

NEW RESIDENCE

POMEROY STREET

PORTLAND, MAINE

Gleason Architects

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ARCHITECTURAL

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1. Perimeter foundations drainage was planned but illustrated on the drawings. The drains will be "extended 12" beyond the outside edge of the footings, 6" above the top of the footing covered with a filter membrane. These lines will drain to daylight or a drywell which will be located on site.
2. The anchor bolts were indicated but not defined or illustrated on the drawings. These will be a maximum of 6' on center, the plans reflect 4' on center and 12" from each corner. They will be 1/2" diameter, 12" steel bolts with a bend at the embedded end and be in the concrete foundation wall at least 7".
3. The columns in the basement will be 3 1/2" lally columns with top and bottom plates.
4. The design load of the roof is 50 psf ground snow load.
5. The roof framing will be 2 X 10's at 16" o.c. as is illustrated on the drawings.
6. The sheathing will be 5/8" T & G, exterior grade plywood or equal and be nailed at 12" o.c..
7. The roof sheathing will be nailed with 1 3/4" galvanized roofing nails, 4" on center on the edges, 8" on center on support members.
8. The window schedule is illustrated on the drawings.
9. The roof will have ice and water shield 4' from the roof edges at the fascia and minimum of 15 pound felt under the architectural asphalt shingles.
10. The header schedule is illustrated on the drawings.
11. The insulation values are illustrated on the drawings and in the energy report (REScheck) submitted for this house.
12. The stair cross section is illustrated on the drawings.
13. The C/O monitor will be located in each bedroom and have a battery back-up.
14. The fire separation detail for the wall between the garage and the house is illustrated on the drawings.
15. Windows to be ALLSIDE CUSTOM

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" sheathing 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.