

300 CENTRAL AVENUE

PEAKS ISLAND, MAINE

OWNER

PHIL AND JUDY RICHARDSON
300 Central Avenue
Peaks Island, Maine 04108

CONSULTANT

CASCO BAY ENGINEERING
424 Fore Street
Portland, ME 04101

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
BLDG	BUILDING
B.O.	BOTTOM OF
CHM	CHIMNEY
CLG	CEILING
CLST	CLOSET
CR	WOOD COAT ROD
CORR.	CORRIDOR
COL	COLUMN
DR	DOOR
DWG	DRAWING
FFE	FINISHED FLOOR ELEVATION
FL	FLOOR
FND	FOUNDATION
F.O.	FACE OF
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HGT	HEIGHT
INSUL	INSULATION
MFGR	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NIS	NOT IN SCOPE
OC	ON CENTER
PLYWD	PLYWOOD
PNT	PAINTED
PT	PRESSURE TREATED
REQ	REQUIRED
RM	ROOM
R.O.W.	ROUGH OPENING
SIM	SIMILAR
STRL	STRUCTURAL
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U.D.	UNIT DIMENSION
VIF	VERIFY IN FIELD
WD	WOOD

DRAWINGS

BOUNDARY SURVEY

ARCHITECTURAL DRAWINGS

A1	CRAWL SPACE AND FIRST FLOOR PLANS, NOTES, LEGEND
A2	SECOND FLOOR AND ROOF PLANS, DOOR SCHEDULE, ALLOWANCES, NOTES
A3	REFLECTED CEILING PLANS/POWER PLANS
A4	EXTERIOR ELEVATIONS, WINDOW TYPES, NOTES, DETAILS
A5	EXTERIOR ELEVATIONS, SECTIONS, DETAILS

STRUCTURAL DRAWINGS

S000	STRUCTURAL NOTES
S100	FOUNDATION AND FIRST FLOOR FRAMING PLAN
S101	SECOND FLOOR AND ROOF FRAMING PLAN
S200	FRAMING DETAILS

CODE REVIEW

ZONE - ISLAND RESIDENTIAL ZONE 1 (IR-1)

APPLICABLE CODE - MAINE UNIFORM BUILDING AND ENERGY CODE

IMPORTANT INTERPRETATIONS:

THE ADDITION IS NOT INSULATED TO THE FULL VALUE REQUIRED BY THE IECC AS IT WILL BE AN UNCONDITIONED SPACE.

ADDITIONAL GOVERNING RULES/ORDINANCES

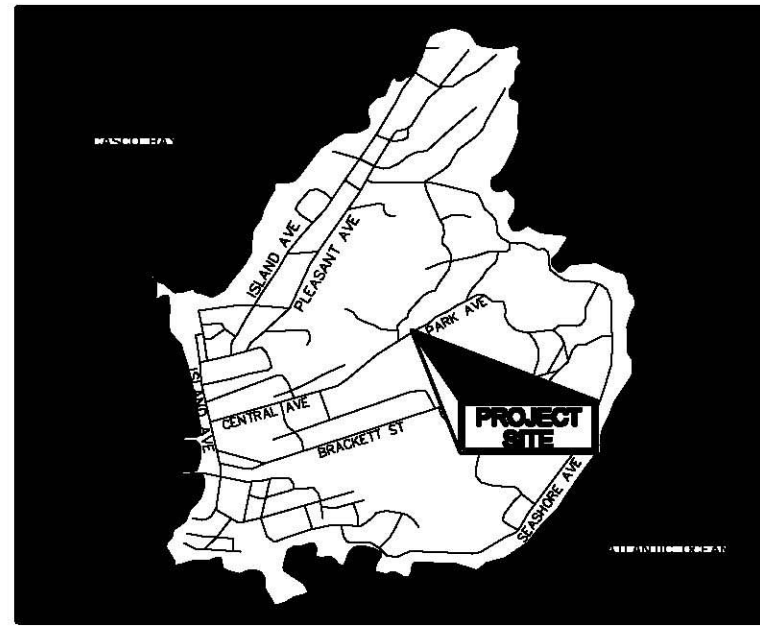
RESIDENTIAL FIRE SPRINKLER ORDINANCE AND THE CITY OF PORTLAND FIRE DEPARTMENT RULES AND REGULATIONS.

CHAPTER 7 OF THE PFD RULES AND REGULATIONS 7.2.2.2
TOTAL AREA OF ALL REHABILITATION WORK AREAS AND ADDITIONS = 630 SQ.FT.
AREA OF THE FINISHED DWELLING UNIT = 1,659 SQ.FT.

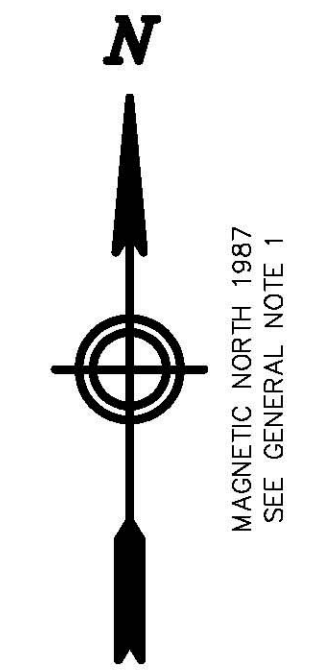
ADDITION + REHAB AREAS (630 SF)
----- = 38% (<50%)
FINISHED DWELLING AREA = 1659 SF

RESIDENTIAL SPRINKLERS NOT REQUIRED





VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- 1) NORTH AS SHOWN HEREON IS BASED UPON MAP REFERENCE 1.
- 2) DETAIL SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY CAPITAL SURVEYING SERVICES, INC. DECEMBER 13, 2011.
- 3) EXISTING SUBSURFACE UTILITIES, IF ANY, OTHER THAN THOSE SHOWN HEREON HAVE NOT BEEN INVESTIGATED, VERIFIED OR FIELD LOCATED. CONTACT CORRESPONDING UTILITY COMPANIES FOR ANY ADDITIONAL INFORMATION.
- 4) TAX MAP REFERENCE: CITY OF PORTLAND TAX MAP 88 SECTION E LOTS 4-6, 16, 17
- 5) ELEVATIONS ARE BASED ON CITY OF PORTLAND BENCHMARK - MONUMENT BOLT IN A 3' OFFSET MONUMENT AT THE SOUTHWEST CORNER OF ISLAND AVENUE AND CENTRAL AVENUE. ELEVATION = 48.317'

MAP REFERENCES:

- 1) "BOUNDARY & TOPOGRAPHIC SURVEY PROPERTY OF STEVEN J. MadsAAC, PEAKS ISLAND, PORTLAND, MAINE" DATED NOVEMBER 1988. PREPARED BY GARY E. JOHNSON, PLS #1291.
- 2) "COPY OF PLAN IN THE POSSESSION OF C.O. BLACKMAN, PEAKS ISLAND," ON FILE IN THE OFFICE OF THE PORTLAND CITY ENGINEER, FILE # 6468.
- 3) "PLAN OF MAY CHAPMAN'S PROPERTY ON PEAKS ISLAND SHOWING LOCATION OF LOTS SOLD & MORTGAGED," ON FILE IN THE OFFICE OF THE PORTLAND CITY ENGINEER, FILE # 67912.
- 4) "LAND OF NEW ENGLAND HEATING CO., PEAKS ISLAND, MAINE" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 11, PAGE 38.
- 5) "PLAN OF PROPERTY, PEAKS ISLAND, PORTLAND, MAINE, MADE FOR GLORIA GRISHKEVICH," PREPARED BY LLOYD E. JAMES AND DATED JULY, 1988.
- 6) "COMPILATION SKETCH PLAN WITH LOT SPLIT," MADE FOR CLIFFORD AND PENNY McVAY BY NORTHEAST LAND SURVEYING, DATED JANUARY 27, 2004.

LEGEND:

	PROPERTY LINE
N 51°09'29" E 337.88'	MEASURED BEARING MEASURED DISTANCE
	REBAR CAPPED PLS #2189 TO BE SET
	FOUND REBAR UNLESS OTHERWISE NOTED
	CUMBERLAND COUNTY REGISTRY OF DEEDS
	STONEWALL

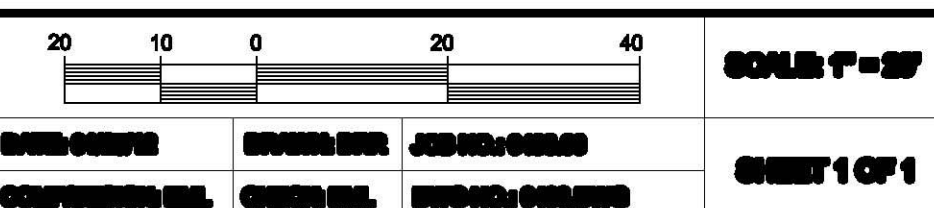
REVISIONS:

NO.	DATE	

**SURVEY OF LAND OF
PHILLIP & JUDITH
RICHARDSON
300 CENTRAL AVENUE
CUMBERLAND COUNTY
PEAKS ISLAND, MAINE**

RECORD OWNER:

**PHILLIP & JUDITH RICHARDSON
747 LAST AVENUE DRIVE
HOUSTON, TEXAS 77060
CCRD 3837-3262, 13027-028, 23336-127**



**CAPITAL
SURVEYING
SERVICES, INC.**
11 MAINE AVENUE GARDINER, MAINE 04345
(207) 582-1800

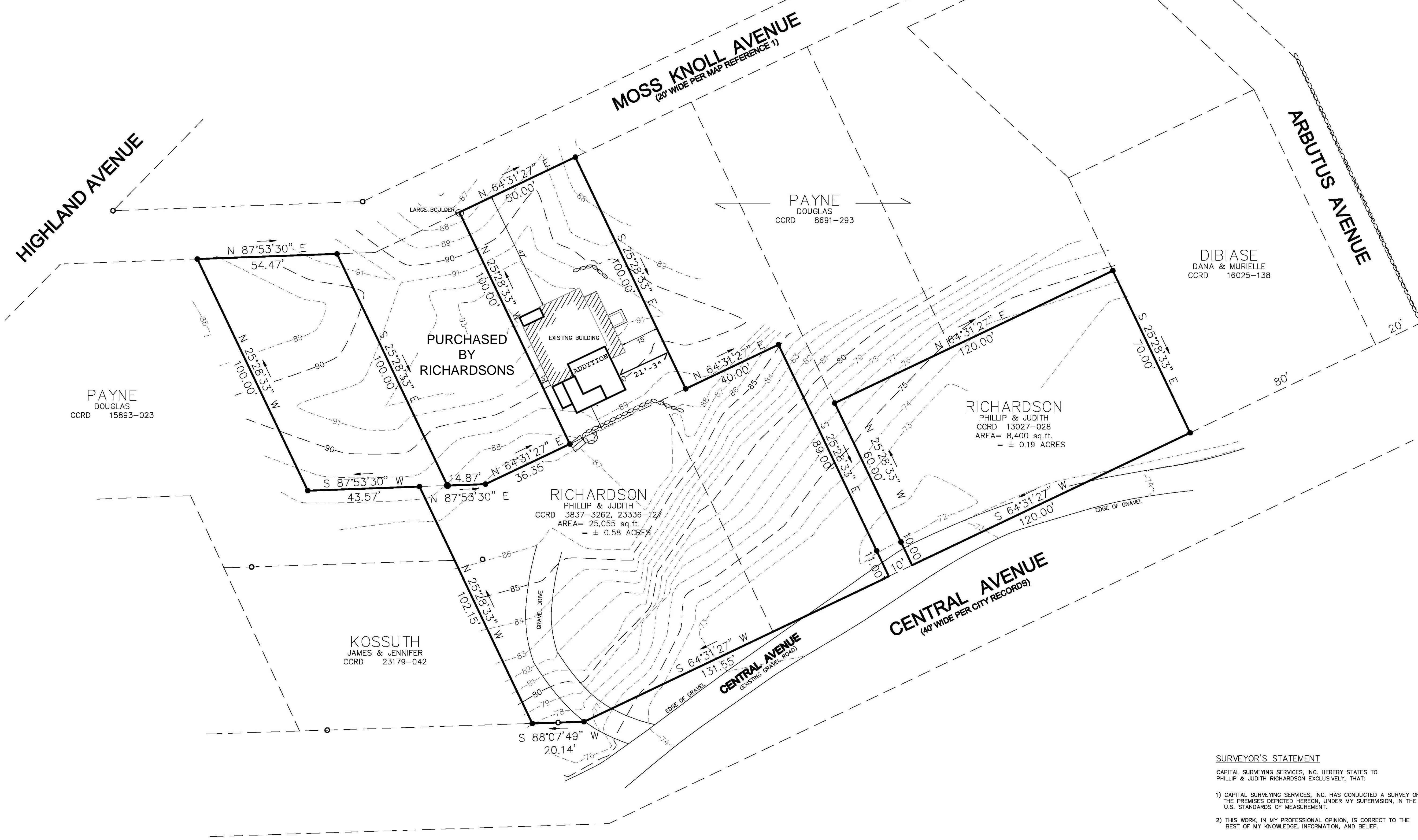
SURVEYOR'S STATEMENT

CAPITAL SURVEYING SERVICES, INC. HEREBY STATES TO PHILLIP & JUDITH RICHARDSON EXCLUSIVELY, THAT:
1) CAPITAL SURVEYING SERVICES, INC. HAS CONDUCTED A SURVEY OF THE PREMISES DEPICTED HEREON, UNDER MY SUPERVISION, IN THE U.S. STANDARDS OF MEASUREMENT.
2) THIS WORK, IN MY PROFESSIONAL OPINION, IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

EDWARD M. LAWRENCE
MAINE PROFESSIONAL LAND SURVEYOR
CAPITAL SURVEYING SERVICES, INC.
GARDINER, MAINE

DATE: #2189

FOR RECORD/USE ONLY



DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	HARDWARE	NOTE
1				REINSTALL EXISTING
2	3'-0"	6'-8"	CL	OWNER TO SELECT
3	2'-8"	6'-8"	PDPS	OWNER TO SELECT
4	1'-0"	6'-8"	PS	OWNER TO SELECT
5	2'-8"	6'-8"	PL	OWNER TO SELECT
6		6'-8"	PS	COORDINATE WIDTH WITH H2O HEATER OWNER TO SELECT
7	2'-8"	6'-8"	PL	OWNER TO SELECT
8	ELIMINATED			
9	2'-0"	SLOPED	PS	9 AND 10 TO BE SITE BUILT FROM BEAD BOARD, SEE ELEVATIONS
10	2'-0"	SLOPED	PS	
11	2'-0"	6'-8"	PS	OWNER TO SELECT
12	5'-0"	6'-8"	PS	OWNER TO SELECT

HARDWARE KEY
 CL CYLINDER LOCKSET
 PL PRIVACY LOCKSET
 PS PASSAGE SET
 PDPS POCKET DOOR PASSAGE SET

DOOR TYPES ARE EITHER SINGLE LEAF, BIFOLD, OR POCKET AS INDICATED ON THE PLAN. OWNER TO SELECT STYLE.

MATERIALS

FLOORING - PREFINISHED WOOD FLOORING TO BE SELECTED BY OWNER.

BASE - 4" FLAT STOCK CLEAR PINE IN MULTI-PURPOSE ROOM, BEDROOM, SECOND FLOOR CORRIDOR, BATHROOM - NOT PRE-PRIMED.

WALLS - DRYWALL (LEVEL 3 FINISH). USE MOISTURE RESISTANT DRYWALL IN BATHROOM, LAUNDRY ROOM.

BEADBOARD IS TO BE CLEAR 1X4 T&G SOUTHERN YELLOW PINE

DECK BOARDS AND EXTERIOR STAIRS - PLASTIC COMPOSITE (COLOR BY OWNER) - PROVIDE 1/4" GAP BETWEEN BOARDS FOR VENTILATION.

PORCH SKIRTING - PVC

EXTERIOR TRIM BOARDS - PRE-PRIMED, NON FINGER JOINTED PINE.

SEE ELEVATIONS AND SECTIONS FOR OTHER NOTES PERTAINING TO MATERIALS.

USE PT COMPATIBLE FASTENERS AND HANGERS WITH ALL CONSTRUCTION USING PRESSURE TREATED LUMBER.

USE STAINLESS STEEL FASTENERS FOR ALL EXTERIOR TRIM.

INTERIOR FINISHES KEY NOTES

1. EXISTING SHINGLES, DOORS, WINDOWS TO REMAIN ON THIS WALL, UNLESS INDICATED OTHERWISE ON DEMOLITION PLANS

2. 1X4 PINE BEADBOARD WITH CHAIR RAIL CAP ON WALL (TOP OF CHAIR RAIL TO MATCH TOP OF BENCH IN NOOK - 3'-3") - FULL HEIGHT GWB TO EXTEND DOWN TO FLOOR BEHIND BEADBOARD

3. FULL HEIGHT 1X4 PINE BEADBOARD, ADD BLOCKING AS REQ. FOR ATTACHMENT

4. 1X4 PINE BEADBOARD WITH CHAIR RAIL TO MATCH HEIGHT OF EXISTING BEADBOARD IN UPSTAIRS, APPROX. 3'-7" - FULL HEIGHT GWB TO EXTEND DOWN TO FLOOR BEHIND BEADBOARD

NOTE: UNLESS TAGGED DIFFERENTLY, ASSUME FULL HEIGHT GWB FOR INTERIOR WALL FINISH

DEMOLITION KEY NOTES

D1 - REMOVE AND KEEP DOOR FOR REUSE

D2 - DEMOLISH WINDOW

D3 - DEMOLISH WALL

D4 - DEMOLISH ENTIRE ENTRY PORCH, RAILING, AND STAIR

D5 - DEMOLISH THIS AREA OF PORCH ROOF

D6 - DEMOLISH PORCH RAILING, SCREENING, ROOF AND STRUCTURE ABOVE

D7 - DEMOLISH PORCH FLOOR BOARDS IN AREA OF ADDITION

D8 - DEMOLISH PORCH STRUCTURE IN AREA OF ADDITION

D9 - DEMOLISH PORTION OF GABLE ROOF REQUIRED FOR NEW CORRIDOR, SEE STRUCTURAL

D10 - REMOVE ROOF EAVE AS REQUIRED TO ALLOW FOR INSTALLATION OF NEW WALL

D11 - REMOVE EXTERIOR FINISHES TO SIDING AND ADD NEW GWB

NOTE: GC TO PROVIDE TEMPORARY SHORING AS REQUIRED FOR ALL DEMOLITION OPERATIONS

ALLOWANCES

ALLOWANCES INCLUDE COST OF MATERIAL ONLY, NOT DELIVERY OR INSTALLATION - THE FOLLOWING ALLOWANCES ARE TO BE INCLUDED IN THE ESTIMATE.

BATHROOM - \$800.00 TOTAL FOR A 4'-0" VANITY, 3'-0" X 3'-0" SHOWER UNIT, TOILET, AND ACCESSORIES.

