

Habitat House - 3



Project Site:
Foster Farm Subdivision
Broad turn Road, Scarborough, ME 04074

Owner/Developer:
Habitat for Humanity of Greater Portland
659 Warren Ave., Portland, ME 04103

Type - New Construction
Zoning - Residential

Index of Drawings

- C1 Cover Sheet
- A1.0 General Notes
- A1.1 Plans / Schedules
- A2.1 Elevations
- A3.1 Sections
- A4.1 Details
- S1.0 Structural Notes
- S1.1 Foundation & Details
- S1.2 Framing Plans

Project Architect:
Kevin Browne Architecture
7 Breezy Hill Lane, Falmouth, ME 04105
(207) 847-3499
kevin@kevinbrownearchitecture.com

Builder:
Habitat for Humanity of Greater Portland
Chad Mullin (CM)
659 Warren Ave., Portland, ME 04103
tel (207) 772-2151 | fax (207) 772-8113
chad@habitatme.org

Structural Engineer:
Structural Integrity
77 Oak Street, Portland, ME 04101
tel (207) 774-4614 | fax (866) 793-7835
aaron@structuralinteg.com

Civil Engineer:
Northeast Civil Solutions
153 U.S. Route 1, Scarborough, ME 04074
tel (207) 883-1000 | fax (207) 883-1001
info@northeastcivilsolutions.com

Contractor responsibilities

Contractor will review all drawings and specifications and confirm any unclear information with the architect before proceeding.

Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with architect.

Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for custom residential construction. Contractor warrants all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

1. General Notes:

All dimensions to face of rough stud unless otherwise noted. Dimensions should not be scaled from drawings. Consult architect if clarification is needed. All dimensions to be confirmed by contractor in field. Report any significant discrepancies to architect for clarification before proceeding with work.

2. Site work:

Include construction of sanitary sewer system as required by local plumbing codes. Confirm location of building with architect prior to excavation for footings. Contractor shall be responsible for supervising subcontractors to maintain depths and quality of excavation work. Drains and backfill shall conform to drawings provided. Consult architect regarding any changes. Contractor shall be responsible for general finish grading and seeding to restore site after construction. All other landscape work will be outside the scope of this contract.

3. Concrete:

All concrete shall have a compressive strength of 3000 PSI @ 28 days. All concrete shall be Redi-Mix—no site batched concrete without architect's prior approval. Any required concrete testing shall be performed by a certified concrete field testing technician (as certified by the Maine Concrete Technicians Certification Board). Under no circumstances shall form release oils be sprayed after reinforcement is in place. All concrete work shall comply with specifications for structural concrete for buildings by the American Concrete Institute.

4. Masonry

All masonry chimneys and fireplaces installations shall be in compliance with the currently enforced edition of NFPA-211. Confirm size of masonry with mason before framing.

5. Metals

Structural steel, if any, will be designated on drawings.

6. Wood and plastics

All framing lumber shall be kiln dried, eastern spruce #2 or better unless otherwise specified. Pressure treated lumber to be used for all wood in direct contact with concrete. All pressure treated lumber shall be .40 #/cu.ft. Retention unless otherwise specified.. All flush framed horizontal members shall be attached with joist hangers sized for the loads imposed. Confirm any unknown load requirements with architect. Nailing shall be in accordance with recommended nailing schedule of manual for house framing and other recommendations of NFPA. A copy of this schedule is available from the architect. All solid lumber joists which span over 8' shall be solid blocked or bridged at mid-span or every 8' whichever is more frequent. Follow manufacturer's requirements for trusses, I-joists, or other proprietary products.

7. Thermal and moisture protection

Lower 36" of all roofs and all valleys, around roof windows and all other penetrations through roof, shall have an underlayment of bituthene (ice and water shield). Flashing shall be 16 oz copper unless otherwise shown. All joints in vapor barriers and air infiltration barriers shall be taped with mfr. Recommended tape. All gaps around framed openings in walls, floors and roofs shall be filled with polyurethane foam. All rafter bays shall have insulation baffles at the eave end.

8. Doors and windows

Windows and doors as called out on drawings and schedules. All wood jambs shall be solid. Contractor must confirm door and window schedules for accuracy before ordering. If necessary, consult with architect. Architect will accept no responsibility unless order is confirmed by architect.

9. Finishes

Specified on schedules or drawings. Contractor to submit paint samples to architect or owner before proceeding.

11. Equipment

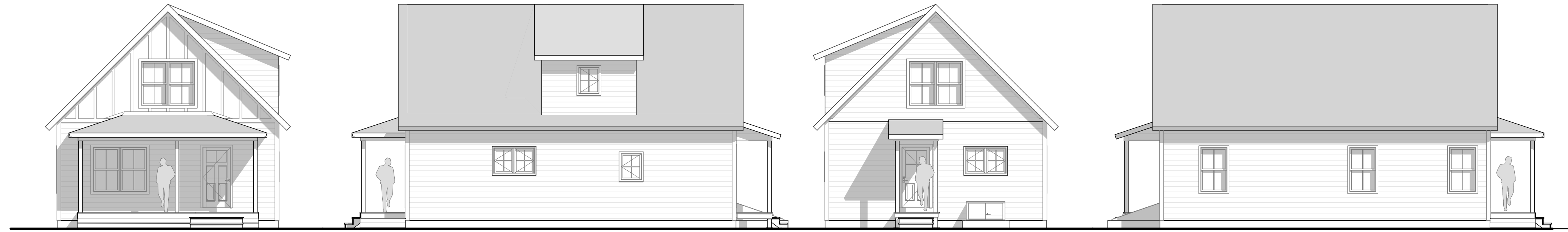
Supplied by owner or specified on schedule.

15. Plumbing

Comply with current State of Maine plumbing codes. Inform architect of any conflicts between the drawings and plumbing codes. Plumber shall be alert to any situation that may lead to winter freeze up and take measures to prevent them. Problems foreseen by plumber shall be discussed with architect and recommend changes. In the case of a seasonal dwelling, plumbing shall be laid out for easy shutdown and startup by owner. Plumber shall not cut joists and rafters which will impair their structural capacity, if cuts are necessary, plumber shall consult with contractor. Obtain manufacturer's Recommendations for drilling and cutting manufactured structural products. Heating. Provide specifications for equipment to be used.

16. Electrical

Comply with national electric code currently in force. All convenience outlets in kitchen, baths, utility rooms, basement, and exterior shall be on ground fault circuit interrupters. Confirm color of switches, receptacles and cover plates with architect before ordering.



SOUTH Elevation

SCALE: 1/8" = 1'-0"

EAST Elevation

SCALE: 1/8" = 1'-0"

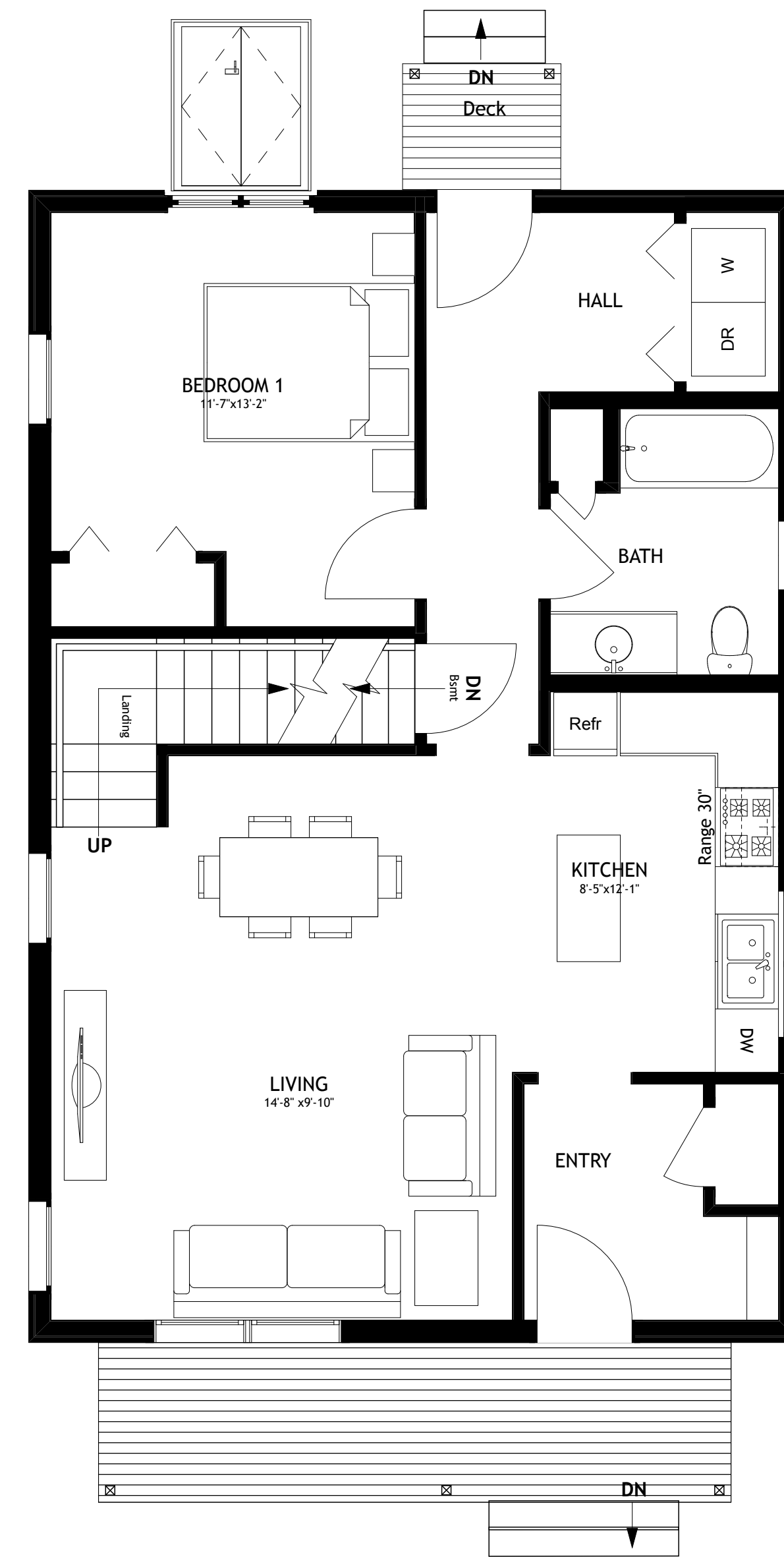
NORTH Elevation

SCALE: 1/8" = 1'-0"

