



LOCUS MAP: 98 WELLINGTON STREET

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION & THE CENTERLINE OF INTERIOR WALLS UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS - WORK FROM DIMENSIONS ONLY.
- IF THIS PROJECT INVOLVES AN EXISTING STRUCTURE, DIMENSIONS SHOWN ON THE DRAWING ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. THE GENERAL CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE & LOCAL CODES.
- G. CONTRACTOR RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
- CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.
- EXTERIOR PAVING AND GRADE SHALL SLOPE AWAY FROM BUILDING TO DRAINAGE WAYS.
- NOTIFY OWNER/STRUCTURAL ENGINEER BEFORE PENETRATING OR MODIFYING JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL MEMBERS.
- SEE STRUCTURAL NOTES.
- INSTALL WINDOWS & FLASHING FOLLOWING MANUFACTURERS INSTRUCTIONS WITH STICK-ON FLASHING TO PROVIDE WATERPROOF SEAL.
- PROVIDE A CONTINUOUS BEAD OF SEALANT IN ALL JOINTS IN BUILDING, INCLUDING: ENVELOPE, PERIMETER, ISOLATION JOINTS, COLUMN PIPE, ALL PENETRATIONS AND CONDITIONS SO THAT NO MOISTURE, VAPOR OR GAS MAY PASS THROUGH STRUCTURE.
- THE ROOF BOTTOM EDGE 3'-0" WIDE SHALL HAVE A WATERPROOF MEMBRANE LIKE "ICE & WATER SHIELD."
- PROVIDE DOUBLE STUDS AT EACH SIDE OF NORTH WINDOW FRAMES.
- PROVIDE PRE-MOULDED ISOLATION STRIP BETWEEN ALL FOUNDATION WALLS AND CONCRETE SLAB.
- WOOD BLOCKING IN CONTACT WITH CONCRETE OR STONE TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL CUTS IN "PT" WOOD WITH FIELD APPLIED PRESERVATIVE. USE STAINLESS STEEL FASTENERS.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES.
- HEATING SYSTEM TO BE PERFORMANCE BASED, DESIGN BY MECHANICAL CONTRACTOR, OWNER TO APPROVE BEFORE PURCHASING.
- ELECTRICAL LIGHTS & OUTLETS TO BE INSTALLED BY CERTIFIED ELECTRICIAN, OWNER TO APPROVE BEFORE PURCHASING.
- CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION THAT PREVENT CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
- TAPE ALL GYPSUM SEAMS AND PAINT PER FINISH SCHEDULE.
- PROVIDE PAPERLESS, MOISTURE RESISTANT GWB IN BATHROOMS, TYP.
- SEAL ALL OUTLETS & PENETRATIONS IN VAPOR RETARDER W/TAPE COMPLIANT W/VAPOR RETARDER MANUFACTURER.
- CONTRACTOR TO CONDUCT VISUAL INSPECTION OF SHEATHING TO SPOT AND SEAL PENETRATIONS, INCLUDING NAIL HEAD PENETRATIONS IN VAPOR BARRIER.
- USE SPRAY FOAM INSULATION TO SEAL AIR GAPS IN HARD-TO-REACH PLACES THAT ARE UNLIKELY TO BE FILLED DURING APPLICATION OF INSULATION.
- PROVIDE METAL DRIP EDGES ON ALL ROOF EAVES, TYP. AND METAL FLASHING W/DRIP EDGE ON ALL WINDOWS, TYP.

