

BANGOR PROTOTYPICAL HOUSING

3-UNIT TYPE 1



BANGOR, MAINE

DRAWING INDEX

NO.	DESCRIPTION	DATE	BY	100% CONSTRUCTION DOCS
G101	COVER SHEET 3 UNIT			
G102	CODE REVIEW INFORMATION			
G103	CODE REVIEW PLANS			
G104	ADA DETAILS			
S001	GENERAL NOTES			
S101	FOUNDATION AND SECOND FLOOR FRAMING PLANS			
S102	THIRD FLOOR AND ROOF FRAMING PLANS			
S201	FOUNDATION SECTIONS AND DETAILS			
S301	FRAMING SECTIONS AND DETAILS			
S302	FRAMING SECTIONS AND DETAILS			
S401	SHEAR WALL DETAILS			
A001	ASSEMBLIES			
A101	FLOOR PLANS			
A201	ROOF PLAN			
A202	ROOF DETAILS			
A301	REFLECTED CEILING PLANS			
A401	BUILDING ELEVATIONS			
A501	BUILDING SECTIONS			
A601	DETAILS			
A701	VERTICAL CIRCULATION			
A800	DOORS AND WINDOWS			
A920	KITCHEN & BATHROOM DRAWINGS			
DESIGN/BUILD BY CONSTRUCTION MANAGER				



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BANGOR PROTOTYPICAL
3-UNIT TYPE 1
Bangor, Maine

REVISIONS		
#	DATE	DESCRIPTION

DATE:	06-30-2025
PROJECT #	010624.03
DRAWN BY:	DEC
CHECKED BY:	DEC, RLD
DRAWING SCALE	12" = 1'-0"

SHEET TITLE
COVER SHEET 3 UNIT
NOT FOR CONSTRUCTION

G101

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ABBREVIATIONS

ALUM	ALUMINUM	FO	FACE OF	PTD	PAINTED
AL	ALIGN	FR	FIRE RATING	PL	PLATE
AWP	ACOUSTICAL WALL PANEL	FRMG	FRAMING	PLAM	PLASTIC LAMINATE
ACT	ACOUSTICAL CEILING TILE	FT	FEET (FOOT)	PLY WD	PLYWOOD
BIT	BITUMINOUS	FV	FIELD VERIFY	PKT	POCKET
BM	BENCH MARK	FWC	FABRIC WALL COVERING	PNL	PANEL
BOT	BOTTOM	G	GROUT	PT	PRESSURE TREATED
BRG	BEARING	GA	GAUGE	PT & D	PAPER TOWEL AND WASTE DISP.
BRK	BRICK	GALV	GALVANIZED	PTN	PARTITION
C	CARPET	GB	GRAB BARS	PTRY	PANTRY
CAB	CABINET	GC	GENERAL CONTRACTOR	RD	ROOF DRAIN
CB	CHALK BOARD	GWB	GYP/SUM WALL BOARD	RE	REFER
CC	CENTER TO CENTER	HC	HANDICAP	REF	REFRIGERATOR
CH	CONCRETE HARDENER	HD WD	HARDWOOD	REINF	REINFORCED
CIRC	CIRCULATION	HDR	HEADER	REQD	REQUIRED
CJ	CONTROL JOINT	HDWE	HARDWARE	RM	ROOM
CL	CENTER LINE	HH	HEAD HEIGHT	RO	ROUGH OPENING
CLG	CEILING	HM	HOLLOW METAL	RR	RESTROOM
CMU	CONCRETE MASONRY UNITS	HORZ	HORIZONTAL	S	SOUTH
CONC	CONCRETE	HT	HEIGHT	SC	SEALED CONCRETE
CONT	CONTINUOUS	HW	HAND WASHING	SD	SOAP DISPENSER
CONST	CONSTRUCTION	ID	INSIDE DIAMETER	SCHED	SCHEDULE
CONTR	CONTRACTOR	IF	INSIDE FACE	SECT	SECTION
CORR	CORRIDOR	IN	INCHES	SHT	SHEET
CT	CERAMIC TILE	INSUL	INSULATION	SIM	SIMILAR
DBL	DOUBLE	INT	INTERIOR	SND	SANITARY NAPKIN DISPOSAL
DF	DRINKING FOUNTAIN	LOC	LOCATION	SQ	SQUARE
DIA	DIAMETER	M	MARBLE	SSS	SYNTHETIC SPORTS SURFACE
DIM	DIMENSION	MAS	MASONRY	STD	STANDARD
DNA	DOES NOT APPLY	MAX	MAXIMUM	STL	STEEL
DTL	DETAIL	MB	MARKER BOARD	STOR	STORAGE
DWG	DRAWING	MECH	MECHANICAL	STRUCT	STRUCTURAL
E	EAST	MFGR	MANUFACTURER	SV	SHEET VINYL
EA	EACH	MIN	MINIMUM	T	TILE
EF	EACH FACE	MIR	MIRROR	TEMP	TEMPERED (GLASS)
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	TB	TILE BASE
EL	ELEVATION	MO	MASONRY OPENING	THK	THICKNESS
ELEC	ELECTRICAL	MOP	MOP RECEPTOR	TO	TOP OF
ELEV	ELEVATOR	MIRGB	MOISTURE REST. GYP. BRD.	TOB	TOP OF BEAM
EMHO	ELECTROMAGNETIC HOLD OPEN	MTL	METAL	TOM	TOP OF MASONRY
EP	ELECTRICAL PANEL	N	NORTH	TOW	TOP OF WALL
EQ	EQUAL	NA	NOT APPLICABLE	TP	TOILET PAPER DISPENSER
ETR	EXISTING TO REMAIN	NBHD	NEIGHBORHOOD	TYP	TYPICAL
EW	EACH WAY	NIC	NOT IN CONTACT	UNO	UNLESS NOTED OTHERWISE
EWV	ELECTRIC WATER COOLER	NO	NUMBER	VPB	VAPOR BARRIER
EXIST OR (E)	EXISTING	NOM	NOMINAL	VCT	VINYL COMPOSITION TILE
EXP	EXPANSION	NTS	NOT TO SCALE	VERT	VERTICAL
EXT	EXTERIOR	OA	OVERALL	VEST	VESTIBULE
FD	FLOOR DRAIN	OC	ON CENTER	VWC	VINYL WALL COVERING
FIN	FOUNDATION	OD	OUTSIDE DIAMETER	W	WEST
FE	FIRE EXTINGUISHER	OF	OUTSIDE FACE	WF	WITH
FFE	FINISH FLOOR ELEVATION	OFCI	OWNER FURNISHED CONTRACTOR SUPPLIED	WC	WATER CLOSET
FIN	FINISH	OH	OVERHANG	WD	WOOD
FIN FL OR FF	FINISH FLOOR	OPNG	OPENING	WDW	WINDOW
FIN GR	FINISH GRADE	OPP	OPPOSITE	WP	WALL PAPER
FL	FLOOR			VIF	VERIFY IN FIELD

LEGEND

Room name 101	ROOM LABEL
101	DOOR TAG
1	WINDOW TYPE
EWB	WALL TYPE
TYPE HGT.	CEILING LABEL
01	DEMO LABEL
0	COLUMN LINE LABEL
1 Ref	BUILDING ELEVATION
1 SIM	BUILDING SECTION
1 SIM	WALL SECTION
1 SIM	DETAIL SECTION
1 Ref	INTERIOR ELEVATION
NAME	VERTICAL ELEVATION
ELEVATION	CLEAR FLOOR AREA FOR DOOR, APPLIANCES, FIXTURES, ETC.

GENERAL NOTES

- THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 6 INCHES FROM ADJACENT WALL.
- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST ADOPTED EDITIONS OF IBC, MUBEC, NFPA 101, & ANSI.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN BATHROOMS AND ON INTERIOR FACE OF EXTERIOR WALLS.
- BUILDING INSULATION: PROVIDE AS INDICATED ON WALL DETAILS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND DRAWINGS. FOR DRAWING CLARITY, INSULATION MAY NOT BE SHOWN, EVEN IF IT IS PROVIDED.
- THE DESIGN AND INSTALLATION OF THE HVAC AND PLUMBING SYSTEMS, ELECTRICAL AND FIRE PROTECTION SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE CONSTRUCTION MANAGER.
- VENT ALL PLUMBING THROUGH ROOF. DO NOT VENT BATHROOMS AND LAUNDRY EQUIPMENT THROUGH EAVES. ALL VENT CAPS TO BE LOW-PROFILE AND PAINTABLE.
- REFER TO IECC 2021 TABLE R402.4.1.1 FOR AIR BARRIER, AIR SEALING, AND INSULATION INSTALLATION REQUIREMENTS.

AIR SEALING NOTES

- MAINTAIN CONTINUITY OF AIR BARRIER ON EXTERIOR WALL (WEATHER RESISTANT BARRIER), CEILING (POLYETHYLENE VAPOR BARRIER), AND CONCRETE SLAB (POLYOLEFIN VAPOR BARRIER) UTILIZING SEALANT, TAPES, AND OTHER METHODS ILLUSTRATED IN DETAILS.
- PROVIDE GASKETS OR SILL SEALS UNDER MUD SILLS ALONG FOUNDATION WALLS.
- IF BATHTUB OR SHOWER ENCLOSURE IS INSTALLED ON EXTERIOR WALLS OR UNIT SEPARATION WALLS, INSULATE AND AIR SEAL THIS AREA BEFORE SHOWER/ TUB IS INSTALLED.
- RECESSED LIGHTS MUST BE AIRSEALED AND AIRTIGHT. (RECESSED LIGHTS MAY NOT PENETRATE THE BUILDING ENVELOPE.) RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF LESS THAN 2.0 CFM (0.94 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- WINDOW FRAMES AND DOOR JAMBS MUST BE SEALED TO THEIR ROUGH OPENINGS USING BACKER ROD AND SEALANT.
- ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST BE CAREFULLY SEALED. TYPICAL PENETRATIONS INCLUDE CHIMNEY, DUCT & PLUMBING CHASES, AND PENETRATIONS OF PIPES AND WIRES THROUGH THE TOP PLATES OF TOP STORY WALLS. IT IS PARTICULARLY IMPORTANT TO SEAL ALL POSSIBLE AIR PATHS TO THE ATTIC. BUILDING THERMAL ENVELOPE DELINEATED BY ON ALL BUILDING SECTIONS.
- ELECTRICAL BOXES ON EXTERIOR WALLS AND CEILINGS MUST EITHER BE AIR-SEALED OR PLACED IN AIRTIGHT ENCLOSURES (LESSCO BOX OR EQUIVALENT).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SUITABILITY OF ALL SUBGRADE SOILS PRIOR TO FOUNDATION CONSTRUCTION. ANY SOFT, LOOSE, ORGANIC, EXPANSIVE, OR OTHERWISE UNSUITABLE MATERIALS ENCOUNTERED AT OR BELOW FOUNDATION BEARING LEVELS MUST BE ADDRESSED IN A CONSULTATION WITH A GEOTECHNICAL ENGINEER. NO FOUNDATION WORK SHALL PROCEED IN AREAS WHERE UNSUITABLE SOILS ARE PRESENT UNTIL SUCH MATERIALS HAVE BEEN PROPERLY REMOVED AND REPLACED, OR OTHERWISE STABILIZED, IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY A GEOTECHNICAL ENGINEER.

PROJECT DIRECTORY

ARCHITECT: GAWRON TURGEON DILLON ARCHITECTS, P.C. 29 BLACK POINT ROAD SCARBOROUGH, MAINE 04074 207-883-6307	STRUCTURAL ENGINEER: M2 STRUCTURAL ENGINEERING, INC. 23 THORNBURY WAY, WINDHAM, ME 04062 207-892-0983
MECHANICAL ENGINEER: DESIGN/ BUILD BY CONSTRUCTION MANAGER	ELECTRICAL ENGINEER: DESIGN/ BUILD BY CONSTRUCTION MANAGER

R
Q
P
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IECC 2021 - PRESCRIPTIVE COMPLIANCE PATH
CLIMATE ZONE 6

(TABLE R402.1.3):
FENESTRATION U-FACTOR: .30
CEILING R-VALUE: 60
WOOD FRAME R-VALUE: 20+5ci or 13-10ci or 0+20
SLAB R-VALUE AND DEPTH: 10ci, 4FT

- CODE REVIEW GENERAL NOTES:**
- ALL PENETRATIONS OF SMOKE BARRIERS, PARTITIONS, FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS
 - ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES, AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G.
 - REFER TO SHEET G103 FOR ADA DETAILS.
 - CODE ANALYSIS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION.
 - THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
 - SEE PLANS AND OTHER DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
 - MAINTAIN FIRE RATING OF WALLS AROUND FIRE EXTINGUISHERS, CABINETS, AND OTHER RECESSED ITEMS.
 - PROVIDE ACOUSTICAL SEALANT AT FLOOR / CEILING/ WALL TRANSITIONS, RECESSED BOXES, AND PENETRATIONS OF SOUND RATED ASSEMBLIES AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE NOTED STC RATINGS.
 - CONTRACTOR TO FIELD VERIFY FIRE EXTINGUISHER LOCATIONS AND COORDINATE WITH FIRE MARSHAL; ARCHITECT TO REVIEW AND APPROVE NEW FEC LOCATIONS AS REQUIRED.



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3-UNIT TYPE 1
Bangor, Maine

CODE REVIEW - MAINE UNIFORM BUILDING CODE - IBC 2021 - RESIDENTIAL APARTMENTS	
Code Description IBC	Code Data IBC - RA-2021
USE GROUP CLASSIFICATION(S)	(CHAPTER 3) RESIDENTIAL APARTMENTS (R-2)
ACCESSORY OCCUPANCIES	(CHAPTER 3, 508.2.3)
OCCUPANT LOAD FACTOR(S)	(TABLE 1004.5) RESIDENTIAL AREAS - 200 GROSS, ACCESSORY STORAGE AREAS/ MECH EQUIPMENT ROOMS - 300 GROSS
CALCULATED OCCUPANT LOAD	21
TYPE OF CONSTRUCTION	(TABLE 601) TYPE VB
PROPOSED BUILDING AREA	3969 SF
ALLOWABLE AREA FACTOR	(TABLE 506.2) 7,000 SF
CALCULATED MAXIMUM ALLOWABLE BUILDING AREA	(506.2) 21,000 SF
PROPOSED BUILDING HEIGHT ABOVE GRADE	34'-8 1/2"; 3 STORIES
ALLOWABLE BUILDING HEIGHT ABOVE GRADE	(TABLE 504.3, TABLE 504.4) 60' - 0"; 3 STORIES
FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED BY LOCAL AHJ PRIOR TO INSTALLATION - MAX 75' TRAVEL DISTANCE FROM ANYWHERE IN BUILDING TO FE AT CLASS A HAZARD, TYPE K EXTINGUISHER IN COMMERCIAL KITCHEN - 30' MAX TRAVEL DISTANCE TO FE
FIRE SUPPRESSION:	(420.4) TOTAL BUILDING AUTOMATIC SPRINKLER SYSTEM REQUIRED FOR R OCCUPANCY NOTE: FIRE ALARM SYSTEM, SMOKE DETECTION, CO2 AND SMOKE ALARMS TO MEET MUBC 420.6 AND NFPA 101 32.3.3.4
FIRE ALARM & DETECTION SYSTEM	(420.5) REQUIRED
EXIT WIDTH FACTORS	(1005.3.1, 1006.3.2) STAIRS: OCC. LOAD x 3", OTHER EGRESS COMPONENTS (DOORS): OCCUPANT LOAD X 2"
SPACES REQUIRING 2 EXITS	(TABLE 1006.2.1) R-2 OCC. LOAD > 20, STORAGE OCC LOAD > 29
MAXIMUM COMMON PATH OF TRAVEL TO EXIT	(TABLE 1006.2.1) R-2 - 125' W/ SPRINKLER SYSTEM
MINIMUM NUMBER OF EXITS PER FLOOR	(TABLE 1006.3.3) 2 FOR STORY OCC. LOAD 1-500, 3 FOR STORY OCC. LOAD 501 - 1000, 4 FOR STORY OCC LOAD > 1,000
MAXIMUM TRAVEL DISTANCE TO EXIT	(TABLE 1017.2) R - 200' / 250' W/ SPRINKLER SYSTEM
MINIMUM CORRIDOR WIDTH	(TABLE 1020.3) 36" WHERE OCC. LOAD <50, 44" OTHERWISE
MAXIMUM DEAD END CORRIDOR LENGTH	(1020.5) 20' OR 50' W/ SPRINKLER SYSTEM IN OCCUPANCY R-2
RATING REQUIREMENTS:	
OCCUPANCY SEPARATION	(TABLE 508.4) 0 HOUR RATING
UNIT SEPARATION	(420.2) FIRE PARTITION PER 708 - 30 MIN RATING (W/ SPRINKLER SYSTEM)
PRIMARY STRUCTURAL FRAME	(TABLE 601) 0 HOUR RATING
BEARING WALLS EXTERIOR	(TABLE 601) 0 HOUR RATING
BEARING WALLS INTERIOR	(TABLE 601) 0 HOUR RATING
NON BEARING WALLS AND PARTITIONS - EXTERIOR	(TABLE 705.5) 0 HOUR RATING
NON BEARING WALLS AND PARTITIONS - INTERIOR	(TABLE 601) 0 HOUR RATING
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	(TABLE 601) 0 HOUR RATING
ROOF/CEILING CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	(TABLE 601) 0 HOUR RATING
MECHANICAL ROOMS	(TABLE 509.1) NON-RATED (W/ AUTOMATIC SPRINKLER SYSTEM)
LAUNDRY ROOMS >100 SF	(TABLE 509.1) NON-RATED (W/ AUTOMATIC SPRINKLER SYSTEM)
WASTE AND LINEN COLLECTION ROOMS > 100 SF	(TABLE 509.1) NON-RATED (W/ AUTOMATIC SPRINKLER SYSTEM)
SHAFTS	(713.4) 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES, 2 HOURS WHERE CONNECTING 4 STORIES OR MORE
EXIT STAIR ENCLOSURES	(1019.3) 1 HOUR RATING
EXIT ACCESS CORRIDORS	(TABLE 1020.2) R: 30 MIN RATING (W/ SPRINKLER SYSTEM)
FLAME SPREAD RATINGS:	
INTERIOR WALL AND CEILING FINISH REQUIREMENTS:	
INTERIOR EXIT STAIRWAYS & RAMPS & EXIT PASSAGEWAYS	(TABLE 803.13) R-2 W/ SPRINKLER SYSTEM: CLASS C
CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	(TABLE 803.13) R-2 W/ SPRINKLER SYSTEM: CLASS C
ROOMS & ENCLOSED SPACES	(TABLE 803.13) R-2 W/ SPRINKLER SYSTEM: CLASS C
INTERIOR FLOOR FINISH REQUIREMENTS:	(804.4.2) R-2: DOC FF-1 PILL TEST (W/ SPRINKLER SYSTEM)

CODE REVIEW - 2018 NFPA 101 - RESIDENTIAL APARTMENTS-old	
CODE DESCRIPTION NFPA	CODE DATA NFPA
USE GROUP CLASSIFICATION(S)	NEW APARTMENT BUILDING - CHAPTER 30
OCCUPANT LOAD FACTOR(S)	(TABLE 7.3.1.2) APARTMENT BUILDINGS - 200, STORAGE - 500
CALCULATED OCCUPANT LOAD	21
TYPE OF CONSTRUCTION	TYPE V(000)
PROPOSED BUILDING AREA	3969 SF
PROPOSED BUILDING HEIGHT	34'-6 1/2", 3 STORIES
FIRE SUPPRESSION:	(30.3.5.1) APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM (NFPA 13R PER 30.3.5.2) NOTE: FIRE ALARM SYSTEM, SMOKE DETECTION, CO2 AND SMOKE ALARMS TO MEET MUBC 420.6 AND NFPA 101 32.3.3.4
FIRE ALARM DETECTION	(30.3.4.1.1) APARTMENTS - FIRE ALARM SYSTEM REQUIRED (FOR > 11 UNITS)
FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED BY LOCAL AHJ PRIOR TO INSTALLATION - MAX 75' TRAVEL DISTANCE FROM ANYWHERE IN BUILDING TO FE. TYPE K IN COMMERCIAL KITCHEN - 30' MAX TRAVEL DISTANCE TO FE
MAXIMUM COMMON PATH OF TRAVEL	(30.2.4.3) APARTMENTS - 50' (W/ SPRINKLER SYSTEM)
MINIMUM EGRESS CORRIDOR WIDTH	(30.2.3.4) APARTMENTS - 36" FOR OCC. LOAD <50.44" FOR OCC. LOAD > 50
MAXIMUM DEAD END CORRIDOR LENGTH	(30.2.5.4.2) APARTMENTS - 50, (W/ SPRINKLER SYSTEM)
MAXIMUM TRAVEL DISTANCE TO EXIT	(30.2.5.2, 30.2.6.3.2) APARTMENTS - 125' FROM WITHIN DWELLING TO CORRIDOR DOOR (SPRINKLERED), APARTMENTS - 200' FROM DWELLING ENTRANCE DOOR TO EXIT (W/ SPRINKLER SYSTEM)
MINIMUM NUMBER OF EXITS PER FLOOR	(30.2.4.3) APARTMENTS - EACH UNIT SHALL HAVE ACCESS TO 2 REMOTELY-LOCATED EXITS
RATING REQUIREMENTS:	
OCCUPANCY SEPARATION	(TABLE 6.1.14.4.1) # HOUR RATING
EXIT ENCLOSURES	(30.2.2.1.2) 1 HOUR WALLS W/ 1 HOUR DOORS (W/ SPRINKLER SYSTEM)
CORRIDOR WALLS	(30.3.6.1.2) 1/2 HOUR WALLS W/ 20 MIN DOORS (W/ SPRINKLER SYSTEM)
UNIT SEPARATION	(30.3.7.2) 1/2 HOUR WALLS (W/ SPRINKLER SYSTEM)
STAIR ENCLOSURES	(8.6.5) [NEW CONSTRUCTION - 2 HOURS WHERE CONNECTING 4 OR MORE STORIES, 1 HOUR WHERE CONNECTING 3 OR LESS STORIES]
SHAFTS	(8.6.5) [NEW CONSTRUCTION - 2 HOURS WHERE CONNECTING 4 OR MORE STORIES, 1 HOUR WHERE CONNECTING 3 OR LESS STORIES]
EXTERIOR BEARING WALLS	(TABLE A.8.2.1.2) 0 HOUR RATING
INTERIOR BEARING WALLS	(TABLE A.8.2.1.2) 0 HOUR RATING
STRUCTURAL MEMBERS	(TABLE A.8.2.1.2) 0 HOUR RATING
FLOOR/ CEILING ASSEMBLY	(TABLE A.8.2.1.2) 0 HOUR RATING
ROOF/ CEILING CONSTRUCTION	(TABLE A.8.2.1.2) 0 HOUR RATING
INTERIOR NONBEARING WALLS	(TABLE A.8.2.1.2) 0 HOUR RATING
EXTERIOR NONBEARING WALLS	(TABLE A.8.2.1.2) 0 HOUR RATING
BOILER AND FUEL-FIRED HEATER ROOMS	(TABLE 30.3.2.1.1) 1 HOUR RATING (W/ SPRINKLER SYSTEM)
LAUNDRIES < 100SF, OUTSIDE OF DWELLING UNITS	N/A
BULK LAUNDRIES > 100 SF, OUTSIDE OF DWELLING UNITS	N/A
MAINTENANCE SHOPS	N/A
STORAGE ROOMS OUTSIDE DWELLING UNITS	N/A
TRASH COLLECTION ROOMS	N/A
FLAME SPREAD RATINGS:	
INTERIOR WALL AND CEILING FINISH REQUIREMENTS:	
-EXIT ENCLOSURES	(30.3.2.1.1) CLASS A
-LOBBIES AND CORRIDORS	(30.3.2.1.1) CLASS A OR CLASS B
-OTHER SPACES	(30.3.2.1.1) CLASS A, CLASS B, OR CLASS C
INTERIOR FLOOR FINISH REQUIREMENTS	(30.3.3.3.2) EXIT ENCLOSURES & EXIT ACCESS CORRIDORS - CLASS II

REVISIONS		
#	DATE	DESCRIPTION

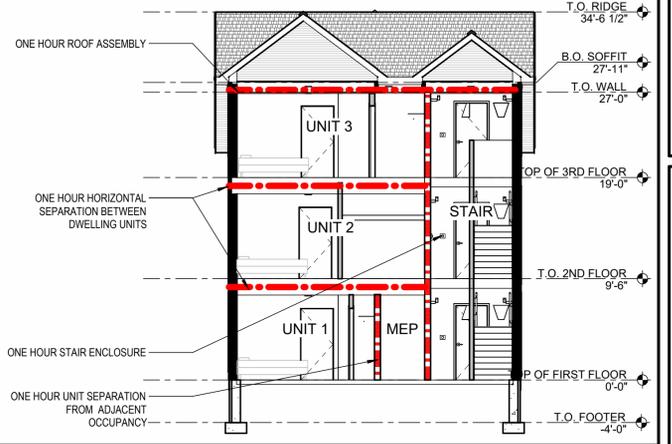
DATE:	06-30-2025
PROJECT #	010624.03
DRAWN BY:	DEC, BW
CHECKED BY:	DEC
DRAWING SCALE	As indicated

SHEET TITLE
CODE REVIEW INFORMATION
NOT FOR CONSTRUCTION

G102

7/2/2025 11:53:15 AM W.D. DEC

CODE REVIEW PLAN LEGEND	
<p>IBC OCC. TYPE (CH. 3)</p> <p>IBC OCC. LOAD FACTOR (TABLE 1004.1.2)</p> <p>NFPA OCC. TYPE (CH. 6)</p> <p>NFPA OCC. LOAD FACTOR (TABLE 7.3.1.2)</p>	<p>AREA NAME</p> <p>AREA SQUARE FOOTAGE</p> <p>IBC FUNCTION OF AREA (TABLE 1004.1.2)</p> <p>IBC OCC. LOAD</p> <p>NFPA FUNCTION OF AREA (TABLE 7.3.1.2)</p> <p>NFPA OCC. LOAD</p>
<p>NON-RATED WALL</p> <p>1 HOUR RATED FIRE BARRIER</p> <p>1 HOUR RATED FIRE PARTITION</p>	<p>PROPOSED</p> <p>1 HOUR RATED FIRE BARRIER</p> <p>1 HOUR RATED FIRE PARTITION</p>
<p>TRAVEL DISTANCE TO EXIT</p> <p>TRAVEL DISTANCE TO UNIT CORRIDOR EXIT DOOR</p>	<p>1 HOUR RATED ROOM ENCLOSURE</p> <p>FIRE EXTINGUISHER- NO CABINET</p> <p>SEMI-RECESSED FIRE EXTINGUISHER- IN CABINET. FIRE RATED CABINET REQUIRED IN RATED WALLS.</p> <p>NOTE: COORDINATE FIRE EXTINGUISHER LOCATIONS WITH LOCAL AHJ PRIOR TO INSTALLATION.</p> <p>EXIT SIGN</p> <p>HORN/ STROBE</p> <p>STROBE</p> <p>PULL STATION</p> <p>EMERGENCY BATTERY WALL LIGHT UNIT</p> <p>CARBON MONOXIDE DETECTOR</p> <p>SMOKE DETECTOR</p>

