



ABBREVIATIONS & SYMBOLS:

@	AT	R	R
C	CENTER LINE	RAD.	RAD.
		REIN.	REIN.
		R.O.	R.O.
ACOUS	ACOUSTICAL	SECT.	SECTION
ARCH	ARCHITECTURAL	SMT.	SHEET
BD	BOARD	SM.	SIMILAR
BLDG	BUILDING	STL.	STEEL
BOT.	BOTTOM	STOR.	STORAGE
		STRUC.	STRUCTURAL
CAB.	CABINET	SUSP.	SUSPENDED
CELG	CEILING	T&G	TONGUE AND GROOVE
CL.	CLOSET	TYP	TYPICAL
COL.	COLUMN	T.W.	TO THE WEATHER
CONC	CONCRETE	T.Z.W.	TOP OF WALL
CONT	CONTINUOUS	T.O.S.	TOP OF SLAB
		U.V.O.	UNLESS NOTED OTHERWISE
DBL	DOUBLE	V.F.	VERIFY IN FIELD
DA	DIAMETER	WD	WASHER/DRYER
DET	DETAIL	WH	WATER HEATER
DN	DOWN	WO	WITH OUT
DW	DISHWASHER	W.W.F.	WELDED WIRE FABRIC
DWG	DRAWING		
EL	ELEVATION		
EXST	EXISTING		
EQ	EQUAL		
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		

Room name	ROOM	CONCRETE	PLYWOOD
	DOOR	CONCRETE MASONRY UNIT	GYPSUM BOARD
	WINDOW	BRICK	BATT INSULATION
	WALL	GRAVEL	RIGID INSULATION
	CEILING	SOIL	EXPANSION MATERIAL
	DEMO	STEEL	FINISH WOOD
	INTERIOR	WOOD FRAMING	CROWN MOLDING
	COLUMN LINE HEAD	WOOD BLOCKING	CHAIR RAIL
	BUILDING		
	BUILDING		
	WALL		
	DETAIL		
	INTERIOR		
	VERTICAL		

GENERAL NOTES:

- DIMENSIONS WHERE PROVIDED SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS. CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT WORK.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY INCONSISTENCIES OR ERRORS IN THE CONSTRUCTION DOCUMENTS. IF CONTRACTORS KNOWINGLY DO NOT NOTIFY THE ARCHITECT OF SUCH AMBIGUITY, INCONSISTENCY OR ERROR, THEY THEREFORE ACCEPT SUCH CONDITIONS AS WILL MAKE SUCH ADDITIONS OR CORRECTIONS NECESSARY TO PROPERLY COMPLETE THE WORK AT THEIR EXPENSE.
- ALL WORK SHALL CONFORM TO THE APPLICABLE STATE, LOCAL AND/OR FEDERAL CODES AND/OR ORDINANCES.
- CONTACT LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING SITE WORK.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE PRESERVATIVE TREATED.
- ALL GRADING SHALL PROVIDE POSITIVE DRAINAGE FOR ALL AREAS OF THE SITE.
- DESIGN AND INSTALLATION OF THE MECHANICAL SYSTEMS IS THE RESPONSIBILITY OF THE MECHANICAL SUBCONTRACTOR AND MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
- DESIGN AND INSTALLATION OF THE ELECTRICAL SYSTEMS IS THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR AND MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
- PROVIDE ALL NECESSARY BLOCKING TO RECEIVE CABINETS, SHELVING, ACCESSORIES, CURTAIN RODS, AND ANY OTHER BUILT IN EQUIPMENT SHOWN ON THE DRAWINGS.
- FRAME ALL EXTERIOR DECKS AND STAIRS WITH PRESURE PRESERVATIVE TREATED LUMBER.
- 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.
- INSTALL COPPER OR GALVANIZED METAL DRIP EDGE AT ALL RAKES AND EAVES.
- INSTALL MOISTURE RESISTANT "MR" GYPSUM BOARD AT WALLS AND CEILINGS OF BATHROOMS/SHOWER ROOMS.
- CONTINUE GYPSUM BOARD BEHIND ALL FIXTURES AND CABINETS AT ALL FIRE RATED AND SOUND RATED WALLS.
- BATH FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER.
- CAULK ALL SINKS TO COUNTERTOPS.
- INSTALL 5 SHELVES IN ALL LINEN CLOSETS.
- INSTALL SHELF AND POLE IN ALL CLOSETS UNLESS OTHERWISE NOTED OR DETAILED. TOP OF SHELF SHALL BE AT 5'-0" A.F.F. UNLESS OTHERWISE NOTED.
- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS. REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- UNAUTHORIZED CHANGES: IN THE EVENT THAT THE CLIENT, CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE WHOM THE CLIENT IS LEGALLY LIABLE CONSENTS TO, ALLOWS, AUTHORIZES, OR APPROVES OF CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS, OR OTHER DOCUMENTS, INCLUDING ELECTRONIC FILES, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARCHITECT, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. THEREFORE, THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE ARCHITECT AND TO RELEASE THE ARCHITECT FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH CHANGES.
- PROVIDE AND INSTALL ALL ROUGH HARDWARE SUCH AS NAILS, SCREWS, CLIPS AND OTHER FRAMING DEVICES SHOWN OR REQUIRED FOR SECURING ITEMS OF ROUGH CARPENTRY.
- ANY DOORS NOT LOCATED DIMENSIONALLY ARE TO BE 6" MIN. OFF ADJACENT WALL AT HINGE SIDE OF DOOR.

