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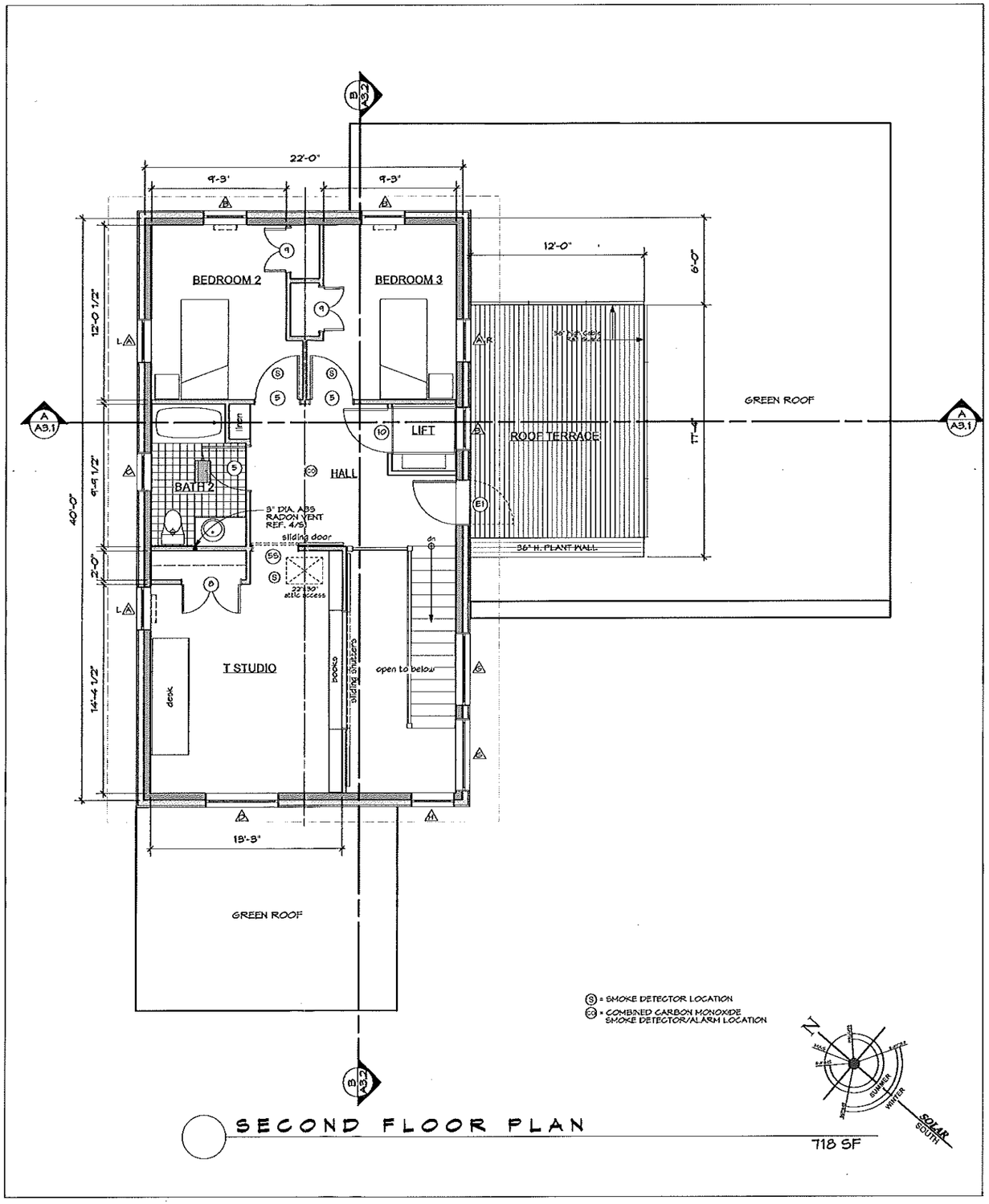

SECOND FLOOR PLAN

718 SF

HOUSE TO BE PROTECTED THROUGHOUT BY AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D.

Project Title

363 HOUSE
Portland, Maine

FOR PERMITTING
NOT FOR CONSTRUCTION

DO NOT SCALE THIS DRAWING. INDICATED SCALE MAY NOT BE ACCURATE DUE TO PRINTING AND REPRODUCTION

john gordon | architect

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04.23.2012 - REVISIONS PER CODE ENFORCEMENT REVIEW COMMENTS

Mark	Date	Description

Checked By	Project No. 10185
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Project Phase

FINAL DESIGN

Scale AS NOTED	Date 01.31.2012

Sheet Title

SECOND FLOOR PLAN

Drawing No.

A1.2

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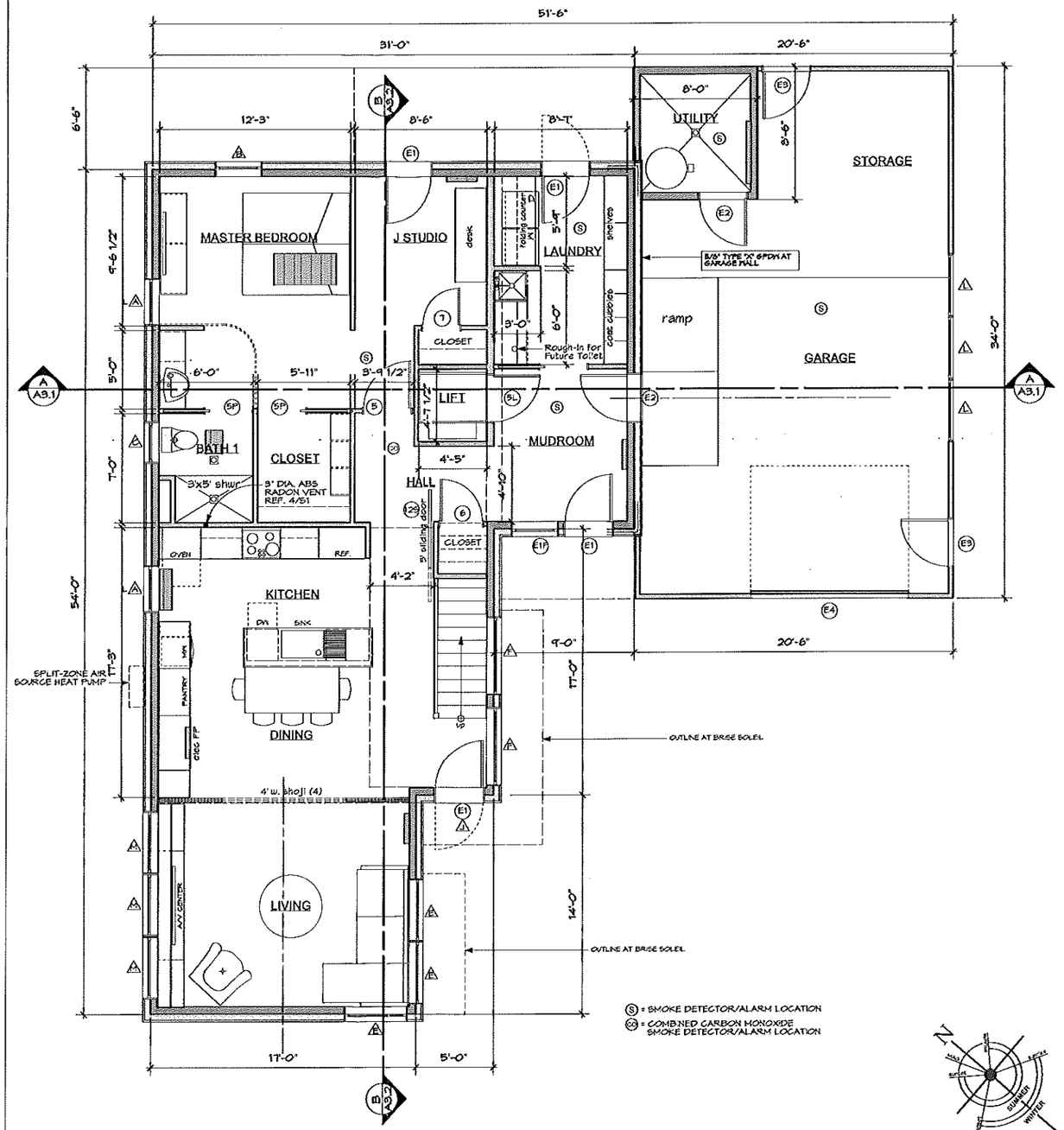

FIRST FLOOR PLAN

HOUSE TO BE PROTECTED THROUGHOUT BY AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D.

HOUSE: 1,327 SF
GARAGE: 687 SF
TOTAL: 2,014 SF

HOUSE TO BE PROTECTED THROUGHOUT BY AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D.

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Sheet Title

FIRST FLOOR PLAN

Drawing No.

A1.1

GENERAL NOTES

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

IRC 2003	EDITION OF THE IRC - INTERNATIONAL RESIDENTIAL CODE
ASCE 7	AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ACI 301	AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE
AISC	AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE
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, 2001.

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.

DESIGN CRITERIA

LIVE LOAD:
- BEDROOMS = 30 PSF
- ALL OTHER ROOMS = 40 PSF

SNOW LOADS:
- GROUND SNOW LOAD, Pg = 60 PSF
- SNOW EXPOSURE FACTOR, Ce = 1.0
- SNOW LOAD IMPORTANCE FACTOR, I = 1.0
- FLAT ROOF SNOW LOAD, Pf = 42 PSF + DRIFT

MAIN WINDFORCE-RESISTING SYSTEM:
- BASIC WIND SPEED = 100 MPH
- EXPOSURE B
- WIND LOADS (INCLUDES WINDWARD + LEEWARD) = 16 PSF

SEISMIC CRITERIA:
- SOIL SITE CLASSIFICATION = D
- DESIGN SPECTRAL RESPONSE ACCELERATION:
- Sds = .37
- Sd1 = .16
- SEISMIC USE GROUP I
- SEISMIC DESIGN CATEGORY C
- RESPONSE MODIFICATION COEFFICIENT.....R = 6.5
- OCCUPANCY IMPORTANCE FACTOR.....I = 1.0
- BASE SHEAR.....V = Cs * W = 0.06 * W

(W = SEISMIC WEIGHT)

FOUNDATION RELATED EARTHWORK

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.
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 ARCHITECT 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 DEWATERED 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.

