

GENERAL NOTES

1. The intent of the drawings is to include all necessary items for the proper execution and completion of the work. The contractor shall review all drawings and carefully verify all existing conditions for harmonious interaction before proceeding with construction work. Any discrepancy shall be notified to the Owner.
2. All work shall be done in an orderly and professional manner. The owner's authorized representative will be responsible for coordinating all work scheduled to be done by subcontractors, local authorities, state agencies, or utility companies, which may have jurisdiction over this project.
3. All work shall be executed in strict compliance with the State of Maine Uniform Building and Energy Code; International Residential Code/2009-IRC
4. As designed, the Structure is self-supporting and stable after the entire building is completely constructed. The Contractor is solely responsible for erection procedures and sequencing during construction operations to provide and ensure local and overall stability of the building and its components. The Contractor shall retain a licensed structural engineer to designed temporary bracing, shoring, and other temporary structural needs and modeling criteria.
5. Structural Design criteria is determined in compliance with the Minimum Design Loads for Buildings and Other Structures Standard 7, 2010 edition, American Society of Civil Engineers.
6. All contractors should visit the site at designated time to review existing conditions and should verify the location of existing utilities before commencing any work.
7. All utility connections and extensions shall be executed in accordance with state and local regulations. In case of conflict, the most restrictive ruling shall be followed.
8. Each subcontractor is responsible for handling & storing any materials, items and equipment associated to complete his/her work.
9. The contractor shall carry insurance policies as required by law and for the limits indicated by the Owner or the General Contractor (GC), to whom he or she may have a contract with. The General Contractor shall furnish one copy of this Certificate of Insurance to the Owner prior to commencing work.
10. The General Contractor (GC) shall be responsible, throughout the entire duration of the contract for construction, for all temporary shoring, precautions during building operations, safety of workers, protection of public and adjacent property, removal and disposal of debris, guarding barriers of hazardous openings and on-site sanitary provisions for the exclusive use of construction employees.
11. The Earthwork Contractor shall be responsible to remove and relocate existing sitework material as required for proper execution of the contract for construction, including but not limited to, excavation, backfilling, and compaction of earthwork associated with foundation, land-grading preparation for landscaping, and environmental protection (erosion control) of adjacent land with/without included in the scope of work.
12. All Concrete shall comply with ACI 318-02 Standard. Exposed concrete surfaces shall be neatly rubbed. Floor slab control-joints shall be spaced at intervals not to exceed 12'-0" in each direction and shall be filled with adequate sealant.
13. All reinforcing steel bar shall be ASTM A615 Grade 60.
14. All structural steel shall be ASTM A615 Grade 80.

a. Angles, Plates	ASTM A36
b. Steel Pipe	ASTM A53
c. structural Tubing	ASTM A500
d. NOT REQUIRED	
15. Exterior Wall Covering (wood/wood-based products) shall meet, or exceed, durability criteria per ANSI/AHA A135.6, Standard; and ANSI A134.4, Basic Requirements for properties and weather resistance of wood siding.
16. All wood construction shall conform to National Design Specifications for Wood Construction, 2005 Edition, American Wood Council of the American Forest and Paper Association.

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GENERAL NOTES -CONT.

17. All dimensioned lumber shall conform to DOC-PS 20-05. All preservative treated wood shall conform to AWWPA C1-03. Composite panels shall comply with ANSI A135.4-04. Structural Plywood shall comply with DOC-PS 1-07. Engineered wood trusses shall comply with WTCA/ANSI/TPI 1-07 (Metal Plate Connected wood Truss Construction) Standard.
18. The Finish Carpentry Contractor shall be responsible for the installation and completion of the cabinetry, wood trim, countertop, and wall back-splash surfacing, and finish hardware of cabinets.
 - a. Architectural Woodwork shall meet AWI-09 CUSTOM GRADE Standard
19. The Drywall Contractor shall be responsible for the installation and completion of wall, ceiling and soffit surfaces in accordance with ASTM C840-Level 4 or 5 Standard. Gypsum board types and thickness shall be per USG-2000 Handbook.
20. All windows shall conform to NFRC-Class R and Performance Grade 40 or better, and Energy Star Certifications for Northern climate zone, including the following total unit energy performance rating criteria:
 - a. Thermal Transmittance, U-Factor: 0.28, or better
 - b. Solar Heat Gain Coefficient, SHGC: 0.32, or better
 - c. Visible Light Transmittance, VT: 0.52, or better
21. Interior Doors shall be factory-assembled molded type, 1-3/8" of thickness, solid or semi-solid Core with a Sound Transmission Coefficient (STC) of 29, or better. Owner will select product and finishes from standard manufacturer series. Acceptable manufacturer: *Craftsmaster*.
22. The Door Hardware Contractor shall be responsible for the evaluation, analysis, design, and installation of the door hardware schedule. The Contractor shall have a minimum experience of two years in the installation of high-security door hardware in RESIDENTIAL GRADE construction.
23. Owner will select all finishes. Refer to Room Finish Schedule for coordination purposes.
24. The Flooring Contractor shall be responsible for the preparation, inspection, and protection of floor substrate surfaces; and the installation and completion of specified finish flooring in accordance with industry standards.
 - a. FLOORING TRANSITION JOINTS SHALL BE SMOOTH AND LEVEL
25. The Painting Contractor shall be responsible for the inspection of surfaces ready to receive primer and paint coats as specified by Owner. Protection of adjacent surfaces work during painting operations, and re-touching at indicated punch-list spots shall also be included.
26. The General Contractor (GC) shall be responsible for the work associated with preparation of wall, ceiling and other surfaces ready to receive top finish; such as caulking, cutting & patching, blocking, scribing, dusting, debris removals, and frequent cleaning; unless specifically pre-agreed upon contract with the Owner.
27. The Fire Protection Contractor shall be responsible for the design/build of the project's sprinkler system.
 - a. NOT REQUIRED
28. The Mechanical Contractor shall be responsible for the design/build of the project's HVAC system.
 - a. OWNER TO SELECT FIXTURES, EQUIPMENT, AND CONTROLS
 - b. HVAC CONTRACTOR TO PROVIDE AN INTEGRATED SYSTEM
29. The Plumbing Contractor shall be responsible for the design/build of the project's PLUMBING system.
 - a. OWNER TO SELECT FIXTURES, MATERIALS & PIPING INSULATION REQUIREMENTS
 - b. PLUMBING CONTRACTOR TO PROVIDE AN INTEGRATED SYSTEM
30. The Electrical Contractor shall be responsible for the design/build of the project's ELECTRICAL system.
 - a. OWNER TO SELECT FIXTURES AND CONTROLS
 - b. ELECTRICAL CONTRACTOR TO PROVIDE AN INTEGRATED SYSTEM

END OF GENERAL NOTES

RESIDENCE ADDITION & RENOVATIONS 25 Lennox Street Portland, Maine

DRAWING LIST

- | | |
|-----|--|
| A-0 | COVER SHEET |
| D-1 | FLOOR & ROOF DEMOLITION PLANS |
| A-1 | FLOOR, ATTIC & ROOF PLANS. BUILDING SECTION |
| A-2 | BUILDING ELEVATIONS |
| A-3 | FOUNDATION & FRAMING PLANS.
WALL SECTIONS & DETAILS |




