

GENERAL NOTES

GENERAL NOTES:

1. GENERAL CONTRACTOR TO LAYOUT ALL NEW CONSTRUCTION AND CONFIRM SETBACKS INCLUDING ROOF / RAISE OVERLIES BEFORE CONSTRUCTION BEGINS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
3. DO NOT SCALE DRAWINGS.
4. SECTIONS AND DETAILS SHOWN ON DRAWINGS SHALL BE CONSIDERED TYPICAL FOR USUAL CONDITIONS.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND IT'S COMPONENTS DURING ERECTION.
6. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
7. INSTALL UL FIRE-RATED GELANT / SYSTEM EQUAL TO THE FIRE RATED FLOOR / CEILING AND WALL ASSEMBLY.
8. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS ETC. WHEN MOUNTED ON STUD WALLS.
9. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LAUNDRY, TOILET ROOMS, AND ALL HIGH HUMIDITY AREAS.
10. FIRESTOP ALL SPACES BETWEEN CHIMNEY AND FLOORS AND CEILING WITH GALVANIZED STEEL MIN 26 GA THICK CHIMNEY AIR SPACE / MIN 2" AIR SPACE.
11. INSTALL 1/4" LAMIN PLYWOOD UNDERLAYMENT BENEATH ALL SHEET VENT FLOORING AT WOOD FLOOR ASSEMBLY.
12. TILE FLOOR AREAS: INSTALL MIN 1 1/2" THK FLYWOOD. ALTERNATE PLYWOOD GRANS AND SORES AND GROUT FLOOR.
13. INSTALL FLEXIBLE VENT BOOT COVER OVER ALL ROOF PVC PIPE PENETRATIONS.

FOUNDATION NOTES:

1. EXTERIOR WIND FOOTINGS AND EXTERIOR ATRE FOOTINGS SHALL BE FOUNDED ON UNDISTURBED SOIL WITH MINIMUM 3000 PSF BEARING CAPACITY OR STRUCTURAL FILL AND FRESH 4'-6" BELOW GRADE.
2. SLAB ON GRADE SHALL BEAR ON A MINIMUM OF 8" DEEP 3M' COMPACTED STONE. IF LOOSE OR UNDESIRABLE FILL ARE ENCOUNTERED AT THE SLAB SUB-GRADE LEVEL, THEY SHALL BE OVER EXCAVATED TO THE SURFACE OF THE NATURAL SOIL AND REPLACED WITH STRUCTURAL FILL.
3. INTERIOR CONCRETE SLABS: INSTALL REINFORCED VAPOR BARRIER BELOW SLAB TAPE ALL SEAMS AND PENETRATIONS SECURELY.
DO NOT DAMAGE VAPOR BARRIER AND REPAIR DAMAGED AREA AS NECESSARY.
4. COMPACTED STRUCTURAL FILL SHALL CONSIST OF CLEAN GRANULAR MATERIAL, FREE OF ORGANIC LOAM, TRASH, BRKS ICE, FROZEN SOIL, OR ANY OTHER OR STRUCTURALLY WEAK MATERIAL.
5. STRUCTURAL FILL BELOW SLABS SHALL BE PLACED IN LAYERS NOT EXCEEDING 8" IN LOOSE MEASURE AND COMPACTED BY SELF PROPELLED COMPACTOR EQUIPMENT AT APPROPRIATE OPTIMUM MOISTURE CONTENT TO A DRY DENSITY OF AT LEAST 95% OF THE MAXIMUM IN PLACE DRY DENSITY AS DETERMINED BY THE MOO-FRED PROCTOR TEST (ASTM D-931).
6. PERIMETER UNDERDRAINS SHALL BE INSTALLED TO POSITIVELY DRAIN TO A SUITABLE DRAINAGE POINT AWAY FROM THE STRUCTURE.
7. OPEN EXCAVATION SHALL BE ADEQUATELY BRACED.
8. BACKFILL BOTH SIDES OF FOUNDATION WALLS AND GRADE WALLS SIMULTANEOUSLY.
9. DO NOT BACKFILL FOUNDATION WALLS UNTIL THE FLOOR SLAB-ON-GRADE (AND HAS ATTAINED DESIGN STRENGTH) AND THE FIRST FLOOR DECK HAS BEEN INSTALLED.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 308 - LATEST EDITION.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE:
A. 3000 PSI FOR FOOTINGS, WALLS AND SEAS.
B. 3500 PSI SLAB-ON-GRADE.
3. ALL CONCRETE SHALL BE AIR ENTRAINED 4% TO 6%.
4. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
5. PROVIDE PVC SLEEVES THROUGH WALLS THROUGH CONCRETE WALLS OR SLABS.
6. REINFORCING BARS SHALL CONFORM TO ASTM A63 GRADE 60 DEFORMED BARS, AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH ACI 308 - LATEST EDITION.
7. WELDED WIRE FABRIC SHALL BE PROVIDED IN SLAB SHEETS.
8. REBAR REINFORCED CONCRETE SHALL CONFORM TO ASTM C-196.
9. SPICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI 308. SPICES OF W/F SHALL BE 90 DEGREE.
10. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL" - NINTH EDITION.
2. STRUCTURAL STEEL: ASTM A36

