

BLAINE HOUSE STAFF ENTRANCE UPGRADES AUGUSTA, MAINE

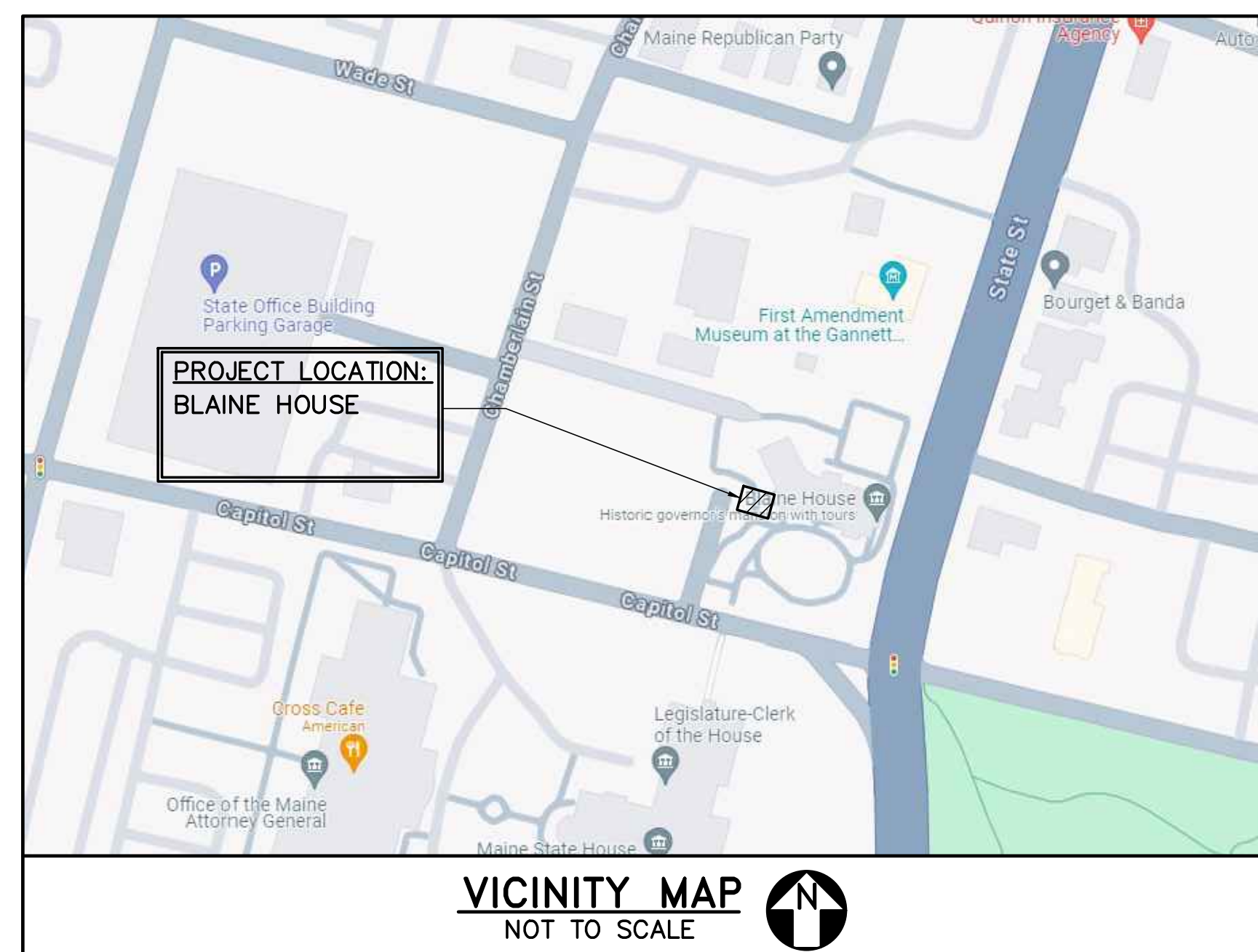
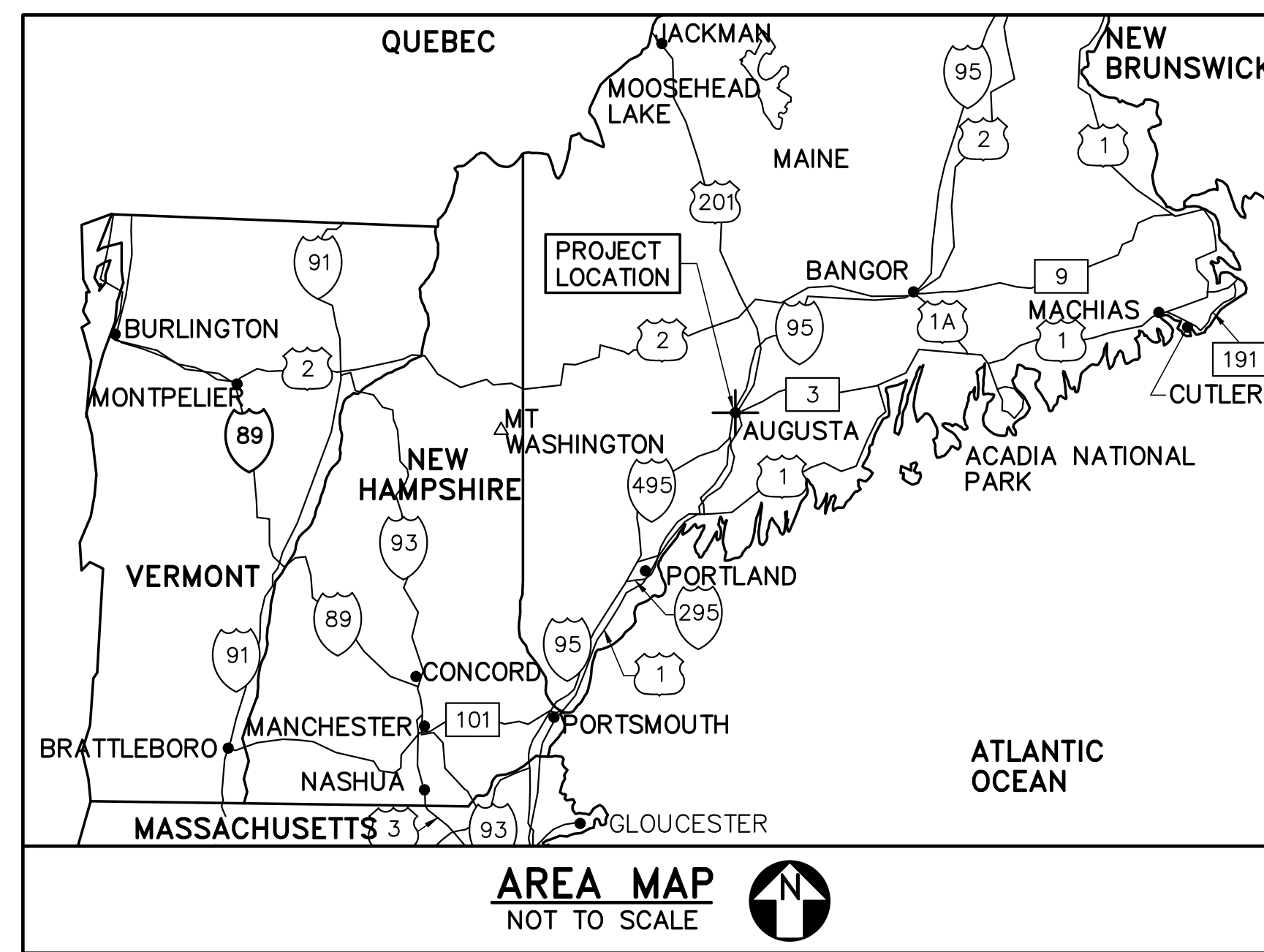
OAK POINT ASSOCIATES