WEST Elevation

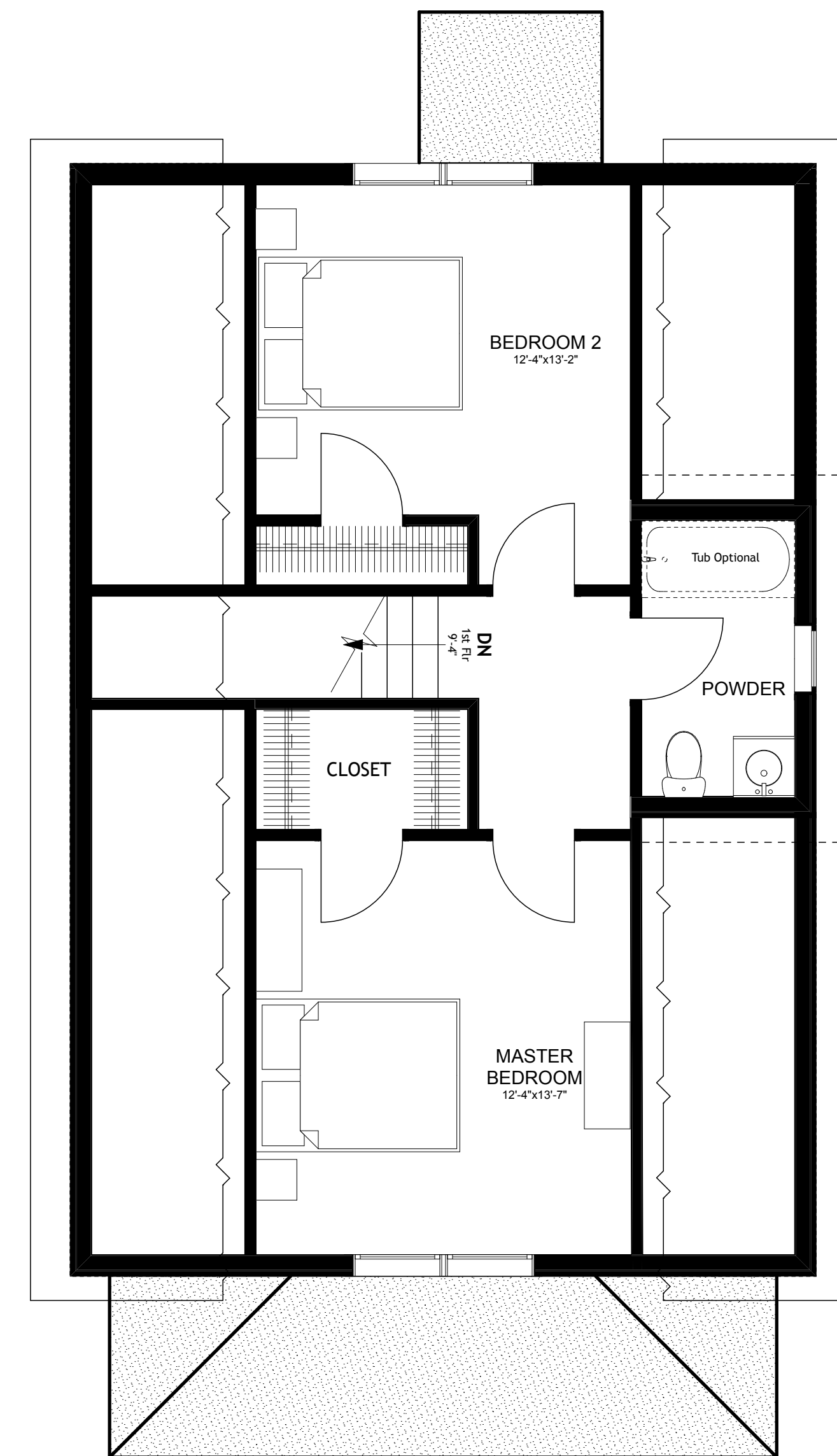
SCALE: 1/8" = 1'-0"

Plans showing suggested furniture layout



1st Flr

SCALE: 1/4" = 1'-0"



2nd Flr

SCALE: 1/4" = 1'-0"

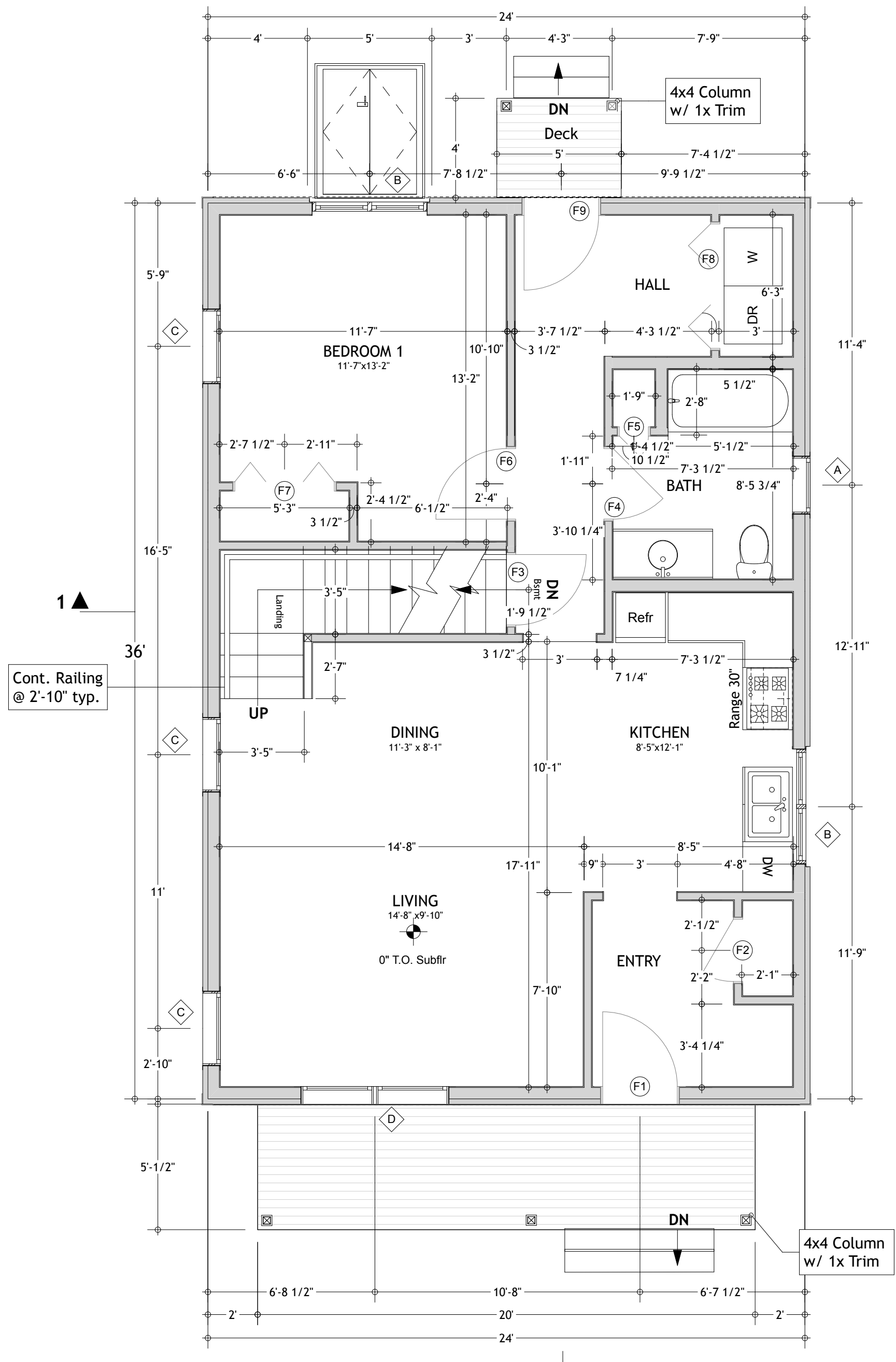
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Habitat House - 3

