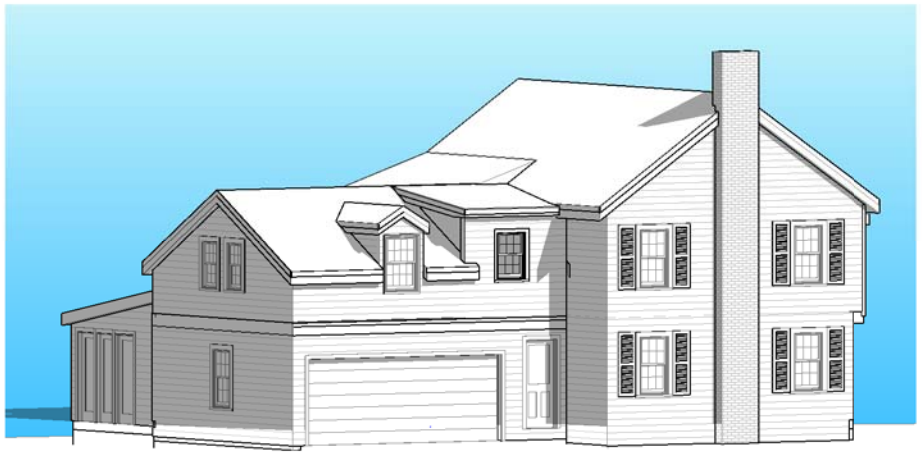

GENERAL NOTES:

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

2. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY INCONSISTANCIES OR ERRORS IN THE CONSTRUCTION DOCUMENTS. IF CONTRACTORS KNOWINGLY DO NOT NOTIFY THE ARCHITECT OF SUCH AMBIGUITY, INCONSISTANCY OR ERROR, THEY THEREFORE ACCEPT SUCH CONDITIONS AN WILL MAKE SUCH ADDITIONS OR CORRECTIONS NECESSARY TO PROPERLY COMPLETE THE WORK AT THEIR EXPENSE.

3. ALL WORK SHALL CONFORM TO THE APPLICABLE STATE, LOCAL AND/OR FEDERAL CODES AND/OR ORDINANCES.

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

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

6. ALL GRADING SHALL PROVIDE POSITIVE DRAINAGE FOR ALL AREAS OF THE SITE.

7. 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.

8. 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.

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

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

11. 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

12. INSTALL COPPER OR GALVANZIED METAL DRIP EDGE AT ALL RAKES AND EAVES.

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

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

15. BATH FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER.

16. CAULK ALL SINKS TO COUNTERTOPS.

17. INSTALL 5 SHELVES IN ALL LINEN CLOSETS.

18. 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.

19. 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.

20. 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.

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

22. ANY DOORS NOT LOCATED DIMENSIONALLY ARE TO BE 6" MIN. OFF ADJACENT WALL AT HINGE SIDE OF DOOR.

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

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.

R311.7.7 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 25 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:

OWNER:

ABBREVIATIONS & SYMBOLS:

@	AT
C	CENTER LINE
ACOUS	ACOUSTICAL
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BOT.	BOTTOM
CAB.	CABINET
CLG	CEILING
CL	CLOSET
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DET	DETAIL
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
EL	ELEVATION
EXIST	EXISTING
EQ	EQUAL
HORIZ	HORIZONTAL
HGT	HEIGHT
INSUL	INSULATION
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHICAL
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
R.O.	ROUGH OPENING
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILIAR
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T&G	TONGUE AND GROOVE
TYP	TYPICAL
T.W.	TO THE WEATHER
T.OW.	TOP OF WALL
T.O.S.	TOP OF SLAB
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W/	WITH
WD	WASHER/DRYER
WH	WATER HEATER
W/O	WITH OUT
W.W.F.	WELDED WIRE FABRIC

ROOM
DOOR
WINDOW
WALL
CEILING
DEMO
INTERIOR
COLUMN LINE HEAD
BUILDING
BUILDING
WALL
DETAIL
INTERIOR
VERTICAL

CONCRETE
CONCRETE MASONRY UNIT
BRICK
GRAVEL
SOIL
STEEL
WOOD FRAMING
WOOD BLOCKING

PLYWOOD
GYPSUM BOARD
BATT INSULATION
RIGID INSULATION
EXPANSION MATERIAL
FINISH WOOD
CROWN MOLDING
CHAIR RAIL

Permit Drawings

KW Architects
Kristi Kenney, RA
PO Box 404
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(207) 332-9199

Herzlinger - Fleisch

106 Parsons Road
Portland, Maine

REVISIONS

#	DATE	DESCRIPTION

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

SHEET TITLE
COVER SHEET

A0

4/24/2017 3:24:21 PM AEP

KERZLINER-FLEISCH
MKL SI 4/12/17

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BUILD WITH CONFIDENCE

SI# 17-0088

WOOD FRAMING:

* Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria.
* Spruce-Pine-Fir #2 and better (Maximum Moisture Content 19%) U.O.N.
  "Pressure treated lumber" shall be framing material of the specified species which has been pressure treated with a decay and insect resistant solution, meeting all current standards for wood in contact with concrete or earth.
  Sill plates in contact with masonry or concrete foundations, footings or slabs may be treated Timber Strand LSL (zinc borate treatment). Sodium borate treatment may also be acceptable for sill plate applications when protected from weather.
  Acceptable treatment mediums for wood in contact with earth or in exterior applications include ACQ-C and ACQ-D (Alkaline Copper Quaternary) and copper azole (CBA-A and CBA-B).
  DO NOT USE WOODS WHICH HAVE BEEN TREATED WITH AMMONIA BASED CARRIERS.
  All connectors shall meet the recommendations of the pressure treated wood manufacturer, but shall be not less than Hot Dipped Galvanized meeting requirements of ASTM A653, such as Simpson ZMAX. (G185). All screws, nails and bolts shall match hangers and other connectors, and shall meet ASTM A123 for individual connectors, and ASTM A153 for fasteners.
  For durability, it is our recommendation that connectors used in exposed conditions with treated lumber be stainless steel.
  Do not mix galvanized and stainless products.
  Do not allow aluminum to contact treated wood.
* Laminated Veneer Lumber (LVL): Manufactured 1 3/4" wide Microllams (ML) by Trus Joist or equivalent.
  Fb=2,600 psi, E=1,900,000 psi, Fv=285 psi, depth noted on plans.
* Minimum nailing shall comply with IBC Table 2304.9.1 except where more or larger nailing shown on drawings.
* Metal connectors: Simpson Strong Tie unless otherwise noted, installed with number and type of nails to achieve maximum rated capacity. Note that heavy duty and skewed hangers may require special order.
* All beams shall be braced against rotation at points of bearing.
* Drypack grout all beam pockets full after beams are set.
* Lead holes for lag bolts shall be 60% to 70% of lag shank diameter in compliance with AITC criteria.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

* The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.
* These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at Any Other building site. Plans shall not be used for construction at any other building site without specific review by the engineer.
* Observations of foundation reinforcing or framing required by the owner, lender, insurer, building department or any other party will be accomplished by the engineer at the owner's expense. At least 24 hours advance notice is requested.
* All slabs on grade shall be separated from adjacent structural and finish elements to allow free movement of the slab, unless specifically shown and noted otherwise.

