BUILDING CODE INFORMATION

THIS PROJECT IS DESIGNED IN ACCORDANCE WITH 2009 INTERNATIONAL RESIDENTIAL CODE AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, ME EDITIONS.

USE GROUP: R-5- SINGLE FAMILY RESIDENCE
CONSTRUCTION CLASS: 5-B, UNPROTECTED WOOD FRAME

GENERAL & SPECIFICATION NOTES:

1. NO CHANGES SHALL BE MADE TO THE BUILDING DURING THE CONSTRUCTION, THAT DEVIATE FROM THESE CONTRACT DOCUMENTS. IF THE OWNER OR THE CONTRACTOR PROCEED WITH ANY CHANGE WITHOUT PRIOR APPROVAL BY THE ARCHITECT, THEY WILL DO SO AT THEIR OWN RISK, AND ANY SUCH A CHANGE MAY REQUIRE REMOVAL.

2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ALL INCONSISTENCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

3. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES AND ZONING REQUIREMENTS IN EFFECT.

4. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT SHOWN ON THE CONTRACT DRAWINGS. ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND TO THE SATISFACTION OF THE OWNER.

5. DRAWINGS ARE NOT TO BE GRAPHICALLY SCALED.

6. ANY ITEMS INDICATED "REMOVE AND RELOCATE" SHALL BE REMOVED CAREFULLY WITHOUT DAMAGE, STORED IN A SAFE PLACE, AND REINSTALLED AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE ARCHITECT.

7. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL REQUIRED MATERIALS SUCH AS CONDUITS, WIRING, PIPING, DUCTWORK, FINISH, ETC. FOR ALL RELOCATED ITEMS AS SHOWN ON THE CONTRACT DRAWINGS, AND PATCH ALL AREAS OF RELOCATED ITEMS TO MATCH THE EXISTING FLOOR WALLS OR CEILING IN FINISH, TEXTURE AND COLOR.

8. CONTRACTOR SHALL BE RESPONSIBLE TO MATCH NEW MATERIAL COLOR, TEXTURE, AND FINISH TO THE EXISTING MATERIALS WHERE CALLED FOR ON THE DRAWINGS. CONTRACTOR SHALL SUBMIT THE PROPOSED MATERIAL(S) TO THE ARCHITECT FOR APPROVAL.

9. CONTRACTOR SHALL FURNISH ALL MATERIALS AS SPECIFIED ON THE CONTRACT DRAWINGS. CONTRACTOR SHALL SUBMIT PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR APPROVAL, PRIOR TO PURCHASE ORDER.

10. ALL CONTRACT CHANGES, SUCH AS "EXTRA WORK" OR "DELETED WORK" SHALL BE NEGOTIATED ON A "NET COST" BASIS BETWEEN THE CONTRACTOR AND THE OWNER.

11. CONTRACTORS WORKING HOURS AND THE SCHEDULE OF WORK PERIOD SHALL BE ESTABLISHED MUTUALLY BY THE CONTRACTOR AND OWNER.

12. CONTRACTOR SHALL SUBMIT TO THE OWNER A CONSTRUCTION SCHEDULE AT THE PRE-CONSTRUCTION MEETING WHICH SHALL BE SCHEDULED PRIOR TO THE START OF THE CONSTRUCTION.

13. THE OWNER WILL ASSIGN A "CONTRACTORS WORK AREA" FOR THE CONTRACTOR'S USE FOR THE DURATION OF THE CONSTRUCTION PERIOD. CONTRACTOR SHALL REMOVE AND DISPOSE ALL CONSTRUCTION DEBRIS FROM THE SITE DAILY AND KEEP IT BROOM CLEAN.

14. HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP TO BE INSTALLED IN IN EACH SLEEPING ROOM AND ON EACH LEVEL. LOCATIONS SHALL BE IN ACCORDANCE WITH NFIPA 74.

15. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE IN ORDER TO PROVIDE FOR NEW RECEPTACLES.

16. ALL ELECTRICAL OUTLETS TO BE 12" AFF., AND 42" AFF. AT COUNTERTOPS.

STRUCTURAL NOTES:

1. ALL STRUCTURAL WORK SHALL COMPLY WITH THE STATE OF Maine BUILDING CODE.

2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

3. CONTRACTOR SHALL INVESTIGATE AND VERIFY ALL EXISTING FOOTINGS, FRAMING AND ALL OTHER EXISTING CONDITIONS IN THE FIELD FOR CODE COMPLIANCE THAT ARE AFFECTED BY NEW CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DEFICIENCIES OR INCONSISTENCIES IMMEDIATELY.

