

Addition to
28 Farnham Street

Portland, Maine

MATERIALS SCHEDULE

A	Cast in Place Concrete
A1	Concrete Slab on Grade
A2	Concrete Pavers
B	Wood Framing
B1	Plywood Sheathing
B2	Wood Blocking
B3	Exterior Trim
B4	Interior Wood Trim
B5	Fir V-Match Siding
B6	Structural Member
C	Cement-Fiber Lap Siding
C1	Vinyl Lap Siding
C2	Fiberglass Insulation
D	Rigid Insulation
D1	Dampproofing
D2	Roofing Underlayment
D3	Asphalt/Fiberglass Roof Shingles
D4	Metal Roof Edge
D5	Metal Soffit Vent
E	Metal Flashing
E1	Vapor Barrier
E2	Air Infiltration Barrier
F	Vinyl Window
F1	Masonite Door
F2	Wood Door
F3	Fiberglass Door
G	Gypsum Board
G1	Tile Backer Board
G2	Moisture Resistant Gypsum Board
H	Fire Retardant Gypsum Board
J	Wood Strip Flooring
J2	Ceramic Tile
K1	Concrete Slab Sealer
K2	Custom Millwork
K3	Solid Surface Countertop
K4	Wood Louver
L	Painted Finish
L1	Stain and Clear Finish
M	Crushed Stone
M1	Compacted Fill
N	Foundation Drain
N1	Pine V-Match Siding
N1	Sealant
O	Bituminous Asphalt Paving
O1	Light Fixture
P	Heat Exchanger
Q	Ceiling Fan
R	Lawn Area
R1	Plant Bed Area
R2	Existing Tree to Remain
S	Composite Decking
S1	Manufactured Wood Cabinets

NOTE: All material designations shown on drawings are for new materials unless noted otherwise.

Revision:

Issue: PRICING SET
NOT FOR CONSTRUCTION

Title: Project Notes
and Material Legend

Scale: Date: 4/ 30/ 2014
Drawn By:
Checked By:
Approved By:
Project No:

DWG NO:

