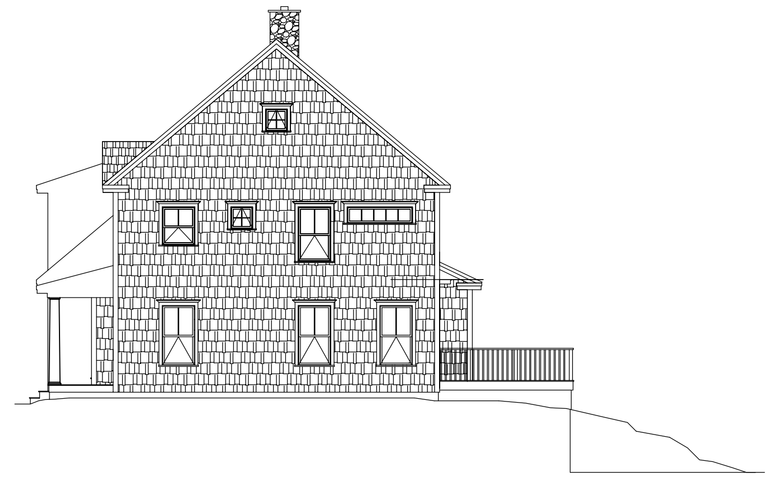
The Casey Residence

127 River's Edge Drive
Portland, Maine 04102



General Notes

1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCAL AND STATE BUILDING CODES. CONSTRUCTION METHODS THAT ARE GOOD PRACTICE SHALL BE USED BY ALL TRADESMEN.

2. ANY SUBSTITUTIONS OR VARIATIONS FROM THE CONTRACT DRAWINGS SHALL ONLY BE PERFORMED AFTER THE APPROVAL OF MICHAEL HUTCHINS AND THE OWNERS.

3. WINDOWS SHALL BE PARADIGM OR SIMILAR AS SHOWN ON THE WINDOW SCHEDULE AND NOTES. WINDOW SIZES FOR SINGLE AND MULTIPLE UNITS SHALL BE VERIFIED BY HUTCHINS DESIGN & BUILD PRIOR TO ORDERING. WINDOWS MUST MEET THE FOLLOWING CRITERIA:

   A. GLAZING CLOSER THAN 18" TO THE FLOOR AND EXCEEDING 6 SQUARE FEET IN AREA MUST BE TEMPERED.

   B. EMERGENCY EGRESS (SLEEPING) ROOMS MUST HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR TO PERMIT EMERGENCY EGRESS OR RESCUE. A REQUIRED WINDOW MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SEPARATE TOOLS AND SHALL CONFORM TO THE FOLLOWING:

      SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FINISH FLOOR.

      THE WINDOW SHALL PROVIDE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH A RECTANGLE HAVING MINIMUM NET CLEAR OPENING DIMENSIONS OF 20" X 24" IN EITHER DIRECTION. IF A DOUBLE HUNG UNIT IS USED, THEN SUCH DIMENSIONS SHALL APPLY TO THE BOTTOM HALF.

4. DIMENSIONING STANDARDS USED WITH THE DOCUMENTS ARE AS FOLLOWS, U.N.O.:

   A. EXTERIOR DIMENSIONING AT BUILDING CORNERS REPRESENT OUTSIDE OF STUDD/OUTSIDE OF FOUNDATION WALL DIMENSION.

   B. EXTERIOR DIMENSIONING AT WINDOWS AND DOORS REPRESENTS A DIMENSION TO THE CENTER OF THAT OPENING, FORM THE CENTER OF ANOTHER OPENING, OR THE OUTSIDE OF THE STUD.

   C. INTERIOR DIMENSIONING AT STUD WALLS REPRESENTS A DIMENSION TO THE MIDDLE OF THE STUD.

   D. INTERIOR DIMENSIONING AT STAIRS REPRESENTS A DIMENSION TO THE EDGE OF FRAMED OPENING.

5. HEATING SYSTEM SHALL BE TANKLESS, FORCED HOT WATER SYSTEM DESIGNED BY HEATING CONTRACTOR.

6. UNLESS NOTED OTHERWISE, THE FOLLOWING SHALL APPLY TO STRUCTURAL WOOD & STEEL MEMBERS:

   A. STRUCTURAL HEADERS & BEAMS SHALL BEAR ON THE FOLLOWING:

      -DOUBLE HEADERS SHALL BEAR ON 4X4 WOOD POSTS
      -TRIPLE HEADERS SHALL BEAR ON 4X6 WOOD POSTS
      -STEEL BEAMS SHALL BEAR ON 6X6 WOOD OR 5¼"X5¼" PSL POST

   B. LAMINATED VENEER LUMBER (LVL) PRODUCTS SPECIFIED ARE SIZED FOR MICROLLAM BRAND. LVL PRODUCTS SHALL BE HANDLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ANY LVL PRODUCTS MUST BE CUT AND FASTENED AT ANY INTERMEDIATE BEARING POINTS. FULL SPAN BEAMS SHALL NOT BE USED.

