## DIVISION I-GENERAL NOTES

A. THESE DRAWING REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL ARRANGEMENT AND METHOD OF ASSEMBLY OF THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR SHALL REVIEW THESE PLANS, SEE THE SUBJECT PROPERTY AND BE CAPABLE OF EXECUTING THE DETAIL WORK NECESSARY TO ACHIEVE THE INTENDED RESULT IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION. IT IS INCUMBENT UPON THE CONTRACTOR TO REPORT IN WRITING TO THE ARCHITECTURAL DESIGNER, PRIOR TO SUBMISSION, ANYTHING SHE SEES AS A QUESTIONABLE ITEM OR OMISSION IN INTENT OR METHOD OF CONSTRUCTION.

B. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECTURAL DESIGNER TO USE SHE SEES FIT. THESE DRAWINGS SHALL NOT BE SUBMITTED FOR A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECTURAL DESIGNER. UNLESS STATED SPECIFICALLY BY NOTICE, THESE DRAWINGS MAY BE USED TO CONSTRUCT ONLY ONE OF THE STRUCTURE/BUILDING DELINEATED HEREIN.

C. IT IS UNDERSTOOD THAT THE ARCHITECTURAL DESIGNER WILL OT BE RESPONSIBLE FOR ANY ADDITIONAL DESIGN CHANGES TO THESE PLANS AS PREPARED BASED UPON INFORMATION SUPPLIED BY THE OWNER INCLUDING DRAWINGS, SURVEYS, AND ETC.

D. MODIFICATION TO THESE PLANS BY THE OWNER OR CONTRACTOR SHALL NOT BE MADE WITHOUT WRITTEN PERMISSION BY THE ARCHITECTURAL DESIGNER. ANY MODIFICATIONS MADE WITHOUT THE ARCHITECTURAL DESIGNERS WRITTEN PERMISSION WILL BE THE SOLE RESPONSIBILITY OF THE PARTY ENACTING SUCH MODIFICATIONS.

E. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECTURAL DESIGNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING LEGAL FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

F.CONSTRUCTION SHOWN AND SPECIFIED SHALL CONFORM TO ALL APPLICABLE BUILDINGS CODES. WHERE LOCAL CODES CONFLICT WITH THESE DRAWINGS, CODE REQUIREMENTS TAKE PRECEDENCE.

G.ALL CONSTRUCTION SHALL CONFORM TO ACCEPTED GOOD PRACTICE AS DEFIED BY THE 2009 INTERNATIONAL RESIDENTIAL CODE, THE 2009 INTERNATIONAL CONSTRUCTION CODE, THE 2009 INTERNATIONAL MECHANICAL CODE, THE 2009 INTERNATIONAL FUEL GAS CODE, THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2008 NATIONAL ELECTRICAL CODE, THE 2009 NATIONAL PLUMBING CODE, THE BARRIER FREE SUB CODE/ ANSI A117.1-2003 AND THE STATE OF MAINE UNIFORM CONSTRUCTION CODE. ALL ARE READILY AVAILABLE TO THE TRADES.

H. THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED BY THE OWNER:
1. SITE GRADING, SOIL BEARING CAPACITY, DRAINAGE, UTILITIES, AND BUILDING LOCATION.
2.SELECTION OF INTERIOR MATERIALS, FINISHES, CABINETRY, AND HARDWARE.
3.STANDARDS OF QUALITY AND ACCEPTABLE MANUFACTURERS FOR PREFABRICATED ITEMS. DESIGN OF HEATING, PLUMBING, AND ELECTRICAL SYSTEMS.
4.PLANS AND COORDINATION CONSTRUCTION.

I. THE CONTRACTOR SHALL REVIEW PLANS AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN. NOTIFY ARCHITECTURAL DESIGNER OF ANY DEVIATION BEFORE PROCEEDING WITH WORK.

K. CONTRACTORS SHALL PROVIDE ALL NECESSARY BARRICADES AND SAFETY PRECAUTIONS AND STRICTLY ADHERE TO LOCAL, STATE AND O.S.H.A SAFETY REQUIREMENTS.

L. ALL CONTRACTORS SHALL MEET TEAM CONTRACTORS LIABILITY, PROPERTY DAMAGE INSURANCE AND COWORKERS COPS EACH AND INSURANCE.