CONCRETE REINFORCEMENT

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. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES".

CONTINUOUS REINFORCEMENT SHALL BE TENSION LAP SPLICED PER LAP SPLICE LENGTH TABLE, U.N.O..

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

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)	1.5 INCHES
CONCRETE NOT EXPOSED TO EARTH OF WEATHER IN COLUMNS AND BEAMS	1.5 INCHES

LAP SPLICE LENGTH TABLE							
BAR SIZE	#3	#4	#5	#6	#7	#8	#9
MIN LAP SPLICE (INCHES)	18	24	30	36	48	64	81

CONCRETE NOTES

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
INT. CONC./WALLS/SLABS	.52	3,000 PSI	2% ± 1 1/2%
FOUNDATIONS, FOOTINGS, & FOUNDATION WALLS	.52	3,000 PSI	5-7%
INT. SLAB ON GRADE	.47	4,000 PSI	NONE
EXT. SLAB-ON-GRADE	.45	4,000 PSI	6% ± 1 1/2%

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

MAXIMUM AGGREGATE SIZE SHALL BE 3/4", 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 ARCHITECT 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 LAITANCE 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 A307. ANCHOR BOLTS SHALL HAVE HEAVY HEX NUTS AND LOCK WASHERS.

Where indicated on the foundation plan, ICF (Insulated Concrete Form) foundation walls to be 11" thick (6" thick concrete core with 2.5" thick insulation forms) with steel reinforcing on concrete spread footings. BuildBlock system as manufactured by BuildBlock Building Systems, LLC.

STRUCTURAL STEEL

ALL STRUCTURAL STEEL WORK SHALL CONFORM TO:

AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, LATEST EDITION
AISC	CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES

STRUCTURAL STEEL MEMBERS SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

ALL STEEL, U.N.O.	ASTM A572, GRADE 50
ANGLES, PLATES	ASTM A36, Fy=36 KSI
STRUCTURAL TUBING	ASTM A500, GRADE B, Fy=46 KSI
STEEL PIPE	ASTM A53, TYPE E OR S, GRADE B, Fy=35 KSI

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING FABRICATION.

SHOP DRAWINGS SUBMITTALS SHALL INCLUDE:
1. CERTIFIED MILL TEST REPORTS OF STRUCTURAL STEEL (INCLUDING NAMES AND LOCATIONS OF MILLS AND SHOPS).
2. CERTIFIED MILL TEST REPORTS OF BOLTS, NUTS AND WASHERS (INCLUDING NAMES AND LOCATIONS OF MILLS AND SHOPS).
3. STRUCTURAL STEEL FABRICATION AND ERECTION DRAWINGS WHICH INCLUDE BOLTED CONNECTIONS (SHOP AND FIELD) AND WELDED CONNECTIONS (SHOP AND FIELD) DEPICTING AWS WELDING SYMBOLS.

BOLTED CONNECTIONS:
1. FIELD CONNECTIONS SHALL UTILIZE MINIMUM 3/4" DIAMETER A325 HIGH STRENGTH BOLTS, U.N.O.. BOLTED CONNECTION SHALL BE SLIP CRITICAL (SC) AT ALL MOMENT FRAMES, BRACED FRAMES, AND AT ADDITIONAL LOCATIONS INDICATED IN THE DRAWINGS. SLIP CRITICAL CONNECTIONS SHALL UTILIZE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. BOLT HOLES SHALL BE STANDARD SIZE, U.N.O..
2. HIGH STRENGTH BOLTS SHALL BE INSTALLED AND TIGHTENED PER AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, GRADE A, STANDARD HEX HEAD FURNISHED WITH HEAVY HEX NUTS AND LOCK WASHERS.
4. CONTRACTOR SHALL DESIGN CONNECTIONS NOT ALREADY DETAILED ON STRUCTURAL DRAWINGS. DESIGN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER AND SUBMITTED PRIOR TO COMMENCING FABRICATION.

WELDED CONNECTIONS:
1. WELDING SHALL CONFORM TO AWS D1.1. USE LOW-HYDROGEN SMAW ELECTRODES WITH MINIMUM TENSILE STRENGTH OF 70 KSI.

STRUCTURAL STEEL SHALL RECEIVE THE FOLLOWING PROTECTIVE COATINGS:
1. DO NOT PAINT SURFACES TO RECEIVE METAL DECK AND/ OR SHEAR CONNECTORS FASTENED BY WELDING, CONTACT SURFACES OF HIGH STRENGTH BOLTED CONNECTIONS, FINISHED BEARING SURFACES, AND SURFACES TO BE WELDED IN THE FIELD. IF REQUIRED, PROTECT THESE SURFACES BY RUST-INHIBITING COATING THAT CAN BE REMOVED EASILY PRIOR TO ERECTION.
2. UNEXPOSED STRUCTURAL STEEL SHALL BE CLEANED IN ACCORDANCE WITH SSPC-SP3 AND PAINTED WITH PRIMER PAINT, TNEMEC 10-93, OR EQUIVALENT, U.N.O..
3. EXPOSED STRUCTURAL STEEL TO RECEIVE ZINC-RICH EPOXY PAINT SHALL BE FIRST CLEANED IN ACCORDANCE WITH SSPC-SP6 "COMMERCIAL BLAST CLEANING. USE TNEMEC ZN-RICH EPOXY PAINT, OR EQUIVALENT. APPLY FINISH COAT PER ARCHITECT.
4. EXPOSED STRUCTURAL STEEL TO BE HOT-DIPPED GALVANIZED SHALL BE IN ACCORDANCE WITH ASTM A123.

SHEAR CONNECTOR STUDS:
1. SHEAR CONNECTOR STUDS SHALL BE NELSON, OR EQUIVALENT, 3/4" DIAMETER, U.N.O.. WELD STUDS PER STUD MANUFACTURER'S RECOMMENDATIONS THROUGH METAL DECKING. STUD LENGTH SHALL BE 1" BELOW TOP OF CONCRETE SLAB-ON-DECK.
2. SHEAR STUDS, WHERE REQUIRED, ARE INDICATED ON THE DRAWINGS AS [XX], WHERE XX IS THE NUMBER OF STUDS EQUALLY SPACED BETWEEN SUPPORTS ON A BEAM OR GIRDER.

BOLT ALL WOOD NAILERS TO STEEL BEAMS WITH 1/2" DIAMETER BOLTS AT 24" O.C.

WOOD NOTES

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. WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES:
   - Fb = 1,000 psi BENDING
   - Fv = 70 psi HORIZONTAL SHEAR
   - Fc = 725 psi COMPRESSION PARALLEL TO GRAIN
   - E = 1,300,000 psi MODULUS OF ELASTICITY
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 OR PSL ON DRAWINGS, PROVIDE iLEVEL TRUS JOIST MEMBERS BY WEYERHAEUSER, OR EQUIVALENT, WHICH HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

   A. LVL PROPERTIES:
   - Fb = 2600 PSI Fc = 2510 PSI (PARALLEL TO GRAIN)
   - Fv = 285 PSI Fc = 750 PSI (PERPENDICULAR TO GRAIN)
   - Ft = 1555 PSI E = 1,900,000 PSI

   B. PSL PROPERTIES:
   - Fb = 2900 PSI Fc = 2900 PSI (PARALLEL TO GRAIN)
   - Fv = 290 PSI Fc = 750 PSI (PERPENDICULAR TO GRAIN)
   - Ft = 2025 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 PRESSURE TREATED LUMBER INDICATED ON THE DRAWINGS AND NOTES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS BUREAU, AVAILABLE FROM A.W.P.I. THE PRESERVATIVE TYPE SHALL BE CBA OR ACQ WITH A RATING APPROPRIATE TO THE APPLICATION. ALL FASTENERS INCLUDING NAILS, SCREWS AND HANGERS SHALL BE STAINLESS STEEL, ELECTROGALVANIZED (MIN. RATING OF 40), OR HOT-DIPPED GALVANIZED WITH A G-185 RATING. FLASHING IN CONTACT WITH PRESSURE-TREATED MATERIAL SHALL BE COPPER.

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 SHEATHING SHALL BE APA RATED OSB SHEATHING:
1. USE 7/16" ZIP-SYSTEM OSB WALL PANEL SHEATHING. ATTACH PANEL WITH LONG SIDE PERPENDICULAR TO WALL STUDS. STAGGER PANEL ENDS AND BLOCK ALL PANEL EDGES.
2. USE 7/16" T&G ADVANTECH WITH 32/16 APA SPAN RATING ROOF SHEATHING. ATTACH SHEATHING WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS.
3. USE 3/4" T&G ADVANTECH OSB FLOOR SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS. SCREW AND GLUE FLOOR SHEATHING TO FLOOR JOISTS. USE PL400 CONSTRUCTION ADHESIVE OR BETTER.

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.

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.

TEMPORARILY BRACE ALL WALLS DURING CONSTRUCTION UNTIL THE ROOF STRUCTURE IS IN PLACE AND COMPLETED CONNECTED TO THE WALLS.

ALL EDGES OF 7/16" WALL SHEATHING SHALL BE NAILED TO STUDS AND BLOCKING WITH 10D GALVANIZED NAILS SPACED AT 6" O.C.. SHEATHING SHALL BE NAILED TO INTERMEDIATE STUDS WITH 10D GALVANIZED NAILS SPACED AT 12" O.C.

ALL ROOF AND EXTERIOR WALL FRAMING TO BE 24" O.C.