ABBREVIATIONS KEY

BRG	BEARING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
DWG	DRAWING
EA	EACH
ES	EACH SIDE
(E)	EXISTING, BLUE
GALV	GALVANIZED
LOC	LOCATION
LVL	LAMINATED VENEER LUMBER
NTS	NOT TO SCALE
(N)	NEW, RED
PT, P.T.	PRESSURE TREATED
(R)	REMOVE
SIM	SIMILAR
SQ	SQUARE
T&B	TOP AND BOTTOM
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WA	WEDGE ANCHOR

GENERAL REPAIR NOTES:

- CONTRACTOR TO SHORE FRAMING AS NEEDED TO MAKE REPAIRS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND IN FIELD.

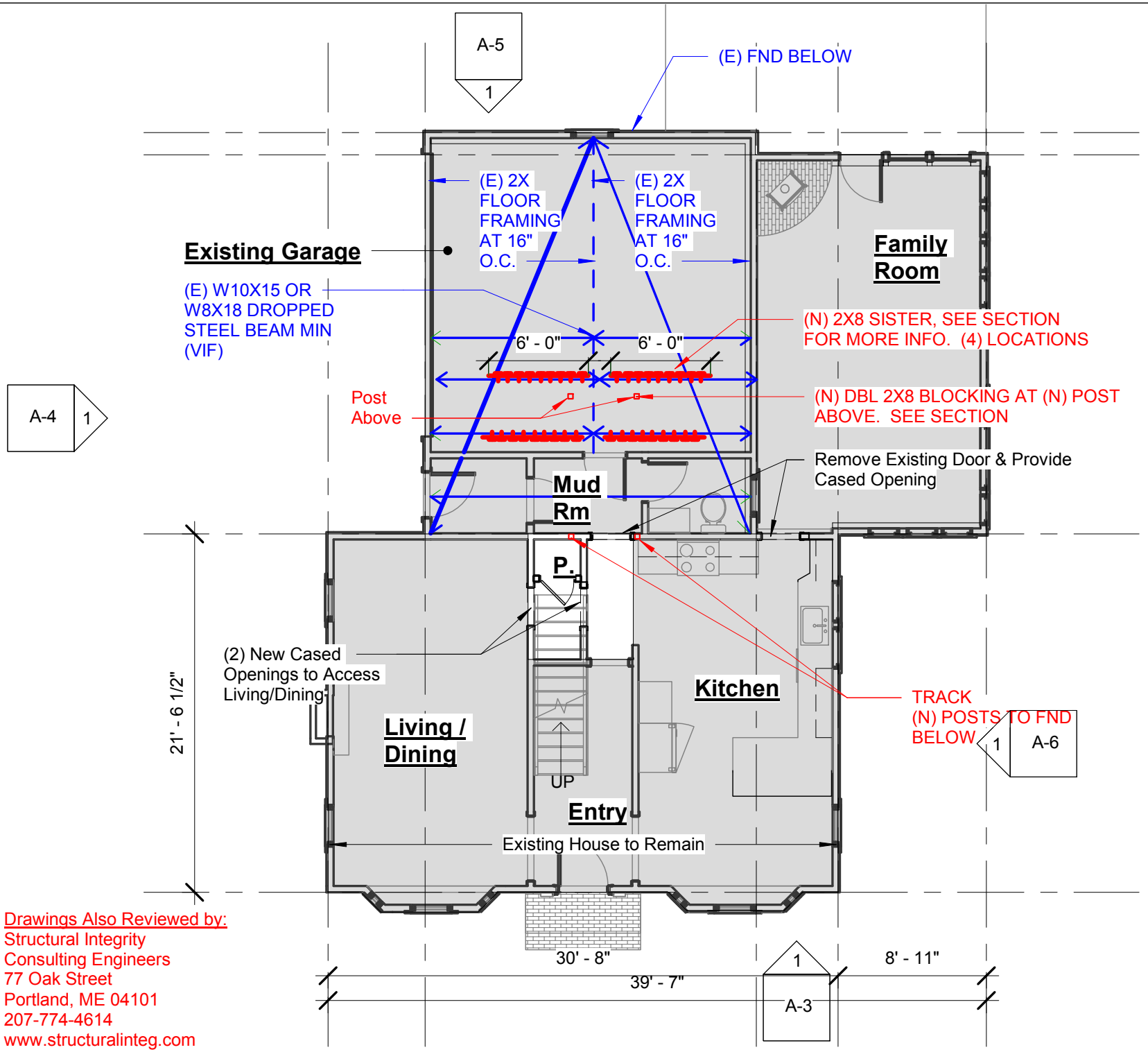
FRAMING PLAN SYMBOLS KEY

□	WOOD OR STEEL POST/COLUMN
□○	NUMBER OF WOOD STUDS IN POST BELOW
A / B / C	COLUMN (ABOVE, BELOW, CONTINUOUS) AT THIS LEVEL
(E) / (N)	EXISTING / NEW
	(N) JOIST BEARING
	(E) JOIST BEARING
	(N) CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	(E) CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	(N) FLUSH FRAMED JOIST BEARING WITH HANGER
	(E) JOIST W/ (N) FLUSH HANGER
	(N) BEARING WALL BELOW
NOT USED	(N) SHEATHING /SHEAR WALL
NOT USED	INDICATES 2x6 @ 16" O.C. OVERFRAMED CRICKET ON EXISTING ROOF BEARING ON 2x PLATES AND STUB BEARING WALLS @ 48" O.C. MAX.
(#)T	NUMBER OF TRIM STUDS UNDER HEADER
(#)K	NUMBER OF KING STUDS ADJACENT TO HEADER