BUILDER'S SET - AUGUST 14, 2012

RESIDENCE ADDITION & RENOVATIONS

25 LENNOX STREET
PORTLAND, MAINE

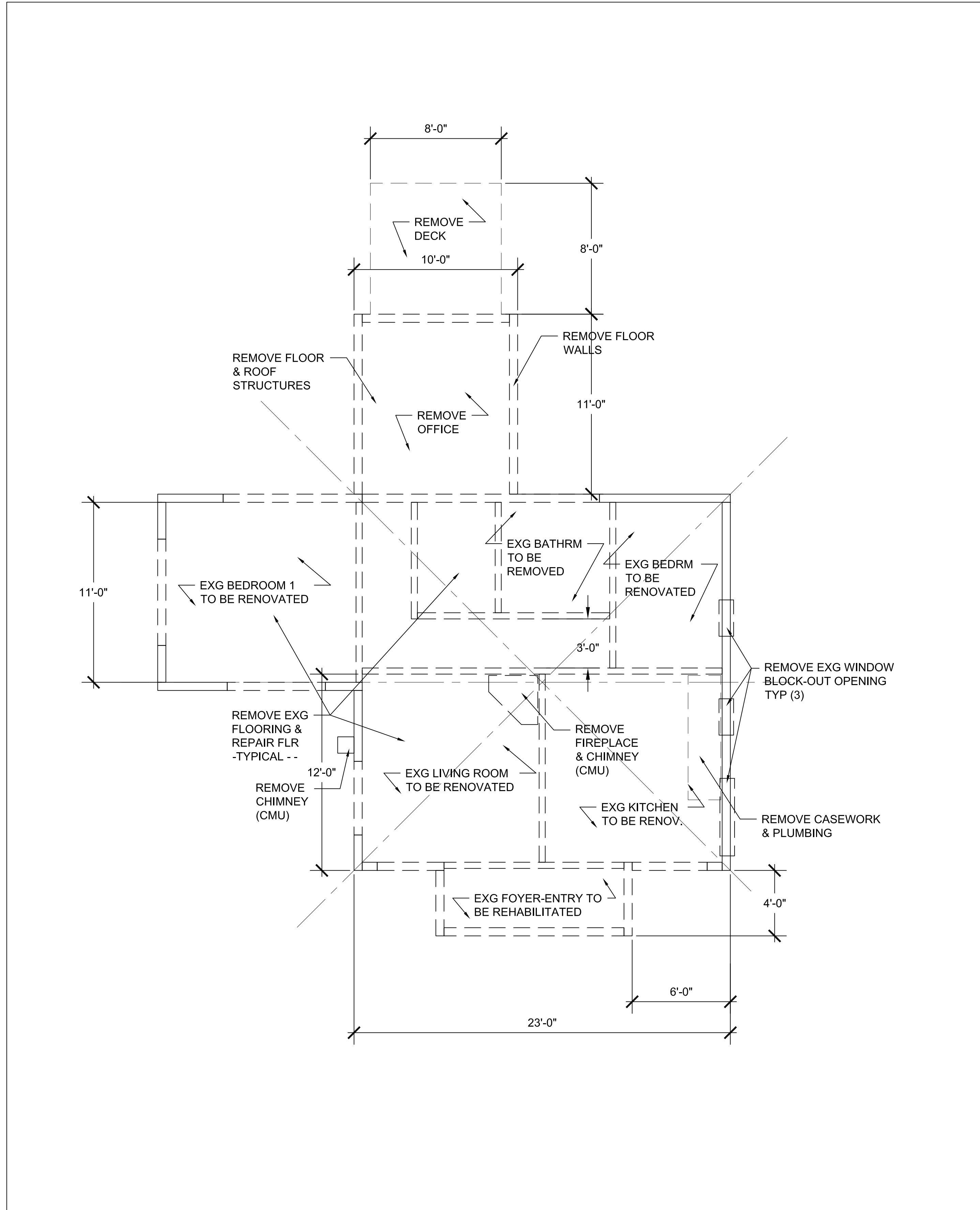
ARCHITECT'S PROJECT No.:

ARQ 12-09

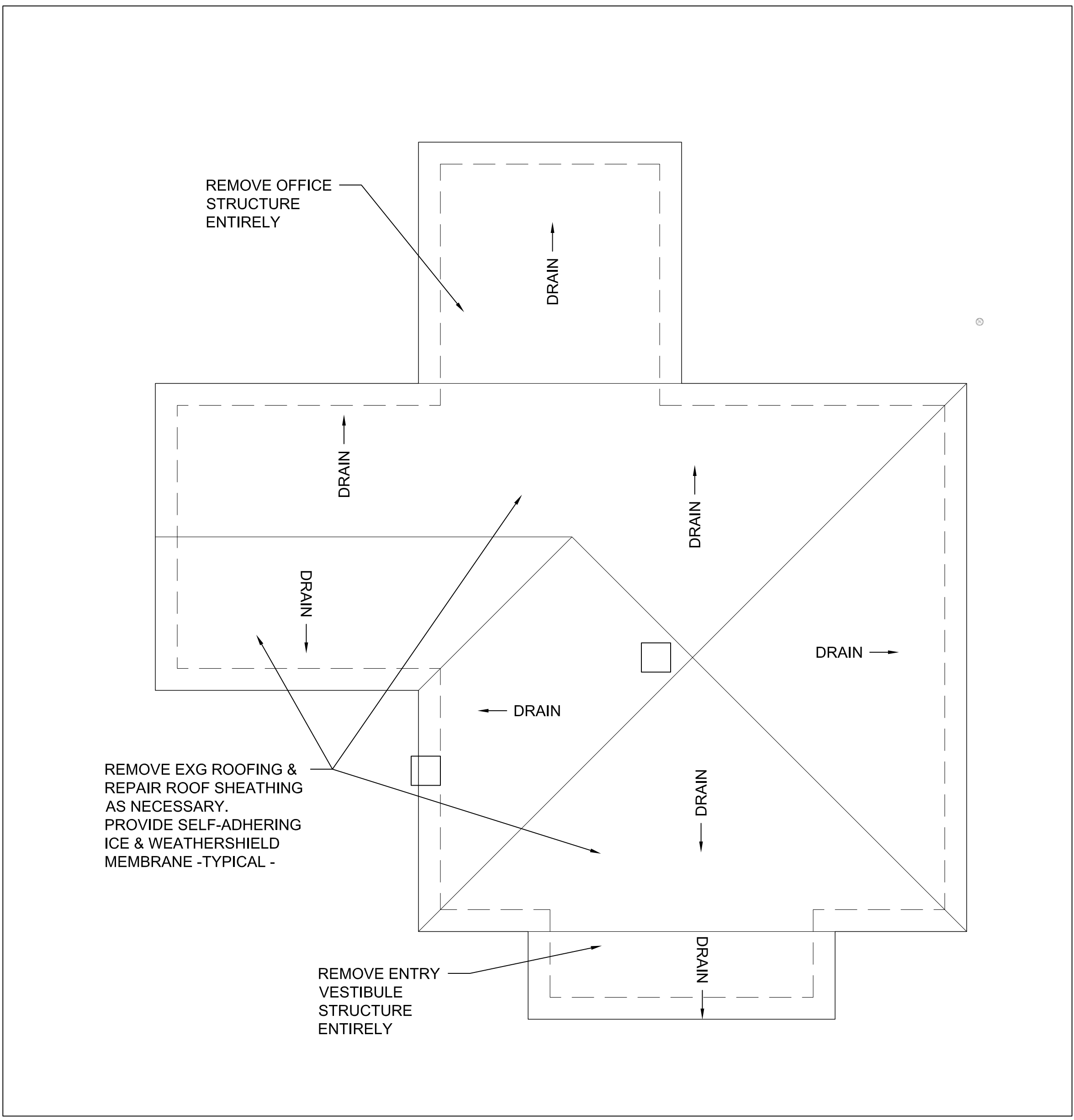
DRAWN BY: REVIEWED BY:

