&	AND
@	AT
℄	CENTER LINE
⌀	DIAMETER
#	POUND/NUMBER
ACOUS.	ACOUSTICAL
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
CLG.	CEILINH
CL.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
DBL.	DOUBLE
DF	DRINKING FOUNTAIN/ DOUGLAS FIR
DET.	DETAIL
DIA.	DIAMETER
DN	DOWN
DO	DITTO
DW	DISHWASHER
DWG	DRAWING
EA.	EACH
EL.	ELEVATION
ELEV.	ELEVATOR
EXIST	EXISTING
EQ.	EQUAL

F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
FGL.	FIBERGLASS
FIN.	FINISHED
FLR.	FLOOR
FT.	FOOT
GYP.	GYPSUM
HORIZ.	HORIZONTAL
HGT.	HEIGHT
INSUL	INSULATION
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
O.H.	OVERHEAD
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
R	RISER
RAD.	RADIUS
REINF.	REINFORCED/REINFORCING
R.O.	ROUGH OPENING

S.A.C.P.	SUSPENDED ACOUSTICAL CEILING
SECT.	SECTION
SHT.	SHEET
SHTHNG	SHEATHING
SIM.	SIMILAR
STAG.	STAGGERED
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL]
SUSP.	SUSPENDED
T	TREAD
T. & B.	TOP & BOTTOM
T.&G.	TONGUE & GROOVE
TYP.	TYPICAL
T.W.	TO THE WEATHER
W/	WITH
WD.	WOOD
WH	WATER HEATER
WO	WITH OUT
WM	WIRE MESH

NOTE INDICATOR

REVISION INDICATOR
COLUMN LINE OR
GRID INDICATOR

MATCH LINE
(DWG = DRAWING NUMBER

FOR CONTINUATION)

DETAIL INDICATOR

SECTION INDICATOR

ELEVATION VIEW INDICATOR

ROOM IDENTIFIER

DOOR/OPENING IDENTIFIER

WINDOW IDENTIFIER

CENTERLINES

PROPERTY LINES

HIDDEN, FUTURE, OR
EXISTING CONSTRUCTION

BREAK LINE

BRICK

GLAZED BRICK

RIGID INSULATION BOARD

EARTH

TERRA-COTTA UNIT MASONRY

GLASS UNIT MASONRY

BATT/FIBROUS INSULATION

FINE POROUS FILL

CUT STONE

FIREBRICK

STEEL

ROCK

PLYWOOD (ROUGH)

CAST-IN-PLACE CONCRETE

COARSE POROUS FILL (GRAVEL)

SECTION LETTER

BUILDING CROSS SECTION

SHEET WHERE SECTION IS SHOWN

DETAIL NUMBER

DETAIL REFERENCE

SHEET NUMBER

INDIVIDUAL ELEVATION NUMBER

INTERIOR ELEVATION REFERENCE

SHOWS WHERE ELEVATION IS SHOWN

ELEVATION REFERENCE

SHEET NUMBER

ELEVATION/SECTION NUMBER

Nelson Remodel

PORTLAND, MAINE

GENERAL NOTES

1.1 DIMENSIONS WHERE PROVIDED SHALL TAKE PRECEDENT OVER SCALE OF DRAWINGS. CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT WORK.

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

1.3 INTERPRETATION OF CONTRACT DOCUMENTS: CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY, OR ERROR WHICH THEY MAY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS OR OF THE SITE AND LOCAL CONDITIONS. IF THE CONTRACTORS KNOWINGLY DO NOT NOTIFY THE ARCHITECT OF SUCH AMBIGUITY, INCONSISTENCY, OR ERROR, THEY THEREFORE ACCEPT SUCH CONDITIONS AND WILL MAKE SUCH ADDITIONS OR CORRECTIONS NECESSARY TO PROPERLY COMPLETE THE WORK AT THEIR EXPENSE.