CONVENTIONAL WOOD FRAMING NOTES:

1. CONVENTIONAL FRAMING MEMBERS SHALL BE VISUALLY GRADED, MINIMUM GRADE #2 (P-FACE-P-FACE-FR (PFP)) KILN DRIED TO 18% MAXIMUM MOISTURE CONTENT.
2. PRESSURE TREATED LUMBER SHALL BE USED WHERE WOOD IS IN CONTACT WITH GROUND, CONCRETE OR MASONRY. TREES SHALL BE SOUTHERN YELLOW PINE TREATED WITH CCA TO 24 1/2 PC IN ACCORDANCE WITH ANPA C-19.
3. PROVIDE SCHEDULE 40 LUGS/ANCHORS (WHETHER INDICATED ON THE DRAWINGS OR NOT) WHERE CONVENTIONAL RAFTER FRAMING AND / OR TRUSS FRAME BEARS ON LOAD BEARING WALLS.
4. WALNS & SCHED 40 LUGS SHALL CONFORM TO BOCA 1995 OR IBC 2003 CODES.
5. CO-ORDINATE AND PLAN ALL ROOF / WALL PENETRATIONS WITH THE SUB-TRADE.
6. INSTALL WATERPROOF MEMBRANE UNDERLAYMENT AT ALL VALLEYS / ROOF / WALL JUNCTURE, AND EAVES.
1. INSTALL WATERPROOF MEMBRANE UNDERLAYMENT FROM EAVE UP ROOF FRESH 6'-6" (NO).
2. ROOF SLOPE 1/8" / 12" OR LESS (TYPICAL UNLESS INDICATED OTHERWISE) - INSTALL WATERPROOF MEMBRANE UNDERLAYMENT OTHER ROOF AREA.
3. FRAMING NOTES:
A. EXTEND ALL STRUCTURAL LOADS DOWN TO FOOTINGS OR FOUNDATION WALLS.
B. FRAME ALL OPENINGS IN FLOORS OR ROOFS - WITH DOUBLE MEMBERS.
C. DOUBLE FLOOR FRAMING BELOW PARALLEL WALLS ABOVE (WHETHER INDICATED OR NOT).
D. WALL OPENINGS GREATER THAN 6'-0" WIDE SHALL HAVE TWO (2) JACK STUDS BENEATH EACH END OF EACH RAFTER.
E. CONVENTIONAL BUILT-UP HEADERS TO HAVE 1/2" P-FILLERS TO MATCH FRAMING DIMENSION.
F. ALL FLOORS SHALL BE LEVELLED TO A TOLERANCE OF 1/8" IN 10'-0" WHEN CHECKED AT ANY AREA WITH A 10'-0" STRAIGHT EDGE.
G. INSTALL SOLID BLOCKING - 1/2" SPAN ALL WALLS GREATER THAN 6'-6" HIGH (NO).
H. INSTALL SOLID BLOCKING FOR SURFACE APPLIED FIXTURES, CABINETS, COUNTER TOPS, AND GRAB BARS, ETC.
I. PROVIDE A FILL BEARING RAFTER BEATOUT - TYPICAL - VALLEYS, NFS AND RAFTERS.