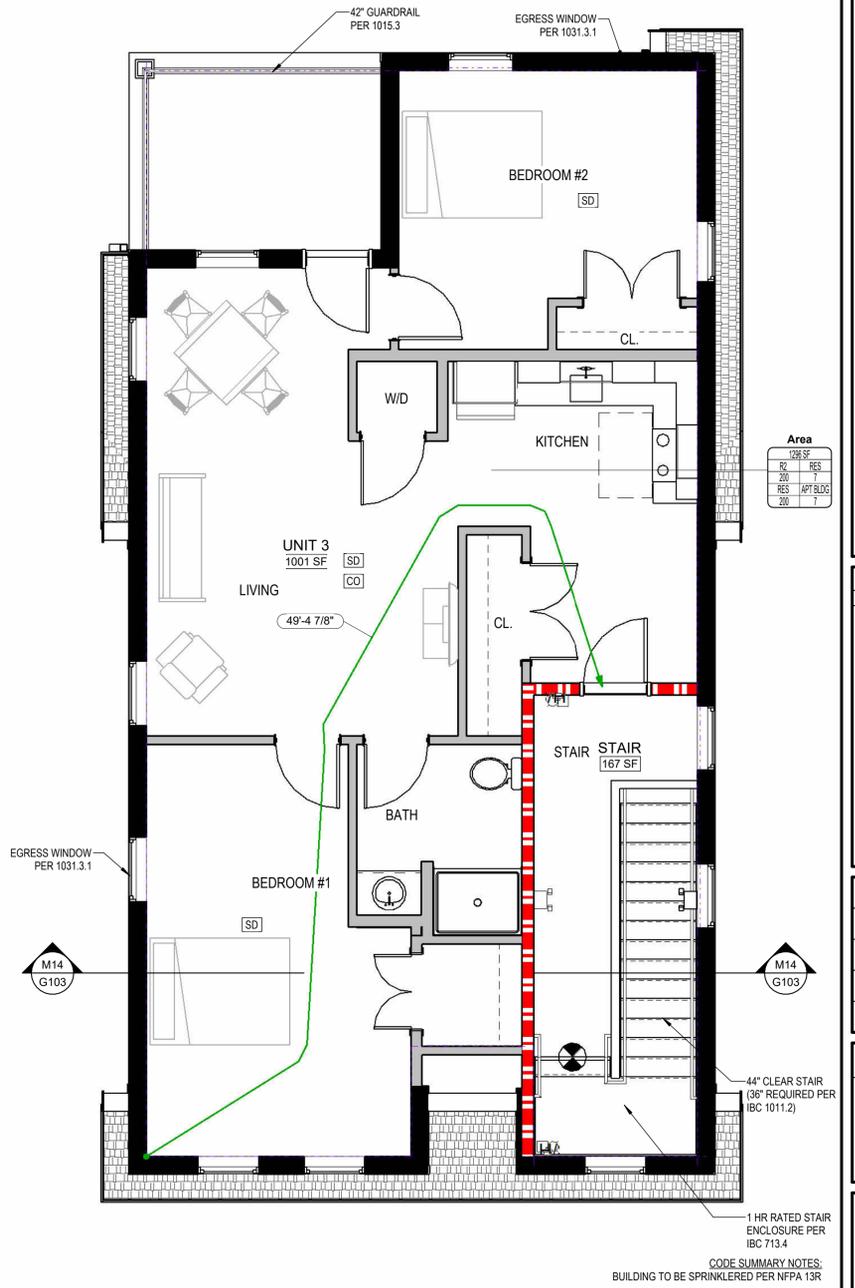
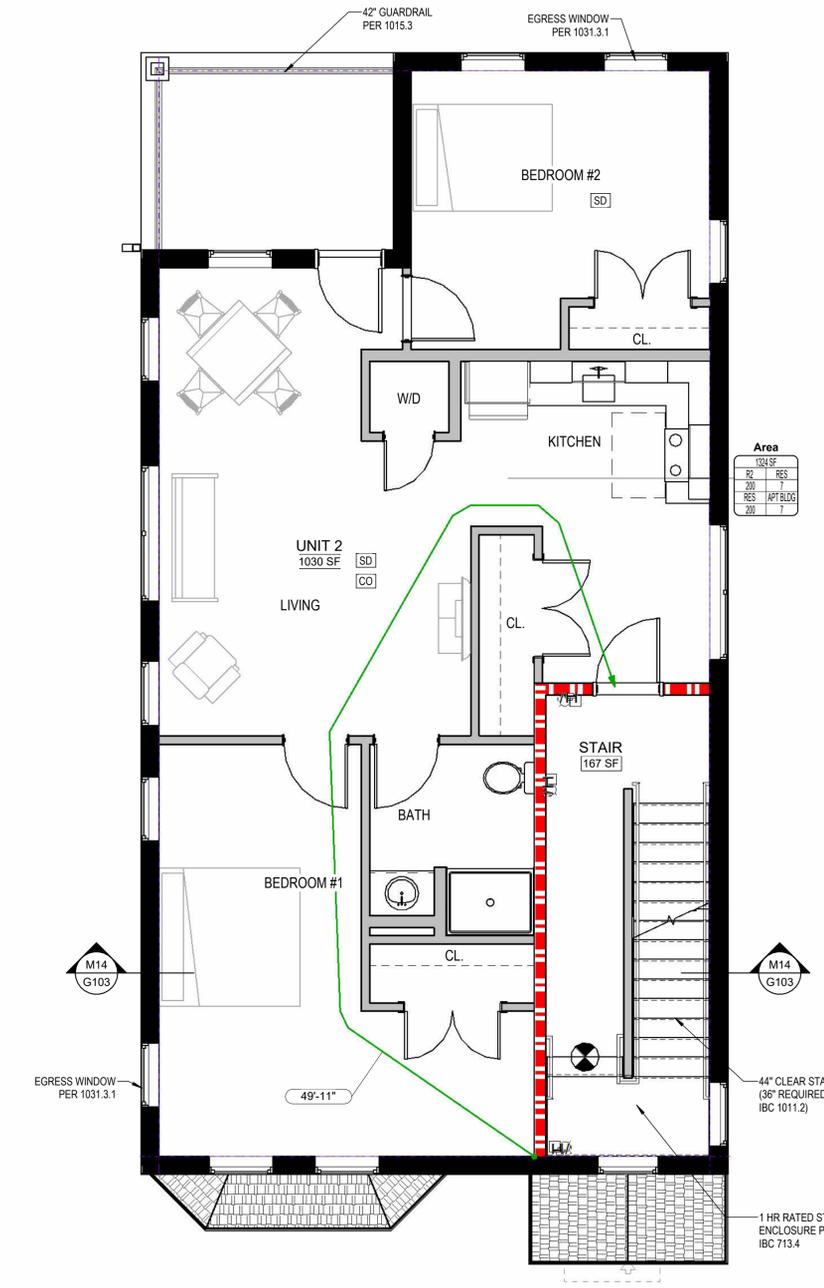
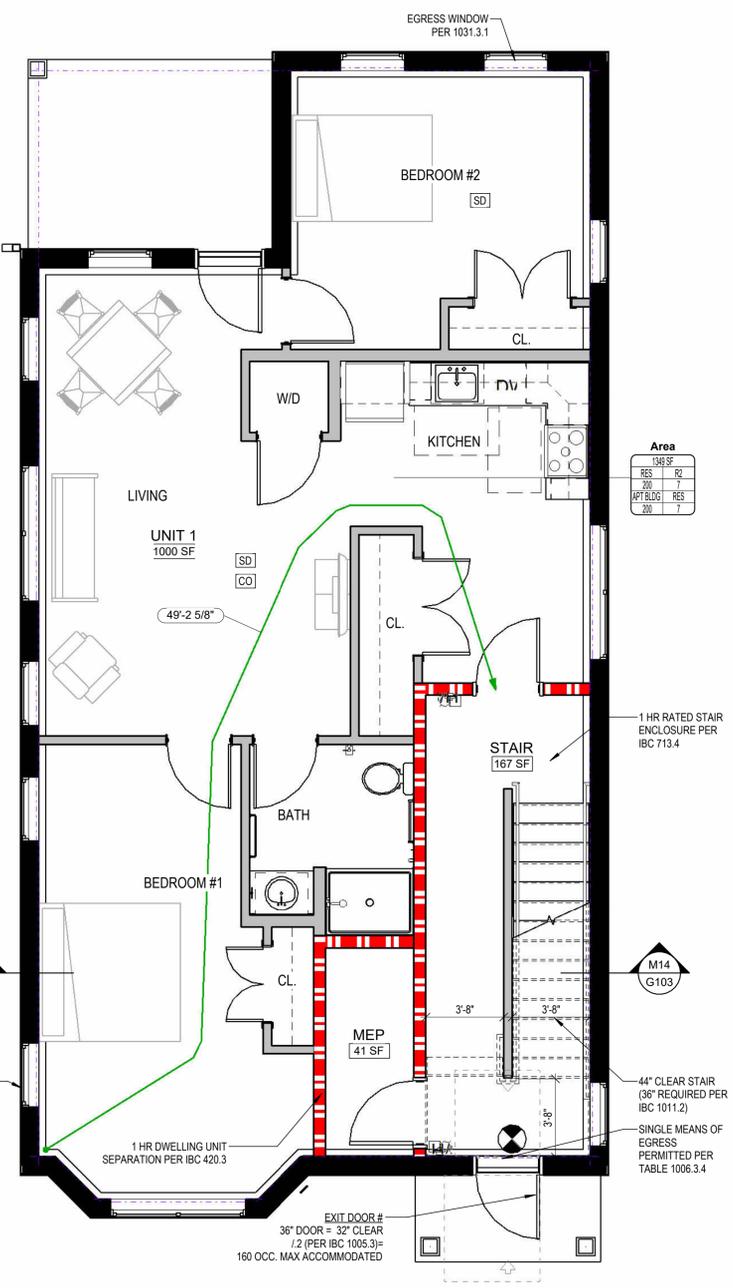


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M14 BUILDING CODE SECTION

1/8" = 1'-0"



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3-UNIT TYPE 1
Bangor, Maine

REVISIONS

#	DATE	DESCRIPTION

DATE:	06-30-2025
PROJECT #:	010624.03
DRAWN BY:	KMD, DEC
CHECKED BY:	RLD, DEC
DRAWING SCALE:	As indicated

SHEET TITLE
CODE REVIEW PLANS
NOT FOR CONSTRUCTION

G103

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A1 FIRST FLOOR CODE PLAN

A7 SECOND FLOOR CODE PLAN

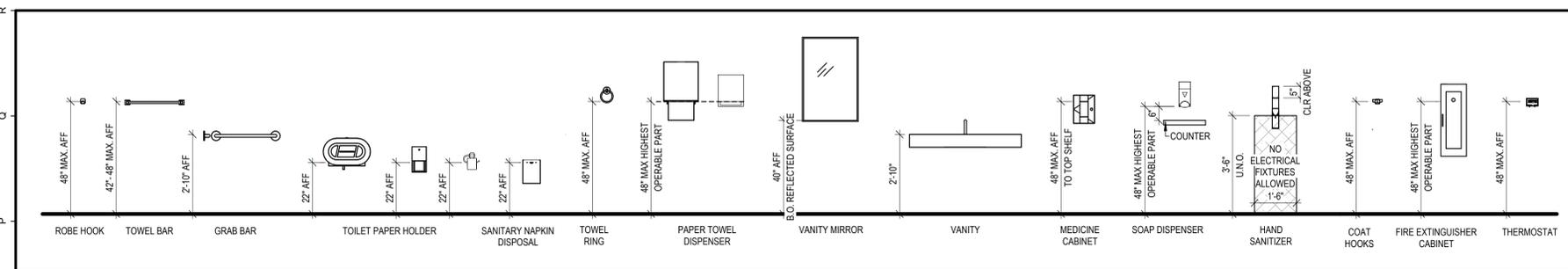
A14 THIRD FLOOR CODE PLAN

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

CODE SUMMARY NOTES:
BUILDING TO BE SPRINKLERED PER NFPA 13R



NOTE:

- VERIFY ALL ACCESSIBILITY REQUIREMENTS WITH CURRENT CODE AND LOCAL JURISDICTION. DIAGRAMS ARE INTENDED AS A REFERENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTATION FOR ADDITIONAL REQUIREMENTS. CROSS CHECK WITH ALL INTERIOR ELEVATIONS FOR DEVIATIONS TO TYPICAL LOCATIONS.
- INSTALL BLOCKING AS REQUIRED FOR ALL GRAB BARS AND TOILET ACCESSORIES.

ICC A117.1-2017: ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES:

- A1 - SECTION 404: MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS
- A8 - SECTION 308: REACH RANGE APPROACH
- A13 - SECTION 307: PROTRUDING OBJECTS
- A16 - SECTION 607: BATHTUBS
- D13 - SECTION 305: ALCOVES
- D16 - SECTION 608: SHOWER - TRANSFER TYPE SHOWER
- E1 - SECTION 306: KNEE AND TOE CLEARANCE
- H1 - SECTION 606: LAVATORIES AND SINKS
- H5 - SECTION 602: DRINKING FOUNTAINS
- H10 - SECTION 308: REACH RANGE APPROACH AND SECTION 306: KNEE AND TOE CLEARANCE
- G13 - SECTION 608: SHOWER - ALTERNATIVE ROLL-IN TYPE SHOWER
- L1 - SECTION 603, 604, 609: WATER CLOSET / GRAB BARS / ACCESSORIES
- L8 - SECTION 605: URINALS
- L10 - DIAPER CHANGING STATION
- L14 - SECTION 608: SHOWER - STANDARD ROLL-IN TYPE SHOWER
- O1 - ADA ACCESSIBLE MOUNTING HEIGHTS
- O14 - GENERAL NOTES

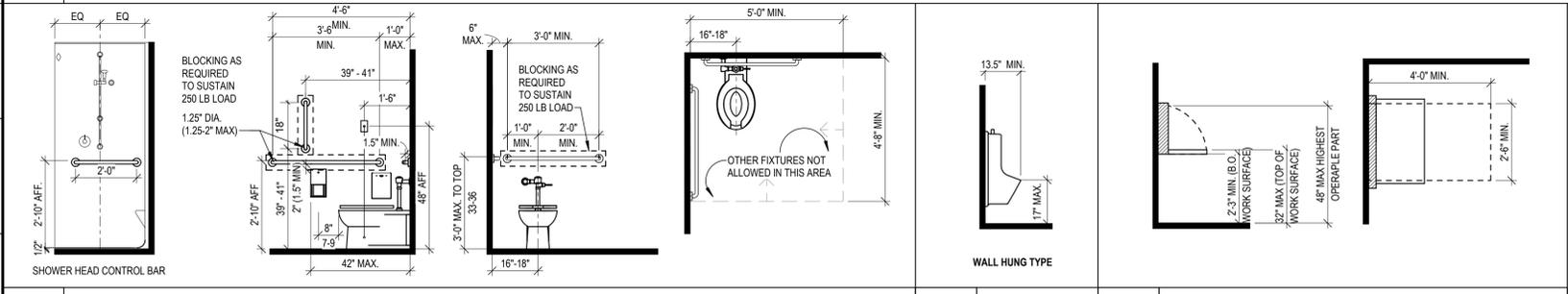


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O1 ACCESSIBLE MOUNTING AND CLEARANCE REQUIREMENTS

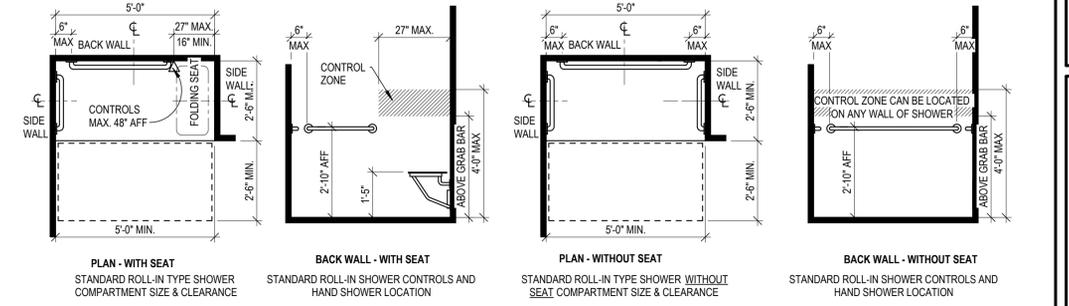
O14 GENERAL SHEET NOTES



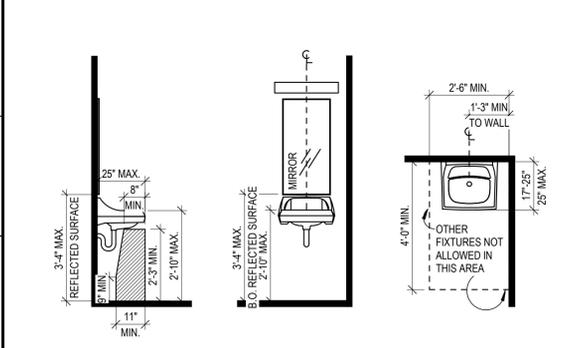
L1 WATER CLOSET / GRAB BARS / ACCESSORIES

L8 URINAL

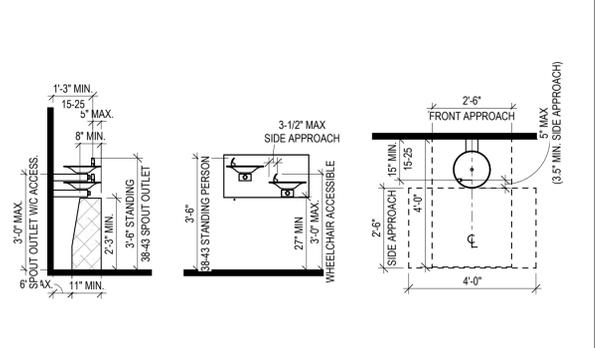
L9 DIAPER CHANGING STATION



L14 SHOWER - STANDARD ROLL-IN TYPE SHOWER

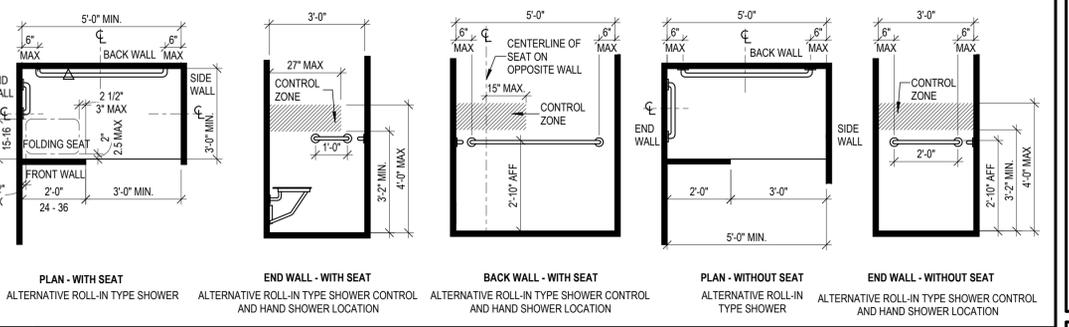


H1 LAVATORIES AND SINKS

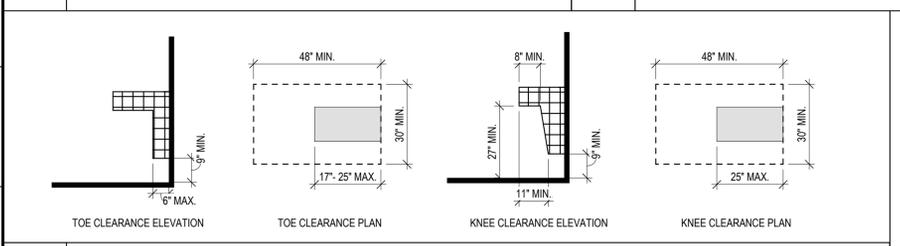


H5 DRINKING FOUNTAIN

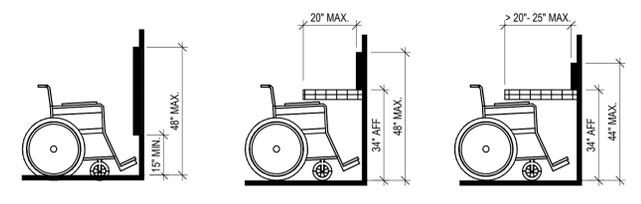
H10 BOTTLE FILLING STATION



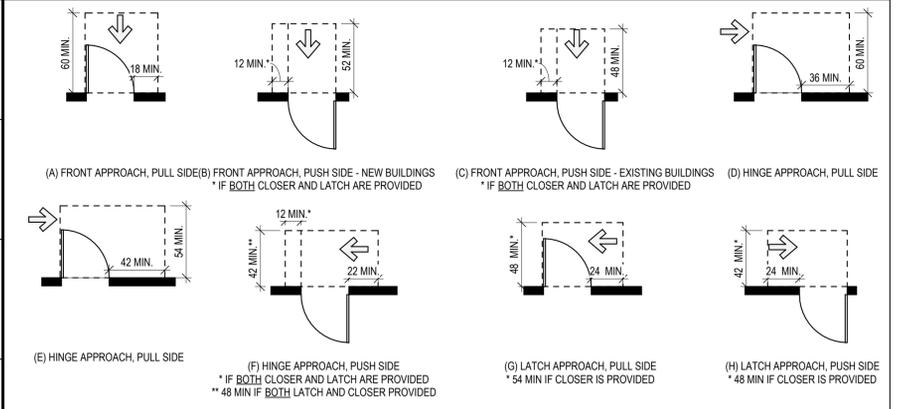
G13 SHOWER - ALTERNATIVE ROLL-IN TYPE SHOWER



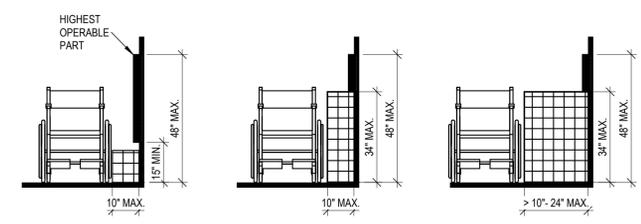
E1 KNEE AND TOE CLEARANCE



UNOBSTRUCTED FORWARD REACH, OBSTRUCTED HIGH FORWARD REACH, UNOBSTRUCTED SIDE REACH, OBSTRUCTED HIGH SIDE REACH

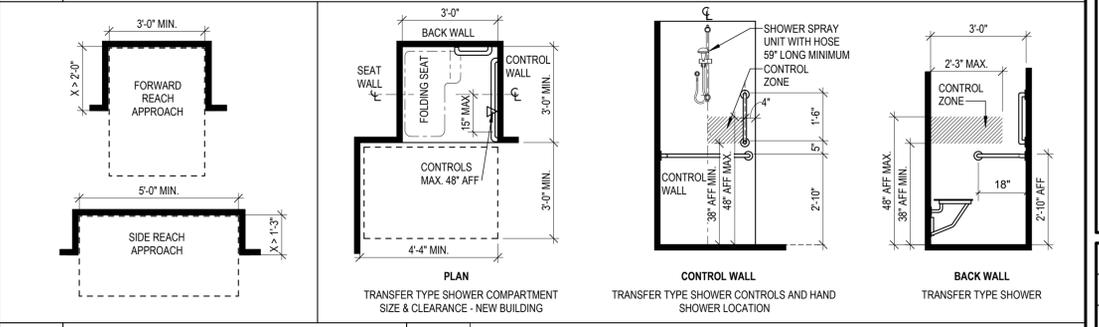


A1 MANEUVERING CLEARANCE AT MANUAL SWING DOORS



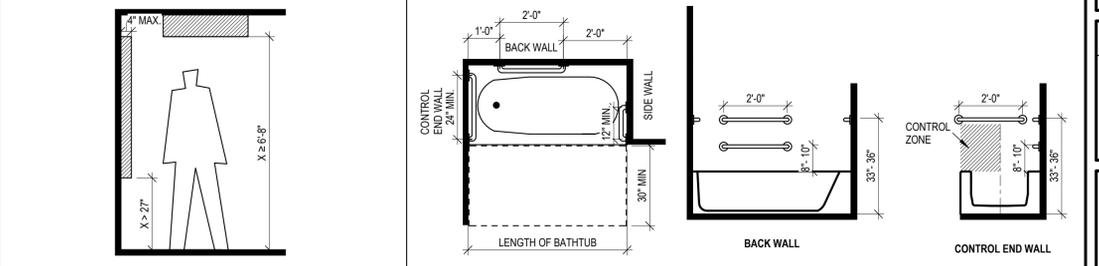
HIGHEST OPERABLE PART, UNOBSTRUCTED SIDE REACH, OBSTRUCTED HIGH SIDE REACH

A8 ADA REACH RANGE APPROACH



D13 ALCOVE

D16 SHOWER - TRANSFER TYPE SHOWER



A13 PROTRUDING OBJECT

A16 BATHTUB - WITHOUT PERMANENT SEAT

BANGOR PROTOTYPICAL
3-UNIT TYPE 1
Bangor, Maine

REVISIONS

#	DATE	DESCRIPTION

DATE:	06-30-2025
PROJECT #	010624.03
DRAWN BY:	KMD
CHECKED BY:	RLD
DRAWING SCALE	3/8" = 1'-0"

SHEET TITLE
ADA DETAILS

G104

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7/2/2025 1:33:08 PM KMD

GENERAL NOTES:

- 1. IF DEVIATIONS OR CHANGES FROM THE APPROVED DESIGN AND "RELEASED FOR PRODUCTION" SHOP DRAWINGS ARE REQUIRED DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES, THE ENGINEER SHALL BE NOTIFIED. SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR REVIEW PRIOR TO MAKING CHANGES.
2. DETAILS SHOWN ON THESE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
3. BRACE BUILDING UNTIL STRUCTURAL ELEMENTS NECESSARY FOR STABILITY HAVE BEEN INSTALLED. THESE ELEMENTS INCLUDE: ROOF DECK, FLOOR DECK, BRACING MEMBERS, MOMENT CONNECTIONS, SHEAR WALLS, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED CHANGES, DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, CHASES, INSERTS, SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
5. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.

FOUNDATION RELATED EARTHWORK

- GENERAL:
1. THESE NOTES COVER EXCAVATING, BACKFILLING, AND COMPACTING WITHIN BUILDING FOOTPRINT AND TO FIVE FEET AROUND BUILDING PERIMETER.

- EXCAVATION:
1. EXCAVATE SUBSOIL REQUIRED FOR BUILDING FOUNDATIONS. HAND TRIM EXCAVATIONS. REMOVE LOOSE MATERIAL.
2. FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS TO ENSURE ALLOWABLE BEARING PRESSURE MEET OR EXCEED THE PRESUMED VALUE. COMPACT DISTURBED LOAD BEARING SOIL IN DIRECT CONTACT WITH FOOTINGS TO ORIGINAL BEARING CAPACITY.
3. PLACE A MINIMUM OF 8" CRUSHED STONE BENEATH FOOTINGS IF STANDING WATER OR CLAY SOILS ARE ENCOUNTERED IN EXCAVATIONS.
4. CORRECT UNAUTHORIZED EXCAVATION AT NO COST TO OWNER.
5. FILL OVER-EXCAVATED AREAS UNDER STRUCTURE BEARING SURFACES WITH SUITABLE WELL-DRAINED MATERIAL. APPROVED BY ENGINEER. IN 6" LIFTS. COMPACT TO 98% STANDARD PROCTOR.

- BACKFILL AND COMPACTION
1. USE UNFROZEN AND UNSATURATED MATERIALS.
2. BACKFILL SYSTEMATICALLY, AS EARLY AS POSSIBLE, TO ALLOW MAXIMUM TIME FOR NATURAL SETTLEMENT. DO NOT BACKFILL OVER POROUS, WET, FROZEN, OR SPONGY SUBGRADE SURFACES.
3. PLACE FILL MATERIAL IN EQUAL CONTINUOUS LAYERS NOT EXCEEDING 8 INCHES OF COMPACTED DEPTH FOR HAND HELD COMPACTION EQUIPMENT AND A MAXIMUM OF 12 INCHES COMPACTED DEPTH FOR VIBRATORY ROLLERS. COMPACT IN ACCORDANCE WITH BACKFILL REQUIREMENTS AT END OF THIS SECTION. EMPLOY PLACEMENT METHOD SO NOT TO DISTURB OR DAMAGE FOUNDATIONS OR FOUNDATION PERIMETER DRAINAGE.
4. MAINTAIN OPTIMUM MOISTURE CONTENT OF BACKFILL MATERIALS TO ACHIEVE REQUIRED COMPACTION DENSITY.
5. BACKFILL AGAINST SUPPORTED FOUNDATION WALLS.
6. BACKFILL SIMULTANEOUSLY ON EACH SIDE OF FOUNDATION WALLS NOT DESIGNED FOR RETAINAGE OF SOIL ON ONE SIDE.
7. PERFORM LABORATORY MATERIAL TESTS IN ACCORDANCE WITH ASTM D1557.
8. PERFORM IN PLACE COMPACTION TESTS IN ACCORDANCE WITH ASTM D2922

Table with 2 columns: MATERIALS, SIEVE DESIGNATION, and %PASSING BY WEIGHT. Includes rows for structural fill (5 inch, 3/4 inch, no. 4, no. 20) and fine granular fill (2 inch, 1 1/2 inch, no. 4, no. 100, no. 20).

Table with 2 columns: MATERIALS, SIEVE DESIGNATION, and %PASSING BY WEIGHT. Includes rows for suitable native soil (loam, silt, clay, or organic matter).