M. THE CONTRACT SHALL TAKE NECESSARY STEPS TO PROTECT THE WORK FROM DAMAGE AT ALL TIMES.

N. THE ARCHITECTURAL DESIGNER HAS PREPARED THESE DRAWINGS BASE ON DECISIONS WITH THE OWNERS, AND THE ARCHITECTURAL DESIGNERS OWN KNOWLEDGE OF CONSTRUCTION TECHNIQUES AND BUILDING CODES. IT IS INCUMBENT UPON THE OWNER TO REVIEW THE FINAL PLANS TO ENSURE HIS INTENT HAS BEEN MET AND TO NOTIFY THE ARCHITECTURAL DESIGNER IMMEDIATELY (BEFORE COMMENCING CONSTRUCTION) OF ANY CHANGES YOU DESIRE.

## DIVISION II-SOIL

A. DESIGN SOILS BEARING CAPACITY IS 2000 P.S.F CONTRACTORS SHALL CONFIRM ACTUAL SOIL BEARING TO CAPACITY TO BE EQUAL OR EXCEED A DESIGN VALUE BEFORE PROCEEDING WITH THE WORK. A SOIL BEARING VALUE FOUND TO BE LESS THAN THE DESIGNS VALUE SHALL BE REPORTED TO THE ARCHITECH FOR FOOTING REDESIGN. FAILURE OF A CONTRACTOR TO REQUEST SUCH TEST WILL IMPOSE RESPONSIBILITY FOR SOIL BEARING CAPACITY UPON CONTRACTOR AND LIABILITY FOR RESULT IN DAMAGES. BUILDING INSPECTOR SHALL HAVE OPINION OF DETERMINING IF A SPLIT SPOON SOIL TEST IS UNNECESSARY, BASED ON THE KNOWLEDGE OF AREA CONDITIONS.

B. REMOVING ALL TOPSOIL, RUBBISH AND OTHER DELETERIOUS MATERIAL FROM INSIDE BUILDING AREA BEFORE COMMENCING CONSTRUCTION.

C. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATTER. FILL SHALL BE COMPACTED TO 95% (IN 6" LIFTS) TO ASSURE UNIFORM SUPPORT, AND EXCEPT WHERE APPROVED, THE FILL DEPTH SHALL NOT EXCEED 24" FOR CLEAN SAND/GRAVEL AND 8" FOR DEATH.

D. CONTRACTORS TO FIELD VERIFY LOCATION OF ALL UNDERGROUND MECHANICAL SYSTEMS, UTILITY LINES, ETC., PRIOR TO EXCAVATION. EXCAVATE AS REQUIRED FOR FOUNDATION TO UNDISTURBED VIRGIN SOIL.

## DIVISION III-CONCRETE

A. SOIL UNDER FOOTING SHALL BE PROTECTED FROM FREEZING.

B. EXTERIOR FOOTING SHALL BE A MINIMUM OF 4'-0" BELOW FINISHED GRADES OR PER LOCAL CODE REQUIREMENTS.

C. CONCRETE TO BE PROTECTED FORM WEATHER EXTREMES AS REQUIRED.

D. CONSTRUCTION SLABS ON GRADE MIN. 4" THICK W/6X6 10#10 W.W.M. ON 95% COMPACTED FILL. CONTRACTOR REMAINS RESPONSIBLE FOR MAINTAINING PROPER CONDITIONS FOR CURING. PROVIDED 6 MIL VISQUEEN VAPOR BARRIER THROUGHOUT. A 4" THICK BASE COURSE SHALL BE PREPARED BELOW SLAB CONSISTING OF CLEAN GRADIENTS SAND, GRAVEL OR CRUSHED STONE UNLESS THE SLAB IS CONSTRUCTED ON WELL-DRAINED OR SEEN IN/GRAVEL SOILS.

E. WHERE FOOTINGS ARE STEPPED, BOTTOMS SHALL NOT EXCEED MORE THAN ONE FOOT VERTICALLY FOR EACH TWO FOOT HORIZONTALLY. IN LIEU OF STEPPED FOOTINGS, CONTRACTORS MAY USE TWO OR THREE (DEPENDING ON BLOCK THICKNESS) 4"X8" PRECAST CONCRETE LINTELS WITH (2) #3 REBARS EACH, SPANNING NO MORE THAN 2'-0".