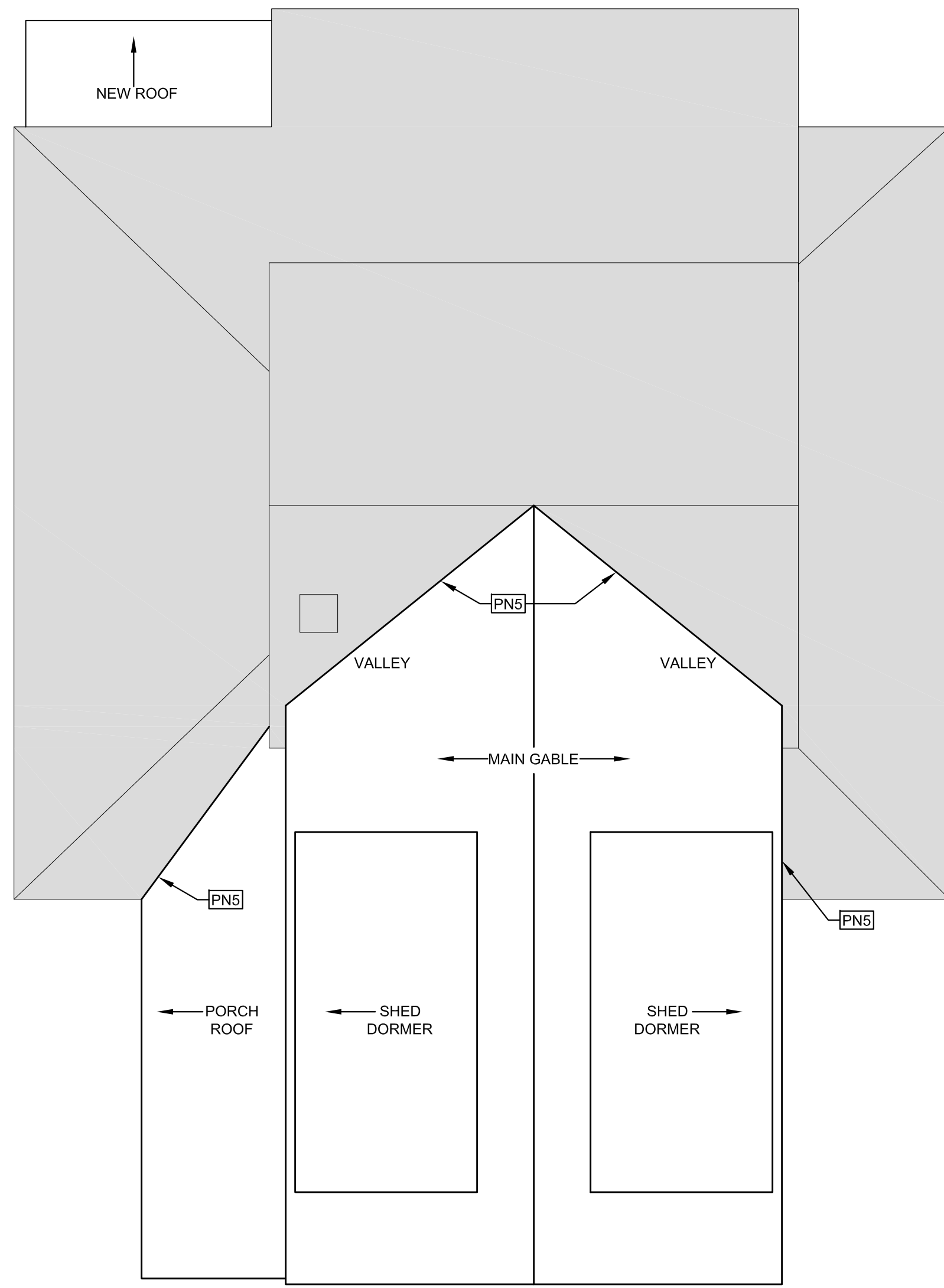
DOORS (PREHUNG) - \$2,200 FOR DOORS 2-8, 11-12. ALLOWANCE INCLUDES HARDWARE BUT NOT THRESHOLDS AND TRANSITIONS.

INTERIOR DOORS TO BE WOOD, EXTERIOR DOOR TO BE STEEL. ALLOWANCE DOES NOT COVER THE COST TO REINSTALL DOOR 1 AND TO SITE BUILD DOORS 9, 10, AND THE DOOR FOR OUTDOOR STORAGE (GC TO CARRY COST FOR THESE THREE DOORS SEPARATELY IN ESTIMATE).

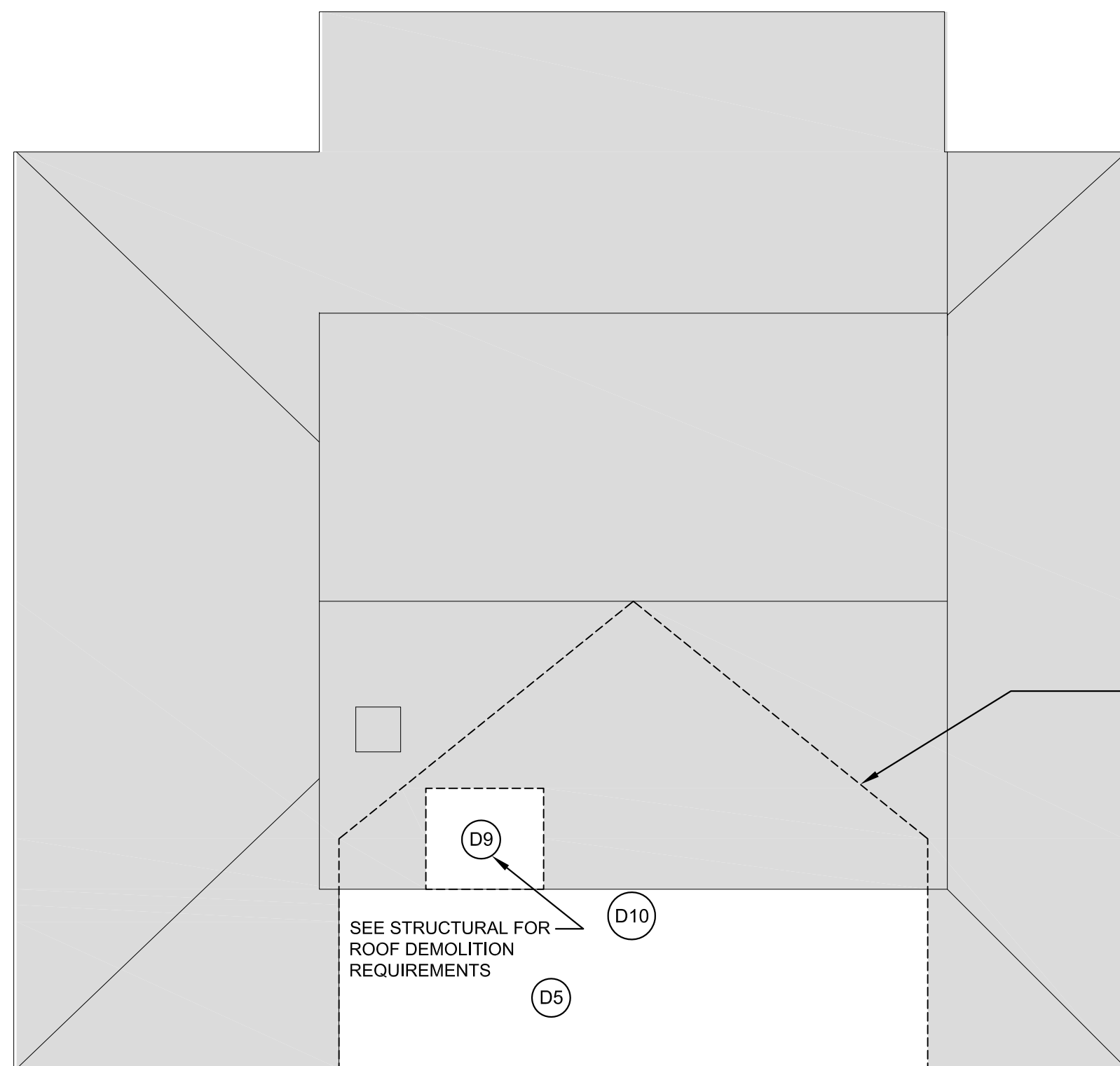
LIGHTING FIXTURES - \$1,000 TOTAL FOR INTERIOR AND EXTERIOR FIXTURES - SEE POWER PLANS.

NEW ELECTRICAL ENTRANCE/MAST - \$2000. IT IS NOT CURRENTLY KNOWN IF EXISTING PANEL, METER, AND MAST WILL NEED TO BE REPLACED. CARRY THIS NUMBER IN ESTIMATE AS A PLACE HOLDER TO ACCOUNT FOR THIS WORK IN THE EVENT IT IS REQUIRED.

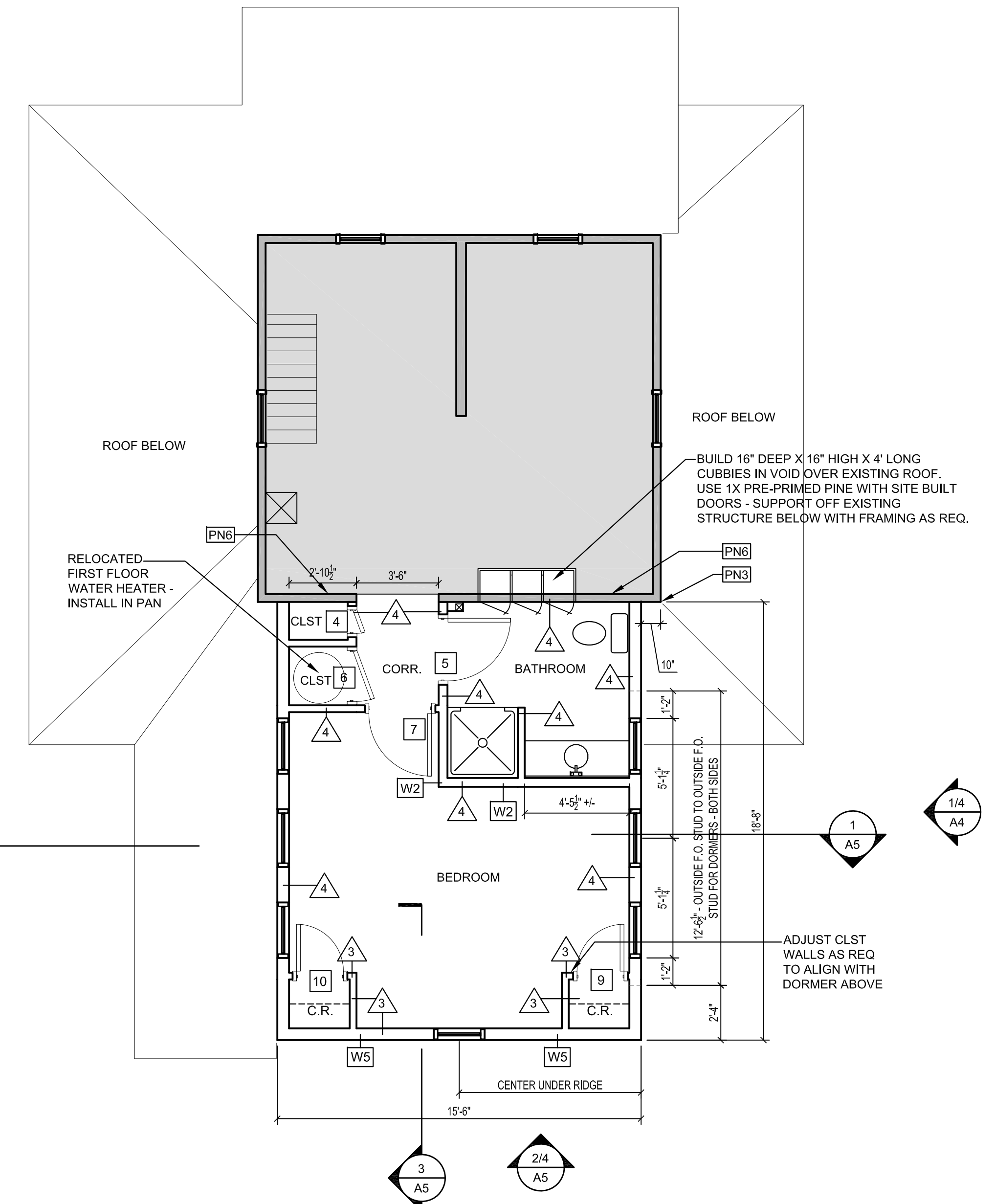
FLOORS - CARRY A UNIT PRICE OF \$5.00 PER SQUARE FOOT FOR PREFINISHED WOOD FLOORS THROUGHOUT ADDITION.



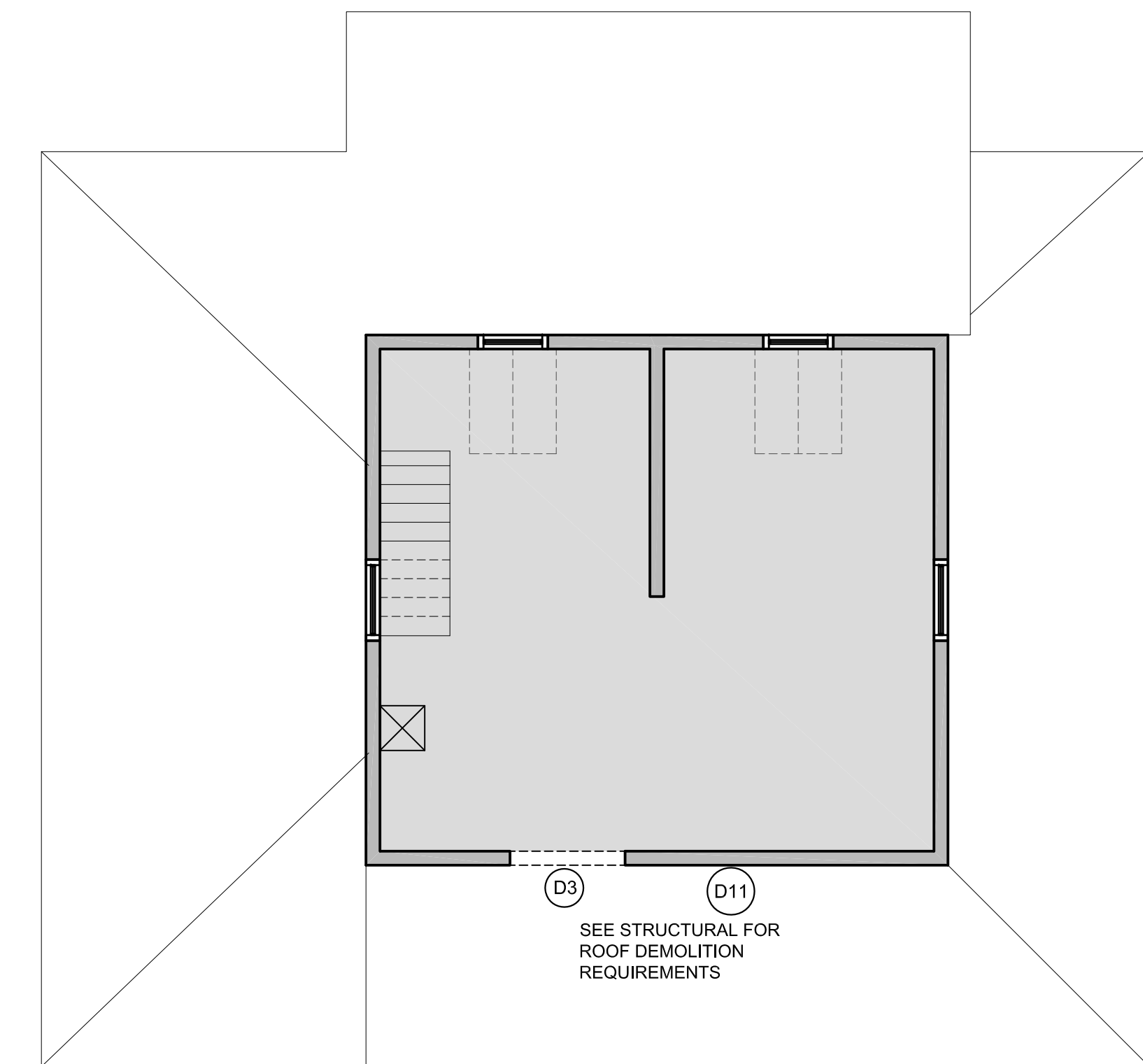
NEW ROOF PLAN



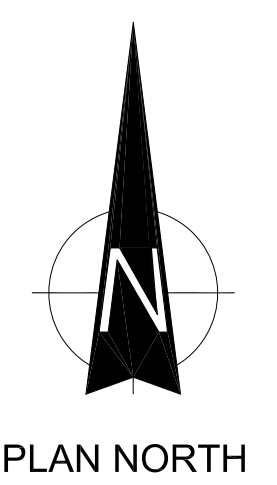
EXISTING ROOF/DEMOLITION PLAN



NEW SECOND FLOOR PLAN



EXISTING SECOND FLOOR/DEMOLITION PLAN



PLAN NORTH

300 Central Avenue
Peaks Island, Maine

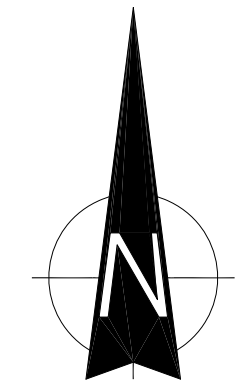
PERMIT DRAWINGS

SEPTEMBER 21, 2012

SCALE:
1/4" = 1'-0"