SAG -

A-0



1 FLOOR DEMOLITION PLAN
 Scale: 1/4" = 1'-0"

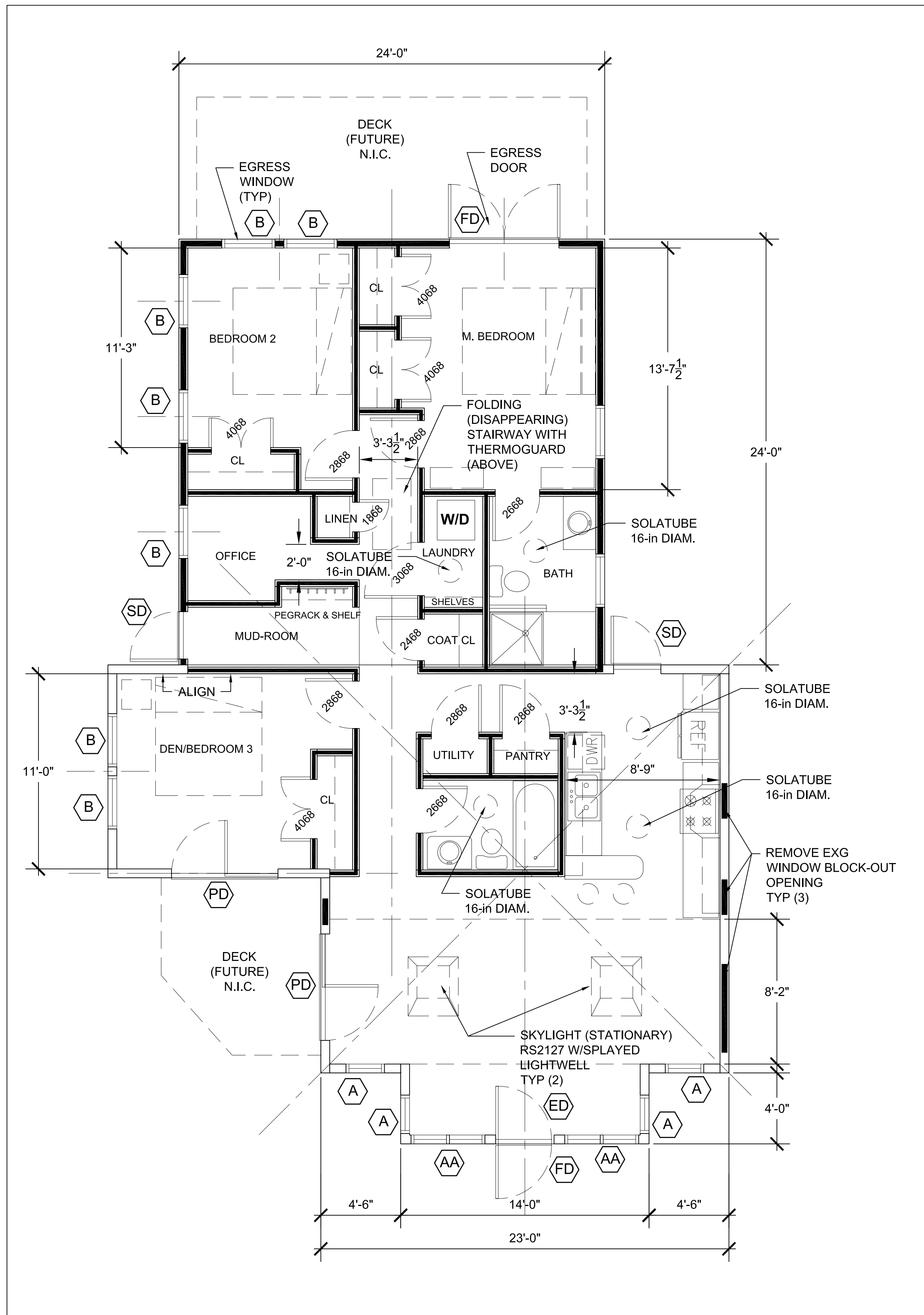


2 ROOF PLAN (EXISTING TO BE MODIFIED)
 Scale: 1/4" = 1'-0"

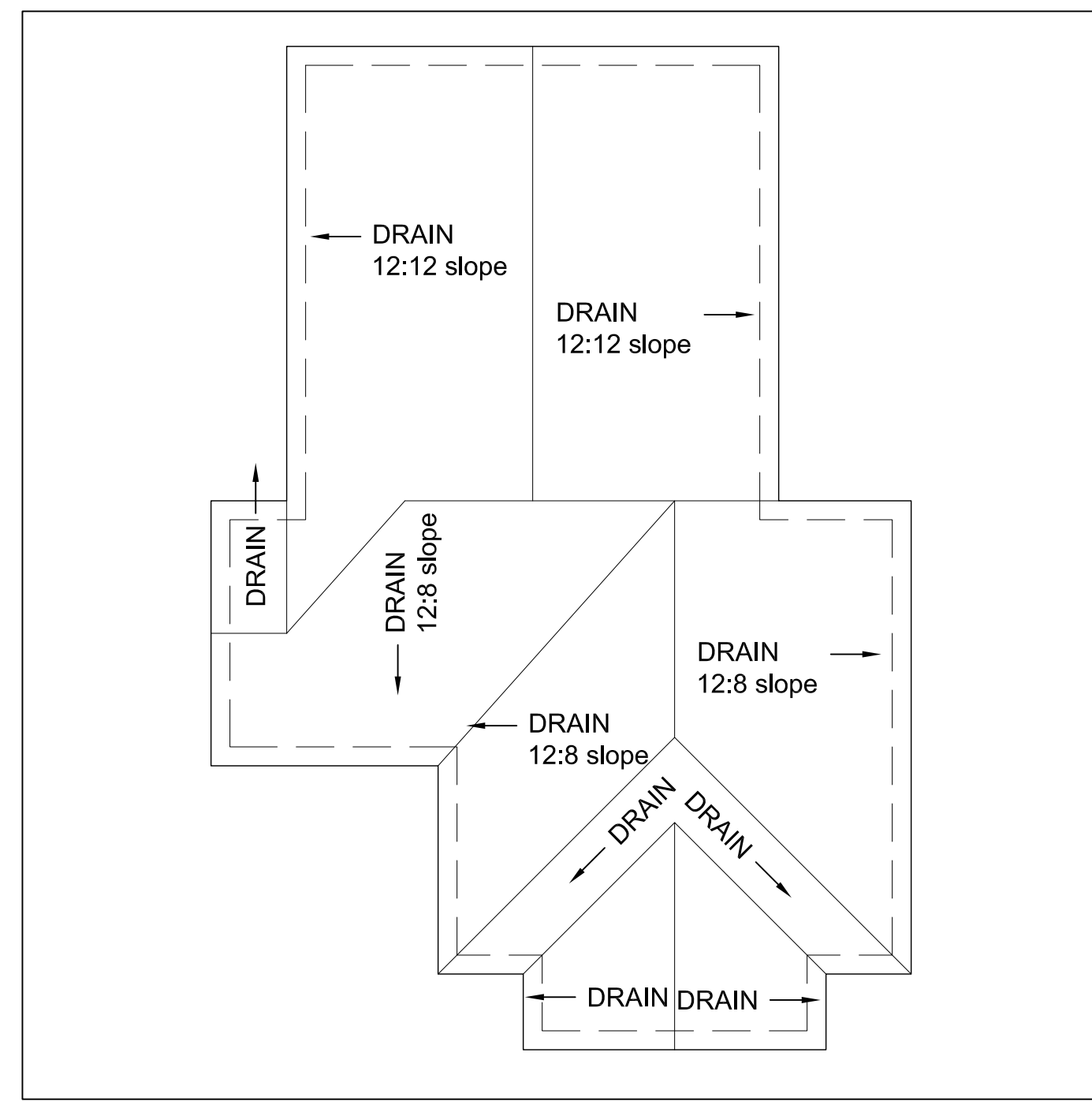