EXTERIOR WOOD TRIM NOTES:

- A. WOOD TRIM - EASTERN RED CEDAR, GRADE 'A' OR BETTER w/ CLEAR SEALER.
- B. CORNER BOARDS, PASCIA TRIM, WATER TABLE AND WINDOW TRIM, ETC. TO BE 1 X - MATERIAL (NO).
- C. INSTALL 1/4" X ... WOOD 6X6S BLOCKS AT ALL EXTERIOR WALL PENETRATIONS (IE LIGHT FIXTURES AND HOSE BIBBS).
- D. ALL EXTERIOR GALKING AROUND WINDOWS, DOORS, AND ALL WALL PENETRATIONS SHALL BE NON-HARDENING TYPE SEALANT.

ENGINEERED WOOD PRODUCTS / FASTENERS:

1. ENGINEERED WOOD PRODUCTS SHALL BE EQUAL OR EQUAL TO THE FOLLOWING MANUFACTURER'S:
A. T JOISTS - BCI JOISTS AS MANUFACTURED BY BOISE CASCADE CORPORATION.
B. BEAMS & HEADERS - T.V.L. VERSA-LAM - AS MANUFACTURED BY BOISE CASCADE CORPORATION.
2. WOOD CONSTRUCTION CONNECTORS SHALL BE EQUAL OR EQUAL TO BRIDGEMAN STRONGTITE CONNECTORS.
3. REFER TO MANUFACTURERS PRODUCT LITERATURE FOR RECOMMENDED DIMENSIONS AND MATERIALS / FASTENERS.
4. FINAL DESIGN SIZES AND SPACING OF ALL MANUFACTURED PRODUCTS SHALL BE DETERMINED BY THE TRIM AND JOIST MANUFACTURER. CONTACT THE ARCHITECT IF TRUSS, JOIST SIZE, OR T.V.L. MATERIAL ARE DIFFERENT FROM THE DRAWINGS.

NEW RESIDENCE

DENNIS & MICHAELENE DIDONATO

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ABBREVIATIONS

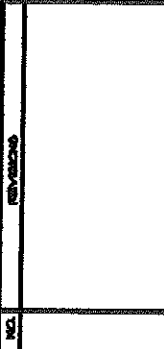
AB	ANCHOR BOLT ABOVE FINISH FLOOR	HSL	INSULATION
APP	APPLY	HVA	HOLLOW VERTICAL
BNT. CONC.	BITUMINOUS CONCRETE	HWC	HORIZONTAL WOOD
BOX	BOXING	HTS	HOT TO SCALE
BRG	BRACING	OA	OVERALL ON CENTER
CAB	CABINET	OC	ON CENTER
CAS	CASEWORK ELEVATION	OD	OUTSIDE DIAMETER
CL	CENTER LINE	OPR	OPPOSITE
CLS	CEILING	FTD	PAINTED PLATE
CCO	CONCRETE CONTINUOUS	FL	PLYWOOD FRESHLY TREATED
COIT	CONCRETE CONTINUOUS	PF	PERMANENTLY PROTECTED
DBL	DOUBLE	REF	REFRIGERATOR
DIA	DIAMETER	RF	REINFORCED
DPH	DOWNHANG	RO	ROUGH ROOFING
DTL	DETAIL	RFS	ROUGH FRESHING
DRG	DRAWING	RS	REINFORCED STEEL
EA	EAVE	RSO	REQUIRED ROOF
ELV	ELEVATION	RM	ROUGH ROOFING
EQ	EQUAL	RSA	ROUGH ROOFING
ES	EACH WAY	RSB	ROUGH ROOFING
EXT	EXTERIOR	ACT	ALUMINUM ANODIZED TILE CEILING
FDIN	FOUNDATION	CHED	SCHEDULE SECTION
FK	FIRE EXTINGUISHER	SECT	SECTION
FFE	FRESH FLOOR ELEVATION	SH	SHEET
FN	FRESH FLOOR	SI	SQUARE
FP	FRESH FLOOR ELEVATION	STD	STANDARD
FR	FRESH FLOOR	STL	STEEL
FR	FRESH FLOOR	STRCT	STRUCTURAL
FR	FRESH FLOOR	THK	THICKNESS
FR	FRESH FLOOR	TON	TOP OF WALL
FR	FRESH FLOOR	TYP	TYPICAL
FR	FRESH FLOOR	UNCL	UNLESS NOTED OTHERWISE
FR	FRESH FLOOR	VB	VAPOR BARRIER
FR	FRESH FLOOR	VC	VENT
FR	FRESH FLOOR	VERT	VERTICAL
FR	FRESH FLOOR	W	WATER CLOSET
FR	FRESH FLOOR	WCD	WOOD