ARCHITECTS - ENGINEERS

231 MAIN STREET, BIDDEFORD, MAINE, 04005

LIST OF DRAWINGS

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LEGEND

	DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN SHEETS WHERE DETAIL IS TAKEN
	INDICATES DIRECTION OF CUTTING PLANE WALL SECTION OR ELEVATION NUMBER SHEET WHERE WALL SECTION OR ELEVATION IS DRAWN SHEETS WHERE WALL SECTION OR ELEVATION IS TAKEN
	INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION IS DRAWN
	OFFICE 222
	DOOR NUMBER
	WALL TYPE
	BORROWED LITE
	DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN
	KEY NOTE
	REMOVE OR DEMO ITEM
	PROVIDE OR INSTALL ITEM
	EXISTING ITEM
	ELEVATION CONTOUR, 2 FOOT
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	BUILDING LINE
	WROUGHT IRON FENCE
	PVC FENCE
	STAMPED ASPHALT PAVEMENT
	EDGE OF SHRUBS
	BRICK SIDEWALK AND CURB
	OHU— OVERHEAD UTILITY LINE(S)
	EUC— UNDERGROUND COMMUNICATION LINE(S)
	EUE— UNDERGROUND ELECTRIC LINE(S)
	EUE(DB)— DIRECT BURIES UNDERGROUND ELECTRIC LINE(S)
	EUNG(8")— UNDERGROUND NATURAL GAS LINE, WITH SIZE IF KNOWN
	ESD(8"HDPE)— STORM DRAIN LINE, WITH SIZE AND MATERIAL IF KNOWN
	EW(2")— WATER LINE, WITH SIZE IF KNOWN
	ESS(6"PVC)— SANITARY SEWER LINE, WITH SIZE AND MATERIAL IF KNOWN
	GROUND MOUNTED SPOT LIGHT
	LIGHT POLE AND FIXTURE

	TELEPHONE MANHOLE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER SHUT-OFF VALVE
	UTILITY POLE
	CATCH BASIN
	DRAIN MANHOLE
	SIGN
	DRY WELL
	GROUND WATER RECHARGE TRENCH

ABBREVIATIONS

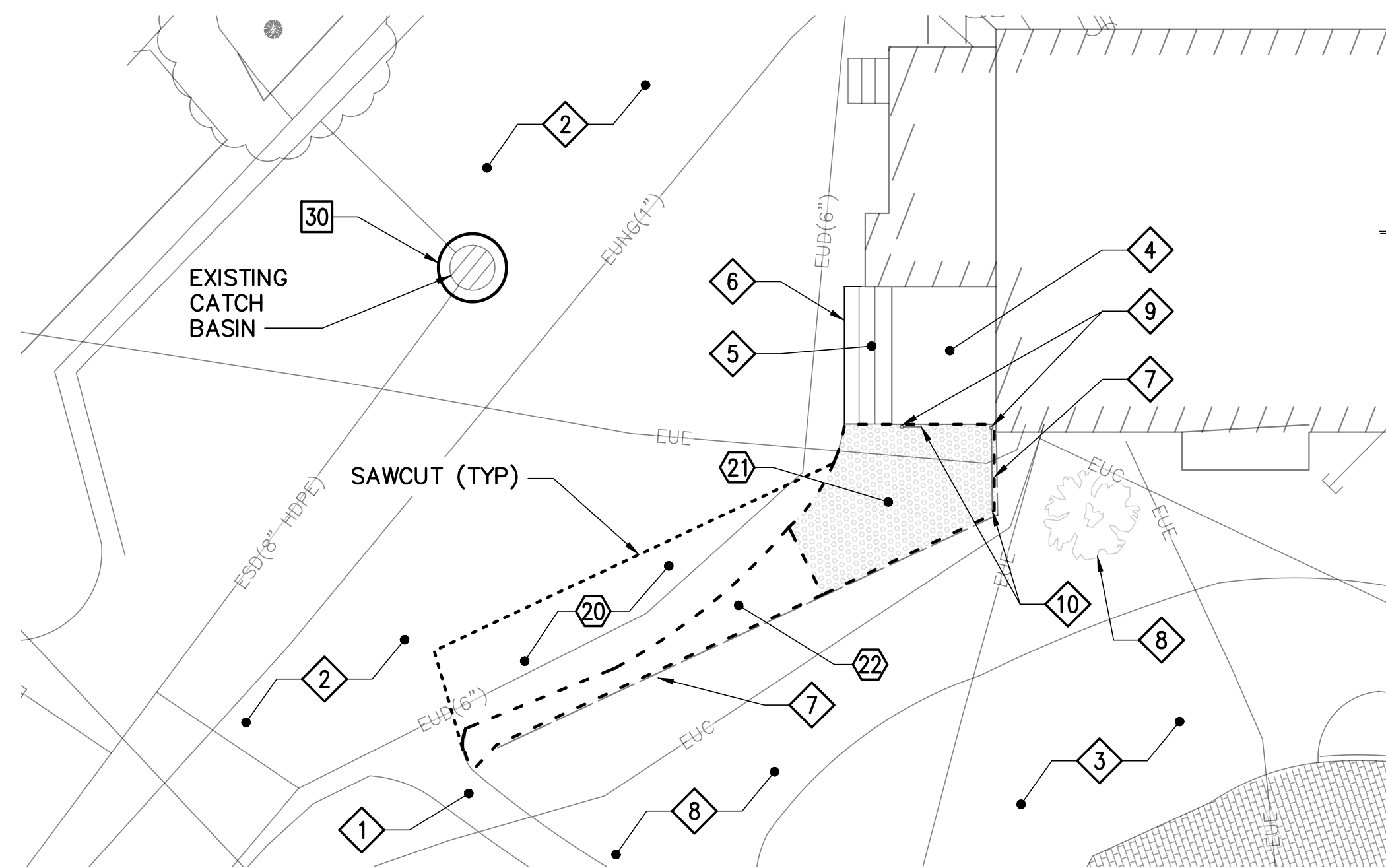
±	PLUS/MINUS
&	AND
@	AT
BD	BOARD
C	CENTERLINE
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DWG	DRAWING
DN	DOWN
ELEV	ELEVATION
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERNAL
FRT	FIRE RETARDANT TREATED
GYP BD	GYPSUM BOARD
HDPE	HIGH DENSITY POLYETHYLENE PLASTIC
INV	INVERT ELEVATION
MAX	MAXIMUM
MFR	MANUFACTURER
MFRS	MANUFACTURER'S
MIN	MINIMUM
MIR	MIRROR
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO, #	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PT	PRESERVATIVE TREATED
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
REINF	REINFORCED
RM	ROOM
SAT	SUSPENDED
SCH	ACOUSTICAL TILE SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
SYS	SYSTEM
TYP	TYPICAL
W/	WITH
WD	WOOD