A0.1

PROJECT DESCRIPTION	GENERAL NOTES		
<p>1 PROJECT SUMMARY</p> <p>1.1 The Work entailed in this project involves the renovation and the construction of an addition to an existing 1 1/2-story wood residence at 28 Farnham Street in the City area of Portland, Maine.</p> <p>Work for this project includes, but is not limited to, partial demolition of the existing house. The scope of work for partial demolition of the site and the existing residence is to be found on the existing conditions, (EC)drawings. New Construction for the project will include asphalt-fiberglass roofing shingles, walls, doors and windows, utilities, finishes and fixtures, siding, interior and exterior finishes, cabinetry, flooring, landscaping, asphalt paving and concrete foundations. The limit and scope of the construction is defined on the architectural drawings.</p> <p>The scope of these drawings is for architectural components and assemblies. The Owner shall be responsible for:</p> <p>1. Procuring structural consultation on wood framing and structural connections, and for structural shop drawings bearing a State of Maine Licensed Professional Engineer.</p> <p>2. Procuring mechanical, electrical and plumbing consultation for those building related systems from a State of Maine Licensed Professional Engineer.</p> <p>1.2 The General Contractor shall be responsible for the coordination of all building components, and all associated dimensions of the work described herein. If there is a discrepancy found in the intent of the design drawings and conditions found on the building site, the General Contractor shall consult the Architect, prior to construction.</p> <p>1.3 If there is a discrepancy between design information found in the Architectural drawings and the Structural or Mechanical Engineering drawings, the engineering drawings shall hold first priority. The GC shall inform the Architect of the discrepancy prior to construction to seek clarification.</p> <p>2 EXISTING SITE CONDITION: Developed, See EC Drawings</p> <p>3 APPLICABLE CODES</p> <p>3.1 MUBEC, Maine Unified Building and Energy Code, Latest edition 3.2 State of Maine Electrical Code, latest edition 3.3 NFPA 101 3.4 Portland Maine Zoning Ordinance</p> <p>4 PROPOSAL, BID AND CONTRACTING</p> <p>4.1 Delivery Method: Negotiated Fixed Fee 4.2 General Contract: AIA-2007 Standard Form of Agreement between Owner and Contractor</p> <p>5 BUILDING CRITERIA</p> <p>5.1 Soil Bearing Capacity- It is assumed the soil bearing capacity is 2,500 pounds per square foot. GC to verify upon excavation. 5.2 Roof Design Load- 42 lbs. / square foot 5.3 Floor Loads- 50 lbs./square foot (live load) + 10 lbs./ square foot (dead load)= 60 lbs./ square foot total 5.4 Design Wind Speed-100 mph 5.5 Smoke Alarms-shall be installed as per NFPA #72 5.6 Energy Efficiency- Roofs shall be rated at R-38 min. Exterior walls shall be rated at- R-21 min. Windows shall be rated at- U 0.33 min.</p> <p>6 BUILDING AREA CALCULATION</p> <p>6.1 Area of Existing Residence, First Fl: 781 s.f. 6.2 Area of Proposed Addition 360 s.f. 6.3 Area of Existing Garage: 342 s.f. 6.4 Area of Existing and New Paving: 1,115 s.f. 6.5 Total Impervious Area: 2,598 s.f. or 34.6% 6.6 Total Property Area: 7,500 s.f.</p> <p>7 SUBMITTALS</p> <p>7.1 The G.C. shall submit shop-drawings to the Architect prior to the release for manufacture of the following building components:</p> <p>A. Interior & Exterior Doors and Door Hardware B. Exterior Windows C. All Cabinetry</p>	<p>1. The General Contractor shall be responsible for the coordination of all building components, and all associated dimensions of the work described herein. If there is a discrepancy found in the intent of the design drawings and conditions found on the building site, the General Contractor shall notify the Architect, prior to construction, for consultation.</p> <p>2. This plan is for architectural purposes only. For information regarding structural components such as concrete footings, walls and slabs, columns, reinforcing and structural component connections, the contractor shall refer to the structural drawings. If there is a discrepancy found between the architectural and structural drawings, the contractor shall notify the architect prior to construction.