ALIGN ROOF FRAMING AND WALL FRAMING MEMBERS FOR CONTINUOUS LOAD PATH 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 ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

WOOD TRUSSES:
1. ALL TRUSSED RAFTERS SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
   - TOP CHORD: 10 psf + TRUSS DEAD LOAD; 42 psf ROOF SNOW LOAD ON HORIZONTAL PROJECTION (FULL SPAN); 65 psf ROOF SNOW LOAD ON HORIZONTAL PROJECTION (1/2 SPAN)
   - BOTT. CHORD: 10 psf DEAD LOAD; 0 psf LIVE LOAD (100 psf LIVE LOAD TO BE USED IN GARAGE AREA)
   - WIND: 95 mph EXPOSURE "B"
   - SOLAR PANELS: CONFIRM ACTUAL LOADS WITH SOLAR CONTRACTOR
2. TRUSSED RAFTERS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES", LATEST ED.
3. TRUSSED RAFTERS SHALL BE ERECTED PLUMB AND TRUE WITH ADEQUATE ERECTION AND PERMANENT BRACING TO MAINTAIN TRUSSED RAFTERS IN POSITION UNDER ANY COMBINATION OF LATERAL AND VERTICAL LOADING AS OUTLINED ABOVE.
4. TRUSSED RAFTERS SHALL BE ANCHORED TO SUPPORTING FRAMING WITH SIMPSON "H" SERIES ANCHORS AT EACH SIDE OF EACH BRACING POINT.
5. TRUSSED RAFTERS SHALL ALIGN WITH STUDS IN LOAD-BEARING WALLS.

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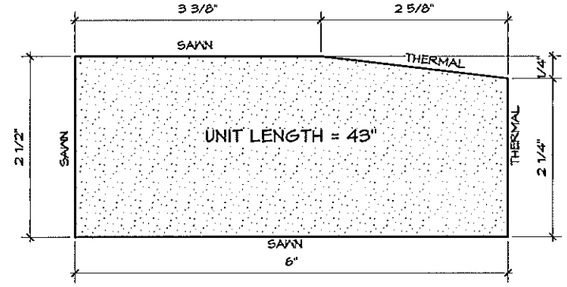
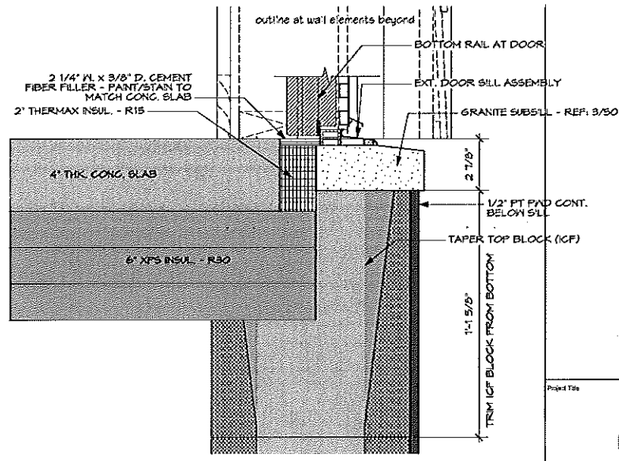
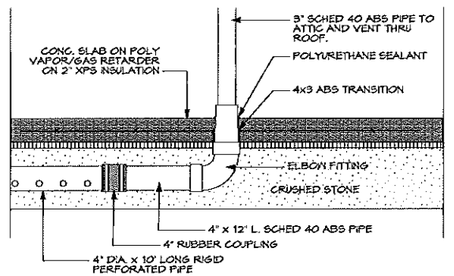


3/50 GRANITE DOOR SILL
Scale: Actual Size



2/50 FDN WALL-ENTRY DOOR
Scale: 3" = 1'-0"



1/50 RADON VENT DETAIL
Scale: 1" = 1'-0"

363 HOUSE
Portland, Maine

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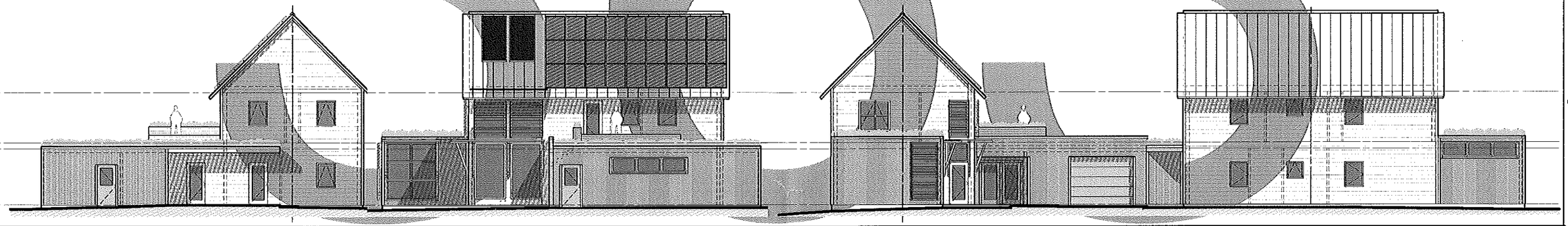
04.23.2012 - REVISIONS PER CODE ENFORCEMENT REVIEW COMMENTS

Mark	Date	Description

Checked By:
Drawn By: JPG
Project No.: 10185
Drawing Code:
Project Phase: FINAL DESIGN
Scale: AS NOTED
Date: 01.31.2012
Sheet Title: STRUCTURAL NOTES
Drawing No.: S0

363



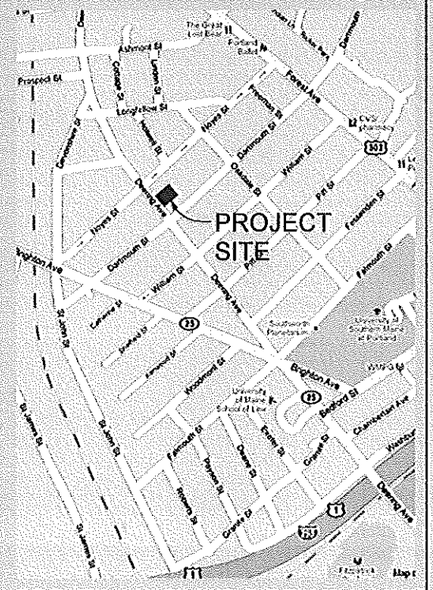
A NEAR NET-ZERO HOME IN PORTLAND, MAINE

LEED PLATINUM TARGETED

ABBREVIATIONS

ALUMINUM	ALUM	MANUFACTURER	MFR
AT	@	MASONRY	MAS
		MASONRY OPENING	M.O.
BOARD	BD	MAXIMUM	MAX.
BUILDING	BLDG	MECHANICAL	MECH.
		METAL	MET.
CATCH BASIN	C.B.	MINIMUM	MIN.
CEILING	CLG.	MISCELLANEOUS	MISC.
CENTER	CTR.	MOUNTED	MTD.
CENTERLINE	CL		
COLUMN	COL.	NATURAL	NAT.
CONCRETE	CONC.	NOT IN CONTRACT	N.I.C.
CONTINUOUS	CONT.	NOT TO SCALE	N.T.S.
CONTROL JOINT	C.J.		
		ON CENTER	O.C.
DETAIL	DTL	OUTSIDE DIAMETER	O.D.
DIAMETER	DIA.		
DIMENSION	DIM.	PAINTED	PTD.
DOOR	DR.	PAIR	PR.
DOUBLE	DBL.	PLASTIC LAMINATE	P.LAM.
DOUBLE HUNG	DH	PLATE	PL.
DOWN	DN	PLYWOOD	PLYWD.
DRAWER	DWR.	PRESSURE TREATED	P.T.
DRAWING	DWG		
		REINFORCING	REINF.
EACH	EA	REQUIRED	REQ.
ELECTRICAL	ELEC.	ROOM	RM
ELEVATION	ELEV.	ROUGH OPENING	R.O.
EQUAL	EQ		
EXTERIOR	EXT.	SCHEDULE	SCH.
		SECTION	SECT.
FACE OF	F.O.	SHEET	SHT.
FINISH	FIN.	SIMILAR	SIM.
FLOOR	FLR.	SPECIFICATION	SPEC.
FLOOR DRAIN	F.D.	SQUARE FOOT	S.F.
FOUNDATION	FND.	STAINLESS STEEL	S.S.
		STANDARD	STD.
GAGE/GAUGE	GA.	STEEL	STL.
GALVANIZED	GALV.	STRUCTURAL	STRUCT.
GENERAL CONTRACTOR	G.C.		
GROUND	GND	TELEPHONE	TEL.
GYPSUM DRYWALL	GPDW	THICK (NESS)	THK.
		TONGUE & GROOVE	T&G
HEADER	HDR	TOP OF	T.O.
HEIGHT	HT.	TOP OF CONCRETE	T.O.C.
HORIZONTAL	HORIZ.	TOP OF STEEL	T.O.S.
HOSE BIBB	H.B.	TOP OF WALL	T.O.W.
HOUR	HR	TYPICAL	TYP.
INSULATION	INSUL.	VAPOR BARRIER	V.B.
JOINT	JT.	VENEER	VNR.
		VERTICAL	VERT.
		WATER CLOSET	W.C.
		WELDED WIRE FABRIC	W.W.F.
		WITH	W/
		WITHOUT	W/OUT
		WOOD	WD

VICINITY MAP



SCHEDULE OF DRAWINGS

RECEIVED

FEB 17 2012

Dept. of Building Inspections
City of Portland Maine

FOR PERMITTING
NOT FOR CONSTRUCTION

DO NOT SCALE THIS DRAWING. INDICATED SCALE MAY NOT BE ACCURATE DUE TO PRINTING AND REPRODUCTION.