4. CONTRACTOR SHALL PROPERLY SHORE, BRACE AND MAKE SAFE ALL FLOORS, ROOF, WALLS, AND ADJACENT PROPERTY AS JOB CONDITIONS REQUIRE.

5. ALL CONCRETE SHALL BE STONE CONCRETE. MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS SHALL BE 3000 PSI. ALL FOUNDATION CONCRETE AND GARAGE FLOOR SLAB SHALL BE AIR-ENTRAINED. INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 301, SPECIFICATIONS OF CONCRETE FOR BUILDINGS.

6. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 AND TO THE AISC SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. BOLTS SHALL BE 3/4 INCH DIAMETER UNFINISHED BOLTS CONFORMING TO ASTM A307, UNLESS OTHERWISE NOTED.

7. ALL FRAMING LUMBER AND DETAILS OF WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS (INCLUDING SUPPLEMENT NO. 1) AND TO HUD MINIMUM PROPERTY STANDARDS 4910.1. ALL NEW FRAMING SHALL BE GRADE MARKED AT MILL AND SHALL BE SURFACED DRY. NEW JOISTS SHALL COMPLY WITH PS 20-70 FOR SIZES AND SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE:

RAFTERS AND JOISTS: DOUGLAS FIR, LARCH #2
BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR, LARCH #1
STUDS AND PLATES: DOUGLAS FIR, LARCH STUD GRADE

8. ALL FACTORY MANUFACTURED GLUE LAMINATED WOOD FRAMING MEMBERS (LVL) SHALL BE GPI JOISTS AND G-P LAM BEAMS AS MANUFACTURED BY GEORGIA PACIFIC CORPORATION, OR APPROVED EQUAL.

9. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

10. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICRO LAM STEEL OR FLITCH PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.

11. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED INSTALL ADDITIONAL STUDS. USE DOUBLE STUDS AT ENDS OF WALLS AND ENDS OF OPENINGS. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.

12. BUILT UP BEAMS SHALL BE SPIKED TOGETHER WITH (2) 16d NAILS @ 16" O.C.

13. AT THE END OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING.

14. STAGGER ALL SPLICES A MINIMUM OF 32 INCHES.

15. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS INTENDED FOR USE ON THE GRADE STAMP. ALL PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE. (B.F. GOODRICH PL400 OR EQUAL).

16. ALL REINFORCING SHALL BE DEFORMED BILLET STEEL BARS CONFORMING TO ASTM A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

17. FOOTINGS SHALL REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY OF 4,000 PSI. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN THE FIELD PRIOR TO POURING CONCRETE. ADJUST BOTTOM OF FOOTING ELEVATIONS AS REQUIRED. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL ALL FLOORS OR ROOFS BRACING THESE WALLS ARE IN PLACE.

18. SLABS ON GROUND SHALL BE 5" THICK POURED OVER A 6" LAYER OF POROUS FILL UNLESS OTHERWISE SHOWN ON PLANS. PROVIDE 6"X6" - W1.4/W1.4 WELDED WIRE FABRIC PLACED 1 " FROM TOP OF SLAB IN ALL SLABS ON GROUND, UNLESS OTHERWISE SHOWN. SLABS SHALL BE POURED IN ALTERNATE PANELS NOT EXCEEDING 2500 SQ. FT. IN AREA NOR 80 FEET IN ANY ONE DIRECTION.

19. LINTELS SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:

MASONRY OPENING	LINTEL
4'-0" OR LESS	L 4"X3 1/2"X5/16"
4'-1" TO 7'-0"	L 5"X3 1/2" 1/2"
7'-1" TO 9'-0"	L 6"X4"X 1/2"

a. 3 1/2" LEGS ARE HORIZONTAL
b. PROVIDE MINIMUM 6" BEARING AT EACH END.

20. PROVIDE HEADERS FOR OPENINGS AS FOLLOWS:

UP TO 6':	2-2"X8"
6' TO 8':	2-2"X10"
8' AND OVER:	SHALL BE APPROVED BY THE ARCHITECT

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Project:
ADDITION & ALTERATION TO:
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1514 Washington Ave.
Portland, ME 04101

Owner:
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SHEET TITLE:
BUILDING CODE INFO. & GENERAL, SPEC. & & STRUCTURAL NOTES

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