</p> <p>3. This plan is for architectural purposes only. Electrical and mechanical components shown on this plan are only suggested locations and sizes. The mechanical and electrical design/ build contractors shall review and submit revisions to their systems prior to construction.</p> <p>4. The construction of the masonry chimney, chimney foundation and footings shall be reviewed by the masonry contractor prior to construction.</p> <p>5. All work and Materials shall conform to the latest edition of the MUBEC, and any other codes having jurisdiction.</p> <p>6. All dimensions shown on this plan are taken from the outside face of the wall sheathing, unless otherwise noted.</p>	<p>2. Uniformly moisten or aerate subgrade and each subsequent fill or backfill layer before compaction to within %2 of optimum moisture content.</p> <p>3. Compaction: Place backfill and fill materials in layers not more than 8" in loose depth for material compacted by heavy compaction equipment, and not more than 4" in loose depth for material compacted by hand-operated tampers.</p> <p>4. Install piping beginning at the low point, true to grades and alignments indicated with unbroken continuity of invert. Place bell ends of piping facing upstream. Install gaskets, seals, sleeves and couplings according to manufacturer's written instructions. Maintain swab or drag in line, and pull past each joint as it is completed</p> <p>C. Concrete-</p> <p>1. All concrete shall have a 28 day compressive strength of 3000 PSI. Aggregate to be 3/4" maximum angular stone, 6% entrained air, with 650 lb/cubic yard cement and a 0.45 maximum water to cement ratio.</p> <p>2. The design of concrete footings is based on a assumed soil bearing capacity of 2500 PSF. The General Contractor shall verify the soil bearing capacity upon excavation of the foundation areas. If questionable soils are encountered the contractor shall c</p> <p>3. Place concrete footings on undisturbed soils, or solid rock cleaned of all rubble and loose material. In the case of solid rock, drill existing rock every 4' o.c., 6' deep, and place 2- #8 rebar into footing prior to footing concrete being placed. In the case of over-excavation, fill area beneath footing with crn</p> <p>4. Frost Protection: 4'-0" minimum below finish grade, where attainable.</p> <p>5. Reinforce spread footings with 2 continuous #4 rebar at 12" o.c., and #4 verticles to tie the footing to the concrete wall at 1'-0" o.c... Reinforce the top of concrete walls with 2 continuous #4 rebars. Connect all continuous horizontal rebar w/</p> <p>6. Place 1/2" diam. x 12" steel anchor bolts at the top of the concrete foundation wall every 4'-0" o.c. on cave walls, and 3'-0" o.c. at gable end walls. See foundation plan for locations. All hardware in contact with the pressure treated members, inc</p> <p>7. Below slab plumbing shown on the foundation plan is a suggested diagram for location of plumbing lines. The plumbing contractor, foundation contractor and general contractor shall meet in advance of construction to plan plumbing component locations,</p> <p>8. Reinforce concrete slabs with fiberglass matrix admixture, Fiber Mesh 150. Follow manufacturers instructions for proper mixture.</p> <p>D. WOOD FRAMING-</p> <p>1. Structural lumber shall be #2 Spruce, Pine or better.</p> <p>2. Nailing requirements for plywood floor decks, Roof decks, and Wall sheathing: Along panel edges typical- 6" o.c. w/ 10d nails Along intermediate members- 8" o.c. w/ 10d nails All plywood subfloors- glued and nailed with 8d screw nails</p> <p>3. Spike together all framing members which are built-up, with 16d galvanized nails at 16" o.c. top and bottom.</p> <p>4. Provide galvanized steel joint hangers at flush framed connections.</p> <p>5. Provide 3-2"x 10" headers over all openings in bearing walls, unless shown otherwise.</p> <p>6. Provide double top plate in all exterior walls. Stagger top plate splices in the exterior wall 4'-0" and nailed with 2- 16d nails at 6" o.c..</p> <p>7. Provide pressure treated lumber for all lumber in contact with masonry or concrete, or exposed to the weather. P.T. lumber shall be southern yellow pine #2 grade or better.</p> <p>8. Provide a minimum of two 2x studs at the end of all built-up 2x headers.