F. SET BOTTOM OF FOOTING MIN. 4'-0" BELOW GRADE (UNLESS OTHERWISE NOTED). REMOVE ALL SIGNS OF CLAY IN REPLACE W/SANDY, POROUS FILLED COMPACTED TO 95% DENSITY. FOOTING HOLE SHALL BE PREPARED NEAT AND COMPACTED PRIOR TO POURING NEW FOOTING.

G. CONSTRUCTION FOOTINGS (MIN) 4" WIDER ON EACH SIDE THAN FOUNDATION WALL ABOVE AND A MINIMUM OF 8" THICK: 6" WIDER ON EACH SIDE AND 12" THICKER FOR CHIMNEYS. SEE WALL SECTION FOR SIZE OF FOOTINGS.

H. ALL FOOTINGS TO HAVE MINIMUM (2) #4 REINFORCING BARS OR AS SHOWN.

I. CONCRETE WORK SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 211.1 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL WEIGHT CONCRETE" TO PRODUCE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, UNLESS OTHERWISE NOTED. CONCRETE IN GARAGES, PORCH SLABS, SIDEWALKS AND DRIVEWAYS MUST BE 3,500 PSI AND AIR- ENTRAINED.

J. CONCRETE SLUMP LIMITATIONS: 4" MINIMUM AND 6" MAXIMUM.

K. MAXIMUM AGGREGATE SIZE SHALL BE ¾". ALL AGGREGATES SHALL CONFORM TO ASTM C-33

L. CONCRETE COVER FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318, AND SHALL BE MINIMUM THICKNESS LISTED BELOW, UNLESS OTHERWISE NOTED:
1. FORMED CONCRETE BELOW GRADE 2"
2. UNFORMED CONCRETE BELOW GRADE 3"

M. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL CONSTRUCTION LOADS.

N. ALL STRUCTURAL CONCRETE IS TO BE CURED IN ACCORDANCE WITH ACI 01

O. GROUT SHALL BE NON-SHRINK, NON-METALLIC AND SHALL HAVE A MINIMUM COMPRESSIVE STRETCH OF 5,000 PSI AT 28 DAYS.

P. ALL REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 60.

Q.ALL REINFORCEMENT SPLICES SHALL BE AS INDICATED ON DRAWINGS.

R. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED.

S. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED, AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301.

T. ALL REINFORCING STEEL SHALL BE ASSEMBLED AS CAGES OR MATS, WITH BARS EQUALLY SPACED AND TIED TOGETHER AT EACH INTERSECTION BEFORE CONCRETE IS PLACE.

U. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, AND BE LOCATED IN THE CENTER OF DEPTH.

V. ALL ACCESSORIES SHALL HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE IN ACCORDANCE WITH ACI CURRENT EDITIONS.

W. CONTINOUS REINFORCING BARS SHALL BE BENT AROUND CORNERS WITH ENDS LAPPED EQUAL TO 24" DIAMETERS.

## DIVISION IV- MASONRY (if project calls for)

A. ALL CONCRETE MASONRY UNITS SHALL BE OF SIZE NOTED WITH (2) CORES CONFORMING TO ASTM C-90, GRADE N. ALL CEMENT MORTAR SHALL CONFORM TO ASTM C-47 TYPE M OR S.

B. CONTRACTOR SHALL ADEQUATELY SHORE AND PROTECT WALLS, PIERS, ETC. FORM DAMAGE DUE TO BACKFILLING.

C. LAY UP ALL MASONRY IN A RUNNING BOND WITH FULL FACE SHELL HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.

D. CONSTRUCTION FOUNDATION WALL OF LIGHTWEIGHT LOAD BEARING CONCRETE BLOCKS WITH SEMI-SOLID TOP COURSE. NO CINDER BLOCK SHALL BE USED IN EXTERIOR OR BEARING WALLS.
E. PROVIDE 8 INCHES SOLID BEARING UNDER GIRDER ENDS.

F. DAMP PROOF ALL HOLLOW BLOCK WALLS WITH 3/8" COAT OF PORTLAND CEMENT PARGING APPLIED TO EXTERIOR FORM COVE TO CAP AND APPLY 2 COATS OF BITUMINOUS DAMP PROOFING BLOW GRADE.