LEGEND

DROPPED BEAM - - - - - -

FLUSH BEAM ——————



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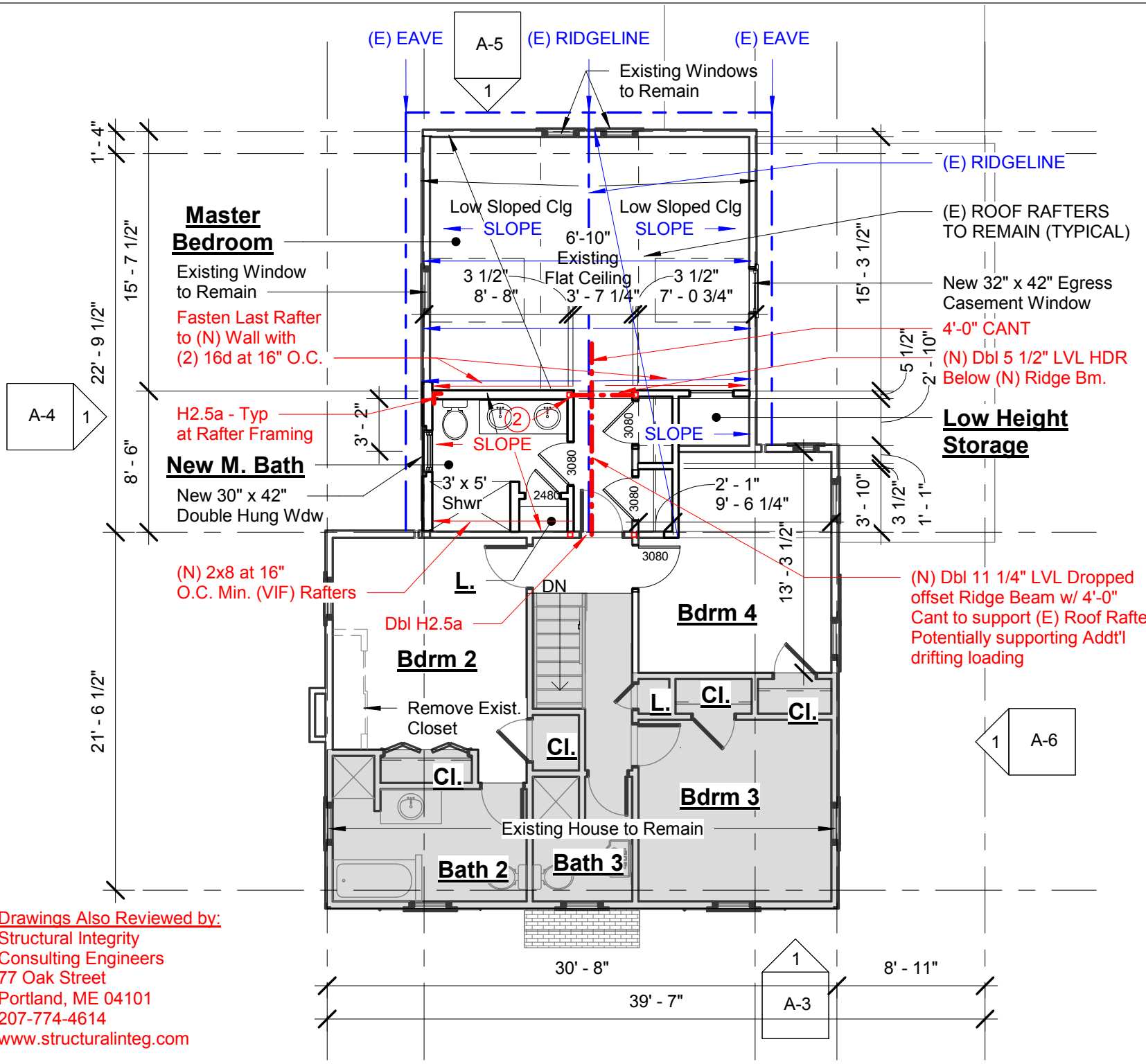
ARCHITECTS

Herzlinger - Fleisch

Proposed 1st Floor / Framing Plan

DATE:	04/20/17	DRW / CHK BY:	AEP / KK
PROJECT #	01-21-17	DWG SCALE:	1/8" = 1'-0"

A-1



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Herzlinger - Fleisch

Proposed 2nd Floor / Framing Plan

DATE:	04/20/17	DRW / CHK BY: AEP /	KK
PROJECT #	01-21-17	DWG SCALE:	1/8" = 1'-0"

A-2

1 FRONT ELEVATION
1/8" = 1'-0"

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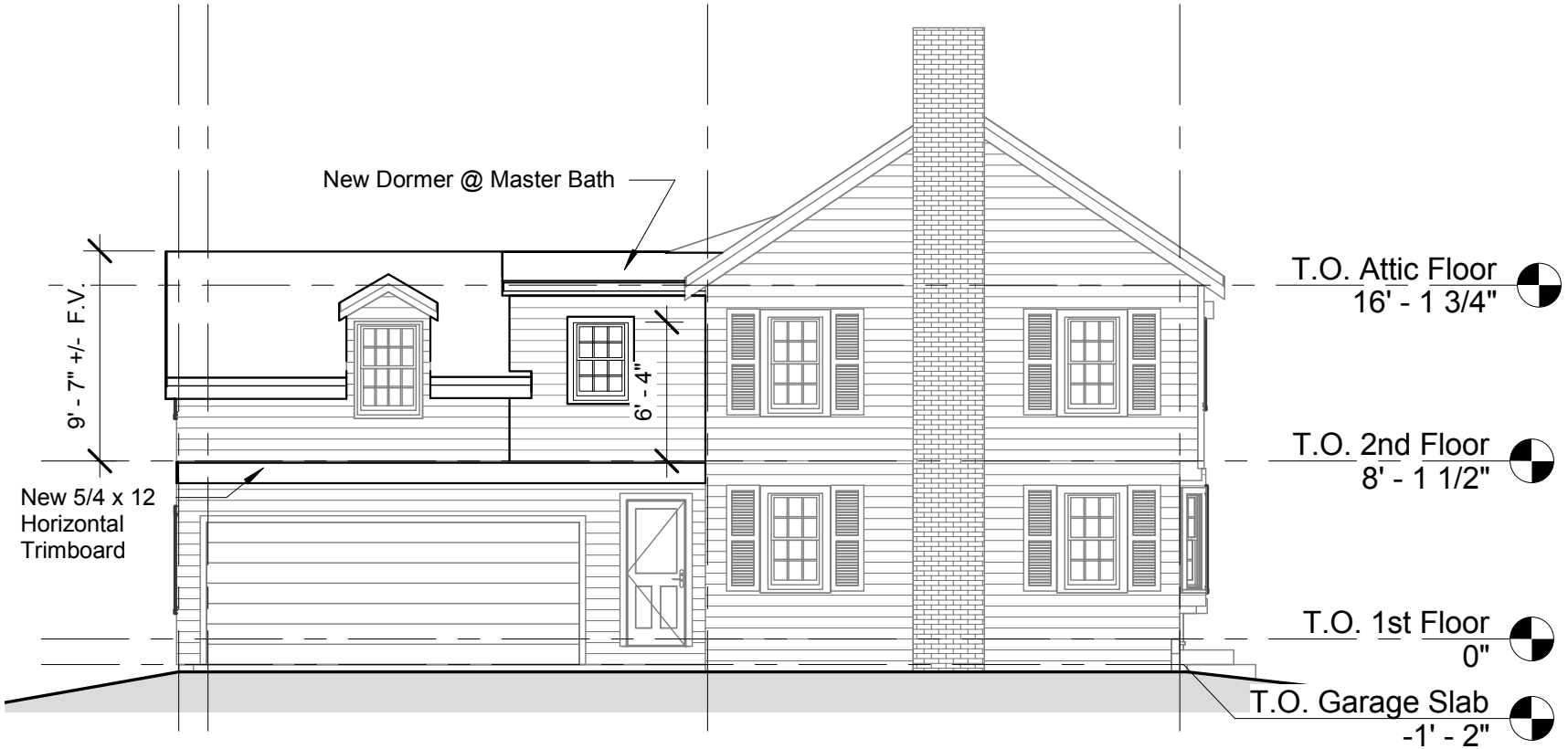
Proposed Elevations

