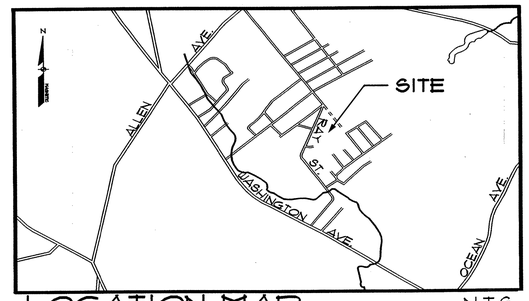
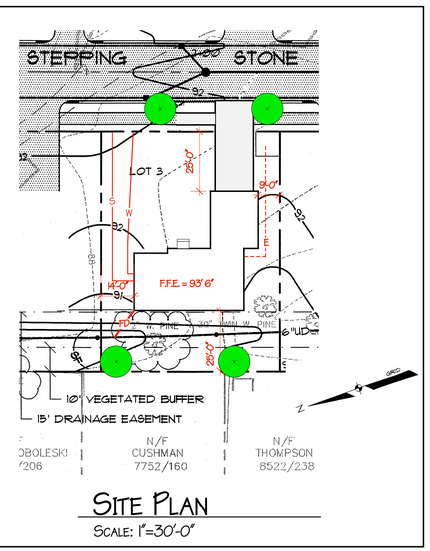
Autumn Glen

At Stepping Stone lane

Coventry Model on Lot 3



LOCATION MAP N.T.S.



SITE PLAN
SCALE: 1"=30'-0"

SHEET SCHEDULE

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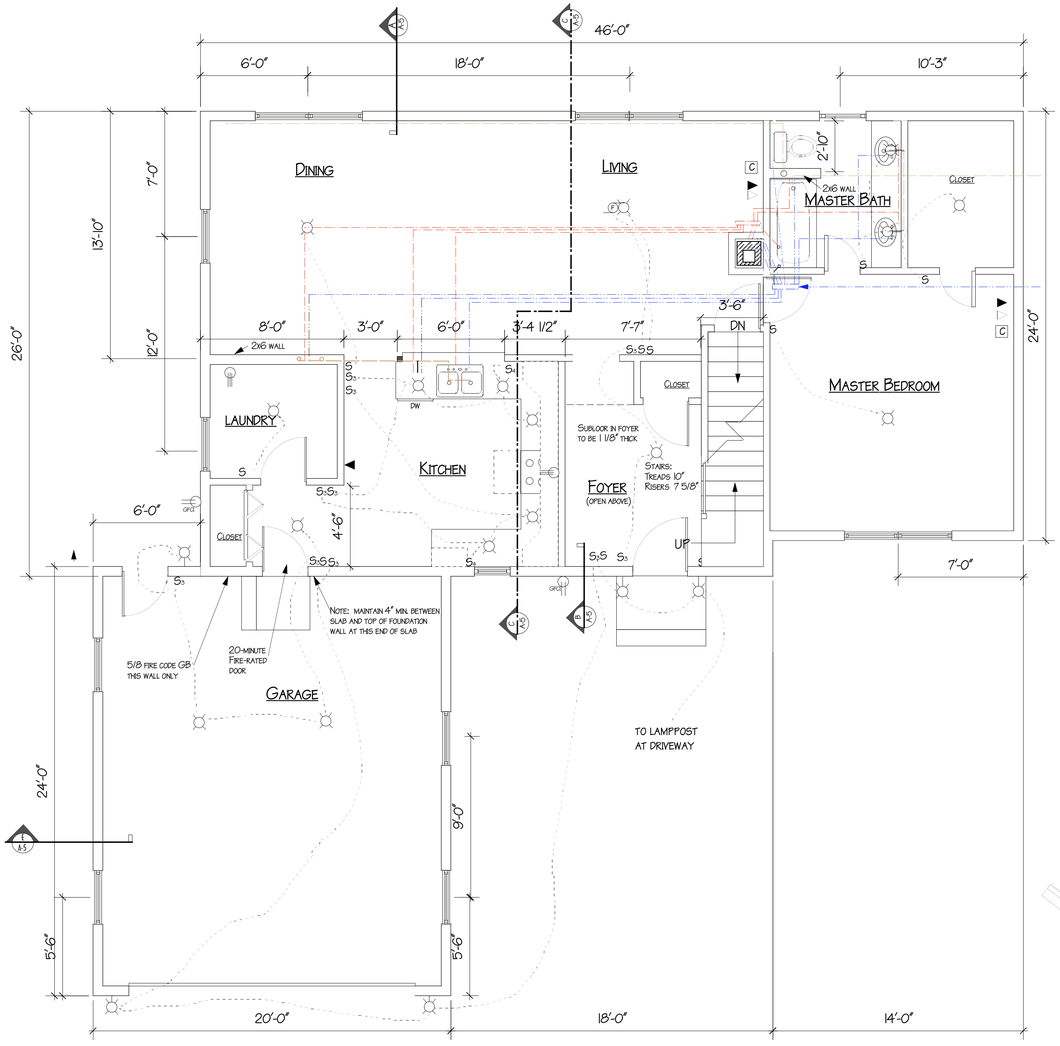
PROJECT COVENTRY — LOT 3, STEPPING STONE LANE, AUTUMN GLEN SUBDIVISION, PORTLAND, ME

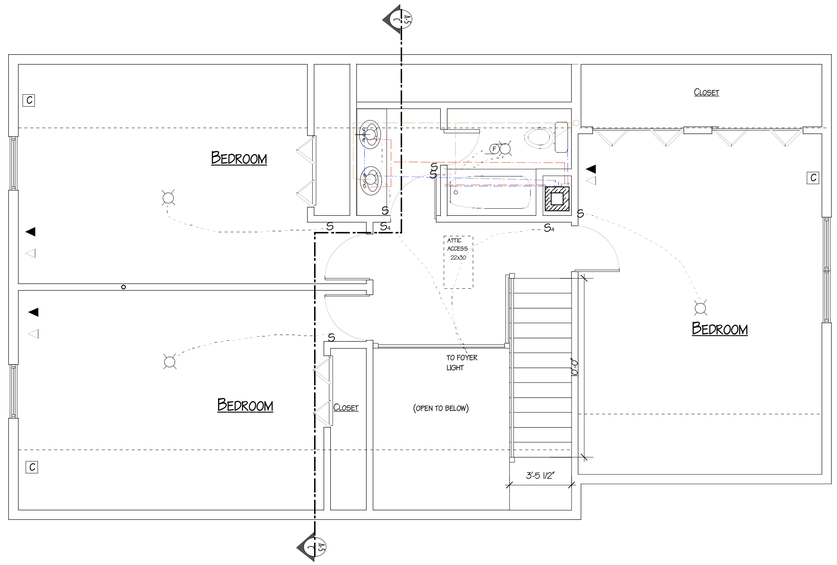
TITLE COVER SHEET

SCALE NONE

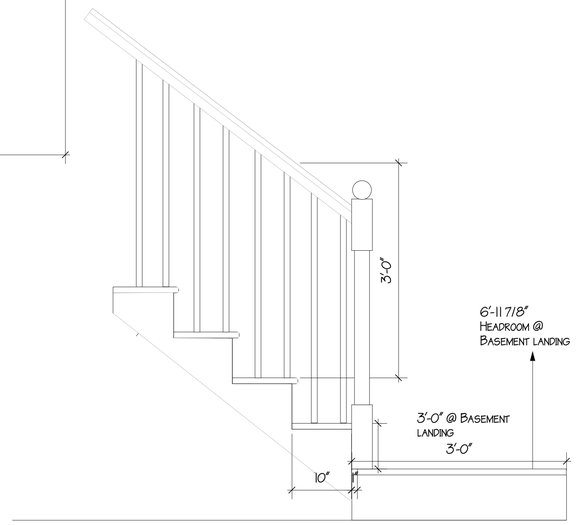
SHEET A-1



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PARTIAL STAIR ELEVATION

1"=1'-0"