SYMBOL LEGEND

[]	ROOM NUMBER	◇	INTERIOR ELEVATION
(M)	DOOR NUMBER	⊕	VERTICAL ELEVATION
(A)	WINDOW TYPE	□	PARTITION TYPE
(B)	BUILDING SECTION	◇	ROOFCLG. TAG
(C)	WALL SECTION	○	COLUMN CENTER LINE
(D)	DETAIL SECTION		
(E)	CASEWORK ELEVATION		
(F)	REVISIONS		

DRAWING INDEX

- T-1 TITLE SHEET
- A-1 1/4" LOWER LEVEL FLOOR PLAN
1/4" FIRST FLOOR PLAN
- A-2 1/4" ELEVATIONS
- A-3 1/4" FOUNDATION PLAN
1/4" FLOOR FRAMING PLAN
- A-4 1/4" BUILDING SECTIONS
3/4" FOUNDATION WALL SECTIONS
- A-5 1/4" ROOF FRAMING PLAN
1/4" FLOOR PLAN



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COVER SHEET

DATE: 12/08/08

REVISION DATE:

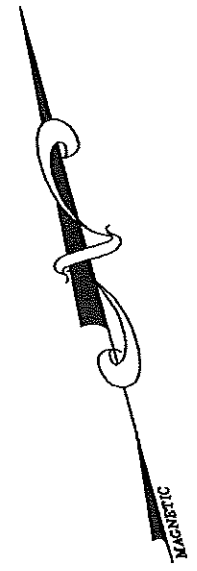
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SHEET:

T-1

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N 09°08'24" E
100.00'

S 80°51'36" E
120.00'

SETBACK

12'-0"

SETBACK

*Front + Rear
Side*

25'-0"

ADDITION

EXISTING HOUSE

EXISTING SHED

SETBACK

25'-0"

S 09°08'24" W
100.00'

WASHINGTON AVE.

N 80°51'36" W
120.00'

EDGE OF PAVING

SETBACK

12'-0"

RAILROAD TIE
RETAINING WALL

LANDSCAPE

WALK

LANDSCAPE

EDGE OF PAVING

NOTE:

SKETCH PLAN PREPARED FROM PLAN
PREPARED BY ITCOMB ASSOCIATES
FALMOUTH, ME. DATED OCT. 20, 2003.