DATE:	04/20/17	DRW / CHK BY: AEP /	KK
PROJECT #	01-21-17	DWG SCALE:	1/8" = 1'-0"

A-3



1 LEFT ELEVATION
1/8" = 1'-0"

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Proposed Elevations

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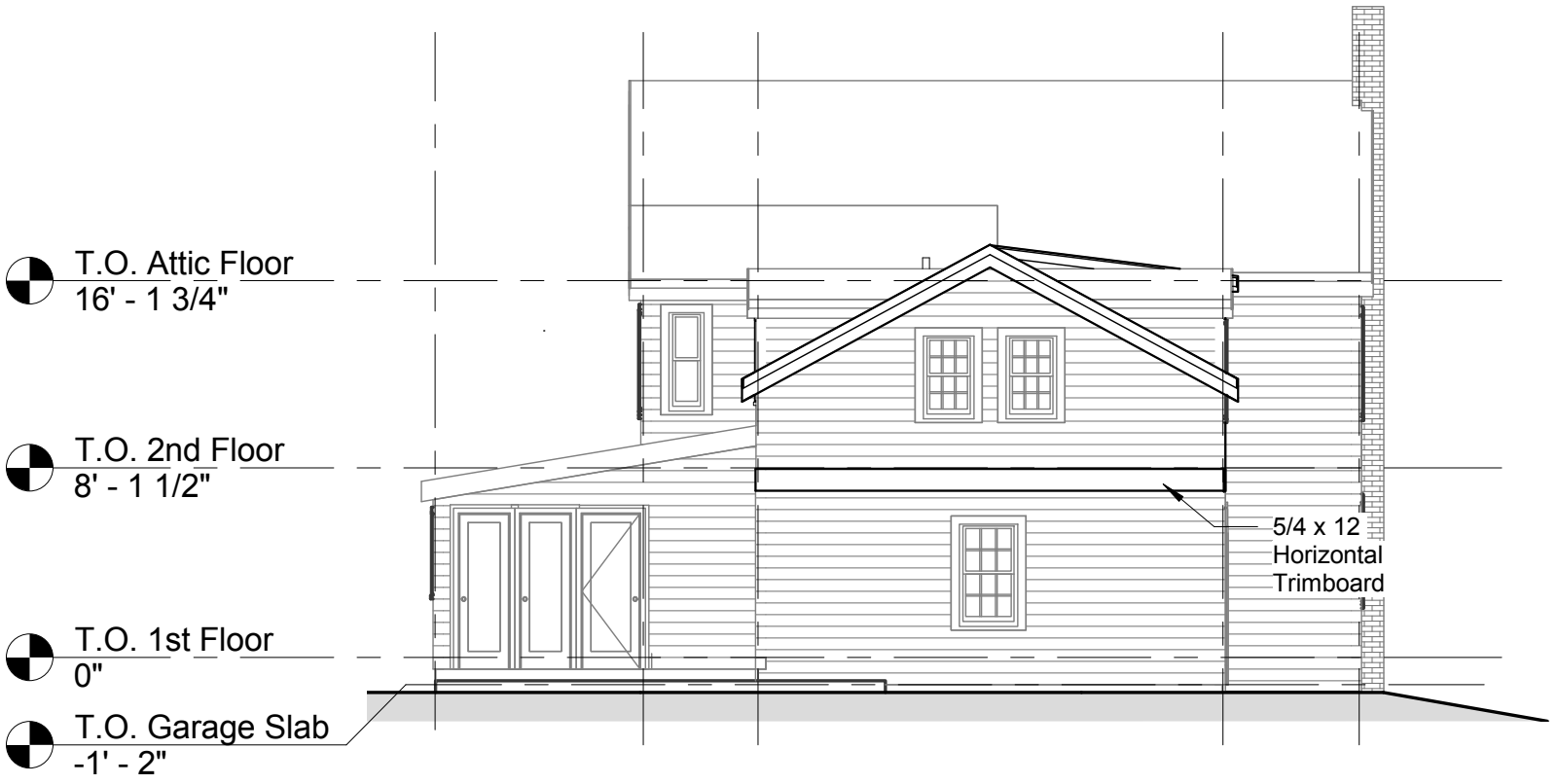
A-4