ELECTRICAL LEGEND

- TELEPHONE OUTLET
- CAT-5 ETHERNET OUTLET
- C CABLE OUTLET

MECHANICAL LEGEND

- DRAIN/VENT LINE
- HOT WATER LINE
- COLD WATER LINE

WINDOW & DOOR SCHEDULE

NUMBER	QUANTITY	MANUFACTURER	MODEL	HEADER	ROUGH OPENING
W-1*	4	Andersen or App'd Equal	244DH3050-2	2-2X10	6' 0" x 5' 0"
W-2	2	Andersen or App'd Equal	244DH2840	2-2X6	2' 8" x 4' 0"
W-3*	8	Andersen or App'd Equal	244DH3050	2-2X6	3' x 5'
W-4	1	Andersen or App'd Equal	C135R	2-2X4	2' 0 5/8" x 3' 5 3/8"
D-1	1	Precision Millworks	Custom	2-2X6	
D-2	1	Therma-Tru or App'd Equal	CS-262	2-2X6	

* DENOTES EGRESS WINDOW WITH GREATER THAN 5.7 SF EGRESS OPENING

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	COLOR	CEILING	COLOR	COMMENTS
Foyer	Tile	GB/Paint		GB/Paint		
Living/Dining	Hdwd	GB/Paint		GB/Paint		
MBR	Carpet	GB/Paint		GB/Paint		
Master Bath	Vinyl	GB/Paint		GB/Paint		
Kitchen	Vinyl	GB/Paint		GB/Paint		
Laundry	Vinyl	GB/Paint		GB/Paint		
Bedroom 1	Carpet	GB/Paint		GB/Paint		
Bedroom 2	Carpet	GB/Paint		GB/Paint		
Bedroom 3	Carpet	GB/Paint		GB/Paint		
Bath	Vinyl	GB/Paint		GB/Paint		
2nd Flr Hall	Carpet	GB/Paint		GB/Paint		
NOTES:						
Stairs are oak treads, newel posts, and rails w/ painted risers and balusters						
Tile is 12 inch square terracotta						

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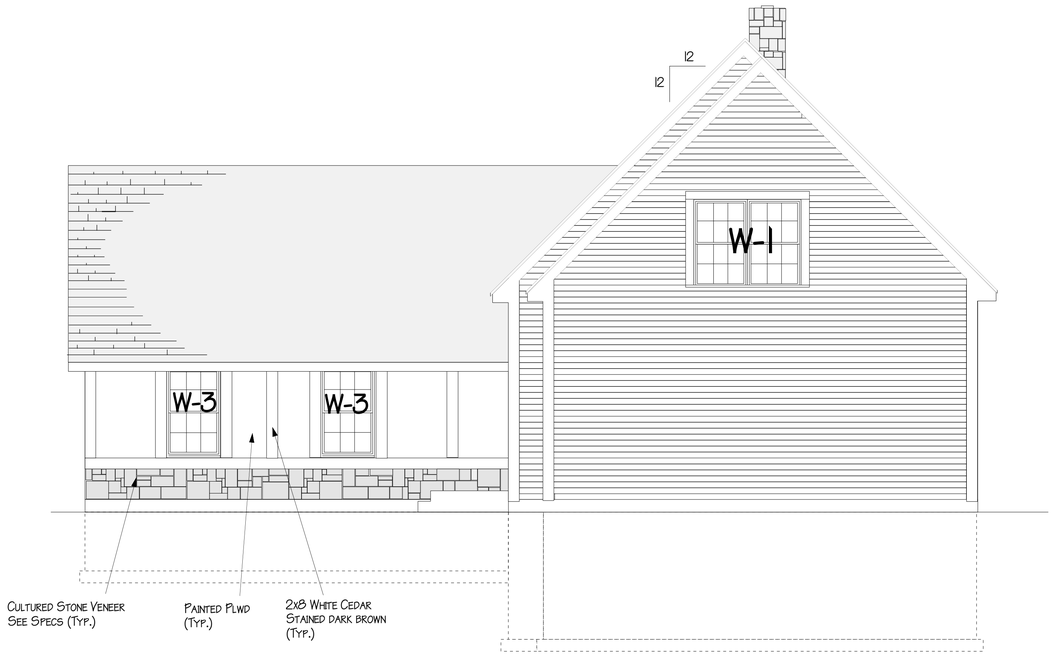
PROJECT COVENTRY
Lot 3, Stepping Stone Lane
Autumn Glen Subdivision
Portland, ME

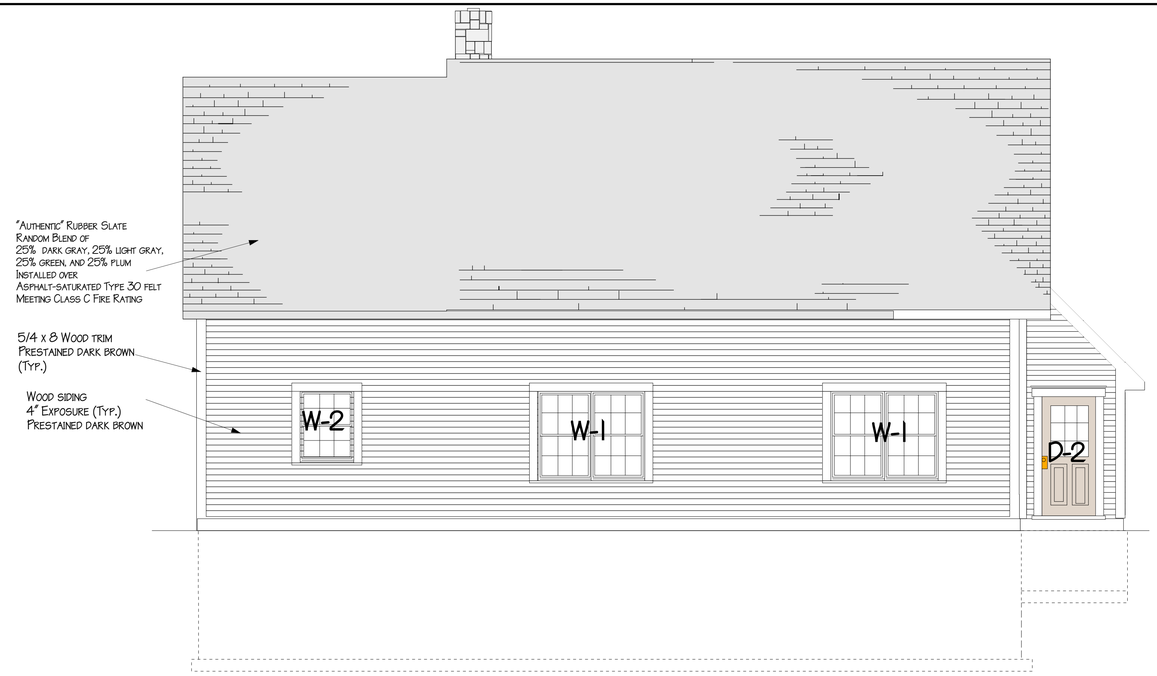
TITLE FLOOR PLAN

SCALE 1/4" = 1'-0"

