

DRAWING LIST		
GENERAL		
⊗	G100	TITLE SHEET, GENERAL NOTES, + DRAWING LIST
ARCHITECTURAL		
⊗	A0100	BASEMENT REMOVALS PLAN
⊗	A0101	FIRST FLOOR REMOVALS PLAN
⊗	A101	FIRST FLOOR PLAN
⊗	A102	ROOF PLANS
⊗	A110	FIRST FLOOR PLAN - KITCHEN DETAIL
⊗	A200	EXTERIOR ELEVATIONS
⊗	A300	SECTIONS
⊗	A301	SECTIONS
⊗	A302	SECTIONS
⊗	A400	DETAILS
⊗	A420	ROOF DETAILS
⊗	A500	INTERIOR ELEVATIONS - HOUSE
⊗	A501	INTERIOR ELEVATIONS & SECTIONS - HOUSE
⊗	A502	INTERIOR ELEVATIONS & DETAILS - MUDROOM
⊗	A601	RCP / ELECTRICAL PLAN - LAUNDRY, KITCHEN, & MUDROOM
⊗	A602	RCP / ELECTRICAL PLAN - GARAGE
⊗	A800	DOOR & WINDOW SCHEDULE / TYPES
STRUCTURAL		
⊗	S100	BASEMENT / FOUNDATION PLAN
⊗	S101	FIRST FLOOR FRAMING PLAN
⊗	S102	FIRST FLOOR CEILING FRAMING PLAN
⊗	S103	ROOF FRAMING PLAN
⊗	S104	FOUNDATION DETAILS
⊗		04/23/2014: ISSUED FOR PERMIT
○		NOT ISSUED

GENERAL NOTES:

- GENERAL CONDITIONS: THE GENERAL CONDITIONS OF THE AIA DOCUMENT A-201 (LATEST EDITION) ARE INCLUDED BY REFERENCE. VERBAL REPRESENTATIONS DURING BIDDING OR CONSTRUCTION SHALL NOT BE RELIED UPON AS VALID UNLESS DOCUMENTED AND SUBMITTED IN WRITING BY THE ARCHITECT.
- SITE CONDITIONS: ALL CONTRACTORS BY COMMENCING THE WORK ACCEPT THE CONDITIONS OF THE SITE AND THE COMPLETENESS OF THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING THE WORK. NO EXTRAS SHALL BE ALLOWED FOR DISCREPANCIES AFTER THE WORK HAS BEGUN.
- DRAWINGS: ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS.

IN CASE OF A CONFLICT BETWEEN ARCHITECTURAL DRAWINGS, AND STRUCTURAL ELECTRICAL OR MECHANICAL DRAWINGS, PROMPTLY NOTIFY ARCHITECT FOR COORDINATION.