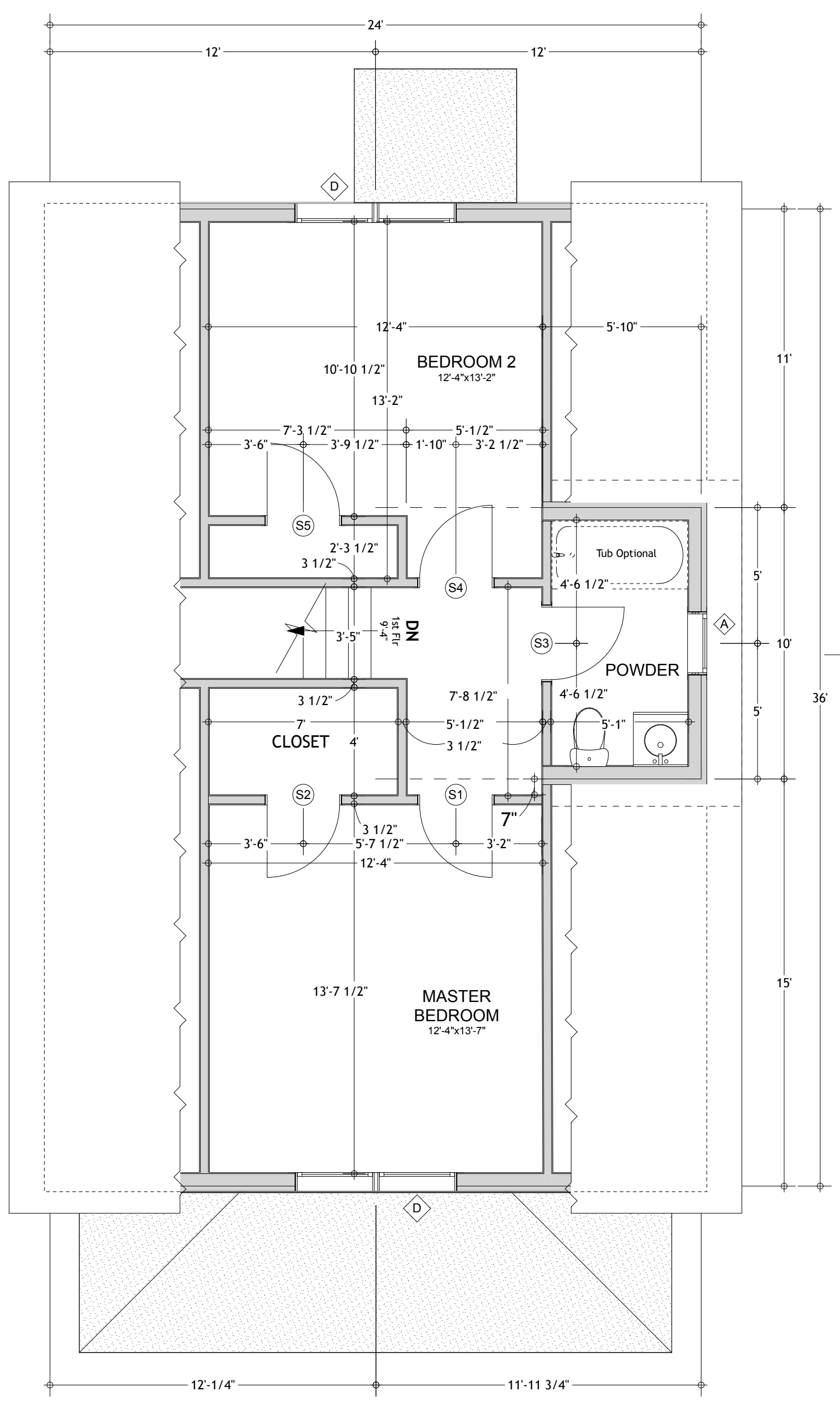
General Notes

DATE: 6/28/15
 PROJECT NO.: 2015-09
 DRAWN: KBA
 SCALE: As Noted

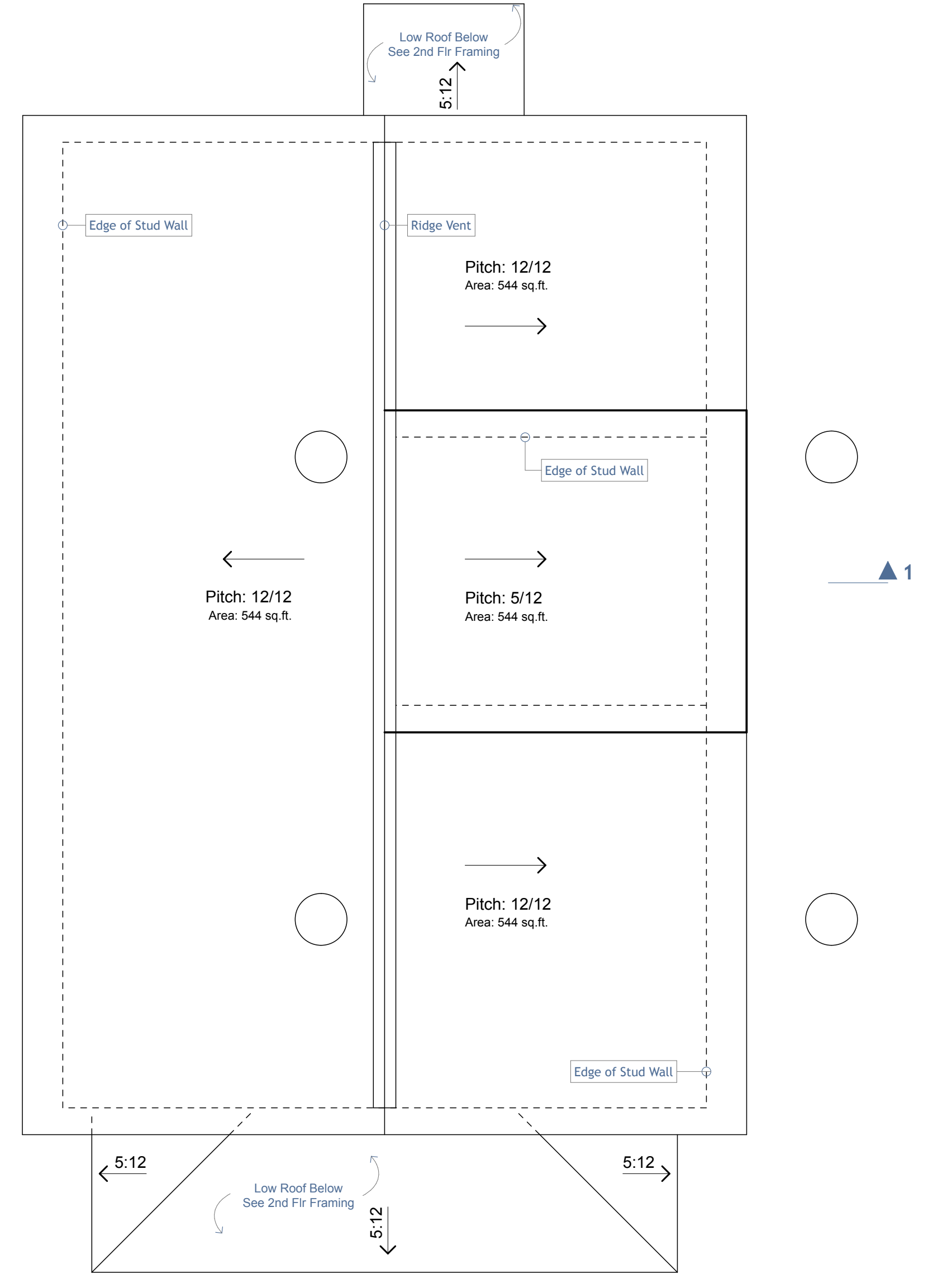
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1 1st Flr PLAN
 SCALE: 1/4" = 1'-0"



2 2nd Flr PLAN
 SCALE: 1/4" = 1'-0"



3 Foundation Plan
 SCALE: 1/4" = 1'-0"

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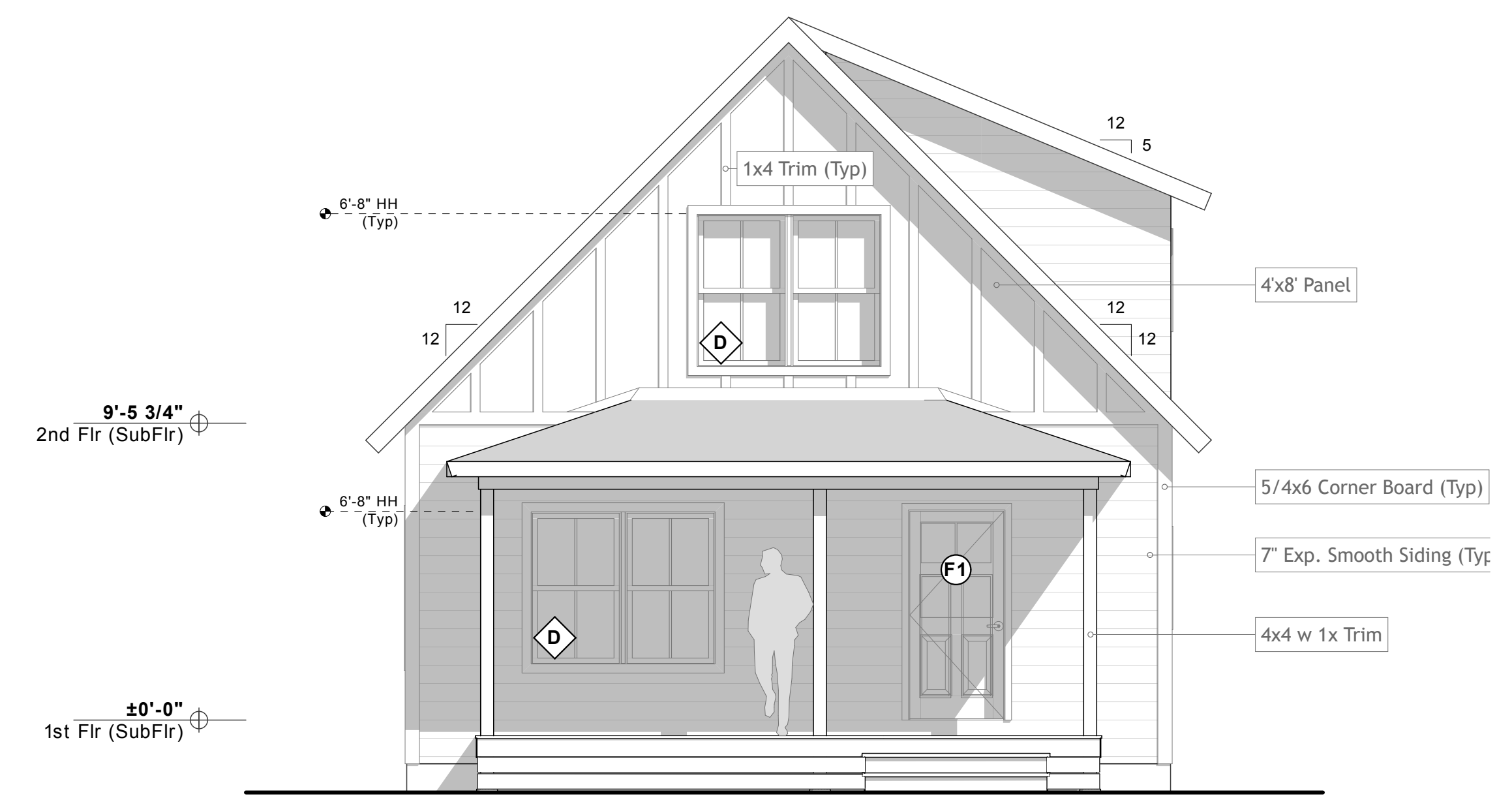
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Plans / Schedules

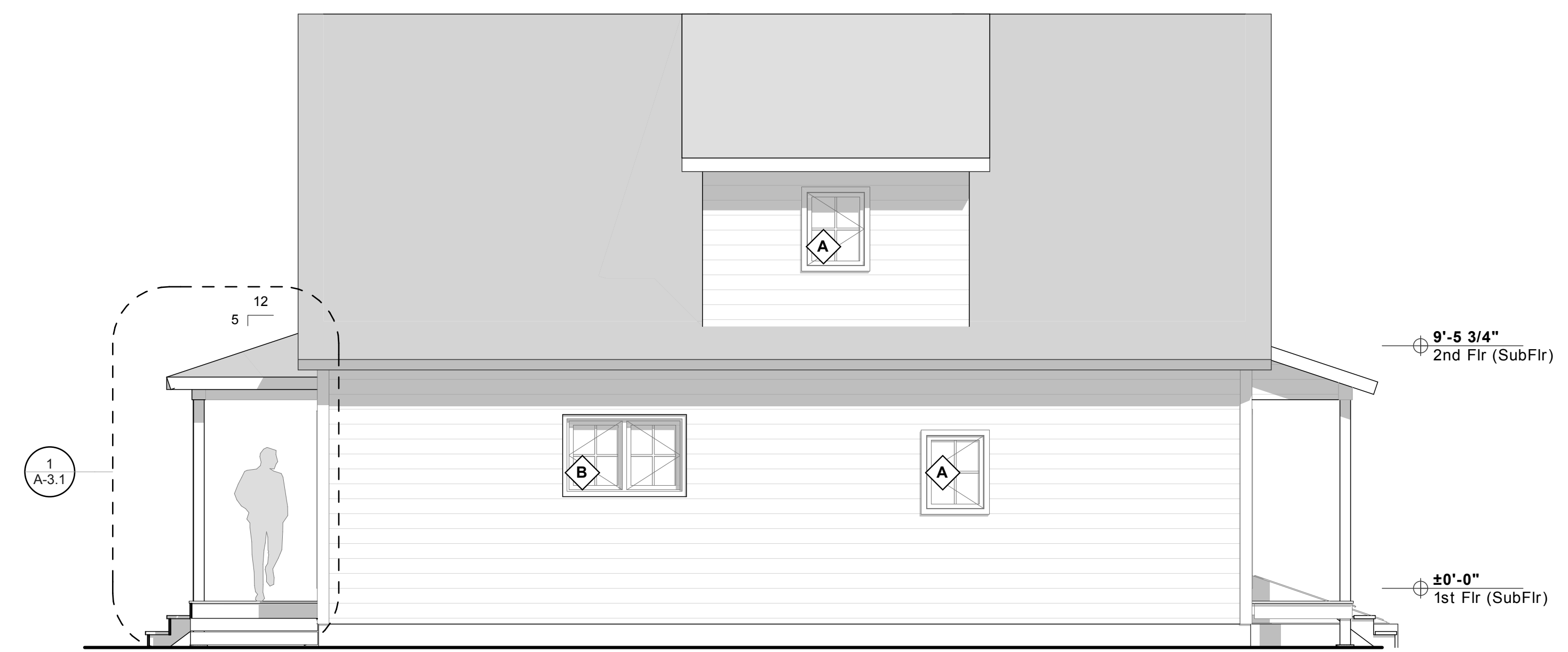
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DOOR AND FRAME SCHEDULE												
Mark	# of	Leaf Dim.	Location	Descrip.	Operation Type	Manufacturer	Product No.	Handing	Accessories	Glazing	Lockset	NOTES
F1	1	3'6"-8"	Front Entrance	Entry Door				L				
F2	1	2'-6"x6'-8"	Entry Closet	Closet				R				
F3	1	2'-10"x6'-8"	Basement Stair	Interior				L				
F4	1	2'-10"x6'-8"	Bath 1st Floor	Interior				L				
F5	1	1'-2"x6'-8"	Bath 1st Floor	Closet				R				
F6	1	2'-10"x6'-8"	Bedroom 1	Interior				L				
F7	1	4'x6'-8"	Bedroom 1	Closet	Bifold							
F8	1	5'x6'-8"	Hall	Laundry	Bifold							
F9	1	3'x6'-8"	Back Entrance	Entry Door				R				
S1	1	2'-8"x6'-8"	Master Bedroom	Interior				L				
S2	1	2'-8"x6'-8"	Master Bedroom	Closet				R				
S3	1	2'-8"x6'-8"	Bath 2nd Floor	Interior				L				
S4	1	2'-8"x6'-8"	Bedroom 2	Interior				R				
S5	1	2'-8"x6'-8"	Bedroom 2	Closet				L				