SECOND FLOOR AND ROOF PLANS, DOOR SCHEDULE, ALLOWANCES, NOTES

A2



PLAN NORTH

300 Central Avenue Peaks Island, Maine

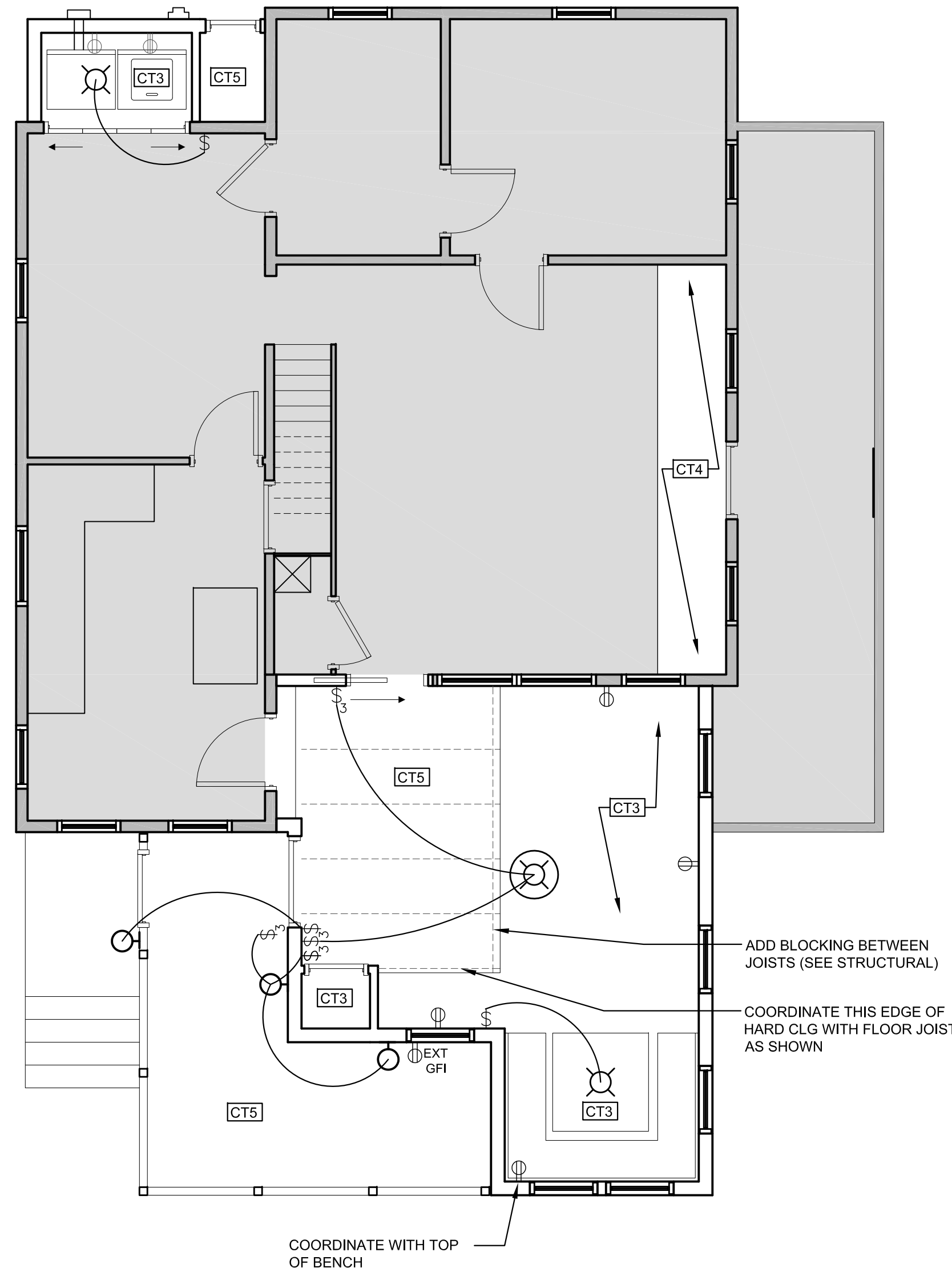
PERMIT DRAWINGS

SEPTEMBER 21, 2012

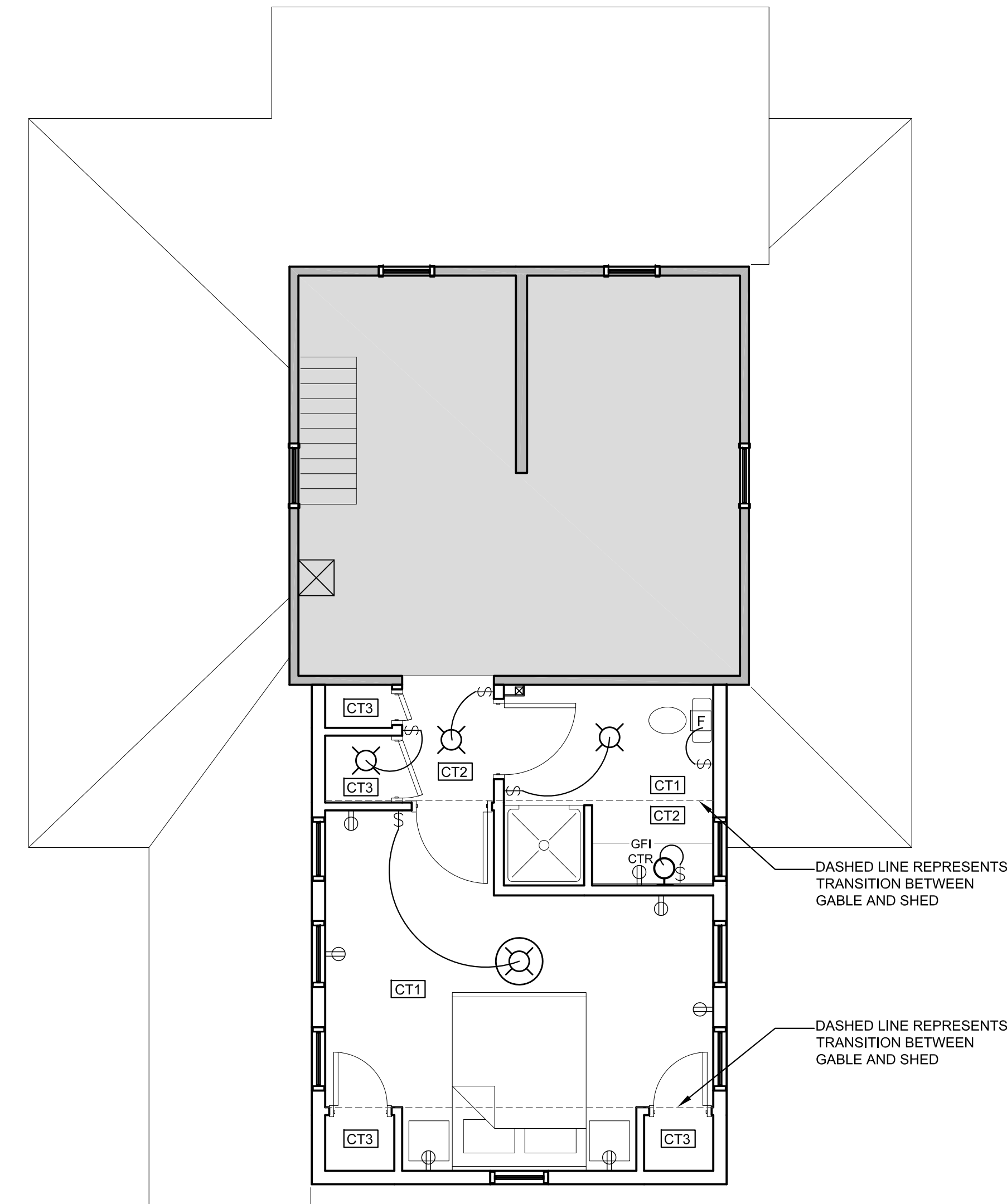
SCALE:
1/4" = 1'-0"

REFLECTED
CEILING AND
POWER PLANS

A3



FIRST FLOOR REFLECTED CEILING AND POWER PLAN



SECOND FLOOR REFLECTED CEILING AND POWER PLAN

POWER PLAN NOTES

ALL WORK TO CONFORM TO N.E.C. AND OTHER GOVERNING CODES.

MOUNT SWITCHES AT 4'-0" TO TOP OF PLATE.

MULTIPLE SWITCHES SHOWN IN SAME LOCATION SHALL BE GANGED UNDER COMMON PLATE.

SWITCHES SHOWN ADJACENT TO DOORS ARE TO BE LOCATED CLOSE TO FRAME ON LOCK SIDE.

FIXTURES SHOWN ON THE DRAWING ARE TO BE SELECTED BY THE OWNER. SEE ALLOWANCES.

CEILING TYPES

CT1 - VAULTED GWB CEILING TO FOLLOW SLOPE OF ROOF/STRUCTURE. TURN HORIZONTAL AT BOTTOM OF MAIN SUPPORT/RIDGE BEAM.

CT2 - FLAT GWB CEILING AT 8'-0" UNLESS NOTED OTHERWISE ON DRAWING.

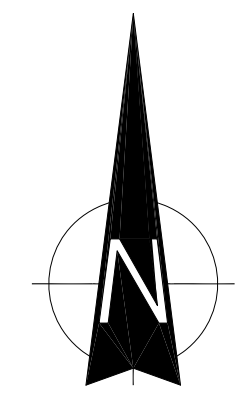
CT3 - GWB CLG HELD TIGHT TO STRUCTURE

CT4 - BEADBOARD PLUMBING SOFFIT - HELD TIGHT TO PLUMBING - AS TIGHT TO STRUCTURE AS POSSIBLE - LIMIT TO 1 JOIST BAY - TURN UP JOIST AND EXTEND TO EXPOSED FLOOR BOARDS (ENCAPSULATE EXISTING JOIST)

CT5 - EXPOSED FRAMING

LEGEND

- ⌘ SINGLE WALL SWITCH
- ⌘ 3-WAY WALL SWITCH
- ⌘ 220 VOLT OUTLET
- ⌘ DUPLEX WALL OUTLET
- ⌘ GFI GFI DUPLEX OUTLET - COUNTER HEIGHT
- ⌘ EXT GFI EXTERIOR GFI DUPLEX OUTLET
- ⌘ WALL SCONCE
- ⌘ PENDANT LIGHT
- ⌘ PENDANT LIGHT WITH FAN
- ⌘ FAN



PLAN NORTH

300 Central Avenue
Peaks Island, Maine

PERMIT DRAWINGS

SEPTEMBER 21, 2012

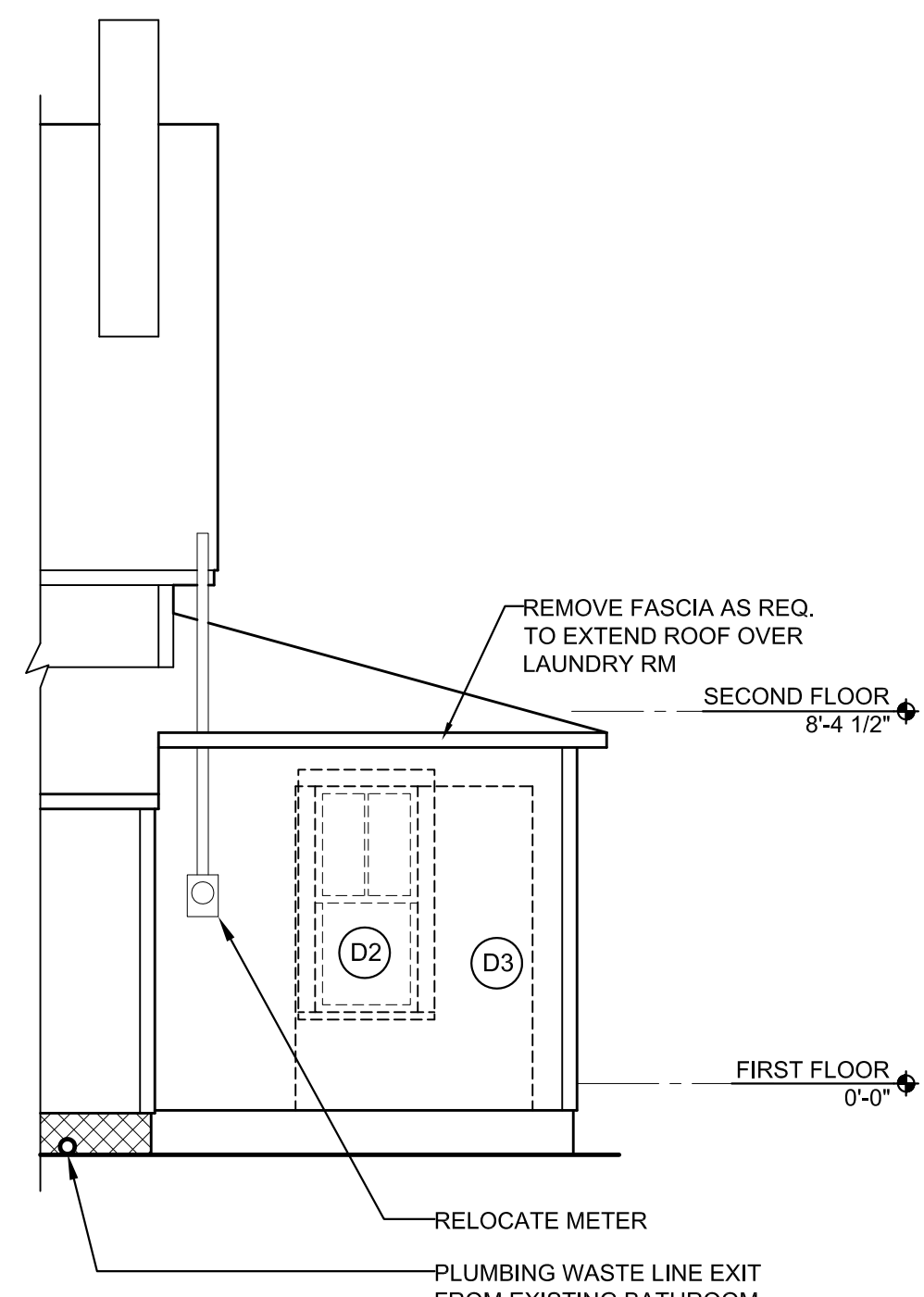
SCALE:
1/4" = 1'-0"

EXTERIOR
ELEVATIONS,
WINDOW TYPES,
NOTES, DETAILS

A4



1 - EXISTING EAST ELEVATION



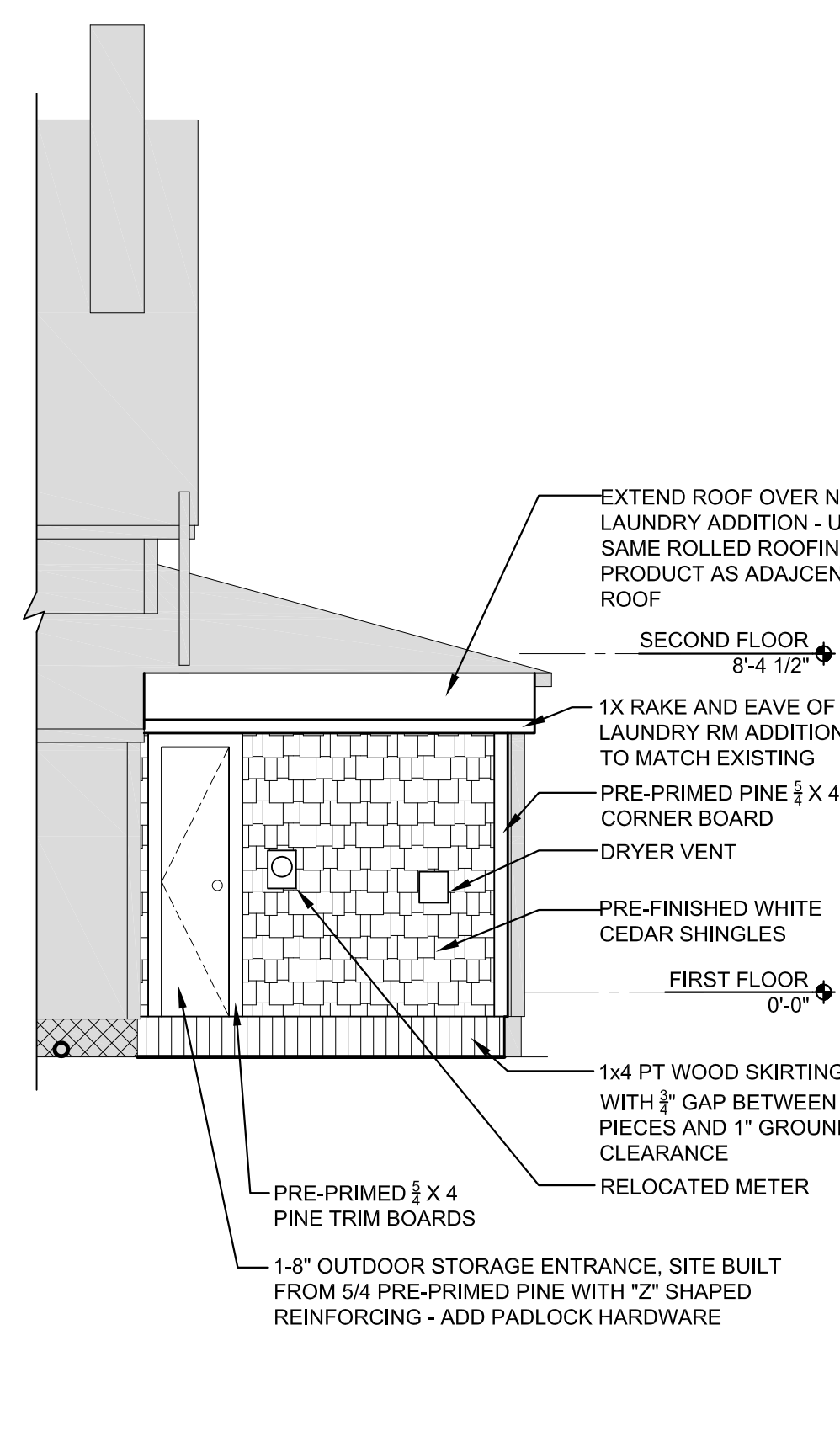
2 - EXISTING NORTH ELEVATION - PARTIAL



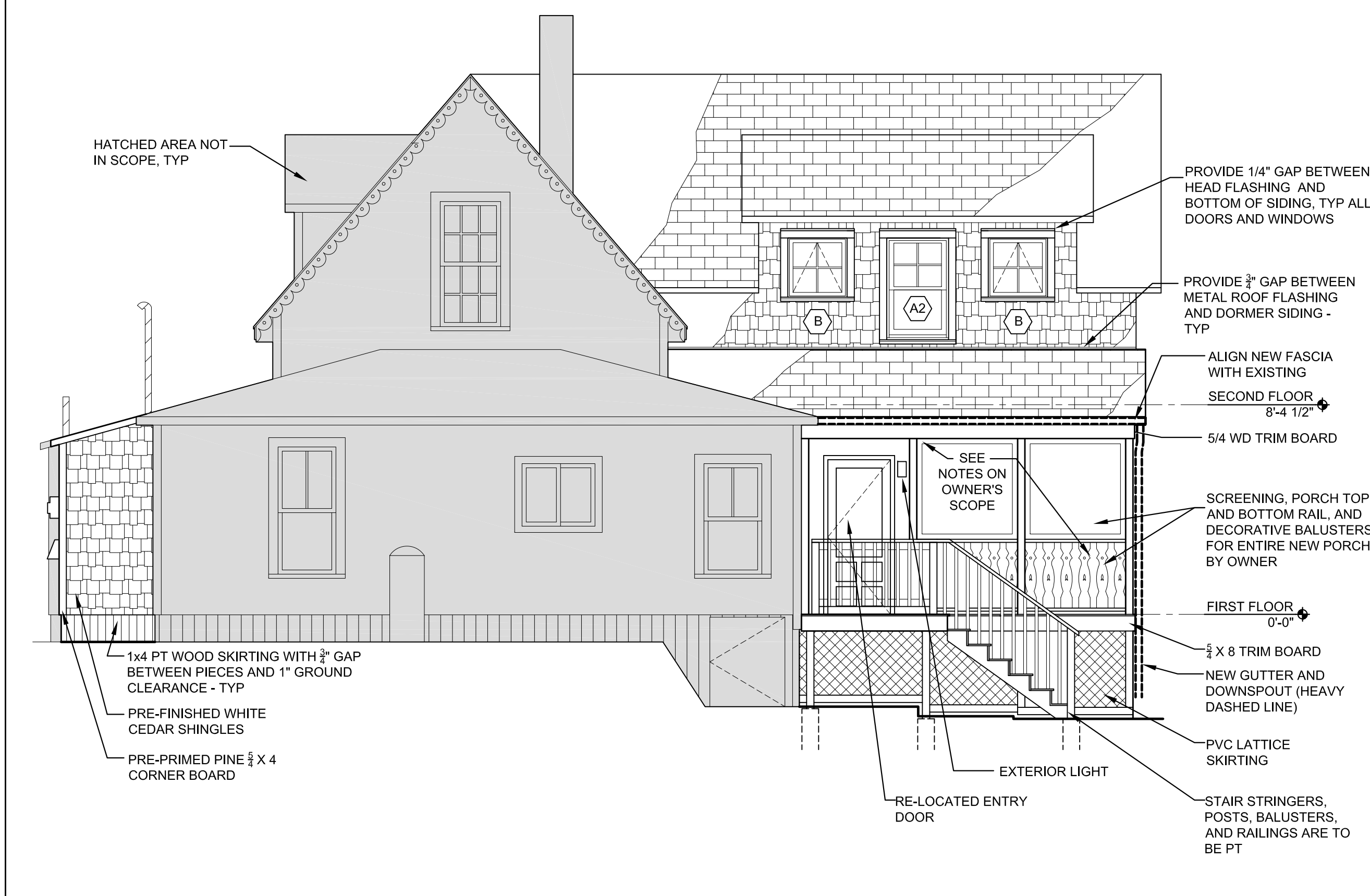
3 - EXISTING WEST ELEVATION



4 - NEW EAST ELEVATION



5 - NEW NORTH ELEVATION - PARTIAL



6 - NEW WEST ELEVATION

WINDOW TYPES

	SEE FIRST FLOOR PLAN FOR ADDITIONAL A3 WINDOW LOCATIONS NOT SEEN ON EXTERIOR ELEVATIONS	

GENERAL NOTE: SDL'S AS DRAWN - NO INTERIOR EXTENSION JAMBS OR STOOLS - PROVIDE FULL FIBERGLASS SCREENS - CONTRACTOR TO CASE OPENINGS PER DETAILS THIS PAGE - USE TEMPERED GLASS WHERE REQUIRED BY CODE

TYPICAL WINDOW TRIM KIT - EXTERIOR

SINGLE UNIT

MULTIPLE UNIT

TYPICAL WINDOW TRIM KIT - INTERIOR

GENERAL NOTE: FLAT STOCK AND STOOL TO BE CLEAR PINE, NOT TO BE PRE-PRIMED.