BACKFILL REQUIREMENTS

- A. FILL WITHIN BUILDING ENVELOPE:
1. MATERIAL: STRUCTURAL FILL
2. COMPACTION: 95% MODIFIED PROCTOR
B. BACKFILL ALONG EXTERIOR OF BUILDING:
1. MATERIAL: STRUCTURAL FILL
2. COMPACTION: 90% MODIFIED PROCTOR AT AREAS BELOW PAVEMENT
95% MODIFIED PROCTOR AT AREAS BELOW PAVEMENT

- C. GRAVEL BELOW SLABS:
1. MATERIAL: STRUCTURAL FILL, FINE GRANULAR FILL
2. COMPACTION: 95% MODIFIED PROCTOR

CAST-IN-PLACE CONCRETE

- GENERAL CODES AND STANDARDS, COMPLY WITH:
A. ACI 318-19 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
B. ACI 301-16 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
C. ACI 305-20 "HOT WEATHER CONCRETING"
D. ACI 306-16 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING"
E. ACI 308-16 "STANDARD PRACTICE FOR CURING CONCRETE"

- CONCRETE REINFORCING
1. REINFORCEMENT: ASTM A615/A615M, 60 KSI YIELD STRENGTH, DEFORMED STEEL BARS.
2. WELDED PLAIN WIRE FABRIC: ASTM A185.
3. FIBER REINFORCEMENT: ASTM C1116, TYPE III SYNTHETIC VIRGIN HOMOPOLYMER POLYPROPYLENE.
4. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR SUPPORT OF REINFORCING. PLASTIC TIPPED OR NON-CORRODING FOR FORMS EXPOSED TO WEATHER. FOREIGN MATERIAL SUCH AS WOOD OR OTHER UNSUITABLE MATERIAL SHALL NOT BE USED.
5. FABRICATE CONCRETE REINFORCEMENT IN ACCORDANCE WITH CRSI MANUAL OF PRACTICE, ACI 301 AND ACI 318.
6. CONCRETE CLEAR COVER FOR REINFORCING, UNLESS NOTED OTHERWISE:
A. BOTTOM OF FOOTINGS AND SLABS ON GRADE: 3"
B. SIDES OF FOOTINGS, FOUNDATION WALLS: 2"
C. FACES OF WALLS OTHER THAN THOSE NOTED ABOVE: 3/4"

- CONCRETE MATERIALS
1. CEMENT: ASTM C150, NORMAL-TYPE I PORTLAND TYPE.
2. FINE AND COURSE AGGREGATES: ASTM C33
3. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.
4. AIR ENTRAINMENT ADMIXTURE: ASTM C260
5. CONCRETE STRENGTH AT 28 DAYS: 3000 PSI, 4"±1 SLUMP
6. MIX AND DELIVER IN ACCORDANCE WITH ASTM C94.
7. ADD AIR ENTRAINING AGENT TO CONCRETE MIX FOR CONCRETE EXPOSED TO EXTERIOR. PROVIDE AIR ENTRAINMENT OF 5 TO 7% BY VOLUME.
8. NO CHLORIDE OR OTHER UNAUTHORIZED ADMIXTURES SHALL BE USED.
9. MAXIMUM WATER/CEMENT RATIO FOR FOOTINGS, FROST WALLS AND INTERIOR SLABS SHALL BE 0.5
10. MAXIMUM WATER/CEMENT RATIO FOR EXTERIOR SLABS SHALL BE 0.45.

- INSERTS, EMBEDDED COMPONENTS, AND OPENINGS
1. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
2. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
3. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL, AND PLUMB.
4. PLACE JOINT FILLER AT PERIMETER OF FLOOR SLAB, PENETRATIONS AND ISOLATION JOINTS.

- EXECUTION
1. CONCRETE FORMS SHALL BE CLEAN AND FREE FROM DEBRIS.
2. APPLY FORM RELEASE AGENT TO FORMWORK PRIOR TO PLACING FORM ACCESSORIES AND REINFORCEMENT.
3. COAT INSIDE OF UNTREATED FORMS WITH WATER PRIOR TO USE.
4. DO NOT DAMAGE CONCRETE DURING STRIPPING.
5. OBTAIN APPROVAL PRIOR TO FURING OPENINGS IN STRUCTURAL MEMBERS NOT INDICATED ON THE DRAWINGS.
6. PROVIDE BRACING TO ENSURE STABILITY OF CONCRETE. DO NOT REMOVE FORMS OR BRACING UNTIL CONCRETE HAS GAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT AND ANY IMPOSED LOADS.
7. CLEAN FORMS AS ERECTION PROCEEDS, TO REMOVE FOREIGN MATTER.
8. REMOVE FORMWORK PROGRESSIVELY AND IN ACCORDANCE WITH CODE REQUIREMENTS.
9. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
10. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
11. WELD REINFORCEMENT IN ACCORDANCE WITH AWS D1.4.
12. DO NOT WELD CROSSING REINFORCEMENT BARS FOR ASSEMBLY EXCEPT AS PERMITTED BY ARCHITECT/ENGINEER.
13. SPACE REINFORCEMENT BARS WITH MINIMUM CLEAR SPACING IN ACCORDANCE WITH ACI 318.
14. MAINTAIN CONCRETE COVER AROUND REINFORCEMENT IN ACCORDANCE WITH ACI 318.
15. PREPARE PREVIOUSLY PLACED CONCRETE BY CLEANING WITH STEEL BRUSH AND APPLYING BONDING AGENT.
16. COMPLY WITH ACI CODES AND PLACE CONCRETE CONTINUOUSLY BETWEEN PREDETERMINED EXPANSION, CONTROL, AND CONSTRUCTION JOINTS. DO NOT BREAK OR INTERRUPT SUCCESSIVE POURS CREATING COLD JOINTS.
17. PLACE FLOOR SLABS IN SAW CUT PATTERN INDICATED.
18. SCREED SLABS-ON-GRADE LEVEL.

- FLOOR FINISHING
1. FINISH CONCRETE FLOOR SURFACES IN ACCORDANCE WITH ACI 301 AND ACI 302.1.
2. UNIFORMLY SPREAD, SCREED, AND FLOAT CONCRETE.
3. WOOD FLOAT SURFACES RECEIVING TILE WITH FULL BED SETTING SYSTEM.
4. STEEL TROWEL SURFACES RECEIVING CARPETING, RESILIENT FLOORING, SEAMLESS FLOORING, THIN SET TILE, OR REMAINING EXPOSED TO VIEW IN FINISHED CONSTRUCTION.
5. MAINTAIN SURFACE FLATNESS, WITH MAXIMUM VARIATION OF 1/4 INCH IN 10 FT. IN AREAS WITH FLOOR DRAINS, MAINTAIN FLOOR LEVEL AT WALLS AND SLOPE SURFACES UNIFORMLY TO DRAINS.

- CURING
1. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
2. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE BUT NOT LESS THAN 7 DAYS.

- ERECTION TOLERANCES
1. INSTALL REINFORCEMENT WITHIN TOLERANCES REQUIRED BY ACI 318.

- RELATED ITEMS
1. FORM RELEASE AGENT: COLORLESS MINERAL OIL NOT CAPABLE OF STAINING CONCRETE OR IMPAIRING NATURAL BONDING CHARACTERISTICS OF COATING INTENDED FOR USE ON CONCRETE.
2. SLAB EDGE JOINT FILLER: ASTM D1751, PREMOLDED ASPHALTIC BOARD, 1/2 INCH THICK.

WOOD FRAMING

- 1. UNLESS OTHERWISE SPECIFIED, EACH PIECE OF LUMBER SHALL BEAR THE GRADE MARK, STAMP, OR OTHER IDENTIFYING MARKS INDICATING GRADES OF MATERIALS, AND RULES OR STANDARDS UNDER WHICH PRODUCED. SUCH IDENTIFYING MARKS ON A MATERIAL SHALL BE IN ACCORDANCE WITH THE RULE OR STANDARD UNDER WHICH THE MATERIAL IS PRODUCED, INCLUDING REQUIREMENTS FOR QUALIFICATIONS AND AUTHORITY OF THE INSPECTION ORGANIZATION, USAGE OF AUTHORIZED IDENTIFICATIONS, AND INFORMATION INCLUDED IN THE IDENTIFICATION. THE INSPECTION AGENCY FOR LUMBER SHALL BE APPROVED BY THE BOARD OF REVIEW, AMERICAN LUMBER STANDARDS COMMITTEE, TO GRADE SPECIES USED.
2. PROTECT LUMBER AND OTHER PRODUCTS FROM DAMPNESS BOTH DURING AND AFTER DELIVERY AT THE SITE. PILE PLYWOOD AND LUMBER IN STACKS IN SUCH A MANNER AS TO PROVIDE ADEQUATE AIR CIRCULATION AND TO PREVENT WARPING. LOCATE STACKS IN WELL DRAINED AREAS, SUPPORTED AT LEAST 6 INCHES ABOVE GRADE AND COVER WITH WELL VENTILATED SHEDS HAVING FIRMLY CONSTRUCTED OVERHANGING ROOF AS WELL AS SUFFICIENT END WALL TO PROTECT LUMBER FROM DRIVING RAIN.
3. STORE SEASONED MATERIALS IN DRY PORTIONS OF THE BUILDING.
4. PROTECT SHEET MATERIALS FROM CORNERS BREAKING AND DAMAGING SURFACES WHILE UNLOADING.

- LUMBER MATERIALS
1. NOMINAL SIZES ARE INDICATED EXCEPT AS INDICATED BY DETAILED DIMENSIONS. PROVIDE ACTUAL SIZES AS REQUIRED BY PRODUCT STANDARD 20, DEPARTMENT OF COMMERCE.
2. PROVIDE DRESSED LUMBER UNLESS NOTED OTHERWISE.
3. LUMBER GRADES:
a. 2X4 AND 2X6 BEARING WALLS, INTERIOR AND EXTERIOR LOCATIONS:
i. SPECIES AND GRADE: SPRUCE-PINE-FIR (S) NO. 2 OR BETTER AS GRADED BY WCLIB MEETING THE FOLLOWING MINIMUM ALLOWABLE STRESS CRITERIA:
Fb = 775 PSI
Fv = 135 PSI
Fclj = 1000 PSI
Fc, perp = 335 PSI
E = 1,100,000 PSI
ii. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%
b. STRUCTURAL ROOF FRAMING
i. SPECIES AND GRADE: SPRUCE-PINE-FIR NO. 1/NO. 2 AS GRADED BY NLGA MEETING THE FOLLOWING MINIMUM ALLOWABLE STRESS CRITERIA: (NOTE: SPRUCE-PINE-FIR (SOUTH) AS GRADED BY NELMA IS NOT ACCEPTABLE)
Fb = 875 PSI
Fv = 135 PSI
Fclj = 1150 PSI
Fc = 425 PSI
E = 1,400,000 PSI
ii. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%
c. PRESSURE TREATED LUMBER
i. SPECIES AND GRADE: SOUTHERN PINE NO. 2 AS GRADED BY SP1B
d. MISCELLANEOUS LUMBER- PROVIDE WOOD FOR SUPPORT OR ATTACHMENT OF THE WORK INCLUDING NON-BEARING PARTITIONS, CANT STRIPS, BUCKS, NAILERS, BLOCKING, FURRING, GROUNDS, STRIPPING AND SIMILAR MEMBERS.
i. SPECIES AND GRADE: SPRUCE-PINE-FIR STUD GRADE AS GRADED BY NLGA OR NELMA
e. LAMINATED VENEER LUMBER (LVL) - LAMINATED DOUGLAS FIR OR SOUTHERN PINE (MICRO LAM BY TRUS JOIST MACMILLAN OR APPROVED EQUIVALENT) MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
i. FB (BENDING STRESS) = 2,600 PSI
ii. FV (HORIZONTAL SHEAR STRESS) = 285 PSI
iii. FC (COMPRESSION PERPENDICULAR TO GRAIN) = 750 PSI
iv. E (MODULUS OF ELASTICITY) = 2,000,000 PSI

- EXECUTION
1. VERIFY SUPPORTS AND OPENINGS ARE READY TO RECEIVE TRUSSES.
2. COORDINATE PLACEMENT OF BEARING AND SUPPORT ITEMS.
3. INSTALL TRUSSES IN ACCORDANCE WITH WTCAT/PI BCSI 1-13.
4. SET MEMBERS LEVEL AND PLUMB, IN CORRECT POSITION.
5. MAKE PROVISIONS FOR ERECTION LOADS, AND FOR SUFFICIENT TEMPORARY BRACING TO MAINTAIN STRUCTURE PLUMB, AND IN INDICATED ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRACING.
6. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
7. COORDINATE PLACEMENT OF DECKING SHEATHING WITH WORK OF THIS SECTION.

- ERECTION TOLERANCES
1. FRAMING MEMBERS: 1/2 INCH MAXIMUM, FROM INDICATED POSITION.

- EXECUTION
1. VERIFY SUPPORTS AND OPENINGS ARE READY TO RECEIVE TRUSSES.
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METAL PLATE CONNECTED WOOD TRUSSES

- GENERAL
1. DESIGN TRUSSES TO LOADINGS AND CONFIGURATIONS AS SHOWN ON CONTRACT DRAWINGS WITH TOTAL LOAD DEFLECTION LIMITED TO 1/240 OF THE SPAN, INCLUDING CEILING LOAD, AND LIVE LOAD DEFLECTION LIMITED TO 1/360 OF THE SPAN FOR ROOF TRUSSES AND 1/480 OF THE SPAN FOR FLOOR TRUSSES.
2. TRUSS DESIGN, FABRICATION, AND INSTALLATION: IN ACCORDANCE WITH TPI 1 AND BCSI 1-06. MANUFACTURER: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM FIVE YEARS DOCUMENTED EXPERIENCE AND APPROVED BY TPI.
3. DESIGN TRUSSES UNDER DIRECT SUPERVISION OF PROFESSIONAL ENGINEER EXPERIENCED IN DESIGN OF THIS WORK AND LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.
4. WOOD MEMBERS: MINIMUM MEMBER SIZE FOR TOP AND BOTTOM CHORDS SHALL BE 2x4, MINIMUM MEMBER SIZE FOR WEB MEMBERS SHALL BE 2x4. MINIMUM STRESS VALUES SHALL MEET THE VALUES OF SPRUCE-PINE-FIR NO. 1/NO. 2, STUD GRADE LUMBER IS NOT ACCEPTABLE, 19 PERCENT MAXIMUM AND 7 PERCENT MINIMUM MOISTURE CONTENT. FINGER SCARFING NOT PERMITTED.
5. STEEL PLATE CONNECTORS:
a. TPI 1, SECTION 6: HOT DIP GALVANIZED, DIE STAMPED WITH INTEGRAL TEETH: SIZED AS DETERMINED BY TRUSS ENGINEER.
b. TRUSS BRIDGING: TYPE, SIZE AND SPACING RECOMMENDED BY TRUSS ENGINEER, TRUSS MANUFACTURER AND TPI.

- ACCESSORIES
1. WOOD BLOCKING, SUPPORT MEMBERS, FRAMING FOR OPENINGS: SPECIES AND GRADE SHALL MEET THE REQUIREMENTS OF SPRUCE-PINE-FIR NO. 1/NO. 2 OR BETTER, 19 PERCENT MAXIMUM AND 7 PERCENT MINIMUM MOISTURE CONTENT.
2. FASTENERS: FASTENERS: ELECTRO GALVANIZED STEEL FOR HIGH HUMIDITY AND TREATED WOOD LOCATIONS, UNFINISHED STEEL ELSEWHERE.
3. BEARING PLATES: ELECTRO-GALVANIZED WHERE REQUIRED.

- FABRICATION
1. FABRICATE TRUSSES TO ACHIEVE STRUCTURAL REQUIREMENTS SPECIFIED.
2. BRACE WOOD TRUSSES FOR SUPPORT IN ACCORDANCE WITH WTCAT/PI - BCSI 1-13.
3. FURNISH BOTTOM AND TOP CHORD EXTENSIONS AS INDICATED ON DRAWINGS.
4. FRAME SPECIAL SIZED OPENINGS IN WEB FRAMING AS DETAILED.

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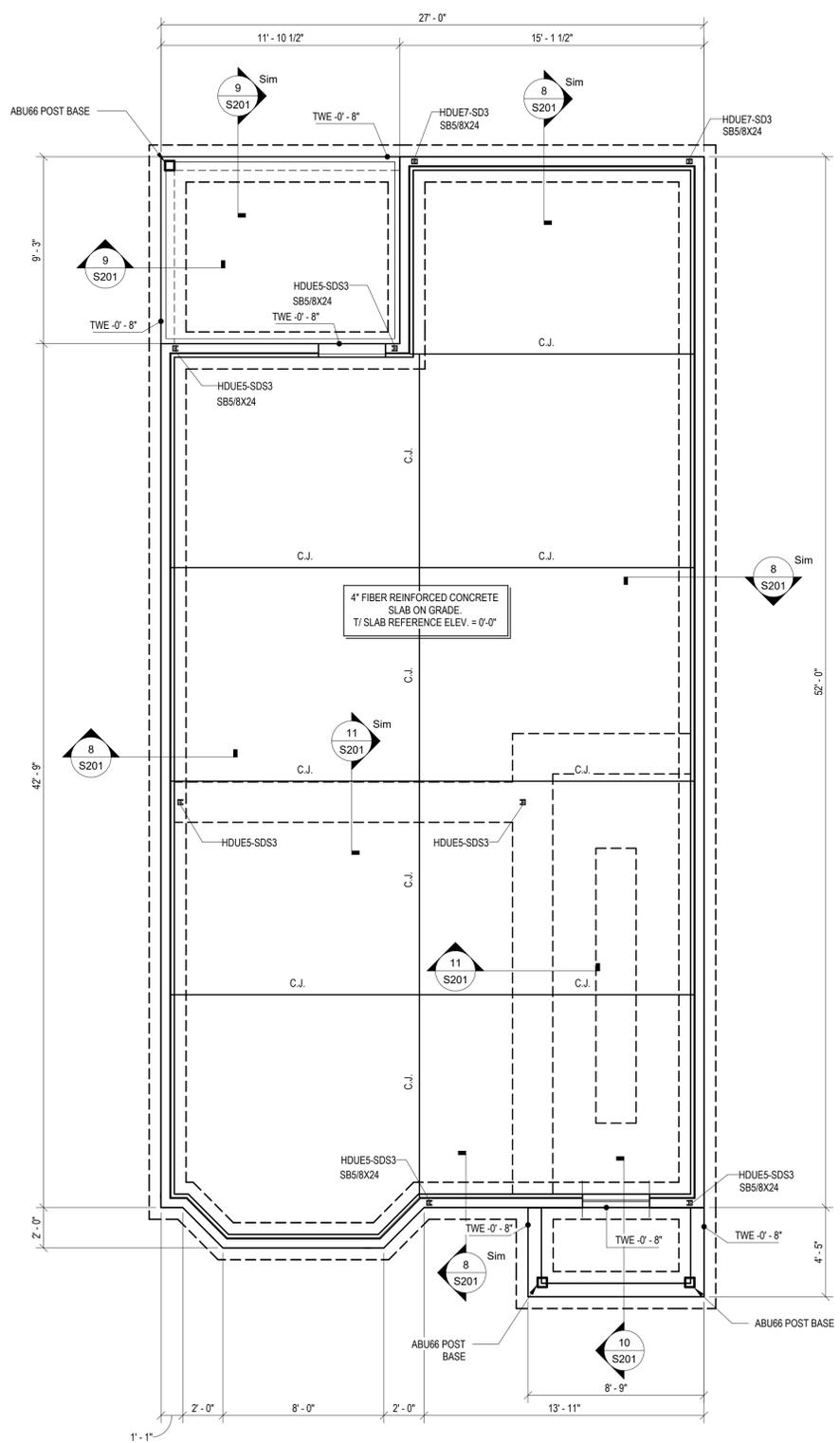
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HEADER SCHEDULE			
PLAN MARK	HEADER SIZE	JACK STUDS (U.N.O.)	KING STUDS (U.N.O.)
H1	(2) 2x8	(2) 2x6	(2) 2x6
H2	(3) 2x8	(2) 2x6	(2) 2x6
H3	(2) 1.34" x 9.12" LVL	(3) 2x6	(2) 2x6



1 FOUNDATION PLAN

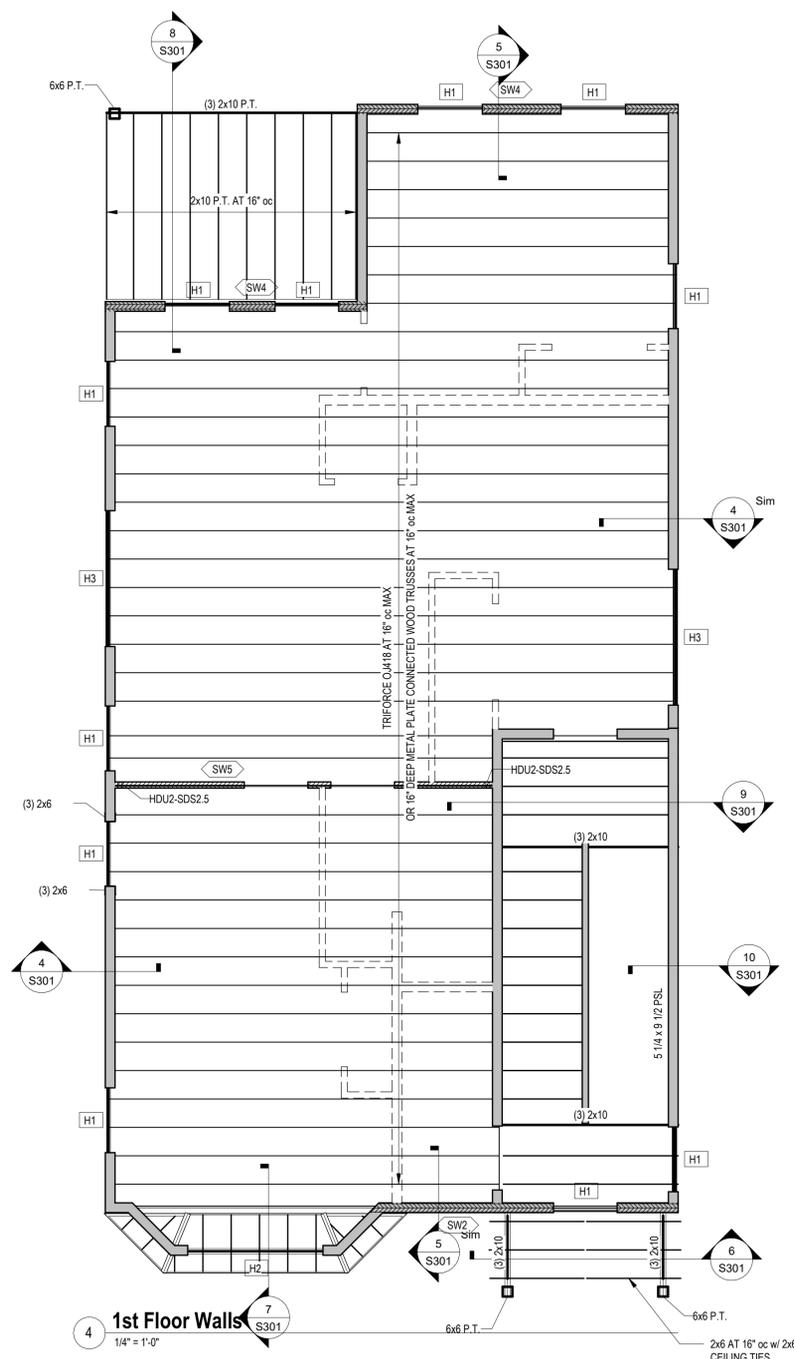
1/4" = 1'-0"

PLAN NOTES:

- TOP OF SLAB REFERENCE ELEV. = 0'-0"
- TOP OF FOOTING ELEVATION = -4'-6". FOOTINGS SHALL BEAR A MINIMUM OF 5'-0" BELOW GRADE FOR FROST PROTECTION.
- STEP FOOTINGS BELOW PIPING AND CONDUIT AS REQUIRED TO PENETRATE THROUGH WALL NOT FOOTING.
- TOP OF WALL ELEVATION = 0'-0" TYP. U.N.O.
- TWE INDICATES TOP OF WALL ELEVATION.
- ALL FOOTINGS SHALL BE CENTERED ON THE CENTERLINE OF COLUMN, PIER OR WALL, U.N.O.
- F.S. INDICATES FOOTING STEP. REFER TO DETAIL 1/S201 FOR TYPICAL FOOTING STEP DETAIL.
- REFER TO DETAIL 2/S201 FOR TYPICAL WALL REINFORCING DETAIL AT CORNERS AND INTERSECTIONS.
- REFER TO DETAIL 3/S201 FOR TYPICAL WALL CONTROL AND CONSTRUCTION JOINTS.

PLAN NOTES (CONTINUED):

- PROVIDE SLEEVES THROUGH WALLS FOR PIPING AND CONDUIT. COORDINATE SLEEVE SIZES, QUANTITIES AND LOCATIONS WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. SEE DETAIL 4/S201 FOR TYPICAL WALL PENETRATION DETAIL.
- REFER TO DETAIL 6/S201 FOR TYPICAL SLAB ON GRADE CONSTRUCTION.
- C.J. INDICATES SLAB CONTROL JOINT CONSTRUCTION JOINT. REFER TO DETAIL 7/S201.
- REFER TO SECTION 5/S201 FOR ADDITIONAL REINFORCING REQUIREMENTS AT DOOR DEPRESSIONS.
- SB5/8X24 INDICATES ANCHOR BOLT FOR HOLD DOWN BY SIMPSON STRONG TIE. ANCHOR RODS SHALL BE CAST IN PLACE. POST INSTALLED ANCHORS AT THESE LOCATIONS ARE NOT ACCEPTABLE.

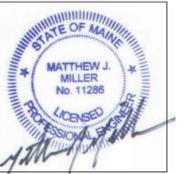


2 SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

PLAN NOTES:

- COORDINATE TOP OF SUBFLOOR ELEVATION W/ ARCH.
- CONTRACTOR SHALL COORDINATE THE LOCATIONS OF THE FLOOR JOISTS/TRUSSES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AS REQUIRED FOR DUCT PENETRATIONS, PLUMBING ETC.
- FLOOR TRUSSES SHALL BE DESIGNED FOR THE LOADS SHOWN ON DRAWING S0.01 U.N.O.
- FLOOR TRUSSES SHALL ALIGN WITH WALL STUDS.
- EXTERIOR WALLS SHALL BE 2x6 AT 1'-4" OC MAX.
- INDICATES SHEAR WALL. SW4 INDICATES SHEAR WALL MARK. REFER TO SHEAR WALL SCHEDULE ON SHEET S401.
- SEE PLAN FOR HOLD DOWN LOCATIONS.
- EXTERIOR WALLS SHALL BE SHEATHED AND NAILED IN ACCORDANCE WITH SW1 U.N.O. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
- Hx INDICATES HEADER MARK. SEE HEADER SCHEDULE THIS SHEET.