THE GENERAL CONTRACTOR SHALL DISTRIBUTE COMPLETE SETS OF DRAWINGS TO ALL SUBCONTRACTORS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS.
- COMPLETENESS: ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL APPLICABLE CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT. IN THE CASE OF CONFLICTING QUANTITIES/VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTORS AS A PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION. IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTORS AS A PART OF THEIR BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
- PERMITS: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LABOR, EQUIPMENT, ETC. AS MAY BE REQUIRED TO COMPLETE THEIR RESPECTIVE WORK CATEGORY. CONTRACTORS SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINERS COMMENTS WITHIN 48 HOURS OF RECEIPT OF THE SAME AT NO COST TO THE ARCHITECT. ANY ADDITIONAL WORK REQUIRED AS A RESULT OF THE ABOVE SHALL BE PROVIDED BY THE CONTRACTOR AS A PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION IF THE CONTRACTOR FAILS TO COMPLY WITH PROVIDING THE APPROVED PLANS OR ADDENDA TO THE ARCHITECT.
- INSURANCE: ALL CONTRACTORS SHALL OBTAIN "ALL RISK" INSURANCE, AS STIPULATED IN THE SPECIFICATION, AND ALL CUSTOMARY STATUTORY INSURANCES, COMPREHENSIVE GENERAL LIABILITY, ETC. AS INDICATED IN THE PROJECT MANUAL. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS INSURED PARTIES TO THE "ALL RISK" INSURANCE POLICY.
- SUBSTITUTIONS: NO SUBSTITUTIONS OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL BY THE ARCHITECT.
- DOCUMENTATION / RECORD DRAWINGS: THE CONTRACTORS SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. THEY SHALL NEATLY AND CORRECTLY ENTER IN COLOR PENCIL, ANY DEVIATIONS ON THE DRAWINGS AND SPECIFICATIONS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION. AN EXTRA SET OF CONSTRUCTION DOCUMENTS WILL BE FURNISHED FOR THE PURPOSE.
- PROTECTION: ALL CONTRACTORS SHALL BE JOINTLY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. ALL CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY COMPLETE.
- AT COMPLETION OF THE JOB AND BEFORE FINAL APPROVAL, THE CONTRACTORS WILL MAKE ANY FINAL CORRECTIONS TO DRAWINGS RELATED TO THEIR WORK CATEGORY AND SHALL CERTIFY TO THE ACCURACY OF EACH PRINT, THAT THE WORK IS COMPLETED ACCORDING TO ALL CONTRACT DOCUMENTS, AND THE CORRECTIONS TO THE DRAWINGS BY SIGNATURE THEREON AND DELIVERY SAME TO THE ARCHITECT.
- DRAWINGS INDICATE THE MINIMUM STANDARDS. SHOULD ANY WORK INDICATED BE SUBSTANDARD TO ANY ORDINANCES, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE CONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES, OR REGULATIONS AS A PART OF HIS BASE CONTRACT WITHOUT INCREASE IN COST TO OWNER OR ARCHITECT.
- ALL DIMENSIONS ARE NOMINAL, UNLESS OTHERWISE NOTED.
- EXTERIOR DIMENSIONS ARE FROM FACE OF SIDING UNLESS OTHERWISE NOTED.
- ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL REMOVE ALL CONSTRUCTION DEBRIS RELATED TO THEIR WORK CATEGORY FROM JOB SITE. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN LIMITS OF CONTRACT.
- ALL CONTRACTORS ARE JOINTLY RESPONSIBLE TO HAVE ENTIRE AREA CLEAN AND SPOTLESS AT TIME OF TURN OVER.
- PRESERVATIVE-TREATMENT: ALL WOOD EXPOSED TO MOISTURE SHALL BE PRESERVATIVE PRESSURE TREATED WOOD.
- ALL CONSTRUCTION INDICATED SHALL BE NEW, UNLESS NOTED OTHERWISE.
- WHERE APPLICABLE TO THEIR SCOPE OF WORK, CONTRACTORS SHALL FIELD VERIFY ALL VERTICAL DIMENSIONS AND FLOOR LEVELS IN ORDER TO ENSURE ALIGNMENT OF NEW FLOOR LEVELS WITH EXISTING AND NEW EXTERIOR HORIZONTAL COURSING AND TRIM WITH EXISTING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

