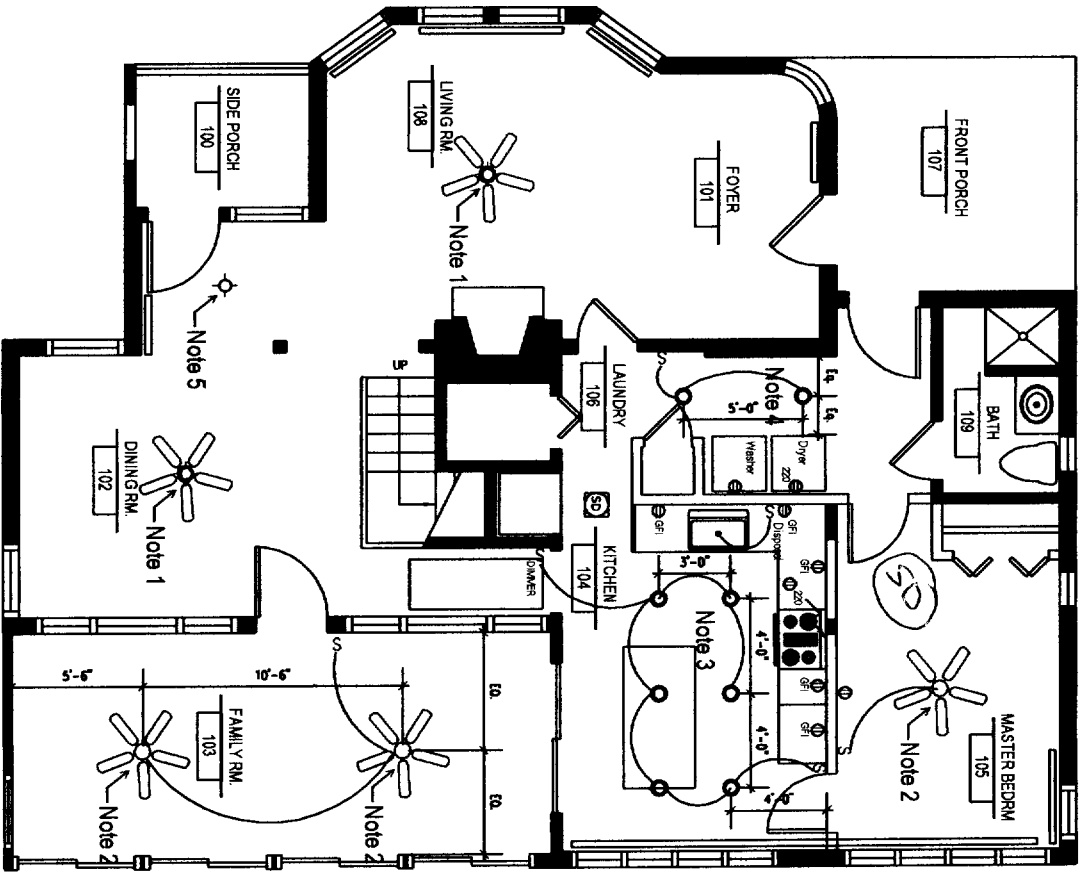
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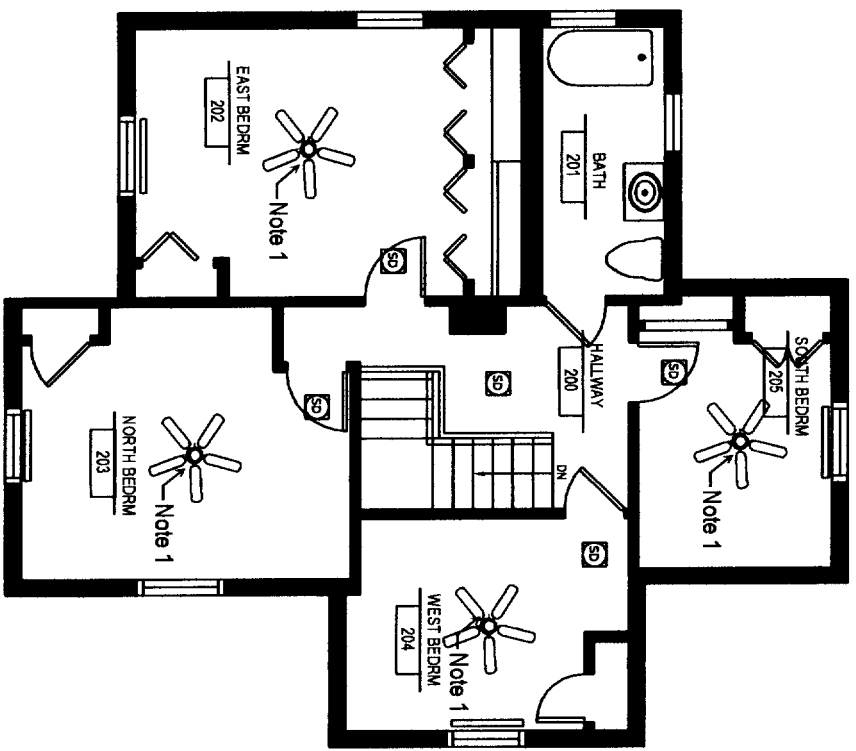
GONZALEZ BELL RESIDENCE