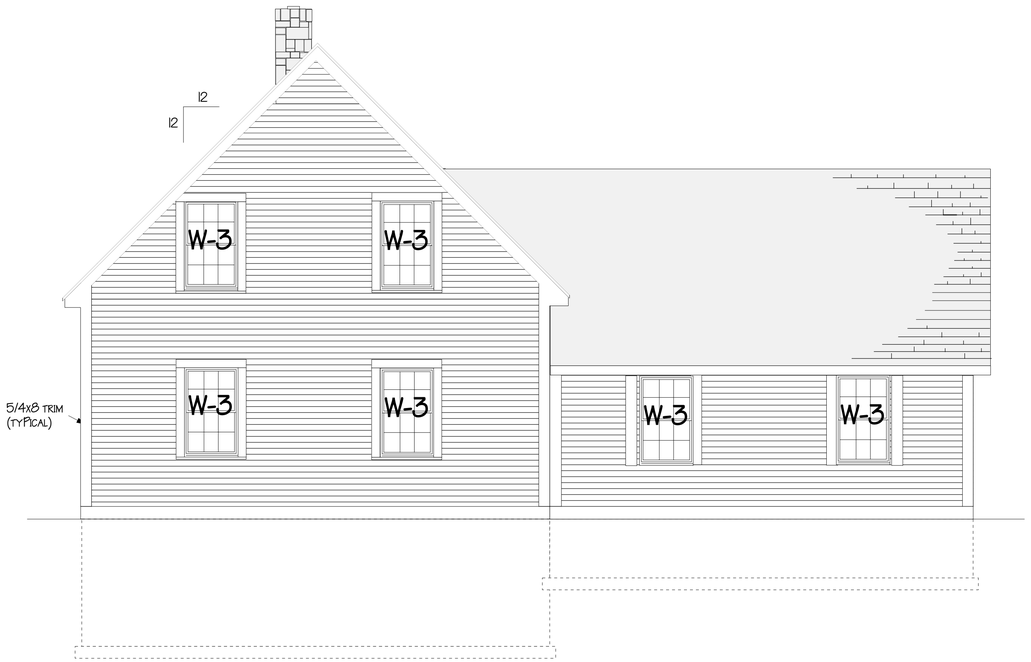
SHEET A-2



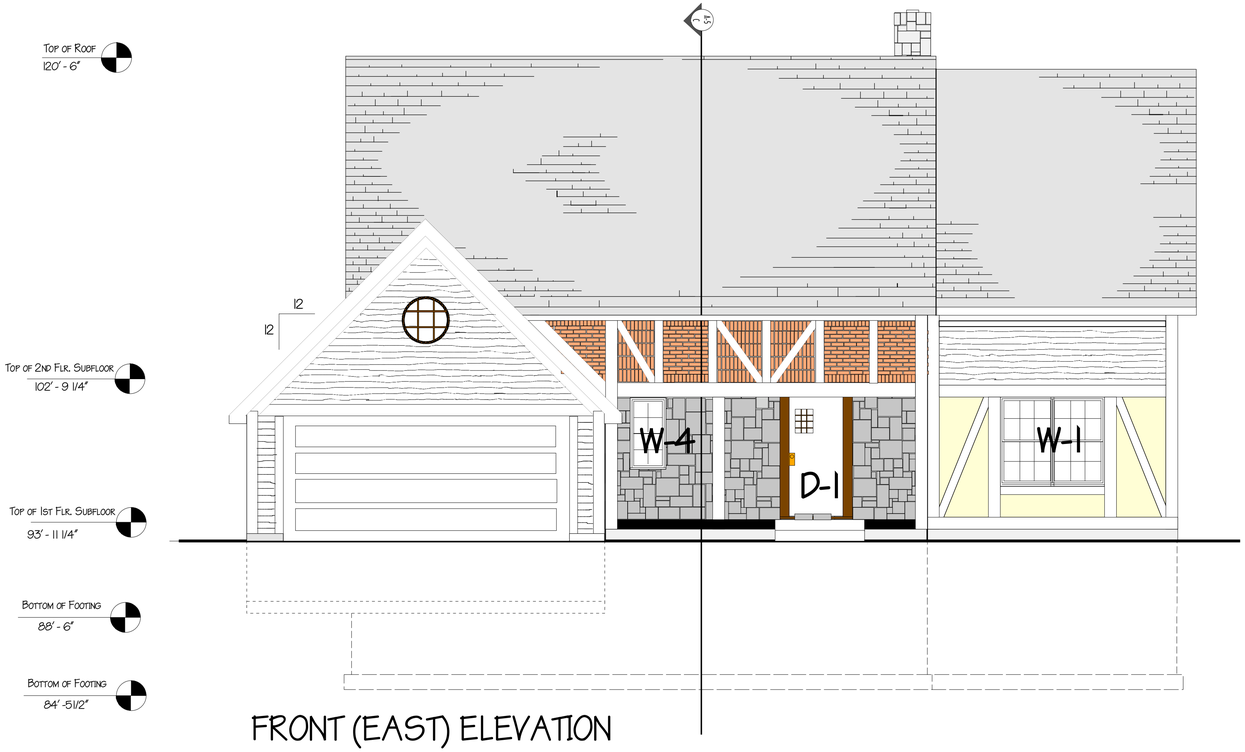
RIGHT (NORTH) ELEVATION



REAR (WEST) ELEVATION



LEFT (SOUTH) ELEVATION



FRONT (EAST) ELEVATION

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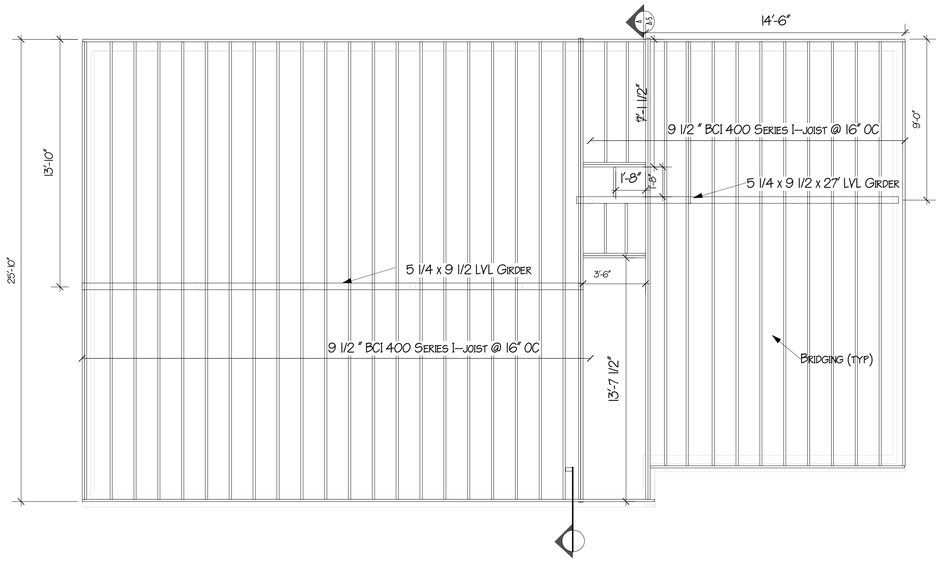
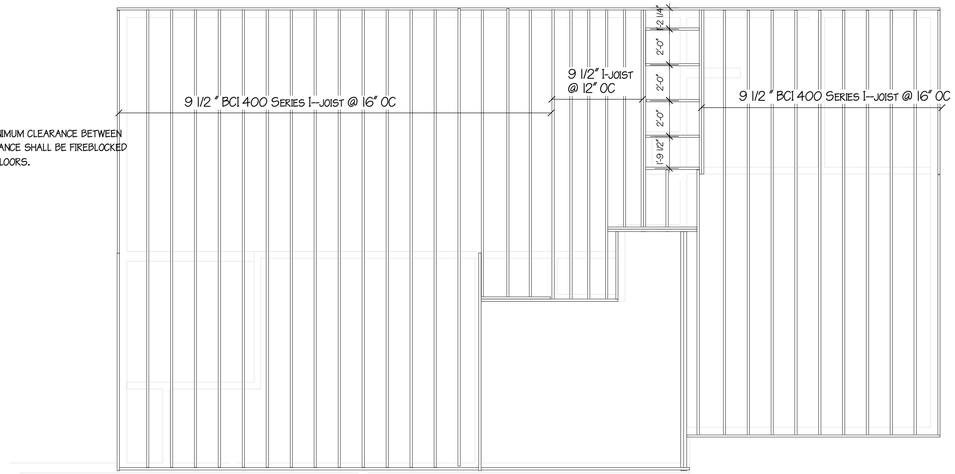
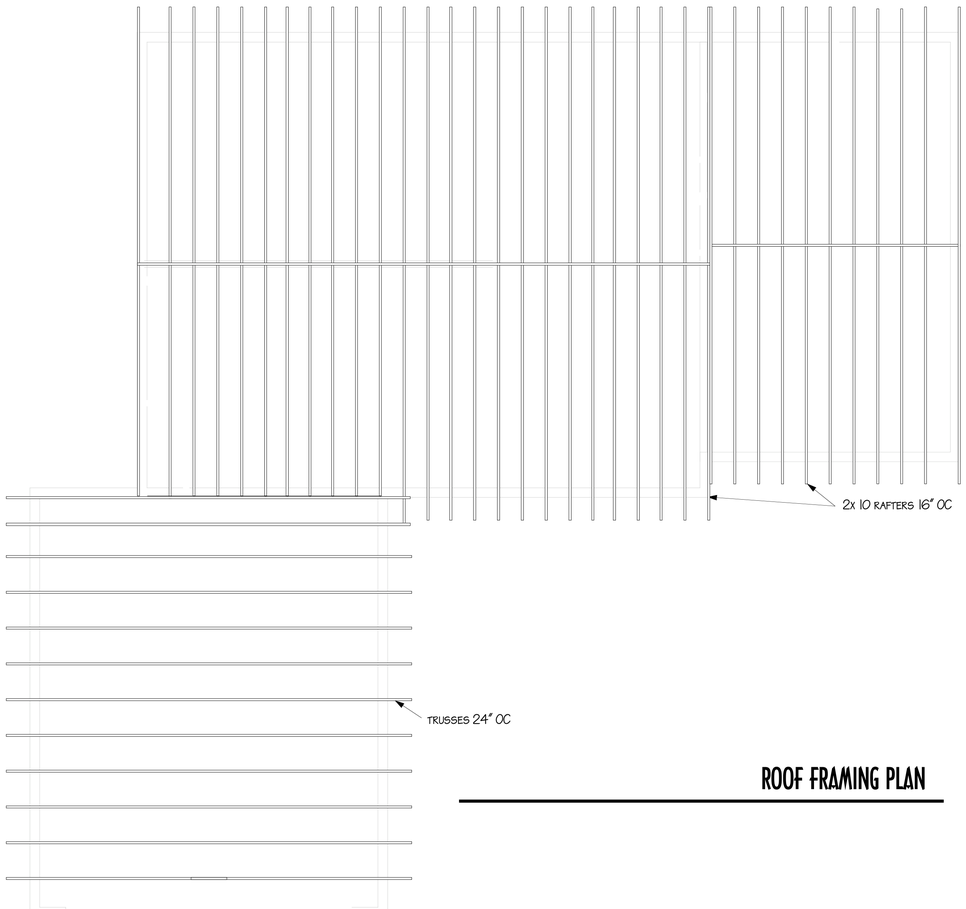