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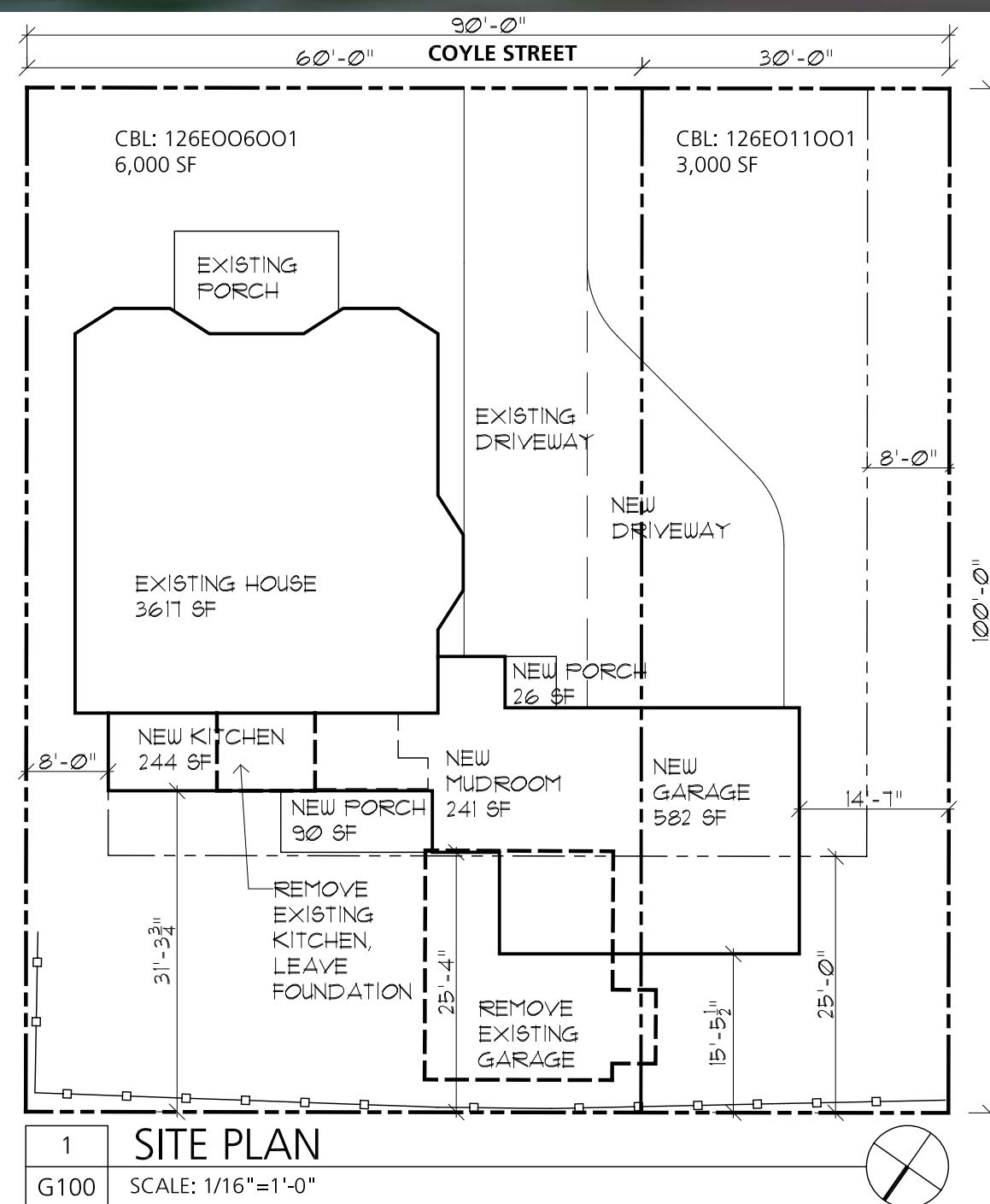
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 ZONE R3 RESIDENTIAL

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BUILDING CODE USED AND TO BE FOLLOWED: 2009 IRC (INTERNATIONAL RESIDENTIAL CODE)