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Mark	Date	Description

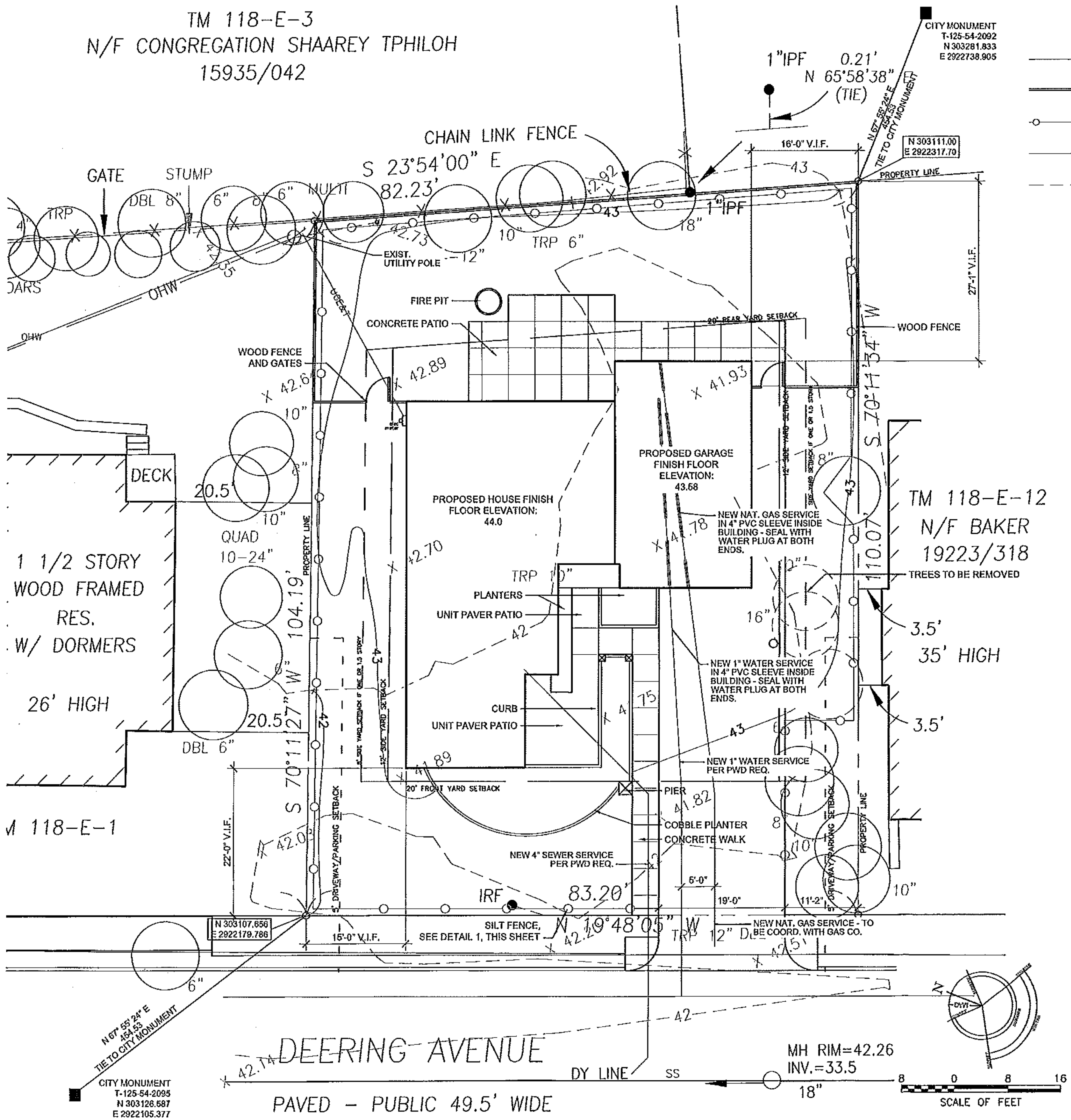
Checked By: | Project No: 10185
Drawn By: JPG | Drawing Code:

Project Phase: FINAL DESIGN

Scale: AS NOTED | Date: 01.31.2012

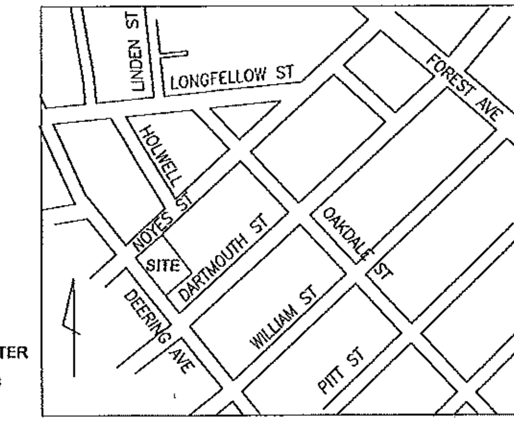
Sheet Title: COVER SHEET

Drawing No: A0.0



LEGEND

PROPERTY LINE	
PROPOSED WOOD FENCE	
PROPOSED SILT FENCE	
43	PROPOSED CONTOURS
42	EXISTING CONTOURS
	PROPOSED COBBLE PLANTER
	PROPOSED SPOT GRADES
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
	WATER VALVE
	HYDRANT
	UTILITY POLE
	MANHOLE
	CATCH BASIN
	SIGN
	FENCE
	CURB
OHW	OVERHEAD WIRES
OLD	OLD LOT LINE
	CAPPED IRON ROD TO BE SET
	IRON ROD/ PIPE FOUND
	MONUMENT FOUND



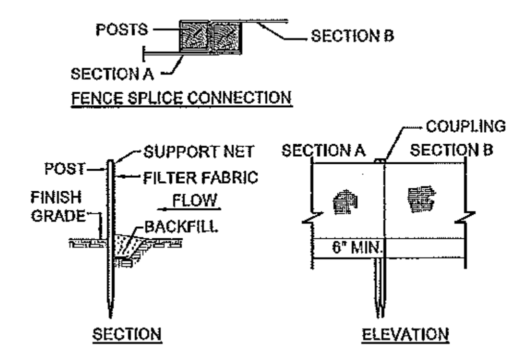
LOCATION MAP - N.T.S.

LOT SIZE: 8,850 SF

LOT COVERAGE: 2,372 SF
27% OF SITE COVERED

TOTAL DISTURBED AREA: 8,480 SF
96% OF SITE DISTURBED

GROUND FLOOR AREA OF BUILDING: 2,014 SF



1 | Sedimentation Fence
Scale: 1/2"=1'-0"

NOTES:
1. OWNER OF RECORD IS JESSICA A. RUSSELL (25 MOTLEY STREET, PORTLAND, MAINE 04102) CCRD28110/127
2. BEARINGS ARE MAGNETIC IN THE YEAR 2007.
3. SUBJECT PROPERTY IS SHOWN AS LOT 11, BLOCK E, ON MAP 118 OF THE CITY OF PORTLAND'S ASSESSOR'S MAPS.
4. BENCH MARK: CITY MONUMENT AT SOUTHEAST CORNER BRIGHTON AVENUE AND NOYES STREET, COPPER BOLT ELEV. 47.80' CITY DATUM.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OWEN HASKELL, INC.
6. COORDINATES LISTED ON PLAN ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 1983.

PLAN REFERENCES:
1. "PLAN OF PART OF THE DEERING ESTATE MADE BY E.C. JORDAN & CO. CIV. ENG'RS." DATED JULY 1921. THIS PLAN WAS COPIED FROM ONE MADE IN FEBRUARY 1892 WITH CHANGES ON PLAN MADE IN SEPTEMBER 1930. THE ORIGINAL PLAN RECORDED JULY 3, 1990 IN PLAN BOOK 186, PAGE 5, C.C.R.D.
2. WORKSHEET OF THE BLOCK BOUNDED BY DEERING AVE., AND NOYES, OAKDALE, AND DARTMOUTH STREETS.
3. CITY STREET "ROLLS" SHOWING MONUMENTS ON DEERING AVENUE.
4. "STANDARD BOUNDARY SURVEY AT 83 NOYES STREET, PORTLAND, MAINE FOR PAUL OUELLETTE, OWNER / RESIDENT" DATED SEPTEMBER 27, 1993 BY OWEN HASKELL, INC.
5. CITY OF PORTLAND'S ASSESSOR'S MAPS.

ZONING:
THE PROPERTY LIES IN ZONE R-5 AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE: 6,000 SQUARE FEET
MINIMUM LOT AREA PER DWELLING UNIT: 3,000 SQ. FT.
MINIMUM STREET FRONTAGE: 50 FEET
MINIMUM YARD DIMENSIONS:
FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: 20 FEET
REAR YARD:
PRINCIPAL OR ACCESSORY STRUCTURES:
GREATER THAN 100 SQUARE FEET: 20 FEET
LESS THAN 100 SQUARE FEET: 6 FEET
SIDE YARD:
PRINCIPAL OR ACCESSORY STRUCTURES:
GREATER THAN 100 SQUARE FEET:
1 STORY: 8 FEET
1 1/2 STORY: 8 FEET
2 STORY: 12 FEET
SIDE YARD ON SIDE STREET:
PRINCIPAL OR ACCESSORY STRUCTURES: 15 FEET
MAXIMUM LOT COVERAGE: 40% OF LOT AREA
MINIMUM LOT WIDTH:
MULTIPLEX: 90 FEET
OTHER USES: 60 FEET
MAXIMUM STRUCTURE HEIGHT:
PRINCIPAL OR ACCESSORY STRUCTURES: 35 FEET
ACCESSORY OR DETACHED STRUCTURE: 18 FEET

COPLON ASSOCIATES

NOTES

REVISIONS

STATE OF MAINE — 2/17/12 — NOTE 5 ONLY

DRAWN	CHECK
MR	SC

CONSULTANTS
Falmouth, ME
Owen Haskell Inc.