1 REAR ELEVATION
1/8" = 1'-0"

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Proposed Elevations

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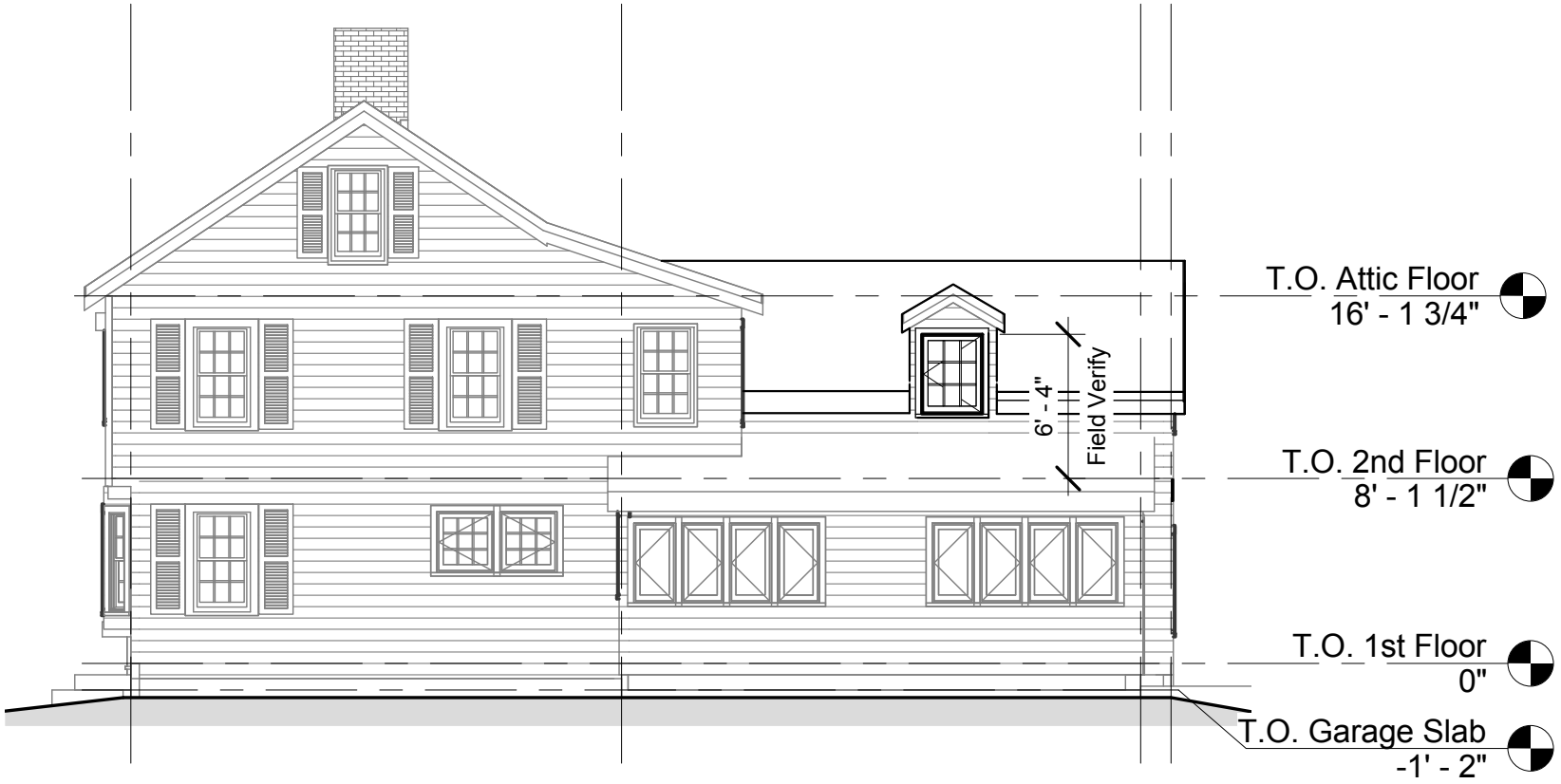
A-5



1 RIGHT ELEVATION
1/8" = 1'-0"

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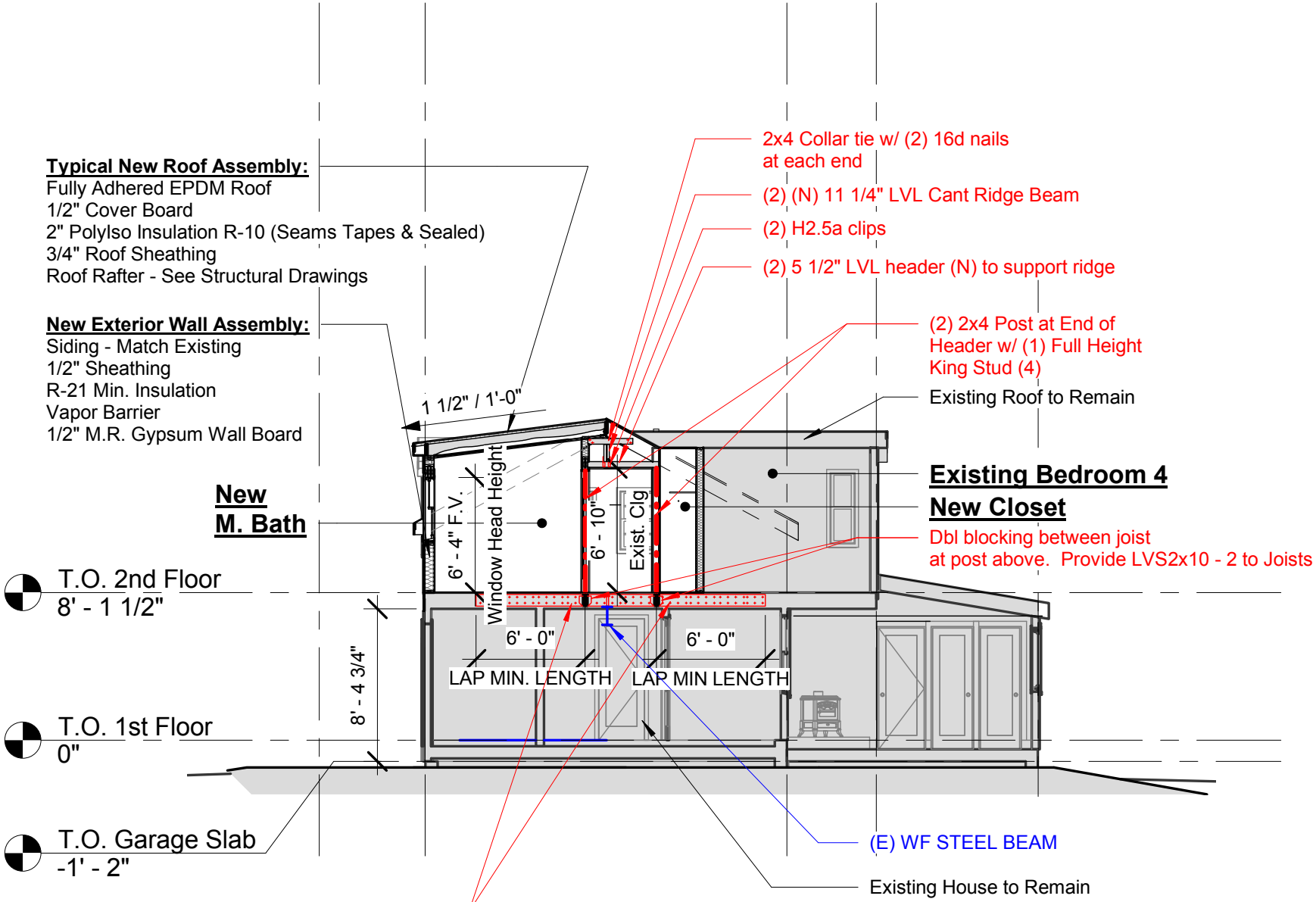
A-6