DOOR TRIM KIT - EXTERIOR

NOTE: THE OWNER'S SCOPE DOES NOT INCLUDE THIS DOOR TRIM, ONLY THE SPECIFIED PORCH MATERIAL STARTING ON THE OTHER SIDE OF THE ADJACENT POST

TYPICAL DOOR TRIM KIT - INTERIOR

WINDOW ROUGH OPENINGS

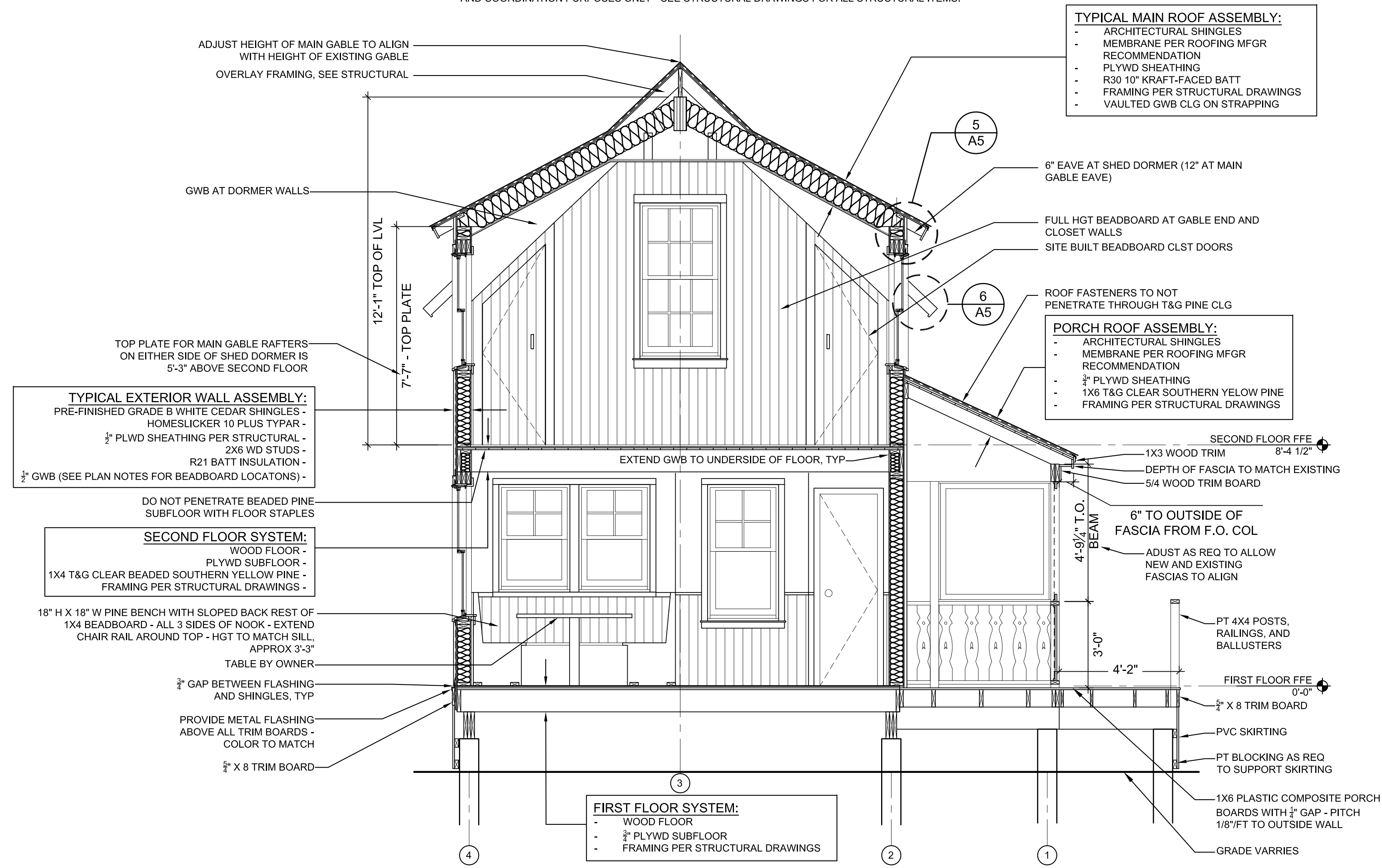
TYPE A1 - SILL R.O. AT 3'-0"

TYPE A2 - R.O. FOR ALL HEADS OF SECOND FLOOR A2 WINDOWS AT 6'-8". ALL FIRST FLOOR A2 WINDOW HEAD R.O.'S ARE AT 7'-0"

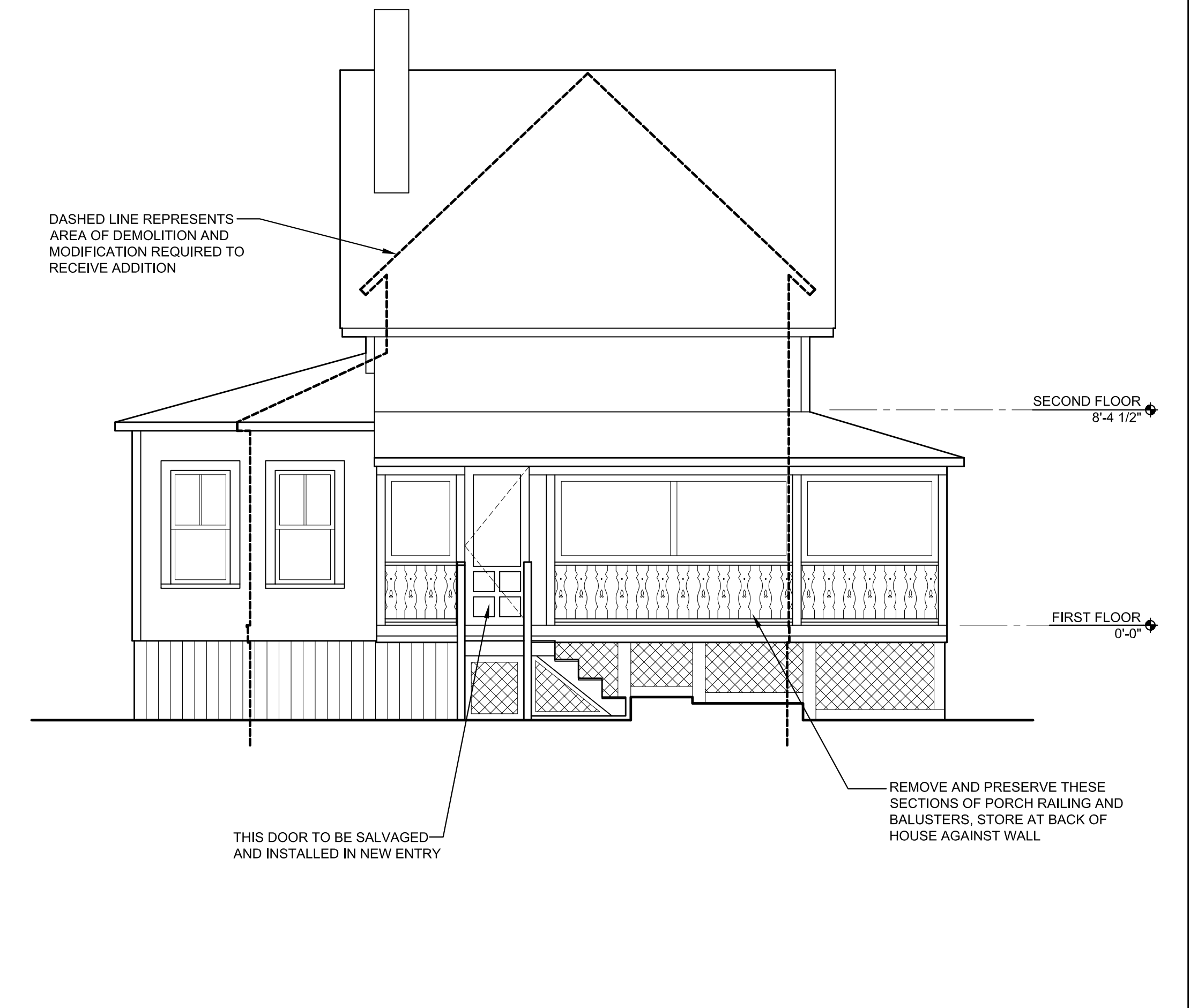
TYPE A3 - HEAD R.O.'S AT 7'-0"

TYPE B - ALL HEAD R.O.'S AT 6'-8" (ALIGN WITH A2 WINDOWS)

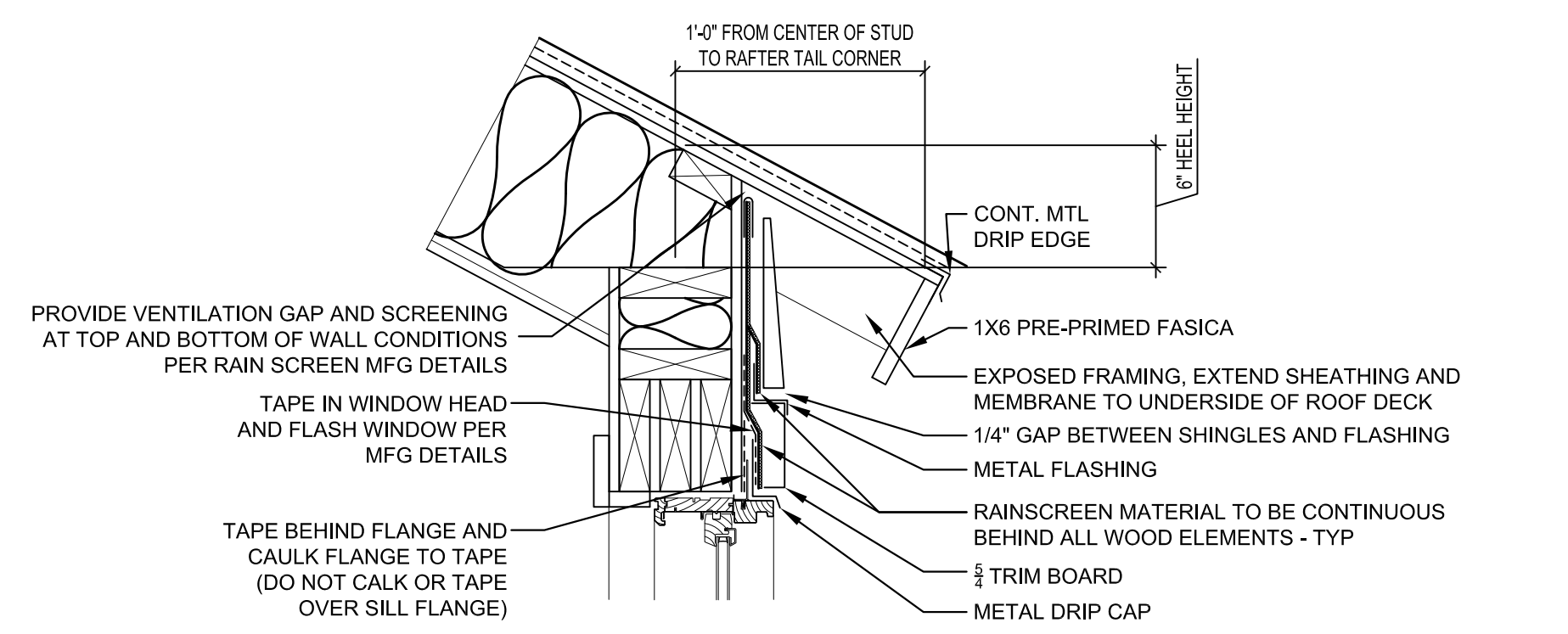
GENERAL NOTE: STRUCTURAL ELEMENTS DEPICTED IN ARCHITECTURAL DRAWINGS ARE FOR REFERENCE AND COORDINATION PURPOSES ONLY - SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ITEMS.



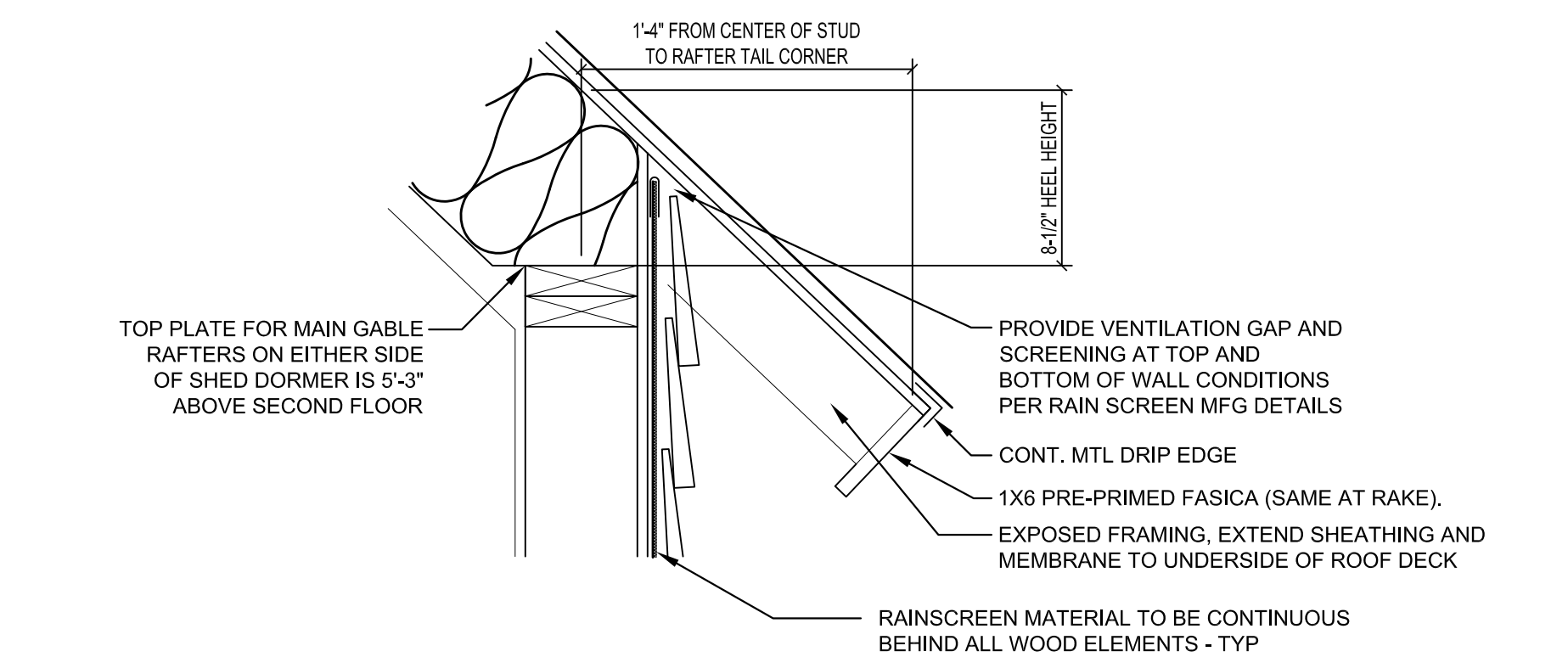
1 - BUILDING SECTION - INTERIOR ELEVATION - SCALE: $\frac{3}{8}'' = 1'-0''$