7. THE PROCUREMENT OF ANY AND ALL PERMITS SHALL BE THE RESPONSIBILITY OF HUTCHINS DESIGN & BUILD.

8. NO ASPHALT SHINGLE ROOF SLOPE SHALL BE SHALLOWER THAN 4:12

Abbreviations

AFF	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE, ADJUST
AC	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
BM	BEAM
BTWN	BETWEEN
BLKG	BLOCKING
BOTT	BOTTOM
BLDG	BUILDING
CUH	CABINET UNIT HEATER
CPT	CARPET
CLG	CEILING
CTR	CENTER
CT	CERAMIC TILE
CLPBD	CLAPBOARD
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL JOINT, CEILING JOIST
CORR	CORRIDOR
CTSK	COUNTERSUNK
CS	COURSE(S)
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DR	DOOR
DXS	DOUBLE EXTRA STRONG
DN	DOWN
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXIST	EXISTING
ETR	EXISTING, TO REMAIN
EXP	EXPANSION, EXPOSED
EJ	EXPANSION JOINT
EXT	EXTERIOR
FOC	FACE FO CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FIN	FINISH(ED)
FF	FINISHED FLOOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FLR	FLOOR
FL	FLUSH
FT	FIRE RETARDANT TREATED
FDN	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GWB	GYPSUM WALL BOARD
HDW	HARDWARE
HDWD	HARDWOOD
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HGT	HEIGHT
H	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
HWH	HOT WATER HEATER
INCL	INCLUDE(D)
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
LAV	LAVATORY
LF	LINEAR FEET
LH	LEFT HAND
LOC	LOCATION
L	LONG, LENGTH
LP	LOW POINT
MACH	MACHINE
MAINT	MAINTENANCE
MFR	MAUNFACTURER
MFG	MANUFACTURING
MAS	MASONRY
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MTD	MOUNTED
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OHD	OVERHEAD DOOR
OFI	OWNER FURNISHED/INSTALLED
OFCI	OWNER FURNISHED, GC INSTALLED
PR	PAIR
PLAM	PLASTIC LAMINATE
PL	PLATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PT	PRESSURE TREATED, PAINT
PWJ	PLYWOOD WEB JOIST
QTY	QUANTITY
R	RISER, RADIUS
REINF	REINFORCED
REQD	REQUIRED
REV	REVISED, REVISION
RD	ROOF DRAIN
RH	RIGHT HAND
RO	ROUGHT OPENING
RM	ROOM
SIM	SIMILAR
SC	SOLID CORE
SF	SQUARE FEET
SQ	FACE OF STUD
SS	STAINLESS STEEL
STD	STANDARD, STAINED
STL	STEEL
SUSP	SUSPENDED
TBD	TO BE DETERMINED
TEMP	TEMPERED
TEL	TELEPHONE
THK	THICK
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
T&G	TONGUE & GROOVE
T	TREAD, TILE
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VIF	VERIFY IN FIELD
VERT	VERTICAL
V	VINYL
VCT	VINYL COMPOSITION TILE
WSCT	WAINSCOTING
WC	WATER CLOSET
WR	WATER RESISTANT
WGT	WEIGHT
WWF	WELDED WIRE FABRIC
W	WIDE, WIDTH
WD	WOOD
W/	WITH
W/O	WITHOUT

Symbols

WINDOW MARKER

DOOR MARKER

1 / A3.4 — SECTION DETAIL MARKER

X/A0.0 — DETAIL REFERENCE

Project Directory

OWNER

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GENERAL CONTRACTOR

HUTCHINS DESIGN & BUILD
NINE WOODLAND DRIVE
WATERBORO, MAINE 04087
207.409.6584

SURVEY

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ARCHITECT

HUTCHINS DESIGN & BUILD
NINE WOODLAND DRIVE
WATERBORO, MAINE 04087
207.409.6584

DESIGNER: MICHAEL HUTCHINS

Zoning/Code Information

List of Drawings

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A1.2	FIRST FLOOR PLAN
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A3.4	BUILDING SECTION
A3.5	BUILDING SECTION
A3.6	BUILDING SECTION
A5.1	DETAILS
A5.2	INTERIOR ELEVATIONS
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S1.3	ROOF FRAMING PLAN