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

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

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

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

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

2.1 SLOPE GRADES AWAY FROM BUILDINGS AT 5 PERCENT MINIMUM FOR 10 O'.

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

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

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

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

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

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

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

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

3.4 REFER TO SPECIFICATIONS FOR CONCRETE PROPORTIONING AND CONSTRUCTION METHODS.

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

6.1 ARCHITECT UNABLE TO VERIFY ALL EXISTING STRUCTURE DUE TO EXISTING INTERIOR FINISHES. CONTRACTOR SHALL VERIFY THAT EXISTING BEAMS AND HEADERS ARE ADEQUATE TO SUPPORT FLOORS AND/OR ROOF LOADS. CONTRACTOR TO NOTIFY ARCHITECT FOR DISPOSITION OF SAME.

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

6.3 CONSTRUCT ALL FIRE RATED AND SOUND RATED WALL, AND FLOOR/CEILING ASSEMBLIES ACCORDING TO STANDARD TEST DATA.

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

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

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

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

6.8 PROVIDE 2" MINIMUM CLEARANCE AROUND MASONRY CHIMNEYS TO ALL WOOD FRAMING. FIRESTOP WITH NON-COMBUSTIBLE MATERIALS. 1" DEEP AT BOTTOM OF JOISTS.

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

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

7.2 LACE SHINGLES AT VALLEYS OVER BASE COURSE OF WATERPROOFING UNDERLAYMENT. LAP BASE COURSE 1'0" MINIMUM.

7.3 INSTALL 10" x 7" STEP FLASHING AT SIDEWALL TO ROOF INTERSECTIONS. HOLD SIDING UP FROM ROOF SURFACE 1 1/2" MINIMUM.

7.4 INSTALL METAL DRIP EDGE AT ALL RAKES AND EAVES.

7.5 INSTALL ASPHALT SHINGLES OVER 1 ¼# ASPHALT SATURATED FELT WITH WATERPROOFING UNDERLAYMENT STARTER, 2 COURSES AT EAVES AND 1 COURSE AT ALL RAKES, HIPS, AND VALLEYS. INSTALL IN ACCORDANCE TO THE ASPHALT ROOFING MANUFACTURERS ASSOCIATIONS "RESIDENTIAL ASPHALT ROOFING MANUAL" RECOMMENDATIONS AND INSTRUCTIONS.

7.6 INSULATE FIRST FLOOR TO A MINIMUM OF (R-19) AND VERIFY THAT THERE IS ADEQUATE VENTILATION (1:300) IN ENGINEERED/OPEN JOIST SPACE.

7.7 PROVIDE ATTIC AND ROOF RAFTER VENTILATION EQUAL TO (1:300) OF AREA TO BE VENTED.

7.8 REMOVE EXISTING ROOFING - REPAIR/REPLACE EXISTING SHEATHING AS NEEDED.

7.9 INSULATE EXTERIOR WALLS TO A MINIMUM OF (R-19).

7.10 INSULATE ATTIC TO A MINIMUM OF (R-38).

7.11 INSULATE SLOPED CEILINGS TO A MINIMUM OF (R-30).

7.12 INSTALL INSULATION BAFFLES AS REQUIRED TO ALLOW PROPER VENTILATION AT EAVES AND ON SLOPED CEILINGS.

8.1 AT LEAST ONE EGRESS WINDOW OR DOOR TO THE OUTSIDE PER ROOM IS REQUIRED IN ALL LIVING AREAS AND BEDROOMS. EGRESS WINDOWS MUST MEET N.F.P.A. (O) 'LIFE SAFETY CODE' REQUIREMENTS FOR A 20" CLEAR MINIMUM OPENABLE WIDTH, AND A 24" CLEAR MINIMUM OPENABLE HEIGHT, TOTALING 5.7 S.F. OF OPENABLE AREA. HEIGHT TO THE BOTTOM OF THE OPENING SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR.