Typical New Roof Assembly:
Fully Adhered EPDM Roof
1/2" Cover Board
2" Polyiso Insulation R-10 (Seams Taped & Sealed)
3/4" Roof Sheathing
Roof Rafter - See Structural Drawings

New Exterior Wall Assembly:
Siding - Match Existing
1/2" Sheathing
R-21 Min. Insulation
Vapor Barrier
1/2" M.R. Gypsum Wall Board



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Building Section

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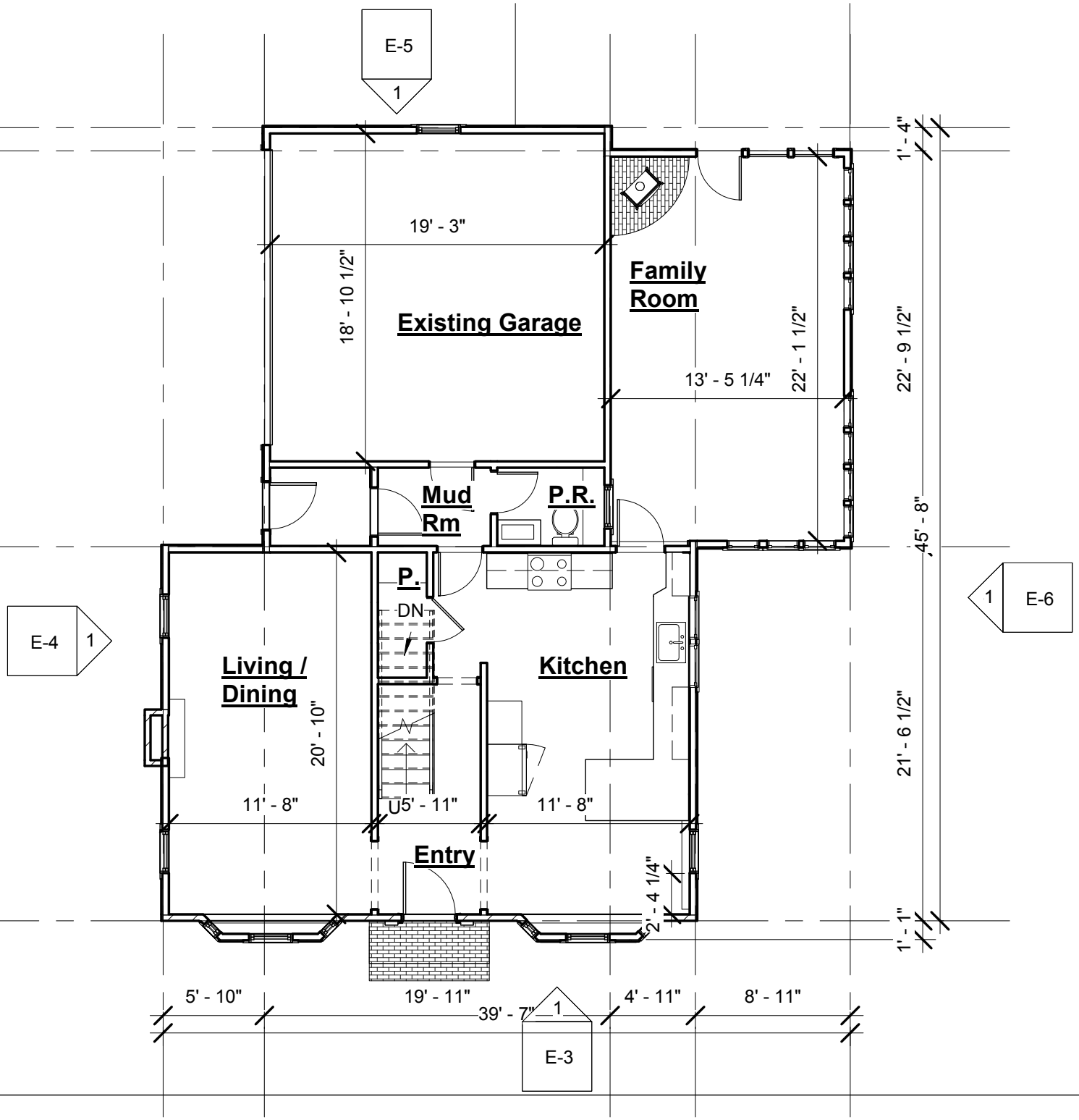
A-7



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Existing 1st Floor Plan

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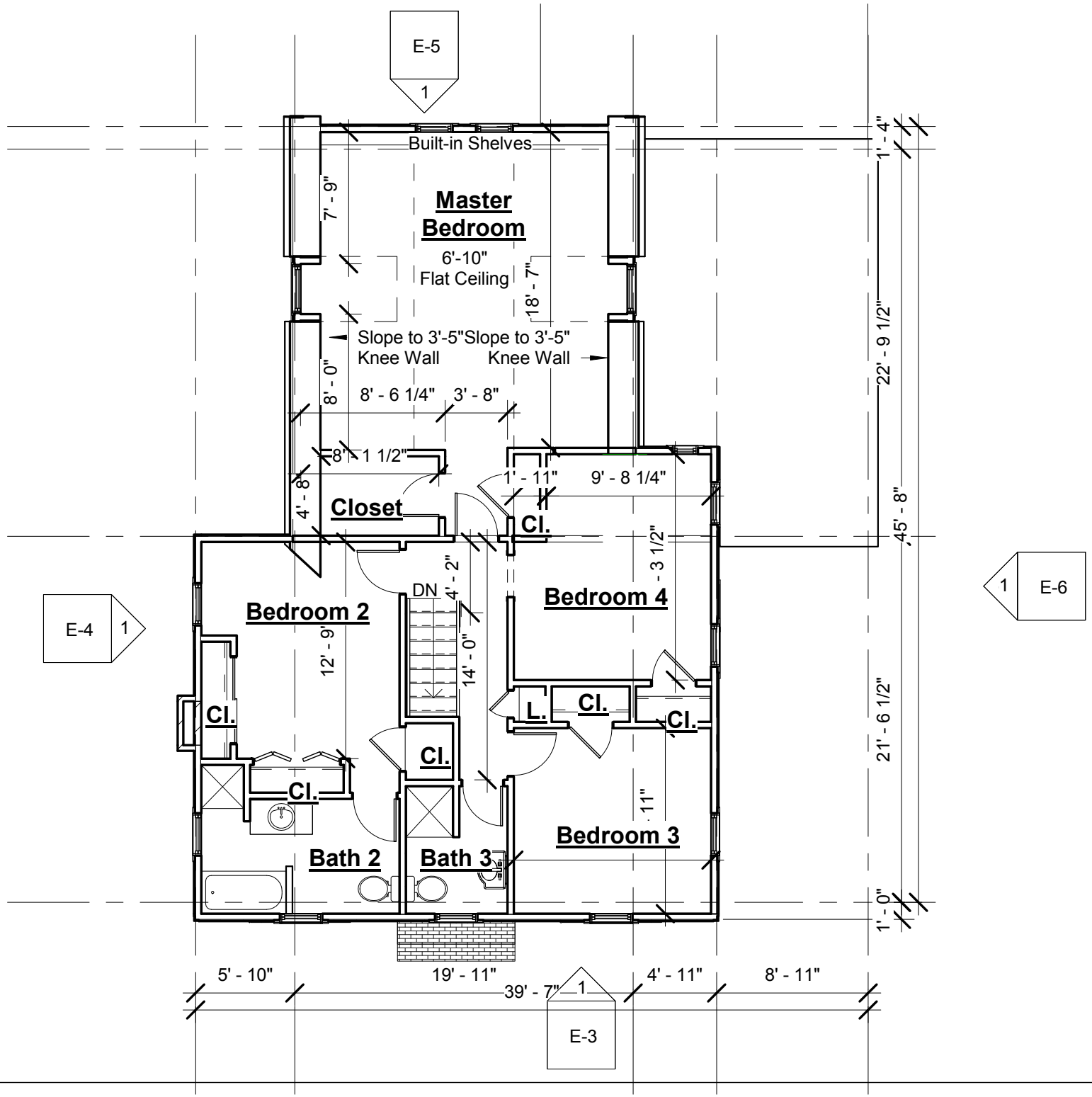
PROJECT #	01-21-17	DWG SCALE:	1/8" = 1'-0"