PROJECT Coventry	Lot 3, Stepping Stone Lane Autumn Glen Subdivision Portland, ME	SHEET A-3
TITLE Elevations	SCALE 1/4" = 1'- 0"	



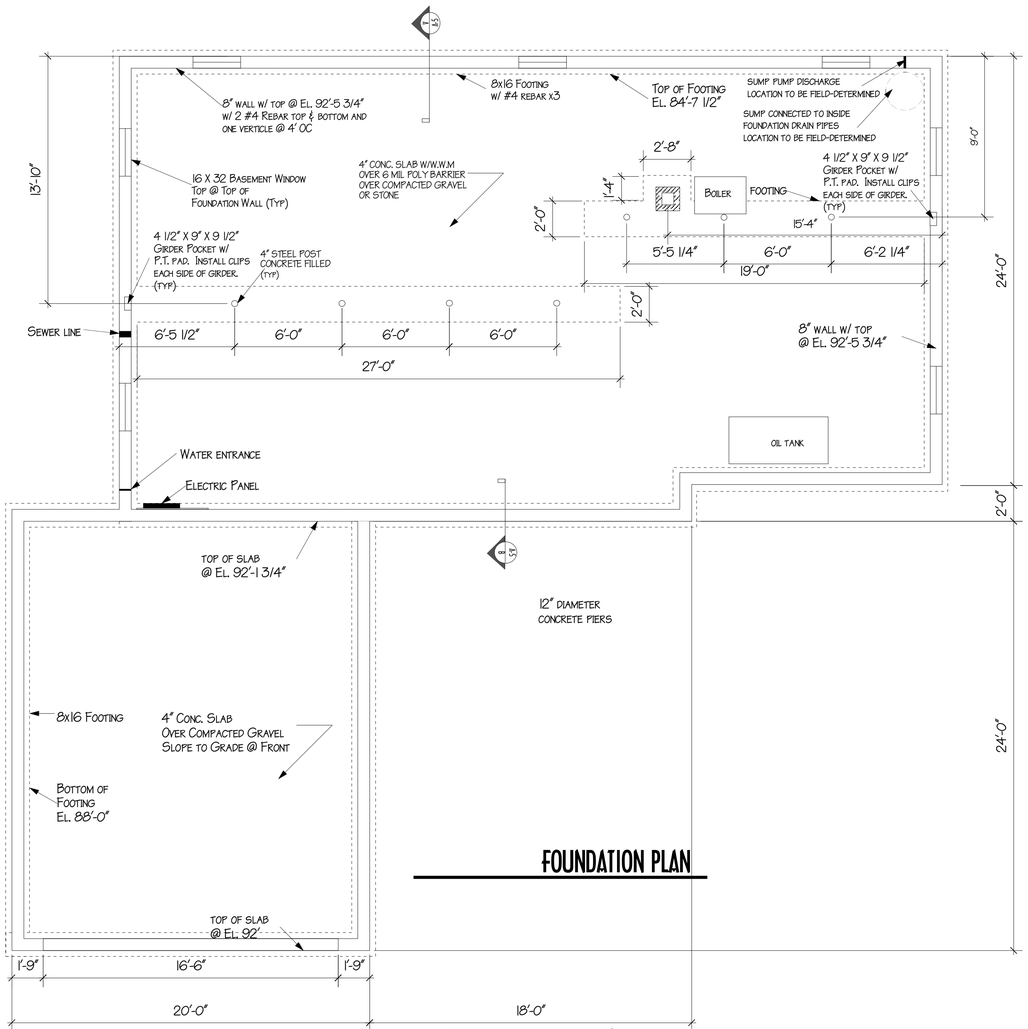
NOTE: Openings for chimneys shall maintain 2" minimum clearance between chimney and combustable framing members. Clearance shall be fireblocked with non-combustible material at all ceilings and floors.