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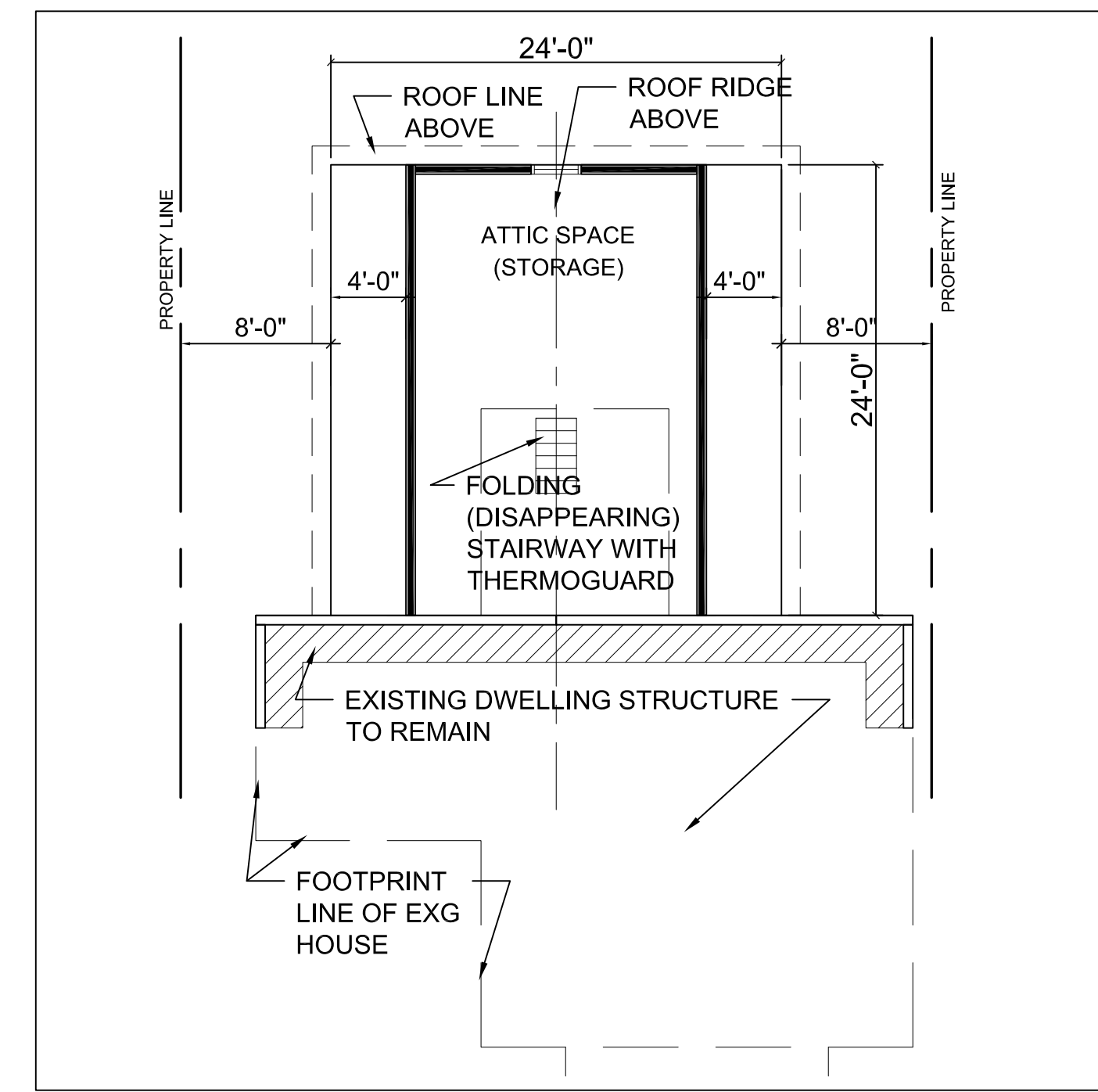
BUILDER'S SET - AUGUST 14, 2012



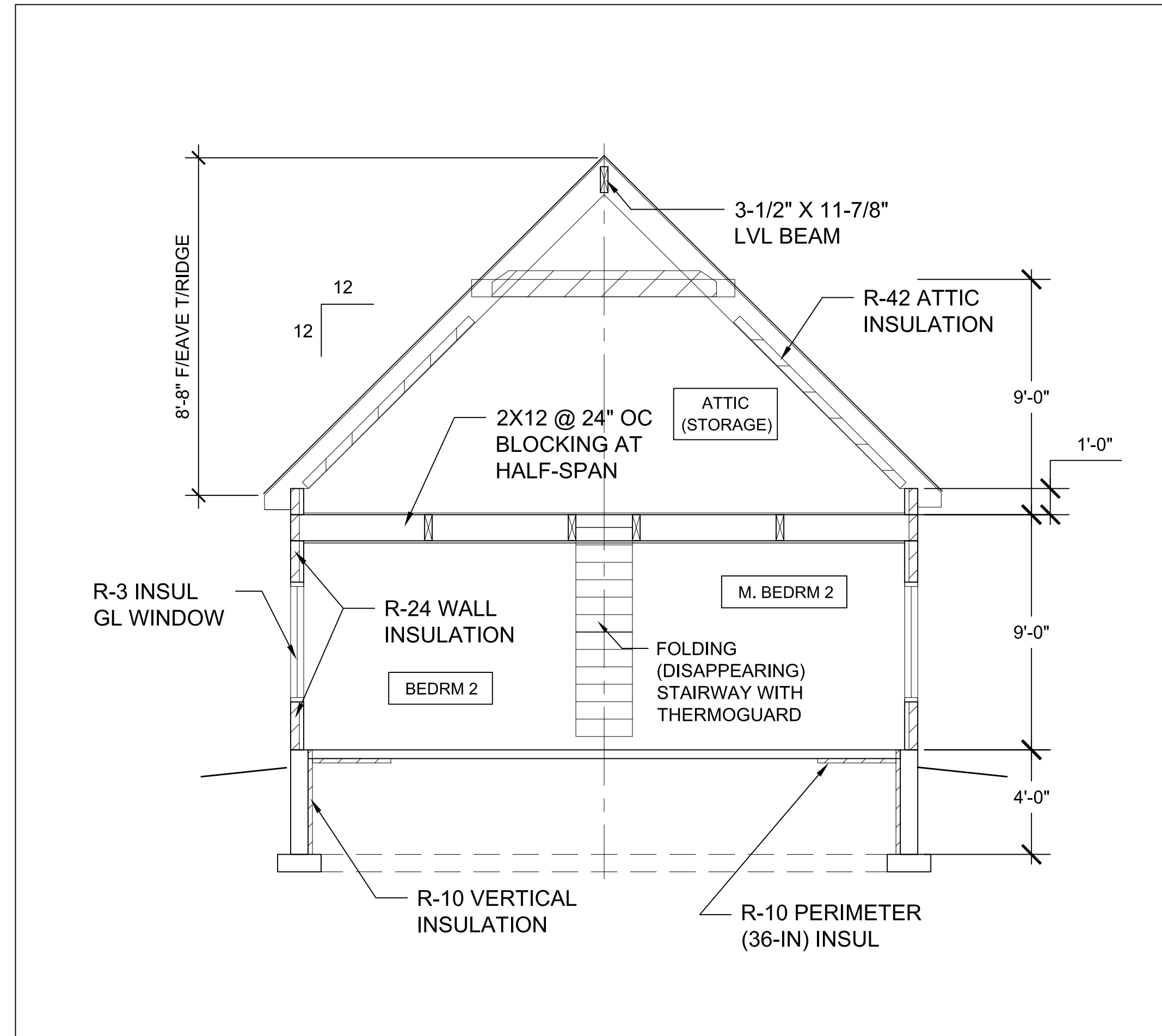
1 FLOOR PLAN
Scale: 1/4" = 1'-0"