E-1



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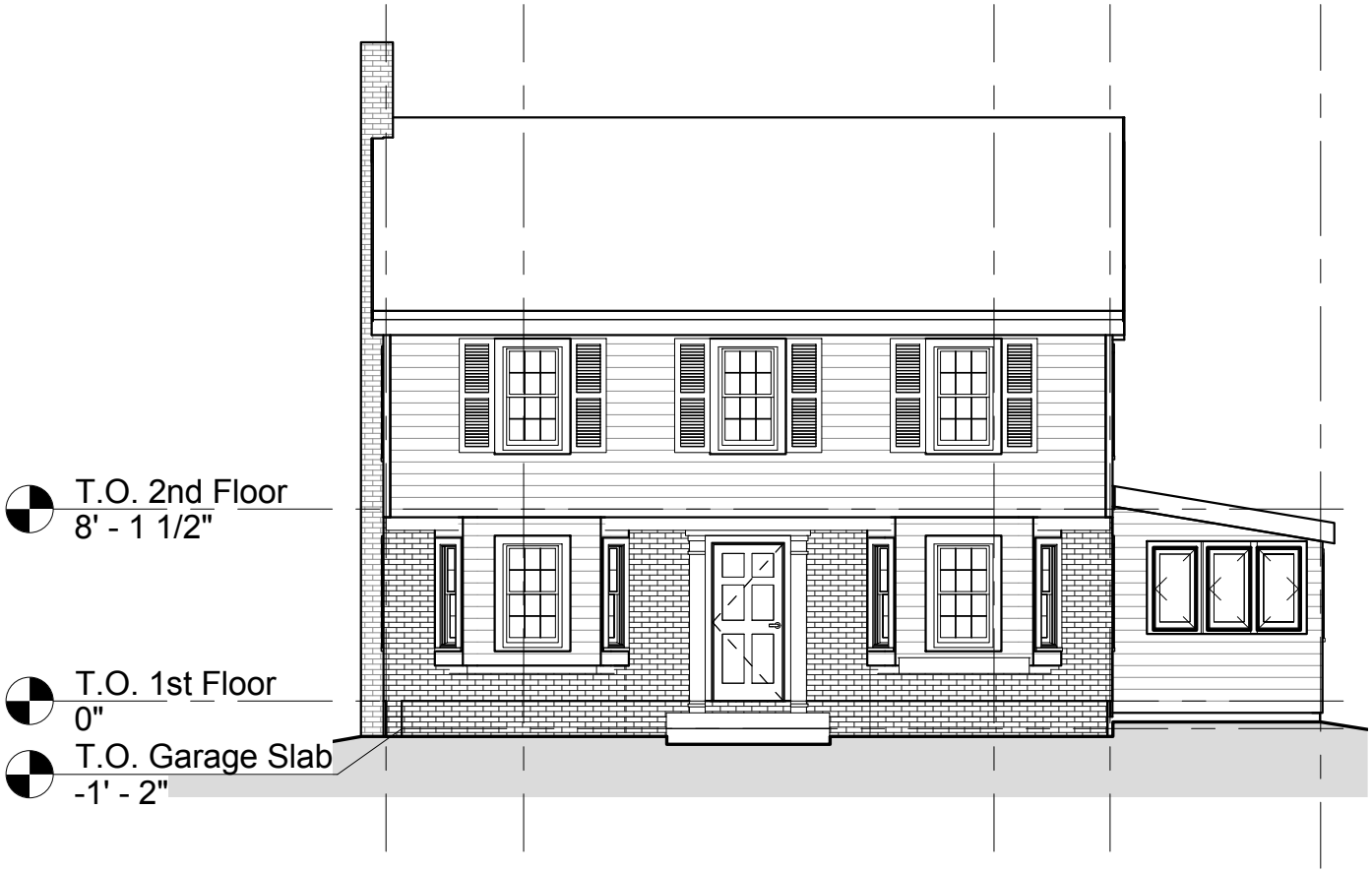
Existing 2nd Floor Plan

DATE:	04/20/17	DRW / CHK BY: AEP /	KK
PROJECT #	01-21-17	DWG SCALE:	1/8" = 1'-0"

E-2



1 Existing Elevation - Front
1/8" = 1'-0"

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Existing Elevations

DATE:	04/20/17	DRW / CHK BY: AEP /	KK
PROJECT #	01-21-17	DWG SCALE:	1/8" = 1'-0"