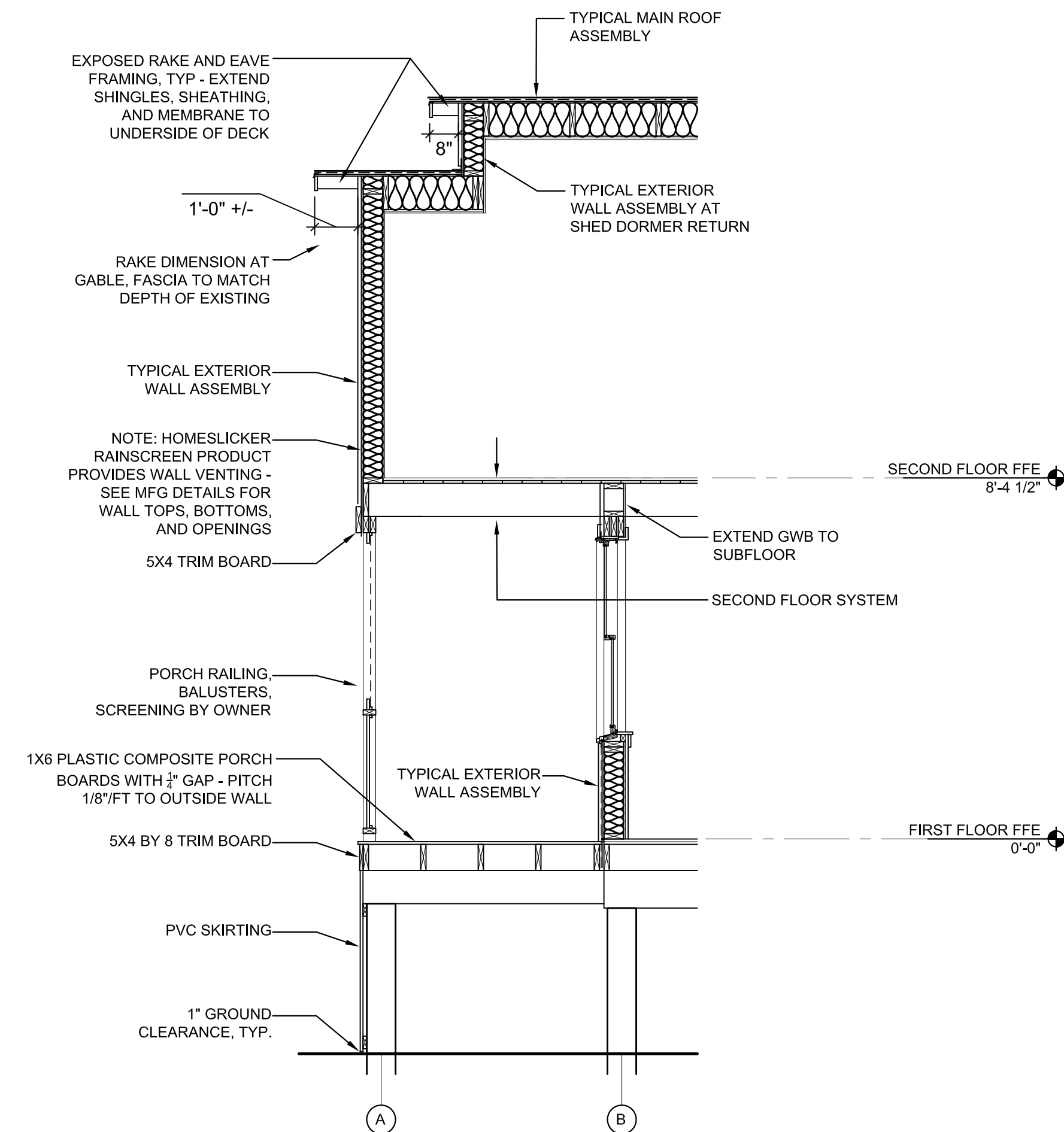
2 - EXISTING SOUTH ELEVATION - SCALE: $\frac{1}{4}'' = 1'-0''$



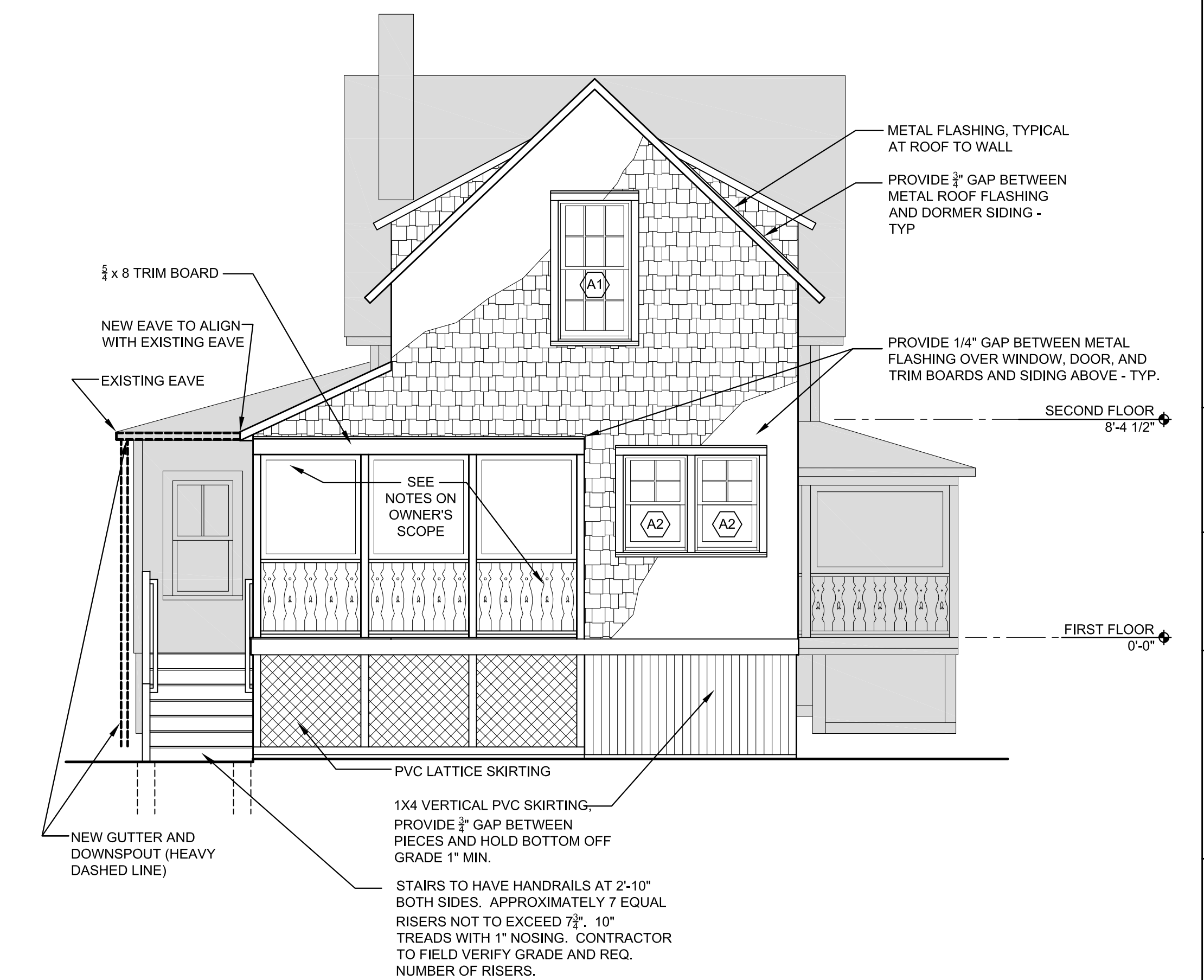
5 - EAVE AT SHED DORMER - SCALE: $\frac{1}{2}'' = 1'-0''$



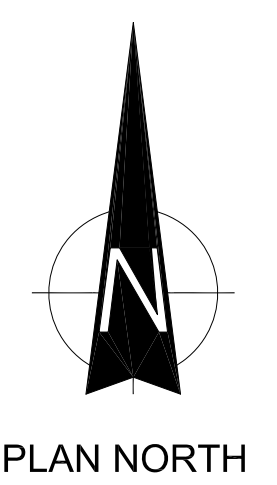
6 - MAIN GABLE EAVE - SCALE: $\frac{1}{2}'' = 1'-0''$



3 - BUILDING SECTION - SCALE: $\frac{3}{8}'' = 1'-0''$



4 - NEW SOUTH ELEVATION - SCALE: $\frac{1}{4}'' = 1'-0''$



300 Central Avenue
Peaks Island, Maine

PERMIT DRAWINGS

SEPTEMBER 21, 2012

SCALE: AS NOTED

EXTERIOR ELEVATIONS, SECTIONS, DETAILS

A5

THE FOLLOWING BUILDING CODES AND STANDARDS SHALL BE REFERENCED DURING CONSTRUCTION:

IBC 2009	EDITION OF THE IBC INTERNATIONAL BUILDING CODE
ASCE 7	AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ACI 308	AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE
ACI 301	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ACI 318	AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
NDS	NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION, 2005.

REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.

EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE CONTRACT DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.

THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.

USE DEFORMED BILLET-STEEL REINFORCING BARS, GRADE 60, IN CONFORMANCE WITH ASTM A615. REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED PRIOR TO CONCRETE PLACEMENT, AND SHALL BE SECURED AGAINST DISPLACEMENT.

THE CONTRACTOR SHALL SUBMIT REINFORCING SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCING FABRICATION. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES". SHOP DRAWINGS SHALL SHOW REINFORCING STEEL PLACEMENT DETAILS AND SECTIONS.

MINIMUM CONCRETE COVER FOR REINFORCEMENT	
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER	2 INCHES
CONCRETE NOT EXPOSED TO EARTH OR WEATHER IN SLABS AND WALLS (FOR PRIMARY REINFORCEMENT, TIES, AND STIRRUPS)	1½ INCHES
CONCRETE NOT EXPOSED TO EARTH OR WEATHER IN COLUMNS AND BEAMS	1½ INCHES

CONTINUOUS REINFORCEMENT SHALL BE TENSION LAP SPICED PER LAP SPICE LENGTH TABLE, U.N.O.

LAP SPICE LENGTH TABLE						
BAR SIZE	#3	#4	#5	#6	#7	#8
MIN LAP SPICE (INCHES)	18	24	30	36	48	64

REINFORCEMENT HOOKS SHALL CONFORM TO STANDARD HOOKS ACCORDING TO ACI 318. WELDING OF REINFORCEMENT IS NOT PERMITTED, U.N.O.

GENERAL NOTES

SCALE: NTS

CASCO BAY ENGINEERING DID NOT ANALYZE ANY EXISTING STRUCTURE INCLUDING ROOF FRAMING, SECOND AND FIRST FLOOR FRAMING AND FOUNDATIONS. LOADS BELOW ARE FOR DESIGN OF ADDITION ONLY.

LIVE LOAD:

LIVING AREAS = 40 PSF
SLEEPING AREAS = 30 PSF

SNOW LOADS:

GROUND SNOW LOAD, $P_g = 50$ PSF
SNOW EXPOSURE FACTOR, $C_e = 1.0$
SNOW LOAD IMPORTANCE FACTOR, $I = 1.0$
THERMAL FACTOR, $C_t = 1.1$
FLAT ROOF SNOW LOAD, $P_f = 38.5$ PSF + DRIFT

WIND LOADS:

BASIC WIND SPEED = 100 MPH
IMPORTANCE FACTOR, $I_w = 1.0$
WIND EXPOSURE B
MAIN WINDFORCE-RESISTING SYSTEM (INCLUDES WINDOW + LEeward) = 15 PSF

SEISMIC CRITERIA:

SOIL SITE CLASSIFICATION = D
DESIGN SPECTRAL RESPONSE ACCELERATION:
 $S_{ds} = .37$
 $S_{d1} = .16$
SEISMIC USE GROUP I
SEISMIC DESIGN CATEGORY C
RESPONSE MODIFICATION COEFFICIENT..... $R = 6.5$
OCCUPANCY IMPORTANCE FACTOR..... $I = 1.0$
BASE SHEAR..... $V = C_s * W = 0.06 * W$
($W =$ SEISMIC WEIGHT)

DESIGN CRITERIA

SCALE: NTS

ALL CONCRETE WORK, INCLUDING MATERIAL SELECTION, ADMIXTURES, MIXING, AND PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES. IN ADDITION, REFERENCE THE FOLLOWING CONCRETE STANDARDS AND SPECIFICATIONS:

ACI 318	AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ACI 301	AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE
ACI 305	STANDARD SPECIFICATION FOR HOT WEATHER CONCRETING
ACI 306	STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING
ACI 308	STANDARD PRACTICE FOR CURING CONCRETE

REQUIRED CONCRETE PARAMETERS ARE AS FOLLOWS:

LOCATION	MAX W/C RATIO	f'_c	AIR-ENTRAINMENT
FOOTINGS/PIERS	.45	4,000 PSI	6% ± 1½%

WHERE: W/C = WATER TO CEMENT RATIO AND
 f'_c = COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS

MAXIMUM AGGREGATE SIZE SHALL BE ¾", IN CONFORMANCE WITH ASTM C33. USE PORTLAND CEMENT TYPE II, IN CONFORMANCE WITH ASTM 150. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C 260. ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE" ASTM C 494. FLY ASH USED AS ADMIXTURES SHALL CONFORM TO ASTM C 618. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE IS NOT PERMITTED.

MAXIMUM SLUMP AFTER THE ADDITION OF A WATER-REDUCING ADMIXTURE IS 8 INCHES.

CONCRETE EXPOSED TO FREEZING AND THAWING, INCLUDING FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, AND EXTERIOR WALKWAYS SHALL BE AIR ENTRAINED WITH AIR CONTENT BETWEEN 5% AND 6%. CONTRACTOR SHALL NOT PLACE CONCRETE ON FROZEN GROUND OR IN WATER. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING NEAR-FREEZING OR FREEZING WEATHER. REFERENCE ACI 306, AS NOTED ABOVE, FOR RECOMMENDATIONS FOR COLD WEATHER CONCRETING.

CONTRACTOR SHALL SUBMIT PROPOSED CONCRETE MIX DESIGN AND LABORATORY TESTS OF FABRICATED CYLINDERS VERIFYING CONCRETE STRENGTH OR PERFORMANCE HISTORY OF MIX TO ENGINEER FOR ACCEPTANCE PRIOR TO PLACEMENT OF CONCRETE. CONCRETE USED ON SITE SHALL BE FIELD TESTED IN ACCORDANCE WITH AND IN THE PRESENCE OF AN APPROVED TESTING AGENCY. FIELD TESTING INFORMATION SHALL INDICATE SLUMP, AIR CONTENT, AND TEMPERATURE. COMPRESSION TEST 1 CYLINDER AT 7 DAYS AND 2 AT 28 DAYS. HOLD AN ADDITIONAL CYLINDER FOR A 56 DAY BREAK, IF NECESSARY. PROVIDE A SET OF 4 CYLINDERS FOR EACH PLACEMENT AND PER 50 CUBIC YARDS OF CONCRETE PLACED. THE OWNER SHALL PAY FOR ALL CONCRETE TESTING.

CONSTRUCTION JOINTS IN WALLS SHALL BE PERMITTED AS DETAILED ON THE STRUCTURAL DRAWINGS. SURFACES OF CONCRETE CONSTRUCTION JOINTS SHALL BE CLEANED AND LANTANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED. VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL NOT EXCEED A SPACING OF 40 FEET.

WHERE ELECTRICAL CONDUIT/ RADIANT HEATING TUBES RUN IN THE SLAB, THEY SHALL BE LOCATED AT MID-DEPTH OF THE SLAB. ALUMINUM CONDUIT AND SLEEVES ARE NOT PERMITTED.

ANCHOR BOLTS SHALL CONFORM TO ASTM F1554. ANCHOR BOLTS SHALL HAVE HEAVY HEX NUTS AND LOCK WASHERS.

CONCRETE NOTES

SCALE: NTS

CONCRETE REINFORCING NOTES

SCALE: NTS

SUBGRADE PREPARATION AND DETERMINATION (INCLUDING ALLOWABLE BEARING PRESSURE, STRUCTURAL FILL GRADATION REQUIREMENTS, COMPACTION REQUIREMENTS AND POST-CONSTRUCTION SETTLEMENT ANALYSIS) BENEATH FOOTINGS AND SLABS-ON-GRADE AND BEHIND FOUNDATION WALLS SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER. ALL FILL USED TO SUPPORT FOUNDATIONS AND SLABS-ON-GRADE SHALL CONSIST OF A WELL-GRADED, GRANULAR MATERIAL PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. STRUCTURAL SLABS SHALL BE CONSTRUCTED ON A MINIMUM 12" THICK LAYER OF STRUCTURAL FILL SOIL WITH PROPERTIES PER THE GEOTECHNICAL ENGINEER.

PRESUMED ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN = 2,000 PSF.
PRESUMED ALLOWABLE LEDGE BEARING PRESSURE USED IN DESIGN = 4,500 PSF.
BEARING CAPACITIES SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER.
MINIMUM FROST DEPTH COVER = 4'-0" FOR EXTERIOR FOOTINGS BELOW FINAL EXTERIOR GRADE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL, UNLESS NOTED OTHERWISE. BEARING ELEVATIONS SHALL BE LOWERED WHERE SUITABLE SOILS ARE NOT ENCOUNTERED. WHERE OVEREXCAVATION HAS OCCURRED, CONTRACTOR MAY PLACE LEAN CONCRETE ON TOP OF NATIVE SOIL. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER IF ANY UNSUITABLE SOILS ARE ENCOUNTERED PRIOR TO PLACING FOUNDATIONS.

FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES OF THE WALL. FOUNDATION WALLS AND SLAB-ON-GRADES SHALL REACH THEIR FULL 28 DAY COMPRESSIVE STRENGTH PRIOR TO BACKFILLING. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING/BRACING FOR WALLS WHEN BACKFILL IS PLACED PRIOR TO CONCRETE ACHIEVING ITS FULL 28 DAY STRENGTH. BACKFILL FOR FOUNDATION WALLS IS BASED ON DRAINED CONDITIONS. SEE ARCHITECTURAL, CIVIL, AND MECHANICAL DRAWINGS FOR FOUNDATION DRAINAGE SYSTEM.

PROTECT FOUNDATIONS FROM FROST AND KEEP BOTTOM OF TRENCH DRY DURING CONSTRUCTION. IF GROUNDWATER IS ENCOUNTERED NEAR OR ABOVE THE BASE OF THE FOOTINGS, EXCAVATIONS SHALL BE DETERMINED DURING CONSTRUCTION. SURFACE WATER SHALL BE DIVERTED AWAY FROM EXCAVATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING AND BRACING OF EXISTING STRUCTURES DURING EXCAVATION, BACKFILLING, AND CONSTRUCTION. CONTRACTOR SHALL SLOPE EXCAVATIONS TO ACHIEVE SOIL STABILITY.

FOUNDATION NOTES

SCALE: NTS

ALL LUMBER SHALL BE VISUALLY GRADED AND STAMPED WITH GRADE DESIGNATION, SPECIES, AND ADDITIONAL INSPECTION INFORMATION, U.N.O.

CARE SHALL BE TAKEN TO PROTECT TIMBER FROM WEATHER AND DAMPNESS. DO NOT STACK IN SUCH A WAY AS TO CAUSE WARPING OR PREVENT ADEQUATE AIR CIRCULATION.

WOOD GRADES AND SPECIES:

1. SPRUCE-PINE-FIR, No.1/No.2 OR BETTER FOR TYPICAL LUMBER (JOISTS, WALLS, ETC) U.N.O.
2. USE SOUTHERN YELLOW PINE FOR EXTERIOR EXPOSURE APPLICATIONS AND WHERE SHOWN ON DRAWINGS AS PRESERVATIVE PRESSURE TREATED LUMBER (PT OR PPT).
3. WHERE NOTED LVL ON DRAWINGS, PROVIDE VERSA LAM 3100 BY BOISE CASCADE, OR EQUIVALENT, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

A. LVL PROPERTIES:			
$F_b = 3100$ PSI	$F_c = 2510$ PSI (PARALLEL TO GRAIN)		
$F_v = 285$ PSI	$F_c = 750$ PSI (PERPENDICULAR TO GRAIN)		
$F_t = 1555$ PSI	$E = 2,000,000$ PSI		

STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.

PROVIDE PRESSURE TREATED OR WOLVANIZED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE. ALL CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED, U.N.O.

NOMINAL SIZES ARE TYPICALLY REFERENCED ON THE DRAWINGS. PROVIDE ACTUAL SIZES AS SET FORTH IN U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD PS20-99.