4 ROOF PLAN
Scale: 1/8" = 1'-0"



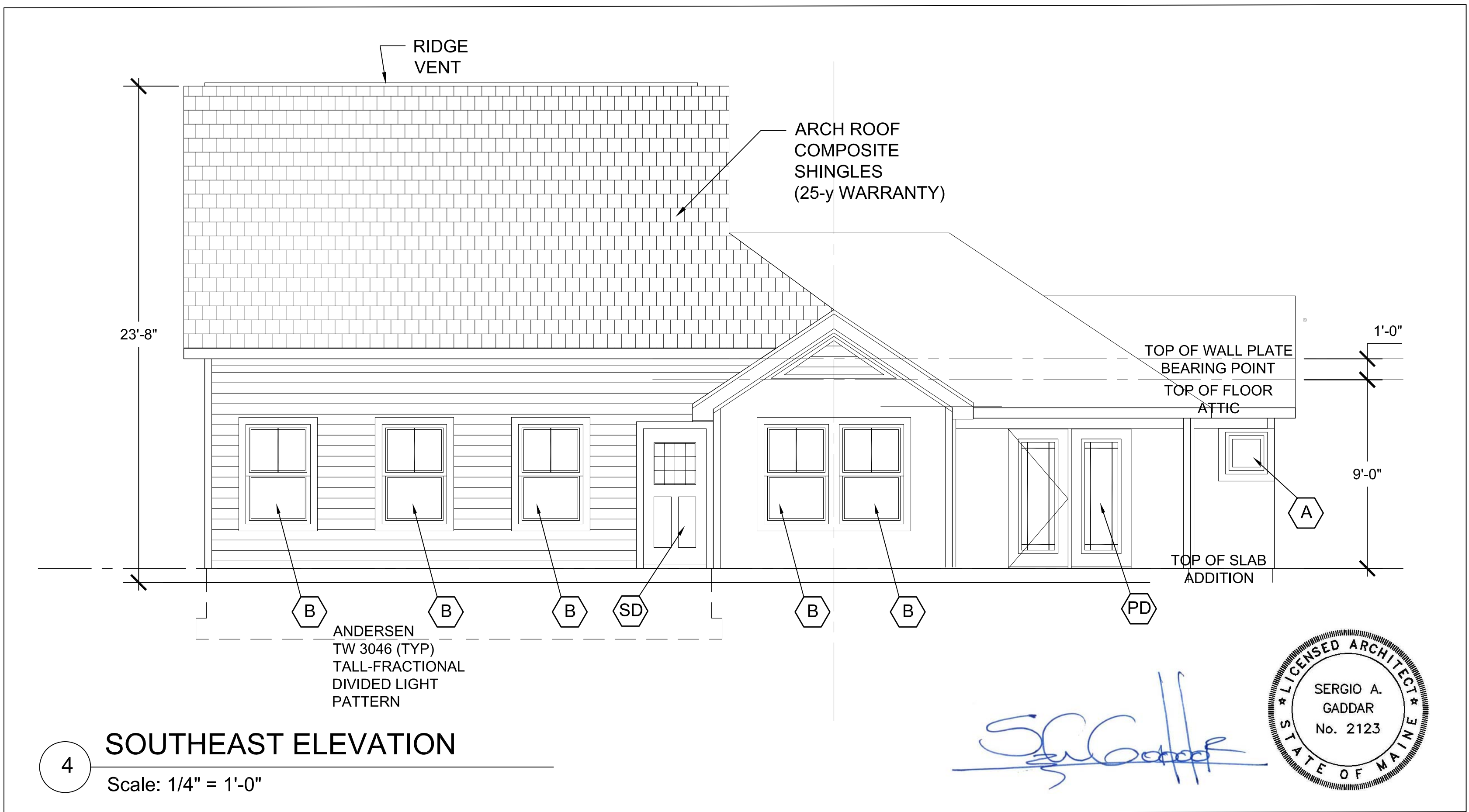
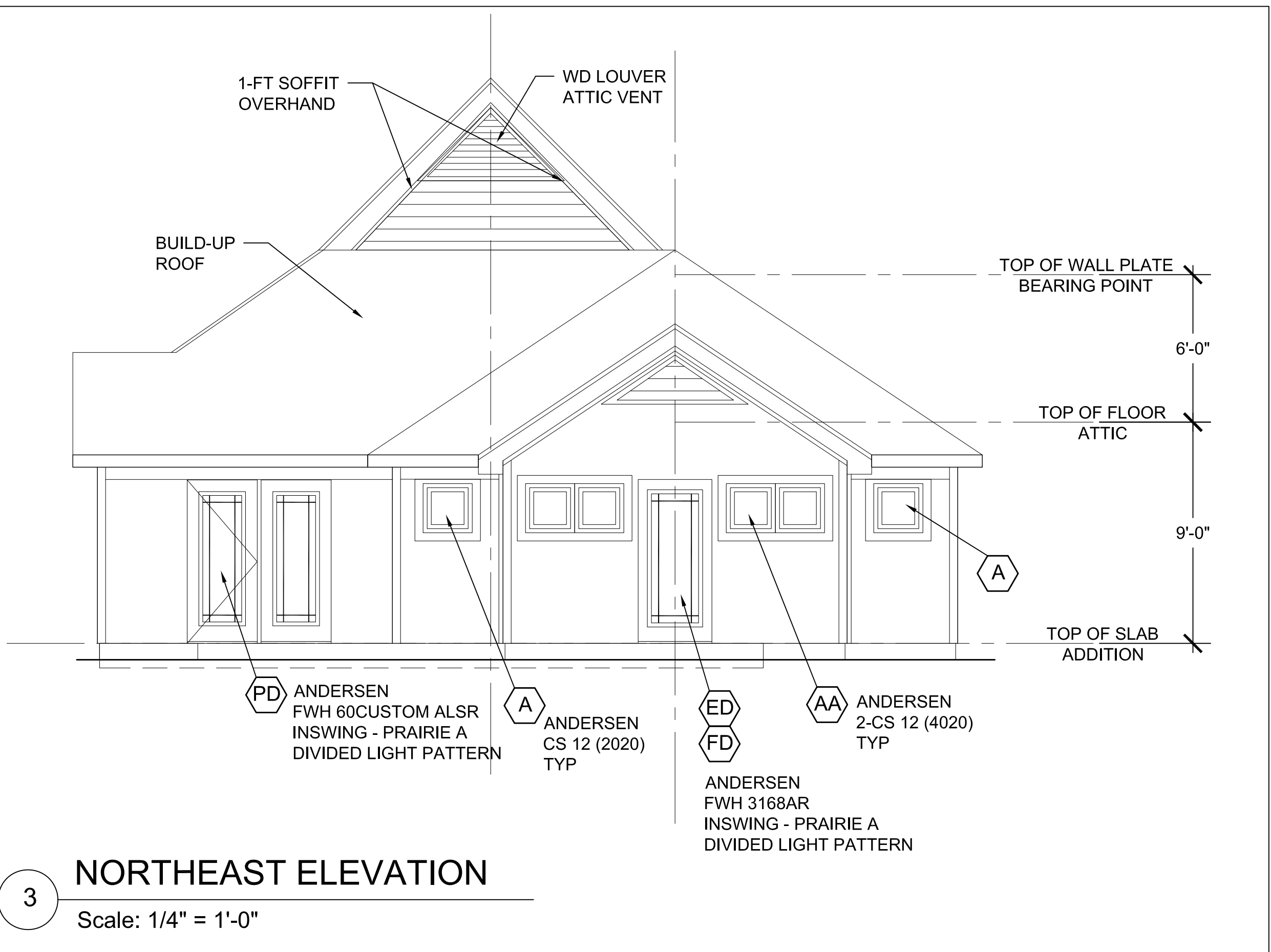