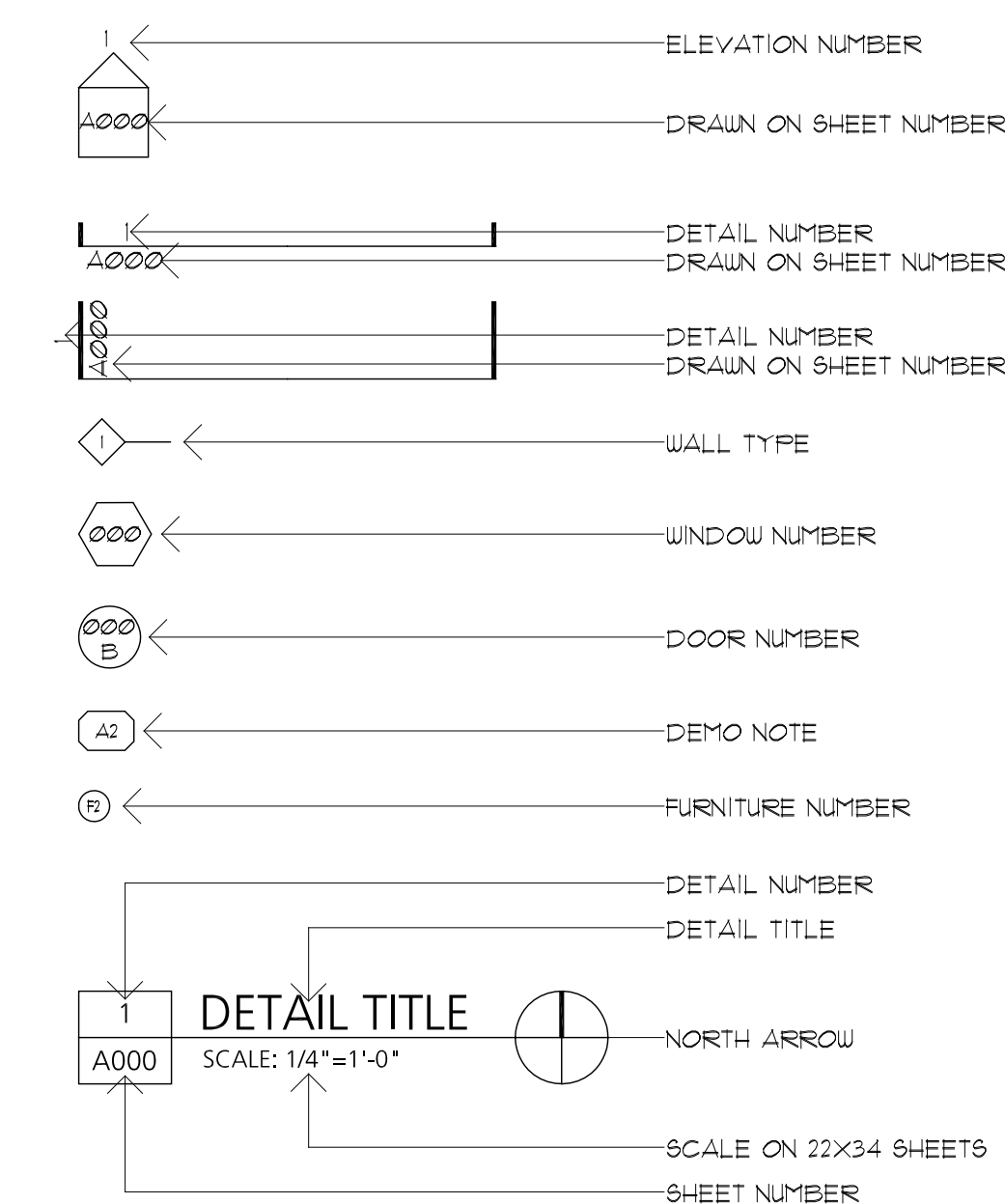
STANDARD ABBREVIATIONS

ABV	ABOVE	S	SOUTH
ACT, ATC	ACOUSTIC CEILING TILE	SEL	SEALANT
AF	ABOVE FINISHED FLOOR	SH	SHELF
ALT	ALTERNATE	SHTH	SHEATHING
APPROX	APPROXIMATE	SM	SIMILAR
ARCH	ARCHITECT (URAL)	SLR	SEALER
AUTO	AUTOMATIC	SPEC	SPECIFICATION (S) OR PROJECT MANUAL
		SQ	SQUARE
BD	BOARD	ST, STL, S/S	STAINLESS STEEL
BF	BARRIER FREE (ADA)	ST	STEEL
BLK	BLOCK (ING)	STD	STANDARD
BOT	BOTTOM	STGL	SAFETY GLASS
BRG	BEARING	STOR.	STORAGE
BTW	BETWEEN	SUSP	SUSPENDED
CABT	CABINET	SYM	SYMMETRY (ICAL)
CEM	CEMENT	SYM	SYNTHETIC
CHT	CEILING HEIGHT	SY9	SYSTEM
CL, CLO	CLOSET	TBD	TO BE DETERMINED
CLG	CEILING	TBS	TO BE SELECTED BY CONTRACTING OFFICER
CLR	CLEAR (ANCE)	TEMP	TEMPERED OR TEMPORARY
CMU	CONCRETE MASONRY UNIT	TGL	TEMPERED GLAZING
COL	COLUMN	THRESH	THRESHOLD
CONC	CONCRETE	THK	THICK (NESS)
CONT	CONTINUOUS OR CONTINUE	TOL	TOLERANCE
CORR	CORRESPONDING	TYP	TYPICAL
CT	CERAMIC TILE		
CTR	COUNTER	UC	UNDERCUT
C.O.	CONTRACTING OFFICER	UNO	UNLESS NOTED OTHERWISE
DEMO	DEMOLISH, DEMOLITION	VERT	VERTICAL
DIM	DIMENSION	VIF	VERIFY IN FIELD
DIV	DIVISION	VIN	VINYL
DN	DOWN	VNB	VINYL BASE
DOC	DOCUMENT	VNR	VENEER
DR	DOOR	VT	VINYL TILE
DTL	DETAIL		
DWG	DRAWING	W	WEST
E	EAST	WB	WOOD BASE
E.A	EACH	WC	WATER CLOSET
ELEC	ELECTRIC (AL)	WD	WOOD
EL, ELEV	ELEVATION	WD	STACKING WASHER & DRYER
EMER	EMERGENCY	WDW	WINDOW
E/P	ELECTRICAL PANEL (SEE 'E'-DWGS)	WH	WALL HUNG
EQ	EQUAL	W/C	WALK IN CLOSET
EQUIP	EQUIPMENT	W/O	WITHOUT
EXIST	EXISTING	WR	WATER RESISTANT
EXP, EXPSD	EXPOSED	W8CT	WAINSCOT
EXT	EXTERIOR		
FA	FIRE ALARM		
FD	FLOOR DRAIN		
FIN	FINISH (ED)		
FLR	FLOOR (ING)		
FND	FOUNDATION		
FR	FIRE RATED		
FRAM'G	FRAMING		
FUR	FURRED (ING)		