G. ANCHOR BRICK VENEER TO MASONRY BACKUP OR WOOD FRAMING GALVANIZED STEEL TIES SPACED 24 INCHES HORIZONTALLY AND 16 INCHES VERTICALLY.
H. PROVIDE THE FOLLOWING STEEL LINTELS OVER ALL OPENINGS AND RECESSES IN MASONRY WALLS. FOR EACH 4" THICKNESS OF CMU MASONRY PROVIDE ONE ANGLE AS FOLLOWS:
0'-4' SPAN: 4" X 3 ½" X 5/16"
4'-5' SPAN: 5" X 3 ½" X 5/16"
5'-6' SPAN: 6" X 3 ½" X 5/16"

I. ALL LINTELS SHALL BEAR 8" MIN. EACH END.

J. BRICK VENEER SHALL BEAR ON 12" BLOCK FOUNDATION WITH SEMI-SOLID BLOCK UNDER FIRST COURSE OF BRICK. PROVIDE WEEP HOLES EVERY 24"

K. MASONRY UNITS SHALL BE STORED IN A DRY AREA AND PROTECTED FOR MOISTURE.

L. PROVIDE NON-SHRINK LEVELING GROUT CONFORMING TO ASTM C-476 UNDER ALL STEEL BEARING ON MASONRY.

M. PROVIDE 8" X 16" PILASTERS KEYED INTO WALL ON INTERIOR OF CMU BASEMENT WALLS SPACED EVERY 18 WALL THICKNESSES.

## DIVISION V- STEEL

A. ALL STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO STANDARD SPECIFICATION OF ASTM A 36 UNLESS OTHERWISE NOTED ON DRAWINGS.

B. ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST AISC SPECIFICATION WITH THE LATEST REVISIONS.

C. STRUCTURAL STEEL PLACEMENT DRAWING AND MATERIAL LISTS SHALL CONFORM TO AISC'S "STRUCTURAL STEEL DETAILING." LATEST EDITIONS SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A REGISTERED ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

D. ALL FIELD BOLTS SHALL BE ASTM A 325 BOLTS.

E. SHOP CONNECTIONS SHALL BE WELDED IN ACCORD WITH AWS D1.1, "STRUCTURAL WELDING CODE," USING E70XX ELECTRODES.

F. CUTS, HOLES, COPING, ETC. REQUIRED FOR WORK OF OTHER TRADE SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN STRUCTURAL STEEL MEMBERS IN THE FIELD IS NOT PERMITTED.

G. ALL CONNECTIONS SHALL BE PER NOTE "E" OR HIGH STRENGTH BOLTED PER NOTE "D"

H. PROVIDE TEMPORARY BRACING OR GUYS FOR LATERAL SUPPORT TO BUILD UNTIL PERMANENT LATERAL BRACING IS INSTALLED.

I. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE ARCHITECTURAL DESIGNER FOR REVIEW AND ACCEPTANCE IS GRANTED. HOWEVER THE ARCHITECTURAL DESIGNER SHALL BE THE SOLE JUDGE OF ACCEPTABILITY AND THE CONTRACTOR SHALL ANTICIPATE THE USE OF THAT SPECIFIC DETAIL SHOWN ON THE DRAWINGS. IN ANY EVENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF SUCH ALTERNATE DETAIL WHICH HE PROPOSES.

J. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A 307.

K. ALL STRUCTURAL STEEL SHALL RECEIVE A SHOP COAT OF PRIMER EXCEPT AS FOLLOWS:
1. CONTACT MILLED BEARING SURFACES
2. BEARING SURFACES UNDER WASHERS OF FRICTION-TYPE HIGH –STRENGTH BOLTS.
3. WITHIN TWO INCHES OF FIELD WELDS UNLESS PAINT USED IS NOT DETRIMENTAL TO QUALITY OF WELD AND WILL NOT CAUSE NOXIOUS FUMES.

L. ALL SHOP COAT PAINT OR PRIMER DAMAGED DURING ERECTION SHALL BE FIELD TOUCHED UP.

## DIVISION VI- THERMAL & MOISTURE PROTECTION

A. INSULATION AS SHOWN IN COMPLIANCE WITH 2009 INTERNATIONAL RESIDENTIAL CODE.

B. ALL WOOD SILLS TO BE STRAND GUARD OR ACQ LUMBER (UNLESS OTHERWISE NOTED) ON SILL SEALER.

C. FLASHING: INSTALL .019 ALUMINUM FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIORS WALLS THROUGHOUT AND AT DOOR SILLS UNLESS WINDOWS HAVE FLANGES ATTACHED AND ARE APPROVED BY MANUFACTURER FOR INSTALLATION WITH OUT SEPARATE DRIP CAP. FLASH ALL WOOD BUTTING MASONRY AND AT ROOF AND VERTICAL WALL INTERSECTIONS WITH .019 ALUMINUM FLASHING.