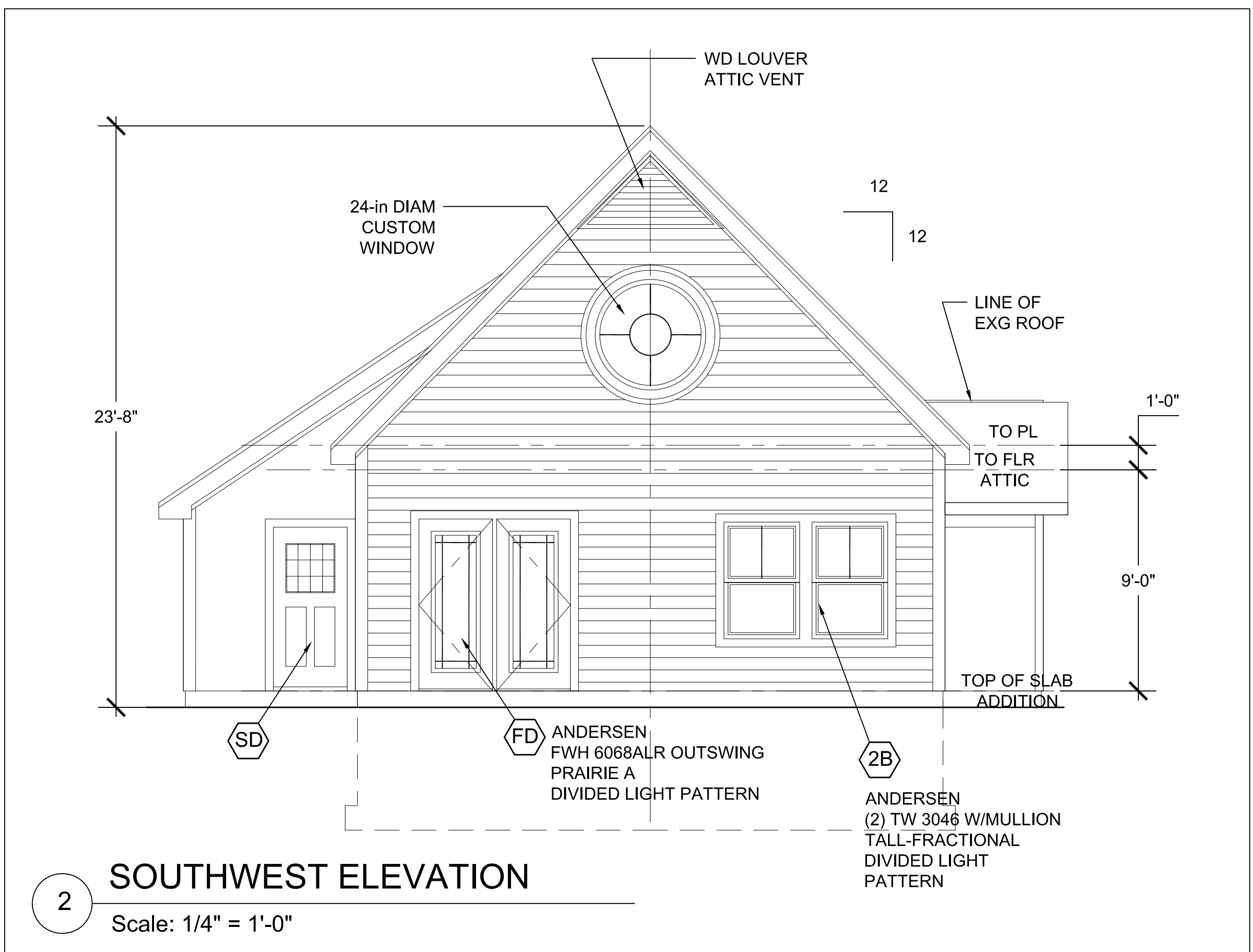
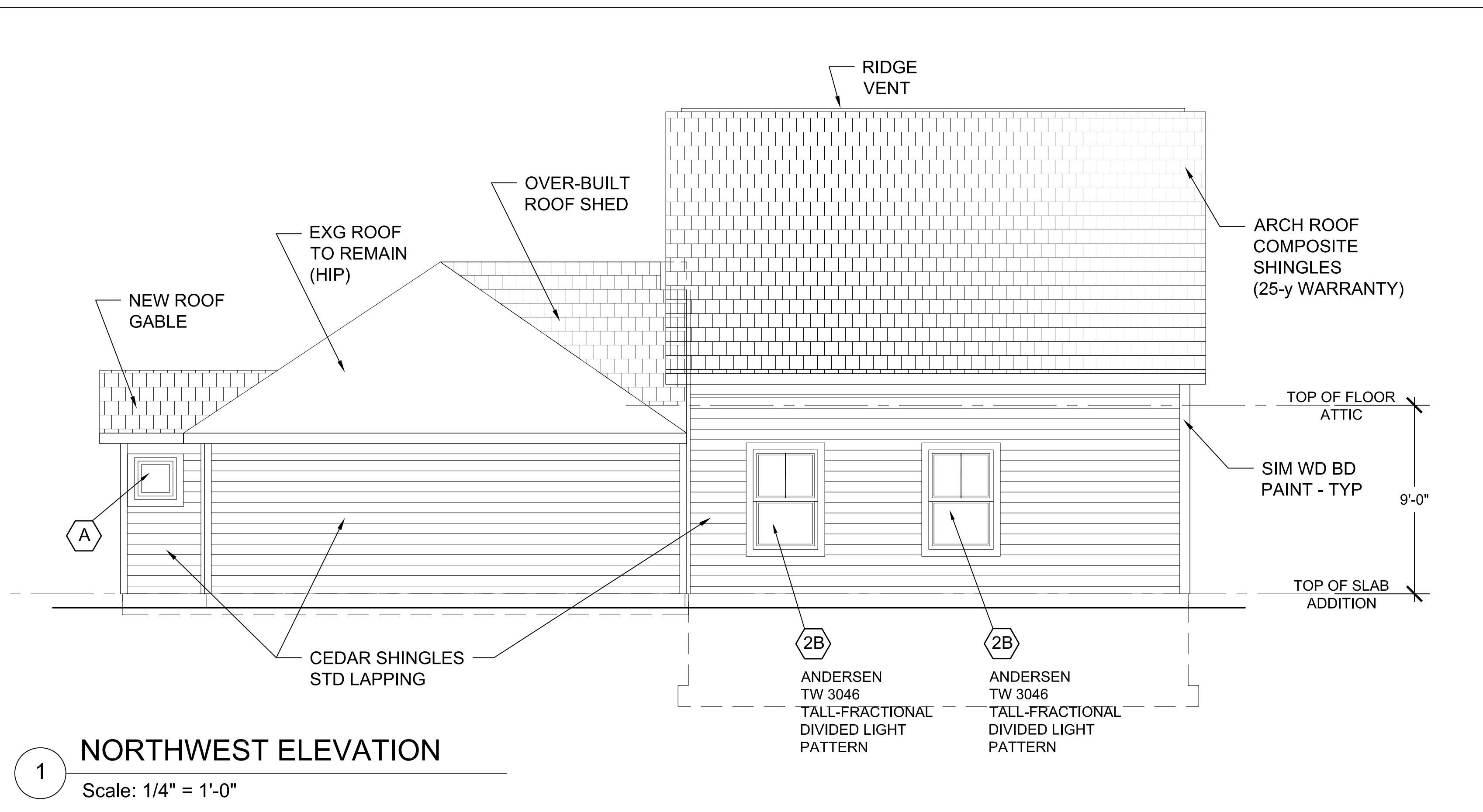
3 ATTIC PLAN
Scale: 1/8" = 1'-0"