SECOND FLOOR FRAMING PLAN



ROOF FRAMING PLAN



FOUNDATION PLAN

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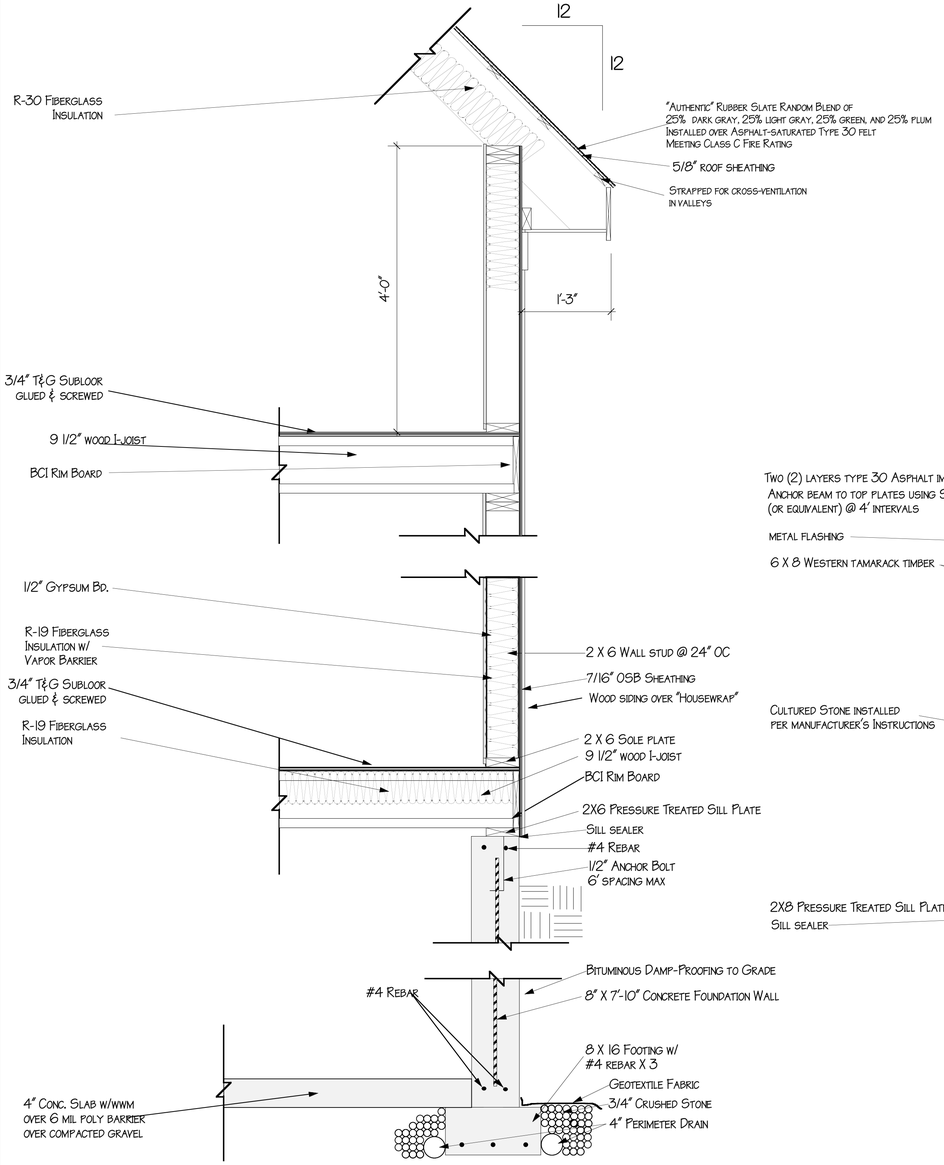
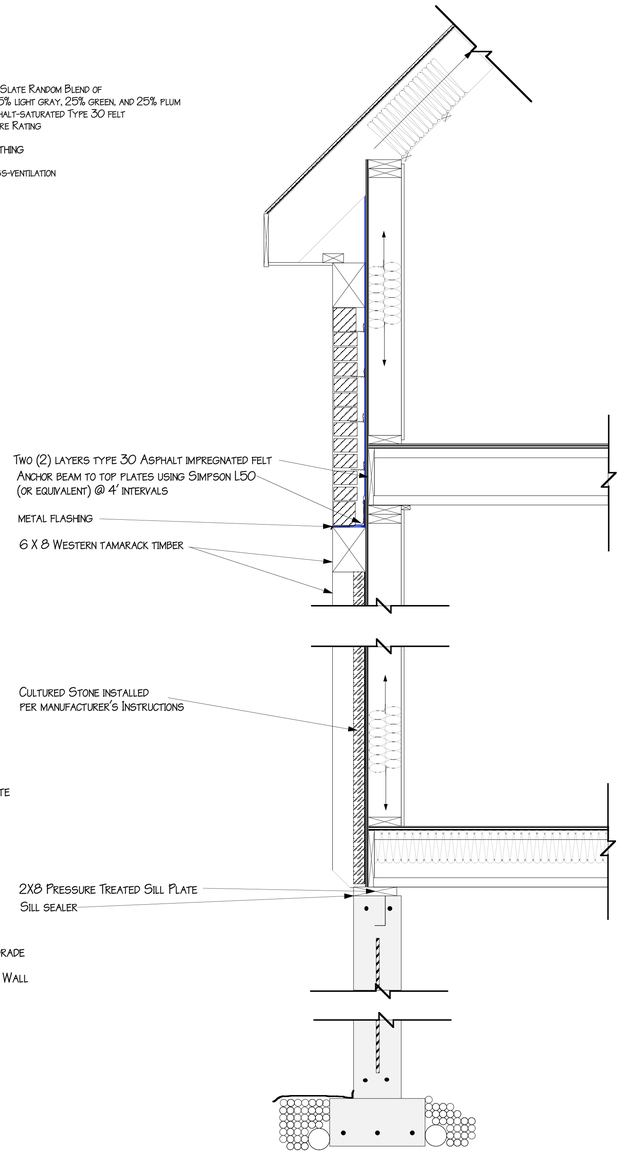
PROJECT	Coventry	Lot 3, Stepping Stone Lane Autumn Glen Subdivision Portland, ME	SHEET A-4
TITLE	Framing and Foundation Plans	SCALE 1/4"=1'-0"	

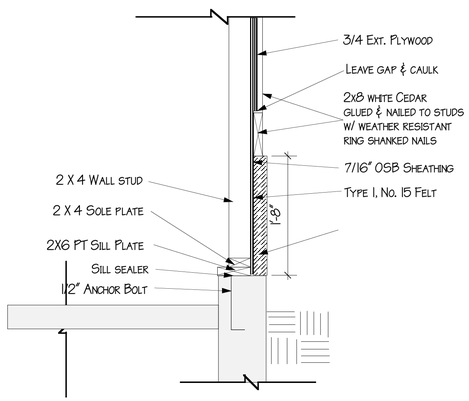


A WALL SECTION (REAR)
SCALE: 1"= 1'-0"



B WALL SECTION (FRONT)
SCALE: 1"= 1'-0"

C TRANSVERSE BUILDING SECTION
SCALE: 1/4"=1'-0"

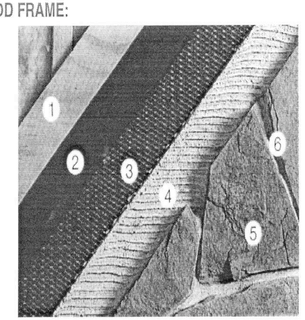


D DETAIL AT GARAGE SILL
SCALE: 1"= 1'-0"

CULTURED STONE INSTALLATION DETAILS

Typical Installations:

WOOD FRAME:



In sequence: (1) sheathing, (2) weather-resistant barrier, (3) galvanized metal lath, (4) mortar, (5) Cultured Stone, (6) mortar joint.