D.FOLLOW ALL MANUFACTURE'S INSTRUCTIONS FOR THE INSTALLATION OF DOORS AND WINDOWS, PROVIDE A COPY OF INSTALLATION INSTRUCTIONS TO BUILDING DEPARTMENT AT THE TIME PERMIT APPLICATION.

E. SEALANTS:
1. ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, AND UTILITY PENETRATIONS AND AT MEETS OF WALLS, ROOFS AND FLOORS SHALL BE CAULKED AND SEALED WITH GE SILICONE SEALANT, OR APPROVED EQUAL.
2. BATH FIXTURES TO BE SEALED AS REQUIRED TO RENDER THEM WATERTIGHT.

F. THE GENERAL CONTRACTOR & INSULATION SUB CONTRACTOR SHALL VERIFY THAT THE INSTALLATION OF THE INSULATION SYSTEM AROUND THE DWELLING PERIMETER CREATES A UNIFORM UNBROKEN THERMAL BLANKET INSULATING THE INSIDE SPACE FROM THE OUTSIDE. INSULATION BLANKETS SHALL BE INSTALLED TO MEET ALL APPROPRIATE TOP AND BOTTOM WALL PLATES. INSULATION SHALL BE INSTALLED ON THE EXTERIOR SIDE ONLY OF ALL WATER SUPPLY AND DRAIN PIPES.

G. ALL SPACES BETWEEN MULTIPLE MEMBERS "1" JOISTS SHALL BE INSULATED WHEN EXPOSED TO OUTSIDE OR ATTIC/ CRAWLSPACE VENTILATION AIR.

***** SEE FOUNDATION PLAN FOR 2009 IRC specs ********

## DIVISION VII- DOORS & WINDOWS

A. REFER TO WINDOW MANUFACTURE'S SPECIFICATIONS FOR ROUGH OPENING OF ALL WINDOWS. REFER TO RECHECK ENERGY REPORT FOR ADDITIONAL SPECIFICATION FOR UNIT UPGRADES. ALL WINDOWS INDICATED ON PLAN SHALL COMPLY WITH MIN. EGRESS REQUIREMENTS AND MIN. GLAZING AREA OF 8% OF FLOOR AREA FOR EACH HABITABLE SPACE UNLESS ARTIFICIAL LIGHT PROVIDED.

B. ONE WINDOW IN EACH SLEEPING ROOM TO HAVE MIN. NET CLEAR OPENING OF 5.7 S.F. MIN NET CLEAR OPENING HEIGHT OF 24 INCHES, MIN NET CLEAR OPENING WIDTH OF 20 INCHES. ( AREA MAY BE REDUCED TO 5.0 S.F AT FIRST FLOOR) CONTRACTOR MUST VERIFY THAT THE PARTICULAR WINDOW MANUFACTURER AND SIZE SELECTED MEETS THE MINIMUM SIZE SPECIFIED.

C. ALL ENTRANCE DOORS, SIDELIGHTS, WINDOWS ABOVE A SHOWER OR TUB, SLIDING & SHOWER DOORS HAVING GLAZING MUST CONFORM TO MAINE STATUTE REQUIRING SAFETY GLASS IN PANELS THAT MAY BE MISTAKEN FOR A MEANS OF EGRESS OR INGRESS, OR ARE IN A HAZARDOUS LOCATION. REFER TO PLANS FOR LOCATIONS.

D. FOLLOW ALL MANUFACTURE'S INSTRUCTION FOR THE INSTALLATION OF DOORS AND WINDOWS, PROVIDE A COPY OF INSTALLATION INSTRUCTION TO BUILDING DEPARTMENT AT THE TIME OF PERMIT APPLICATION.