GENERAL CONSTRUCTION NOTES

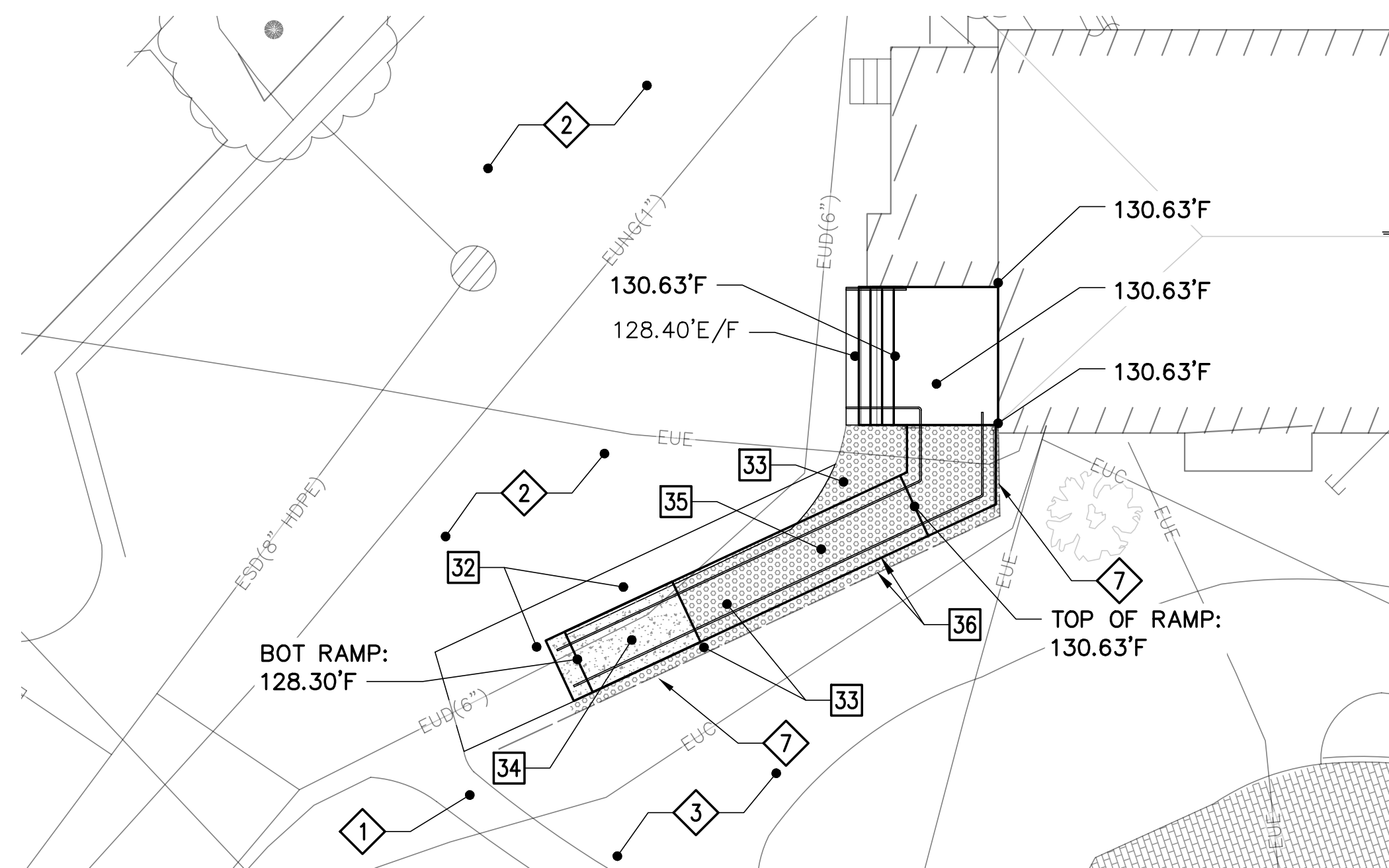
- THE BUILDING WILL REMAIN OCCUPIED DURING ALL CONSTRUCTION WORK. COORDINATE WORK SCHEDULE AND MATERIALS DELIVERIES WITH THE GOVERNMENT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH ARE APPLICABLE TO THIS PROJECT.
- WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, WOOD TRIM AND OTHER ACCESSORIES WHEN MOUNTED ON STUD WALLS.
- BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT, CLEAN AND SAFE CONDITION.
- THE CONTRACTOR SHALL DISPOSE OF AND/OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT AS REQUIRED BY THE STATE OF MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ALL WORK SHALL BE PROVIDED IN COMPLIANCE WITH THAT INDUSTRIES STANDARDS AND PERFORMED IN A WORKMANLIKE PROFESSIONAL MANNER.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE CONTRACTING OFFICER AT NO ADDITIONAL COST TO THE GOVERNMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION FROM THE WEATHER (TARPAULINS) FOR EXPOSED STRUCTURE.
- THE CONTRACTOR SHALL COORDINATE AND REROUTE GOVERNMENT PERSONNEL AND GENERAL PUBLIC AROUND WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING EGRESS ROUTES WITHIN THE WORK AREA.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AT ALL WORK AREAS TO PREVENT PERSONNEL FROM ENTERING AREAS OF WORK. PROVIDE COVERED WALKWAYS WHEN WORKING OVER PEDESTRIAN PATHS.
- ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COORDINATE THE TIMING AND SEQUENCE OF WORK WITH THE CONTRACTING OFFICER AND GOVERNMENT EMPLOYEES.
- THE CONTRACTOR SHALL SUBMIT TO THE GOVERNMENT/ CONTRACTING OFFICER PRIOR TO THE COMMENCEMENT OF THE WORK A DETAILED CONSTRUCTION SCHEDULE ESTABLISHING THE SEQUENCE OF WORK AND TIMETABLE FOR COMPLETION. THE PROGRESSION OF WORK SHALL BE CLOSELY MONITORED AND COORDINATED WITH THE GOVERNMENT.
- THE CONSTRUCTION OPERATIONS SHALL BE SCHEDULED WEEKLY IN SUCH A MANNER TO ACCOMMODATE THE GOVERNMENT OCCUPANCY AND MINIMIZE DISRUPTION TO FACILITY OPERATIONS.

NO.		DATE	DESCRIPTION	BY
REVISIONS				
		NO.	22205.07	
		DATE	09/06/2024	

	STATE OF MAINE BGS
TITLE: BLAINE HOUSE STAFF ENTRANCE UPGRADES	
LOCATION: AUGUSTA, MAINE	
TITLE THIS DWG: TITLE, LIST OF DRAWINGS, NOTES, MAPS AND ABBREVIATIONS	
DRAWN BY: SMC CHECK BY: TGB	
DRAWING NO. G-001 SHEET NO.	



1 ACCESSIBLE RAMP REMOVALS SITE PLAN
C-101 SCALE: 1"=10'



2 ACCESSIBLE RAMP SITE PLAN
C-101 SCALE: 1"=10'

CIVIL LEGEND

- REMOVE OR DEMO ITEM
- SAWCUT
- PROVIDE OR INSTALL ITEM
- EXISTING ITEM
- EXISTING PVC FENCE
- EUC --- UNDERGROUND COMMUNICATION LINE(S)
- EUE --- UNDERGROUND ELECTRIC LINE(S)
- EUNG(1") --- UNDERGROUND NATURAL GAS LINE, WITH SIZE IF KNOWN
- ESD(8"HDPE) --- STORM DRAIN LINE, WITH SIZE AND MATERIAL IF KNOWN
- EUD(6") --- UNDERDRAIN LINE, WITH SIZE AND MATERIAL IF KNOWN
- 128.40'E/F --- EXISTING/FINISH SPOT GRADE (DECIMAL FEET)
- 130.63'F --- FINISH SPOT GRADE (DECIMAL FEET)
- [Concrete Hatching] CONCRETE HATCHING
- [Gravel Hatching] GRAVEL HATCHING

EXISTING KEYNOTES (THIS SHEET ONLY)

- 1 EXISTING CONCRETE ASPHALT PAVEMENT WALK.
- 2 EXISTING ASPHALT CONCRETE PAVEMENT.
- 3 EXISTING LAWN.
- 4 EXISTING PORCH DECKING. SEE DRAWING AD101.
- 5 EXISTING PORCH STAIRS. SEE DRAWING AD101.
- 6 EXISTING CONCRETE SLAB-ON-GROUND AT BOTTOM OF PORCH STAIRS.
- 7 EXISTING PVC FENCE (PROTECT DURING CONSTRUCTION).
- 8 EXISTING PLANTINGS.
- 9 EXISTING 2.25"± OD PVC DOWN SPOUTS FOR EXISTING PVC GUTTERS.
- 10 EXISTING 2.25"± OD PVC DOWN SPOUT OUTLET TO GRADE.
- 11 - 19 NOT USED.

REMOVALS KEYNOTES (THIS SHEET ONLY)