ALL PLYWOOD SHALL BE APA RATED CDX SHEATHING:

1. USE ½" PLYWOOD WALL SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO WALL STUDS. STAGGER PANEL ENDS AND BLOCK ALL PANEL EDGES.
2. USE ¾" PLYWOOD ROOF SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS. USE SHEATHING CLIPS BETWEEN SHEETS WHERE BLOCKING IS NOT REQUIRED.
3. USE ¾" PLYWOOD FLOOR SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS.

PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.

WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPICE BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.

FASTENERS SHALL COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF REFERENCED BUILDING CODE, U.N.O. ON DRAWINGS, SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED, UNLESS OTHERWISE NOTED IN BOCA OR ON THE DRAWINGS. NAIL MULTIPLE LVL'S TOGETHER AS RECOMMENDED BY THE MANUFACTURER USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED. ALL FASTENERS, NUTS, AND WASHERS SHALL BE HOT-DIPPED GALVANIZED.

ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT.

PROVIDE HORIZONTAL BLOCKING FOR ALL LOAD BEARING WALLS AT 4'-0" O.C. VERTICAL, MAXIMUM.

SUBMIT SHOP DRAWINGS FOR ALL PREFABRICATED WOOD JOISTS AND WALL PANELS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

WOOD NOTES

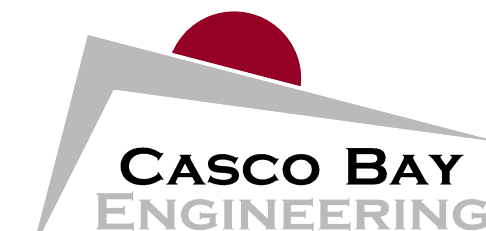
SCALE: NTS

AB	ANCHOR BOLT	L	ANGLE
ADDL	ADDITIONAL	LL	DOUBLE ANGLE
ARCH	ARCHITECT	LP	POUND
&	AND	LF	LINEAR FOOT
		LLH	LONG LEG HORIZONTAL
		LLV	LONG LEG VERTICAL
B/FTG, BOF	BOTTOM OF FOOTING	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MFR	MANUFACTURER
BOT	BOTTOM	MIN	MINIMUM
BRG	BEARING	MISC	MISCELLANEOUS
BTWN	BETWEEN		
C	STRUCTURAL STEEL CHANNEL	NF	NEAR FACE
CANT	CANTILEVER	NO	NUMBER
CIP	CAST-IN-PLACE CONCRETE	NS	NEAR SIDE
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CL	CENTERLINE		
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OF	OUTSIDE FACE
CNJ	CONSTRUCTION JOINT	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE		
CONN	CONNECTION	P	PIER DESIGNATION
CONT	CONTINUOUS	PL	PLATE
CONTR	CONTRACTOR	PP	PARTIAL PENETRATION WELD
CP	COMPLETE PENETRATION WELD	PREFAB	PREFABRICATED
CY	CUBIC YARD	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	REINF	REINFORCING STEEL
DIM	DIMENSION	REQD	REQUIRED
DISCONT	DISCONTINUOUS	RD	ROOF DRAIN
DWG	DRAWING		
(E), EX, EXIST	EXISTING	SC	SLIP CRITICAL
EA	EACH	SECT	SECTION
EF	EACH FACE	SHEATH	SHEATHING
EL, ELEV	ELEVATION	SM	SIMILAR
EQ	EQUAL	SOS	SLAB-ON-GRADE
EQUIP	EQUIPMENT	SPAC	SPACING
ES	EACH SIDE	SPECS	SPECIFICATIONS
EW	EACH WAY	SS	STAINLESS STEEL
EXP	EXPANSION	STD	STANDARD
EXT	EXTERIOR	STIFF	STIFFENER
		STL	STEEL
F	FOOTING DESIGNATION	STR	STRAIGHT
FDN	FOUNDATION	STRUCT	STRUCTURAL
FF	FINISH FLOOR		
FLG	FLANGE	T	TOP
FLR	FLOOR	T&B	TOP AND BOTTOM
FT	FOOT	T/C, T/CONC	TOP OF CONCRETE
FTG	FOOTING	T/FTG, TOF	TOP OF FOOTING
FV	FIELD VERIFY	TEMP	TEMPERATURE
		T/SHELF	TOP OF SHELF
G	GAGE	T/SLAB	TOP OF SLAB
GALV	GALVANIZED	T/STL	TOP OF STEEL
		T/WALL	TOP OF WALL
HOR, HORIZ	HORIZONTAL	TS	STRUCTURAL TUBING
HSS	HOLLOW STRUCTURAL SHAPE	TYP	TYPICAL
HT	HEIGHT		
		UNO	UNLESS NOTED OTHERWISE
IF	INSIDE FACE	VER, VERT	VERTICAL
IN	INCH	VIF	VERIFY IN FIELD
INFO	INFORMATION		
		W	STRUCTURAL STEEL WIDE FLANGE
		W/O	WITHOUT
		WP	WORK POINT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC

ABBREVIATIONS

SCALE: NTS

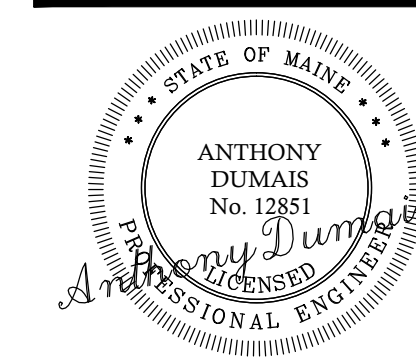
SLOPE DESIGNATION		UNDISTURBED EARTH	
ELEVATION MARK		LEDGE	
ROOF PITCH		COMPACTED STRUCTURAL FILL	
SPAN DIRECTION		CONCRETE	
SECTION MARK		GROUT	
	SECTION No.	BRICK	
	DWG. WHERE SHOWN	CMU	



424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

CLIENT:

PHIL RICHARDSON
300 CENTRAL AVENUE
PEAKS ISLAND, ME 04108



RICHARDSON RESIDENCE
300 CENTRAL AVENUE
PEAKS ISLAND, MAINE

BUILDING ADDITION

ISSUED	NO.	DESCRIPTION	DATE	
			DR.	DATE
	0	PERMIT DRAWINGS		9-21-12

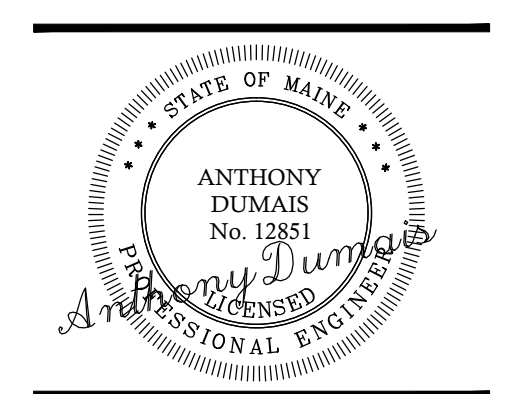
SHEET TITLE:

STRUCTURAL NOTES

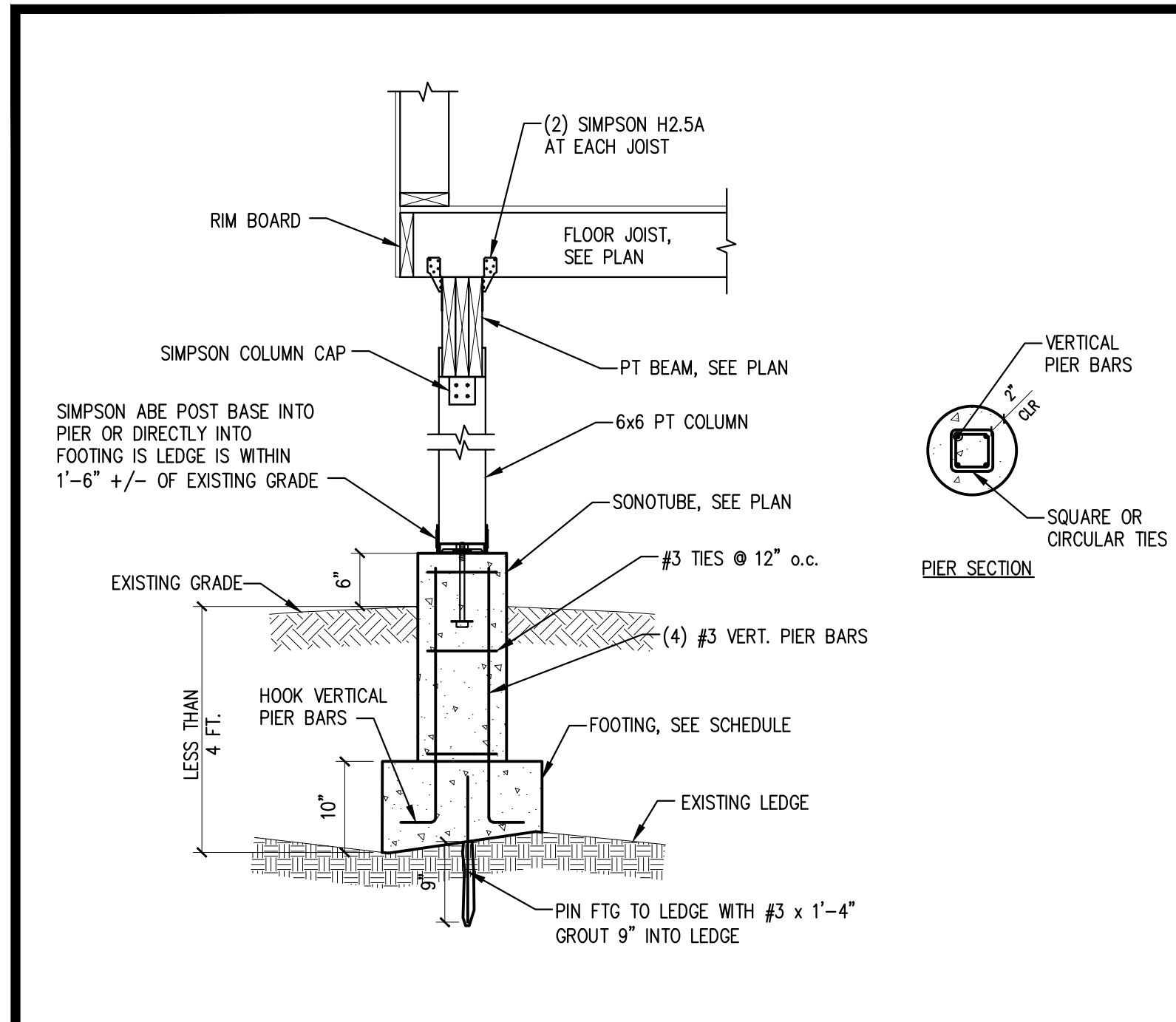
DESIGNED:	TD
DRAWN:	TD
DATE:	9-14-12
PROJECT NUMBER:	12-078