E. WHENEVER THE EXTERIOR GRADE (OR DECK SURFACE) IS GREATER THAN 6'-0" BELOW THE WINDOW SILL, SAID WINDOW SILL SHALL NOT BE CLOSER THAN 24" TO THE INTERIOR FLOOR. IF CLOSER THAN 24" TO THE FLOOR, PROVIDE WINDOW GUARDS (INSTALLED OR MANUFACTURE'S SPECIFICATIONS) BETWEEN THE GUARDS. GUARDS ON SLEEPING AREA EMERGENCY EGRESS WINDOWS SHALL BE REMOVABLE BY AN ADULT WITHOUT THE USE OF SPECIAL TOOLS.

F. ALL WINDOWS & DOORS SHALL HAVE A POSITIVE AND NEGATIVE DESIGN PRESSURE RATINGS CONSISTENT WITH THE DESIGN WIND SPEED SPECIFIED FOR THE AREA IN WHICH THE PROJECT IS TO BE CONSTRUCTED. SEE PAGE A0.0

## DIVISION VIII-WOOD

A. ALL DIMENSIONS ON FLOOR PLANS ARE TO FRAME LINES.

B. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS" RECOMMENDED BY THE N.L.M.A AND CODE STANDARDS LISTED UNDER GENERAL CONDITIONS.

C. ALL SHEATHING AND SUBFLOORING SHALL BE EXTERIOR GRADE PLYWOOD, OR OSB WITH EXTERIORS GLUE.

D. SET ALL JOISTS AND BEAMS WITH NATURAL CAMBER UP. ENDS LAPPED OVER BEARING SHALL BE SECURELY SPIKED TOGETHER WITH (4) 10D NAILS EACH. FIRE CUT ENDS BEARING IN MASONRY.

E. PROVIDE 5/4" X 3" WOOD CROSS OR SOLID BRIDGING AT A MAXIMUM OF 8'-0" O.C AND SOLID BRIDGING OR RIM JOIST AT JOIST ENDS.

F. STRUCTURAL COLUMNS AND POSTS ARE TO HAVE FULL SOLID WOOD AND/ OR MASONRY BEARING CONTINUOUS TO THE FOUNDATIONS. PROVIDE SOLID BLOCKING (AS REQUIRED) BETWEEN JOIST BAYS FOR CONTINUOUS BEARING TO POST/HEADER/COLUMN BELOW.

G. ANCHOR SILLS AND PLATES WITH 5/8" DIAMETER HOOKED BOLTS 1'-6" LONG (SPACING INDICATED ON PLANS) MIN 2 PER SILL, AND MAX 12" FORM END OF EACH PIECE OF SILL PLATE UNLESS OTHERWISE NOTED. PROVIDE 3X3X1/4 PLATE WASHERS AT ALL ANCHOR BOLTS LOCATIONS.

H. FRAME ALL OPENINGS LARGER THAN 16 INCHES WITH DOUBLE HEADER AND TRIMMERS. DOUBLE JOIST UNDER PARTITIONS PARALLEL TO JOIST.

I. GIRDERS RESTING ON MASONRY ARE TO BE SET STEEL LEVELING PLATES AS REQUIRED. WHERE LEVELING PLATES ARE NOT REQUIRED, SET ON .019 ALUMINUM FLASHING. NO UNTREATED FRAMING LUMBER IS TO BEAR DIRECTLY IN MASONRY.

J. ALL HANGERS, CONNECTORS, CAPS BASES, ETC. FOR CARPENTRY ARE TO BE BY SIMPSON, OR APPROVED EQUAL. INSTALL AND NAIL PER MANUFACTURE'S SPECIFICATIONS.

K. ALL PLYWOOD SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
ROOF SHEATHING: ½" C-D APA 32/16 EXTERIOR GLUE
WALL SHEATHING: ½" C-D APA 32/16 EXTERIOR GLUE
FLOOR: 5/8" or 3/4" UNDERLAYMENT GRADE TONGUE AND GROOVE.

L. GLU-LAM BEAMS SHALL HAVE A MIN. FB OF 2400 P.S.I., LVL AND PSL BEAMS SHALL HAVE A MIN. FB OF 2900 P.S.I.

M. ALL LVL & PSL BEAMS TO BE INSTALLED AS PER SPECIFICATIONS OF MANUFACTURER. JOIN MULTIPLE MEMBERS PER MANUFACTURES SPECIFICATIONS. PROTECT FORM EXPOSURE TO WEATHER.