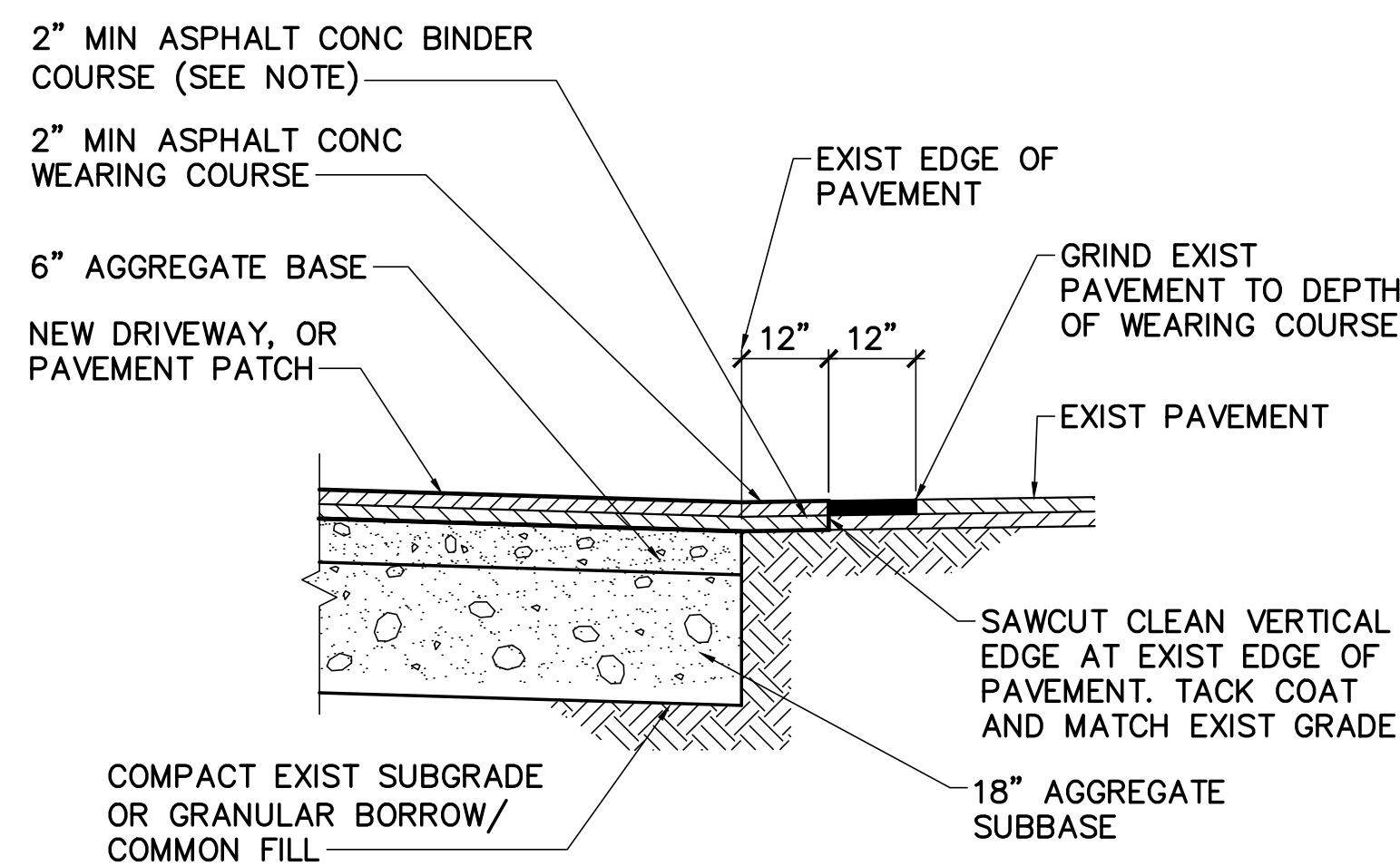
- 20 SAWCUT AND REMOVE EXISTING ASPHALT CONCRETE PAVEMENT.
- 21 STRIP EXISTING CRUSHED STONE.
- 22 STRIP EXISTING MULCH.

KEYNOTES (THIS SHEET ONLY)

- 30 INLET PROTECTION DETAIL. SEE DETAIL 3/C-101.
- 31 COMPOST FILTER SOCK. SEE DETAIL 4/C-101.
- 32 ASPHALT CONCRETE PAVEMENT. SEE DETAIL 5/C-101.
- 33 4" THICK, 3/8" CRUSHED STONE SURFACE.
- 34 CONCRETE LANDING PAD, SEE 3/SB101
- 35 ADA RAMP, SEE AE101
- 36 ADA RAMP IS TO REMAIN PARALLEL TO EXISTING PVC FENCE AND MAINTAIN 12" OFFSET BETWEEN FENCE AND RAMP

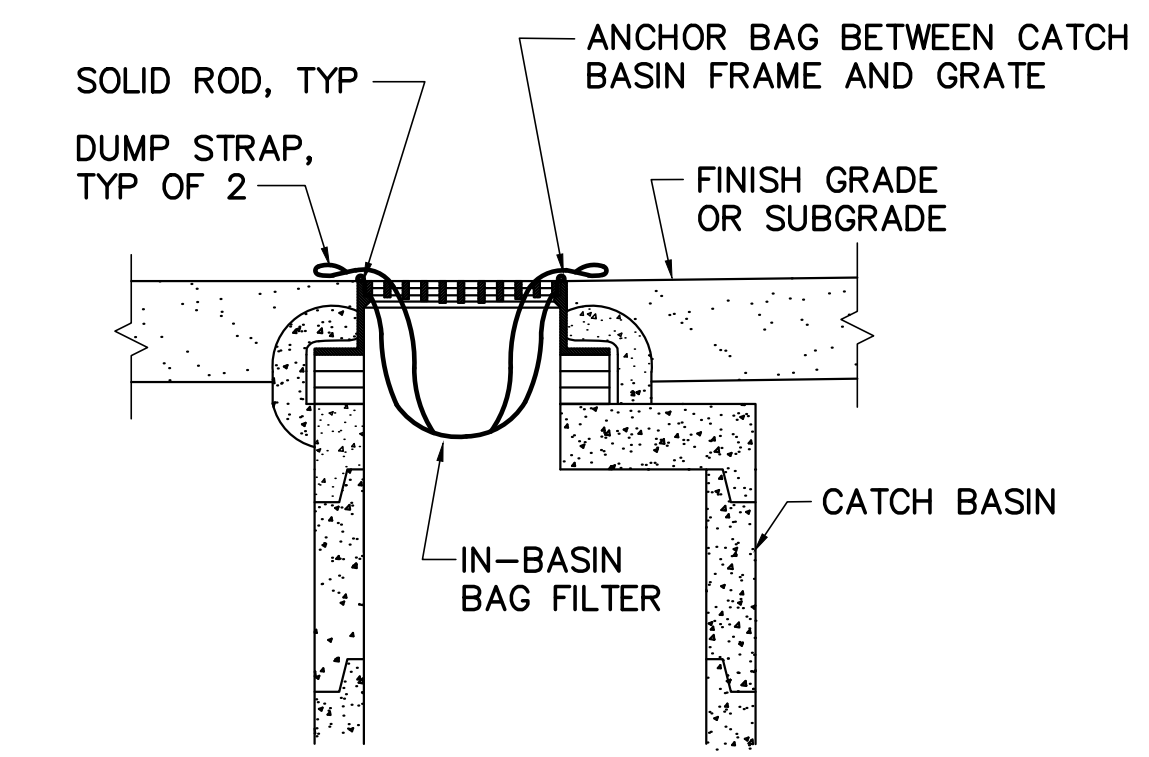
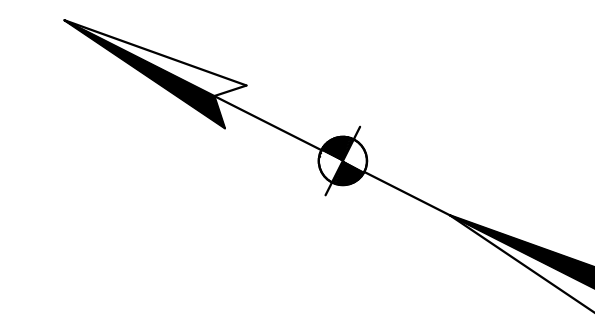
NOTES:

- DURING CONSTRUCTION AND THEREAFTER, IMPLEMENT EROSION CONTROL MEASURES AS INDICATED AND SPECIFIED, AS WELL AS ADDITIONAL MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL LAW. EROSION CONTROL MEASURES MUST BE IN ACCORDANCE WITH THE CURRENT EDITION "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" BY THE MAINE DEP.
- THE CONTRACTOR MUST CALL "DIG SAFE" AT LEAST 72 HOURS BEFORE THE START OF THE SITE REMOVALS AND OBTAIN A DIG SAFE TICKET. THE CONTRACTOR ALSO MUST PROVIDE THE SERVICES OF A PRIVATE UTILITY LOCATOR TO IDENTIFY AND MARK THE EXISTING UTILITIES.