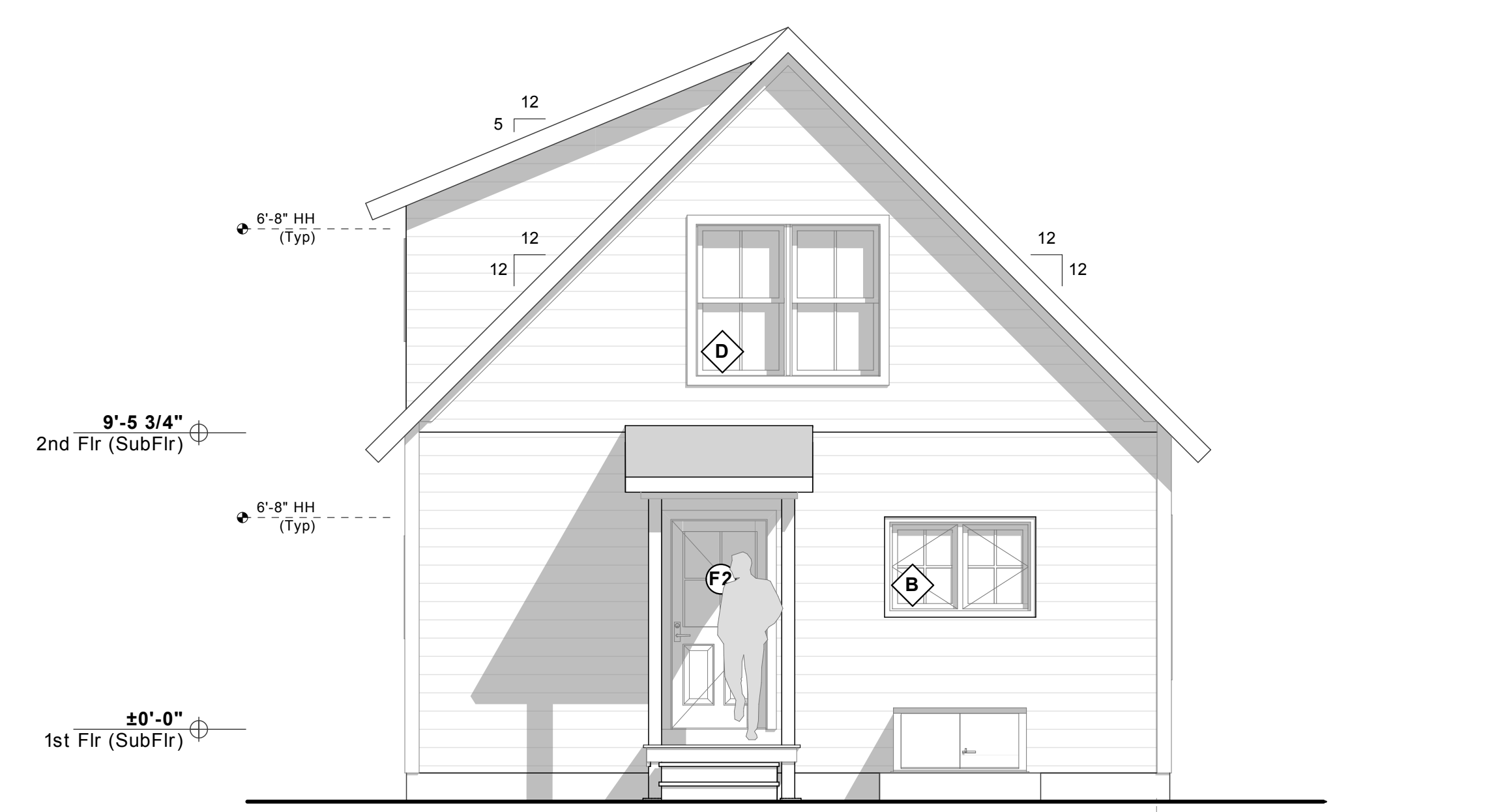
WINDOW SCHEDULE									
Mark	# of	Unit		R.O.	Type	Manufacturer	Serial No.	Notes	Location
		Width	Height						
A	2	2'-3 1/2"	2'-11 3/4"	2'-4"x3'-1/2"					
B	2	4'-7"	2'-11 3/4"	4'-7 1/2"x3'-1/2"				(2) CMT units. Factory Mullid	
C	3	2'-11 1/2"	4'-11 3/4"	3'x5'-1/2"					
D	3	5'-11"	4'-11 3/4"	5'-11 1/2"x5'-1/2"	DH			(2) DH units. Factory Mullid	



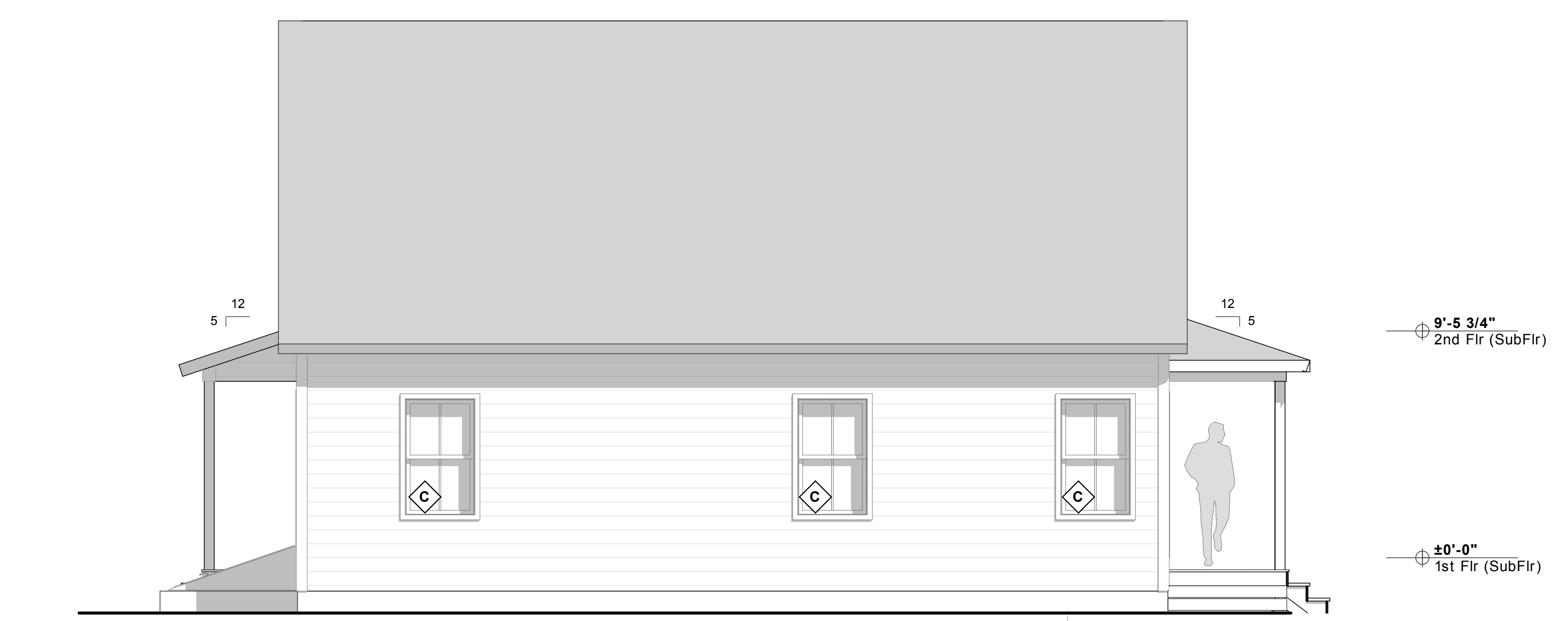
1 SOUTH Elevation
 SCALE: 1/4" = 1'-0"



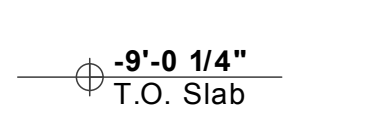
2 EAST Elevation
 SCALE: 1/4" = 1'-0"