N. DECKS:
ALL EXTERIOR DECK FRAMING LUMBER SHALL BE NATURALLY DURABLE OR PRESSURE TREATED LUMBER WITH MIN. FB OF 1000 P.S.I. ALL EXTERIOR DECKING SURFACES SHALL BE PRESSURE TREATED, NATURALLY DURABLE, OR MANUFACTURED DECKING MATERIAL ALL FASTENERS AND HARED WARE SHALL BE GALVANIZED OF STAINLESS STEEL IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURE'S OF THE PRODUCTS BEING CONNECTED. ALL DECK JOUSTS SHALL BE 16" O/C FOR PERPENDICULAR DECKING, AND 12" O/C FOR DIAGONAL DECKING. PROVIDE 2 DECK HOLD-DOWNS CONNECTED TO FLOOR JOIST SYSTEM IN ACCORDANCE W/PLANS.

O. FRAMING LUMBER SHALL BE MIN #2 HEM FIR CONSTRUCTION GRADE WITH MIN, FB OF 1150 P.S.I. ALL UNMARKED HEADERS SHALL BE MIN. (2) 2X6. PROVIDE METAL HANGERS OR CONNECTORS AT ALL BUTT JOINTS.

P. FIRE STOP DROPPED CEILING AT TOP, REAR AND ENDS WITH ¾" PLYWOOD WITH JOINTS BACKED WITH ¾" PLYWOOD OR 2" NOMINAL THICKNESS LUMBER WITH TIGHT JOINTS.

Q. JOISTS SHALL HAVE FULL BEARING AT SILLS.

R. ALL OPENINGS IN WALLS, FLOOR, ROOF, ETC. TO BE LOCATED AND SIZED AS PER MECHANICAL AND ARCHITECTURAL REQUIREMENTS, EVEN IF NOT SHOWN ON DRAWINGS.

S. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR SHALL BE PRESSURE TREATED WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 12" TO EXPOSED GROUND IN CRAWLSPACE OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.

T. ALL ENGINEERED LUMBER PRODUCTS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS. ALL DESIGN LOADS AND APPLICATIONS FOR ENGINEERED WOOD PRODUCTS SHALL BE REVIEWED BY MANUFACTURER PRIOR TO CONSTRUCTION. NOTIFY ARCHITECTURAL DESIGNER OF ANY MODIFICATIONS TO ORIGINAL DESIGN INTENT. OWNER/CONTRACTOR SHALL PROVIDE A MANUFACTURER PREPARED SHOP DRAWING PACKAGE TO THE ARCHITECTURAL DESIGNER FOR SHOP DRAWING REVIEW PRIOR TO CONSTRUCTION . THE ARCHITECT WILL ACKNOWLEDGE/APPROVE /OR REJECT SHOP DRAWING WITH A SEALED LETTER. A MIN FIVE (5) DAY PERIOD WILL BE REQUIRED FOR ALL SHOP Drawing Reviews.

U. WHEN THE BUILDING IS CONSTRUCTED IN A FLOOD ZONE, THE LOWEST ELEVATION OF ALL UNTREATED FRAMING LUMBER (INC. GIRDERS) SHALL BE ABOVE THE BASE FLOOD ELEVATION OR COMMUNITY DESIGNED FLOOD ELEVATION.

## DIVISION IX- FINISHES

A. FINISH FLOOR:

B. ASPHALT ROOF SHINGLES UNLESS OTHERWISE DETERMINED

C. GYPSUM BOARD SHALL BE GLUED AND FASTENED WITH APPROVED NAILS OR SCREWS SPACED PER IRC STANDARDS. IF PAINTINGS ARE TO BE HUNG THAN A PREFERRED USE OF 1/2" PLYWOOD BELOW GYP-BOARD.

D. PROVIDE WATER RESISTANT GYPSUM BACKING BOARD AT WALLS AND CEILING IN BATHROOMS. WHERE CEILING JOIST SPACING EXCEEDS 12" O.C., WATER RESISTANT GYPSUM BACKING BOARD SHALL BE 5/8" THICK. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKING BOARD SHALL BE USED IN A TUB AND SHOWER AREAS RECEIVING WALL TILE OR OTHER NON-ABSORBENT PANEL OR FINISHES.

E. DOORS AND HARDWARE AS SELECTED BY OWNER. ANY GLASS COMPONENTS OF DOORS AND ADJACENT SIDE WINDOWS ARE TO BE TEMPERED SAFETY GLASS.