SKETCH SITE PLAN

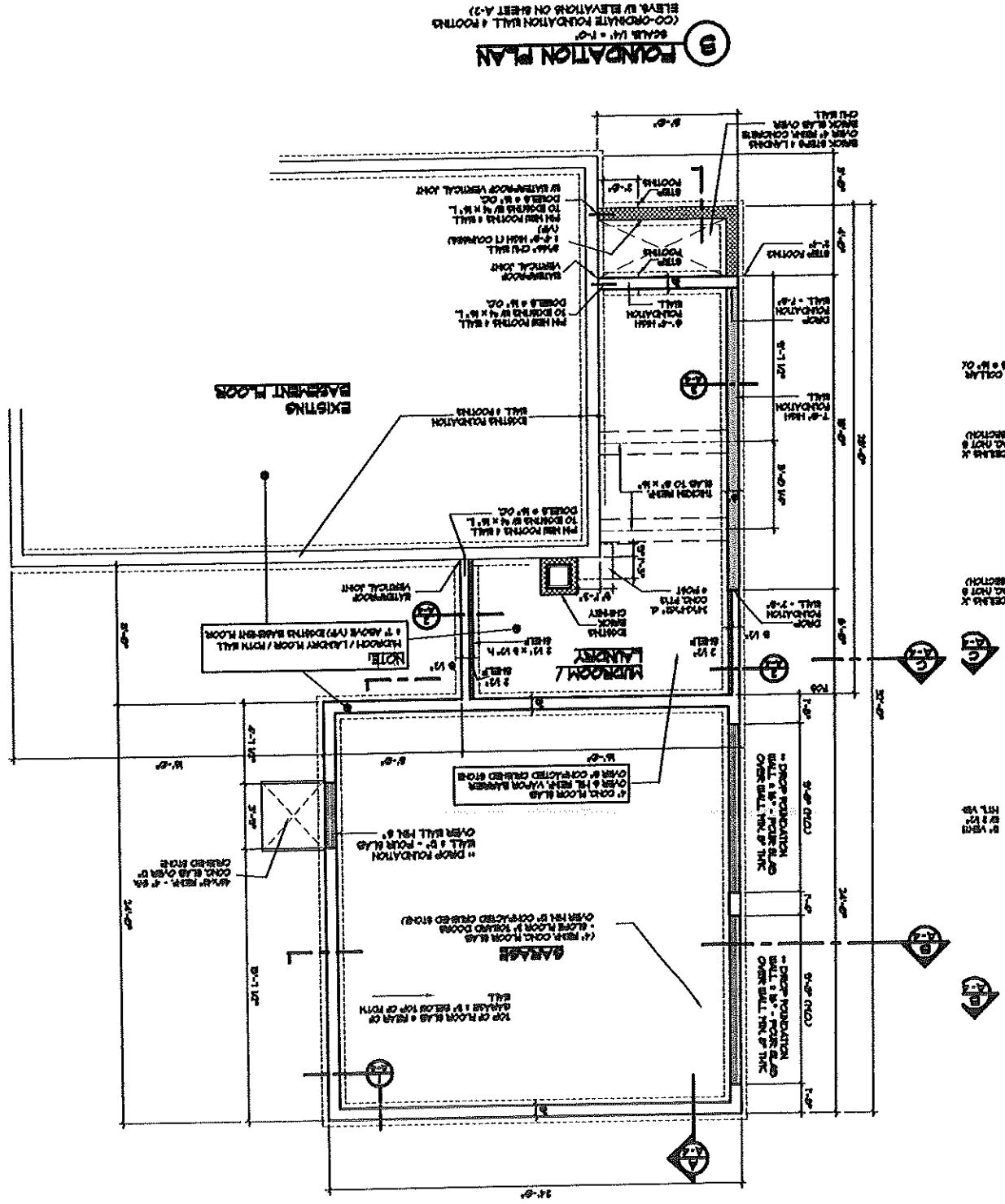