S000

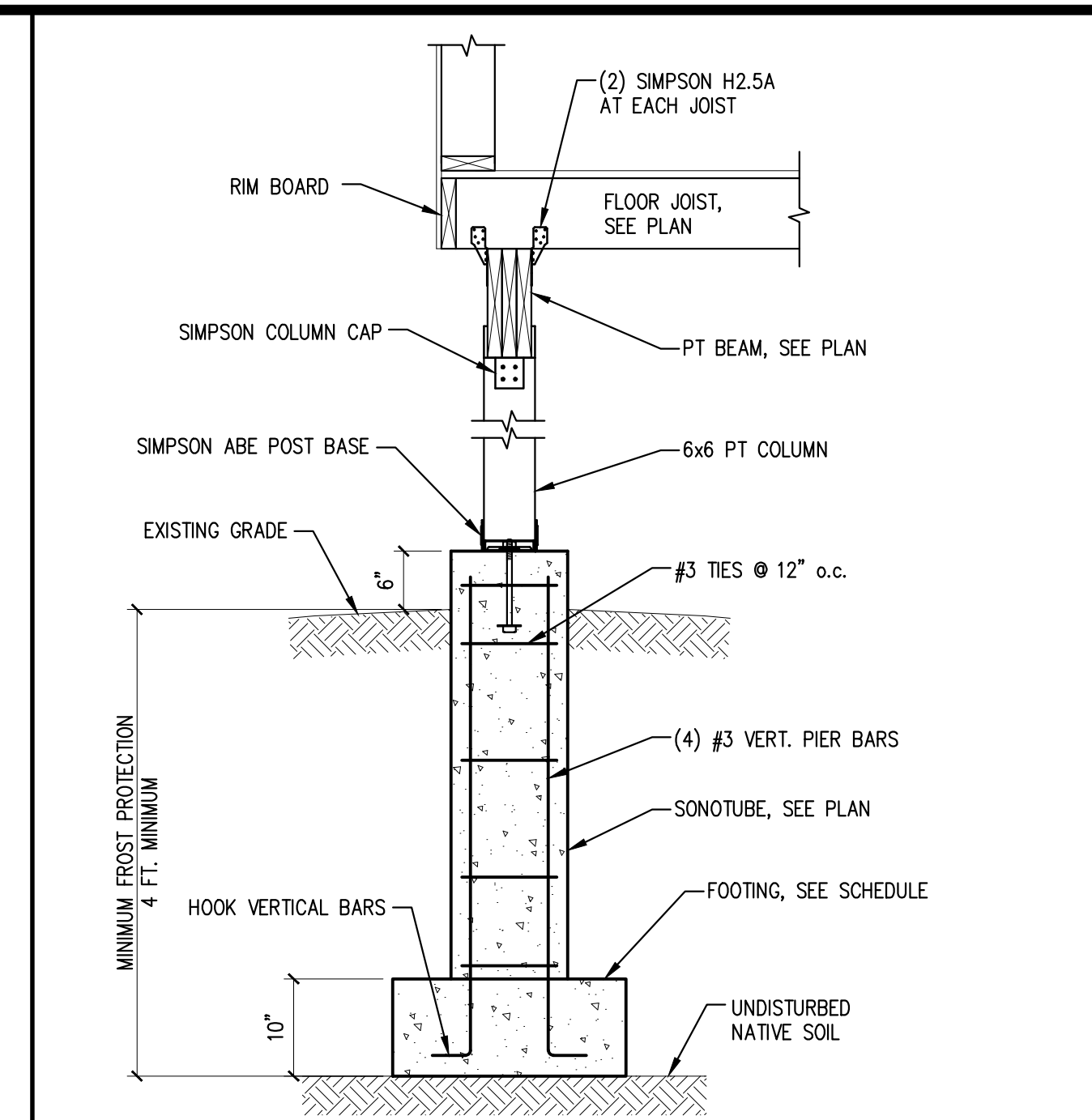
PRINTED: Sep 20, 2012



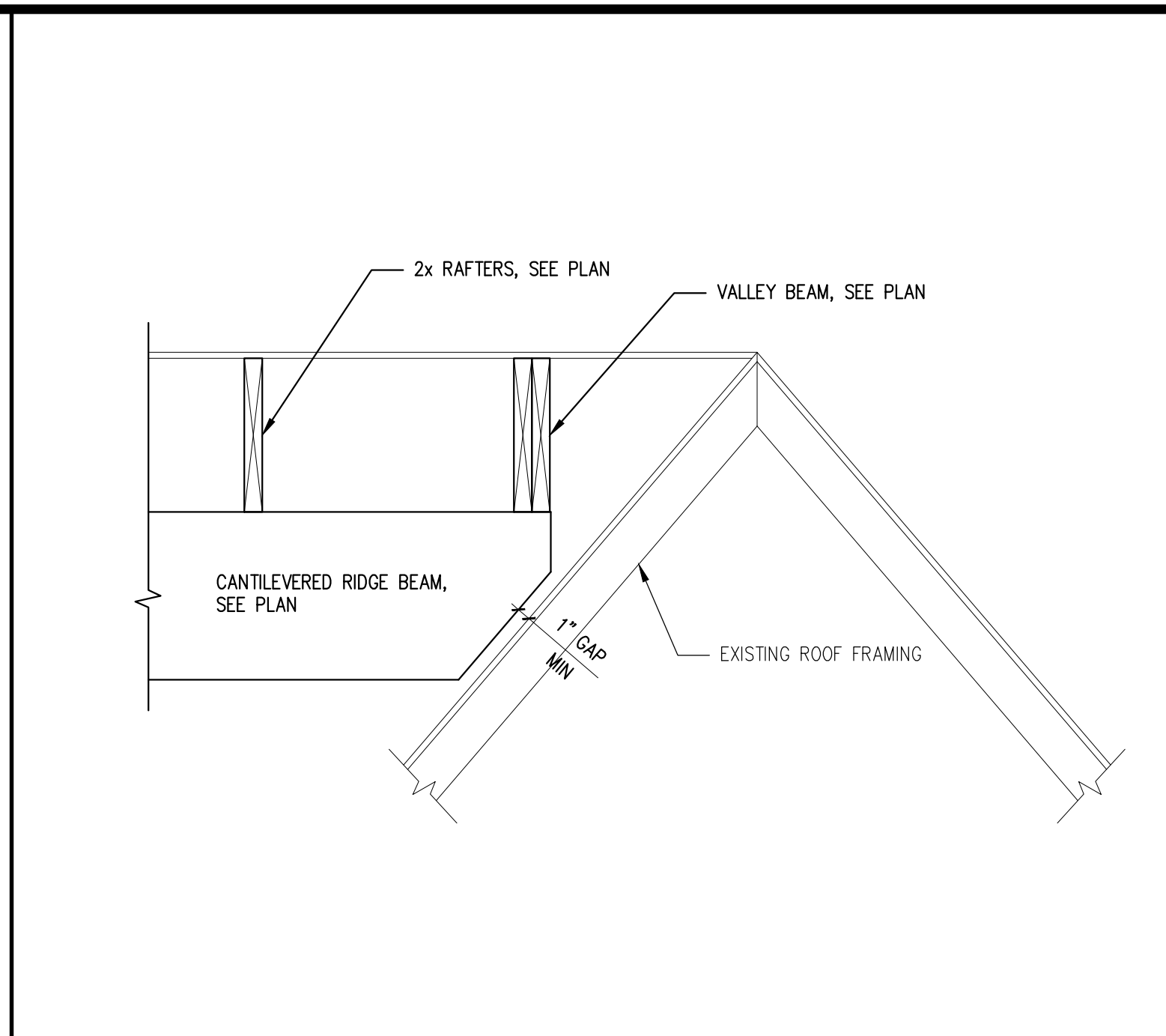
PRINTED: Sep 20, 2012



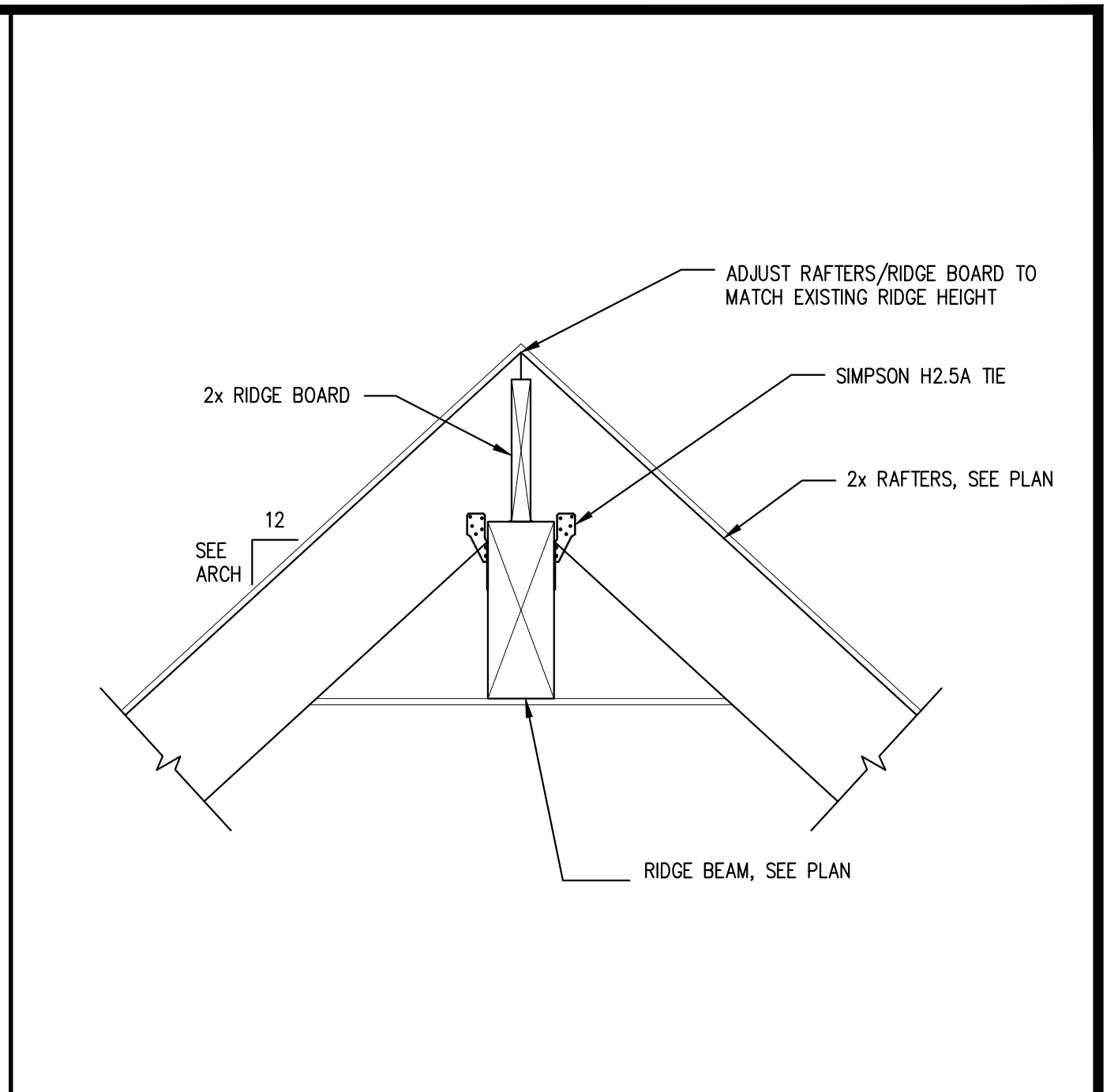
PIER DETAIL ON LEDGE SCALE: 3/4"=1'-0" 1