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ARCHITECTURAL PLAN



FIRST FLOOR



SECOND FLOOR

Electrical Plan - KEY

- ⊕ NEW DUPLEX ELECTRICAL OUTLETS @ 18" AFF UNLESS AT KITCHEN COUNTERTOPS - 4" AFF
- NEW RECESSED DOWNLIGHT - LIGHTQUAKER LYTECASTER INCANDESCENT 5" APERTURE, STEP BAFFLE, WHITE FINISH OR EQUAL
- ⊗ NEW CEILING FANS - R OVIDE BY OWNER, INSTALLED BY G.C.
- S NEW ELECTRICAL SWITCH
- S DIMMER NEW ELECTRICAL SWITCH WITH DIMMER
- Ⓢ KEDET

PLANS NOTES:

1. Replace existing ceiling mounted light fixtures with new ceiling fans, fans supplied by owner, installed by GC.
2. Install new ceiling fans at these locations, switched as indicated on plan; fans supplied by owner, installed by GC.
3. Provide and install all required electrical outlets for specified appliances, refer to Kitchen Elevation Sheet.
4. Provide and install all required electrical outlets and required ducting for washer and dryer.
5. Replace existing ceiling fixture at this location with ceiling fixture removed from Living Room.

ELECTRICAL PLAN

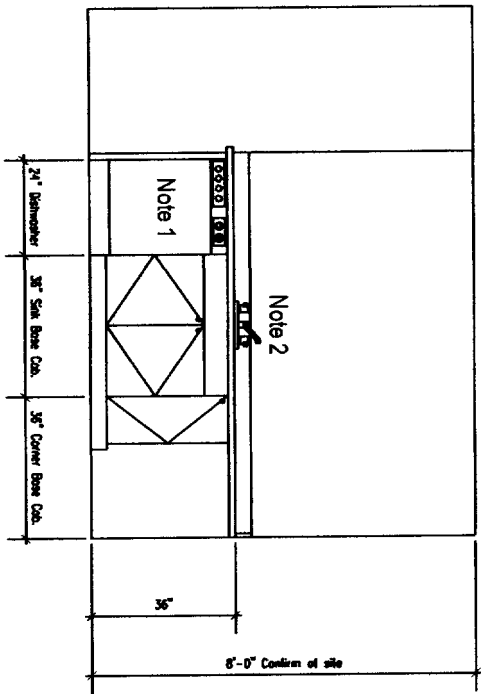
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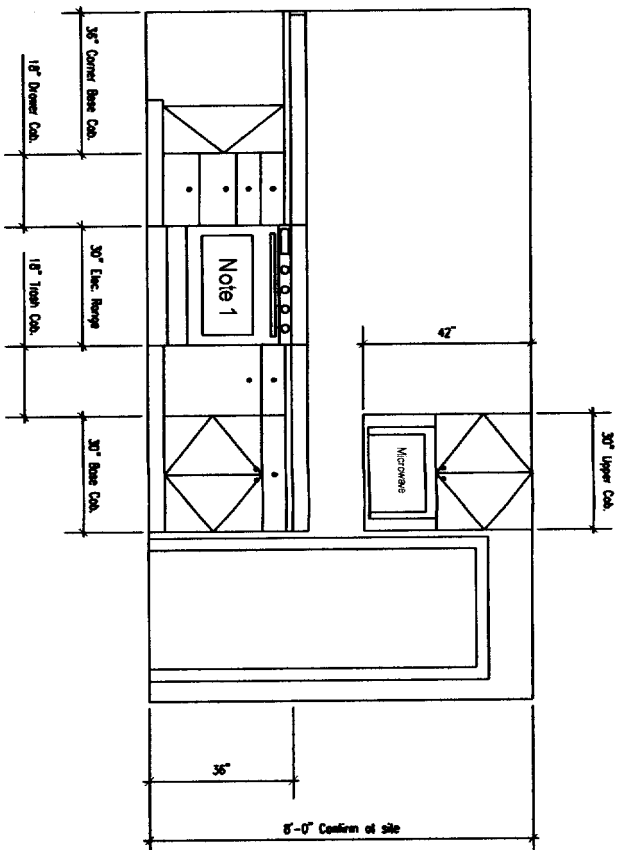
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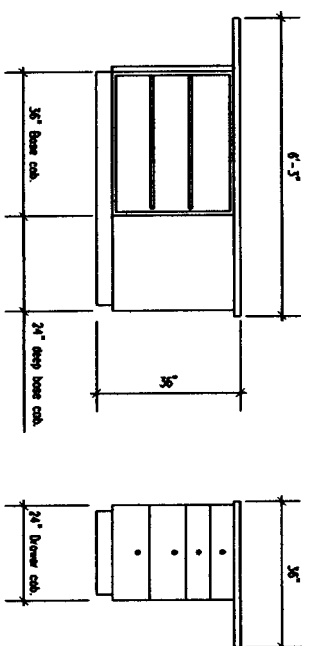
Drawing



KITCHEN ELEVATION A



KITCHEN ELEVATION B



KITCHEN ELEVATION C

End View of Island

PLAN NOTES:

1. Appliances to be purchased by owner and installed by GC.
2. Sink and faucet to be purchased by owner and installed by GC. Self-rimming stainless steel sink.
3. Owner to determine if existing washer/dryer to be reused or new washer/dryer to be purchased. GC to price hook-up.
4. All cabinets to be paint grade quality, style to be selected by owner once options are presented by GC; for pricing purposes provide allowance based on elevations and sizes.