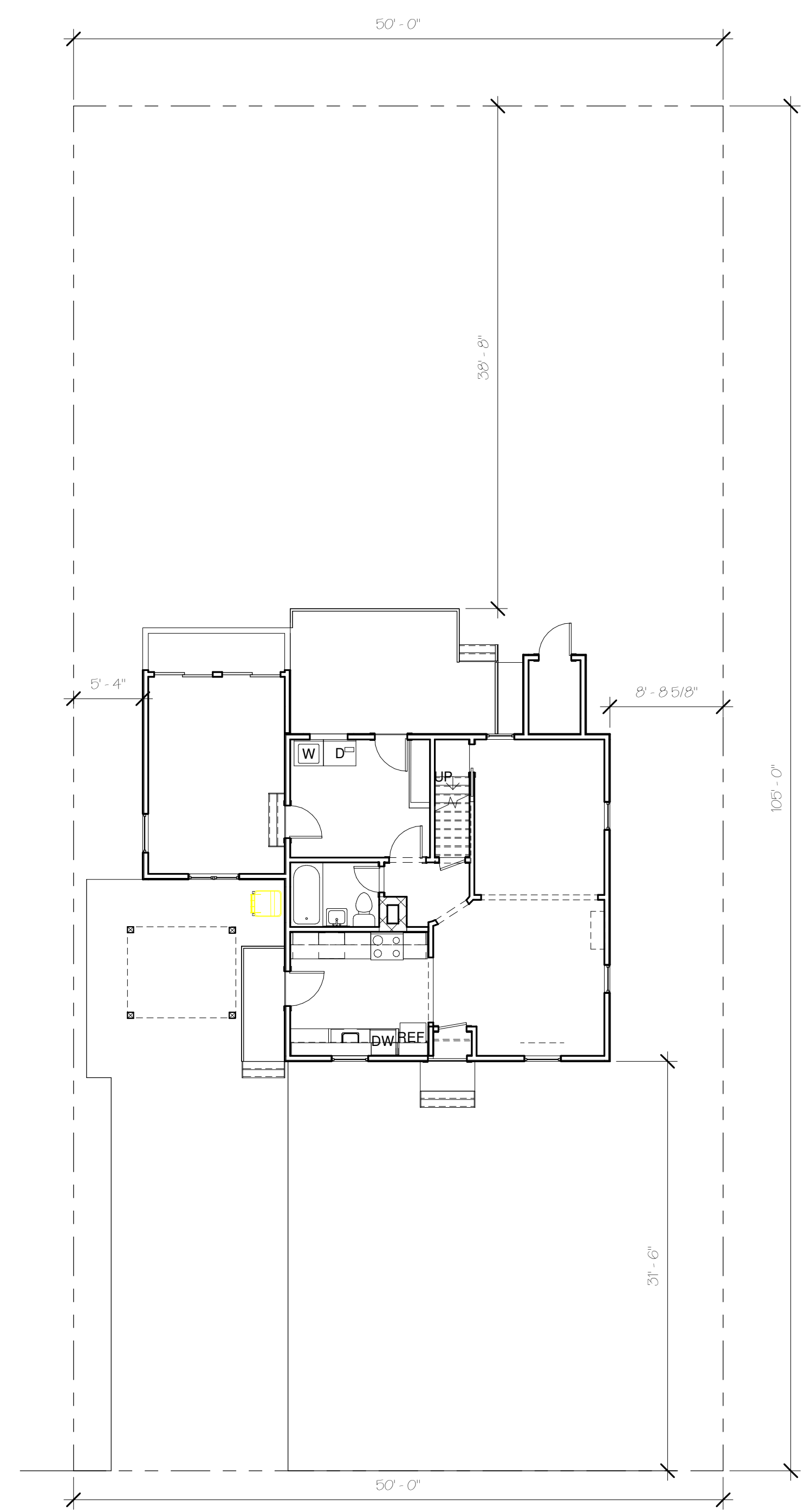
WOOD FRAMING NOTES

- STRUCTURAL LUMBER:
 - NO. 2 SPRUCE-PINE-FIR OR BETTER, 19% MAX MOISTURE CONTENT.
 - PRESSURE TREATED LUMBER: NO. 2 OR BETTER SOUTHERN YELLOW PINE.
 - LAMINATED VENEER LUMBER (LVL): EQUIVALENT TO VERSA-LAM 2.0 3100 BY BOISE ENGINEERED PRODUCTS.
- LUMBER SIZES SHOWN ARE NOMINAL SIZES.
- DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST & PAPER ASSOCIATION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE 2009 INTERNATIONAL BUILDING CODE, UNLESS OTHERWISE SHOWN ON DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE 8d COMMON NAILS FOR ROOF & WALLS, 8d ROSIN COATED RING SHANK NAILS FOR FLOORS AS FOLLOWS:
 - 6" O.C. ALONG ALL FLOOR PANEL EDGES
 - 12" O.C. ALONG INTERMEDIATE MEMBERS
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING 2 ROWS OF 16d NAILS @ 12" O.C. STAGGERED.
- PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH-FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS FOR SINGLE 2x'S PROVIDE HANGERS EQUAL TO SIMPSON U210 OR LU210.
- PROVIDE GALVANIZED METAL RAFTER TIES EQUAL TO SIMPSON H 2.5 BETWEEN RAFTERS AND SUPPORTING MEMBERS, UNLESS OTHERWISE SHOWN.
- PROVIDE MINIMUM OF (2) 2x10 HEADRES OVER OPENINGS 4'-0" OR WIDER IN BEARING WALLS. PROVIDE (2) 2x8 MINIMUM IN OPENINGS LESS THAN 4'-0", UNLESS OTHERWISE NOTED.
- PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLACE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-16d NAILS EACH SIDE OF SPLICE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- PROVIDE MIN. OF (2) 2x STUDS AT ENDS OF ALL BUILT-UP BEAMS OR HEADERS UNLESS SHOWN OTHERWISE.
- WHERE POST CAPS OR BASES ARE NOT SHOWN ON DRAWINGS, PROVIDE THE FOLLOWING:
 - POST FRAMES UNDER OR OVER BEAMS: SIMPSON LPC SERIES POST CAPS FOR CAPS & BASES.
 - POST FRAMING ONTO SILLS: SIMPSON BOC 60 OR BC 40 BASES.