9.1 INSTALL MOISTURE RESISTANT "MR" GYPSUM BOARD AT WALLS AND CEILINGS OF BATHROOMS/SHOWER ROOMS.

9.2 CONTINUE GYPSUM BOARD BEHIND ALL FIXTURES AND CABINETS AT ALL FIRE AND SOUND RATED WALLS.

9.3 INSTALL TILE BACKER BOARD AT WALLS TO RECEIVE TILE.

10.1 INSTALL 5 SHELVES IN ALL LINEN CLOSETS.

10.2 INSTALL SHELF AND POLE IN ALL CLOSETS UNLESS OTHERWISE NOTED OR DETAILED. TOP OF SHELF SHALL BE AT 5'-6" A.F.F. UNLESS OTHERWISE NOTED.

BATH FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER.

GENERAL DEMOLITION NOTES

1. DEMOLITION OF EXISTING CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS, AND LIMITED TO THAT WHICH IS REQUIRED TO BE REMOVED IN ORDER TO ACCOMMODATE THE NEW FLOOR PLAN. THE CONTRACTOR SHALL COMPLETELY FAMILIARIZE HIMSELF WITH THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING THE WORK.
2. DEMOLITION AND REMOVALS ARE NOT LIMITED TO THE ITEMS LISTED IN THE DEMOLITION NOTES, OR SHOWN ON THE PLAN. THE DEMOLITION NOTES SHOULD BE USED AS A GUIDELINE FOR EXISTING CONDITIONS.
3. THE CONTRACTOR SHALL MINIMIZE ALL DISTURBANCES TO OCCUPIED AREAS OF THE EXISTING BUILDING AND COORDINATE ALL DEMOLITION ACTIVITIES WITH THE OWNER AND/OR ADJACENT TENANTS SPACES PRIOR TO COMMENCING THE WORK.
4. COORDINATE REMOVAL OF ALL ITEMS AND SYSTEMS WITH THE OWNER. RETURN TO OWNER, RELOCATE, AND/OR DISPOSE OF, REMOVED ITEMS AS REQUESTED BY THE OWNER.
5. COORDINATE METHOD OF TRASH REMOVAL AND PROTECTION REQUIRED WITH OWNER.
6. PROVIDE TEMPORARY PROTECTION AS REQUIRED AT UNPROTECTED HORIZONTAL AND/OR VERTICAL OPENINGS.
7. PROVIDE TEMPORARY DUSTPROOF SEPARATION (PLASTIC COVERS, WALLS, ETC.) AS NECESSARY TO ADEQUATELY SEPARATE THE CONSTRUCTION AREA AND CHAMBERTMENT OCCUPIED AREAS TO PREVENT ANY DIRT, DUST, OR REFUSE FROM ENTERING BUILDING AREAS STILL IN USE.
8. MAINTAIN ALL CODE REQUIRED EXITS SUCH AS STAIRWAYS AND CORRIDORS THROUGHOUT THE DEMOLITION AND REMOVAL WORK.
9. ALL OPENINGS AND VOIDS LEFT BY THE REMOVAL OR DEMOLITION OF EXISTING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, ETC., SHALL BE PROPERLY PATCHED AND/OR CLOSED-OFF, MAINTAINING FIRE RATINGS OF THE CONSTRUCTION AS REQUIRED. PREPARE ALL PATCHES AS NECESSARY TO RECEIVE NEW FINISHES. SEE THE FINISH SCHEDULE ON THE DRAWINGS.
10. REMOVE ALL EXISTING FLOOR COVERINGS IN AREAS TO BE RENOVATED. SEE NEW FLOOR PLAN AND FINISH SCHEDULE FOR EXTENT OF NEW FLOOR COVERINGS. REMOVAL AND DISPOSAL OF ANY VINYL ASBESTOS TILE SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
11. WHERE THE PATCHING OF EXISTING FLOOR IS REQUIRED, SLOPING OR RAMPING TO LEVEL FLOOR SHALL NOT EXCEED 1:8? PER TEN FEET MAXIMUM, UNLESS OTHERWISE NOTED.