CODE SUMMARY

2009 MUBEC / INTERNATIONAL RESIDENTIAL CODE - 2009 EDITION

R301.2.1.4 EXPOSURE CATEGORY
THE SITE OF THIS BUILDING IS LOCATED IN AN AREA WHICH WOULD BE CATEGORIZED AS EXPOSURE B.

R301.2.2 SEISMIC PROVISIONS
THE SITE OF THIS BUILDING IS LOCATED IN A SEISMIC DESIGN CATEGORY B.

R301.2.4 FLOOD PLAIN CONSTRUCTION
THE SITE OF THIS BUILDING IS NOT LOCATED IN A FLOOD PLAIN.

R301.6 ROOF LOAD
THIS BUILDING HAS BEEN DESIGNED TO SUPPORT SNOW LOADS OF 50# / SF.

R302.7 UNDER STAIR PROTECTION
THE ACCESSIBLE SPACE UNDER THE STAIRS WILL BE ENCLOSED WITH A MIN. OF 1/2" GYPSUM BOARD.

R302.11 FIREBLOCKING
FIREBLOCKING SHALL BE PROVIDED AS REQUIRED BY THIS SECTION.

R308 GLAZING
THIS BUILDING HAS BEEN DESIGNED TO PROVIDE SAFETY GLAZING WHERE REQUIRED BY R308.4. *WINDOW SUPPLIER SHALL CONFIRM THAT ALL SAFETY GLAZING IS PROVIDED WHERE REQUIRED.

R211.7 HANDRAILS
HANDRAILS ARE PROVIDED ON AT LEAST ONE SIDE OF ALL STAIR RUNS. THEY ARE BETWEEN 34" AND 38" HIGH ABOVE THE NOSING OF THE TREAD.

R312 GUARDS
GUARDS AT PORCHES, OPEN SIDES OF STAIRS AND BALCONIES ARE 36" HIGH. OPENINGS AT GUARDS ARE LESS THAN 4"

ELECTRICAL SUBCONTRACTOR SHALL INSTALL SMOKE AND CARBON MONOXIDE ALARMS PER THE REQUIRED NEC CODE.

CHAPTERS 28 THROUGH 33: GENERAL PLUMBING REQUIREMENTS
THIS WORK IS TO BE DESIGNED AND BUILT BY THE PLUMBING SUBCONTRACTOR.

CHAPTERS 34 THROUGH 41: ELECTRICAL SYSTEMS
IS TO BE DESIGNED AND BUILT BY THE ELECTRICAL SUBCONTRACTOR

SHEET INDEX:

- A0 COVER SHEET
- A1 PROPOSED FLOOR PLANS
- A2 PROPOSED ELEVATIONS
- A3 BUILDING SECTION
- A-1 Proposed 1st Floor / Framing Plan
- A-2 Proposed 2nd Floor / Framing Plan
- A-3 Proposed Elevations
- A-4 Proposed Elevations
- A-5 Proposed Elevations
- A-6 Proposed Elevations
- A-7 Building Section
- E1 EXISTING FLOOR PLANS
- E2 EXISTING ELEVATIONS
- E-1 Existing 1st Floor Plan
- E-2 Existing 2nd Floor Plan
- E-3 Existing Elevations
- E-4 Existing Elevations
- E-5 Existing Elevations
- E-6 Unnamed
- R1 3D VISUALS
- S1 STRUCTURAL NOTES
- zz Unnamed

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REVISIONS

#	DATE	DESCRIPTION

DATE:	4/20/17
PROJECT #	01-21-17
DRAWN BY:	JEP
CHECKED BY:	KK
DRAWING SCALE	As indicated

SHEET TITLE
COVER SHEET

A0

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