3 NORTH Elevation
 SCALE: 1/4" = 1'-0"



4 WEST Elevation
 SCALE: 1/4" = 1'-0"

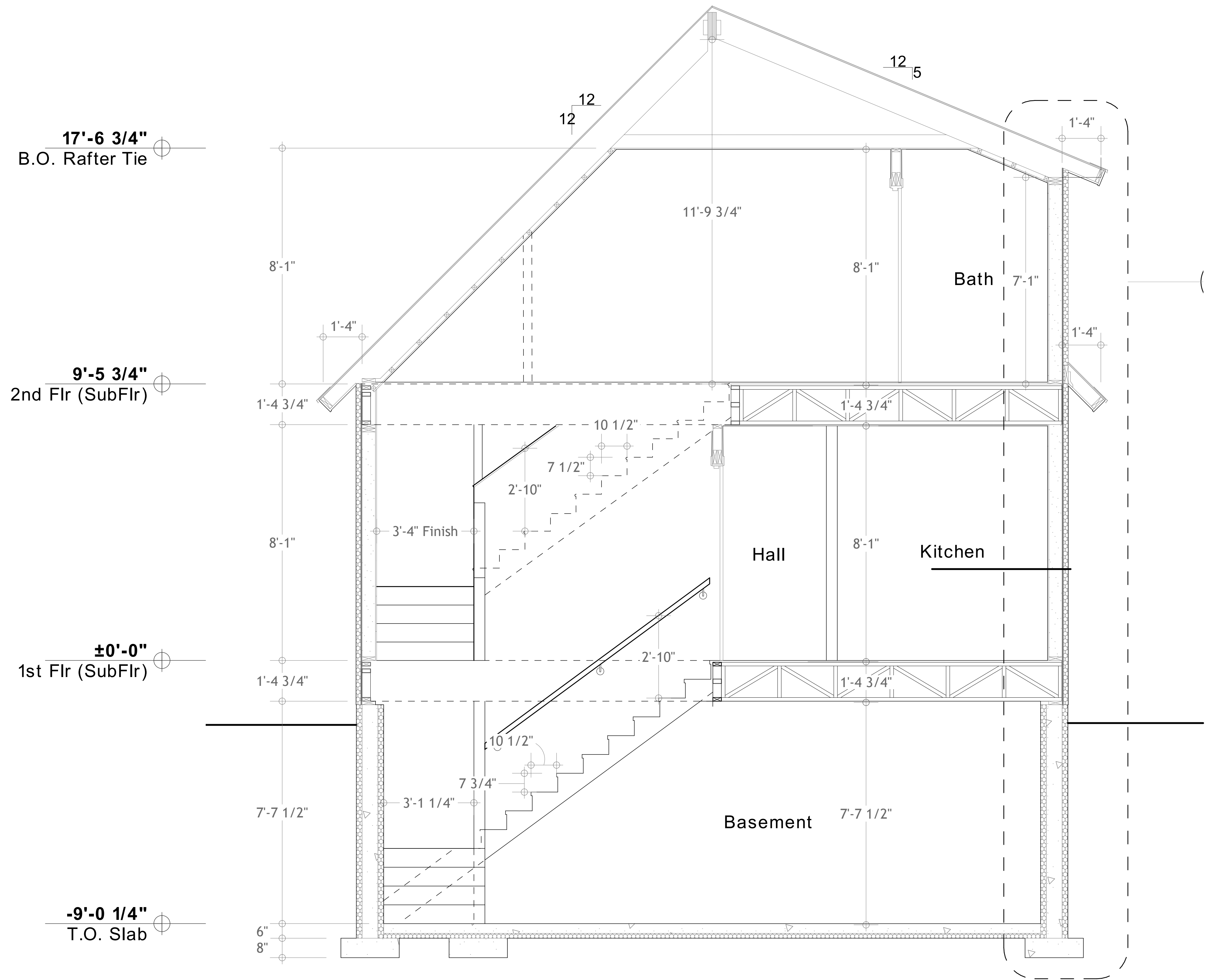


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Elevations

DATE: 6/28/15
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 SCALE: As Noted



Section-1
 SCALE: 1/2" = 1'-0"

REVISIONS:

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Sections

DATE: 8/28/15
 PROJECT NO.: 2015-09

DRAWN: KBA
 SCALE: As Noted

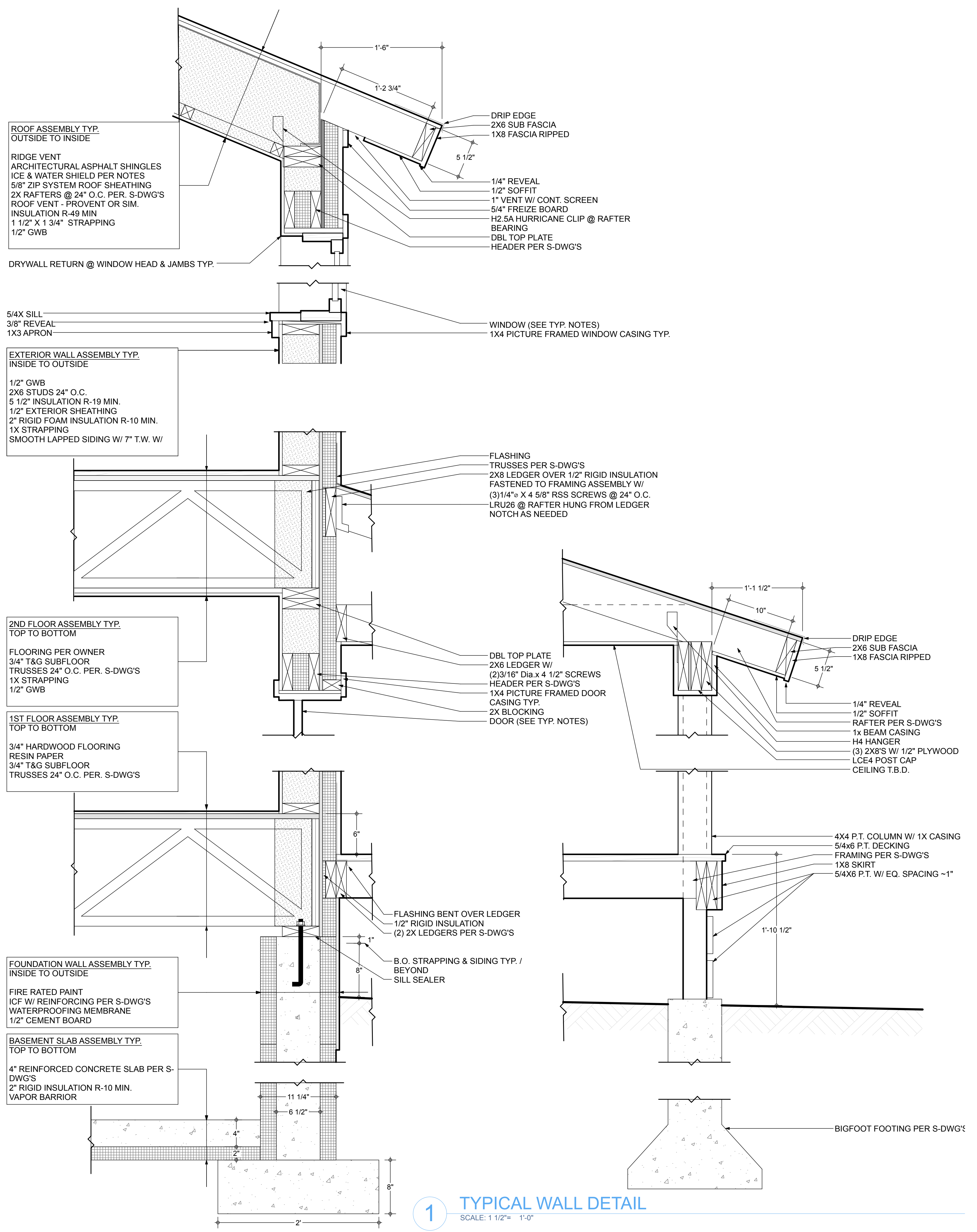
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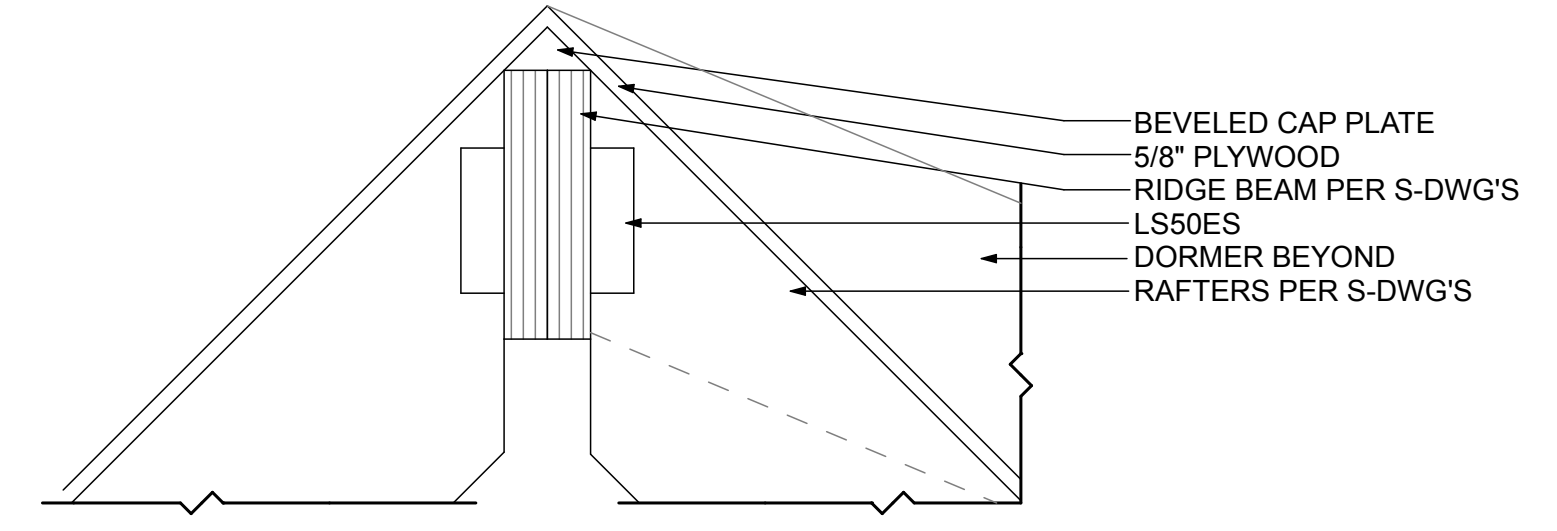
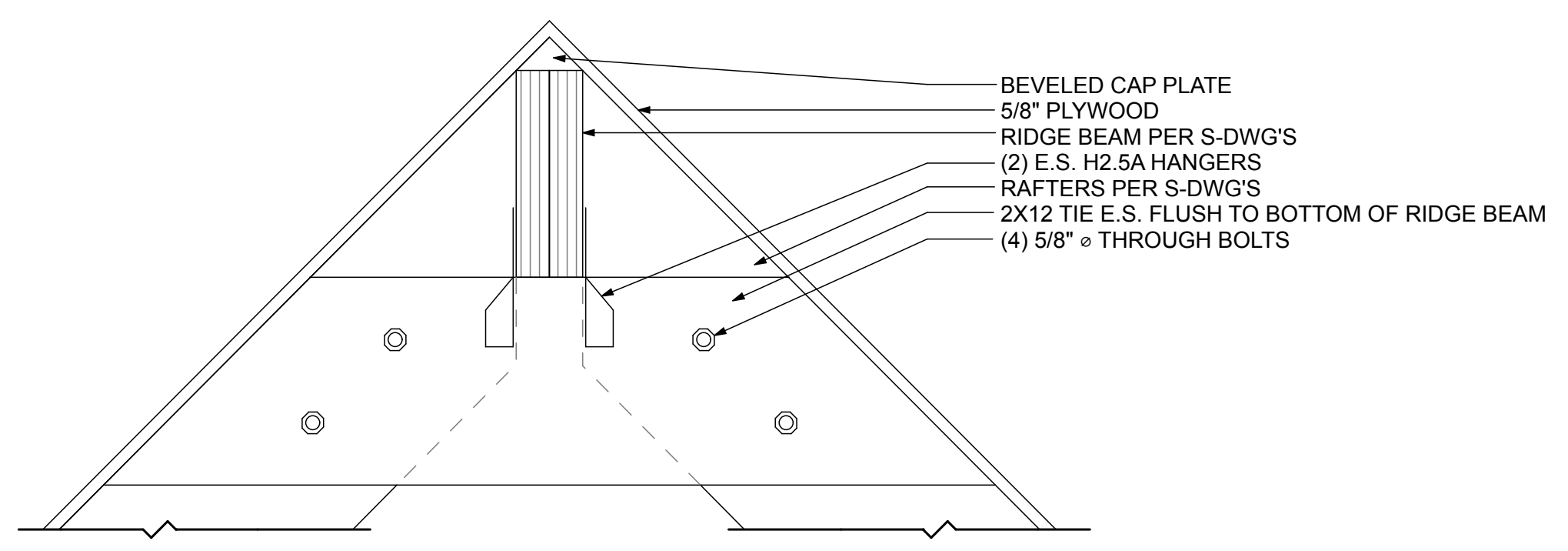
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Details
 DATE: 6/28/15
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 DRAWN: KBA
 SCALE: As Noted