12. WALLS SHALL BE COMPLETELY REMOVED FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, AND SHALL INCLUDE ALL MECHANICAL, ELECTRICAL, AND OTHER MISCELLANEOUS EQUIPMENT, ETC. ON OR WITHIN REMOVED WALLS. DO NOT REMOVE ANY MECHANICAL, ELECTRICAL, OR OTHER EQUIPMENT WHICH SERVICES OTHER AREAS OF THE BUILDING, OR ARE REQUIRED TO REMAIN ACTIVE. NOTIFY ARCHITECT OF ANY EQUIPMENT/ITEMS WHICH WILL REQUIRE RE-ROUTING. RELOCATE AND/OR REWORK ANY SERVICES DETERMINED TO BE SERVING MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT REQUIRED TO REMAIN ACTIVE WHICH SERVES OTHER AREAS OF THE BUILDING. PREPARE ALL AREAS DISTURBED BY THE DEMOLITION WORK FOR THE NEW CONSTRUCTION.
13. ALL MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS AND/OR FLOORS SUCH AS CABINETS, SHELVING, ETC. SHALL BE REMOVED AND SALVAGED UNLESS OTHERWISE NOTED. COORDINATE WITH THE OWNER FOR STORAGE, RELOCATION, AND/OR DISPOSAL OF SAID ITEMS.
14. EXISTING ELECTRICAL ITEMS TO BE ABANDONED SHALL BE REMOVED, INCLUDING CONDUIT, JUNCTION BOXES, WIRE CABLE, SUPPORTS, WIRING DEVICES, SAFETY SWITCHES, FIRE ALARM EQUIPMENT, SECURITY EQUIPMENT, SPEAKERS, TELEPHONE OUTLETS, ELECTRIC PANELS AND LIGHTING. SALVAGE ALL LIGHTING FIXTURES AND FIRE ALARM EQUIPMENT, AND COORDINATE WITH THE OWNER FOR STORAGE, RELOCATION AND/OR DISPOSAL OF ITEMS. ANY BRANCH CIRCUIT REMOVAL SHALL BE BACK TO THE PANEL BOARD, OR FIRST REMAINING ACTIVE JUNCTION BOX. DO NOT REMOVE ITEMS THAT ARE REQUIRED TO REMAIN IN SERVICE.
15. REMOVAL OF EXISTING PLUMBING ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO: ALL FIXTURES AND ASSOCIATED PIPING (SUPPLY, WASTE, VENT, ETC.). REMAINING PIPING SHALL BE CAPPED AS REQUIRED, AND ANY REROUTING NECESSARY SHALL BE DONE WITHOUT AFFECTING THE PERFORMANCE OF EXISTING OR NEW PLUMBING SYSTEM.

SEE COVER SHEET FOR GENERAL NOTES

INFORMATION SHOWN ON THE COVER SHEET APPLIES TO ALL TRADES FOR THE WORK OF THIS PROJECT, AND INCLUDES TYPICAL NOTES AND SPECIFIC CODE REQUIREMENTS FOR THOSE TRADES.

CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK.

THIS DRAWING IS A PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT DOCUMENTS FOR THE WORK OF THIS PROJECT. THE DESIGNER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS' ERRORS OR OMMISIONS IF EACH TRADE DOES NOT HAVE THE FULL SET OF DRAWINGS AND SPECIFICATIONS.

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No.	Description	Date

Member

National Association of Home Builders

NFPA MEMBER

MEMBER ICC INTERNATIONAL CODE COUNCIL

Diana & Jason Nelson

Nelson Remodel

88 Codman
Portland ME

TITLE

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PROJECT NUMBER:	20114
DATE:	8/22/11
DRAWN BY:	CARL M CHRETIEN
CHECKED BY:	CMC

G-001

SHEET INDEX:	1
TOTAL SHEETS:	17
SCALE:	3/16" = 1'-0"

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