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PROJECT COVENTRY — Lot 3, Stepping Stone Lane, Autumn Glen Subdivision, Portland, ME

TITLE SECTIONS & DETAILS

SCALE AS NOTED

SHEET A-5

FASTENER SCHEDULE (2000 INTERNATIONAL RESIDENTIAL CODE)

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c,d]	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	—
1" x 6" subfloor or less to each joist, face nail	2-8d 2 staples, 1 3/4	— —
2" subfloor to joist or girder, blind and face nail	2-16d	—
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nail	2-16d	—
Stud to sole plate, toe nail	3-8d or 2-16d	—
Double studs, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d	—
Blocking between joists or rafters to top plate, toe nail	3-8d	—
Rim joist to top plate, toe nail	8d	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10d	—
Built-up header, two pieces with 1/2" spacer	16d	16" o.c. along each edge
Continued header, two pieces	16d	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d	—
Continuous header to stud, toe nail	4-8d	—
Ceiling joist, laps over partitions, face nail	3-10d	—
Ceiling joist to parallel rafters, face nail	3-10d	—
Rafter to plate, toe nail	2-16d	—
1" brace to each stud and plate, face nail	2-8d 2 staples, 1 3/4	— —
1" x 6" sheathing to each bearing, face nail	2-8d 2 staples, 1 3/4	— —
1" x 8" sheathing to each bearing, face nail	2-8d 3 staples, 1 3/4	— —
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d 4 staples, 1 3/4	— —
Built-up corner studs	10d	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail face nail	 4-16d 3-16d	 — —
Rafter ties to rafters, face	3-8d	—
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing		
5/16-1/2	6d common nail (subfloor, wall) 8d common nail (roof)[f]	6	12[g]
19/32 -1	8d common nail	6	12[g]
1 1/8-1 1/4	10d common nail or 8d deformed nail	6	12
Other wall sheathing[h]			
1/2" regular cellulosic fiberboardsheathing	1 1/2 galvanized roofing nail 6d common nail staple 16 ga., 1 1/2 long	3	6
1/2 structural cellulosic fiberboard sheathing	1 1/2 galvanized roofing nail 8d common nail staple 16 ga., 1 1/2 long	3	6
25/32 structural cellulosic fiberboard sheathing	1 3/4 galvanized roofing nail 8d common nail staple 16 ga., 1 3/4 long	3	6
1/2 gypsum sheathing	1 1/2 galvanized roofing nail; 6d common nail; staple galvanized, 1 1/2 long; 1 1/4 screws, Type W or S	4	8
5/8 gypsum sheathing	1 3/4 galvanized roofing nail; 8d common nail; staple galvanized, 1 5/8 long; 1 5/8 screws, Type W or S	4	8
Wood structural panels, combination subfloor underlayment to framing			
3/4 and less	6d deformed nail or 8d common nail	6	12
7/8-1	8d common nail or 8d deformed nail	6	12
1 1/8-1 1/4	10d common nail or 8d deformed nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(1).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing tc framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center When basic wind speed is greater than 80 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners or roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

PLUMBING & HEATING SPECIFICATIONS

1. PROVIDE PLUMBING AND HEATING AS SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION INCLUDING, BUT NOT LIMITED TO:

A. PEX MANIFOLD DOMESTIC HOT AND COLD WATER PIPING SYSTEMS;
B. DRAIN, WASTE AND VENT SYSTEMS;
C. PLUMBING FIXTURES AND TRIM AS SHOWN ON THE DRAWINGS.
D. OIL PIPING
E. SUMP PUMP AND DISCHARGE PIPING
F. CAST IRON OIL-FIRED BOILER W/ INTEGRAL DOMESTIC WATER HEATER AND 2-ZONE COPPER BASEBOARD DISTRIBUTION SYSTEM

2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY STATE AND LOCAL CODES AND ALL WORK SHALL BE IN ACCORDANCE THEREWITH.

3. PROVIDE FROST-FREE HOSE BIBS AT FRONT AND REAR OF DWELLING.

4. PROVIDE SHUTOFF VALVES AT ENTRANCE OF SYSTEM, AT FIXTURES AND AT HOSE BIB BRANCHES.

5. FURNISH AND INSTALL ALL PLUMBING FIXTURES AS INDICATED AND SELECTED BY OWNER.

6. BEFORE COVERING PIPES, THE ENTIRE WATER SYSTEM SHALL BE TESTED TO 100 LBS. PRESSURE AND DEFICIENCIES CORRECTED.

ELECTRICAL SPECIFICATIONS

1. PROVIDE COMPLETE ELECTRIC, TELEPHONE, ETHERNET (CAT-5), AND CABLE (COAX) SERVICE AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

2. PROVIDE INTERIOR AND EXTERIOR LIGHTING AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

A. KITCHEN LIGHTING TO BE RECESSED IN CEILING.
B. BATHROOMS: OVERHEAD GENERAL LIGHT, MIRROR LIGHT, EXHAUST FAN.
C. BEDROOM LIGHTS TO BE WIRED FOR PADDLE FANS.

3. USE ONLY NEW MATERIALS OF THE TYPE AND QUALITY SPECIFIED. WHERE UNDERWRITERS' LABORATORIES, INC. HAVE ESTABLISHED STANDARDS FOR SUCH MATERIALS, USE ONLY MATERIALS BEARING THE UL LABEL.

4. WIRING

A. NONMETALLIC SHEATHED CABLE, SIZE 12 THROUGH 4 AWG: COPPER CONDUCTOR, 600-VOLT INSULATION, RATED 60 DEGREE C, TYPE NM.
B. SERVICE ENTRANCE CABLE: COPPER CONDUCTORS, 600-VOLT INSULATION, TYPE SE.

5. TELEPHONE & CABLE

A. PROVIDE SERVICE ENTRANCE EQUIPMENT, OUTLETS, TERMINAL BOARDS AND OTHER ITEMS REQUIRED FOR A COMPLETE, APPROVED, AND OPERATING TELEPHONE AND CABLE SERVICE, EXCEPT FOR SUCH ITEMS AS ARE PROVIDED BY THE SERVING COMPANY.
B. PROVIDE TELEPHONE, CAT-5, AND COAX OUTLETS AS SPECIFIED ON DRAWINGS.

6. MAIN DISTRIBUTION PANELS: NEMA PB 1, CIRCUIT BREAKER TYPE OF 200-AMP CAPACITY.

A. PROVIDE SURFACE CABINET FRONT WITH SCREW COVER AND HINGED DOOR.
B. BUS: COPPER.
C. GROUND BUS: COPPER.
D. VOLTAGE: 120/208 VOLTS.