- ROOF, FLOOR AND WALL SHEATHING, APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL I OR II RATED SHEATHING, EXPOSURE 1.
 - ROOF: SPAN RATING 32/16 MIN. THICKNESS 19/32"
 - FLOORS: SPAN RATING 32/16" MIN. THICKNESS 23/32"
 - WALLS: MIN. THICKNESS 15/32"
- PROVIDE FULL-DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.
- PROVIDE 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 12" EMBEDMENT INTO FOUNDATION FOR ALL SILL PLATES. PROVIDE MINIMUM OF 2 BOLTS PER SECTION OF PLATE, ONE BOLT AT 12" FROM END OF EACH SECTION OF PLATE, WITH INTERMEDIATE BOLTS. PLACED NOT MORE THAN 6'-0" ON CENTER.
- PROVIDE SOLID BLOCKING @ ENDS OF ALL WOOD BEAMS TO PREVENT ROTATION OF BEAM.
- CONNECTIONS AT PRESSURE TREATED (P.T. OR PT) WOOD:
 - PROVIDE EQUIVALENT TO Z-MAX OR HOT DIPPED GALVANIZED CONNECTORS BY SIMPSON STRONG-TIE W/STAINLESS STEEL FASTENERS OR FASTENERS GALVANIZED PER ASTM A153
 - PROVIDE PROTECTION MEMBRANE AT LOCATIONS SHOWN ON THE DRAWINGS AND WHERE Z-MAX PROTECTION MEMBRANE - GRACE W/COOR DECK PROTECTOR.

	SECTION DETAIL		SECTION
	VIEW TITLE		REVISION
	ELEVATION		ROOM NAME, NUMBER & SF
	DOOR TAG		SPOT ELEVATION
	WALL TAG		WINDOW TAG
	CENTERLINE		NORTH SYMBOL

ABBREVIATIONS

- ADA | Americans with disabilities act
- AFF | Above finish floor
- DWG | Drawing
- EL | Elevation
- GA | Gauge
- GWB | Gypsum wall board
- EQ | Equal
- GPF | Gallons per flush (toilets)
- FE | Fire extinguisher
- HVAC | Heating, ventilation and air conditioning
- LM | Lumens
- MIN | Minimum
- NTS | Not to scale
- PSI or PSF | Pounds per square inch or pounds per square foot, pressure or strength
- UNO | Unless noted otherwise
- R-Value | Thermal resistance
- RCP | Reflected ceiling plan
- SHG | Solar Heat Gain
- SF | Square foot
- SIM | Similar
- STRUCT. | Structural
- T.O. | Top of
- TYP. | Typical
- VIF | Verify in field
- VT | Visual transmittance, a measurement of transparency/translucency
- WC | Water closet, otherwise known as a bathroom