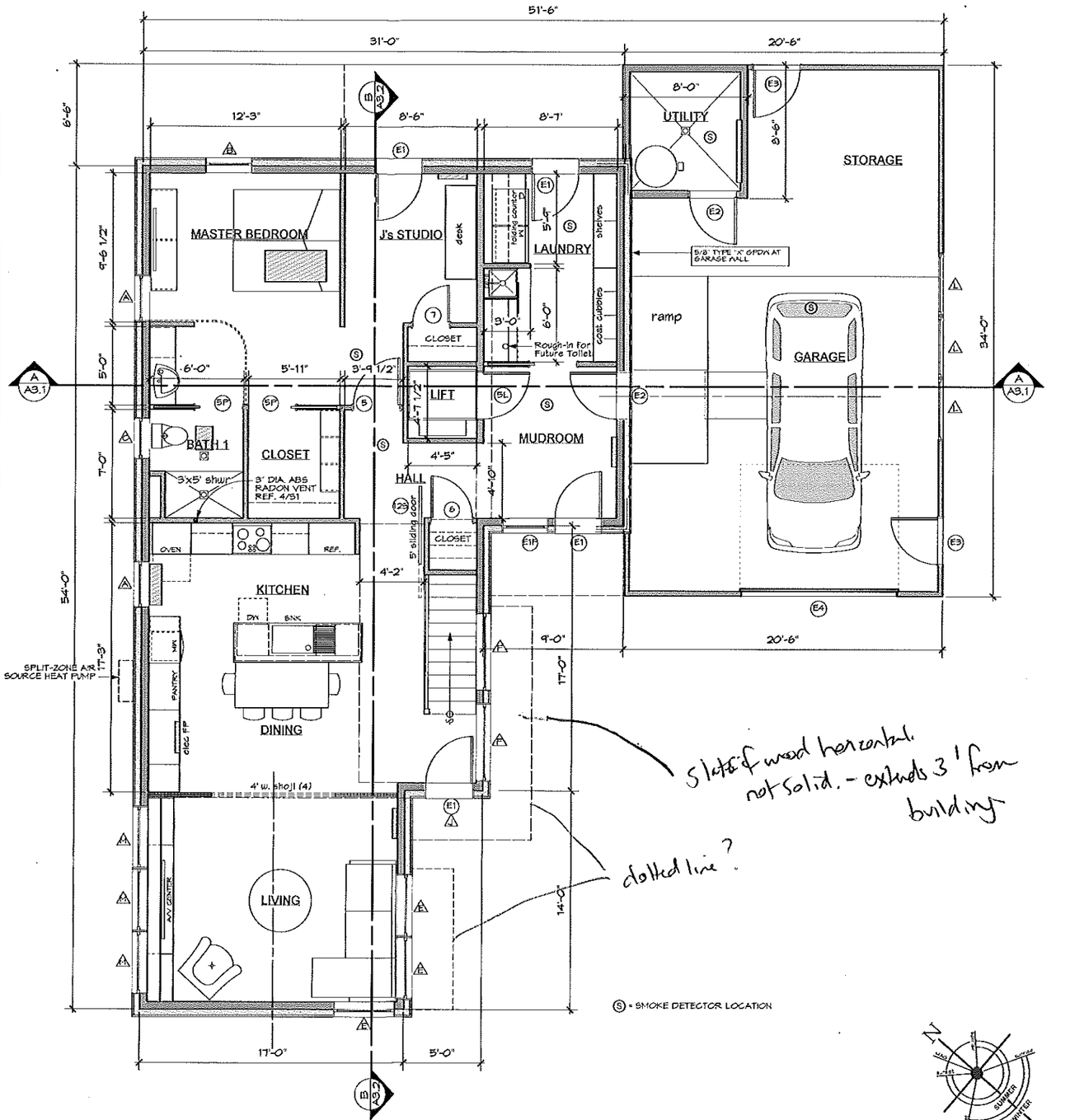
OWNER

363 HOUSE

SHEET TITLE
SITE PLAN

SCALE	DATE
1/8"=1'-0"	FEBRUARY 2012

SHEET
L1



FIRST FLOOR PLAN

HOUSE TO BE PROTECTED THROUGHOUT BY AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D.

HOUSE: 1,327 SF
GARAGE: 687 SF
TOTAL: 2,014 SF

HOUSE TO BE PROTECTED THROUGHOUT BY AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D.

Project Title

363 HOUSE
Portland, Maine

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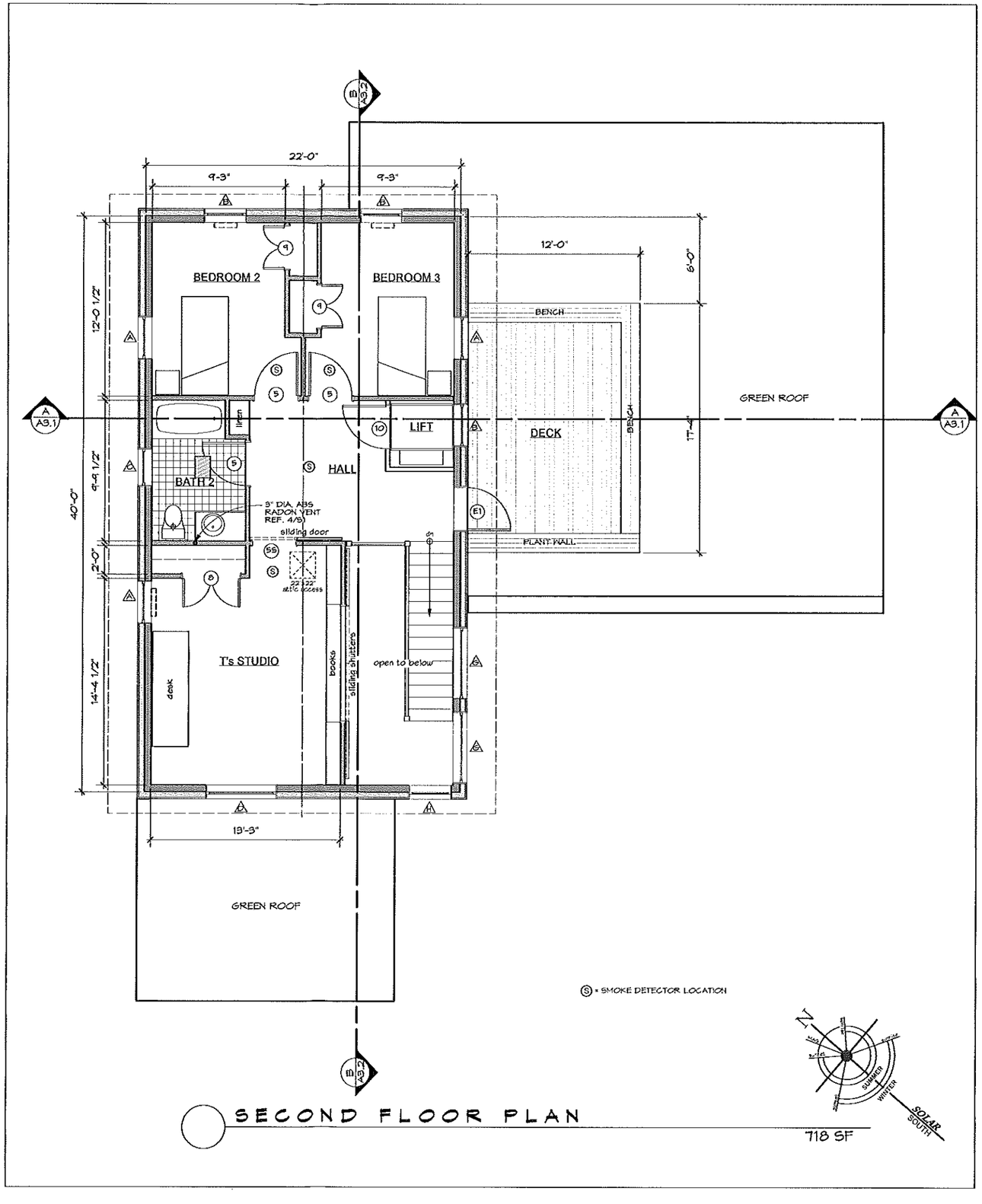
Checked By | Project No: 10185
Drawn By: JPG | Drawing Code
Project Phase: FINAL DESIGN
Scale: AS NOTED | Date: 01.31.2012
Sheet Title: FIRST FLOOR PLAN
Drawing No: A1.1



SECOND FLOOR PLAN

718 SF

HOUSE TO BE PROTECTED THROUGHOUT BY AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D.

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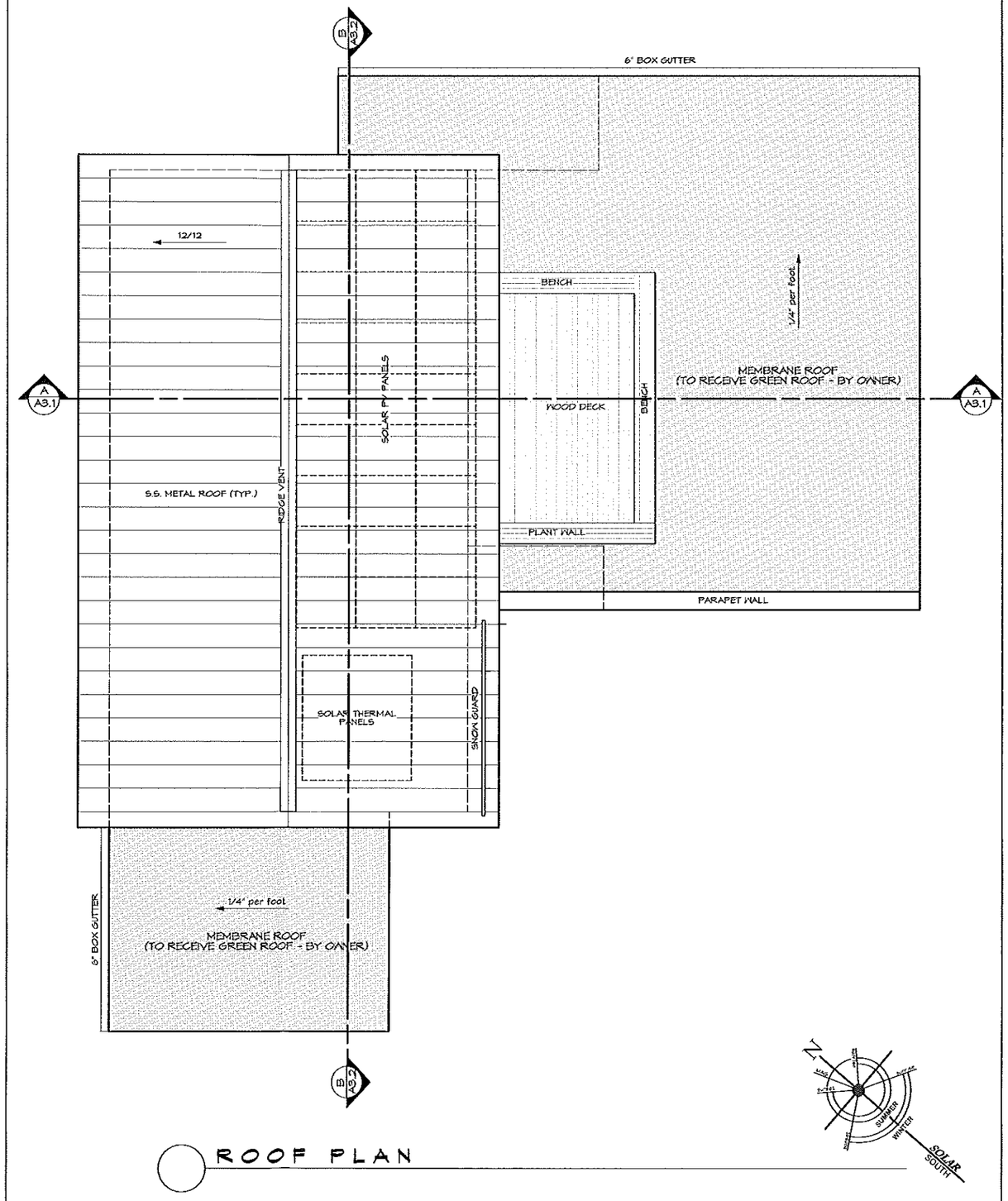
Drawn By: JPG | Drawing Code
Project Phase: FINAL DESIGN
Scale: AS NOTED | Date: 01.31.2012
Sheet Title: SECOND FLOOR PLAN
Drawing No: A1.2