7. WIRING DEVICES AND WALL PLATES

A. PROVIDE EXTERIOR RECEPTACLES AT FRONT AND REAR OF RESIDENCE.
B. WALL SWITCH: AC GENERAL USE, QUIET OPERATING SNAP SWITCH RATED 20-AMP AND 120-277 VOLTS AC, COLOR AND HANDLE TYPE AS SELECTED BY THE OWNER.
C. RECEPTACLE: TYPE 5-20 R, PLASTIC FACE, COLOR SELECTED BY OWNER. ALL RECEPTACLES TO BE SPACED AND ISNTALLED TO CODE.
D. WALL DIMMER: LINEAR SLIDE/ROTARY DIAL TYPE, COLOR SELECTED BY OWNER. RATED FOR 600 WATTS MINIMUM, SIZE TO ACCOMMODATE CIRCUIT SHOWN ON THE DRAWINGS.
E. WEATHERPROOF COVER PLATE: GASKETED CAST METAL WITH HINGED GASKETED DEVICE COVERS.

8. SMOKE DETECTORS
A. SMOKE DETECTORS TO BE INSTALLED IN THE CEILING OF EACH BEDROOM, UPSTAIRS HALL, BASEMENT, AND GARAGE. DETECTORS TO HAVE BATTERY BACKUP AND BE INTERCONNECTED.

CONCRETE SPECIFICATIONS

CONCRETE FORMWORK

1. PROVIDE FORMWORK FOR CAST-IN-PLACE CONCRETE FOR THE CONSTRUCTION SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

2. FOR FOUNDATIONS, USE WOOD, METAL OR FIBERGLAS FORMS SUBSTANTIALLY CONSTRUCTED TO PREVENT BOWING OR DISFIGUREMENT DURING CONCRETE PLACEMENT AND CURING.

3. CONSTRUCT FORMWORK SO CONCRETE MEMBERS AND STRUCTURES ARE OF CORRECT SIZE, SHAPE ALIGNMENT, ELEVATION AND POSITION.

4. FOR FOOTINGS AND FOUNDATIONS, USE BOARDS OR PLANKS SECURED TO WOOD OR STEEL STAKES, SUBSTANTIALLY CONSTRUCTED TO SHAPES INDICATED AND TO SUPPORT THE REQUIRED LOADS.

CAST-IN-PLACE CONCRETE

1. PROVIDE CAST-IN-PLACE CONCRETE WHERE SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

2. CONCRETE:

A. PROVIDE A STANDARD BRAND OF PORTLAND CEMENT, TYPE I OR II.
B. FINE AGGREGATE: PROVIDE WASHED NATURAL SAND HAVING STRONG, HARD, DURABLE PARTICLES. GRADE FROM COARSE TO FINE.
C. COARSE AGGREGATE: USE COARSE AGGREGATE OF THE LARGEST PRACTICABLE SIZE FOR EACH CONDITION OF PLACEMENT.
D. USE ONLY CLEAN POTABLE WATER.

3. UNLESS OTHERWISE DIRECTED USE PORTLAND CEMENT TO ACHIEVE A WEIGHT OF NOT MORE THAN 110 PCF AND AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

7. CONCRETE FLOORS TO BE 4" THICK WITH MONOLITHIC FINISH TROWELED TO A HARD SMOOTH SURFACE. PROVIDE 6" X 6" #8/8 WELDED WIRE MESH REINFORCING WHERE SHOWN ON DRAWINGS. 6 MIL POLY BARRIER TO BE PROVIDED BY SUBCONTRACTOR AND INSTALLED UNDER THE BASEMENT SLAB; POLY SEAMS TO BE OVERLAPPED 12".

8. CURING: PREVENT PREMATURE DRYING AND EXCESSIVE HOT OR COLD TEMPERATURES.

ROUGH FRAMING SPECIFICATIONS

1. PROVIDE WOOD, NAILS, BOLTS, SCREWS, FRAMING ANCHORS AND OTHER ITEMS AND PERFORM ROUGH CARPENTRY FOR THE CONSTRUCTION SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

2. LUMBER MATERIALS: USE LUMBER, S4S, S-DRY UNLESS OTHERWISE INDICATED, GRADE MARKED.

3. SIZES OF FRAMING MEMBERS TO BE AS SHOWN AND ERECTED IN ACCORDANCE WITH THE DETAILED DRAWINGS. WHERE ROOF TRUSSES ARE SPECIFIED, THE TRUSSESS ARE TO BE OF AN APPROVED DESIGN AND FABRICATION REQUIRED FOR VARIOUS GEOGRAPHICAL AREAS. ROOF TRUSSES SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC.

4. FASTENERS: GALVANIZED STEEL FOR EXTERIOR, HIGH HUMIDITY, AND TREATED WOOD LOCATIONS. PLAIN FINISH ELSEWHERE.

5. JOIST HANGERS: GALVANIZED STEEL, SIZED TO SUIT FRAMING.

6. SHEATHING MATERIALS: ORIENTED STRAND BOARD (OSB).

7. SUBFLOORING: APA RATED SUBFLOOR T&G PLYWOOD 3/4".

8. ROOF SHEATHING: APA RATED PLYWOOD, EXTERIOR GRADE.

9. SUBFLOOR GLUE: APA AFG-01, SOLVENT BASE, WATERPROOF.

10. SUBLOOR TO BE GLUED AND SCREWED TO JOISTS

INSULATION SPECIFICATIONS

1. PROVIDE INSULATION AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

2. INSULATION BATS WITH AN R-VALUE NOT LESS THAN 19 SHALL BE USED IN ALL LIVING SPACE EXTERIOR WALLS AND SLOPED CEILINGS OF THE DWELLING AND 2ND STORY OF THE GARAGE AND IN THE FLOORS OVER UNINSULATED SPACES. INSULATION BATS WITH AN R-VALUE NOT LESS THAN 11 SHALL BE USED IN ALL EXTERIOR WALLS OF THE GARAGE.

3. BLOWN-IN INSULATION 12" THICK SHALL BE INSTALLED IN ALL HORIZONTAL UNDER-ROOF CEILINGS.

4. MOISTURE BARRIER: INSTALL POLY VAPOR BARRIER ON INSIDE SURFACE OF ALL EXTERIOR WALLS AND CEILINGS.

5. INSULATION SHALL MEET THE REQUIREMENTS OF THE MAINE STATE ENERGY CODE AND MAINE LAW TITLE 10 CHAPTER 214.

GENERAL REQUIREMENTS

1. THE SUB-CONTRACTOR SHALL MAINTAIN, AT HIS OWN EXPENSE, FULL AND COMPLETE INSURANCE ON ITS WORK UNTIL FINAL APPROVAL OF THE WORK DESCRIBED IN THE CONTRACT. THE SUB-CONTRACTOR SHALL NOT HOLD THE CONTRACTOR LIABLE FROM ANY AND ALL COSTS, DAMAGES, FEES AND EXPENSES FROM ANY CLAIMS ARISING ON THE PROJECT. FAILURE OF THE SUB-CONTRACTOR TO MAINTAIN APPROPRIATE INSURANCE COVERAGE MAY DEEM A MATERIAL BREACH ALLOWING THE CONTRACTOR TO TERMINATE THIS CONTRACT OR TO PROVIDE INSURANCE AT THE SUB-CONTRACTOR~S EXPENSE.PRIOR TO THE START OF WORK, SUBCONTRACTOR SHALL PROVIDE TO THE CONTRACTOR, A CERTIFICATE OF INSURANCE SHOWING, AS APPLICABLE GENERAL LIABILITY AND WORKMEN'S COMPENSATION OCVERAGE FOR EACH WORKMAN.