</p> <p>9. Roof and Wall sheathing: APA rated sheathing, exterior or structural I or II rated sheathing. Roof sheathing: 5/8" thick Wall sheathing: 1/2" thick. Install sheets with face grain direction perpendicular to supporting members.</p> <p>10. Provide stainless steel nails to attach siding and wood trim.</p>	<p>11. Provide 6" x 6" pressure treated posts to support deck areas. Attach post bottoms to concrete piers with galvanized steel saddles.</p> <p>12. Moisture content of framing lumber shall not exceed 15% when drywall is applied.</p> <p>13. All materials shall be stored flat and above grade, under waterproof coverings.</p> <p>14. Plywood end joints for floors and roof shall be staggered.</p> <p>15. Interior walls requiring holes larger than 1 1/2" in diameter in wall studs shall be constructed using 2" x6" wall studs. Holes through framing members shall be drilled and shall be located at member centerlines. Notching of framing members is not permitted without the approval of the architect.</p> <p>16. All wood framing shall be a minimum of 2" clear from masonry chimneys. Provide firestopping per local code requirements.</p> <p>C. ELECTRICAL SYSTEMS-</p> <p>1. All wiring and grounding shall conform to the latest editions of the National Electrical Code, the MUBEC Code, and the Maine State Electrical Code.</p> <p>2. The scope of work for the electrical, telephone and cable service shall be through a design-build agreement between the G.C. and the Electrical Contractor. The Electrical Contractor shall provide all the labor and components to install a completely functional electrical power, lighting, telephone and cable service systems. The General Contractor shall coordinate the work of the Electrical Contractor and provide blocking as required for fixtures, outlets and electrical appliances.</p> <p>3. The Owner shall provide the light fixture selections to the Electrical Contractor, and the Electrical Contractor shall procure them. The Owner and Electrical Contractor shall select the locations for light fixtures, switches, electrical outlets, cable outlets, telephone outlets.</p> <p>4. The Electrical Contractor shall coordinate all necessary work with the various utility companies.</p> <p>D. PLUMBING AND HVAC SYSTEMS-</p> <p>1. All plumbing and HVAC systems shall conform to the latest editions of the National Plumbing Code, the MUBEC Building Code, and the Maine State Plumbing and Mechanical Code.</p> <p>2. The scope of work for the plumbing and HVAC systems shall be through a design-build agreement between the G.C. and the Plumbing and HVAC Contractors. The Plumbing and HVAC Contractors shall provide all the labor and components to install a completely functional water supply, sewage, heating and air conditioning systems. The General Contractor shall coordinate the work of the Plumbing and HVAC Contractors and provide blocking as required for fixtures, outlets and plumbing and HVAC appliances.</p> <p>3. The Owner shall provide the plumbing fixture selections to the Plumbing Contractor, and the Plumbing Contractor shall procure them.</p> <p>4. The Plumbing and HVAC Contractors shall coordinate all necessary work with the various utility companies.</p> <p>E. KITCHEN AND BATH CABINETRY-</p> <p>1. Kitchen and bath cabinetry as shown on the architectural plans is for general layout of cabinets and appliances. The final layout of cabinets, countertops, appliances and required utility connections shall be under separate contract.</p> <p>2. The scope of work for the kitchen and bath cabinetry shall be through a design-build agreement between the Owner and the Kitchen and Bath Contractors. The Kitchen and Bath Contractors shall provide all the design, labor and components to install a completely functional cabinet system coordinated with Owner-supplied appliances. The General Contractor shall coordinate the work of the Kitchen and Bath Contractor and provide blocking as required for fixtures, outlets and cabinetry.</p> <p>3. The Owner shall provide the appliance selections to the Kitchen and Bath Contractor, and the Owner shall procure them.</p> <p>4. The Kitchen and Bath Contractors shall coordinate all necessary work with the plumbing and electrical contractors.</p>