ROOF PLAN

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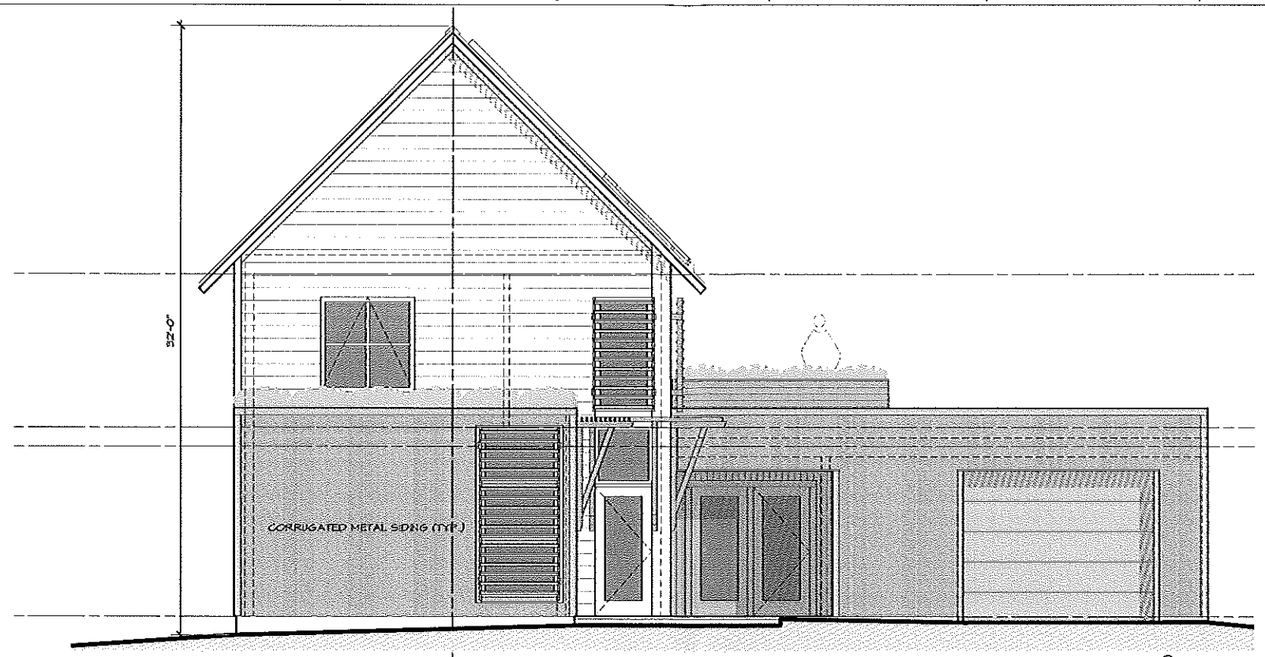
Drawn By: JPG	Drawing Code

Project Phase: FINAL DESIGN

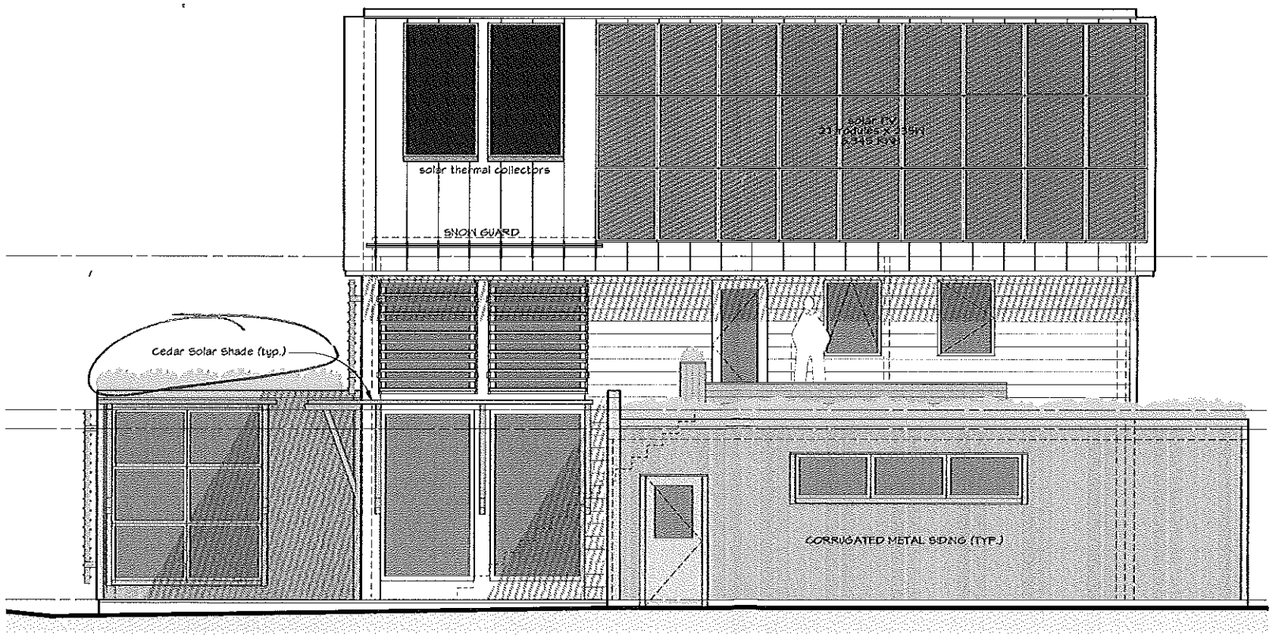
Scale	Date
AS NOTED	01.31.2012

Sheet Title: ROOF PLAN

Drawing No: A1.3



SOUTHWEST ELEVATION - DEERING AVE. front



SOUTHEAST ELEVATION right side

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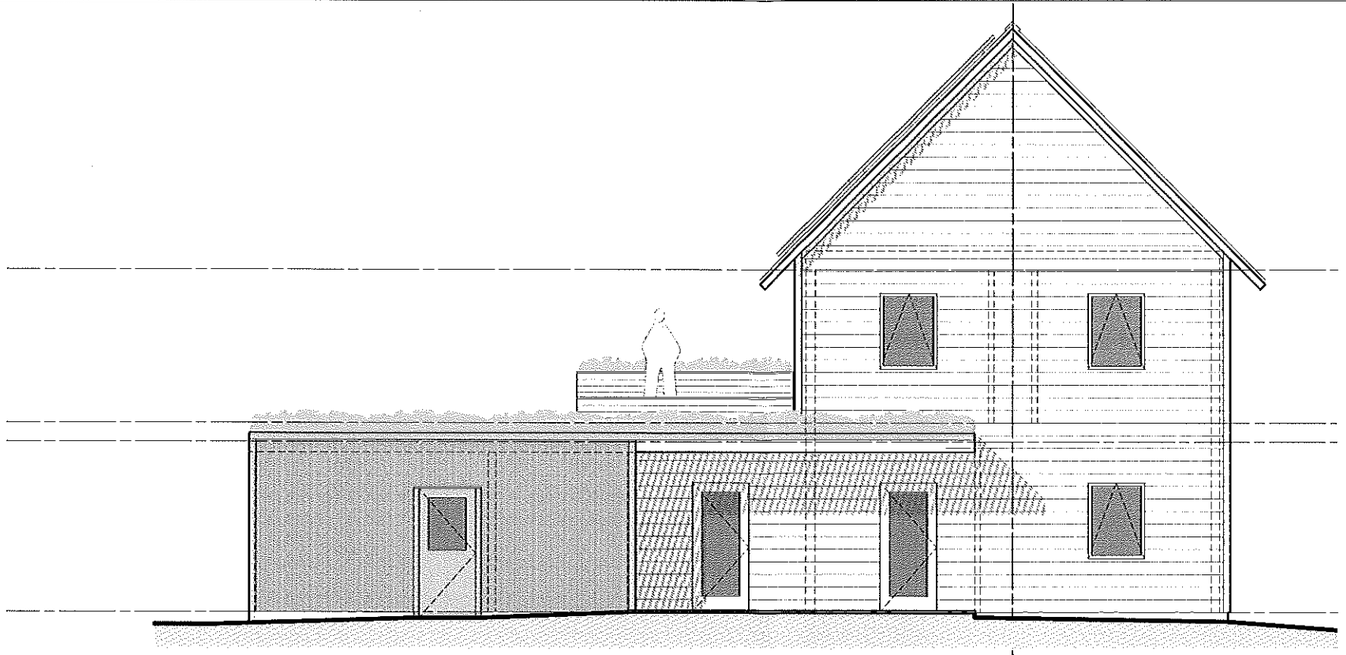
Mark	Date	Description