2. PRIOR TO THE START OF WORK, SUBCONTRACTOR SHALL PROVIDE TO THE CONTRACTOR A COMPLETED IRS FORM W-9.

3. SUB-CONTRACTOR UNDERSTANDS AND AGREES THAT NO CHANGE ORDERS OR CONTRACT ADDITIONS WILL BE MADE UNLESS AGREED TO IN WRITING BY CONTRACTOR. IF ANY ADDITIONAL WORK IS PERFORMED AND NOT COVERED IN THIS CONTRACT, THE SUB-CONTRACTOR PROCEEDS AT HIS OWN RISK AND EXPENSE. NO ALTERATIONS, ADDITIONS, OR SMALL CHANGES CAN BE MADE IN THE WORK OR METHOD OF THE PERFORMANCE, WITHOUT THE WRITTEN CHANGE ORDER SIGNED BY THE CONTRACTOR AND SUB-CONTRACTOR.

4. SUB-CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING UP THE JOB ON A DAILY BASIS, INCLUDING ALL GENERATED CONSTRUCTION DEBRIS, DRINK CANS, FOOD WRAPPERS, AND/OR OTHER TRASH. IF IT BECOMES NECESSARY, THE SUB-CONTRACTOR WILL BE BACK CHARGED FOR APPROPRIATE CLEAN UP BY DEDUCTING CLEAN UP COSTS FROM PAYMENTS.

5. SUB-CONTRACTOR SHALL WARRANTY ALL LABOR, MATERIALS AND EQUIPMENT FURNISHED ON THE PROJECT FOR ONE YEAR AGAINST DEFECTS IN WORKMANSHIP OR MATERIALS UTILIZED. THE MANUFACTURERS WARRANTY WILL PREVAIL.

EARTHWORK SPECIFICATIONS

1. EXCAVATING: THE SUBCONTRACTOR SHALL DO ALL EXCAVATING AS REQUIRED ON THE DRAWINGS. EARTH BANKS SHALL BE BRACED AGAINST CAVING IN THE WORKING AREA. THE BOTTOMS OF ALL FOOTING EXCAVATIONS SHALL BE EXACTLY LEVEL ON SOLID UNDISTURBED EARTH. EXCAVATIONS ARE TO BE KEPT FREE OF STANDING WATER. CONTRACTOR WILL BE RESPONSIBLE FOR ROUGH AND FINISH GRADE.

A. EXCAVATE TOPSOIL AND STOCKPILE IN AREA DESIGNATED ON SITE.
B. EXCAVATE SUBSOIL REQUIRED FOR BUILDING FOUNDATIONS, CONSTRUCTION OPERATIONS AND OTHER WORK.
C. IN EXCAVATING FOR FOOTINGS AND FOUNDATIONS, TAKE CARE NOT TO DISTURB BOTTOM OF EXCAVATION. EXCAVATE THE ENTIRE AREA OF THE BASEMENT AS SHOWN ON THE DRAWINGS. SAME TO BE MADE 18 INCHES LARGER THAN OUTSIDE WALL DIMENSIONS IN EVERY DIRECTION TO ALLOW FOR INSPECTION, WATERPROOFING, DRAINTILE, ETC.
D. EXCAVATE AND BACKFILL IN A MANNER AND SEQUENCE THAT WILL PROVIDE PROPER DRAINAGE AT ALL TIMES. DRAIN PIPE AND TRENCHING WILL BE REQUIRED. DRAIN PIPE TO BE INSTALLED BOTH INSIDE AND OUTSIDE THE FOUNDATION WITH THE INSIDE CONNECTED TO SUMP AND COUTSIDE PIPE CONNECTED TO INSIDE PIPE. SUBCONTRACTOR TO PROVIDE DRAIN PIPE AND SUMP.
E. PROTECT ACTIVE UTILITY LINES. IF DAMAGED, REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER. IF EXISTING UTILITIES ARE FOUND TO INTERFERE WITH THE PERMANENT FACILITIES BEING CONSTRUCTED, IMMEDIATELY NOTIFY THE OWNER AND SECURE HIS INSTRUCTIONS.
F. WHERE ROCKS, BOULDERS, GRANITE OR SIMILAR MATERIAL IS ENCOUNTERED, REMOVE SUCH MATERIAL BY MEANS WHICH WILL NEITHER CAUSE ADDITIONAL COST TO THE OWNER NOR ENDANGER BUILDINGS OR STRUCTURES ON OR OFF THE SITE.

TRENCHES
A. DIG TRENCHES FOR FOUNDATION WALLS AND FOOTINGS TO DIMENSIONS SHOWN ON THE DRAWINGS. SEWER TRENCH SHALL BE PITCHED WITH A UNIFORM FALL AND THE TRENCH BACKFILLED UPON COMPLETION OF THE INSTALLATION AND AFTER PROPER INSPECTION.
B. DIG TRENCH FOR UTILITIES TO STANDARDS REQUIRED BY UTILITY COMPANIES. BACKFILL TO SAME STANDARDS.

2. BACKFILLING: BACKFILL EXCAVATIONS AS PROMPTLY AS PROGRESS OF THE WORK PERMITS, BUT NOT UNTIL COMPLETION OF THE FOLLOWING:

A. ACCEPTANCE OF CONSTRUCTION BELOW GRADE.
B. REMOVAL OF CONCRETE FORMWORK.
C. INSPECTING, TESTING, AND APPROVING UNDERGROUND UTILITIES.
D. REMOVING TRASH AND DEBRIS.
E. PLACEMENT OF HORIZONTAL BRACING ON HORIZONTALLY SUPPORTED WALLS.
F. APPLICATION OF DAMPPROOFING

THE CONTRACTOR SHALL BRING THE ROUGH GRADE TO 10 INCHES BELOW TOP OF FOUNDATION WALL WITH CLEAN FILL AND STOCKPILED SUB SOIL. BACKFILL TO BE WELL PUDDLED AND TAMPED.

G. FILL AND BACKFILL MATERIALS:
PROVIDE SOIL MATERIALS FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES, CONTAINING NO ROCKS OR LUMPS OVER 3 INCHES IN GREATEST DIMENSION.

3. GRADING:

A. THE CONTRACTOR SHALL BRING THE FINISH GRADE TO 6" BELOW THE TOP OF THE FOUNDATION WALL WITH STOCKPILED TOP SOIL. BACKFILL TO BE WELL PUDDLED AND TAMPED.

B. GRADE THE AREA TO PROVIDE DRAINAGE AWAY FROM THE STRUCTURES AND TO PREVENT PONDING.

C. WHERE AND IF SHOWN ON THE DRAWINGS OR OTHERWISE REQUIRED, PROVIDE TOPSOIL CONSISTING OF FRIABLE, FERTILE SOIL OF LOAMY CHARACTER, CONTAINING AN AMOUNT OF ORGANIC MATTER NORMAL TO THE REGION, CAPABLE OF SUSTAINING HEALTHY PLANT LIFE, AND REASONABLE FREE FROM SUBSOIL, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 2 INCHES IN GREATEST DIMENSION, NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER DELETERIOUS MATTER.

DAMPPROOFING SPECIFICATIONS

1. PROVIDE ASPHALT BITUMEN DAMPPROOFING AS SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

2. USE MATERIALS THAT COMPLY WITH THE FOLLOWING STANDARDS:

A. ASPHALT: ASTM D449, TYPE I.
B. ASPHALT PRIMER: ASTM D41, COMPATIBLE WITH SUBSTRATE.

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TITLE NOTES AND SPECIFICATIONS

SCALE N.T.S.

SHEET A-6