Revised	By	Date

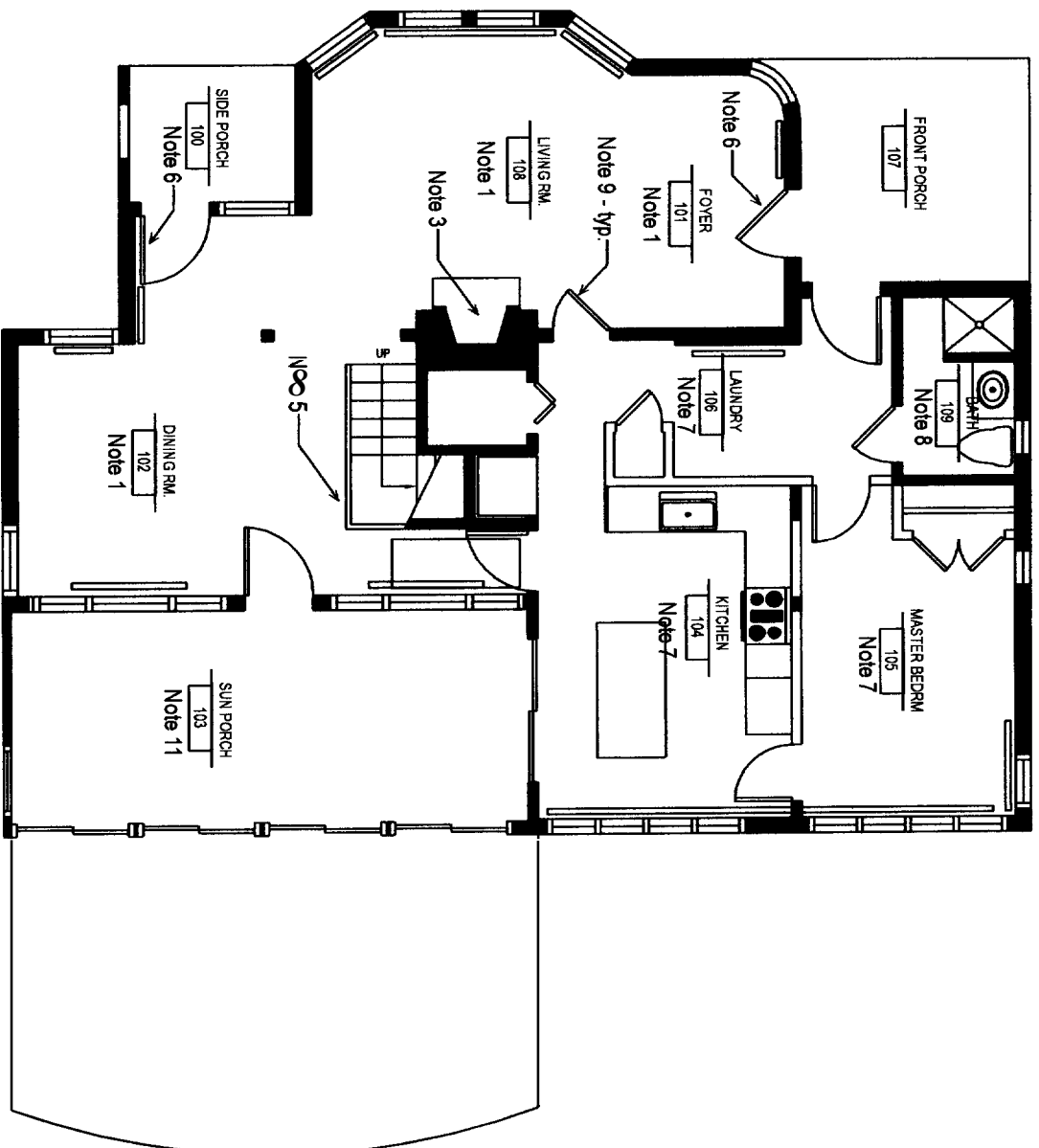