F. ALL CLOTHES CLOSETS TO BE FINISHED PER OWNERS REQUEST

G. MOULDINGS: TBD

H. TRIM AROUND ALL WINDOWS: Int: TBD VS Ext.: TBD

I. BALUSTERS, STAIRS AND RAILINGS. TBD

J. SEE OWNER FOR FINISHES OF EACH ROOM.

K. UNDERCUT BATHROOM DOORS 1" EXCEPT FOR MASTER BEDROOM; TIGHT THRESHOLD

L. THE CONTRACTOR SHALL VERIFY ALL DOORS AND WINDOW LOCATIONS WITH THE OWNER BEFORE PROCEEDING WITH WORK.

M. PAINT ALL NEW ROOMS WITH 1 COAT PRIMER AND 2 COATS OF PAINT, COLOR AS SELECTED BY OWNER.

N. PAINT ALL TRIM AND PROVIDE 2 COATS OF FINISH UNLESS OWNER DIRECTS OTHERWISE.

O. ALL SUBSTITUTIONS SHALL BE APPROVED BY OWNER AND BE OF LIKE KIND AND QUALITY.

P. ALL FINISHES /PRODUCTS AND SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION.

Q. CULTURED STONE (if any): TBD

R. COUNTERTOPS & CABINETS:

S. SPECIALTY ITEMS:

T. ACCESSORIES:

## DIVISION X- EQUIPMENT

A. APPLIANCES SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS. VENT APPLIANCE TO THE EXTERIOR PER MANUFACTURE'S SPECIFICATION.

B. IN ALL SPACES ENCLOSING A FUEL BURNING APPLIANCE, COMBUSTION AIR SHALL BE DRAWN THROUGH TWO OPENINGS (ONE 12 MAX. FROM CEILING, ONE 12" MAX. FROM FLOOR) MIN 100 S.I. EACH AND 1 S.I. PER 1000 BTU/H COMBINED INPUT RATING OF ENCLOSED APPLIANCES (OR IN ACCORDANCE w/ MANUFR'S. INSTRUCTIONS) SPACES ENCLOSING A CLOTHES DRYER & NO OTHER FUEL BURNING APPLIANCE SHALL HAVE EITHER A LOUVERED DOOR OR ONE TRANSFER GRILLE OF 100 S.I. MIN.

C. TERMINATION GUIDELINES (PER APPENDIX C IN THE BUILDING CODE) SHALL BE FOLLOWED FOR ALL DIRECT VENT APPLIANCES.

D. IN A FLOOD ZONE, ALL APPLIANCES SHALL BE INSTALLED ABOVE THE BASE FLOOD ELEVATION.

E. CLOTHES DRYERS SHALL EXHAUST TO THE BUILDING EXTERIOR THROUGH A 4"ctr METAL DUCT NOT IN EXCESS OF 35' LENGTH. (INCLUDE EQUIVALENT LENGTHS OF ALL RADIUS FITTINGS) IF NO DRYER IS PROVIDED, DUCT SHALL BE INSTALLED & CAPPED. ALL CONCEALED DUCTS SHALL BE LABELED w/ THE EQUIVALENT LENGTHS AT THE DRYER CONNECTION.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Midcoast Home Designs HERE is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

Midcoast Home Designs

ALL DRAWINGS, PLANS, SKETCHES, ETC. ARE PROVIDED BASED UPON INFORMATION PROVIDED BY THE CLIENT IN ACCORDANCE TO COMMON BUILDING PRACTICE AND LOCAL CODES.

MIDCOAST HOME DESIGN EMPLOYEES ARE NOT REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS.

ALL DIMENIONS AND SPECIFICATIONS WILL BE VERIFIED BY THE CLIENT AND CONTRACTOR(S) BEFORE ACTUAL CONSTRUCTION. IF ALL IS NOT VERIFIED FIRST, MIDCOAST HOME DESIGN & THE DESIGNERS OF MCHD'S WILL BE HELD BLAMELESS.

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MIDCOAST HOME DESIGNS
168 Head Tide Road, Whitefield, ME 04353
Phone: (207) 380-9779
Teresa@MidcoastHomeDesigns.com
www.MidcoastHomeDesignsl.com

Gerland- Landblad Remodel
138 Glenwood Ave,
Portland, ME

Drawing:

Scale:
SEE PLAN

Drawn By:
TERESA SIMPSON

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