SPECIFICATIONS

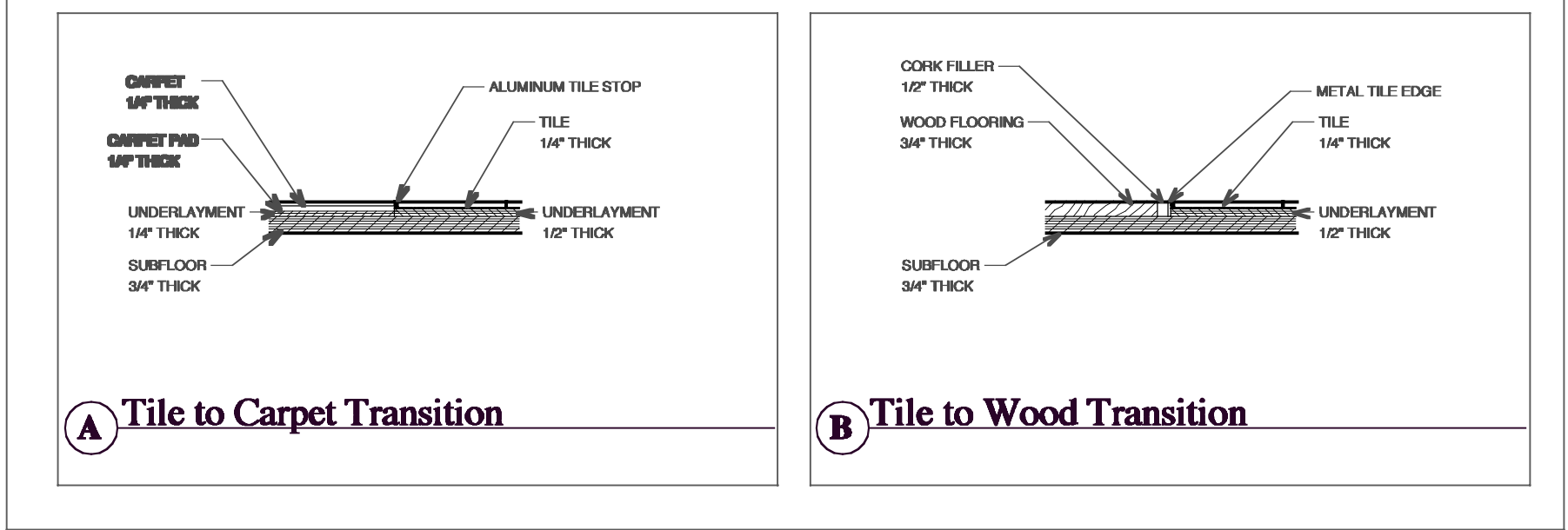
A. SITE PREPARATION-

1. Provide erosion control measures to prevent soil erosion and discharge of soil bearing water run-off or airborne dust to adjacent properties and walkways.
2. Locate and clearly flag trees and vegetation to remain or to be relocated.
3. Protect structures, utilities sidewalks, and other facilities from damage caused by settlement, movement, undermining, washout and other hazards created by earthwork operations.
4. Prevent surface water and ground water from entering excavations, from ponding on prepared subgrades, and from flooding the project site and the surrounding area.
5. Erect and maintain a temporary fence around the drip line of individual trees or groups of trees to remain.
6. Do not excavate within the drip line of trees. Where excavation for new construction is required within the drip lines of trees to remain, hand clear and excavate to minimize damage to root systems.
7. Fill depressions caused by clearing and grubbing operations with satisfactory soil materials.
8. Remove sod and grass before stripping topsoil.
9. Strip topsoil to whatever depths are encountered in a manner to prevent intermingling with underlying subsoil.
10. Stockpile topsoil materials away from the edge of excavations without intermingling with subsoil. Grade and shape stockpiles to drain surface water. Cover to prevent windblown dust.
11. Excavate to subgrade elevations regardless of the character of the surface and the subsurface conditions encountered, including rock, soil materials, and obstructions. If excavated materials intended for fill and backfill include unsatisfactory soil materials and rock, replace with satisfactory soil materials.
12. Excavate for structures and walks to indicated elevations and dimensions. Extend excavations for placing and removing concrete formwork, for installing services and other construction. Trim bottoms to required depths to leave a solid base to receive work.
13. Proof roll subgrades, before filling or placing aggregate courses, with a heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding. Do not proof roll wet or saturated subgrades.