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**GAWRON
TURGEON
DILLON
ARCHITECTS P.C.**



BANGOR HOUSING

REVISIONS

#	DATE	DESCRIPTION

DATE:	06/30/2025
PROJECT #	25021
DRAWN BY:	MJM
CHECKED BY:	MJM
DRAWING SCALE	As indicated

SHEET TITLE

FOUNDATION AND SECOND FLOOR FRAMING PLANS

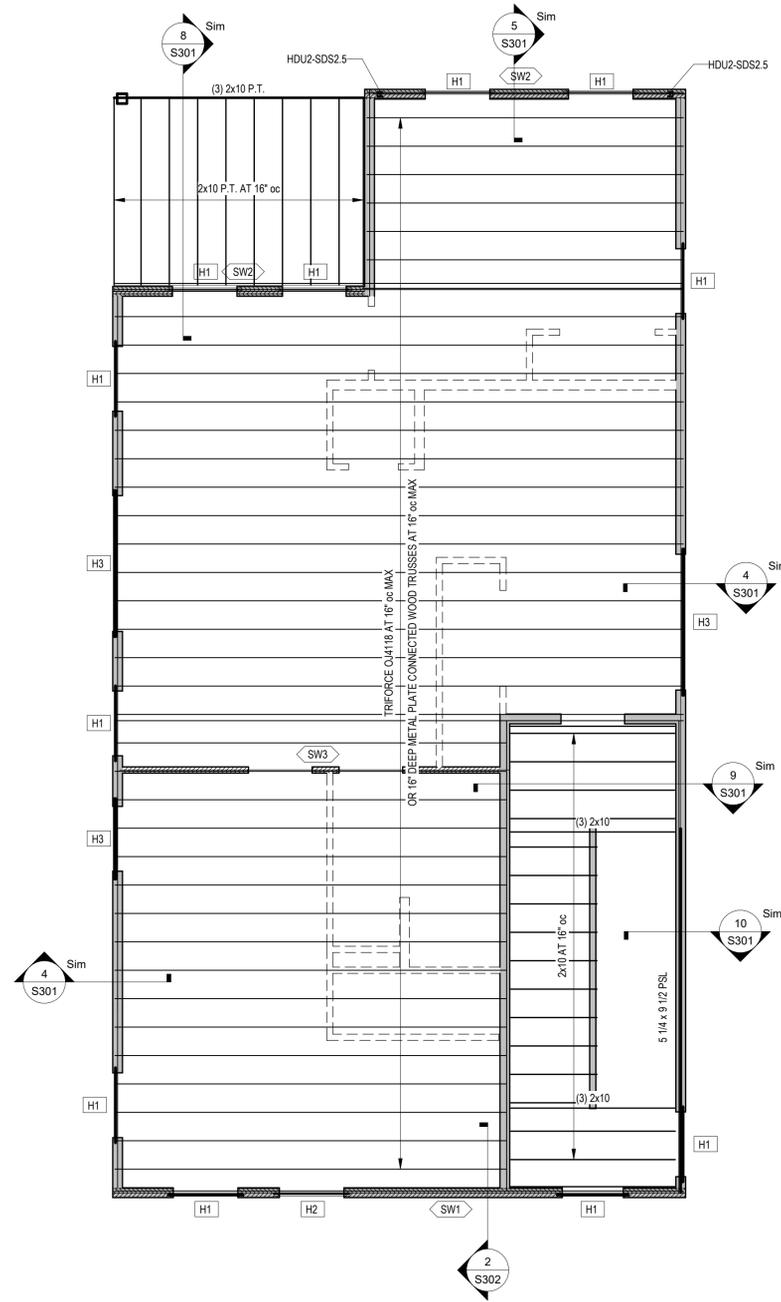
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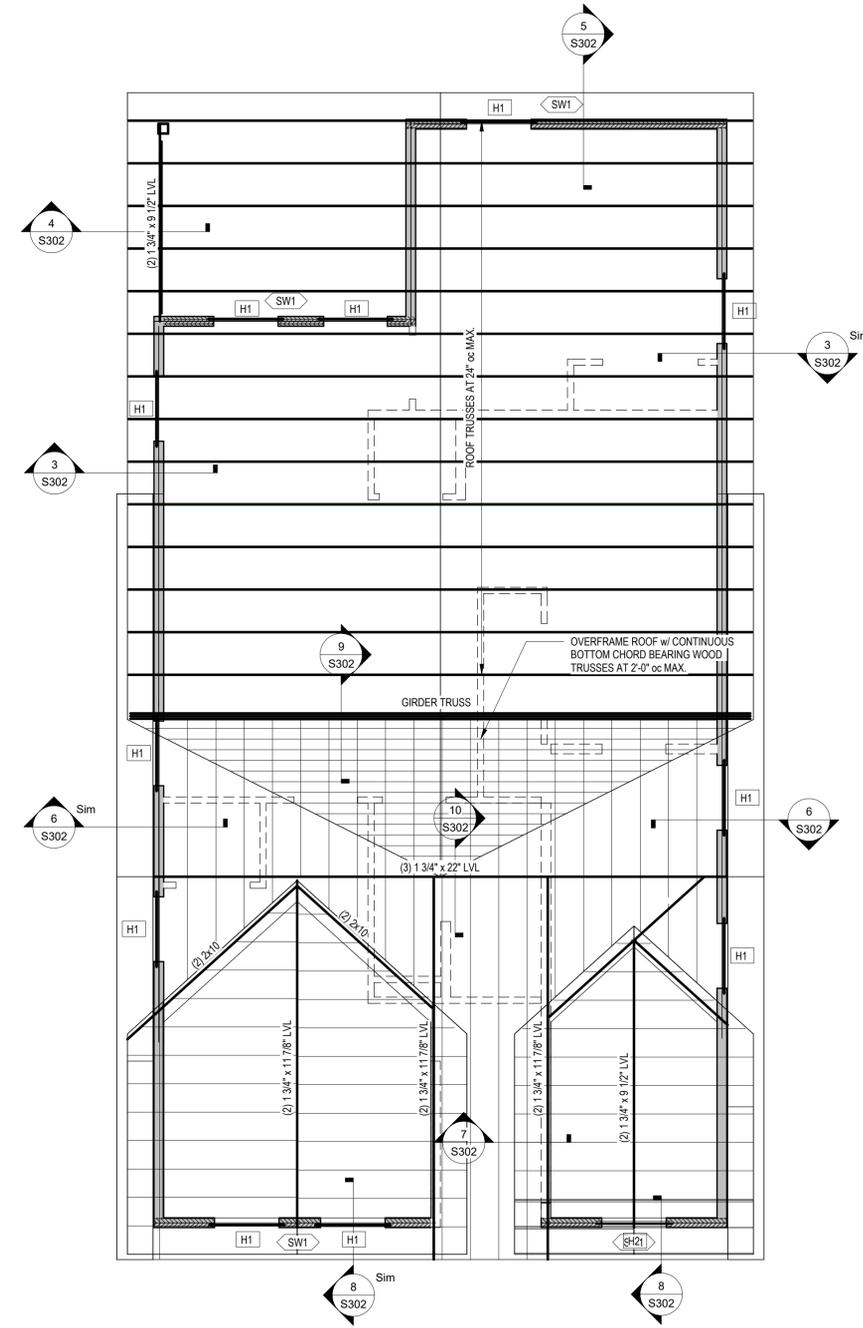
R
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HEADER SCHEDULE			
PLAN MARK	HEADER SIZE	JACK STUDS (U.N.O.)	KING STUDS (U.N.O.)
H1	(2) 2x8	(2) 2x6	(2) 2x6
H2	(3) 2x8	(2) 2x6	(2) 2x6
H3	(2) 1 3/4" x 9 1/2" LVL	(3) 2x6	(2) 2x6



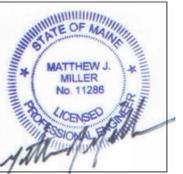
2 THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"

- PLAN NOTES:**
- COORDINATE TOP OF SUBFLOOR ELEVATION w/ ARCH.
 - CONTRACTOR SHALL COORDINATE THE LOCATIONS OF THE FLOOR JOISTS/TRUSSES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AS REQUIRED FOR DUCT PENETRATIONS, PLUMBING ETC.
 - FLOOR TRUSSES SHALL BE DESIGNED FOR THE LOADS SHOWN ON DRAWING S0.01 U.N.O.
 - FLOOR TRUSSES SHALL ALIGN WITH WALL STUDS.
 - EXTERIOR WALLS SHALL BE 2x6 AT 1'-4" oc MAX.
 - XXXXX INDICATES SHEAR WALL. SWx INDICATES SHEAR WALL MARK. REFER TO SHEAR WALL SCHEDULE ON SHEET S401.
 - SEE PLAN FOR HOLD DOWN LOCATIONS.
 - EXTERIOR WALLS SHALL BE SHEATHED AND NAILED IN ACCORDANCE WITH SW1 U.N.O. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
 - Hx INDICATES HEADER MARK. SEE HEADER SCHEDULE THIS SHEET.



4 ROOF FRAMING PLAN
1/4" = 1'-0"

- PLAN NOTES:**
- RT-x INDICATES ROOF TRUSS PROFILE. SEE SHEET S5.1
 - ROOF TRUSSES SHALL BE SPACED AT 2'-0" oc MAXIMUM.
 - ROOF TRUSSES SHALL ALIGN WITH WALL STUDS.



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BANGOR HOUSING

REVISIONS		
#	DATE	DESCRIPTION

DATE:	06/30/2025
PROJECT #	25021
DRAWN BY:	MJM
CHECKED BY:	MJM
DRAWING SCALE	As indicated

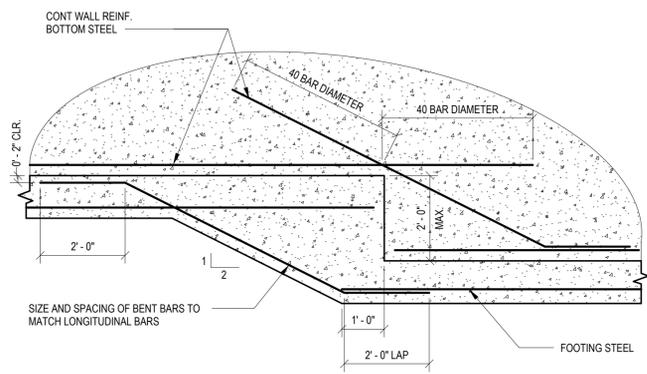
SHEET TITLE
THIRD FLOOR AND
ROOF FRAMING
PLANS

S102

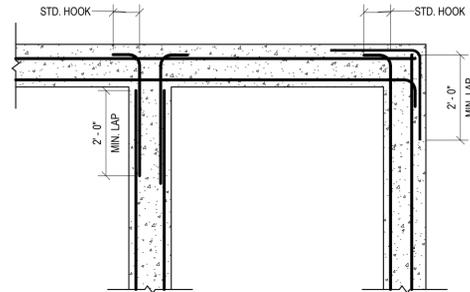
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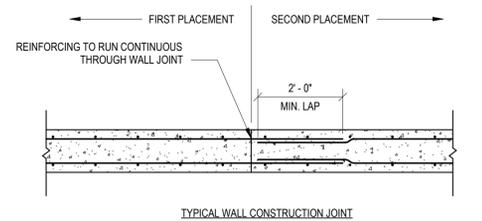
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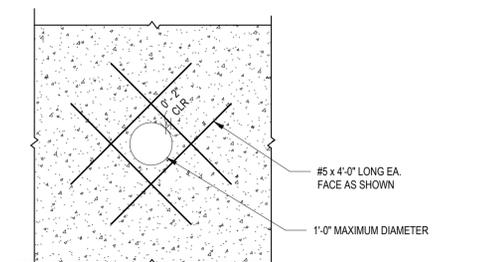
1 TYPICAL FOUNDATION STEP DETAIL
1/2" = 1'-0"



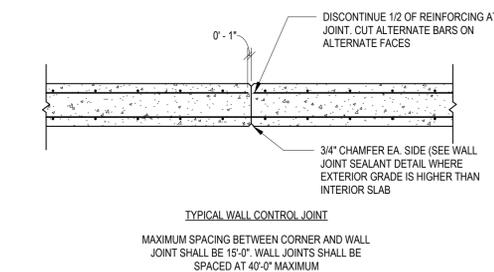
2 TYPICAL REINFORCING DETAIL AT CORNERS AND INTERSECTIONS
1/2" = 1'-0"



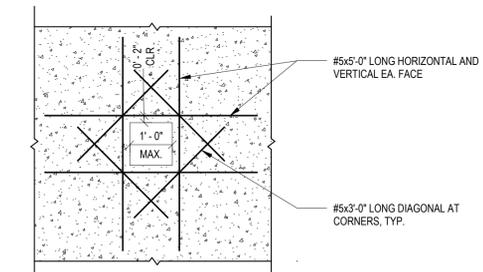
3 TYPICAL WALL CONSTRUCTION/CONTROL JOINT
1/2" = 1'-0"



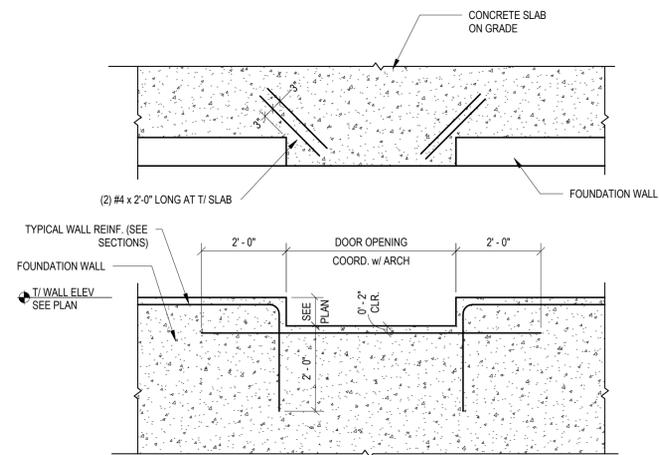
4 TYPICAL WALL PENETRATION DETAIL
1/2" = 1'-0"



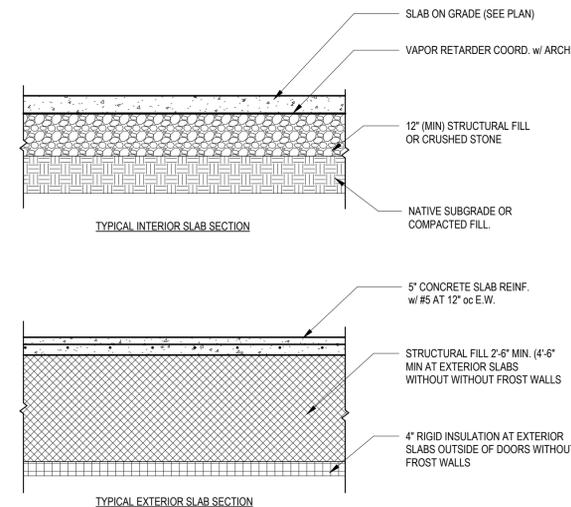
3 TYPICAL WALL CONSTRUCTION/CONTROL JOINT
1/2" = 1'-0"



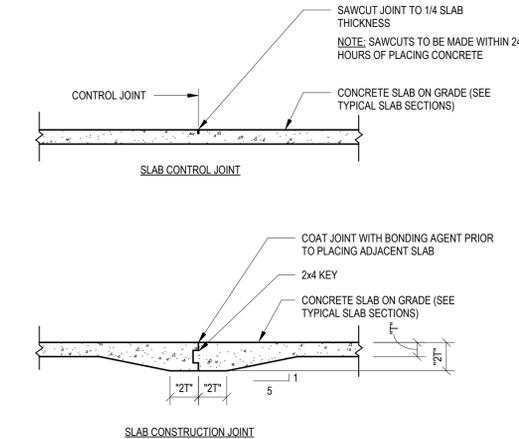
4 TYPICAL WALL PENETRATION DETAIL
1/2" = 1'-0"



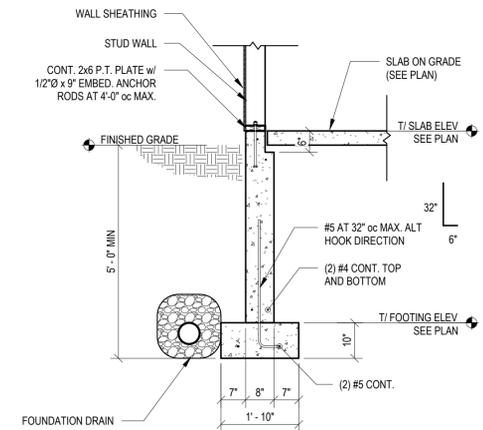
5 TYPICAL REINF AT DOOR DEPRESSION
1/2" = 1'-0"



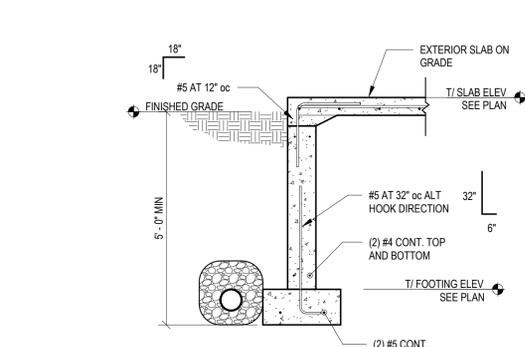
6 TYPICAL SLAB SECTIONS
1/2" = 1'-0"



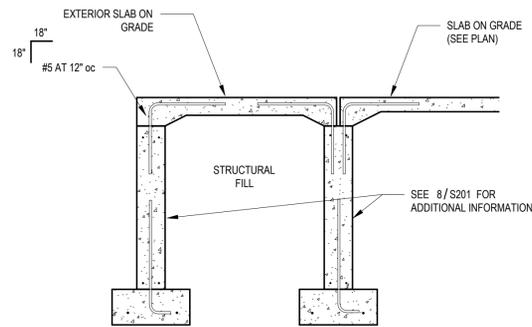
7 TYPICAL SLAB JOINT DETAILS - 4" SLABS
1/2" = 1'-0"



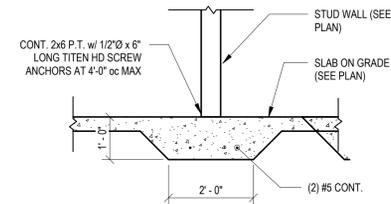
8 SECTION
1/2" = 1'-0"



9 SECTION
1/2" = 1'-0"



10 SECTION
1/2" = 1'-0"



11 SECTION
1/2" = 1'-0"



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DATE:	06/30/2025
PROJECT #	25021
DRAWN BY:	MJM
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DRAWING SCALE	1/2" = 1'-0"

SHEET TITLE

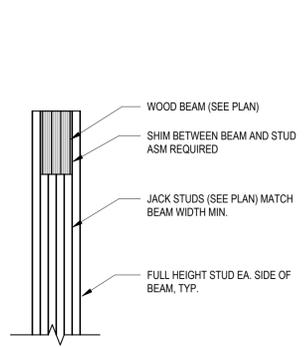
FOUNDATION SECTIONS AND DETAILS

S201

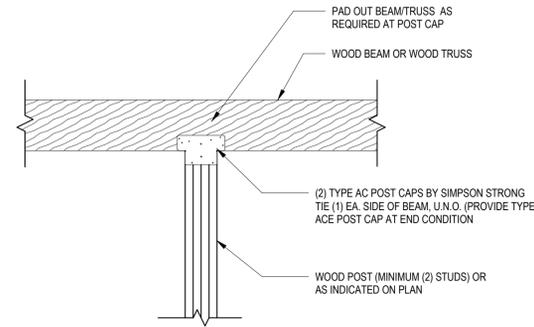
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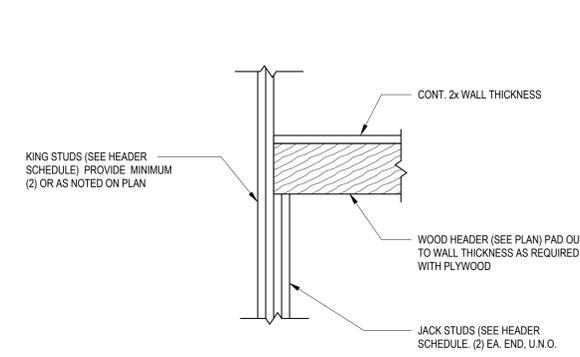
6/30/2025 7:31:55 PM 1/4"



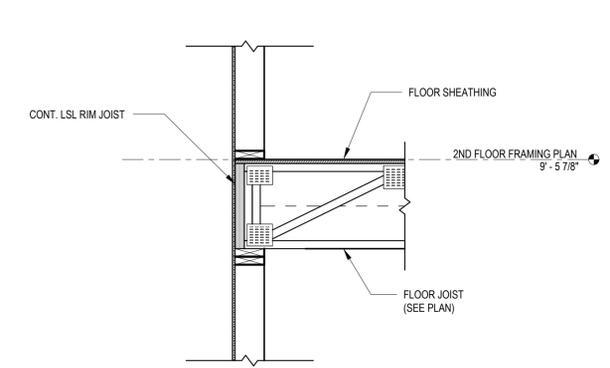
1 TYPICAL BEAM BEARING PERPENDICULAR TO WALL
3/4" = 1'-0"



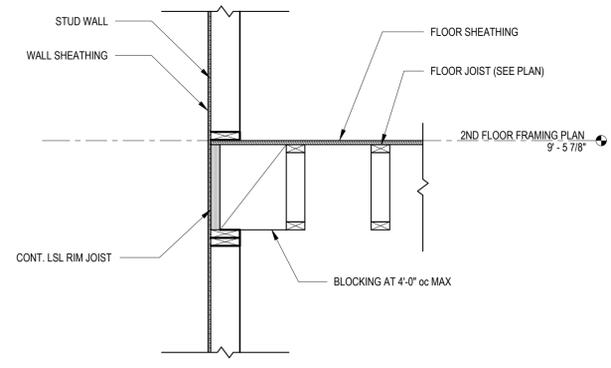
2 TYPICAL WOOD BEAM TO COLUMN DETAIL
3/4" = 1'-0"



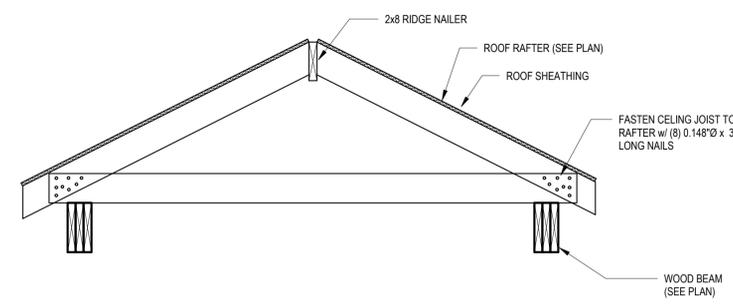
3 TYPICAL BEAM/HEADER DETAIL
3/4" = 1'-0"



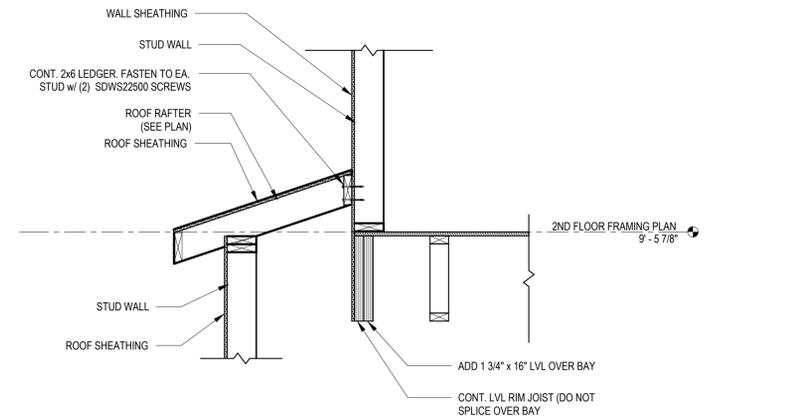
4 SECTION
3/4" = 1'-0"



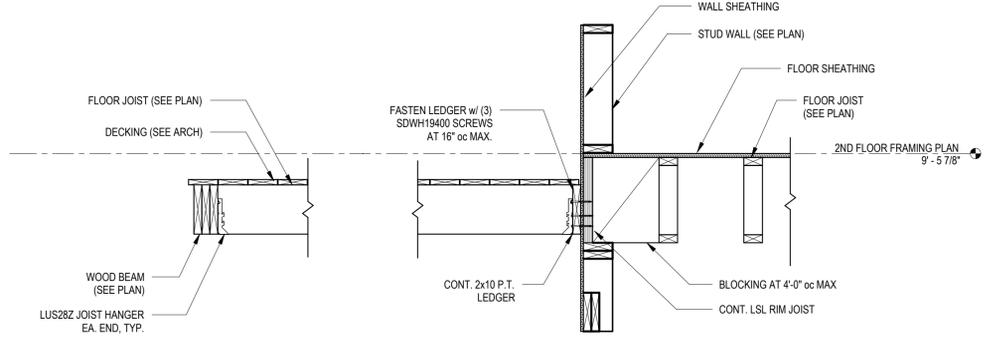
5 SECTION
3/4" = 1'-0"



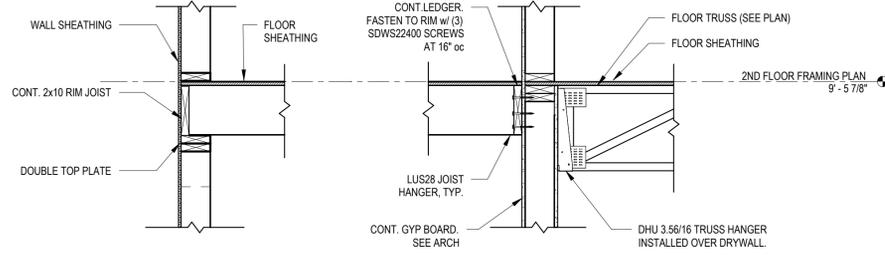
6 SECTION
3/4" = 1'-0"



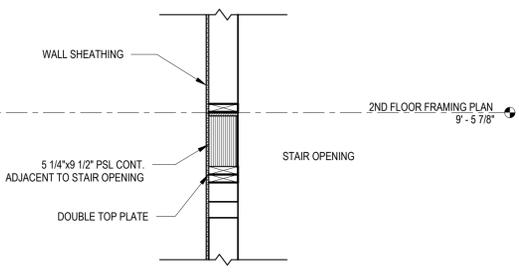
7 SECTION
3/4" = 1'-0"



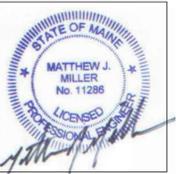
8 SECTION
3/4" = 1'-0"



9 SECTION
3/4" = 1'-0"



10 SECTION
3/4" = 1'-0"



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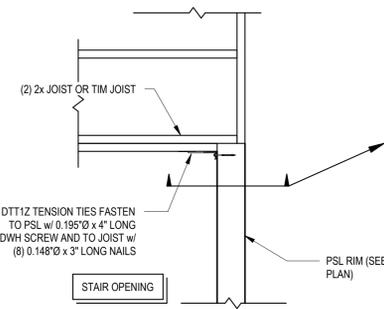
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CHECKED BY:	MJM
DRAWING SCALE	3/4" = 1'-0"

SHEET TITLE
FRAMING SECTIONS AND DETAILS

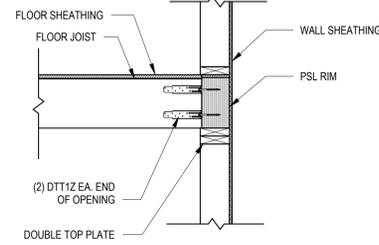
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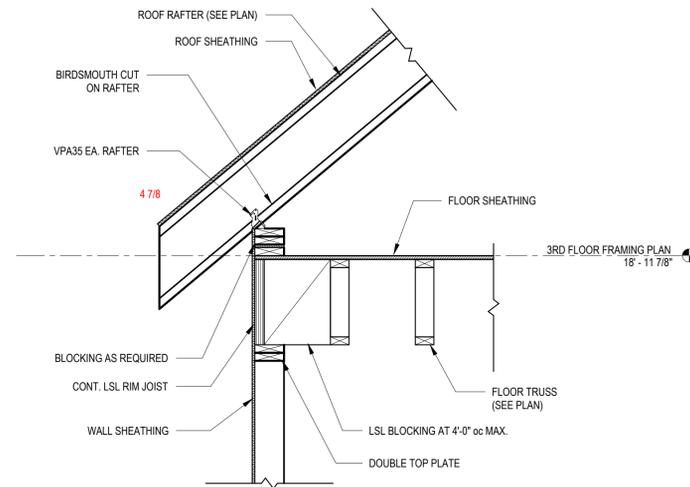
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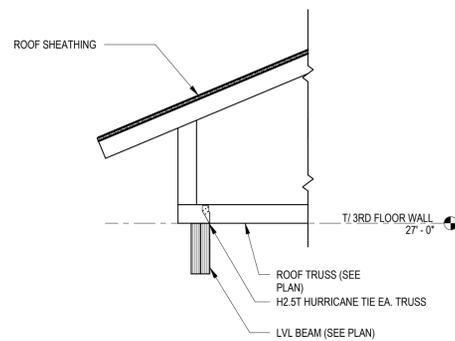
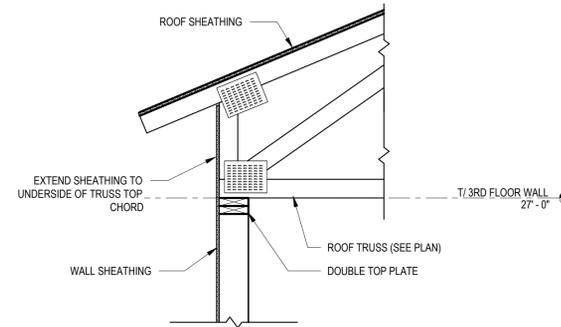
1 STAIR OPENING CONNECTIONS
3/4" = 1'-0"



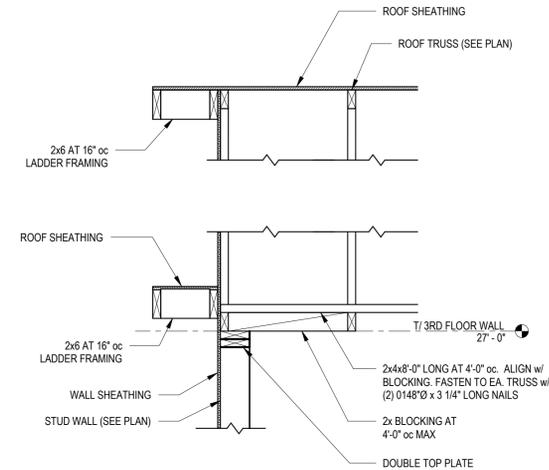
2 SECTION
3/4" = 1'-0"



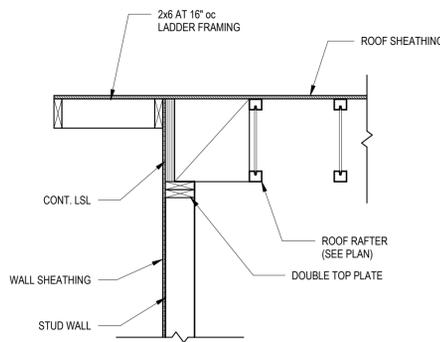
3 SECTION
3/4" = 1'-0"



