NOT TO SCALE

ADDITION AND RENOVATIONS FOR:
JORDAN RESIDENCE
ROARING BROOK ROAD * PORTLAND, MAINE

SPECIFICATIONS

1.) General Data
A)Contractor to provide and pay for all required permits, and arrange all required inspections from code enforcement officials, all utility officials, bank inspections, and architectural inspections. Contractor shall obtain Certificate of Occupancy and perform all necessary work for same. Verify schedule of completion with Owner.
B) Builder accepts full responsibility for checking plans to ensure current conformity to local building codes. Should any changes be made to these plans by builder or his representatives, builder accepts full liability for amendments without written approval of Peterson Design Group (PDG) and Owner.
C) No wrappings, waste, rubbish, etc. to be discarded in wall cavities. Building site to be left clean at the end of each working day.
D) Do not scale drawings, dimensions govern. Should any discrepancies arise, the builder shall notify PDG immediately, with written statement of discrepancy forwarded to PDG.
E) All work and materials shall conform to local building codes.
F) Contractor shall guarantee and maintain all workmanship, materials and labor for a minimum of one year from the date of completion of the contract. Contractor shall make good within ninety (90) days of written notification from the Owner any item(s) proving to be deficient during the initial one year term without further compensation.
G) Anything not specifically shown on plans and/or specifications, but which is reasonably implied, shall be furnished as though set forth in the plans and/or specifications.
H) No extra work shall be paid for except on the written order of the Owner. The Owner will not be liable for any extra work not ordered by him.
I) The contractor shall verify all site conditions prior to submitting his proposal. No allowance for extra charges will be permitted due to a lack of knowledge of the conditions particular thereto except as otherwise specified elsewhere in these documents. Contractor will be responsible for his own engineering and layout once the Owner has established property lines. The contractor shall verify all lines, levels, and dimensions shown on the drawings and will be held responsible for the correctness of his work.
J) Substitutions for materials specified by name may be made if approved by the Owner.
K) All glass shall be cleaned after installation. Masonry surfaces, where applicable, shall be wire brushed or equally cleaned. Metallic, painted, and all other surfaces shall be left in a clean condition, free of paint drips and other stains. Building and site shall be left clean and ready for occupancy.
L) Contractor shall make arrangements for furnishing at his own expense all water, electricity, lighting and heat necessary for construction purposes, as required, if not present at jobsite.
M) Contractor shall protect the Owner from claims under Workmans Compensation and Public Liability Acts and from any claims of personal injury including death which may arise under this contract, whether by himself or by any subcontractor or anyone indirectly employed by him. Certificates of insurance shall be filed with the Owner prior to starting the job, and shall be subject to the Owners approval. Contractor shall also carry Fire insurance.
N) Prior to receipt of progress payment, the contractor shall deliver to the Owner a complete release of all subcontractor and supply liens arising out of this contract, or receipts in full covering all labor and materials for which a lien could be filed, or a bond satisfactory to the Owner indemnifying him against any lien.
O) Contractor shall abide by all Town zoning ordinance provisions including, but not limited to, observance of noise standards. Furthermore, all vehicles associated with this construction project shall at all times be parked or standing fully within the land owned by the project Owner. No such vehicle shall at any time be parked or remain standing on any land owned by the City of Portland or by other landowners. Accordingly, at no time may the roadway providing access to the project be blocked for any duration of time.

2) Site Work
A)Contractor is responsible for the cleanup and proper disposal of all waste materials.
B)Contractor is responsible for grading and seeding all disturbed site areas, and for new construction, to a minimum of fifty feet from perimeter of building (per site conditions).
C)Finish grading shall be established to provide surface drainage in all directions away from building and excavated areas.
D)If ledge or solid rock over 3 cu. yards is encountered, it shall be removed only with the Owner's written permission, at an extra cost based on a per cubic yard unit price.

3) Concrete (See Foundation Plan for Concrete notes)

4) Masonry
A) Brick or stone veneers, marble and/or other veneers (as applicable) shown on plans to be selected by and confirmed with Owner prior to installation.

5) Metals
A)Aluminum or hot dipped galvanized nails to be used on all exterior applications, as per applicable products manufacturers recommendations.
B)White Powder coated drip edge to be installed at all eaves, overhangs, and rakes, or with another material as noted.