E-3

1 Existing Elevation - Street Side
1/8" = 1'-0"

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Existing Elevations

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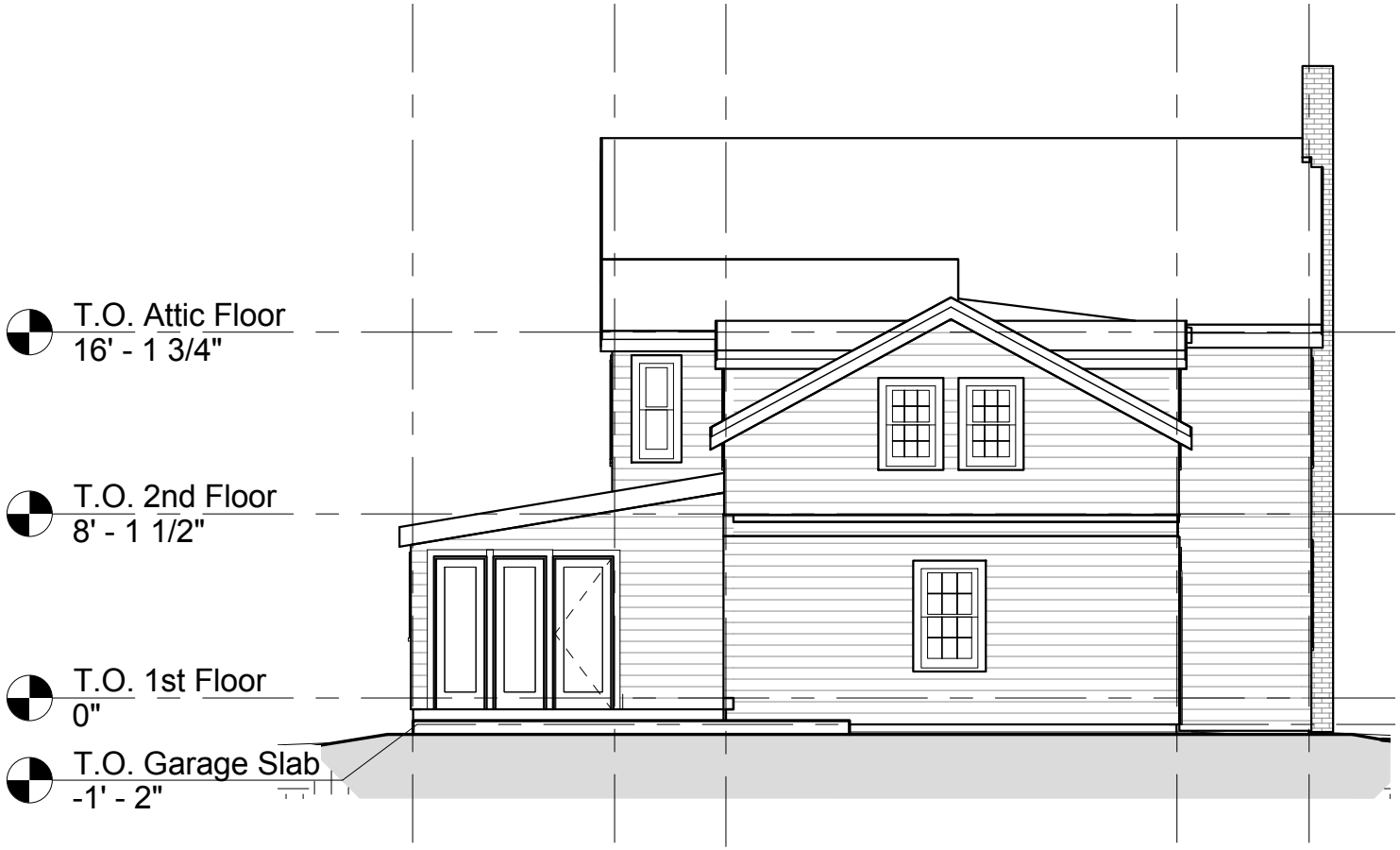
E-4



1 Existing Elevation - Rear
1/8" = 1'-0"

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Existing Elevations

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PROJECT #	01-21-17	DWG SCALE:	1/8" = 1'-0"

E-5

1 Existing Elevation - Side
1/8" = 1'-0"

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Existing Elevation

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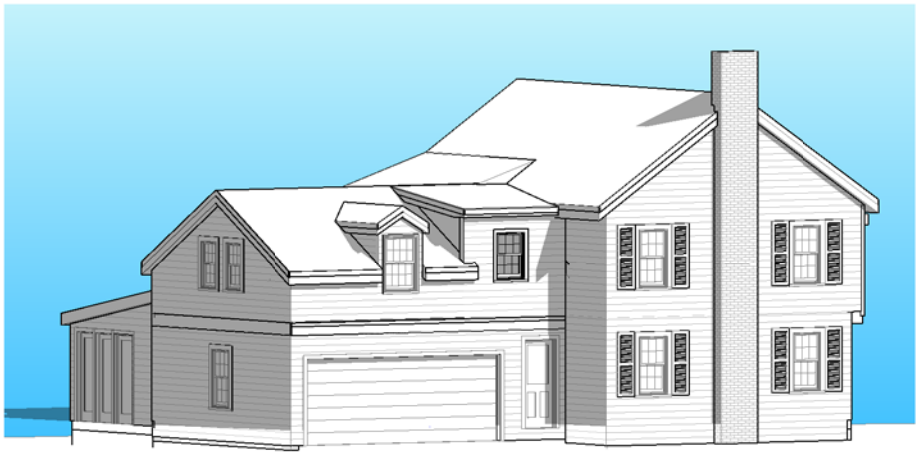
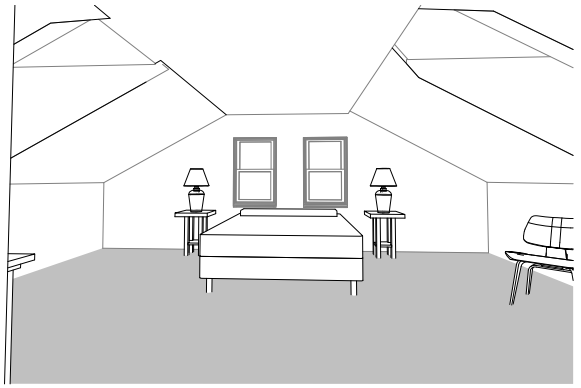
PROJECT #	01-21-17	DWG SCALE:	1/8" = 1'-0"

E-6

2 Exterior 3D View 2



1 Exterior 3D View 1



3 Interior 3D View 1

Permit Drawings

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REVISIONS

#	DATE	DESCRIPTION

DATE:	4/15/17
PROJECT #	01-21-17
DRAWN BY:	AEP
CHECKED BY:	KK
DRAWING SCALE:	

SHEET TITLE

3D VIEWS

R1

4/24/2017 3:14:25 PM AEP