Reviewed for Code Compliance
Inspections Division
Date: 04/26/17

NEW RESIDENCE

POMEROY STREET

PORTLAND, MAINE

Gleason Architects

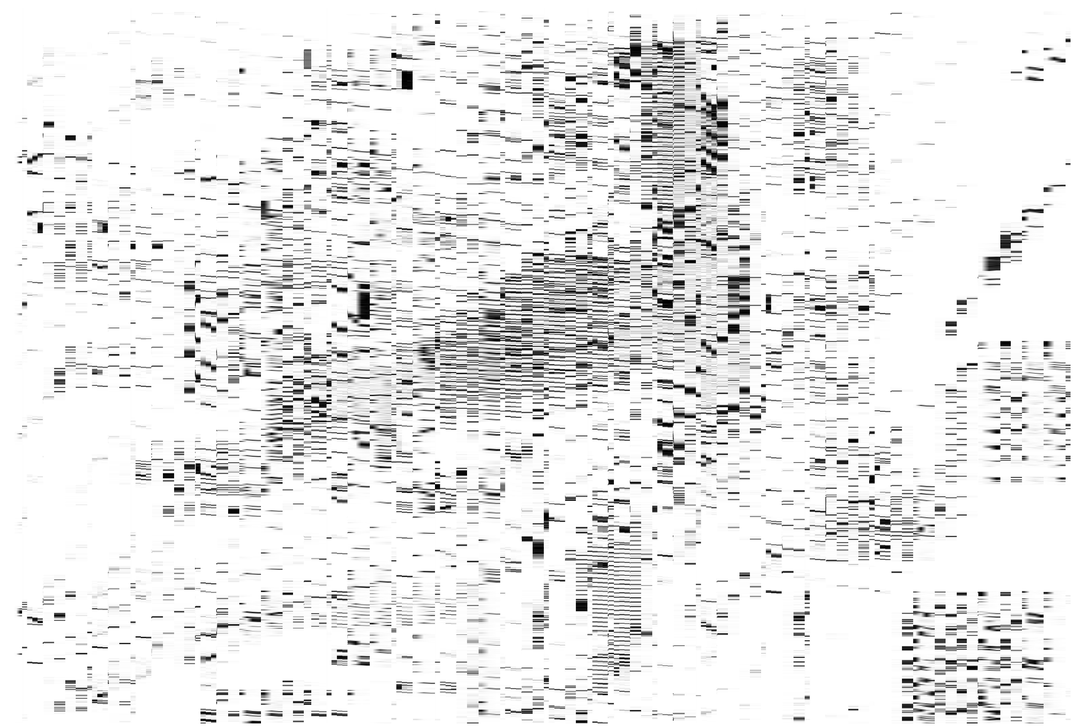
P.O. BOX 596

STRATHAM, NH 03885

603 772-7370

GENERAL NOTES

1. All work must meet state, local and other applicable codes.
2. Contractor(s) must visit the job site prior to submitting a bid.
3. It is assumed the soil bearing capacity is 2000 psf or better.
4. Footings are to be placed on undisturbed soil, a minimum of four feet below grade.
5. Provide 2" rigid insulation around the foundation perimeter to 4' below grade.
6. Concrete walls below the finished grade are to be damp proofed with tar or equal material.
7. All wood on concrete is to be pressure treated lumber with sill seal and insulation.
8. Poured in place concrete is to be 3000 psi or better.
9. Concrete slabs are to have 6/6 10x10 w.w.f., 6 mil poly vapor barrier over 6" of crush stone or gravel.
10. Use anchor bolts at 4'-0" on center on foundation walls.
11. Use bridging or solid blocking between floor joist.
12. Exterior walls are to be 2 x 6 wood studs at 16" on center with lateral bracing, 1/2" gypsum board interior 1/2" sheating exterior and "building wrap". The walls will have full batt insulation or equal,
13. Interior walls are to be 2 x 4 wood studs at 16" on center with 1/2" gypsum board each side.
14. Stairs: Treads, 11" (+/-); Risers, 7 1/2" (+/-) per local code.
15. All material used in the construction of this building will be new. No used or reconditioned material is permitted.
16. All interior finishes are to be determined by the contract with the owner.
17. Notify the architect immediately if conditions are different than indicated on the plans.
18. Any changes to these plans must be reviewed and approved by the owner(s) and the architect.
19. These drawings are prepared for the owner(s) to meet local and state codes. Any deficiencies must be noted and architect contacted to review those deficiencies.



INDEX TO DRAWINGS

ARCHITECTURAL

A1 - FOUNDATION PLAN, FIRST AND SECOND FLOOR PLANS, ELEVATIONS AND DETAILS

A2 - FRAMING PLANS AND SECTION

A3 - MIKVAH DETAILS