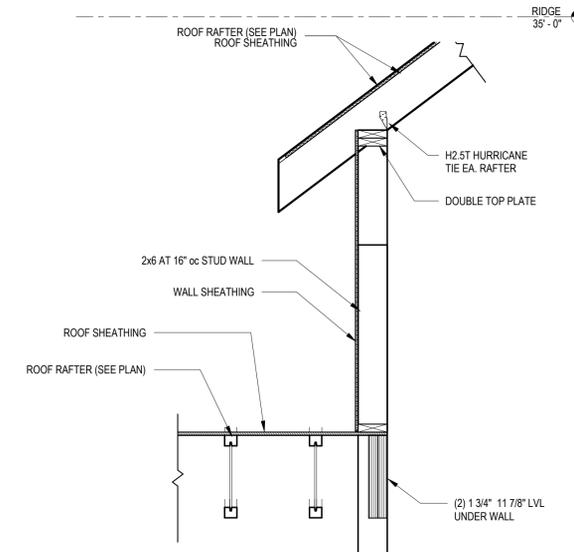
4 SECTION
3/4" = 1'-0"



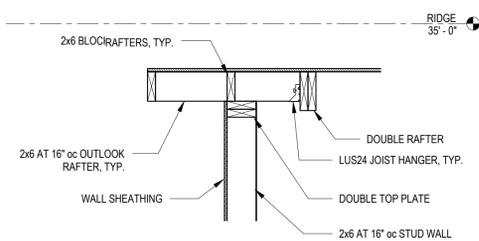
5 SECTION
3/4" = 1'-0"



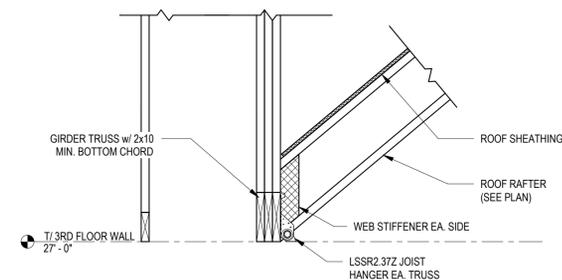
6 SECTION
3/4" = 1'-0"



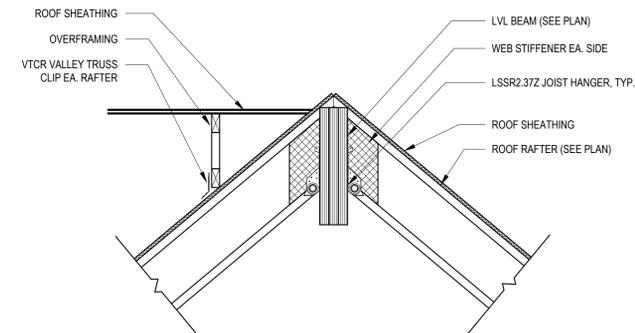
7 SECTION
3/4" = 1'-0"



8 SECTION
3/4" = 1'-0"



9 SECTION
3/4" = 1'-0"



10 SECTION
3/4" = 1'-0"



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DATE:	06/30/2025
PROJECT #	25021
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CHECKED BY:	MJM
DRAWING SCALE	3/4" = 1'-0"

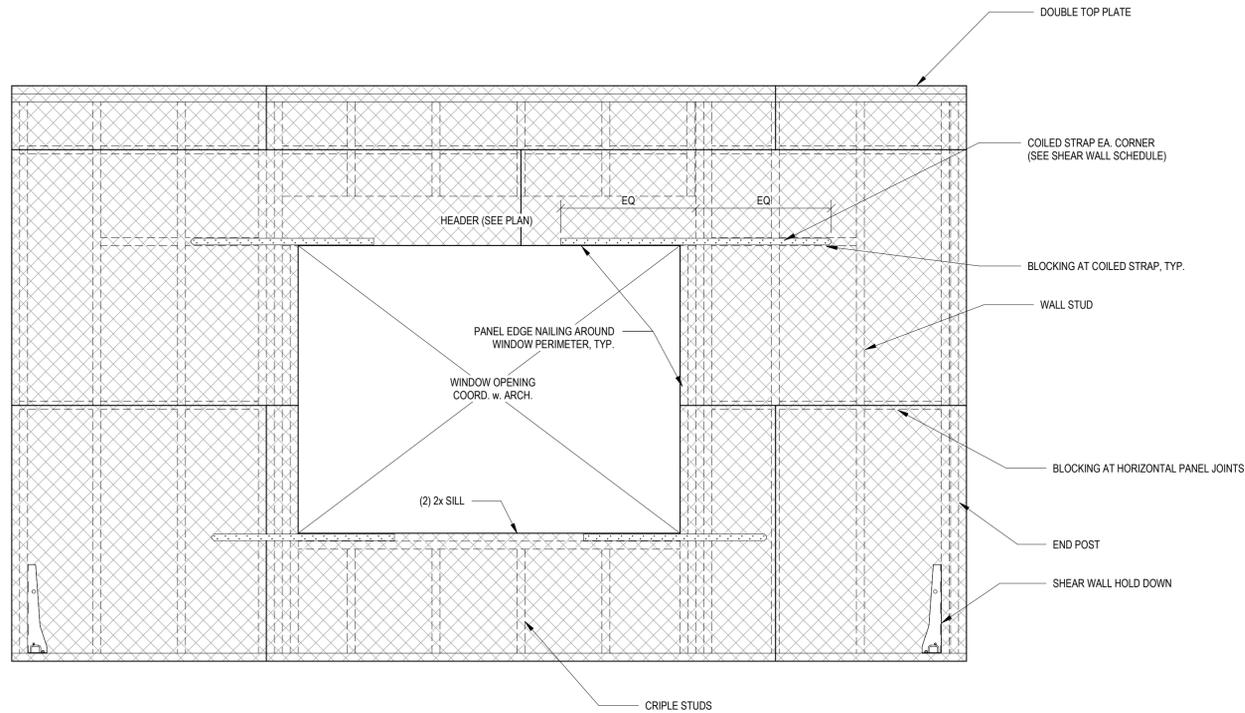
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FRAMING SECTIONS AND DETAILS

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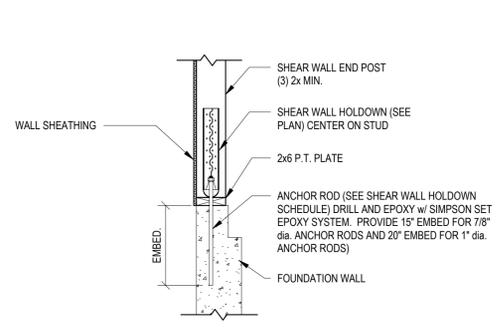
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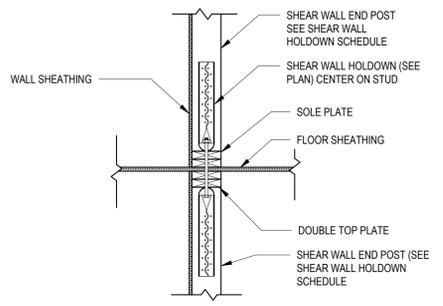
PLAN MARK	SHEATHING	FASTENING		END POSTS	BOUNDARY STUDS	CORNER STRAPS ⁽¹⁾	BOTTOM PLATE ANCHORAGE
		PANEL EDGES	FIELD				
SW-1	15/32" APA RATED	0.131"ø x 2 1/2" LONG NAILS AT 6" oc	0.131"ø x 2 1/2" LONG NAILS AT 12" oc	(2) 2x	(2) 2x	NR	(2) ROWS OF 0.148" dia. X 3 1/4" LONG NAILS AT 6" oc 1/4"ø x 6" LONG SIMPSON SDS SCREWS AT 12" oc
SW-2	15/32" APA STRUCTURAL I RATED	0.131"ø x 2 1/2" LONG NAILS AT 3" oc	0.131"ø x 2 1/2" LONG NAILS AT 12" oc	(2) 2x	(2) 2x	CS16 x 32"	1/4"ø x 6" LONG SIMPSON SDS SCREWS AT 12" oc
SW-3	15/32" APA STRUCTURAL I RATED	0.131"ø x 2 1/2" LONG NAILS AT 4" oc	0.131"ø x 2 1/2" LONG NAILS AT 12" oc	(2) 2x	(2) 2x	NR	1/4"ø x 6" LONG SIMPSON SDS SCREWS AT 12" oc
SW-4	15/32" APA STRUCTURAL I RATED	0.148"ø x 3" LONG NAILS AT 2" oc ⁽²⁾	0.131"ø x 2 1/2" LONG NAILS AT 12" oc	(3) 2x	(3) 2x	CS14 x 40"	5/8"ø x 6" LONG SIMPSON TITEN HD SCREWS AT 2'-0" oc
SW-5	(2) SIDES - 15/32" APA STRUCTURAL I RATED ^(4,5)	0.131"ø x 2 1/2" LONG NAILS AT 4" oc	0.131"ø x 2 1/2" LONG NAILS AT 12" oc	(3) 2x	(3) 2x	CS14 x 40"	5/8"ø x 6" LONG SIMPSON TITEN HD SCREWS AT 2'-0" oc

- NOTES:
 1. NR INDICATES NOT REQUIRED
 2. REFER TO PLANS FOR LOCATIONS OF SHEAR WALLS.
 3. REFER TO WOOD WALL SCHEDULE FOR STUD REQUIREMENTS.
 4. WHERE (2) SIDES IS INDICATED WALL SHEATHING SHALL BE INSTALLED ON BOTH THE INTERIOR AND EXTERIOR FACES OF WALL. SHEATHING ON INTERIOR FACE SHALL BE FIELD INSTALLED.
 5. WHERE PANELS ARE INSTALLED ON BOTH FACES OF WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE FRAMING MEMBERS AT PANEL JOINTS SHALL BE (2) 2x OR GREATER AND THE NAILS AT PANEL EDGES SHALL BE STAGGERED SEE DETAIL 5/S401
 6. REFER TO TYPICAL SHEAR WALL DETAIL FOR ADDITIONAL INFORMATION.
 7. FASTEN ALL BUILT UP STUDS TOGETHER AS REQUIRED BY THE NDS TO ACT AS ONE.
 8. WHERE NAILS ARE SPACED AT 2" oc, PROVIDE DOUBLE BOTTOM PLATES, DOUBLE STUDS AND DOUBLE BLOCKING AT PANEL JOINTS TO ACCOMMODATE STAGGERED NAILING.

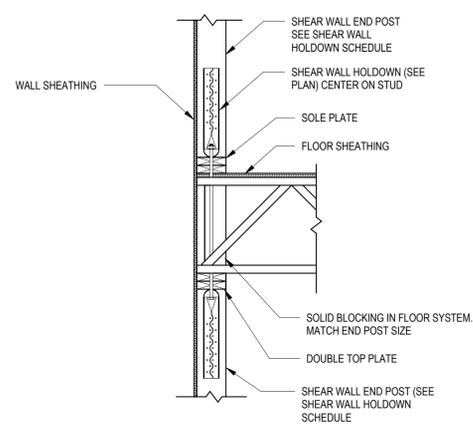
1 TYPICAL SHEAR WALL ELEVATION
3/4" = 1'-0"



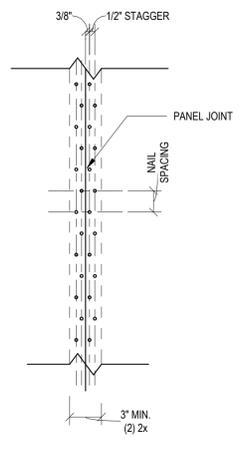
2 TYPICAL HOLDOWN DETAIL
3/4" = 1'-0"



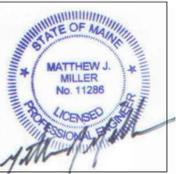
3 TYPICAL HOLDOWN DETAIL
3/4" = 1'-0"



4 TYPICAL HOLDOWN DETAIL
3/4" = 1'-0"



5 STAGGERED NAILING
1 1/2" = 1'-0"



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DATE:	06/30/2025
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CHECKED BY:	MJM
DRAWING SCALE	As indicated

SHEET TITLE
 SHEAR WALL
 DETAILS

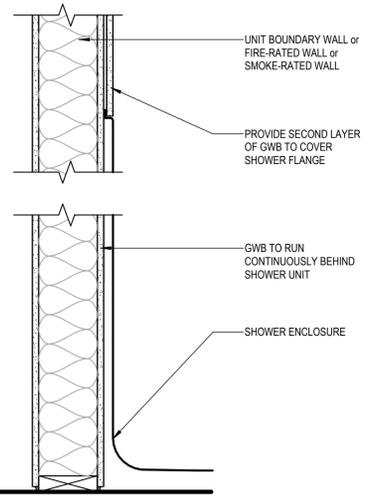
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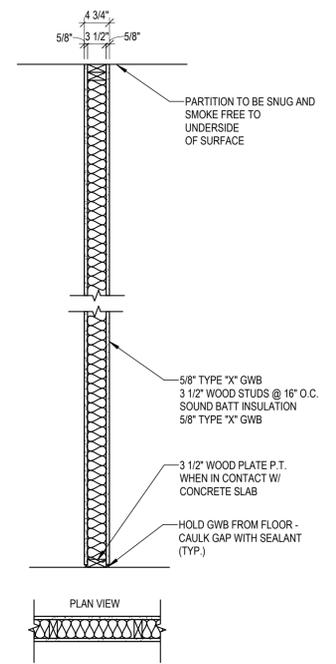
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L1 WALL CONTINUITY BEHIND SHOWER

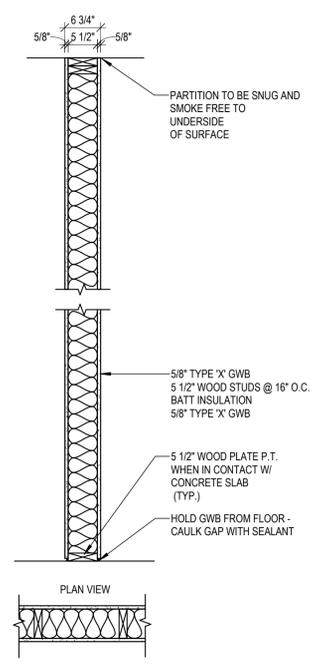
1 1/2" = 1'-0"



W1 WALL DETAIL (NON RATED)
SCALE 3/4"=1'-0"

W1A WALL DETAIL (1HR RATED)
U.L. DES. U305
STC: 39 +/-

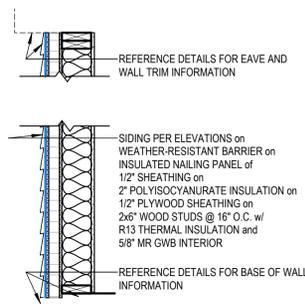
W1B WALL DETAIL (1HR RATED)
NO INSULATION



W2 WALL DETAIL (NON RATED)
SCALE 3/4"=1'-0"

W2A WALL DETAIL (1HR RATED)
U.L. DES. U305
STC: 39 +/-

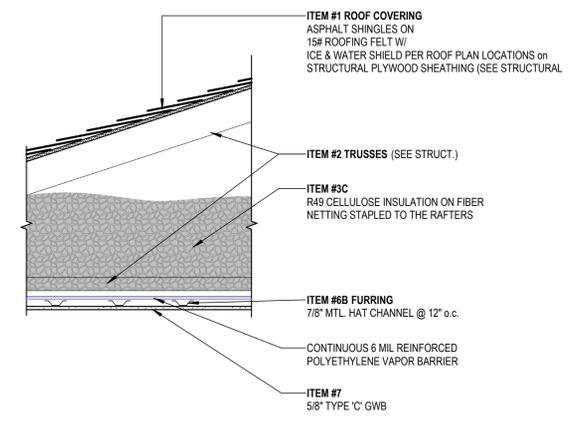
W2B WALL DETAIL (1HR RATED)
NO INSULATION



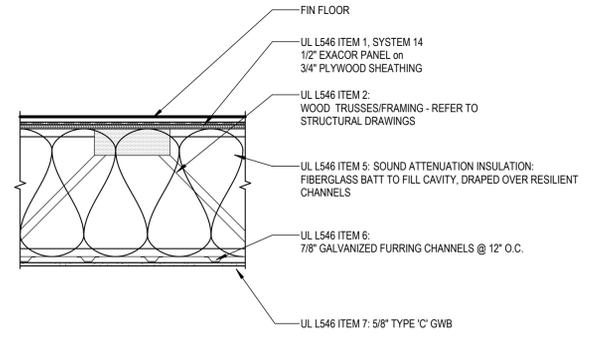
EX-1 EXTERIOR WALL DETAIL (NON RATED)
SCALE 3/4"=1'-0"

GENERAL PARTITION NOTES:

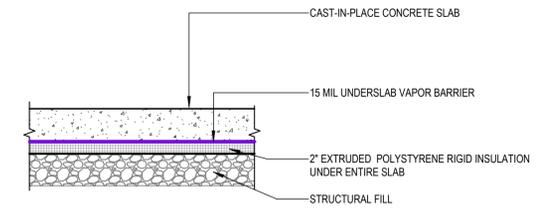
1. PROVIDE 5/8" TYPE "MRX" GWB AT ALL BATHROOMS, LAUNDRY ROOMS, KITCHENS, INTERIOR FACES OF EXTERIOR WALLS, AND AREAS OF EXCESSIVE MOISTURE WHETHER INDICATED IN DRAWINGS OR NOT.
2. SEAL ALL PENETRATIONS THROUGH ALL RATED WALL ASSEMBLIES UTILIZING U.L. DESIGN DETAILING AND APPLICABLE MATERIALS.
3. SEAL TOP AND BOTTOM OF RATED PARTITIONS UTILIZING U.L. DESIGN DETAILING AND APPLICABLE MATERIALS.
4. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL AND LOAD-BEARING WALL LOCATIONS.
5. PROVIDE DOUBLE TOP PLATE AT ALL WOOD-FRAMED WALLS. REFER TO STRUCTURAL DOCUMENTS FOR T.O. NON-BEARING WALLS ATTACHMENT TO TRUSS/FRAMING.
6. ALL FRAMING AND FINISHES OF INTERIOR WALLS TO EXTEND TO THE UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE WHERE PARTITIONS ARE SOUND OR FIRE RATED.
7. FIBERGLASS MESH DRYWALL TAPE SHALL NOT BE PERMITTED.
8. INSTALL GWB PANELS AS REQUIRED PER U.L. LISTING.
9. PROVIDE CONTROL JOINTS IN GWB PER ASTM C840, ALIGN W/ DOOR FRAMES WHERE POSSIBLE, REVIEW LOCATIONS W/ ARCHITECT.
10. PREFILL AND SETTING OF TAPE SHALL BE IN SETTING TYPE COMPOUND.
11. MAINTAIN FIRE RATING OF WALLS AROUND FIRE EXTINGUISHERS, CABINETS, AND OTHER RECESSED ITEMS.
12. PROVIDE ACOUSTICAL SEALANT AT FLOOR / CEILING / WALL TRANSITIONS, RECESSED BOXES, AND PENETRATIONS OF SOUND RATED ASSEMBLIES AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE NOTED STC RATINGS.
13. SEE REFERENCED UL/CA ASSEMBLY LISTING FOR ADDITIONAL INFORMATION AND REQUIREMENTS OF ASSEMBLY.
14. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.



R2 TYPICAL ROOF ASSEMBLY (1 HR RATED)
U.L. DESIGN: P531
SCALE 3/4"=1'-0"



F2 TYP. FLOOR ASSEMBLY (1 HR RATED)
DESIGN: L546 - 1 HOUR RATED
STC: 62 MIN.
IIC: 58 MIN.
SCALE 3/4"=1'-0"



F1 SLAB ON GRADE (NON RATED)
SCALE 3/4"=1'-0"

A16 HORIZONTAL ASSEMBLIES

3/4" = 1'-0"



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BANGOR PROTOTYPICAL
3-UNIT TYPE 1
Bangor, Maine

REVISIONS		
#	DATE	DESCRIPTION

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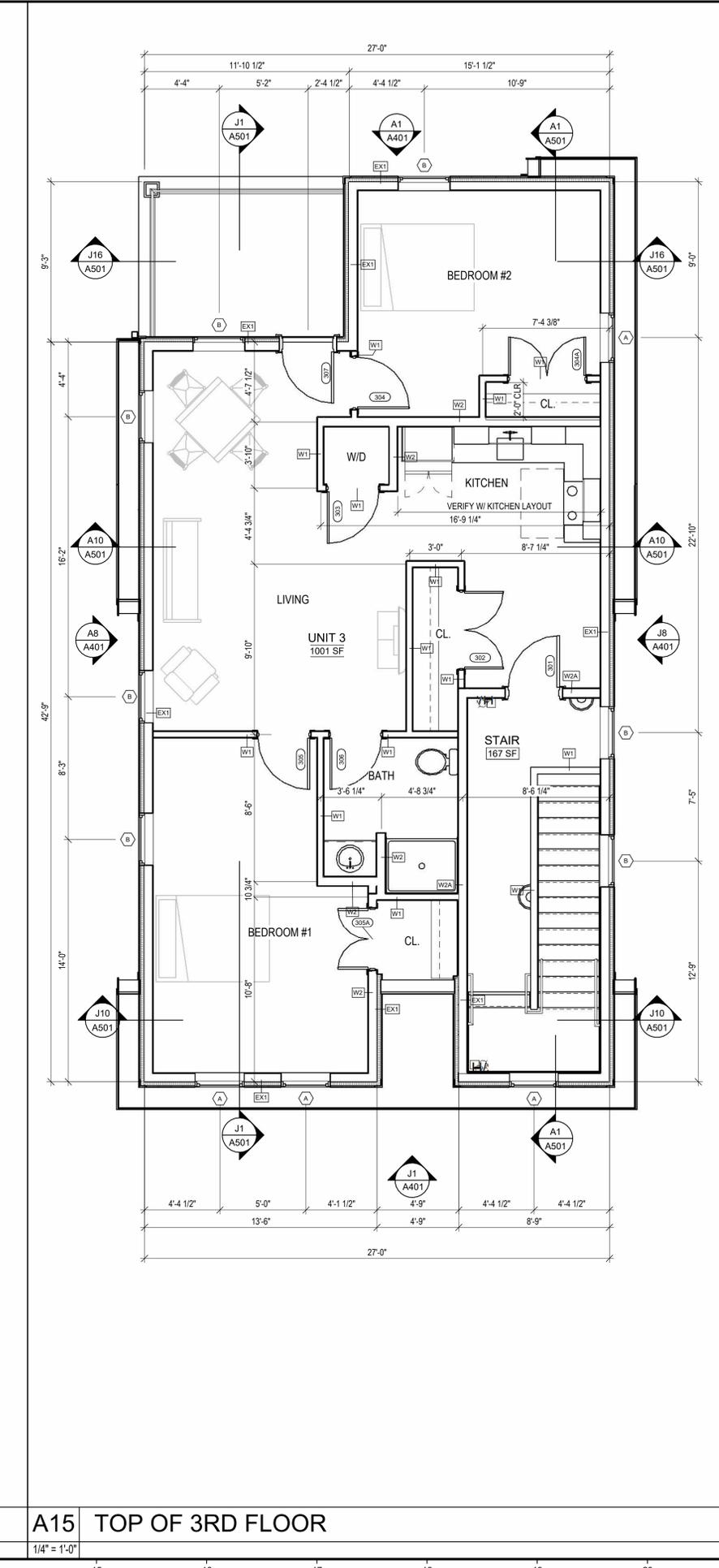
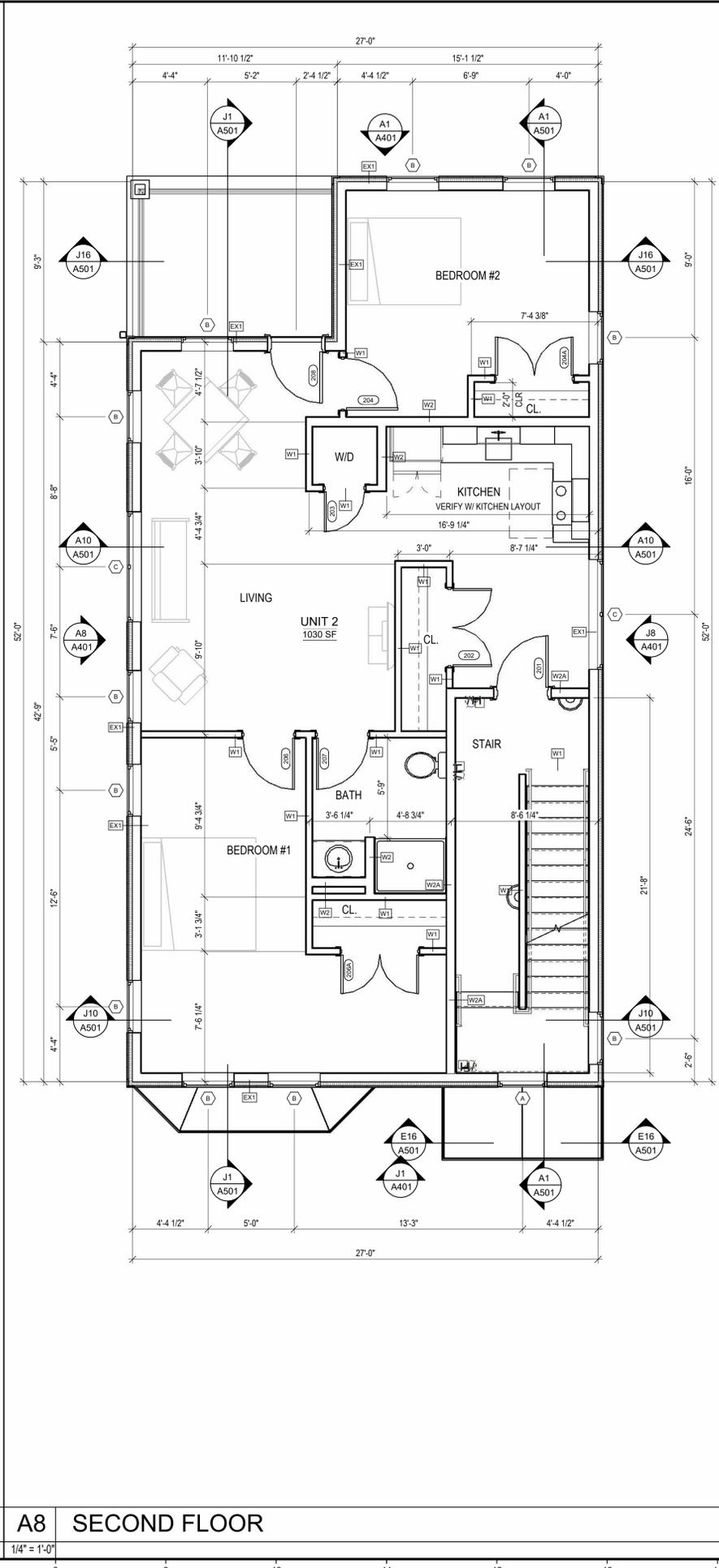
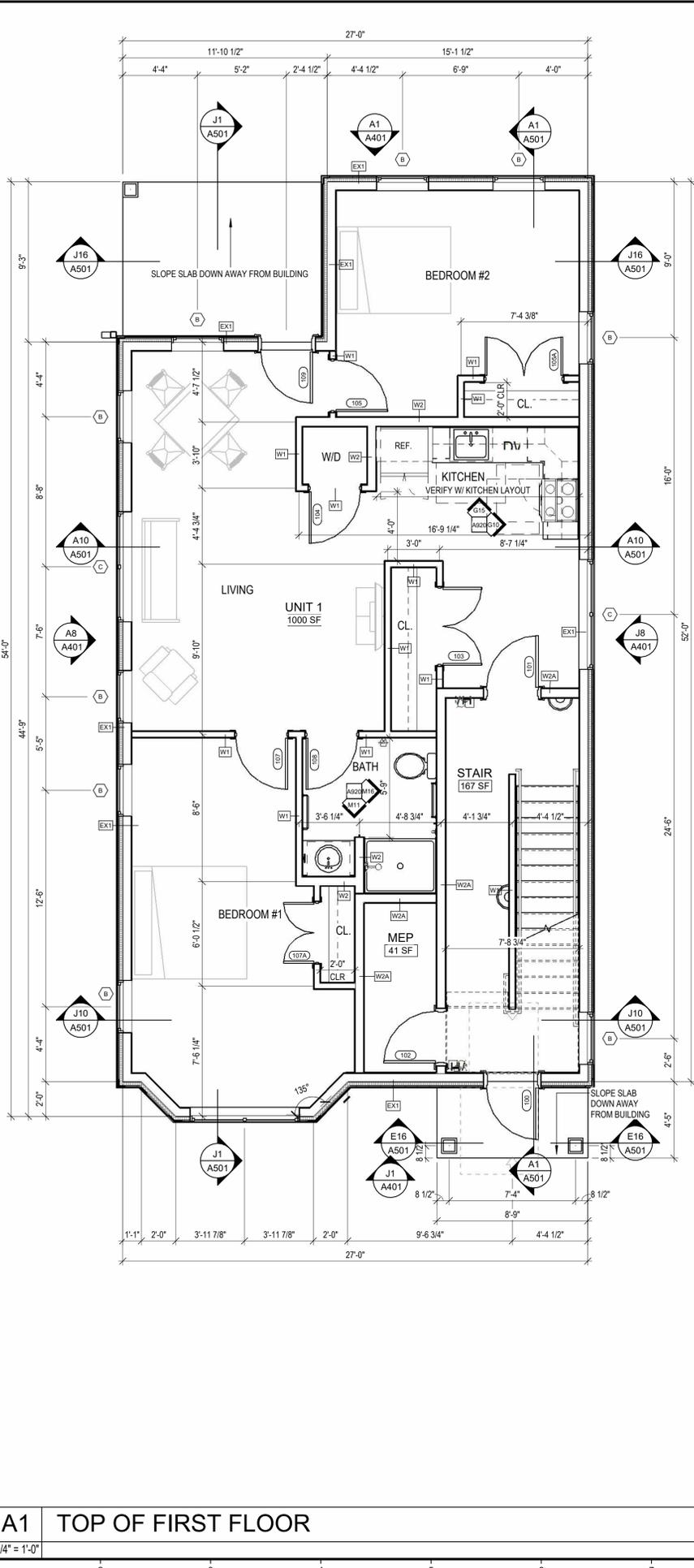
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DATE:	06-30-2025
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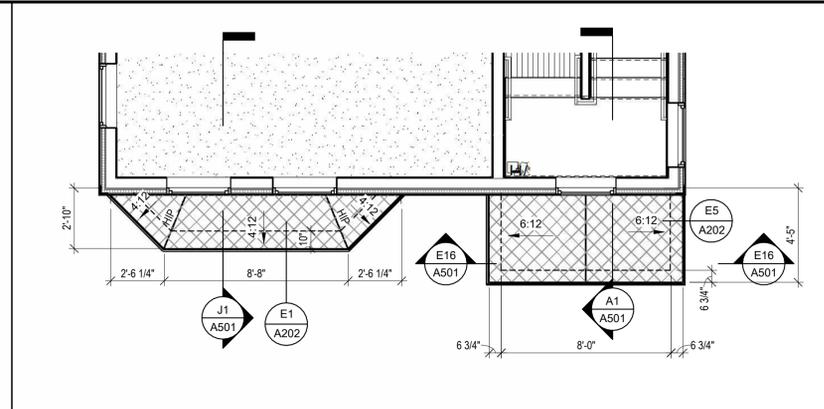
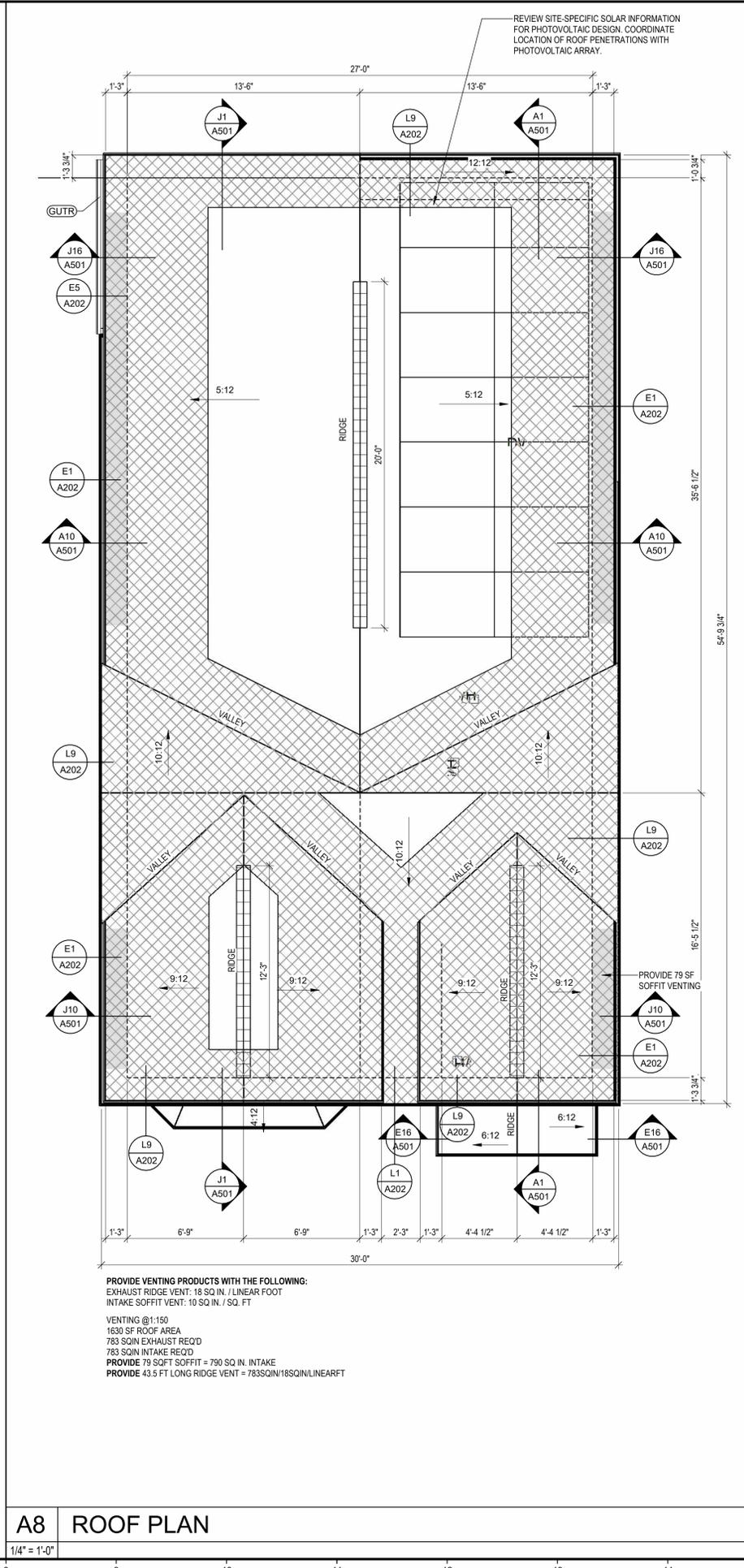
7/2/2025 11:53:36 ABEC, BW