6) Wood and Plastics (Framing Notes)
A)First floor design loads 40 psf live, 20 psf dead load.
B)Second floor design loads 40 psf live, 20 psf dead load.
C)Attic design loads 20 psf live 10 psf dead.
D)Roof framing design loads 50 psf live + drift, 15 psf dead (varies per IBC 2009)
E)Contractor to transfer all bearing points to foundation.
F)U.N.O., all first level new construction plate height to match existing U.N.O.
G)Omitted
H)All exterior openings to be load bearing.
I)Provide collar ties at 4'0" o.c. at all ridges, with the exception of areas utilizing roof trusses, or vaulted area utilizing structural ridge beams.
J)Omitted
K)U.N.O., all framing lumber and beams to be #2 spf kiln dried .
L)U.N.O., all exterior trim to be PVC, fastener holes filled, and painted, in sizes and configurations as shown on plans..
M)Pressure treated lumber shall be used at all concrete, earth and weather contact/ exposure areas.
N)All subfloor material and stair treads to be glued.
O)Wood, metal bridging, or solid wood blocking to be installed at mid span in all horizontally framed areas. Install all joists and rafters with crown up.
P)Omitted
Q)Omitted
R)Exterior roof and wall sheathing to be CDX plywood, or equal, as applicable. See building sections.
S)All manufactured beams, trusses, and steel (where applicable) to be installed per manufacturers specifications.

7) Thermal and Moisture Protection
A) Housewrap to be installed on all new exterior faces of structure. All seams to be taped. Apply Advanced Building Products Rainscreen over Typar house wrap as per mfr. Installation specifications.
B) Apply Ice And Water Shield to all roof surfaces. All junctures of walls to roofs at right angles to receive the same.
C) omitted
D)Omitted
E)All doors and windows to receive expandable foam closed cell(polyisocyanurate) insulation in cavities surrounding unit.
F)Seal pipe, electrical, etc. penetrations at exterior wall entry points to unconditioned spaces with expanding foam sealant.
G)Provide sill-seal between all concrete walls and sills.
H) All exterior walls (at living space) R-20min. insulation. Fiberglass Batt Insulation
I)All roof areas (at living spaces) R-49 min. Fiberglass Batt Insulation
J)All floor areas adjacent to unheated space to receive R-30 min. Fiberglass Batt Insulation

8) Doors and Windows
A)Door and window sizes provided on plans. All doors and windows to be approved by Owner prior to ordering
B) All glass in sidelights, windows under 18" aff, Bathrooms, adjacent to doors, in stair areas, and as otherwise required by code, to be tempered.
C)As per 2009 IRC, Section R612 Provide interior guards at all operable windows with sill height less than 24"from finish floor where the opening is located more than 72" above the finished grade or surface below. At Egress windows provide a guard that also meets R612.4.2
D) Contractor to ensure proper flashing and caulking at all exterior penetrations (doors, Windows, Etc.)

9) Finishes
A)All Exterior cedar Clapboards or Siding to match existing V.I.F. to be painted to match existing siding
(Color selected by owner)
B)See exterior elevations for siding details and locations
C)Omitted
D)All siding cut ends to receive finish coat at time of installation, where practical.
Painting Spec as follows:

Interior walls and ceilings:	(1) coat PVA latex primer (2) coats latex paint
Interior trim:	(1) coat Latex primer 2) coats 100% Acrylic Latex
Exterior siding:	pre-stained cedar (Color selected by owner)

E)Contractor to verify stain or paint selections with Owner prior to application.
F)All flooring to be verified with Owner prior to installation.

10) Specialties
A)Omitted
B)Omitted
C) Base Board Hot water heat in sunroom
D)Omitted
E)Coordinate location and details for exterior sprinkler/irrigation system with Owner. (if applicable)

11) Equipment

12) Furnishings

13) Special Construction

14) Conveying Systems

15) Mechanical
A)Mechanical contractor to calculate expense (as an option)to relocate furnace to new storage area as shown on plans and determine if existing furnace is adequate
B)All vents for exhaust fans and gas fplc to be vented to outdoors.
C)Omitted
D)All exterior hose bibs shall be frost-free. Verify locations with Owner.
16) Electrical
A)Electrical contractor to confirm code compliance and location of all outlets, dimmers, etc., with Owner prior to installation.
B)All wiring to be square, level and flat.
C)Omitted
D)Electrical contractor to confirm location of smoke detectors.
E)Omitted
F) Omitted
G)Omitted
H)Coordinate with Owner and appropriate subcontractors any requirements for exterior lighting, landscape lighting and associated electrical needs.

THIS SET OF DRAWINGS INCLUDES	
SP-1	Specifications
1	Foundation Plan
2	First Floor Plan
3	Second Floor Plan
4	Elevations
5	Building Sections
6	First Floor Framing Plan
7	Roof Framing Plan

SPECIFICATIONS
SCALE 1/4"=1'0"

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ADDITION AND RENOVATION FOR:
JORDAN RESIDENCE
ROARING BROOK ROAD * PORTLAND, MAINE

DRAWN BY: E.H.L.
CHECKED BY:
JOB NO.: 1445
DATE: MARCH 2, 2015
△MARCH 4, 2015
SHEET NO.: SP 1

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/05/15