2 BUILDING SECTION (ADDITION)
Scale: 1/4" = 1'-0"

Sergio A. Gaddar





RUSH & ALLISON BROWN
 PORTLAND, MAINE

RESIDENCE ADDITION & RENOVATIONS

25 LENNOX STREET
 PORTLAND, MAINE

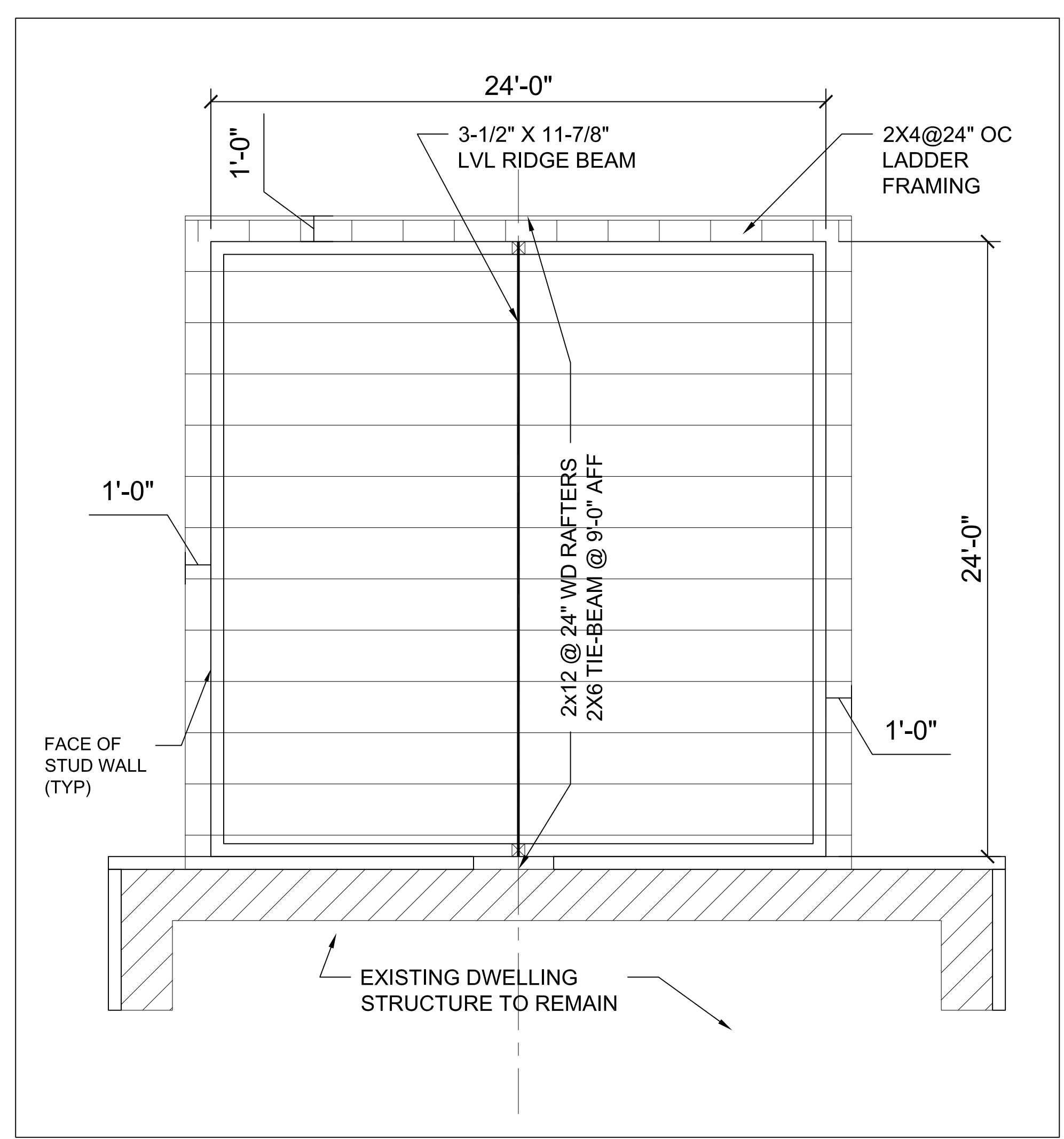
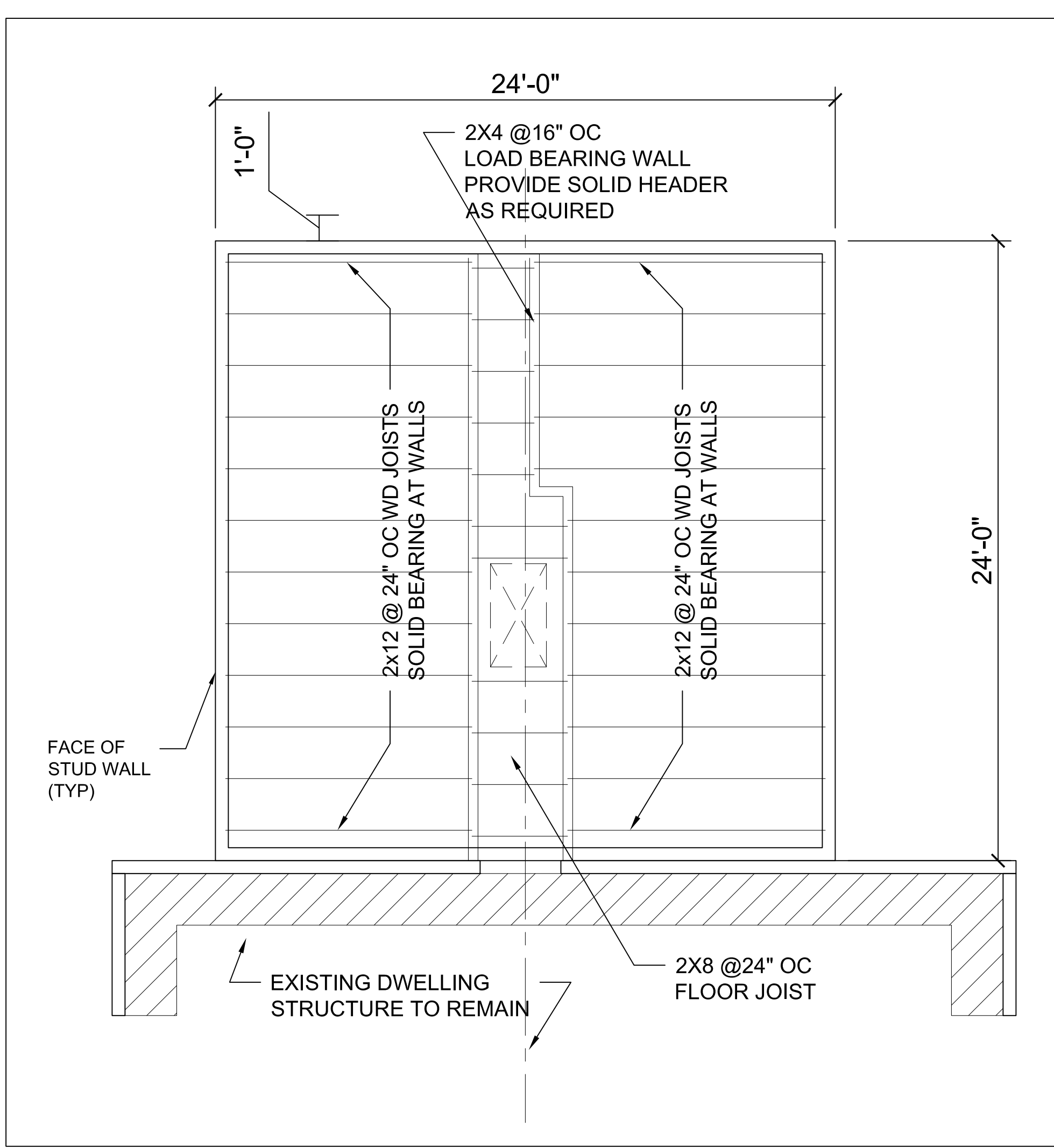
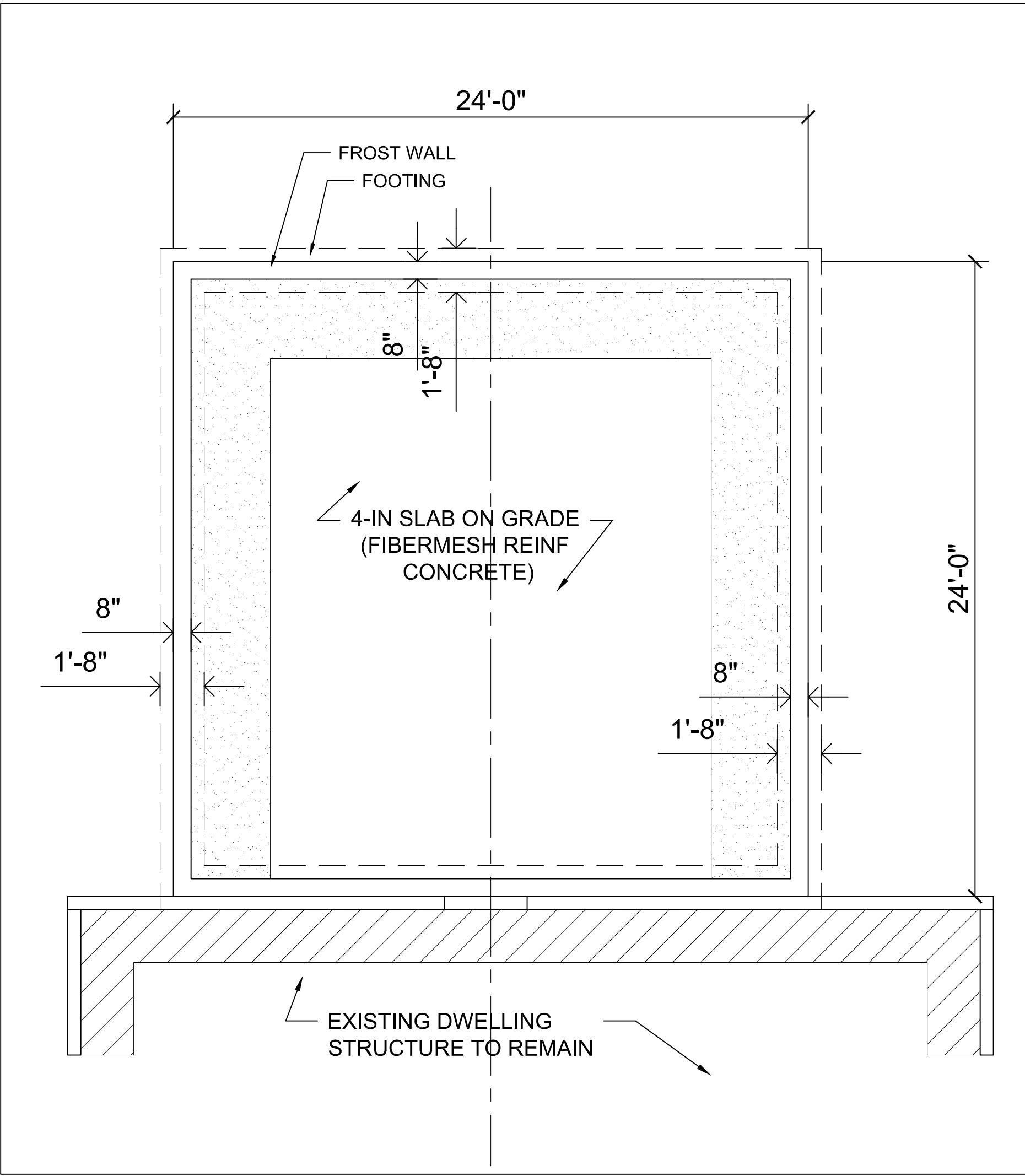
Sergio A. Gaddar
 SERGIO A. GADDAR
 No. 2123
 LICENSED ARCHITECT
 STATE OF MAINE