A1 TOP OF FIRST FLOOR
 1/4" = 1'-0"

A8 SECOND FLOOR
 1/4" = 1'-0"

A15 TOP OF 3RD FLOOR
 1/4" = 1'-0"

R
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K
J
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G
F
E
D
C
B
A



M15 PARTIAL ROOF PLAN

1/4" = 1'-0"

ROOF PLAN LEGEND

- ASPHALT ROOF
- RIDGE VENT
- EXTERIOR STUD FACE OF FRAMING BELOW
- GUTTER WITH DOWNSPOUT & SPLASHBLOCK AS REQ'D
- ICE & WATER SHIELD

ROOFING NOTES:

1. ICE & WATER SHIELD - MIN. 6" UP ROOF FROM INSIDE FACE OF EXTERIOR WALL. MIN. 3" FROM RAKE EDGE, MIN. 4" - 6" UP EACH SIDE @VALLEY & 18" MIN. UP WALLS ABOVE LOW ROOF.
2. INSTALL SELF-ADHERING SHEET UNDERLAYMENT, WRINKLE FREE ON ROOF DECK. COMPLY WITH LOW-TEMPERATURE INSTALLATION RESTRICTIONS OF UNDERLAYMENT MANUFACTURER IF APPLICABLE. INSTALL AT LOCATIONS INDICATED BELOW AND ON DRAWINGS, LAPPED IN DIRECTION TO SHED WATER. APPLY IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. LAP SIDES NOT LESS THAN 3-1/2 INCHES. LAP ENDS NOT LESS THAN 6 INCHES STAGGERED 24 INCHES BETWEEN COURSES. ROLL LAPS WITH ROLLER.
3. EAVES: EXTEND FROM EDGE OF EAVES UP SLOPE NOT LESS THAN 6 FEET BEYOND INTERIOR FACE OF EXTERIOR WALL.
4. RAKES: EXTEND FROM EDGES OF RAKE 36 INCHES BEYOND INTERIOR FACE OF EXTERIOR WALL.
5. VALLEYS: EXTEND FROM LOWEST TO HIGHEST POINT NOT LESS THAN 3 FEET OUT FROM EACH SIDE OF VALLEY CENTERLINE. LAP ROOF UNDERLAYMENT OVER VALLEY UNDERLAYMENT NOT LESS THAN 6 INCHES AND SEAL WITH ASPHALT PLASTIC CEMENT.
6. RIDGES: EXTEND 36 INCHES ON EACH SIDE WITHOUT OBSTRUCTING CONTINUOUS RIDGE VENT SLOT.
7. SIDEWALLS: EXTEND BEYOND SIDEWALL NOT LESS THAN 3 FEET AND RETURN VERTICALLY AGAINST SIDEWALL NOT LESS THAN 18 INCHES.
8. HIPS: EXTEND 18 INCHES ON EACH SIDE.
9. DORMERS, CHIMNEYS, SKYLIGHTS, AND OTHER ROOF-PENETRATING ELEMENTS: EXTEND BEYOND PENETRATING ELEMENT NOT LESS THAN 3 FEET AND RETURN VERTICALLY AGAINST PENETRATING ELEMENT NOT LESS THAN 8 INCHES.



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 ROOF PLAN
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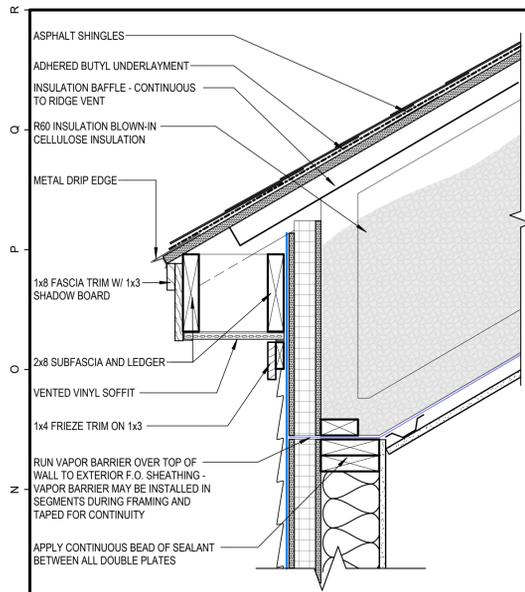
A201

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A8 ROOF PLAN

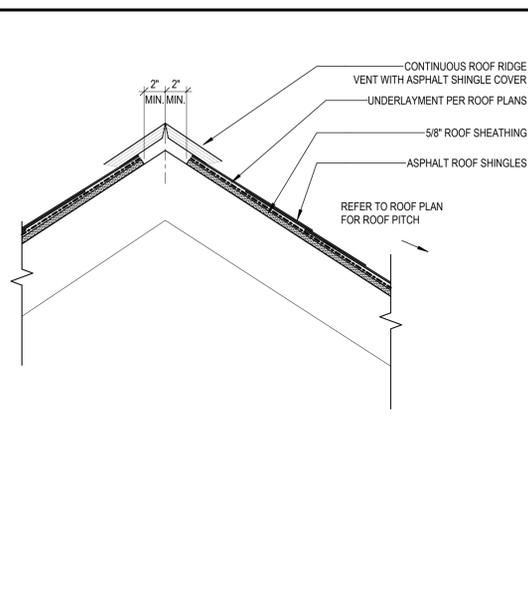
1/4" = 1'-0"

7/2/2025 11:53:42, ARBEC.DWG



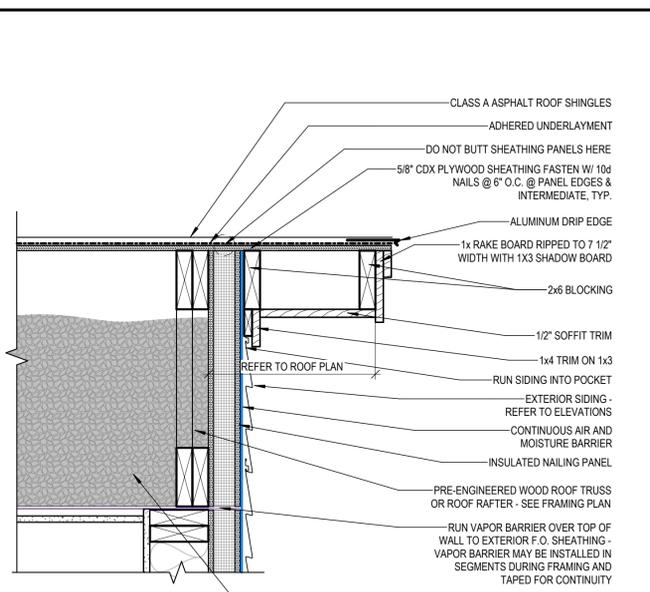
L1 VAULTED EAVE DETAIL

1 1/2" = 1'-0"



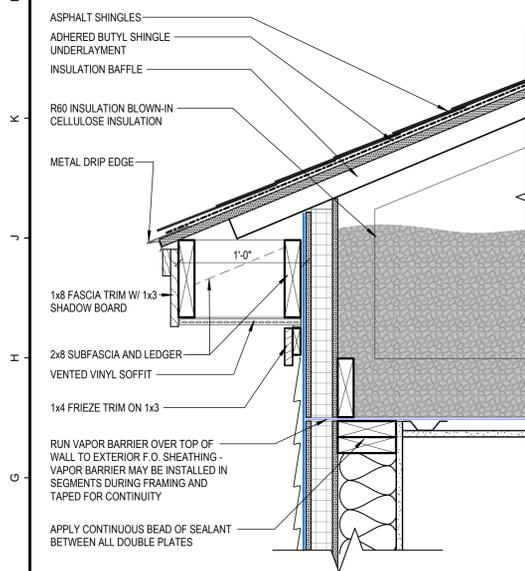
L5 ROOF RIDGE DETAIL1

1 1/2" = 1'-0"



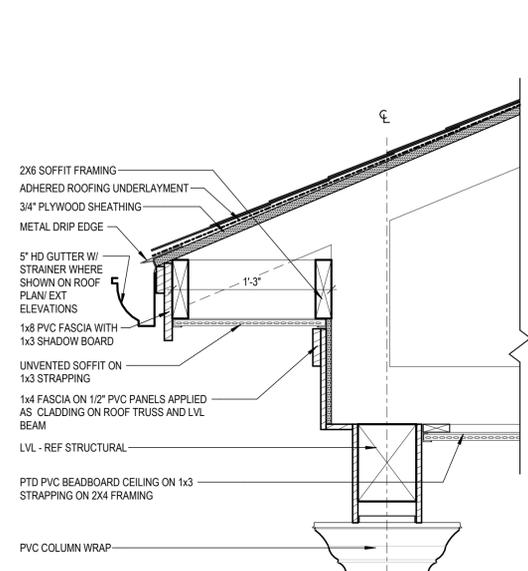
L9 ROOF RAKE DETAIL1

1 1/2" = 1'-0"



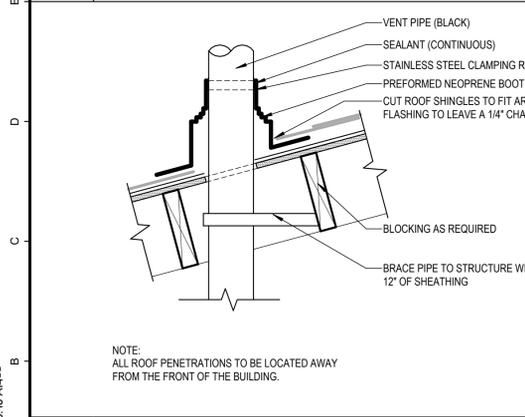
E1 TYPICAL EAVE DETAIL

1 1/2" = 1'-0"



E5 PORCH EAVE DETAIL

1 1/2" = 1'-0"



A1 ROOF PENETRATION DETAIL

1 1/2" = 1'-0"



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SHEET TITLE
 ROOF DETAILS
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A202

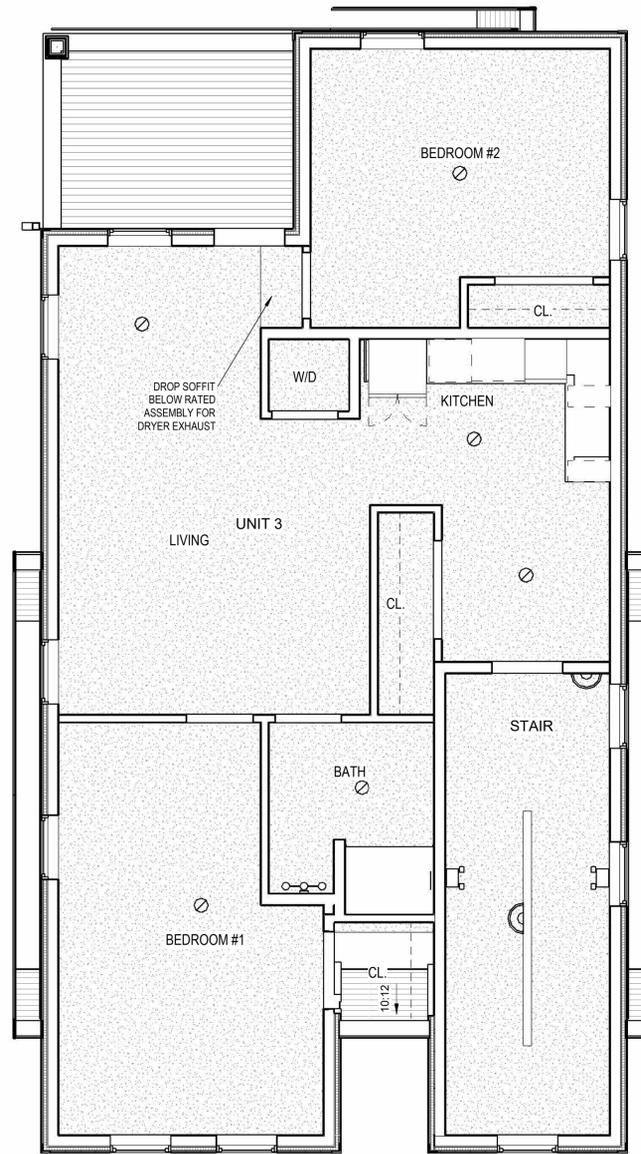
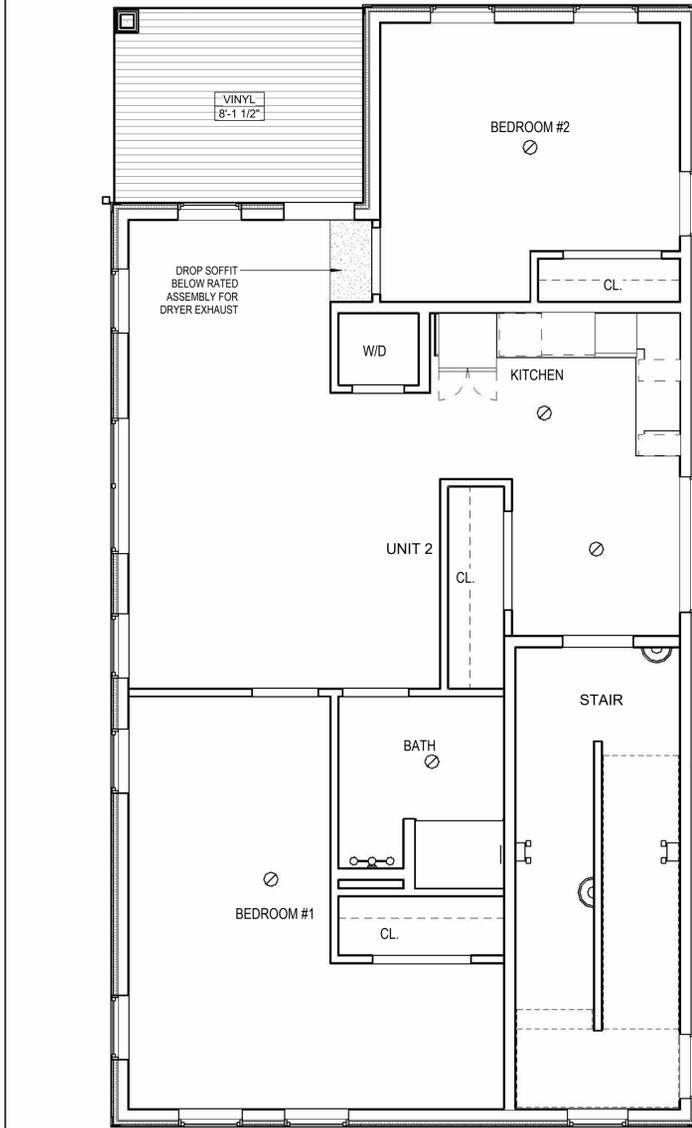
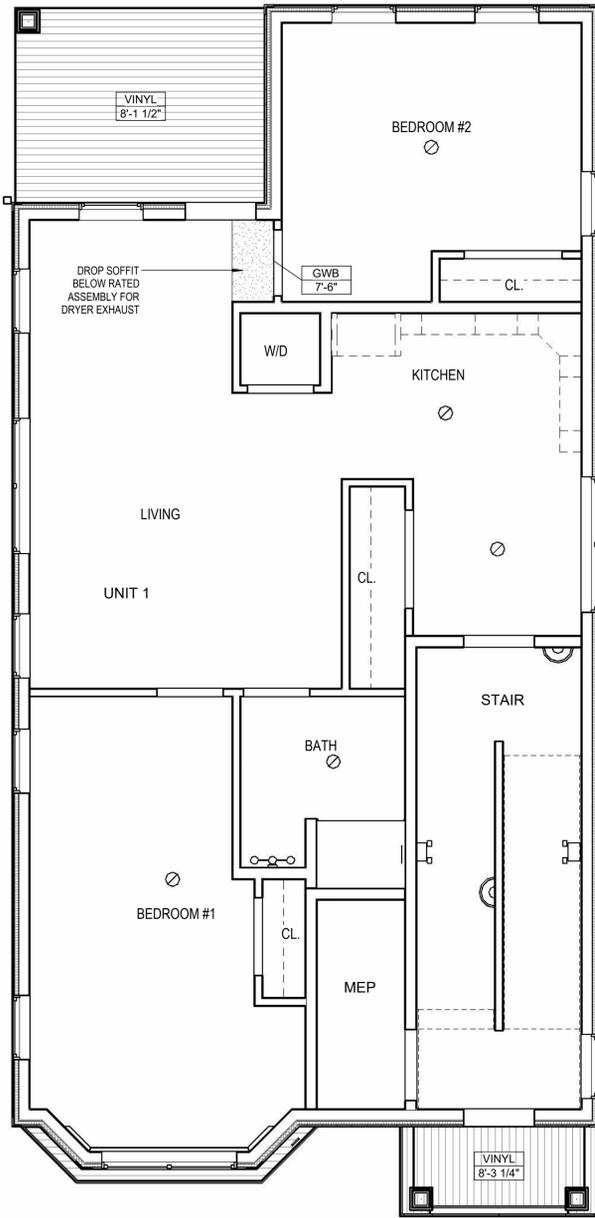
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A B C D E F G H J K L M N O P Q R

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20



CEILING LEGEND

GWB CEILING

EXTERIOR VINYL CEILING

LIGHTING LEGEND

3-LIGHT VANITY LIGHT

WALL SCONCE LIGHT

SURFACE-MOUNTED CEILING LIGHT

STRIP LIGHT (CLOSETS)

UNDER-CABINET LIGHT

NOTE:

1. REFER TO INTERIOR ELEVATIONS FOR WALL SCONCE HEIGHTS



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E1 1ST FLOOR RCP

E7 2ND FLOOR RCP

E12 3RD FLOOR RCP

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"



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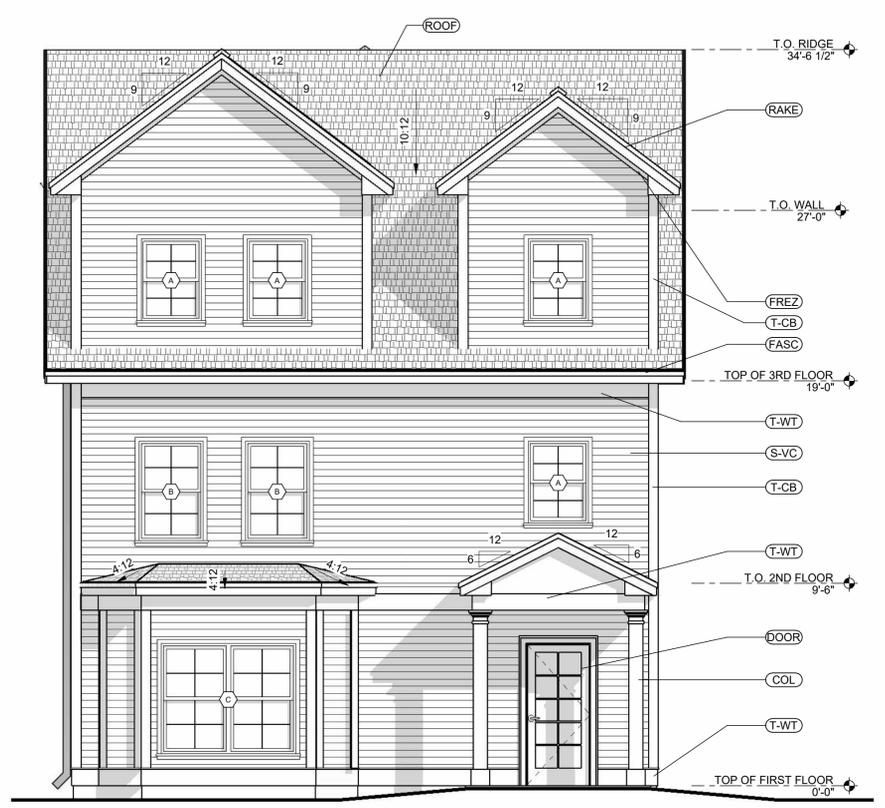
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BUILDING ELEVATIONS
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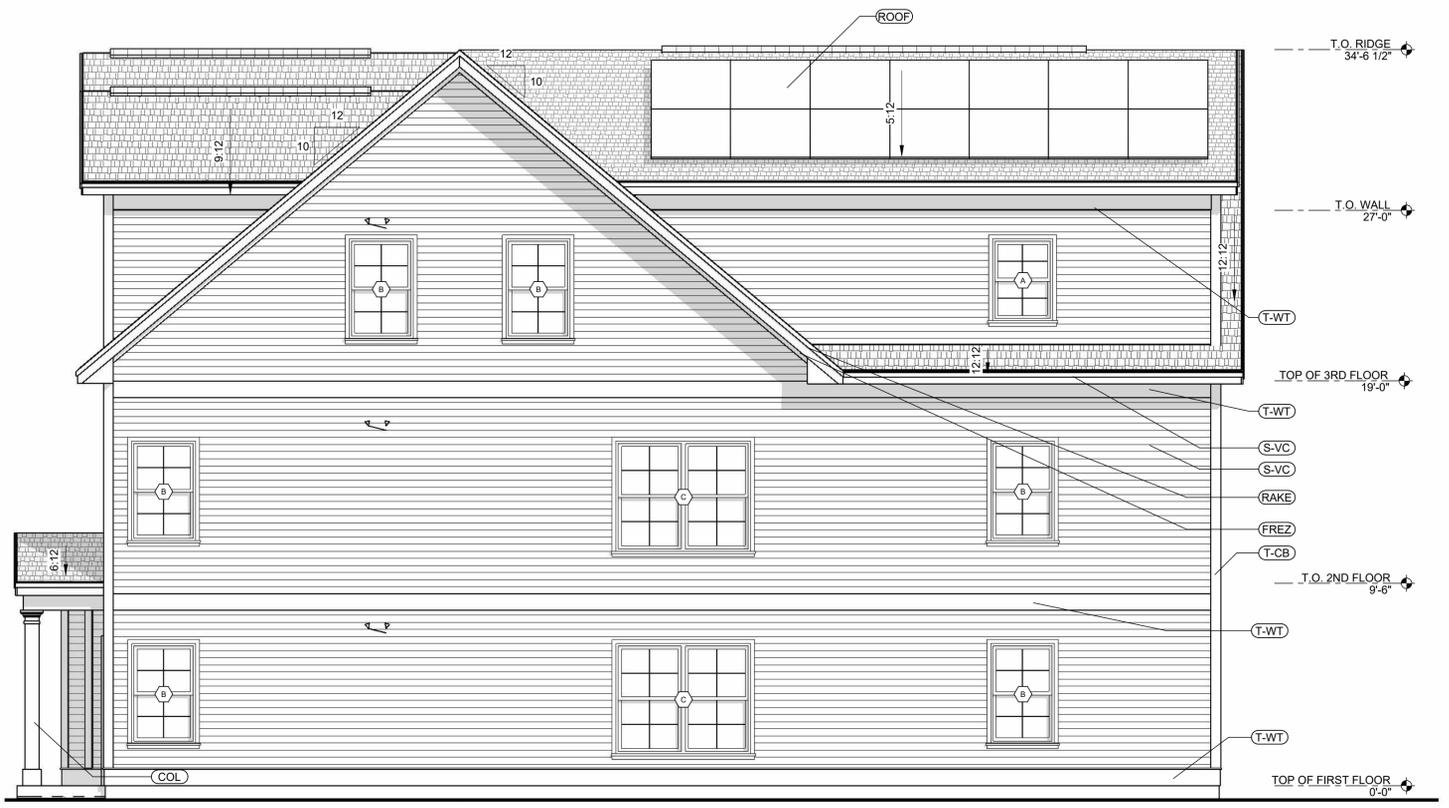
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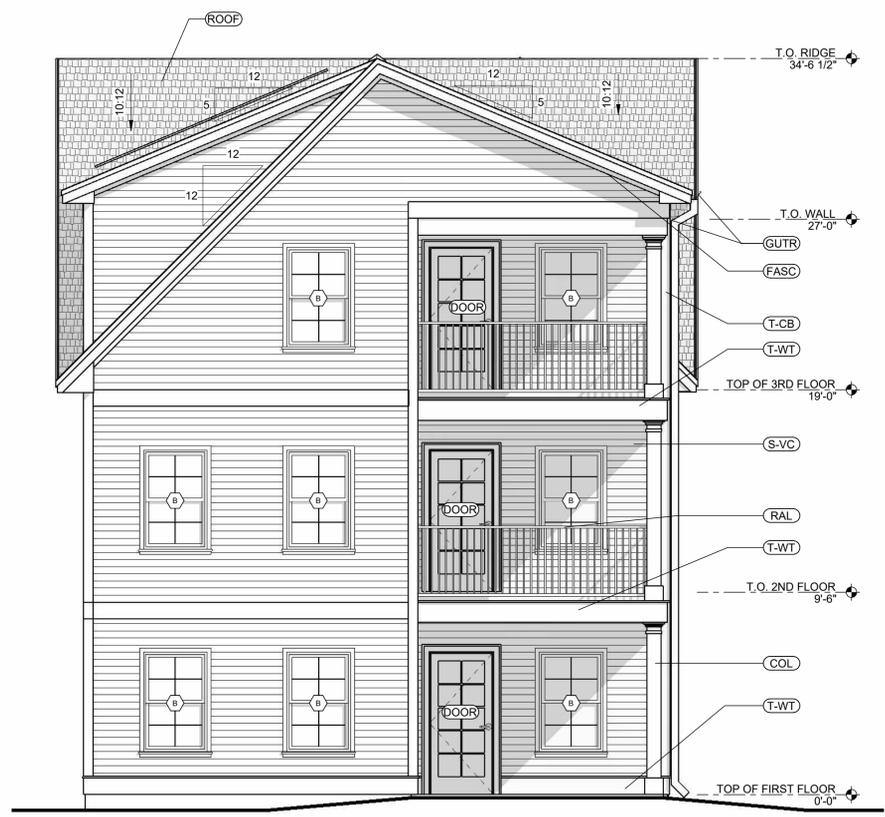
J1 FRONT ELEVATION