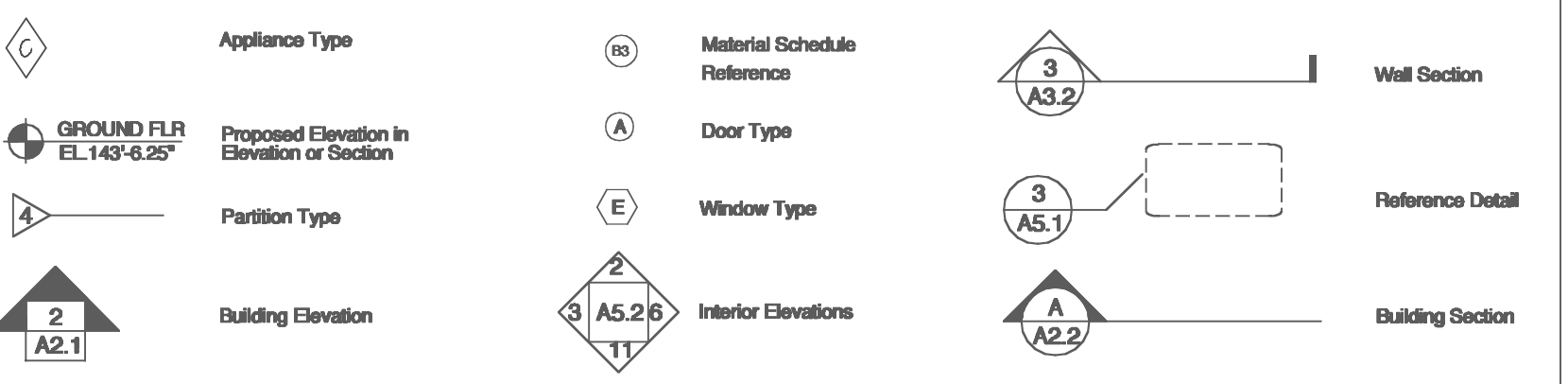
B. BACKFILLS and FILLS-

1. Utility Trench Backfill: Place, compact and shape bedding course to provide support for pipes and conduits over rock and underlying bearing surfaces. Place and compact initial backfill of satisfactory soil material, free of particles larger than 1", to a height of 12" over the utility pipe or conduit. Place and compact final backfill of satisfactory soil material to the final subgrade.