5 ASPHALT CONCRETE PAVEMENT DETAIL
C-101 SCALE: 3/8"=1'-0"

GRID NORTH

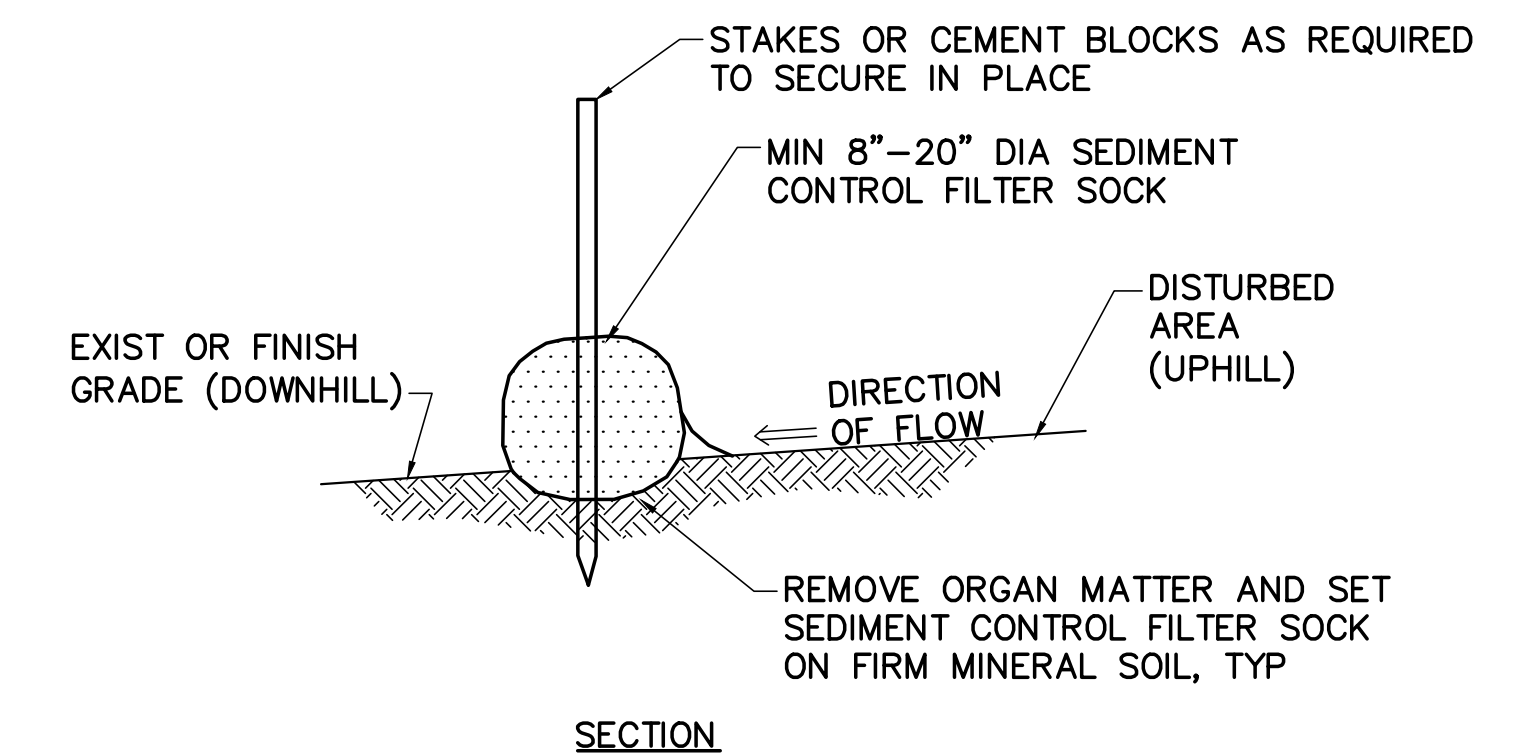


INLET PROTECTION NOTES:

- IN-BASIN BAG FILTERS SHALL BE A WOVEN POLYPROPYLENE WITH THE FOLLOWING MINIMUM PROPERTIES:
 - GRAB TENSILE STRENGTH ACCORDING TO ASTM D-4632: 300 LBS
 - PUNCTURE RESISTANCE ACCORDING TO ASTM D-4833: 120 LBS
 - MULLEN BURST ACCORDING TO ASTM D-3786: 800 PSI
 - FLOW RATE ACCORDING TO ASTM D-4491: 44 GAL/MIN/FT
- BAG FILTER SEAMS SHALL BE DOUBLE STITCHED WITH HIGH-STRENGTH NYLON THREAD AND SHALL HAVE A AVERAGE WIDE WIDTH STRENGTH PER ASTM D 4884 OF 165 LBS/INCH.
- INSPECT INLET PROTECTION WEEKLY AND AFTER EACH RAINFALL EVENT. CLEAN OUT, REPAIR OR REPLACE INLET PROTECTION PROMPTLY AS REQUIRED TO MAINTAIN IN GOOD WORKING CONDITION.
- INSTALL AND EMPTY BAG FILTERS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

3 TYP INLET PROTECTION DETAIL

C-101 NOT TO SCALE

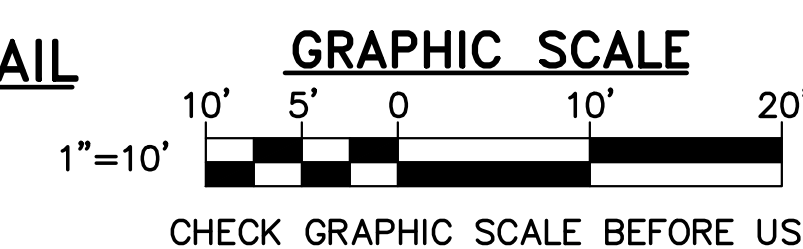


COMPOST FILTER SOCK BERM:

- SEDIMENT CONTROL FILTER SOCK MUST CONSIST OF STRAW, SHREDDED BARK, STUMP GRINDINGS, OR OTHER ORGANIC MATERIALS WRAPPED IN BIODEGRADABLE TUBULAR NETTED OR SIMILAR ENCASING MATERIAL AND MUST BE MANUFACTURED FOR THE PURPOSE OF TEMPORARY SEDIMENT CONTROL. INSTALL SEDIMENT CONTROL FILTER SOCK ACCORDING TO MANUFACTURER RECOMMENDATIONS.
- SECURELY STAKE SEDIMENT CONTROL FILTER SOCK IN PLACE TO PREVENT MOVEMENT AND UNDERMINING OF THE FILTER SOCK.
- INSTALL FILTER SOCK FIRMLY IN THE TRENCHES AND ABUT TIGHTLY END TO END. DO NOT OVERLAP ENDS.
- REMOVE SEDIMENT ACCUMULATIONS WHEN EXCEEDING ONE HALF THE HEIGHT BETWEEN THE TOP OF THE FILTER SOCK AND THE GROUND SURFACE.
- SEDIMENT CONTROL FILTER SOCK MUST REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

4 COMPOST FILTER SOCK

C-101 NOT TO SCALE



		STATE OF MAINE BGS TITLE: BLAINE HOUSE STAFF ENTRANCE UPGRADES LOCATION: AUGUSTA, MAINE TITLE THIS DWG: ACCESSIBLE RAMP SITE PLANS
DRAWN BY: DEW CHECK BY: JLG NO. 22205.07 DATE 09/06/2024		OAK POINT ASSOCIATES C-101 SHEET NO. 2 OF 9

STRUCTURAL NOTES

CONCRETE

1. CONFORM WITH ACI 117 (EXCEPT AS NOTED BELOW), ACI 201, ACI 211.1, ACI 301, ACI 302.1R, ACI 305R, ACI 306.1, ACI 308.1, ACI 309R, ACI 315, ACI 318, ACI 330 AND ACI 347R.
2. CONCRETE EXPOSED TO WEATHER: NORMAL WEIGHT, F'c=5000 PSI WITH A MAXIMUM WATER/CEMENT RATIO=0.45. CONCRETE FOR PIERS: NORMAL WEIGHT, F'c=4000 PSI WITH A MAXIMUM WATER/CEMENT RATIO=0.50.
3. CONCRETE MUST NOT BE PLACED ON FROZEN SUBGRADE.
4. PROTECT SUBGRADE FROM FREEZING.
5. DEFORMED REINFORCING BARS: ASTM A615/A615M (GRADE 60).
6. LAP SPLICE CONCRETE REINFORCEMENT IN ACCORDANCE WITH ACI 301/ACI 318.
7. MINIMUM REINFORCING STEEL COVER: PIERS 2", UNLESS INDICATED OTHERWISE.
8. SUPPORT STEEL REINFORCEMENT BY APPROVED MATERIALS.
9. CURE CONCRETE AS SPECIFIED. CONCRETE NOT CURED WILL NOT BE ACCEPTED.
10. BONDING ADHESIVE: ASTM C1059.

WOOD

1. WOOD FRAMING AND FASTENERS TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION (2015)(AFPA NDS).
2. EACH PIECE OF LUMBER MUST BE "S-DRY" AND BEAR THE GRADE STAMP OF A GRADING RULES AGENCY APPROVED BY THE PS-20 "AMERICAN SOFTWOOD LUMBER STANDARDS COMMITTEE".
3. MINIMUM STRUCTURAL PROPERTIES OF WOOD FRAMING ARE AS FOLLOWS:
WALL STUD FRAMING, TYPICAL HEADERS, AND BUILT-UP POSTS:
SPRUCE-PINE-FIR NO. 2 OR BETTER WITH MINIMUM DESIGN VALUES:
Fb=875 PSI, Fv=135 PSI, Ft=450 PSI, Fc_{||}=1,150 PSI AND E=1,400,00 PSI.
4. PROVIDE NAILING IN ACCORDANCE WITH TABLE 2304.9.1 OF THE 2018 INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE.
5. CONNECTION HARDWARE TO HAVE MINIMUM ALLOWABLE CAPACITIES AS INDICATED. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. DESIGN BASED ON SIMPSON STRONG TIE PRODUCTS. ALTERNATE DESIGNS THAT MEET OR EXCEED THE REQUIRED DESIGN CAPACITIES ARE PERMITTED.