1/4" = 1'-0"



J8 RIGHT ELEVATION

1/4" = 1'-0"



A1 REAR ELEVATION

1/4" = 1'-0"



A8 LEFT ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

- (COL) FIBERGLASS COLUMN
- (DOOR) EXTERIOR DOOR - REF. DOOR SCHEDULE
- (FASC) FASCIA - 1x3 of 1x8, PTD
- (FREZ) FRIEZE - 1x3, PTD
- (GUTR) GUTTER WITH DOWNSPOUT & SPLASHBLOCK AS REQ'D
- (RAIL) 42" HIGH VINYL RAILING
- (RAKE) RAKE - 1x3 of 1x8, PTD
- (ROOF) ROOFING - ASPHALT SHINGLES
- (S-VC) SIDING - VINYL CLAPBOARD
- (T-CB) TRIM - CORNERBOARD - 1x6, PTD
- (T-WT) TRIM - WATERTABLE/BANDBOARD - 1x10, PTD
- (W) VINYL WINDOW, REF. WINDOW SCHEDULE

7/2/2025 11:54:04 ABRC



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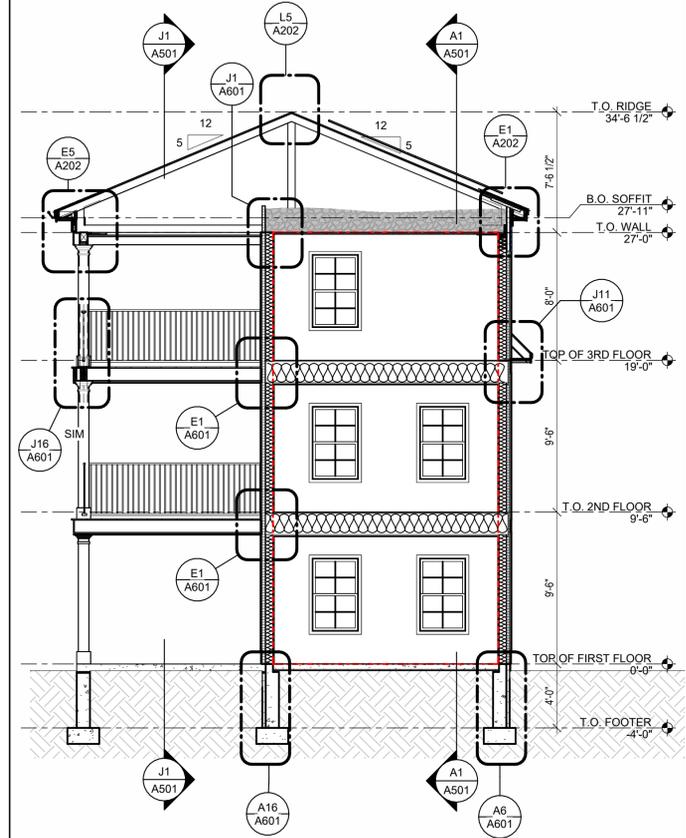
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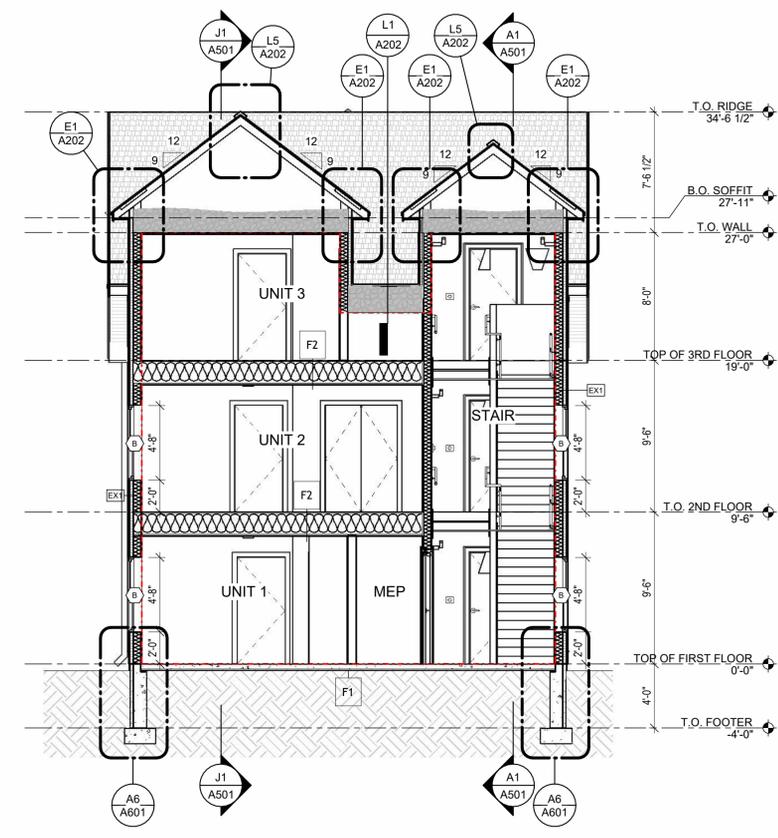
SHEET TITLE
BUILDING SECTIONS
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A501

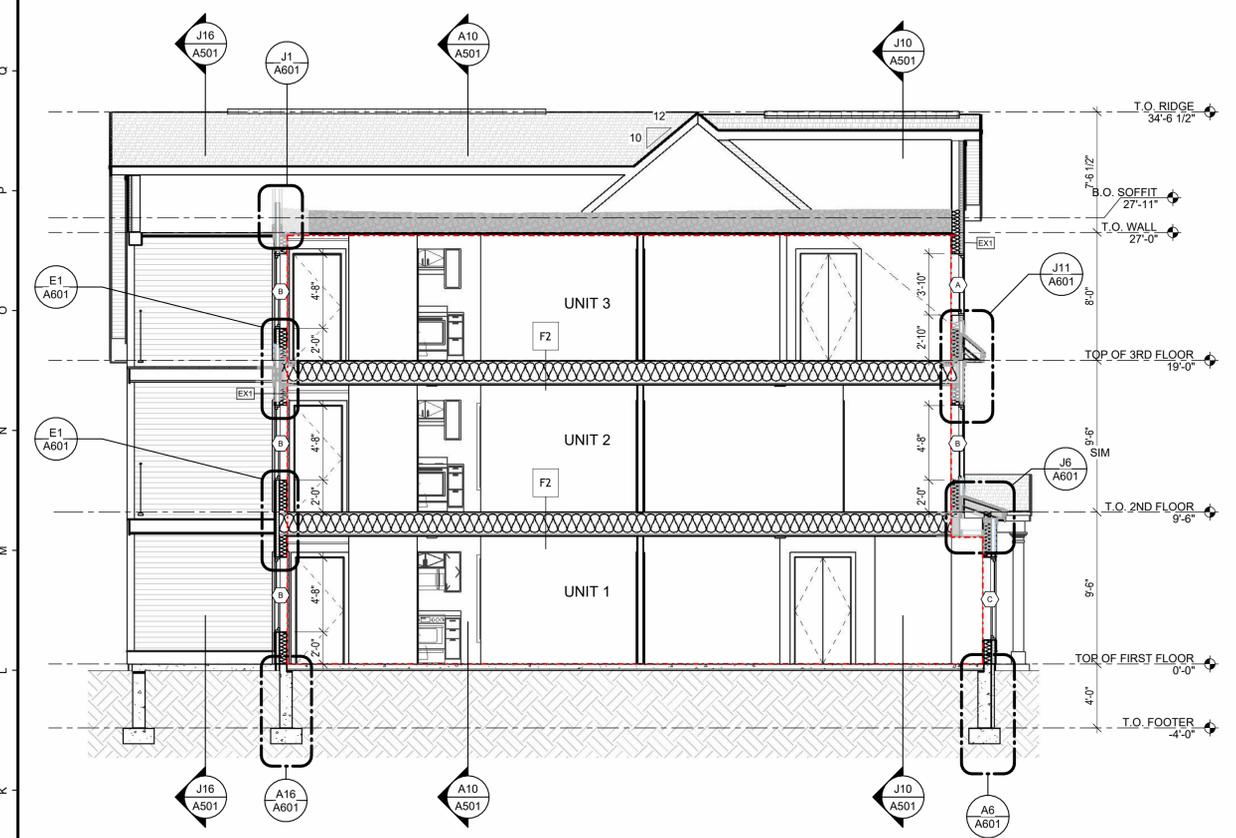
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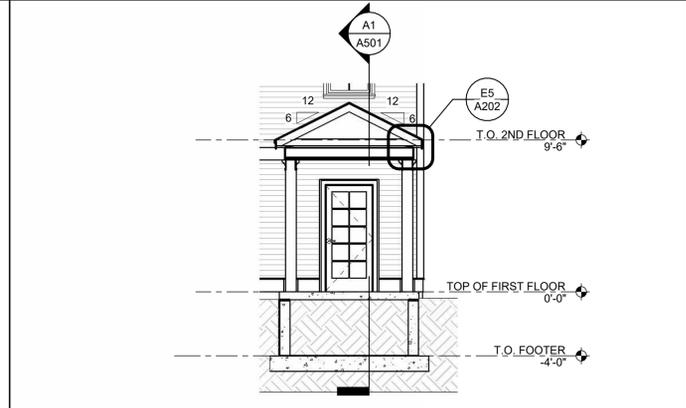
J16 BUILDING SECTION
3/16" = 1'-0"



J10 BUILDING SECTION
3/16" = 1'-0"



J1 BUILDING SECTION
3/16" = 1'-0"

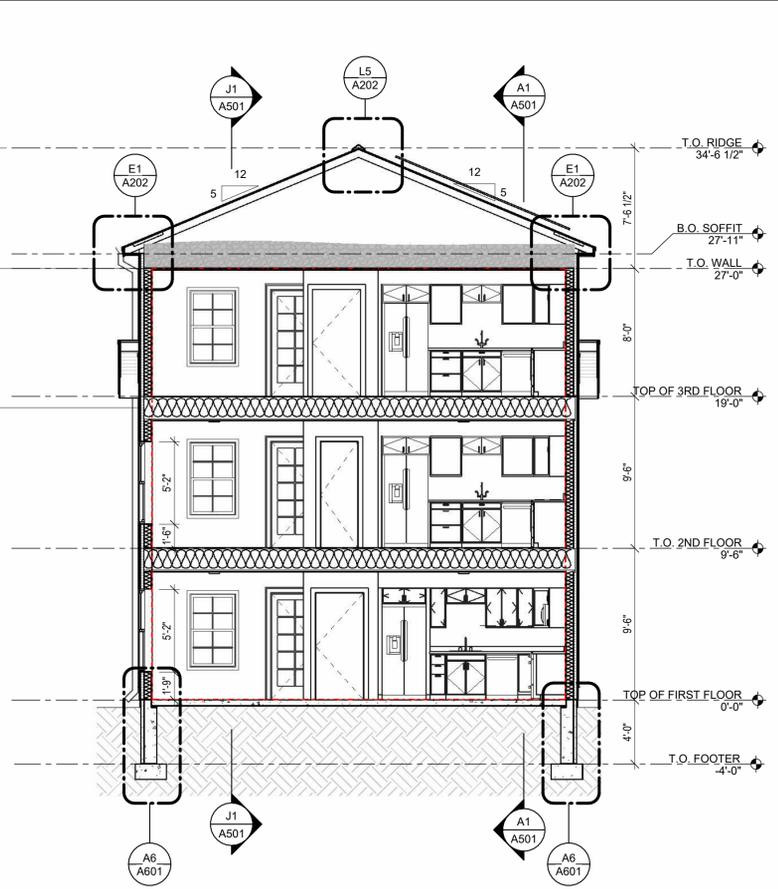


E16 BUILDING SECTION
3/16" = 1'-0"

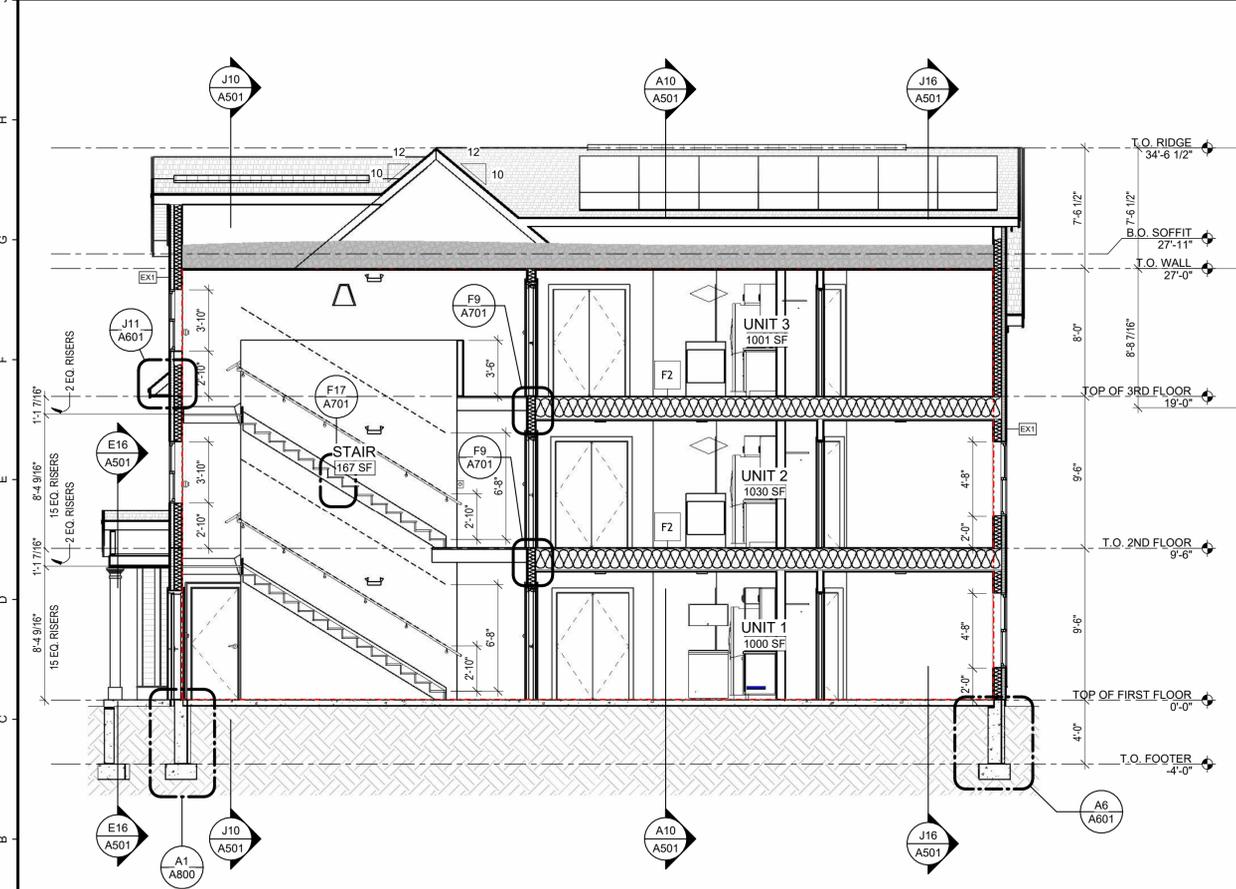
BUILDING SECTION LEGEND	
	DELINATES THERMAL BUILDING ENVELOPE

- NOTES:**
- THE AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE OF THE BUILDING AND ACROSS THE JOINTS AND ASSEMBLIES.
 - AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN, OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT, AND MECHANICAL VENTILATION.
 - PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED, OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEALS ASSOCIATED WITH PENETRATIONS SHALL BE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIALS SHALL BE APPROPRIATE TO THE CONSTRUCTION MATERIALS BEING SEALED AND SHALL BE SECURELY INSTALLED AROUND THE PENETRATION SO AS NOT TO DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE PENETRATIONS' ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT, AND MECHANICAL VENTILATION. SEALING OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILING.
 - RECESSED LIGHTING FIXTURES SHALL COMPLY WITH SPECIFICATION C402.5.7. WHERE SIMILAR OBJECTS ARE INSTALLED THAT PENETRATE THE AIR BARRIER, PROVISIONS SHALL BE MADE TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER.
 - REFER TO BUILDING AIR SEALING NOTES ON SHEET A001 FOR MORE INFORMATION.

A16 NOTES

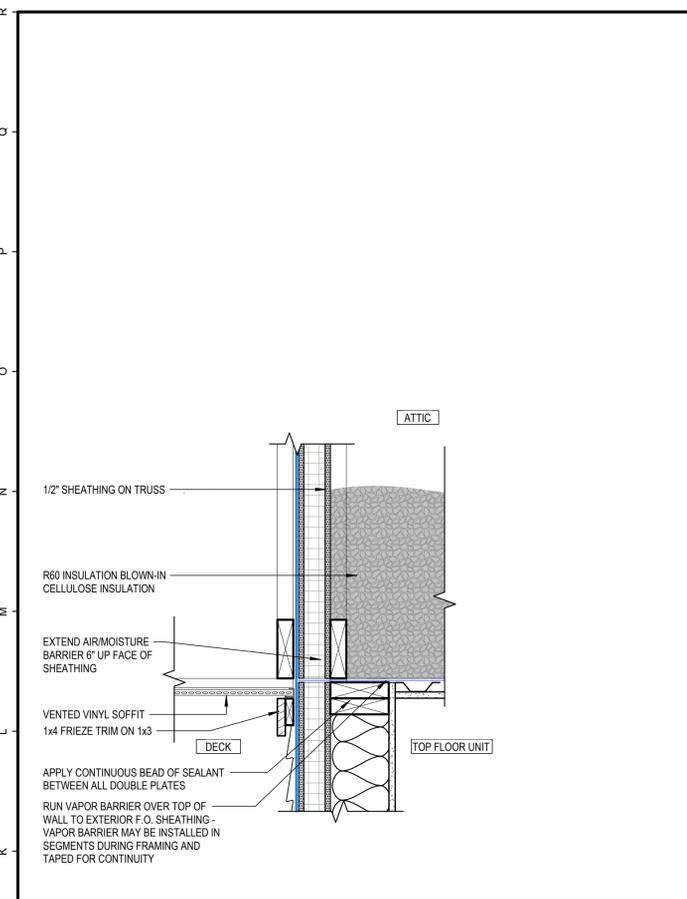


A10 BUILDING SECTION
3/16" = 1'-0"

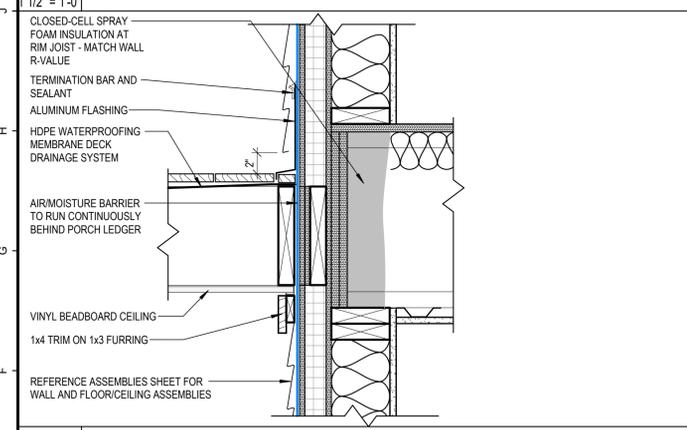


A1 BUILDING SECTION
3/16" = 1'-0"

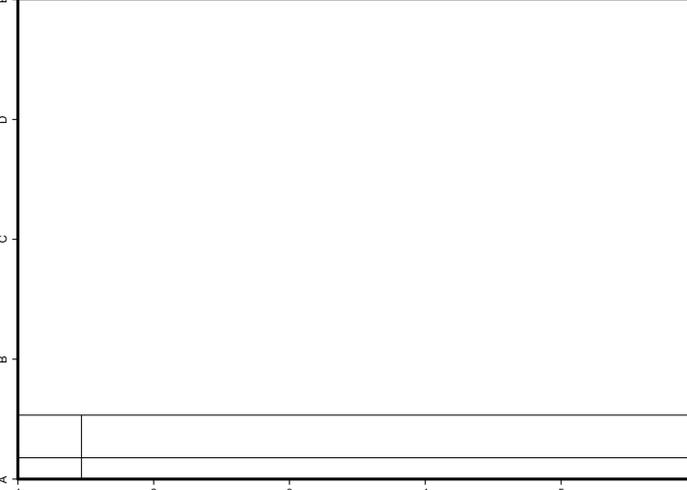
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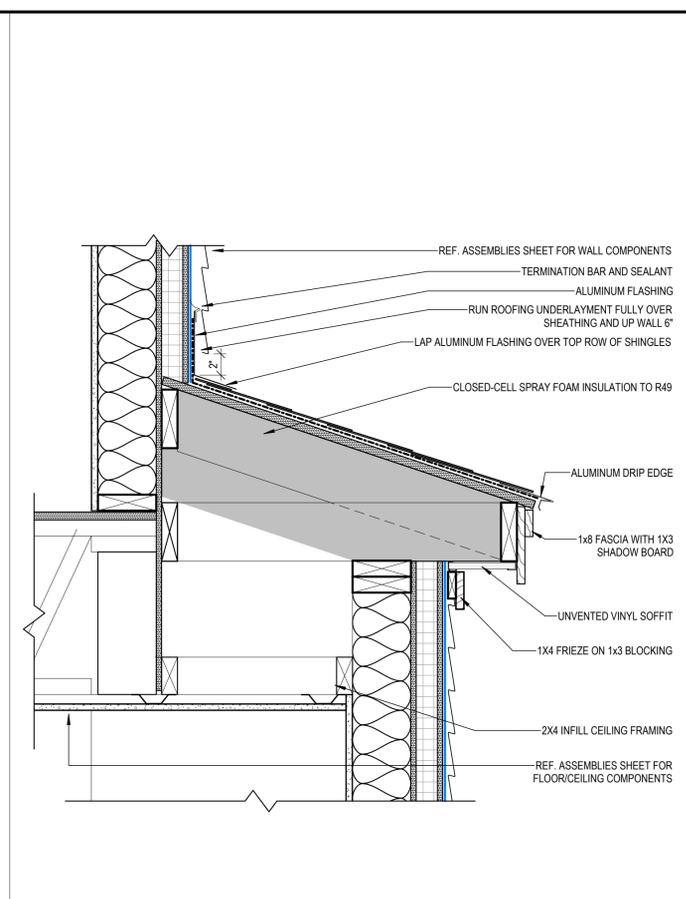
J1 TOP OF EXT WALL AT PORCH
1/2" = 1'-0"



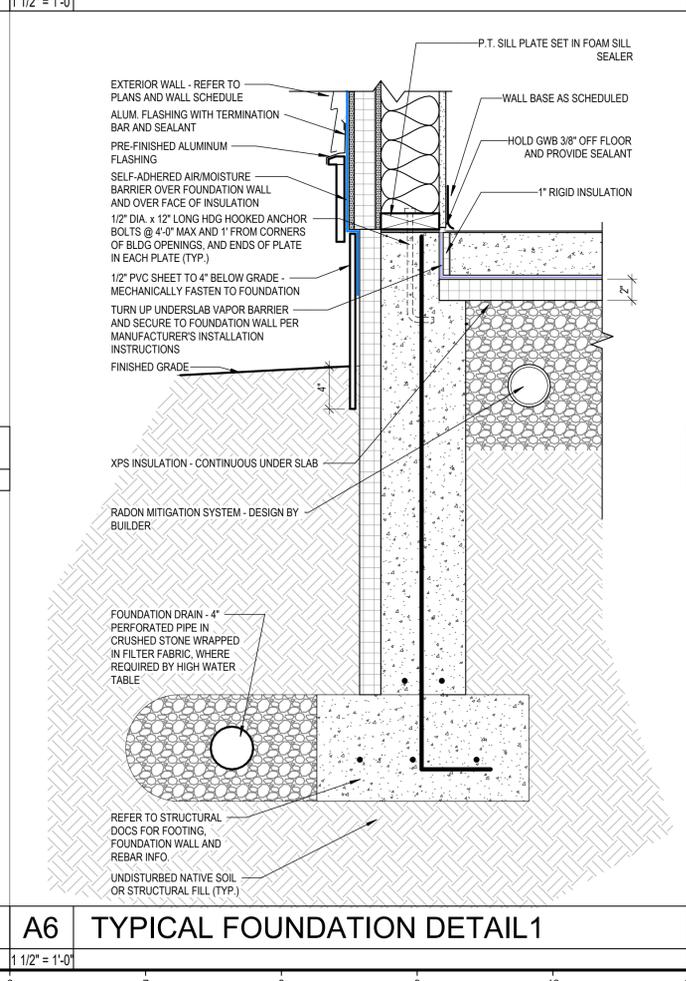
E1 RIM JOIST AT DECK
1/2" = 1'-0"



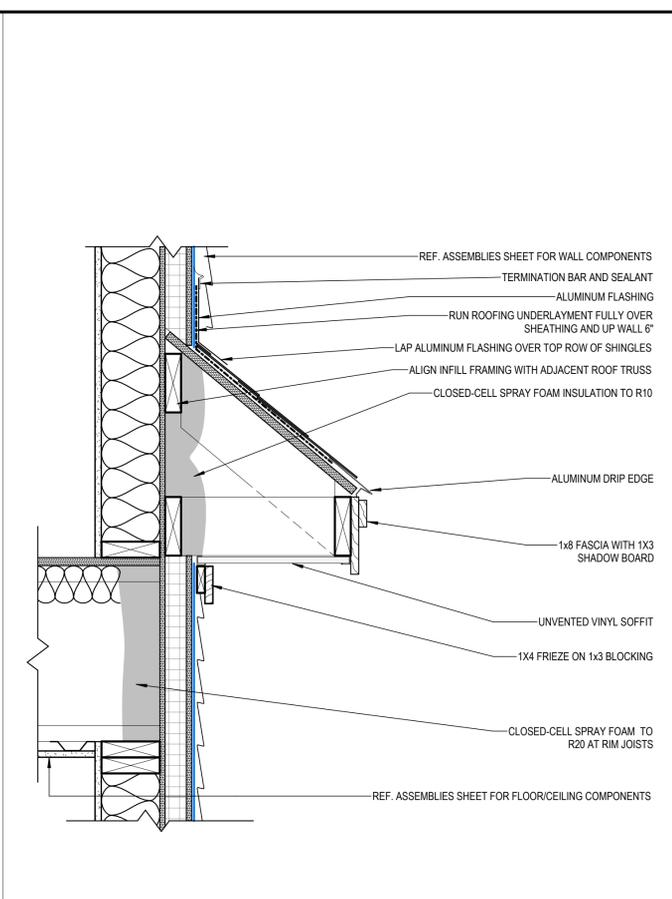
A6 TYPICAL FOUNDATION DETAIL 1
1 1/2" = 1'-0"