TYPICAL INTERIOR FLOORING TRANSITIONS



ARCHITECTURAL SYMBOLS



MATERIAL SCHEDULE

A - Cast in Place Concrete-	portland cement concrete mixture with crushed stone aggregate and steel reinforcing, placed in formwork to dimensions as indicated in drawings. See architectural drawings.
A1 - Concrete Slab on Grade-	portland cement concrete mixture with reinforcing, placed over 6ml polyethylene vapor barrier in thicknesses as indicated in drawings. See architectural drawings.
A2 - Concrete Pavers-	Belgard Pavers, Cambridge Cobble, Color: Faneuil Hall/Tumble
B - Wood Framing-	Dimensional lumber, kiln dried #2 pine/ spruce as per architectural drawings.
B1 - Exterior Plywood Sheathing-	APA Rated Sheathing, exterior graded, Minimum 15/32" thick.
B2 - Wood Blocking-	Dimensional lumber, built up as required for the support of architectural and utility components.
B3 - Exterior Trim-	Primed #2, 3/4" thick eastern white pine boards as per dimension shown in drawings, paint finish. Anchor with stainless steel ring nails.
B4 - Interior Wood Trim-	Select 3/4" thick poplar boards and select pine moldings as described on Arch. drawings , paint finish.
B5 - Fir V-Match Siding-	3/4" thick x 5" wide tongue and groove boards with a beaded edge and center bead profile. Oil finish.
B6 - Structural Member-	See drawings for component information
C - Cement-Fiber Lap Siding-	Cement Fiber lap siding as manufactured by Certaineed Corp., Weatherboards, pre-finished, Owner to select color. 6" exposure .
C1 - Verticle Board Siding-	Cedar T & G shiplap boards, with other associated trims. Stained finish.
C2 - Fiberglass Insulation-	Unfaced fiberglass insulation, placed at each exterior stud, rafter and joist bay. 6" thick at exterior walls, (R-21), 12" in attic, (R-38).
D - Rigid Insulation-	Extruded Polystyrene board insulation, 2" thick unless noted otherwise.
D1 - Dampproofing-	Cold Applied Asphalt Emulsion, (asbestos free), applied to the face of concrete surfaces below the line of finish grade.
D2 - Roofing Underlayment-	40 mil thick, self adhering bituminous sheet membrane to cover entire roof.
D3 - Asphalt Fiberglass Roof Shingles-	30 year asphalt/fiberglass architectural roofing shingles, Landmark Woodscape by Certaineed. Archiitect to select color.
D4 - Metal Roof Edge-	Aluminum, Mill Finish pre-formed roof edge.
D5- Metal Soffit Vent-	Aluminum, 2" wide continuous soffit vent with insect screen. Color: White.
E - Metal Flashing -	0.0024" Aluminum, site formed flashings and step flashings.
E1 - Vapor Barrier-	6ml. polyethylene sheet with taped joints.
E2 - Air Infiltration Barrier-	Tyvar or Tyvek with taped joints installed on outside face of exterior sheathing.
F - Clad Wood Window -	Aluminum clad wood windows with insulated Low-E glass as manufactured by TBD.
F1 - Masonite Door-	Masonite Fire rated doors as manufactured by Masonite International. Frame trim and threshold by door hardware. See Door Schedule.
F2 - Wood Door-	Solid wood door and finger jointed wood frame, See Door Schedule
F3- Fiberglass Door-	Fiberglass door w/ solid polyurethane foam core. See Door Schedule.
G - Gypsum Board-	1/2" thick gypsum board panels with mudded and sanded joints, ASTM C 36, paint finish
G1- Tile Backer Board-	1/2" thick Dens-Shield Tile Backer Board, water resistant, ASTM C 1178 C
G2- Moisture Resistant Gypsum Board	5/8" thick Type MR Gypsum board panels, mudded and sanded joints. Primed and painted.
H- Fire Resistant Gypsum Board	5/8" thick Type X Gyprum board panels, mudded and sanded joints, primed and painted.
J - Wood Strip Flooring -	3/4" thick T & G pre-finished wod strip flooring. Owner to select species.
J2 - Ceramic Tile-	Floor and wall tile, Owner to select.
K - Concrete Slab Sealer-	Sealer as manufactured by Tamm Industries, Inc. Luster Seal #WB 300.
K1 - Custom Millwork-	See Architectural drawings.
K2 - Solid Surface Countertop-	1/2" thick solid surface countertop material as manufactured by Corian, with 3/4" AC fir plywood backer. Corian F Series, color to be selected by Architect.
K3 - Wood Louver-	See Mechanical drawings for size and location
K4 - Painted Finish-	2 finish coats over primo coat, color selected by Architect. Exterior Primer: SW A-100 exterior latex primer B42W41. Exterior Finish: SW SuperPaint exterior latex gloss A84 Series. Interior Primer: SW Harmony Interior Latex Primer, B11W900 Series. Interior Ceilings: SW Harmony Int. Latex Flat B5 Series. Interior Walls: SW Harmony Interior Latex Eg-Shell, B9 Series.
L - Stain and Clear Finish-	2 coats of polyurethane over stain coat selected by Architect. Stain: Minwax Polycrylic Clear finish: Minwax Polycrylic.
L1 - Crushed Stone-	3/4" diam. angular stones, uniform in color.
M - Compacted Fill-	Free draining bank-run inorganic gravel, compacted in 8" lifts with heavy equipment.
M1 - Foundation Drain-	6" diameter perforated plastic pipe, set in bed of crushed stone, wrapped in filter fabric. Pitch to drain. GC to connect to existing drain system as is feasible.
N - Pine V-Match Siding-	Solid, 3/4" thick #2 pine boards with v-matched edge profile.
N1 - Sealant-	As per conditions and manufacturers recommendations
O - Bituminous Asphalt Paving-	Base, topcoat and sealer, 3" total depth, on compacted 18" thick gravel base
O1 - Light Fixture-	See Electrical Drawings.
P - Heat Exchanger-	Spot Energy Recovery Ventilator as manufactured by Panasonic. Model# FV-04VT1, 40 CFM
Q - Ceiling Fan -	6" diameter ceiling fan as manufactured by Modera Fan Company. Model # Altus Hagger, Color: gloss white.
R - Lawn Area-	Provide 4" thick loam base in areas disturbed by construction, Hydroseed and protect.
R1 - Plant Bed Area-	Remove existing sod and vegetation, rototill area, provide 3" thick bark mulch to cover.
R2 - Existing Tree to Remain	Existing Tree to be protected during construction, see Site Plan.
S- Composite Decking -	Polymer and wood fiber decking boards as manufactured by Correct Deck Co. Anchor as per manufacturer's instructions.
S1- Manufactured Wood Cabinets-	Manufactured solid wood cabinets as made by Shroock Cabinet Company or equal, full overlay style drawer and door face, stain finish exteriors. Melamine finish on cabinet interiors.