GA	GAGE GAUGE		
GB	GRAB BAR		
GC	GENERAL CONTRACT (OR)		
GL	GLASS, GLAZING		
GT	GROUT		
GV	GALVANIZED		
GYP BD, GWB	GYPSON WALL BOARD		
HDR	HEADER		
HGT	HEIGHT		
HORIZ	HORIZONTAL		
HRD	HARDWARE		
HT	HEIGHT		
HTG	HEATING		
HVAC	HEATING/VENTILATING/AIR CONDITIONING		
HUD	HARD WOOD		
INCL	INCLUDE (D), (ING)		
INDV	INDIVIDUAL		
INSUL	INSULATION		
INT	INTERIOR		
JC	JANITOR'S CLOSET		
JT	JOINT		
KEC	KITCHEN EQUIPMENT CONTRACTOR		
KITTE	KITCHENETTE		
LAM	LAMINATE (D)		
LAV	LAVATORY		
LT	LIGHT		
MAS	MASONRY		
MAX	MAXIMUM		
MBR	MEMBER		
MECH	MECHANIC (AL)		
MED	MEDIUM		
MFR	MANUFACTURE (ER)		
MIN	MINIMUM		
MIRR	MIRROR		
MM	MILLIMETER (S)		
M.O.	MASONRY OPENING		
MTD	MOUNTED		
MTL	METAL		
MTRL	MATERIAL (S)		
MW	MICROWAVE		
N	NORTH		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OC	ON CENTER		
OH	OVERHEAD		
O.H.	OPPOSITE HAND		
PART	PARTITION		
PLAM	PLASTIC LAMINATE		
PLS	PLASTER		
PLUMB	PLUMBING		
PNT, PTD	PAINTED		
PLD	PLYWOOD		
QT	QUARRY TILE		
RCP	REFLECTED CEILING PLAN		
REF	REFERENCE		
REFR / REF.	REFRIGERATOR		
REG	REGISTER		
REQ'D	REQUIRED		
RES, RESIL	RESILIENT		
RET	RETURN		
REV	REVISION (S), REVISED		
RM	ROOM		
RO	ROUGH OPENING		
ROW	RIGHT OF WAY		

MATERIAL DESIGNATION

CONCRETE		WOOD BLOCKING INTERRUPTED OR SHIMS	
GWB		RIGID INSULATION	
METALS		SPRAY FOAM INSULATION	
FINISH WOOD		BLOW-IN CELLULOSE INSULATION	
WOOD BLOCKING, NAILER, ETC.		BLANKET OR BATT INSULATION	
PLYWOOD		SEALANT	

GRAPHIC SYMBOLS



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 - 04.23.2015_FOR PERMIT

SELLERS-KEFFER
RESIDENCE
 KITCHEN & GARAGE RENOVATIONS
 PORTLAND, ME

TITLE
 TITLE SHEET,
 GENERAL NOTES,
 + DRAWING LIST

DATE
 04 / 23 / 2015

DRAWING #
G100