A4.1

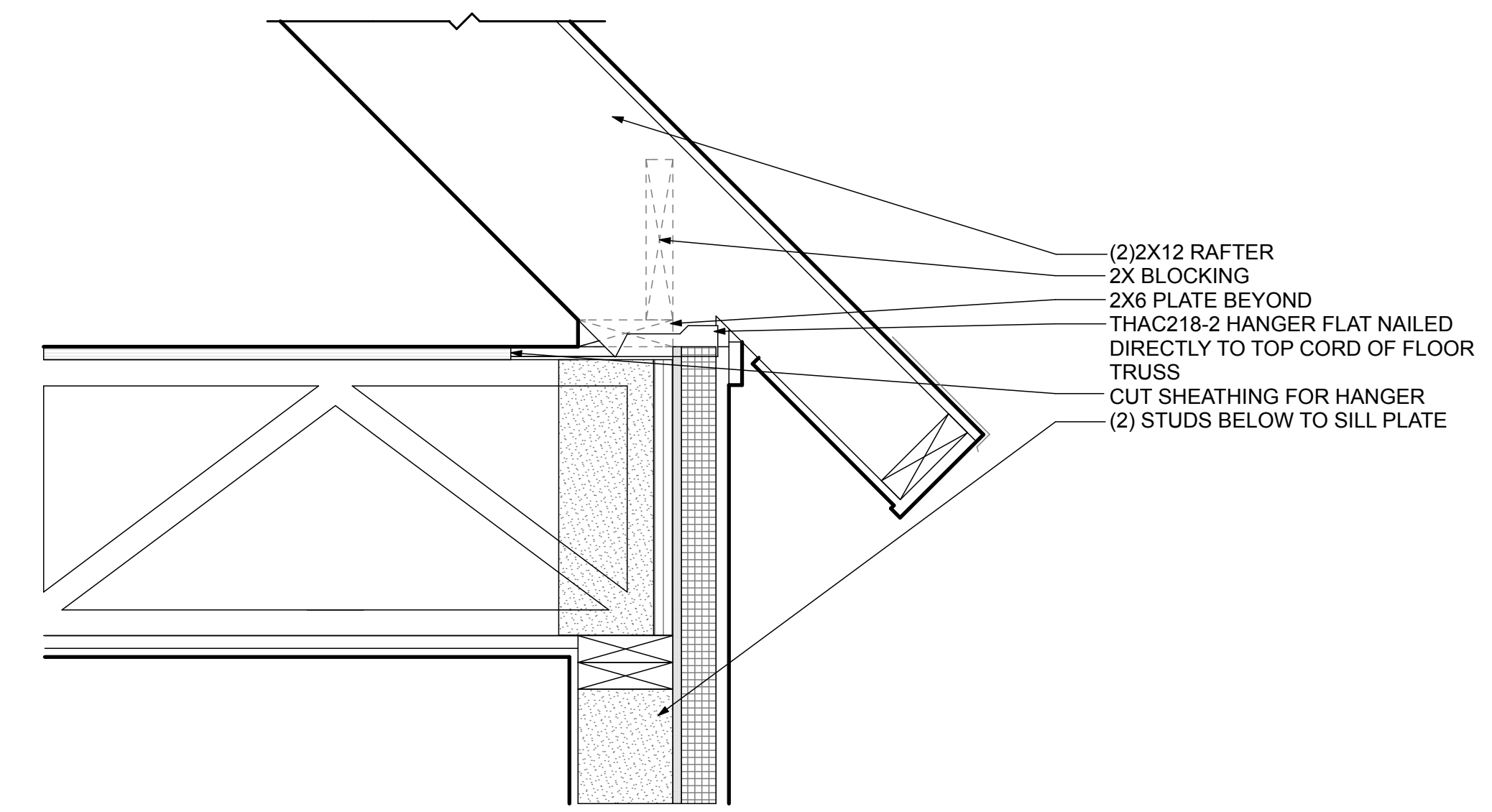
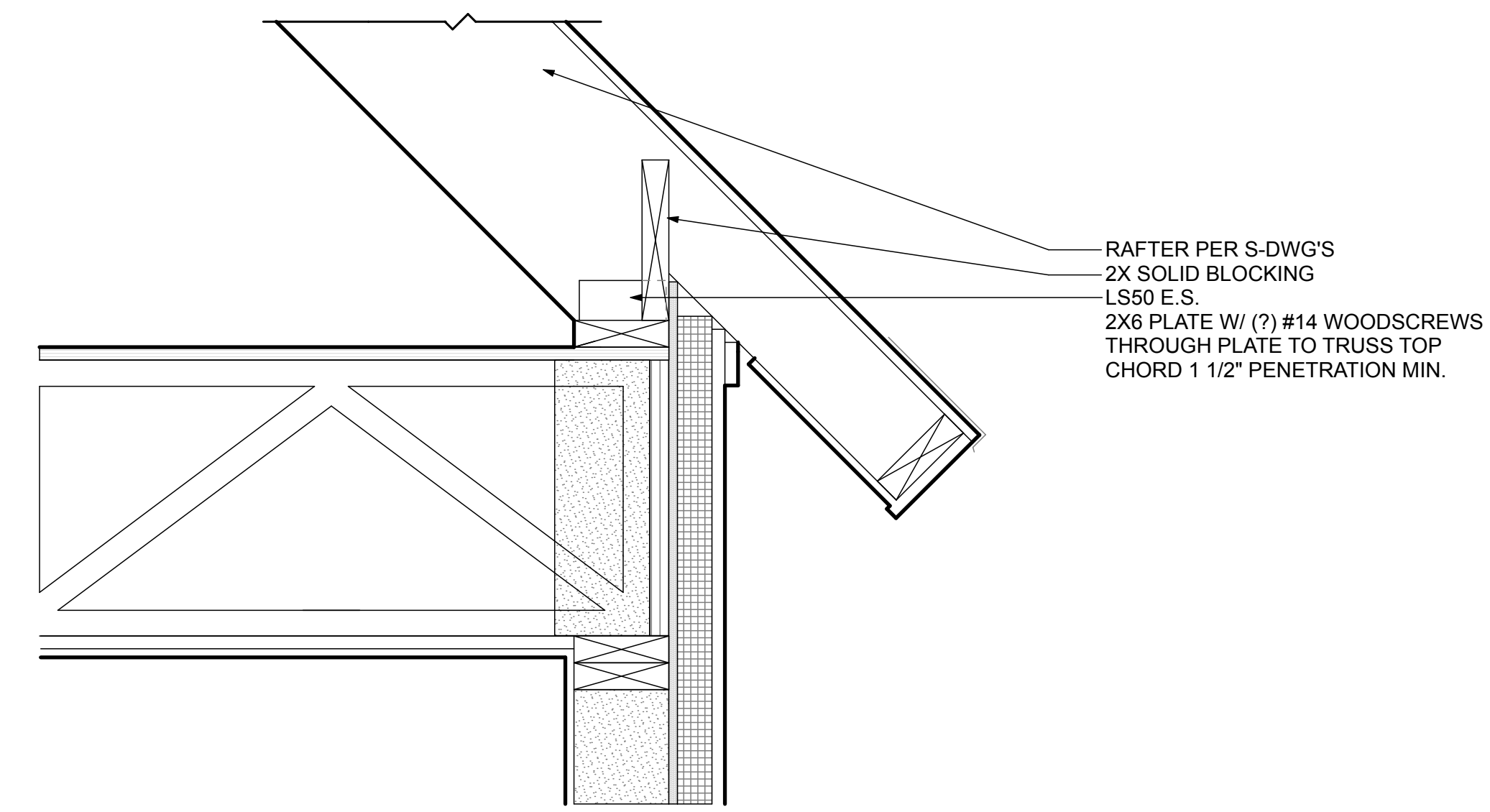