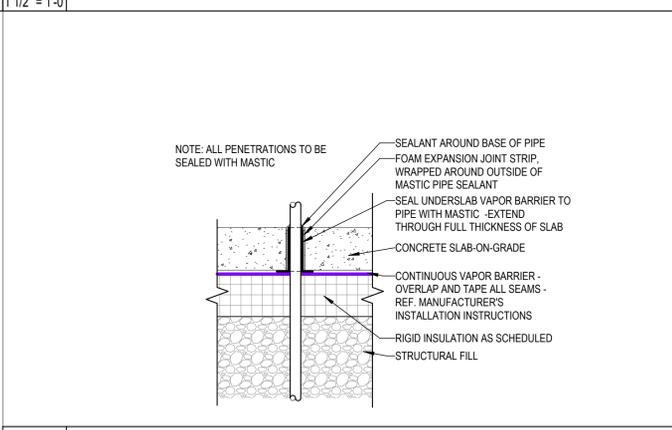
J6 BAY WINDOW ROOF
1 1/2" = 1'-0"



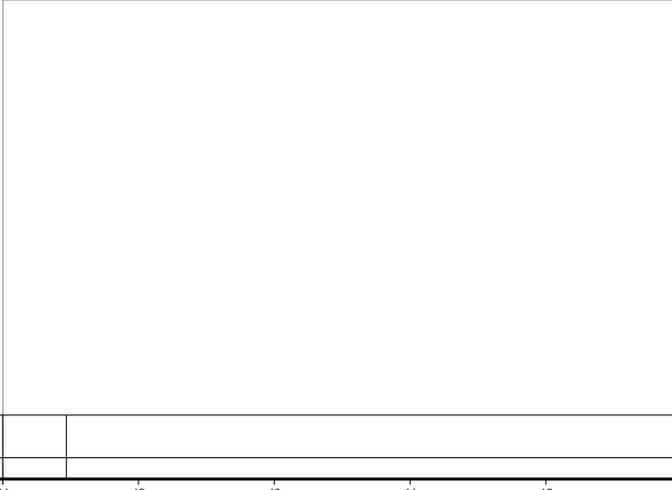
A11 UNDERSLAB PIPE PENETRATION 1
1 1/2" = 1'-0"



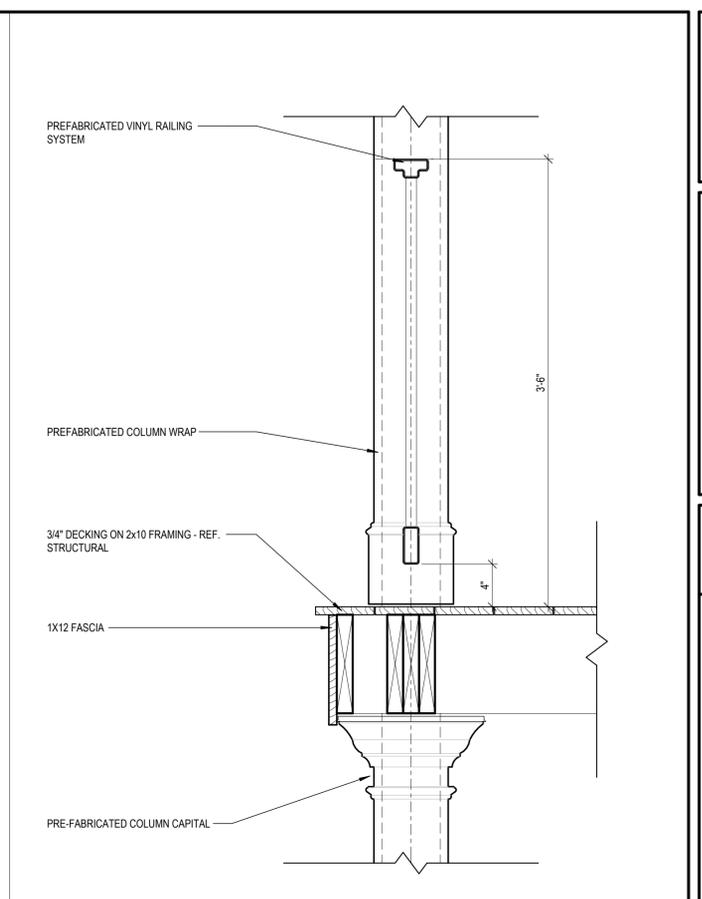
J11 RIM JOIST AT EAVE BAND
1 1/2" = 1'-0"



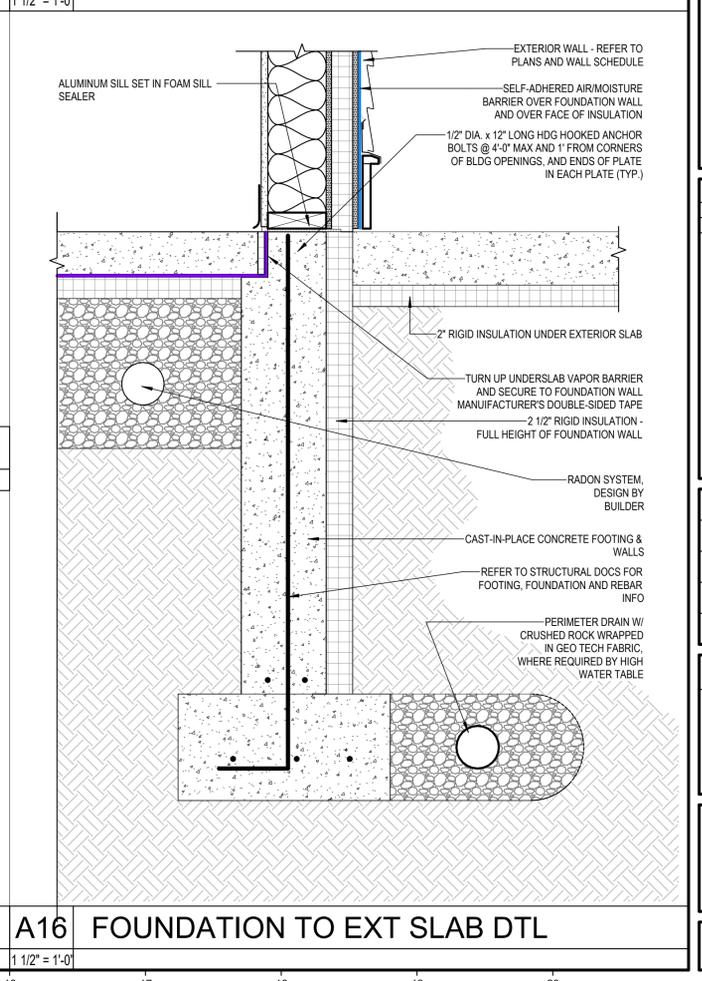
A16 FOUNDATION TO EXT SLAB DTL
1 1/2" = 1'-0"



A11 UNDERSLAB PIPE PENETRATION 1
1 1/2" = 1'-0"



J16 PORCH RAILING
1 1/2" = 1'-0"



A16 FOUNDATION TO EXT SLAB DTL
1 1/2" = 1'-0"

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BANGOR PROTOTYPICAL
3-UNIT TYPE 1
Bangor, Maine

REVISIONS		
#	DATE	DESCRIPTION

DATE:	06-30-2025
PROJECT #	010624.03
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CHECKED BY:	DEC
DRAWING SCALE	1 1/2" = 1'-0"

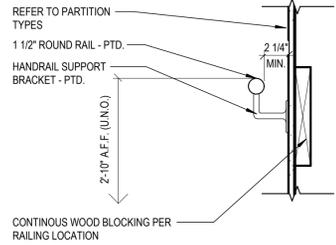
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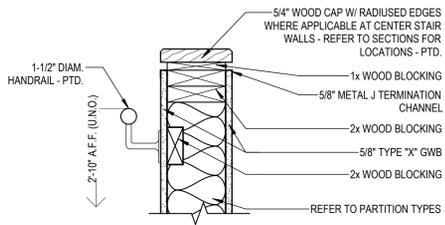
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7/2/2025 11:54:23 ABRC



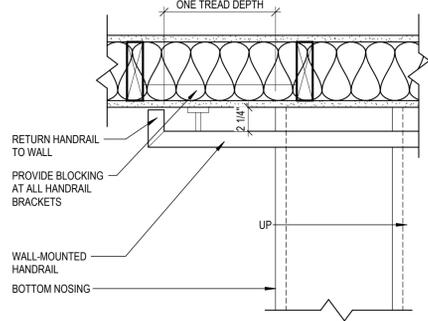
M5 STAIR-HANDRAIL-TYP.

1 1/2" = 1'-0"



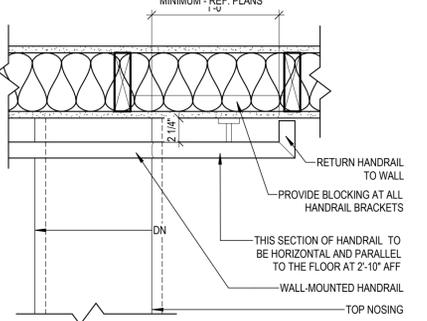
M9 STAIR-HANDRAIL-@ HALF WALL

1 1/2" = 1'-0"



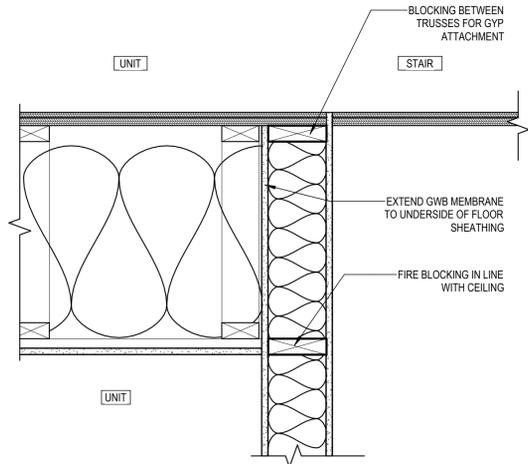
M17 HANDRAIL EXTENSION-BOTTOM

1 1/2" = 1'-0"



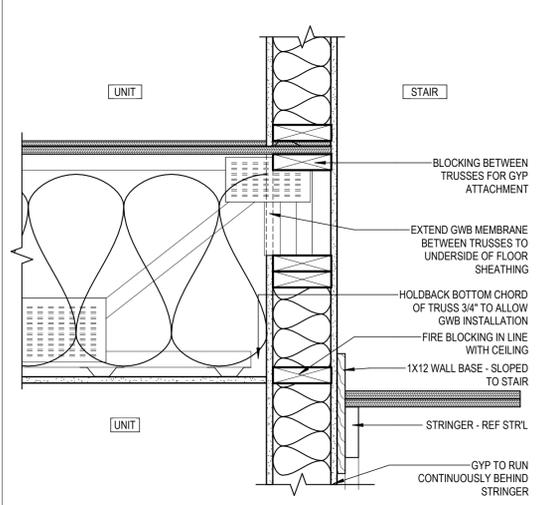
M13 HANDRAIL EXTENSION-TOP

1 1/2" = 1'-0"



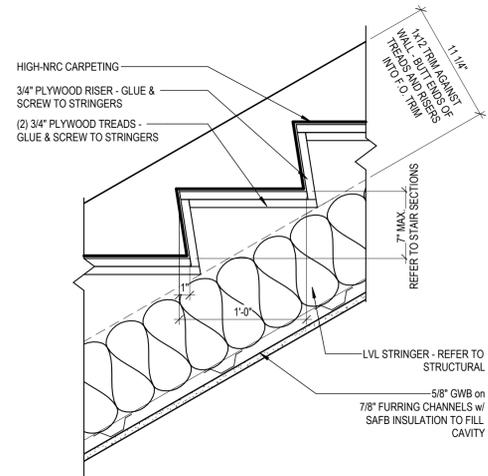
F9 STAIR SHAFT PAR'L. TO FRAM'G

1 1/2" = 1'-0"



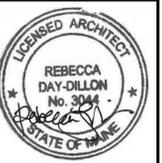
F13 STAIR SHAFT PERP. TO FRAM'G

1 1/2" = 1'-0"



F17 STAIR-TREAD/RISER-PLYWD

1 1/2" = 1'-0"



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SHEET TITLE
VERTICAL CIRCULATION

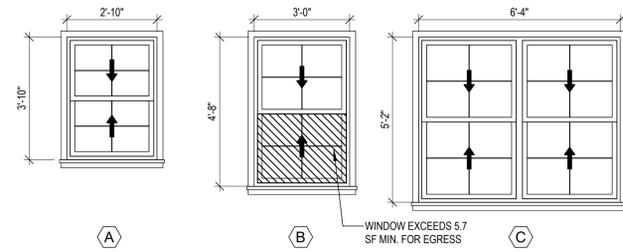
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DOOR				
NO	WIDTH	HGT.	THK.	RATING
100	3'-0"	6'-8"	0'-1 3/4"	
101	3'-0"	7'-0"	0'-1 3/4"	60 MIN
102	3'-0"	7'-0"	0'-1 3/4"	60 MIN
103	4'-6"	6'-8"	0'-1 3/8"	
104	3'-0"	6'-8"	0'-1 3/8"	
105	3'-0"	6'-8"	0'-1 3/8"	
105A	4'-6"	6'-8"	0'-1 3/8"	
107	3'-0"	6'-8"	0'-1 3/8"	
107A	3'-6"	6'-8"	0'-1 3/8"	
108	3'-0"	6'-8"	0'-1 3/8"	
109	3'-0"	6'-8"	0'-1 3/4"	
201	3'-0"	7'-0"	0'-1 3/4"	60 MIN
202	4'-6"	6'-8"	0'-1 3/8"	
203	2'-4"	6'-8"	0'-1 3/8"	
204	3'-0"	6'-8"	0'-1 3/8"	
204A	4'-6"	6'-8"	0'-1 3/8"	
206	3'-0"	6'-8"	0'-1 3/8"	
206A	4'-6"	6'-8"	0'-1 3/8"	
207	3'-0"	6'-8"	0'-1 3/8"	
208	3'-0"	6'-8"	0'-1 3/4"	
301	3'-0"	7'-0"	0'-1 3/4"	60 MIN
302	4'-6"	6'-8"	0'-1 3/8"	
303	3'-0"	6'-8"	0'-1 3/8"	
304	3'-0"	6'-8"	0'-1 3/8"	
304A	4'-6"	6'-8"	0'-1 3/8"	
305	3'-0"	6'-8"	0'-1 3/8"	
305A	3'-6"	6'-8"	0'-1 3/8"	
306	3'-0"	6'-8"	0'-1 3/8"	
307	3'-0"	6'-8"	0'-1 3/4"	

GENERAL DOOR NOTES:

- COORDINATE ALL HARDWARE AND LOCKING FUNCTIONS WITH OWNER
- GLAZING IN RATED DOORS SHALL BE RATED PER CODE
- PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE
- DOOR STYLES, MATERIALS, FINISHES, TRIM, AND HARDWARE TO BE SELECTED BY OWNER
- REFERENCE ENERGY CODE REQUIREMENTS FOR DOOR INSULATION AND GLAZING



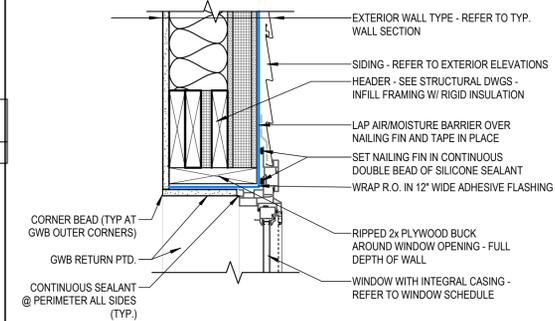
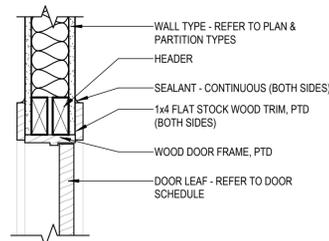
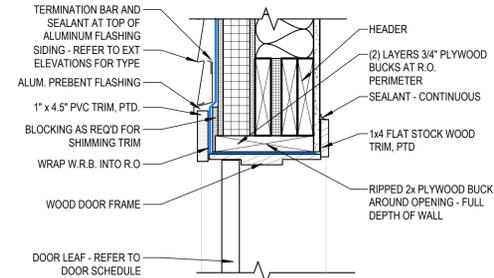
IECC TABLE R402.1.2 REQUIREMENTS (ZONE 6):
FENESTRATION: .30 MAX U-FACTOR

NOTE:

- MIN 1 WINDOW IN EACH SLEEPING ROOM TO MEET EGRESS REQUIREMENTS
- GLAZING TO BE TEMPERED WHERE REQUIRED BY CODE
- GLAZING TO BE INSULATED WHERE AT EXTERIOR WALL
- WINDOW MATERIALS, FINISHES, AND TRIM TO BE SELECTED BY OWNER.

N14 WINDOW SCHEDULE AND NOTES

L1 DOOR SCHEDULE AND NOTES



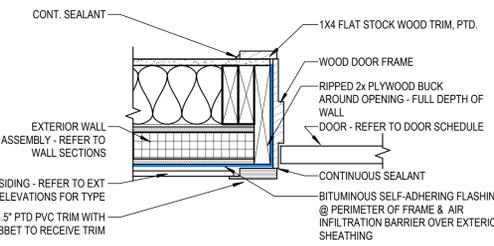
J9 TYP WDW HEAD DTL

1/2" = 1'-0"

J14 WINDOW SCHEDULE & TYPES

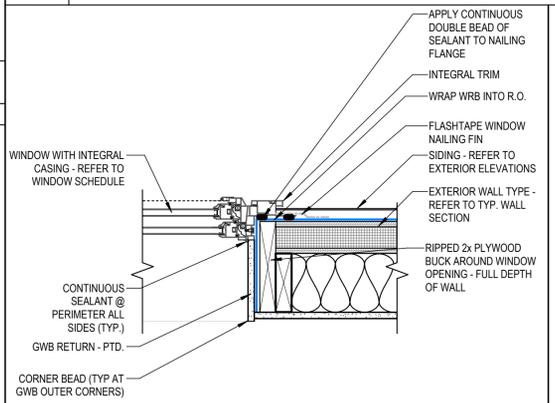
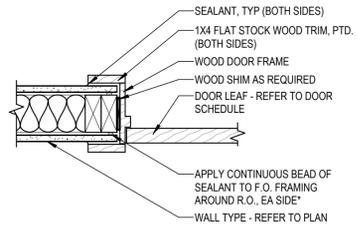
H1 EXT DOOR HDR

1/2" = 1'-0"



H5 INT WD DOOR HEAD

1/2" = 1'-0"

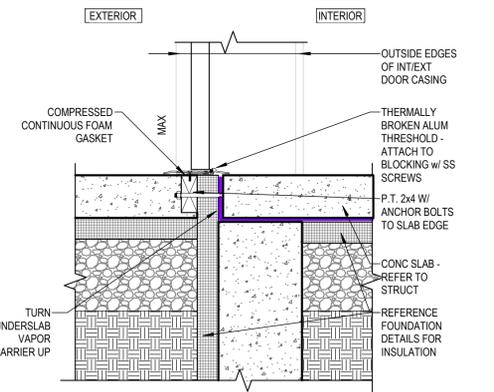


E9 TYP WDW JAMB DTL

1/2" = 1'-0"

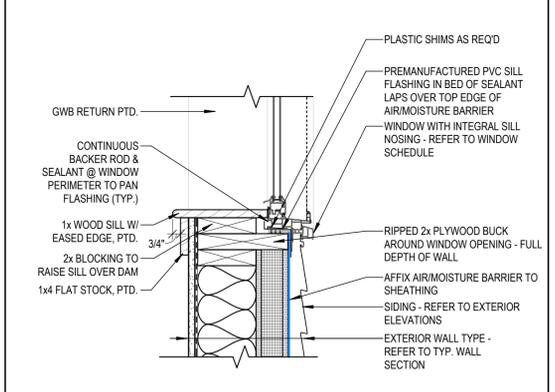
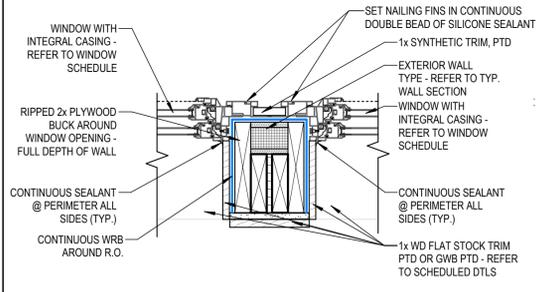
E1 EXT DOOR JAMB

1/2" = 1'-0"



E5 INT WD DOOR JAMB

1/2" = 1'-0"



A1 EXT DOOR SILL

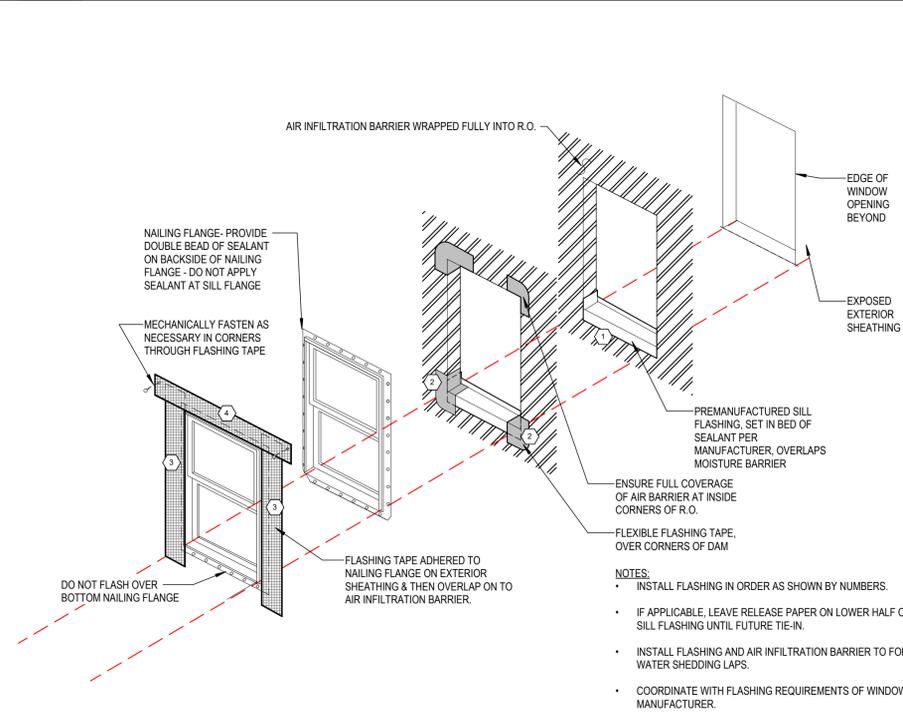
1/2" = 1'-0"

A5 TYP MULLED WINDOW JAMB

1/2" = 1'-0"

A9 TYP WDW SILL DTL

1/2" = 1'-0"



A13 WINDOW FLASHING

3/8" = 1'-0"

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Bangor, Maine

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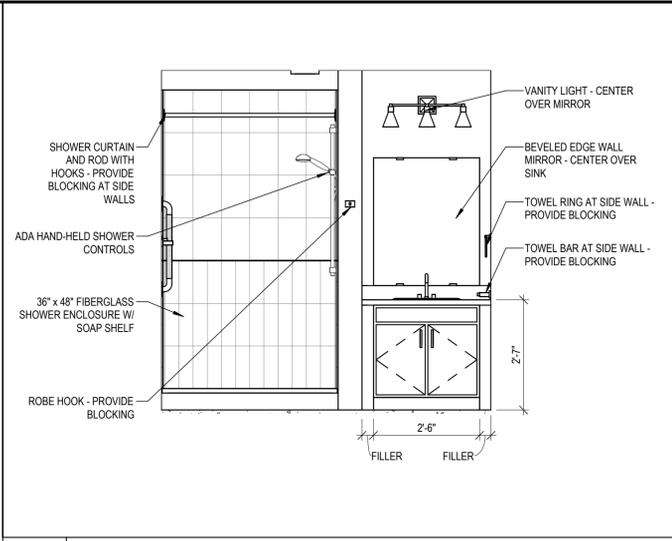
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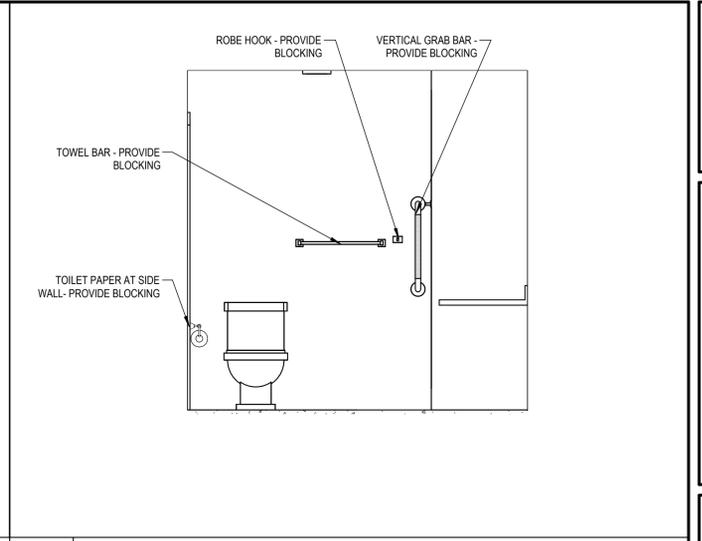
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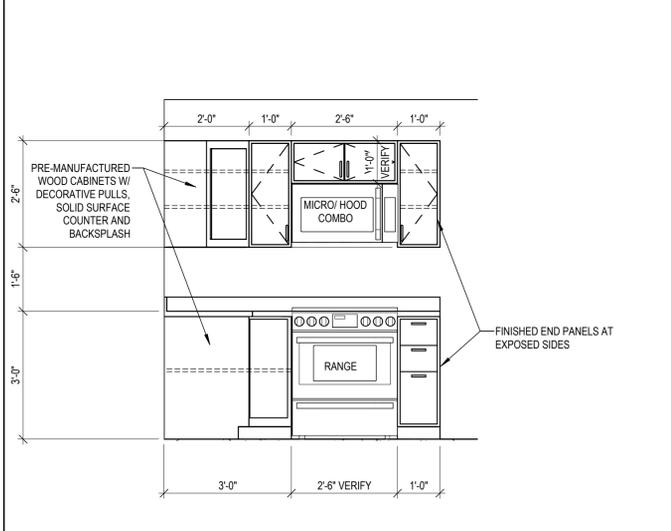
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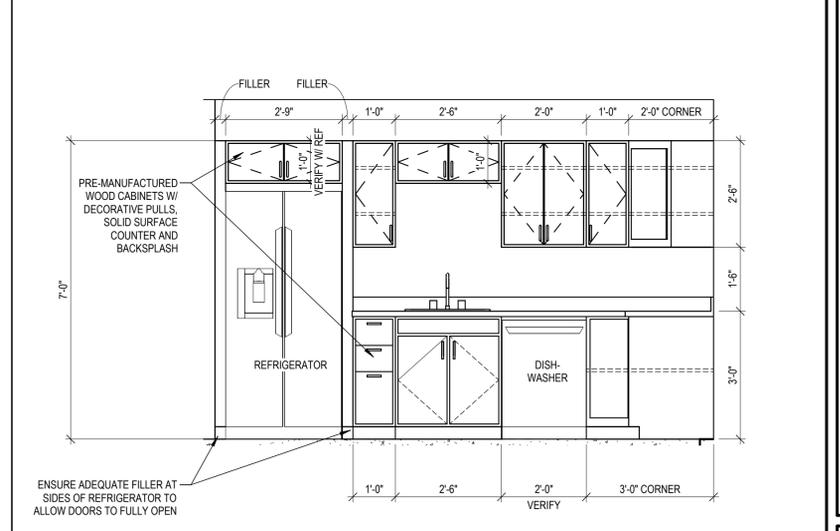
M11 BATH - SINK / SHOWER SIDE WALL
1/2" = 1'-0"



M16 BATH - TOILET WALL
1/2" = 1'-0"



G10 KITCHEN - RANGE WALL
1/2" = 1'-0"



G15 KITCHEN - SINK WALL
1/2" = 1'-0"



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