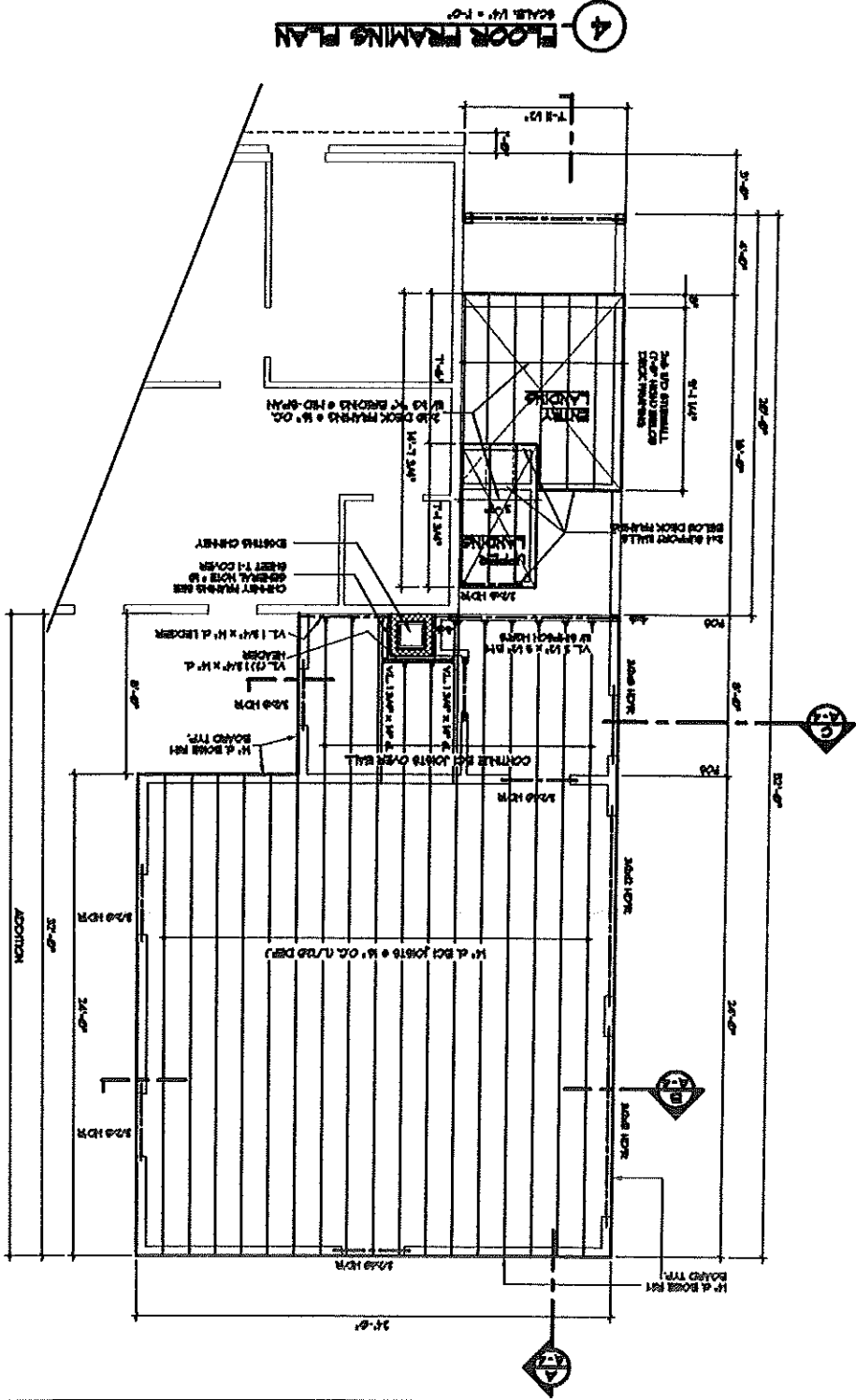
SCALE: 3/32" = 1'-0"