STRUCTURAL ABBREVIATIONS:

±	PLUS OR MINUS
∠	ANGLE
ACI	AMERICAN CONCRETE INSTITUTE
ALT	ALTERNATE
ARCH	ARCHITECTURAL
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BFE	BOTTOM OF FOOTING ELEVATION
BLDG	BUILDING
CL	CENTERLINE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
DIA	DIAMETER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION, ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F'c	CONCRETE COMPRESSIVE STRENGTH
FND	FOUNDATION
FTG	FOOTING
Fy	YIELD STRESS
GA	GAUGE
GALV	GALVANIZED
HGT	HEIGHT
HORIZ	HORIZONTAL
IBC	INTERNATIONAL BUILDING CODE
IN	INCH
INSUL	INSULATION
K	KIPS
KSI	KIPS PER SQUARE INCH
LBS	POUNDS
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MTL	METAL
#, NO	NUMBER
OC	ON CENTER
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REINF	REINFORCED
REQ'D	REQUIRED
SIM	SIMILAR
STL	STEEL
TYP	TYPICAL
VERT	VERTICAL
W/	WITH
WT	WEIGHT

GENERAL NOTES

1. FIELD VERIFY DIMENSIONS AND ELEVATIONS OF WOOD MEMBERS PRIOR TO FABRICATION OF ANY MEMBERS. REPORT DISCREPANCIES TO THE OWNER PRIOR TO FABRICATION OF MEMBERS.
2. PROVIDE TEMPORARY SUPPORT OF FRAMING DURING CONSTRUCTION TO PREVENT FAILURE AND DAMAGE.
3. COORDINATE THE LOCATION OF CONCRETE AND WOOD MEMBERS WITH ARCHITECTURAL AND CIVIL PLANS AND DETAILS.
4. REQUIRED TESTS AND INSPECTIONS ARE TO BE COMPLETED AND SUBMITTED TO THE OWNER PRIOR TO ACCEPTANCE OF COMPLETED WORK. MATERIAL PLACED WITHOUT THE REQUIRED CONTRACTOR QUALITY CONTROL TESTS OR REQUIRED INSPECTIONS BEING PERFORMED WILL NOT BE ACCEPTED.
5. NO DEVIATIONS IN CONTRACT DRAWINGS ARE PERMITTED.

DESIGN LOADS

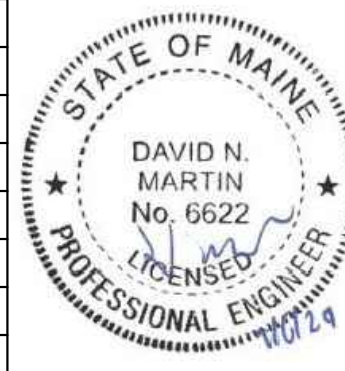

ROOF SNOW LOAD (ROOF LIVE LOAD) ASCE 7-16/IBC 2018

GROUND SNOW LOAD (Pg) = 70 PSF
 SNOW EXPOSURE FACTOR (Ce) = 1.0
 SNOW LOAD ROOF SLOPE FACTOR (Cs) = 1.0
 SNOW LOAD THERMAL FACTOR (Ct) = 1.2