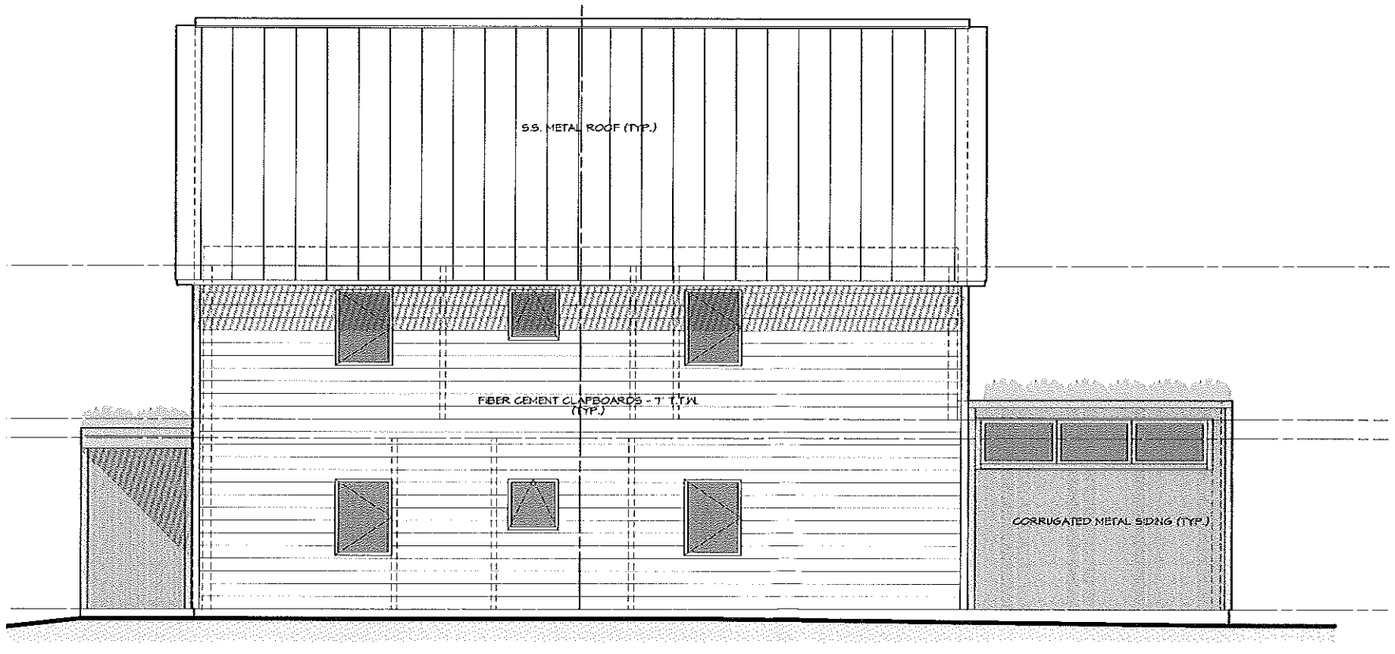
Checked By:
Project No: 10185
Drawn By: JPG
Drawing Scale:
Project Phase: FINAL DESIGN
Scale: AS NOTED
Date: 01.31.2012

Sheet Title: EXTERIOR ELEVATIONS

Drawing No: A2.1



NORTHEAST ELEVATION



NORTHWEST ELEVATION

left side.

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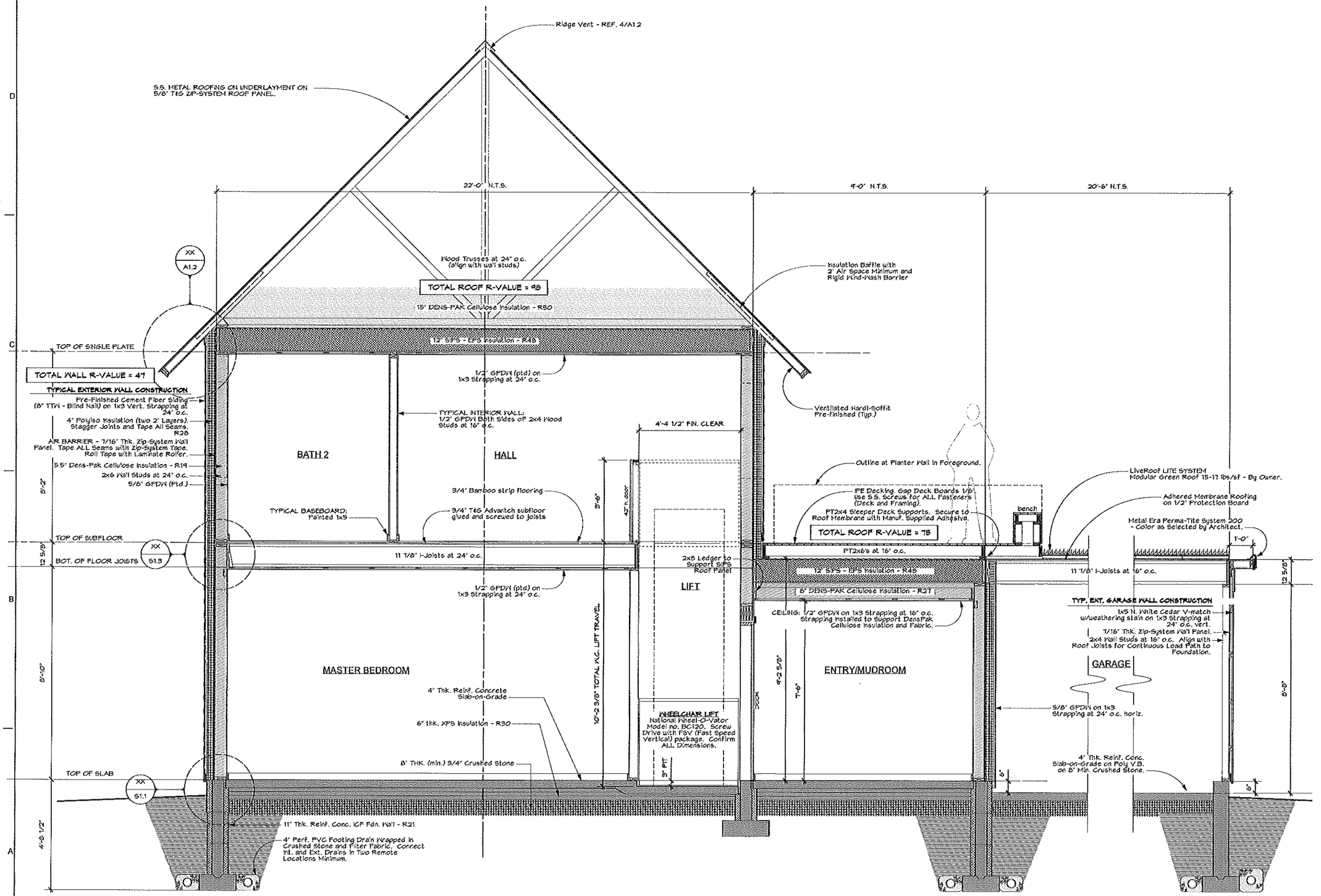
Project No: 10185
Drawn By: JPG
Drawing Code
Project Phase: FINAL DESIGN
Scale: AS NOTED
Date: 01.31.2012
Sheet Title: EXTERIOR ELEVATIONS
Drawing No: A2.2



A — BUILDING SECTION
A3.1 — Scale: 1/2" = 1'-0"

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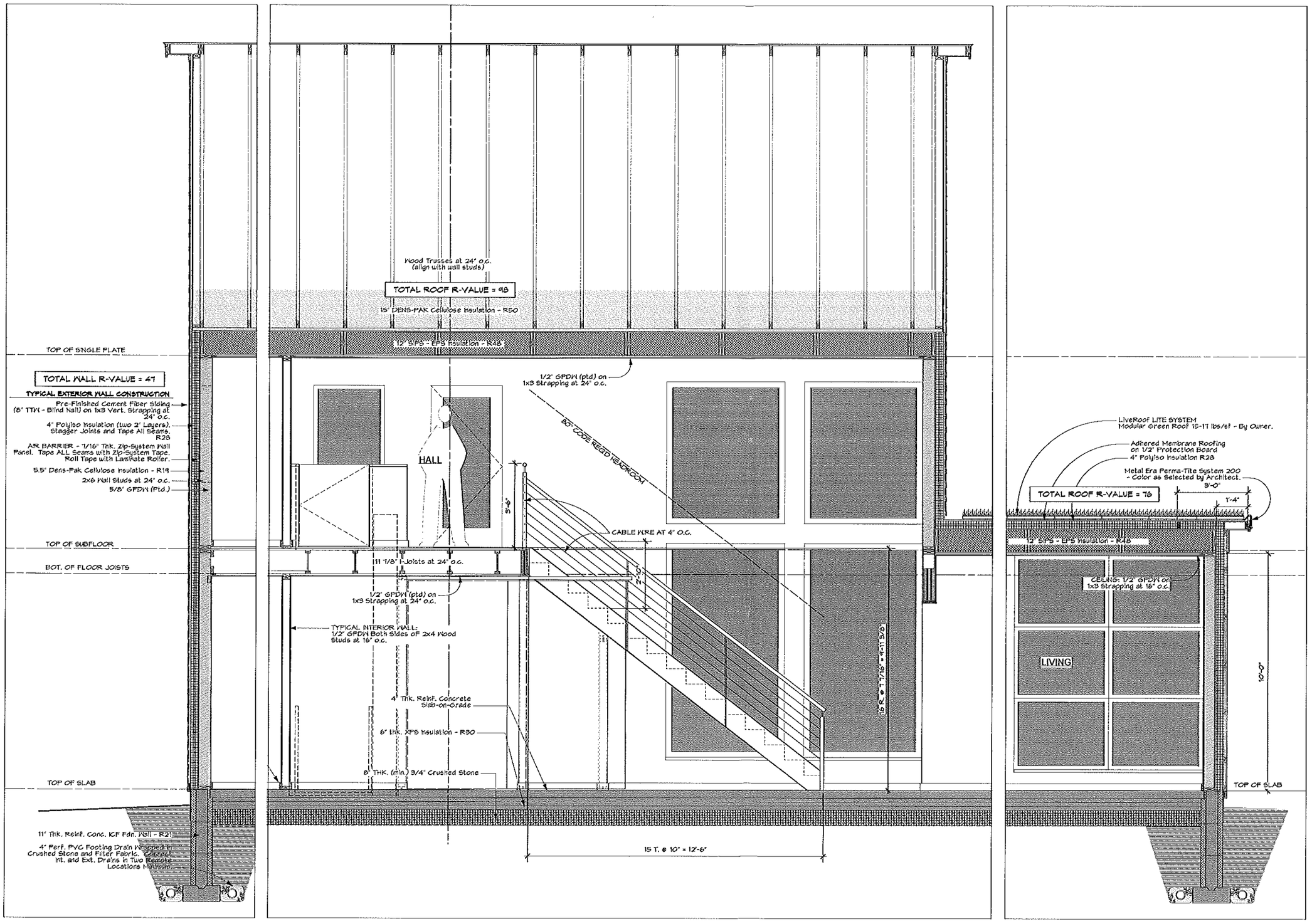
Scale: AS NOTED
Date: 01.31.2012