Sketch Site Plan of Property
Owned by

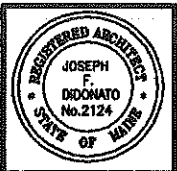
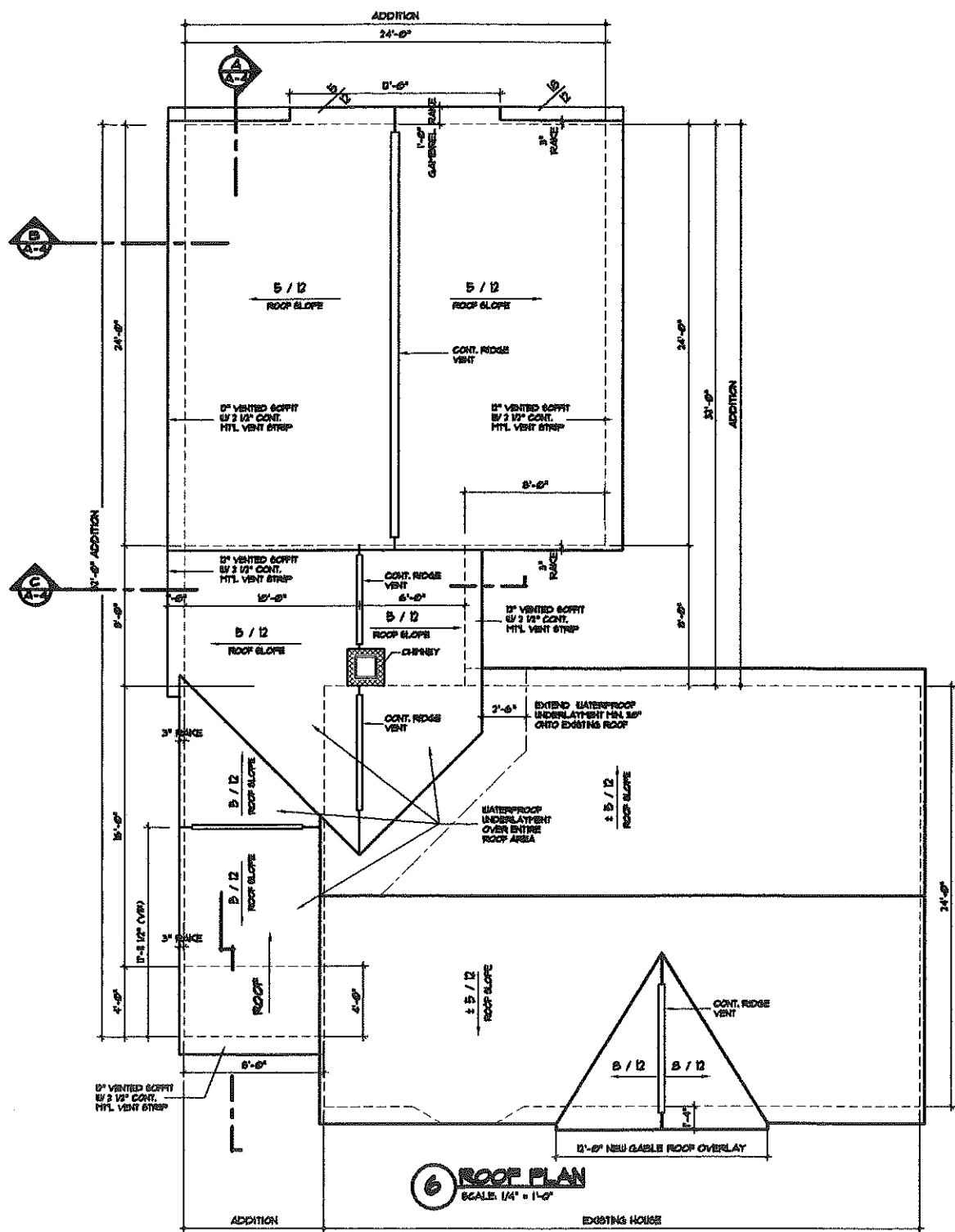
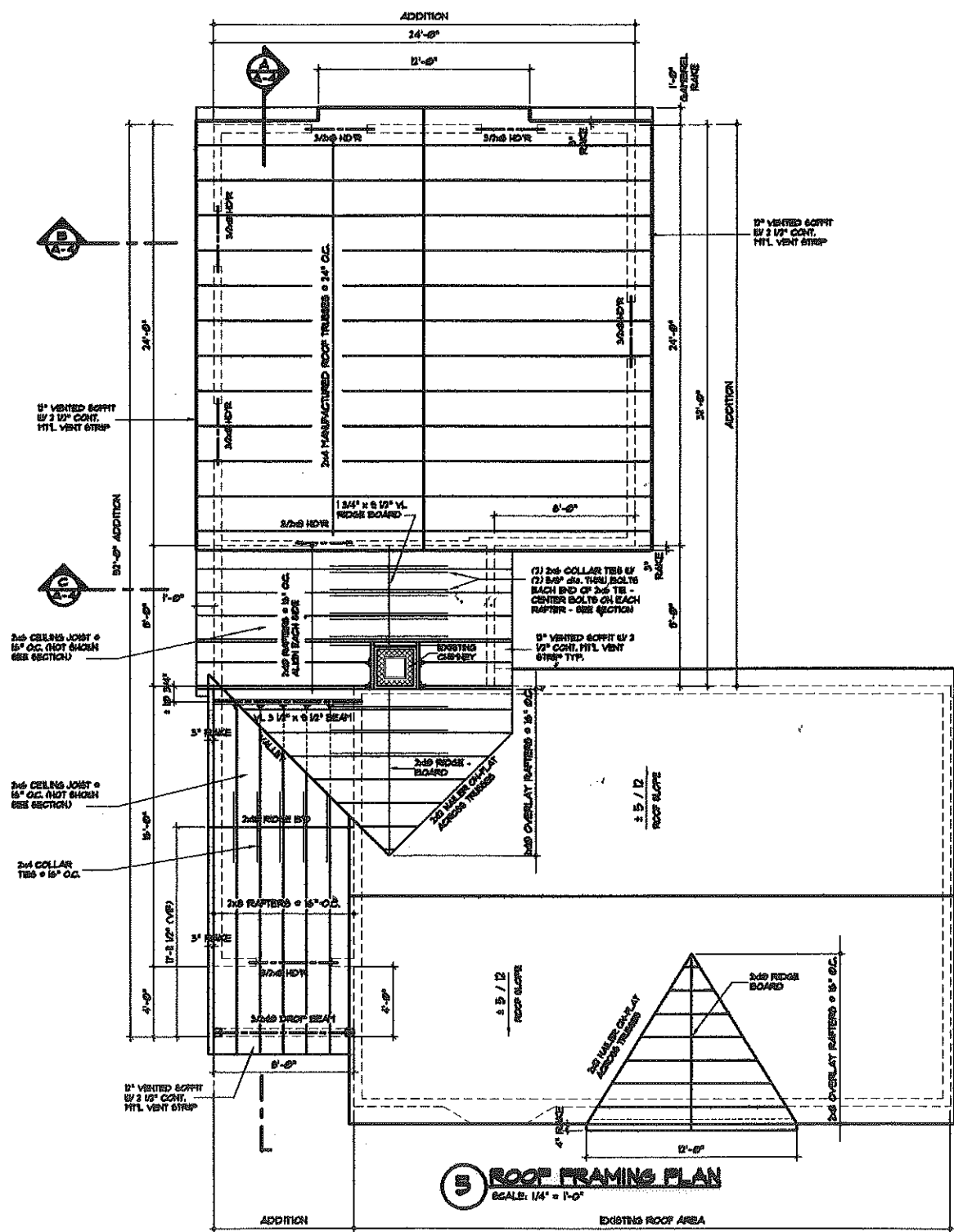
Dennis & Michaelene DiDonato

1046 WASHINGTON AVENUE
PORTLAND, MAINE

Dec. 8, 2003



<p>DATE: 12/06/08 REVISION DATE: DRAWN BY: JPD</p>	<p>SHEET: A-3 4 of 6</p>	<p>COMMENTS: SEE SHEET A-1 FOR FOUNDATION PLAN SEE SHEET A-2 FOR FLOOR FRAMING PLAN</p>
<p>EXAMINED THIS SHEET FLOOR FRAMING PLAN FOUNDATION PLAN</p>		
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PREPARED THIS SHEET
ROOF FRAMING PLAN
ROOF PLAN

DATE: 12/08/08
 REVISION DATE:
 DRAWN BY: JFD

SHEET:
A-5

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