Site Plan with First Floor Underlay
1/8" = 1'-0"

#	Name
T-1	TITLE
A-11	PLANS & INTERIOR ELEVATIONS
A-21	ELEVATIONS

ADDRESS | 98 WELLINGTON STREET
 CBL | 141 0027001
 AREA | 5,250 SF LOT
 ZONE | R-3
 USE | SINGLE FAMILY
 BUILT | 1943
 AREA: 846 SF

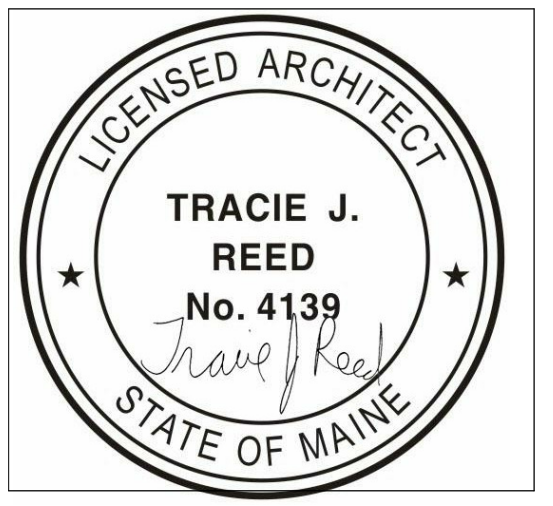
APPLICABLE BUILDING CODES
 IRC 2009
 IEBC 2009
 NFPA 101
 NFPA 1 2009

PROJECT DESCRIPTION
 LEVEL-III ALTERATION OF EXISTING SINGLE-FAMILY RESIDENCE UNSPRINKLED. PROJECT TO INCLUDE NEW CABINETS AND BUILT-IN STORAGE IN KITCHEN, NEW TUB SURROUND, EXHAUST FAN AND FLOORING IN BATHROOM. MODIFICATION ENTIRELY WITHIN EXISTING FOOTPRINT, NO ADDITIONS, NEW CLOSETS AND EGRESS WINDOWS IN BEDROOMS.

ZONING
 -STREET FRONTAGE: 50'-0"
 -MIN. LOT WIDTH: 65'-0"
 -FRONT SETBACK | 25'-0" OR AVERAGE OF ADJACENT STRUCTURES
 -BACK SETBACK | 25'-0"
 -SIDE SETBACK | 8'-0"

MAX. LOT COVERAGE | 35% MAX.
 MAXIMUM HEIGHT | 35'-0"

INSULATION VALUES REQ. PER ICC 2009 TABLE 402.1.1
 CLIMATE ZONE | 6A
 CEILING(S) | R-49
 WALL(S) | R-20
 SKYLIGHTS | 0.6 U-FACTOR
 PENETRATIONS | .35 U-FACTOR
 BASEMENT WALL 15/19
 FLOOR | R-30



98 WELLINGTON STREET

INTERIOR RENOVATION OF SINGLE-FAMILY STRUCTURE -NO SITE WORK, OR ADDITION

OWNERS
 TROY AND SALLY MOON
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 PORTLAND, ME 04103
 SALLY: lunabnde@gmail.com
 TROY: portcitymoon@gmail.com



DEXTRIOUS CREATIVE

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PROJECT TEAM

GENERAL CONTRACTOR
 JASON GIBBS
 EAST END CARPENTRY
 egibbs@maine.cc.com
 207.232.6312 (CELL)

No.	Description	Date

TITLE

17-20-98 WELLINGTON STREET
 Project number: STREET
 Date: 02.21.18
 Drawn by: T.J.R.
 Checked by: T.J.R.

T-1

Scale: As indicated