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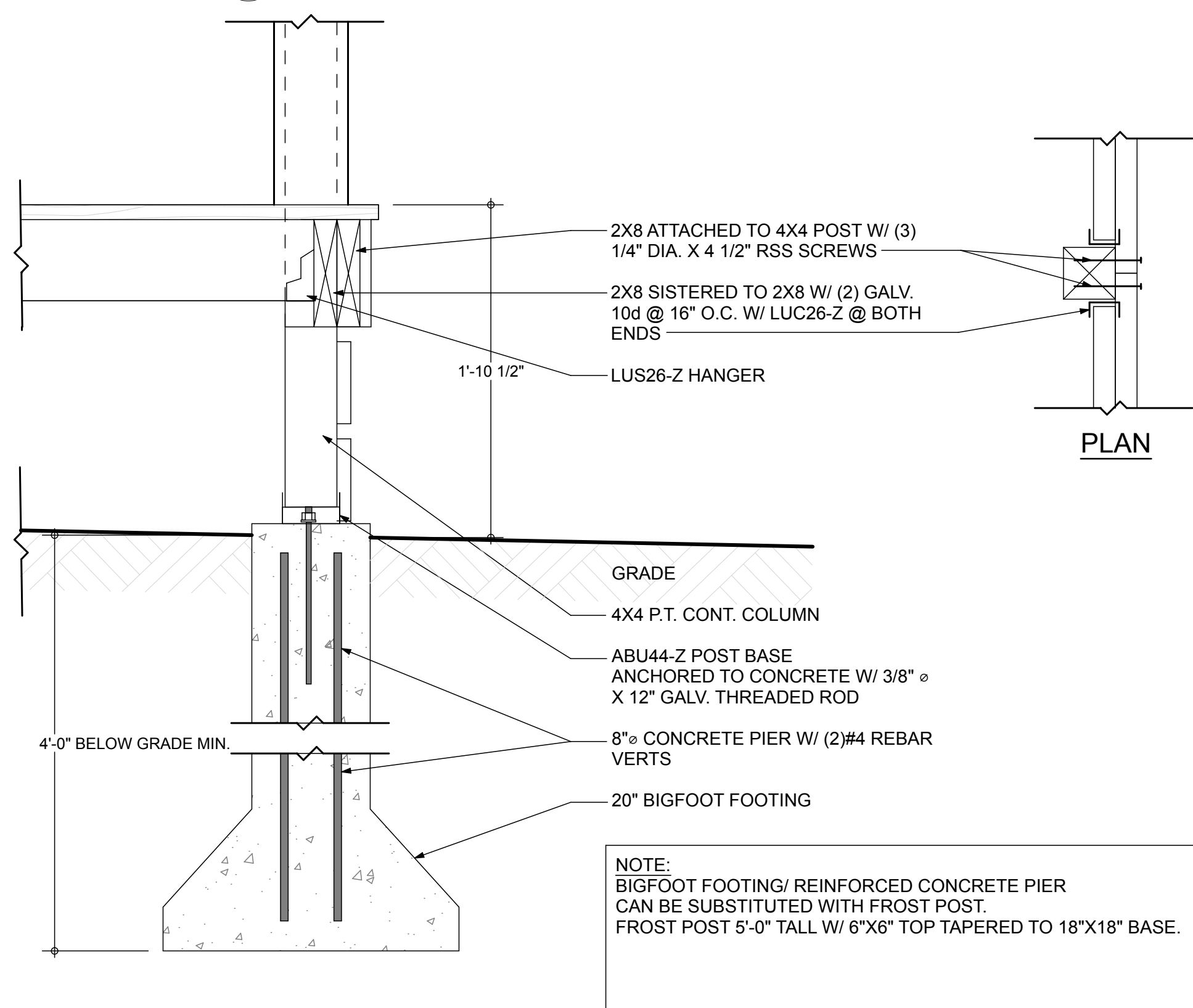
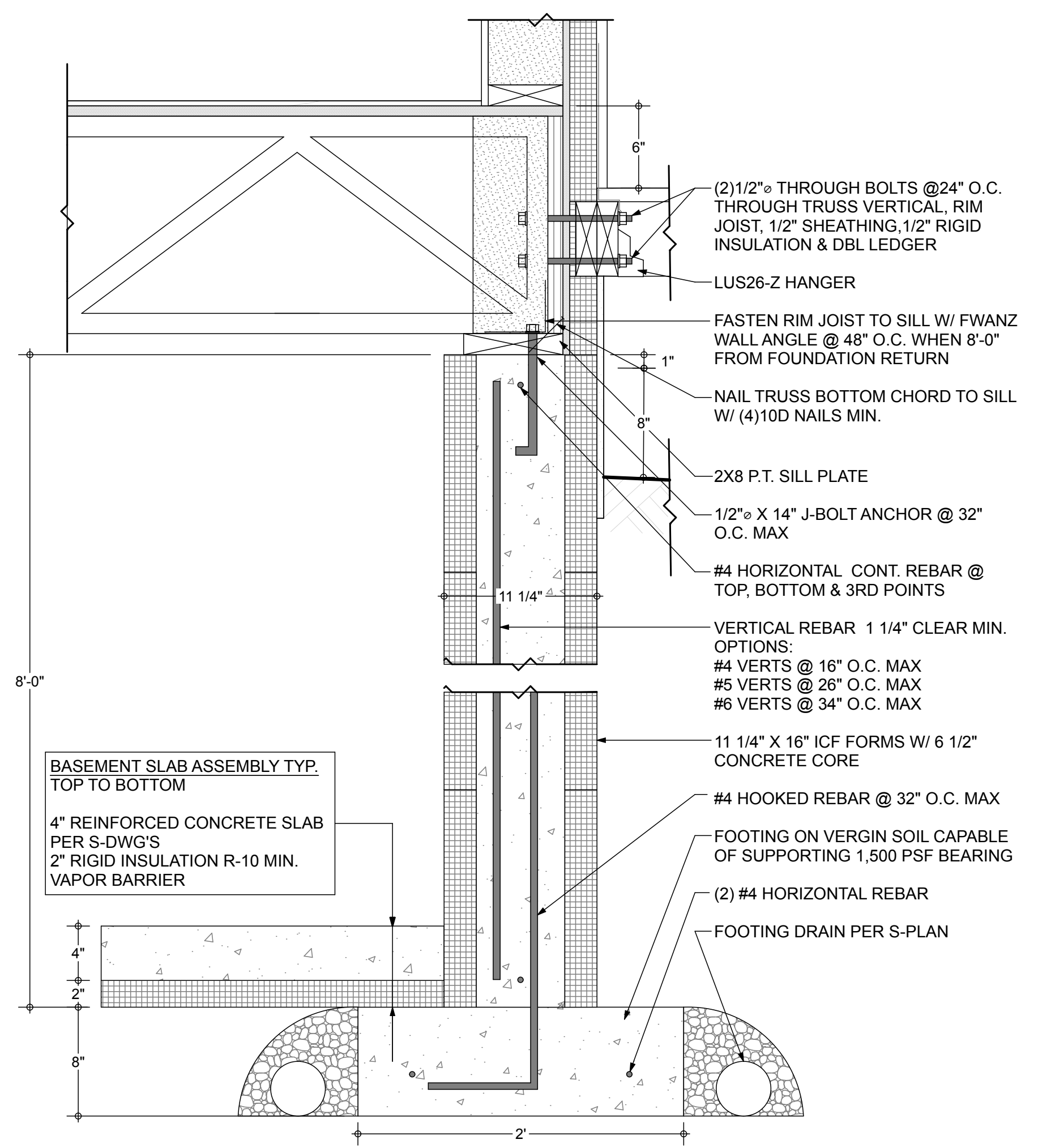
1 Framing-Ridge typ.
 SCALE: 1 1/2" = 1'-0"

2 Framing-Ridge @ Dormer
 SCALE: 1 1/2" = 1'-0"

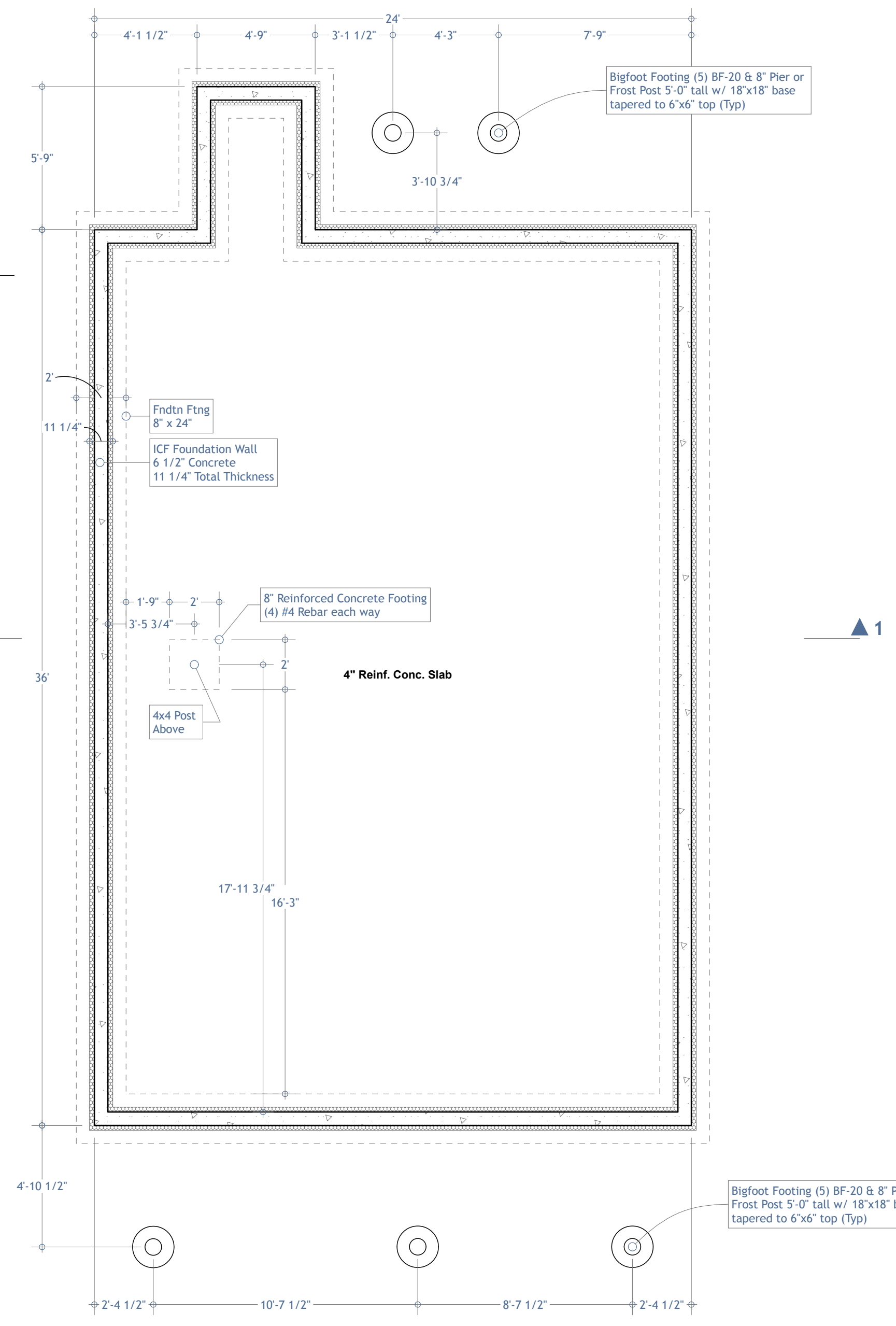


4 Framing-Rafter typ.
 SCALE: 1 1/2" = 1'-0"

3 Framing-Rafter @ Dormer
 SCALE: 1 1/2" = 1'-0"



5 Foundation & Footing Details
 SCALE: 1 1/2" = 1'-0"



6 Foundation Plan
 SCALE: 1/4" = 1'-0"

REVISIONS:

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Foundation & Details
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DRAWN: KBA
 SCALE: As Noted