BALANCED ROOF SNOW LOAD (Pf) = 59 PSF
 SNOW LOAD IMPORTANCE FACTOR (I) = 1.0

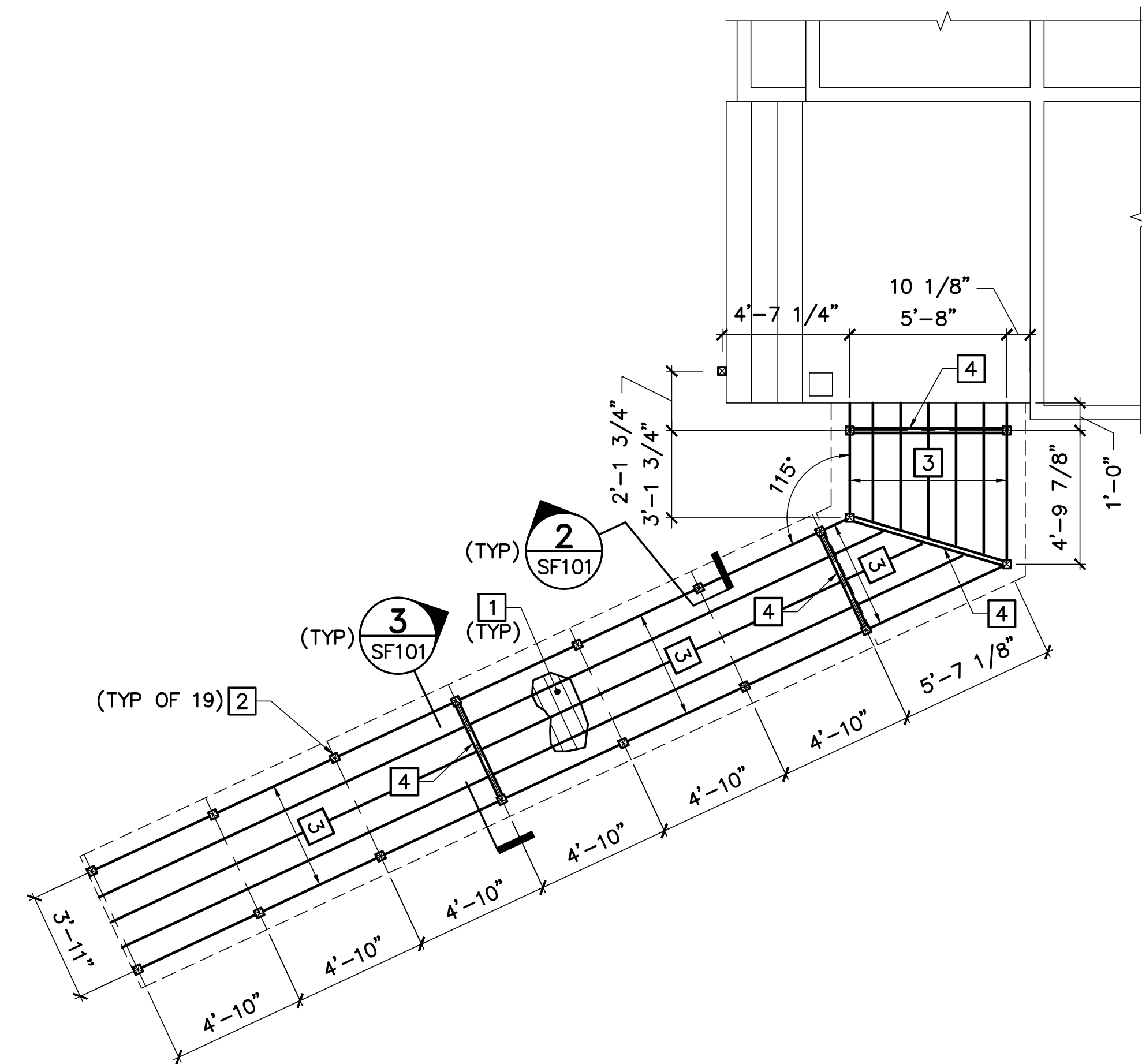
CONSTRUCTION LIVE LOAD = 20 PSF

FLOOR DEAD LOAD = 5 PSF
 FLOOR LIVE LOAD:
 RAMPS = 100 PSF

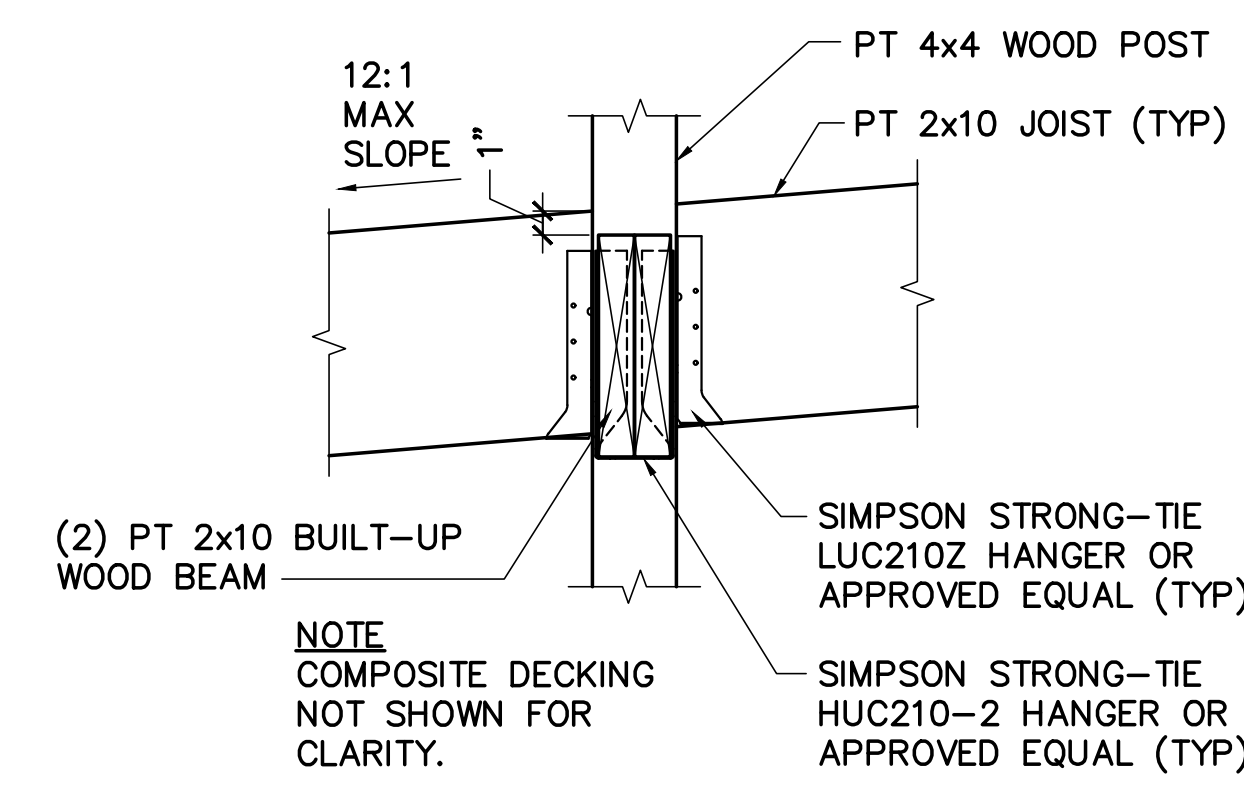
STATE OF MAINE BGS			TITLE: BLAINE HOUSE STAFF ENTRANCE UPGRADES
			LOCATION: AUGUSTA, MAINE
		TITLE THIS DWG: STRUCTURAL NOTES, DESIGN LOADS, AND ABBREVIATIONS	
			
		DRAWING NO: S-001	
		SHEET NO.:	
	DRAWN BY: MJC	CHECK BY: DNM	
NO.	DATE	DESCRIPTION	NO. 22205.07
		REVISIONS	
		DATE: 09/06/2024	

KEYNOTES (THIS SHEET ONLY)

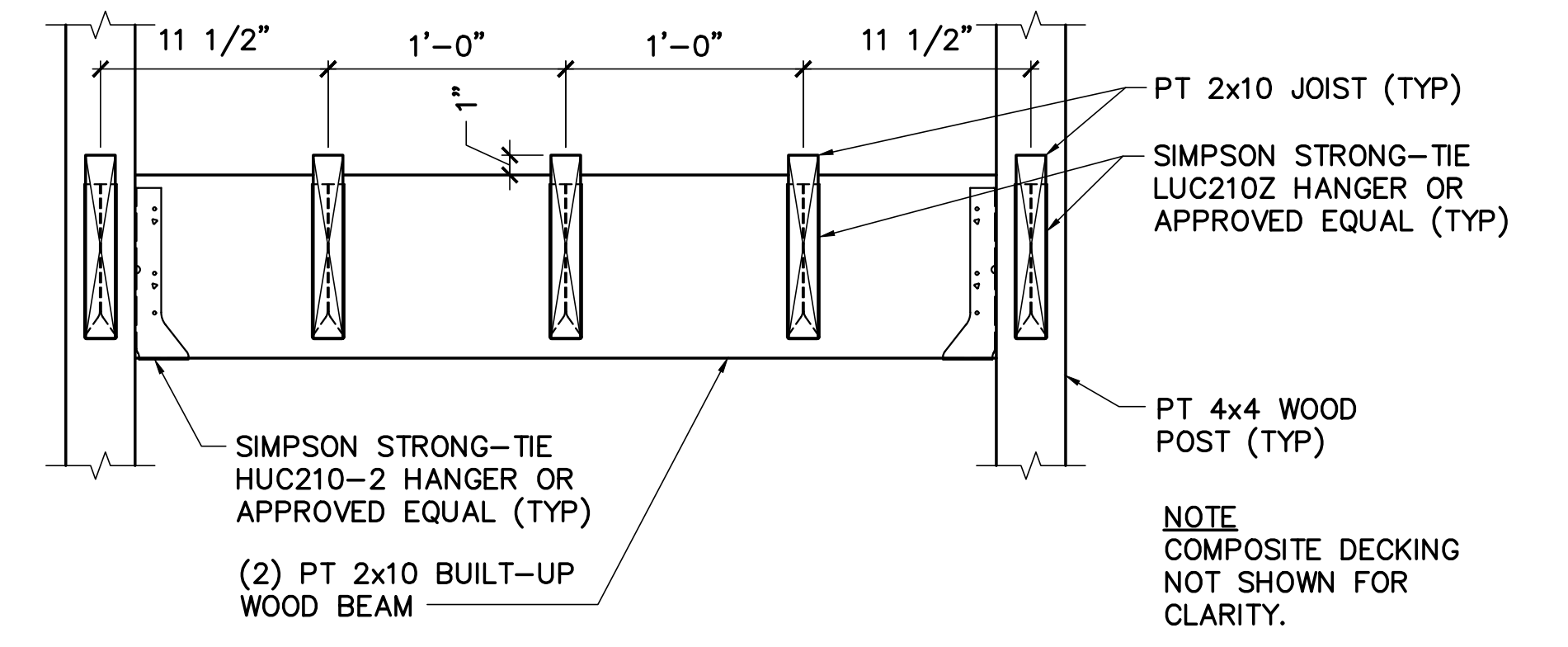
- 1 COMPOSITE PORCH DECKING.
- 2 PRESSURE TREATED 2x10 WOOD JOISTS AT 1'-0" ON-CENTER.
- 3 PRESSURE TREATED 4x4 WOOD POSTS.
- 4 PRESSURE TREATED (2) 2x10 BUILT-UP WOOD BEAM.



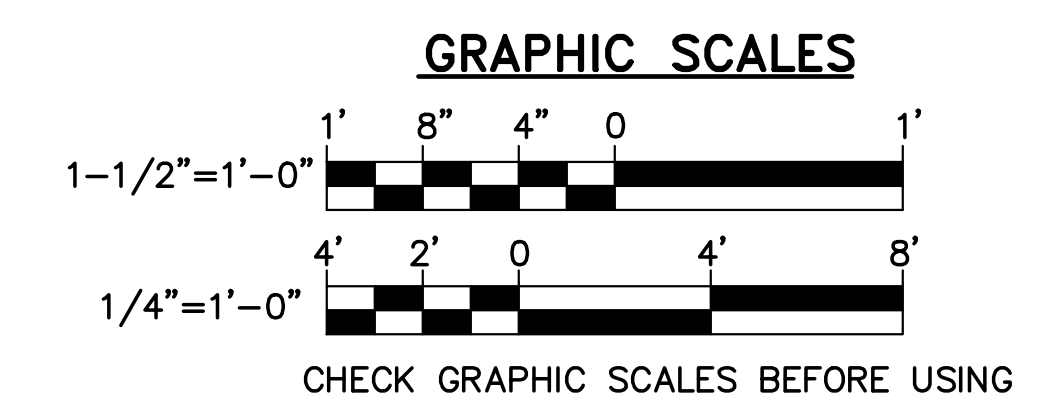
1 RAMP FRAMING PLAN
SF101 SCALE: 1/4"=1'-0"