Sheet Title: BUILDING SECTION

Drawing No: A3.1



B A3.2 BUILDING SECTION

Scale: 1/2" = 1'-0"

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Mark	Date	Description

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Project No: 10185
Drawn By: JPG
Drawing Date:
Project Phase: FINAL DESIGN
Scale: AS NOTED
Date: 01.31.2012
Sheet Title: BUILDING SECTION
Drawing No: A3.2

DOOR SCHEDULE

NUMBER	MAKE	MODEL	WIDTH	HEIGHT	PAIR	THICKNESS	FINISH	REMARKS
E1	DREVEXIM	COMP68-Classic	3'-0"	6'-8"		1 3/4"	EXT. - ALUM. PTD. INT. - PINE, CLEAR.	
E1F	DREVEXIM	COMP68-Classic	3'-0"	6'-8"		1 3/4"	EXT. - ALUM. PTD. INT. - PINE, CLEAR.	FIXED
E2	THERMA-TRU	S100 SMOOTH FIBERGLASS	3'-0"	6'-8"		1 3/4"	PAINT	UL 20 MIN. RATED WEATHERSTRIP & THRESHOLD
E3	THERMA-TRU	S2100 SMOOTH FIBERGLASS	3'-0"	6'-8"		1 3/4"	PAINT	FLUSH GLAZED WEATHERSTRIP & THRESHOLD
E4	OVERHEAD DOOR	195 (FLUSH)	10'-0"	8'-0"		1 3/8"	PAINT	INSULATED GARAGE DOOR W/OPENER
5	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	3'-0"	6'-8"		1 3/8"	PAINT	
5P	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	3'-0"	6'-8"		1 3/8"	PAINT	POCKET SLIDER - JOHNSON HARDWARE HEAVY DUTY 2000 SERIES
5S	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	3'-0"	6'-8"		1 3/8"	PAINT	FLAT TRACK SLIDING DOOR HARDWARE - REAL CARRIAGE DOOR CO. (S.S. FNSH)
5L	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	3'-0"	6'-8"		1 3/8"	PAINT	LOCKNG INTERFACE CONTROL WITH WHEELCHAIR LIFT
6	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	2'-8"	6'-8"		1 3/8"	PAINT	
7	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	2'-4"	6'-8"		1 3/8"	PAINT	
8	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	4'-0"	6'-8"	X	1 3/8"	PAINT	
8S	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	4'-0"	6'-8"		1 3/8"	PAINT	FLAT TRACK SLIDING DOOR HARDWARE - REAL CARRIAGE DOOR CO. (S.S. FNSH)
9	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	3'-0"	6'-8"	X	1 3/8"	PAINT	
10	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	3'-0"	3'-6"		1 3/8"	PAINT	
11	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	6'-0"	6'-8"	X	1 3/8"	PAINT	BI-PASS SLIDER
12S	JELD-WEN (or equal)	FLUSH/BIRCH SOLID-CORE	5'-0"	8'-9"		1 3/8"	PAINT	FLAT TRACK SLIDING DOOR HARDWARE - REAL CARRIAGE DOOR CO. (S.S. FNSH)

DOOR NOTES:

1. THE BUILDER SHALL PROVIDE DOORS OF TYPES AND SIZES AS NOTED BY THE DRAWINGS AND DOOR SCHEDULE.
2. UNLESS NOTED OTHERWISE, ALL GLAZING SHALL BE DOUBLE-Pane, LOW E INSULATING GLASS WITH A CENTER 'U' VALUE OF 0.40 (MINIMUM).
3. PROVIDE SCREEN DOORS AS INDICATED ON SCHEDULE.
4. **BUILDER MUST CONFIRM ALL SIZES, ROUGH OPENING DIMENSIONS, AND INSTALLATION DETAILS BEFORE COMMENCING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING AND/OR ORDERING DOORS.**
5. ALL EXTERIOR DOORS SHALL BE PRE-HUNG AND MUST BE SHIMMED, FLASHED, INSULATED, CAULKED WITH POLYURETHANE ADHESIVE CAULK, AND SEALED AGAINST AIR INFILTRATION TO THE HIGHEST QUALITY OF WORKMANSHIP AND MATERIALS.
6. ALL INTERIOR DOORS SHALL BE PRE-HUNG WITH DOUBLE-RABBETTED SOLID FRAMES (NOT SPLIT JAMBS) AND MUST BE INSTALLED TO THE HIGHEST QUALITY OF MANUFACTURERS SPECIFICATIONS.
7. ALL INTERIOR DOORS MUST BE DEFECT FREE, SOLID CORE CONSTRUCTION.
8. ALL DOOR HARDWARE TO BE HIGH QUALITY BRUSHED CHROME FINISH. REFER TO PROJECT SPECIFICATIONS FOR LOCKSET FUNCTION/TYPE.

WINDOW SCHEDULE

	TYPE	MAKE	MODEL	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS	WINDOW PERFORMANCE VALUES U-value	SHGC	VT
	A	TBD	TBD	CASEMENT or TILT/TURN	3'-0"	4'-0"	6'-10 1/2"	EGRESS	≤ 0.21	NA	≥ 0.60
	B	TBD	TBD	AWNING or TILT	3'-0"	4'-0"	6'-10 1/2"		≤ 0.21	NA	≥ 0.60
	C	TBD	TBD	AWNING or TILT	2'-8"	2'-8"	6'-10 1/2"	OBSCURE GLASS	≤ 0.21	NA	≥ 0.60
	D	TBD	TBD	AWNING or TILT	5'-0"	5'-0"	6'-10 1/2"		≤ 0.30	≥ 0.45	≥ 0.60
	E	TBD	TBD	FIXED/AWNING or TILT/FIXED	4'-0"	8-3"-0"	10'-0"		≤ 0.30	≥ 0.45	≥ 0.60
	F	TBD	TBD	FIXED	5'-0"	9'-0"	10'-0"		≤ 0.30	≥ 0.45	≥ 0.60
	G	TBD	TBD	FIXED	5'-0"	6'-0"	16'-10"		≤ 0.30	≥ 0.45	≥ 0.60
	H	TBD	TBD	FIXED	3'-0"	6'-0"	16'-10"		≤ 0.21	NA	≥ 0.60
	J	TBD	TBD	FIXED	3'-0"	9'-0"	10'-0"		≤ 0.30	≥ 0.45	≥ 0.60
	K	NOT USED									
	L	TBD	TBD	FIXED	4'-0"	2'-4"	8'-0"		≤ 0.30	NA	≥ 0.60
	M	TBD	TBD	FIXED	4'-0"	2'-4"	10'-0"		≤ 0.21	NA	≥ 0.60

WINDOW NOTES:

1. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH INSECT SCREENS.
2. **BUILDER MUST CONFIRM ALL SIZES, ROUGH OPENING DIMENSIONS, AND INSTALLATION DETAILS BEFORE COMMENCING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING AND/OR ORDERING WINDOWS. SUBMIT SHOP DRAWINGS TO ARCHITECT.**
3. ALL WINDOWS MUST BE SHIMMED, FLASHED, INSULATED, CAULKED WITH POLYURETHANE ADHESIVE CAULK, AND SEALED AGAINST AIR INFILTRATION TO THE HIGHEST QUALITY OF WORKMANSHIP AND MATERIALS. INSTALL 8" BUTYL MEMBRANE FLASHING AT ALL WINDOW OPENINGS - FOLLOW ALL MANUF. RECOMMENDATIONS.
4. PRIOR TO COMMENCING WINDOW INSTALLATION, A WINDOW PRE-INSTALLATION MEETING SHALL BE HELD ON-SITE WITH THE BUILDER, SUPERINTENDENT/FOREMAN, WINDOW REP. AND ARCHITECT.
5. **MARVIN'S SILLGUARD SHALL BE PROVIDED AND INSTALLED AT EACH WINDOW. INCREASE R.O. HEIGHTS BY 1/4" TO ALLOW FOR RIGID SILL PAN.**
6. **PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.**

Project Title

363 HOUSE
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Checked By | Project No: 10185
Drawn By: JPG | Drawing Code

Project Phase: FINAL DESIGN

Scale: AS NOTED | Date: 01.31.2012

Sheet Title: DOOR & WINDOW SCHEDULES

Drawing No: A5.1