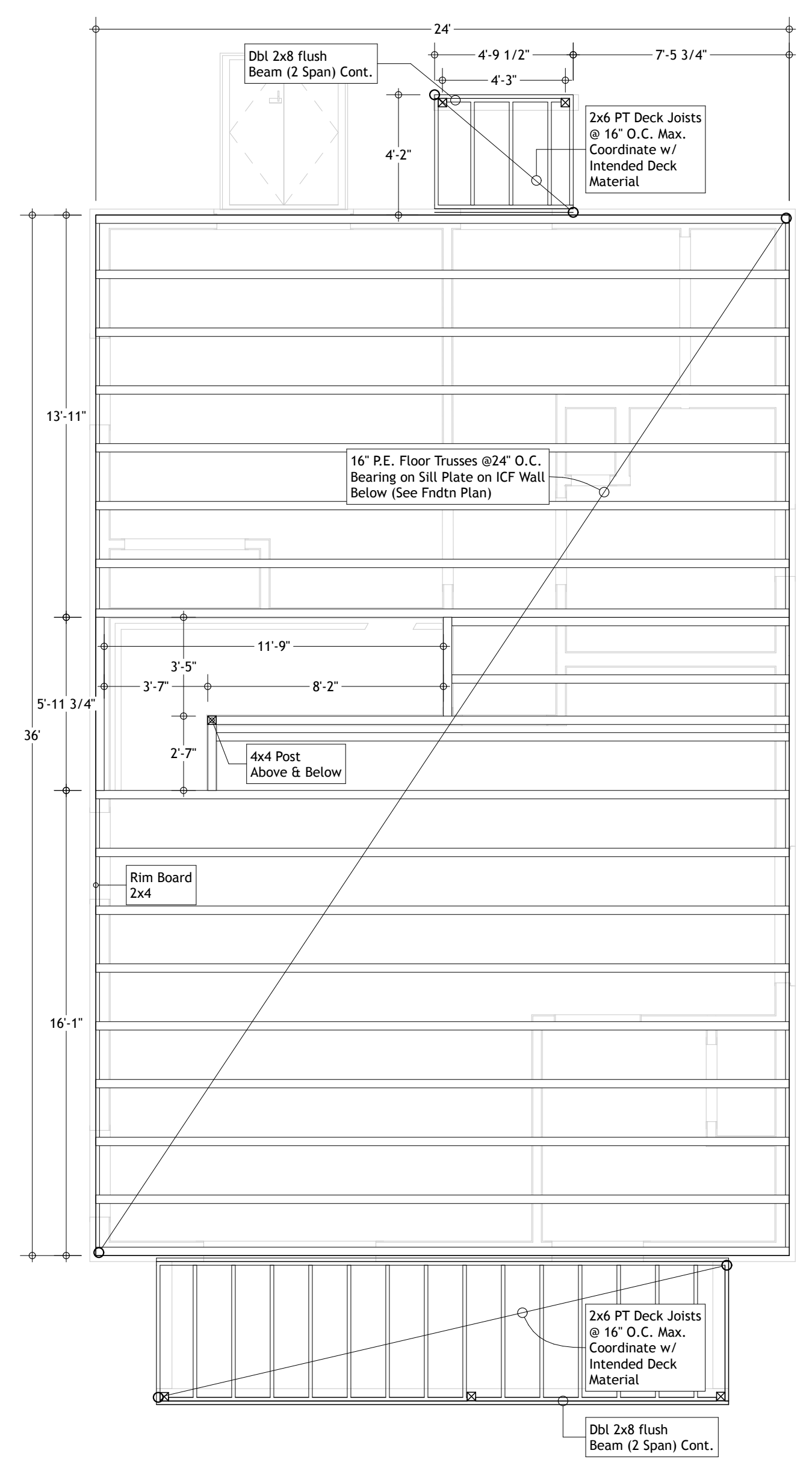
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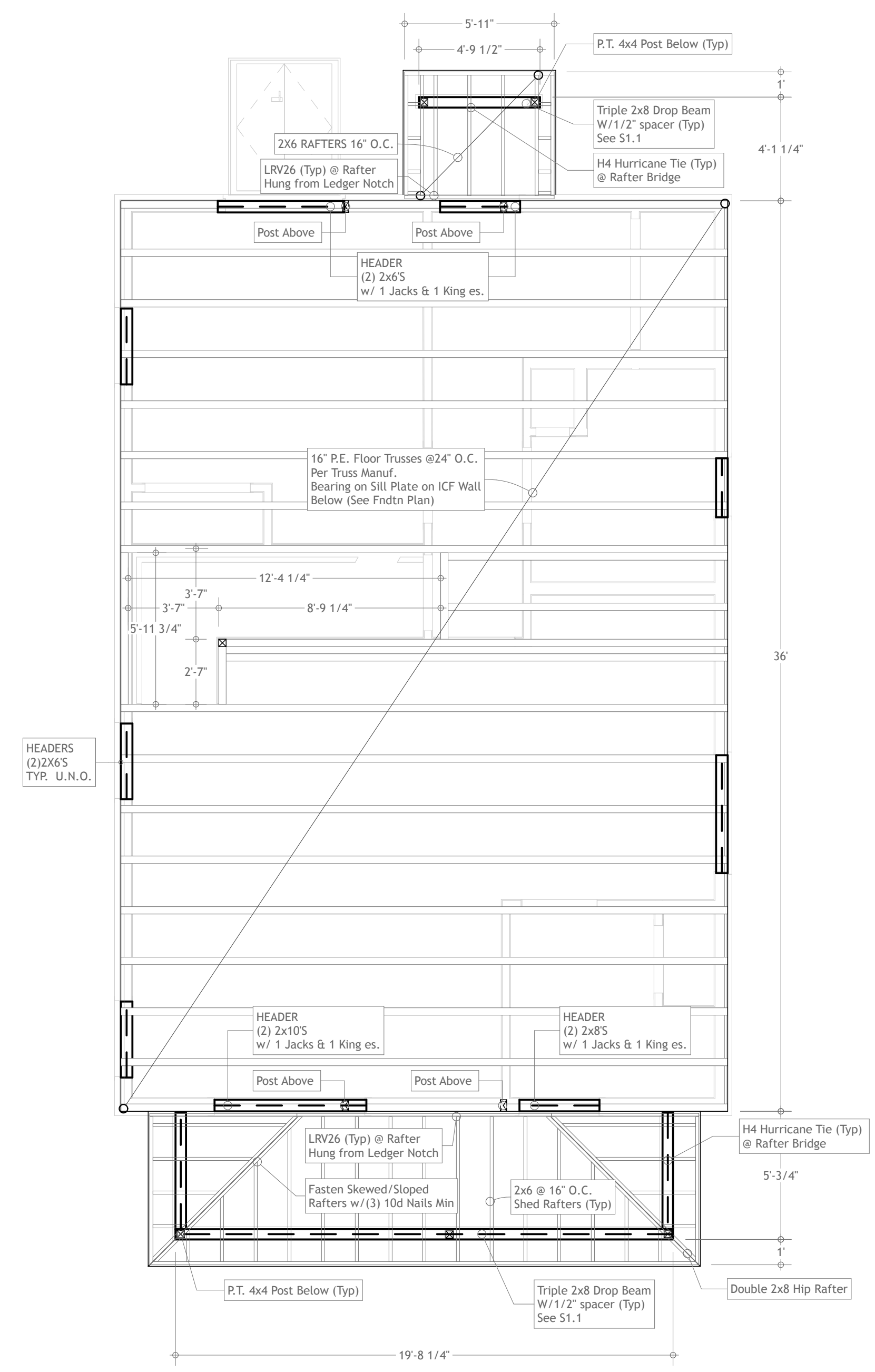
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Framing Plans
 DATE: 6/28/15
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 DRAWN: KBA
 SCALE: As Noted

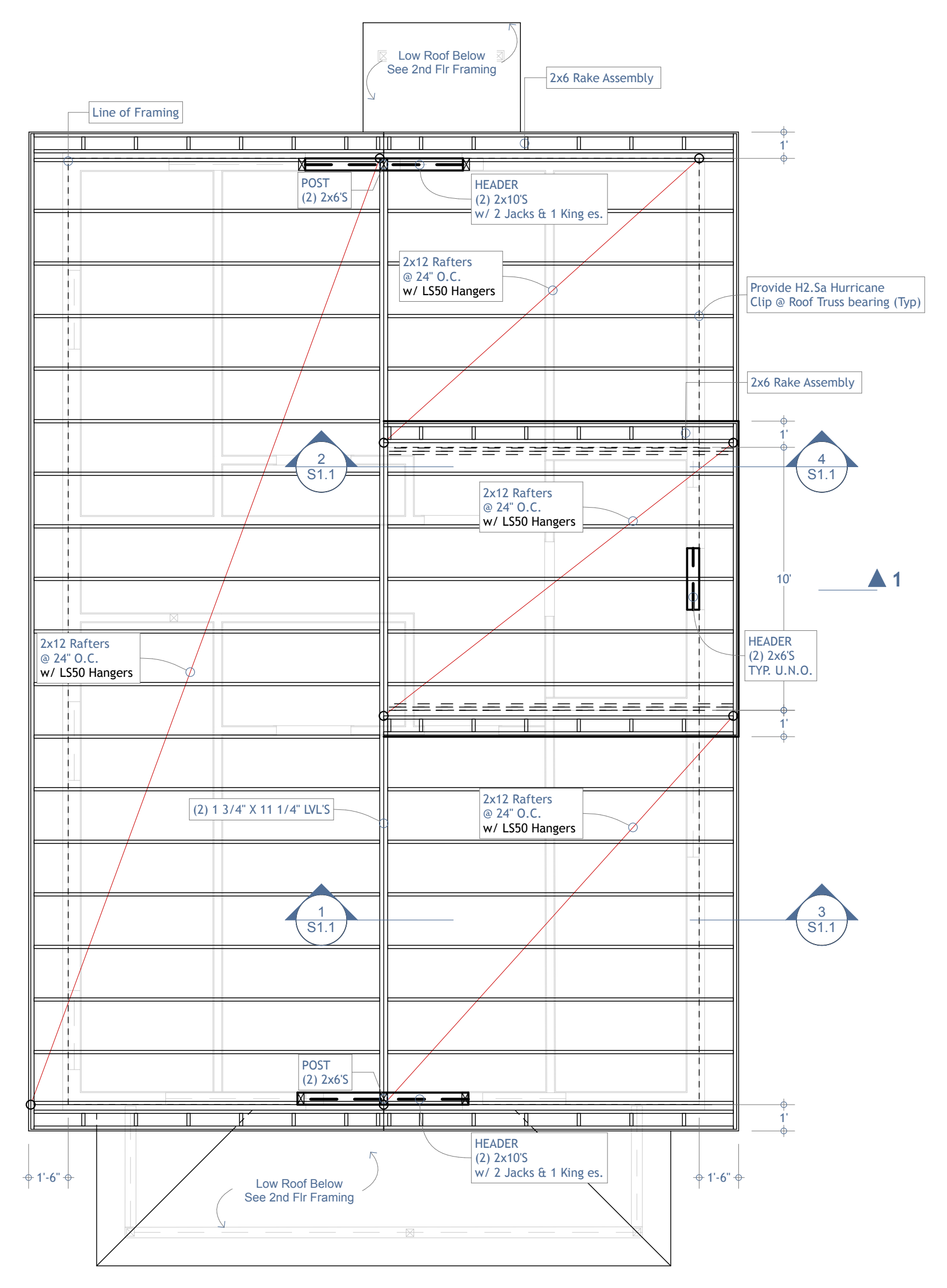
S1.2



1 Framing-1st Floor
 SCALE: 1/4" = 1'-0"



2 Framing-2nd Floor
 SCALE: 1/4" = 1'-0"



3 Framing-Roof
 SCALE: 1/4" = 1'-0"

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