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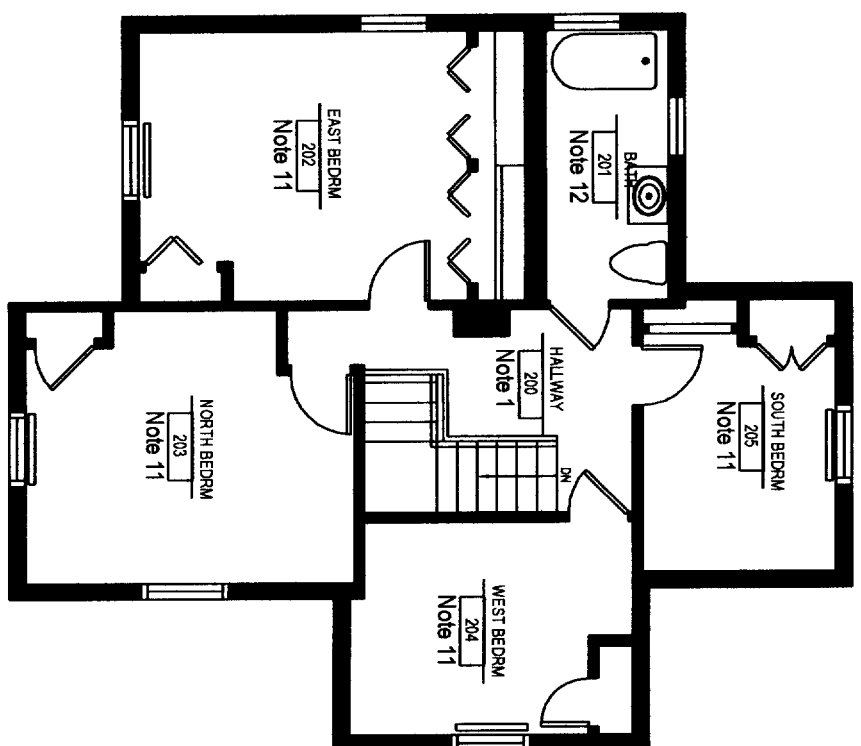
MILL WORK PLAN