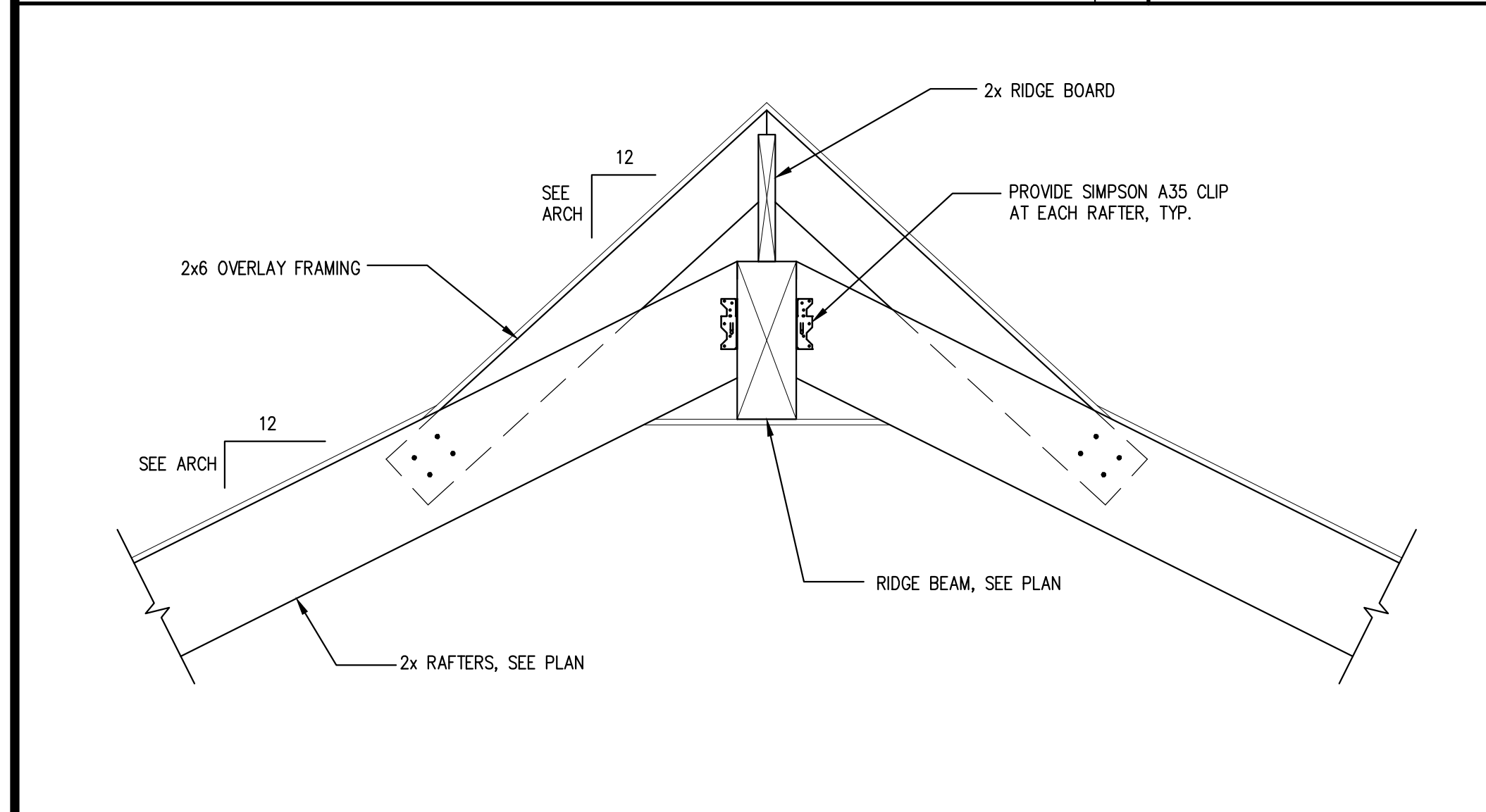
PIER DETAIL ON SOIL SCALE: 3/4"=1'-0" 2



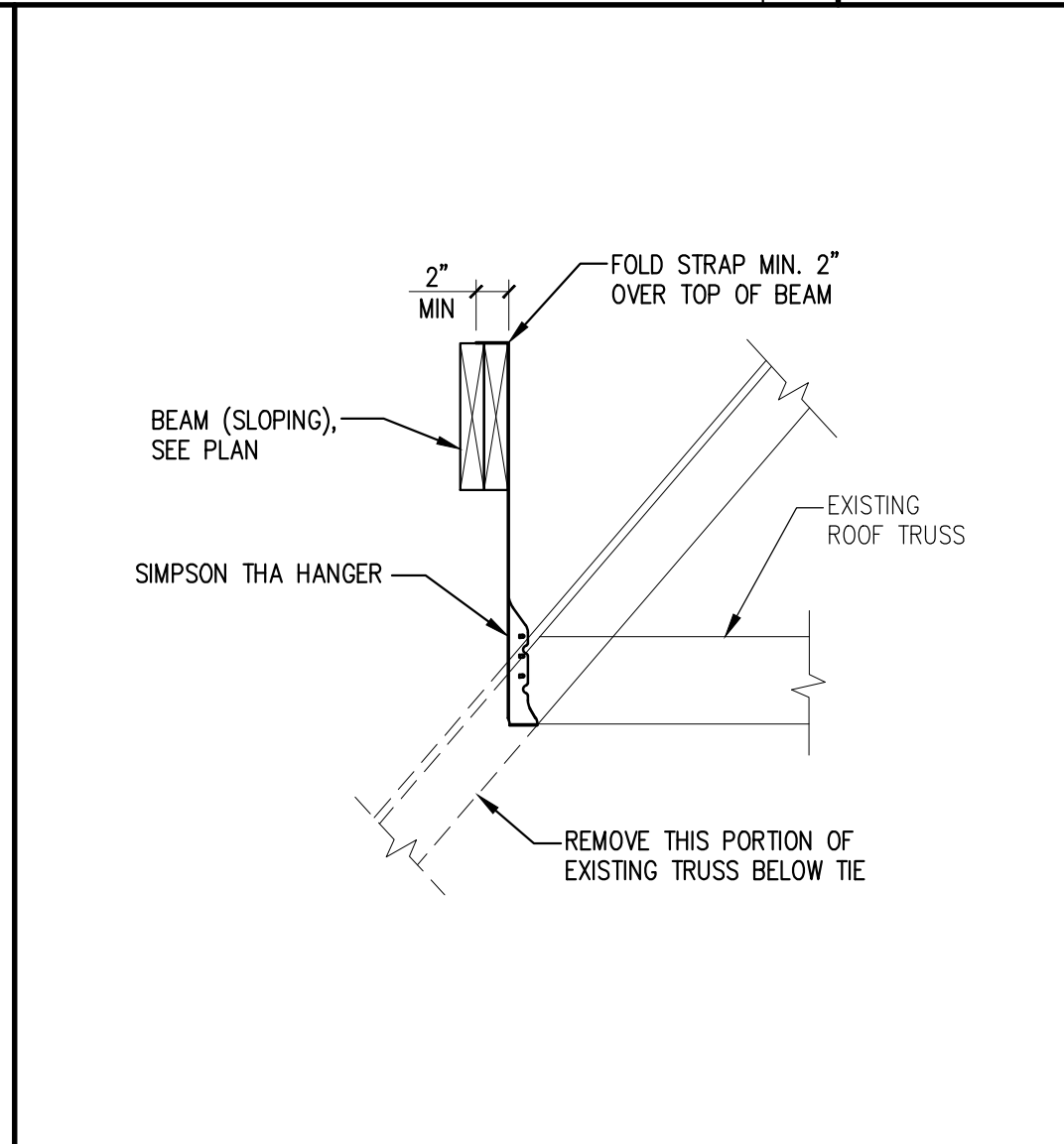
SECTION SCALE: 1"=1'-0" 3



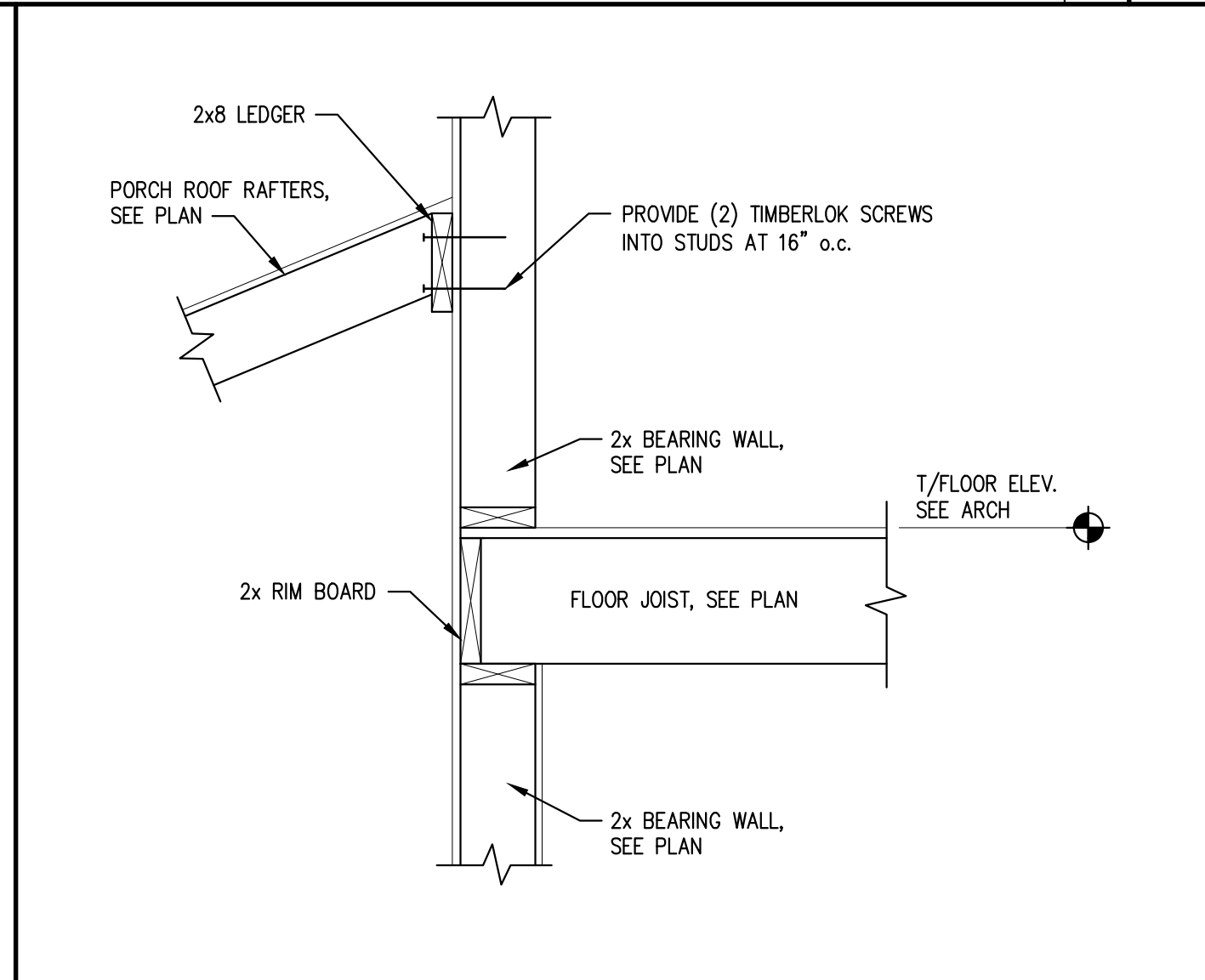
SECTION SCALE: 1"=1'-0" 4



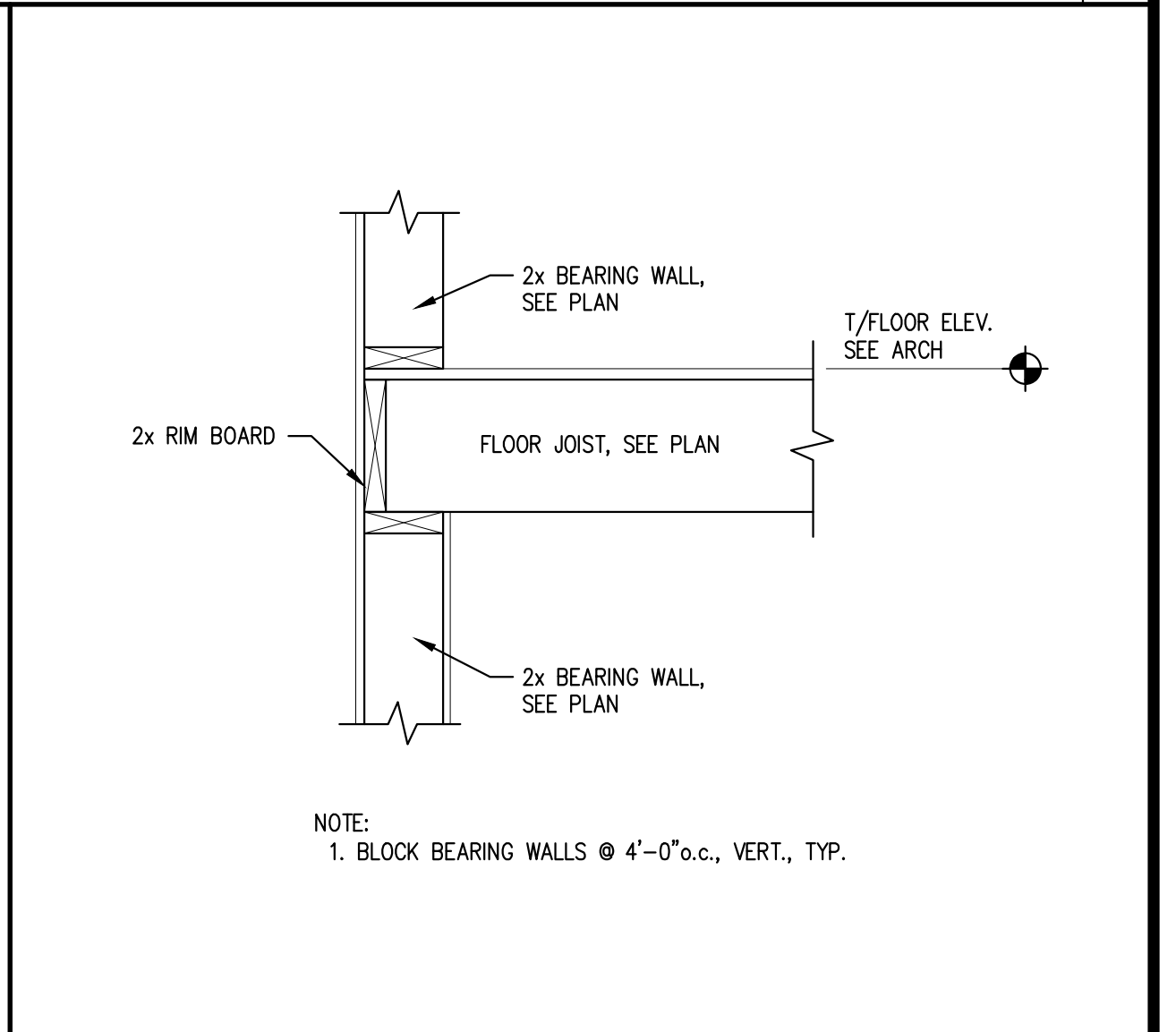
SECTION SCALE: 1"=1'-0" 5



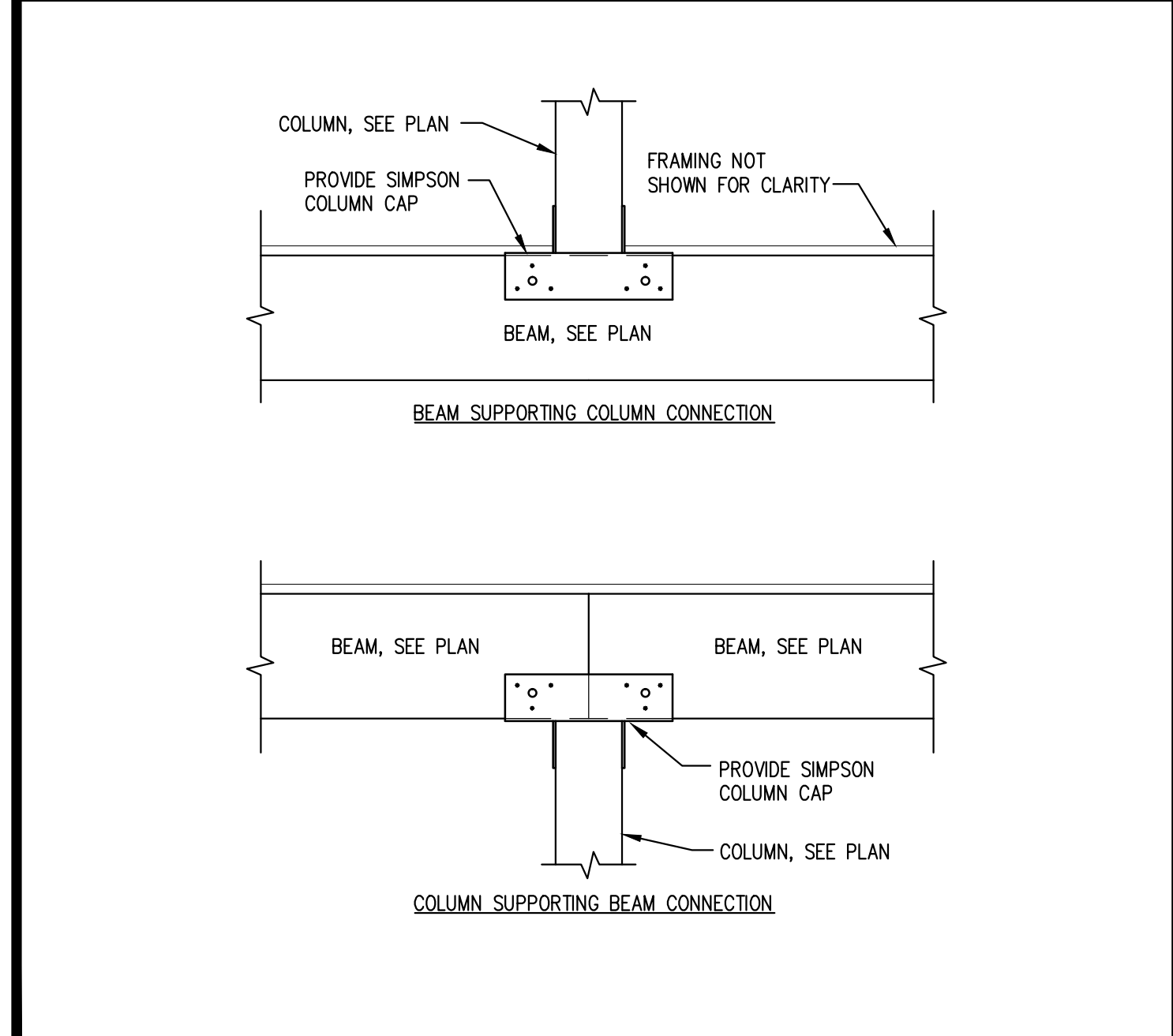
SECTION SCALE: 1"=1'-0" 6



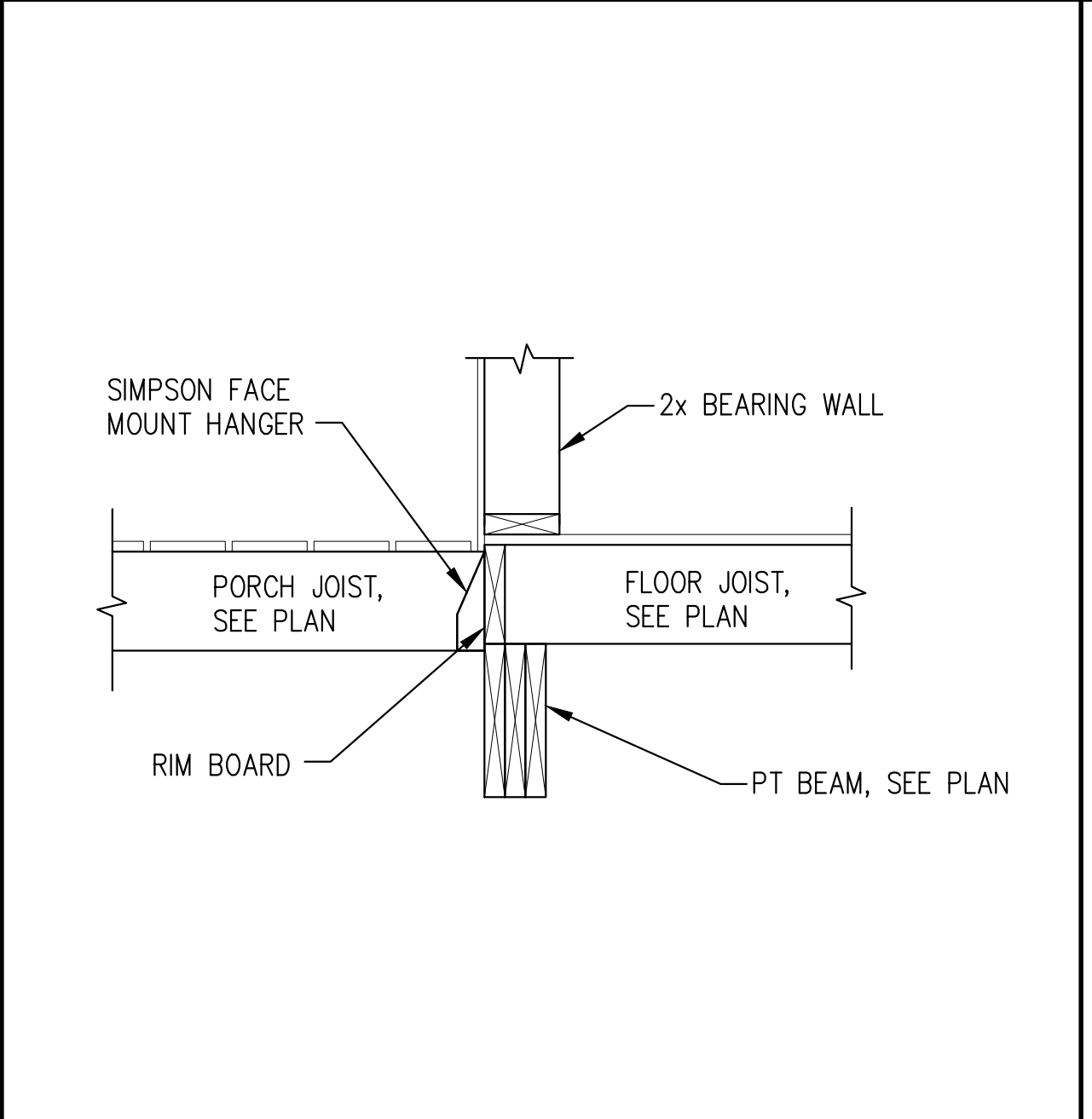
SECTION SCALE: 1"=1'-0" 7



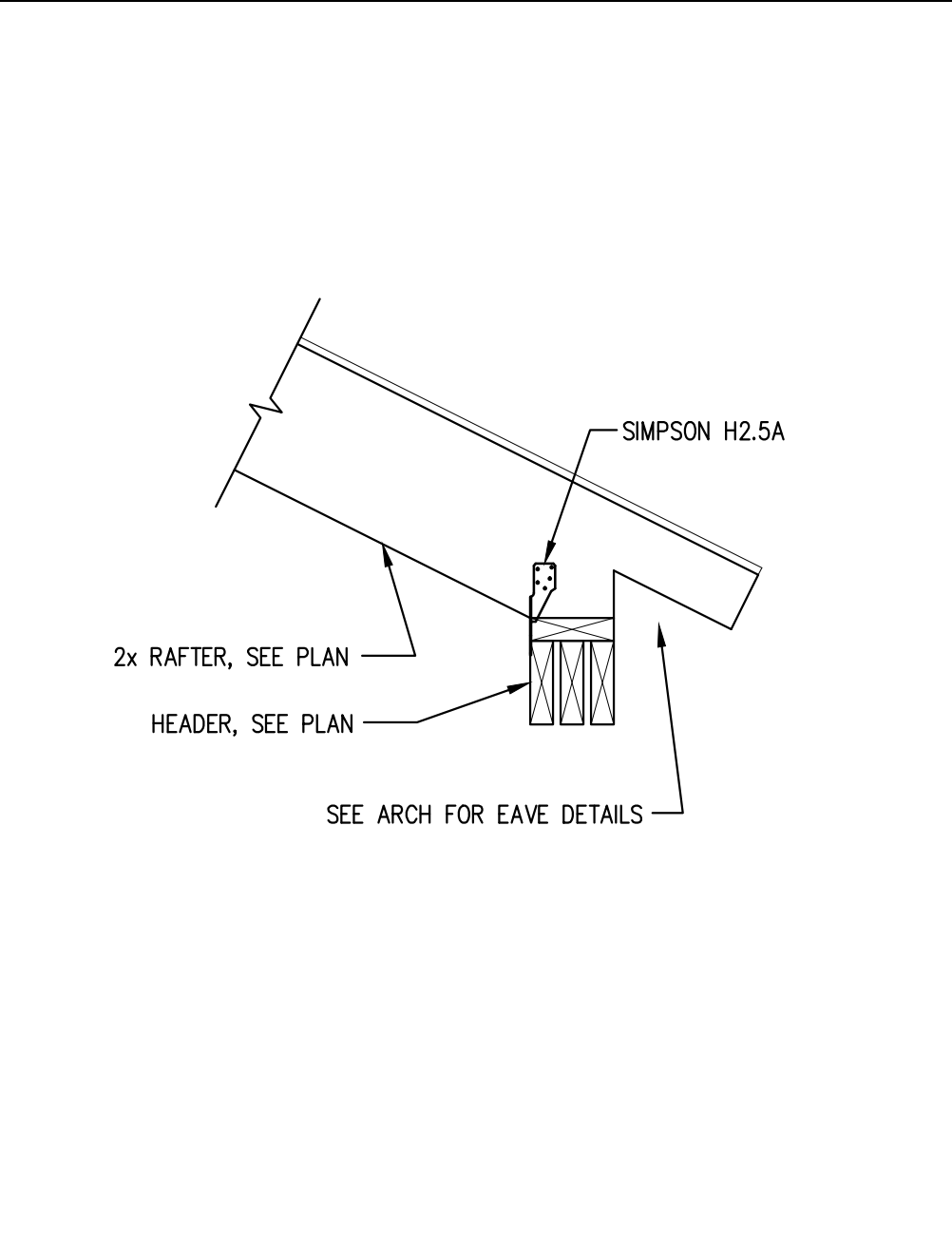
SECTION SCALE: 1"=1'-0" 8



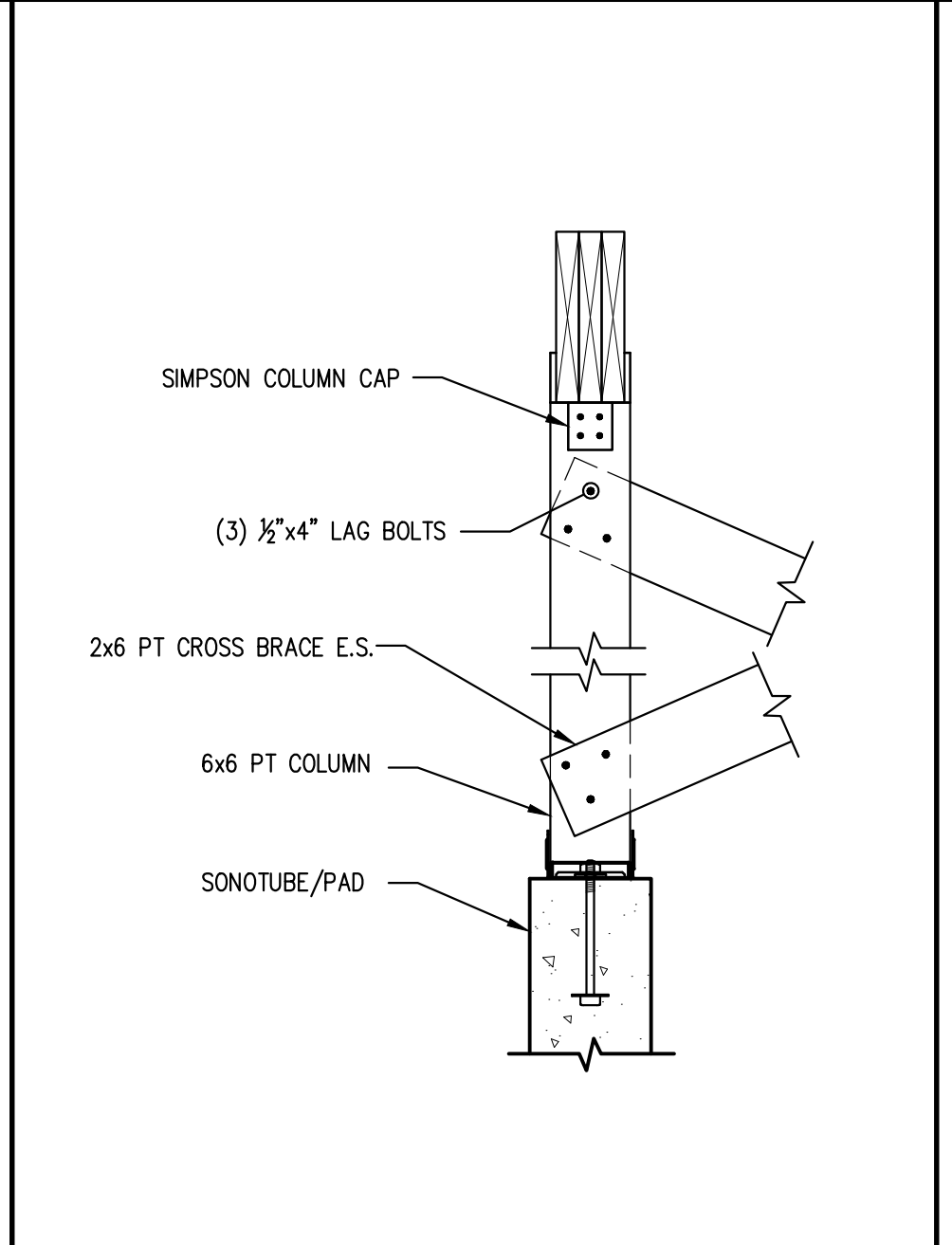
TYPICAL BEAM TO COLUMN CONNECTIONS SCALE: 1"=1'-0" 9



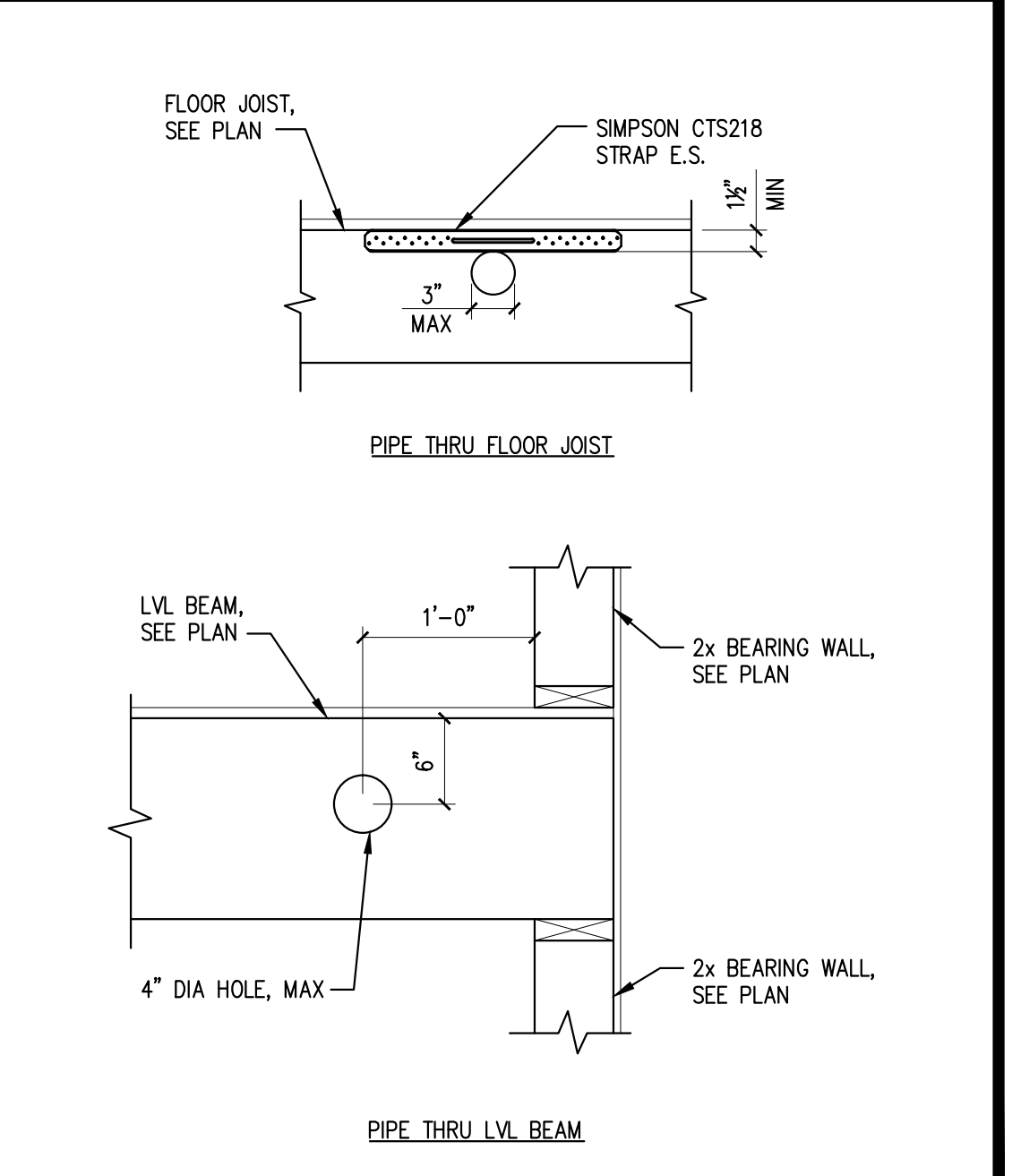
SECTION SCALE: 1"=1'-0" 10



SECTION SCALE: 1"=1'-0" 11



SECTION SCALE: 1"=1'-0" 12



TYPICAL THRU PIPE DETAILS SCALE: 1"=1'-0" 13

ISSUED	NO.	DESCRIPTION	DATE	CHKD.		DATE	
				BY	TD	BY	TD
PERMIT DRAWINGS	0		9-21-12				

SHEET TITLE:
FRAMING DETAILS

DESIGNED: TD
DRAWN: TD
DATE: 9-14-12
PROJECT NUMBER: 12-078