BUILDER'S SET - AUGUST 14, 2012

ARCHITECT'S PROJECT No.:
ARQ 12-09

DRAWN BY: SAG REVIEWED BY: -

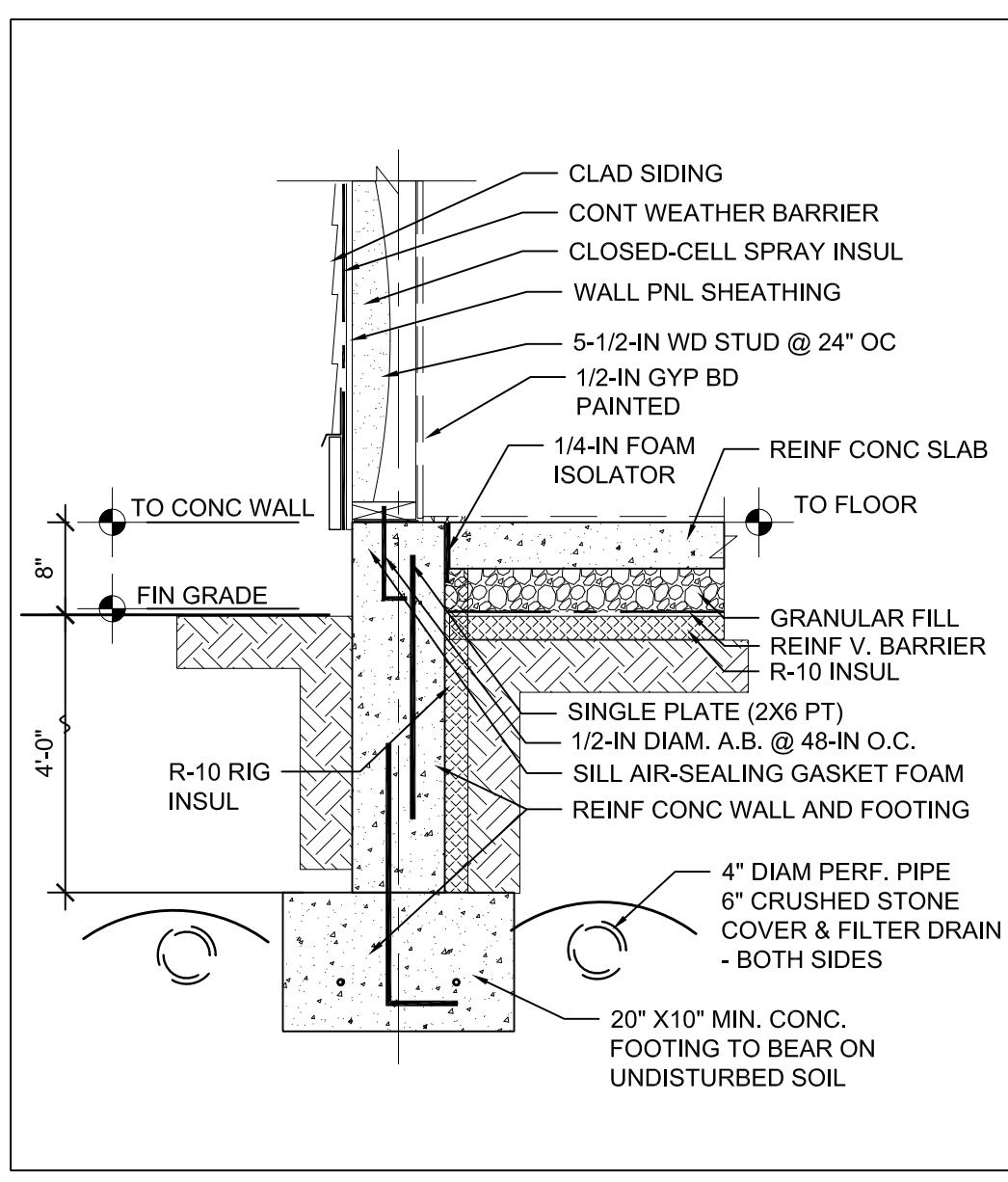
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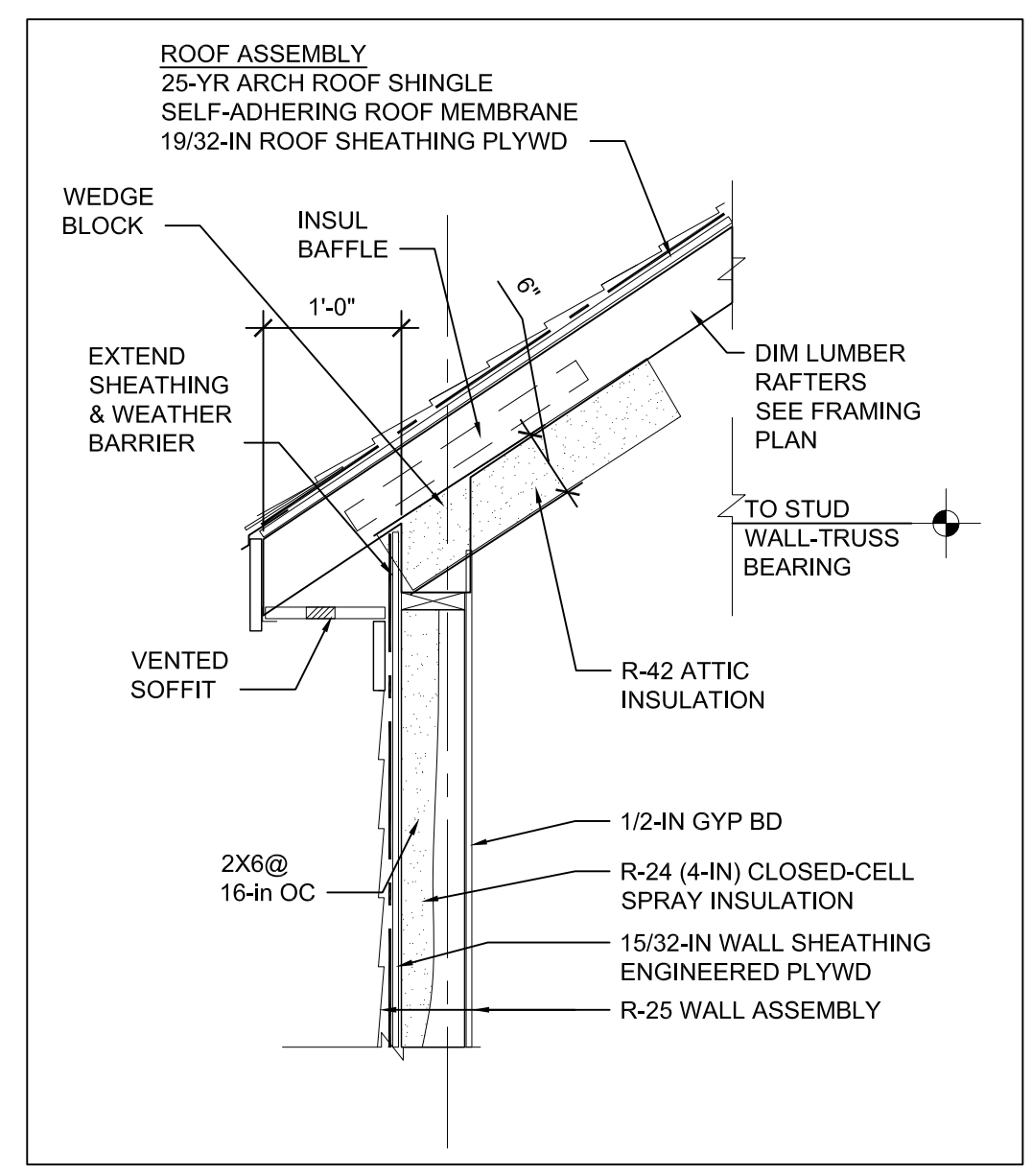
1 FOUNDATION PLAN (ADDITION)
 Scale: 1/4" = 1'-0"

2 ATTIC FRAMING PLAN (ADDITION)
 Scale: 1/4" = 1'-0"

3 ROOF FRAMING PLAN (ADDITION)
 Scale: 1/4" = 1'-0"



4 FOUNDATION DETAIL
 Scale: 3/4" = 1'-0"



5 EAVES DETAIL
 Scale: 3/4" = 1'-0"

Sergio A. Gaddar

BUILDER'S SET - AUGUST 14, 2012