A5

Drawn	
Drawing Date:	11/15/04
Drawn By:	MKB
Revisions By Thompson Johnson Woodworks	1/05/05



FIRST FLOOR



SECOND FLOOR

PLANS NOTES:

1. In these rooms, finishes should be as follows:
Wood ceiling - to be primed and painted Benjamin Moore White 01, Regal AquaGlo, Semi-gloss finish; 1 coat primer, 2 finish coats minimum
Wood walls - to be primed and painted Benjamin Moore White 01, Regal AquaGlo, Semi-gloss finish; 1 coat primer, 2 finish coats minimum
Trimwork - to be primed and painted Benjamin Moore White 01, Regal AquaGlo, Semi-gloss finish; 1 coat primer, 2 finish coats minimum
Wood floors - to remain as is.
2. Not used.
3. Existing fireplace tile to be cleaned, mantle to be primed and painted Benjamin Moore White 01, Regal AquaGlo, Semi-gloss finish, 1 coat primer, 2 finish coats minimum; patch and repair hearth as required.
4. Not used.
5. Existing staircase - stair risers, posts and balusters to be primed and painted Benjamin Moore White 01, Regal AquaGlo, Semi-gloss finish, 1 coat primer, 2 finish coats minimum; stair railing and stair treads to remain stained as is.
6. These doors to remain stained as is; door frames to be primed and painted Benjamin Moore White 01, Regal AquaGlo, Semi-gloss finish.
7. In these rooms, finishes should be as follows:
Drywall ceiling - to be primed and painted Benjamin Moore White 01, Regal AquaGlo, flat finish; 1 coat primer, 2 finish coats minimum
Walls - to be primed and painted Benjamin Moore White 01, Regal AquaGlo, Semi-gloss finish; 1 coat primer, 2 finish coats minimum
Trimwork - to be primed and painted Benjamin Moore White 01, Regal AquaGlo, Semi-gloss finish; 1 coat primer, 2 finish coats minimum
Wood floors - to remain as is.

8. In 1st floor bathroom - remove existing wallpaper, prime walls and existing vanity cabinet and paint Benjamin Moore White 01, Regal AquaGlo, semi-gloss finish, 1 coat primer, 2 finish coats; floor to remain as is.
9. Unless specified otherwise, all existing and new doors and frames to be primed and painted with Benjamin Moore White 01, Regal AquaGlo, semi-gloss finish, 1 coat primer, 2 finish coats.
10. Not used.
11. In these rooms finishes are to be as follows:
Wood ceilings - to be primed and painted Benjamin Moore White 01, Regal AquaGlo, semi-gloss finish, 1 coat primer, 2 finish coats minimum
Wood walls - to be primed and painted Benjamin Moore White 01, Regal AquaGlo, semi-gloss finish, 1 coat primer, 2 finish coats minimum
Wood trimwork - to be primed and painted Benjamin Moore White 01, Regal AquaGlo, semi-gloss finish, 1 coat primer, 2 finish coats minimum
12. In 2nd floor bathroom - wood ceiling, walls and existing vanity cabinet to be primed and painted Benjamin Moore White 01, Regal AquaGlo, semi-gloss finish, 1 coat primer, 2 finish coats minimum.
13. In rooms 101, 102, 104, 105, 106, 108, 200 - provide price alternate to paint existing wood floors - primed and painted Benjamin Moore Alkyd Porch and Floor Enamel # C112, color to be determined, 2 finish coats minimum.

FINISH PLAN

- A6

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