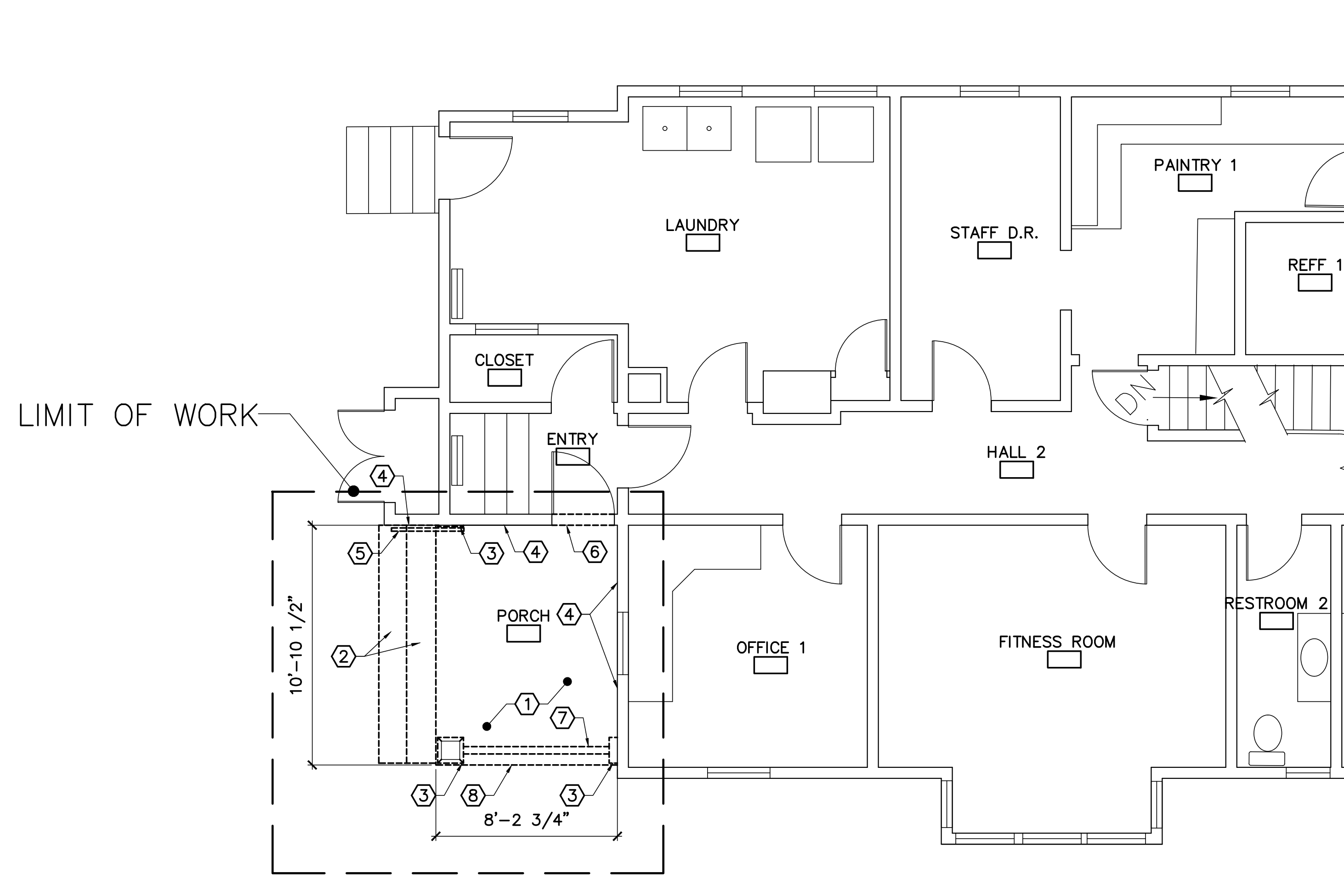
2 PT 4x4 WOOD POST CONN DETAIL
SF101 SCALE: 1/8"=1'-0"



3 TYP RAMP FRAMING SECTION
SF101 SCALE: 1/8"=1'-0"



			STATE OF MAINE BGS	
			TITLE: BLAINE HOUSE STAFF ENTRANCE UPGRADES LOCATION: AUGUSTA, MAINE TITLE THIS DWG: RAMP FRAMING PLAN AND DETAILS	
DRAWN BY: MJC CHECK BY: DNM			OAK POINT ASSOCIATES SF101	
NO. DATE DESCRIPTION BY			NO. 22205.07 DATE 09/06/2024	
REVISIONS			SHEET NO. 5 OF 9	



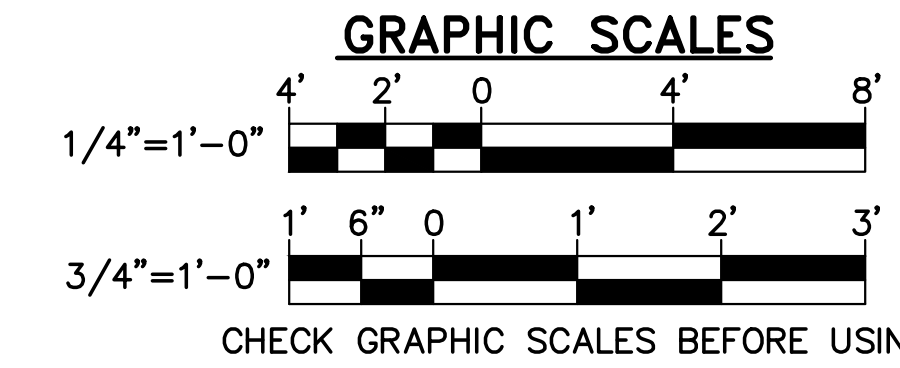
1 BLAINE HOUSE PORCH REMOVALS PLAN
AD101 SCALE: 1/4"=1'-0"



2 BLAINE HOUSE PORCH PHOTO
AD101 SCALE: NTS



3 BLAINE HOUSE PORCH PHOTO
AD101 SCALE: NTS



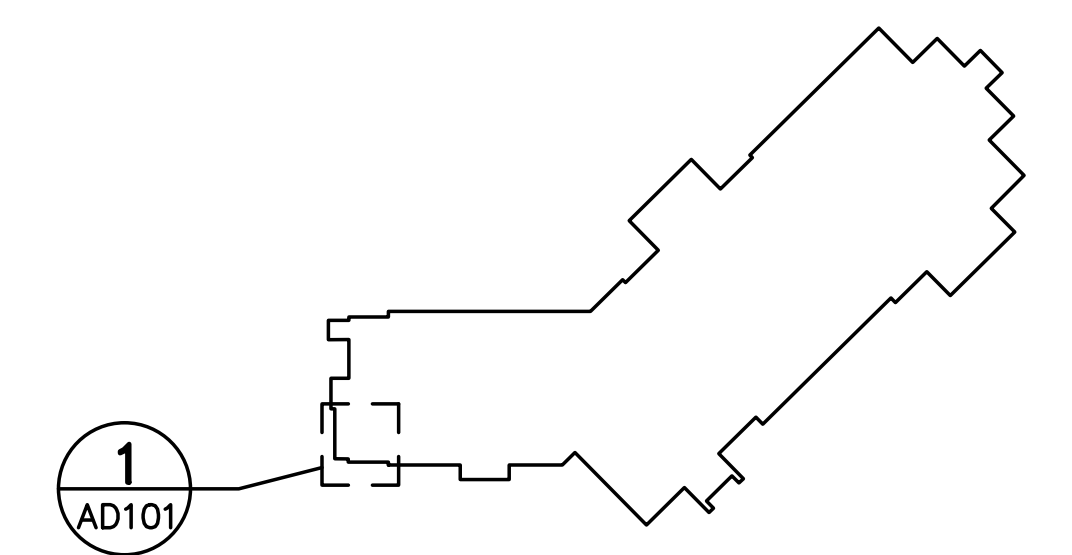
CHECK GRAPHIC SCALES BEFORE USING

GENERAL NOTES

- SEE SHEET G-001 FOR GENERAL CONSTRUCTION NOTES, LEGEND, AND ABBREVIATIONS.
- ALL ITEMS ON THIS SHEET ARE EXISTING UNLESS NOTED OTHERWISE.

REMOVALS KEYNOTES (THIS SHEET ONLY)

- REMOVE COMPOSITE DECKING (5 INCH BOARDS) (APPROX. AREA = 90SF)
- REMOVE PORCH STAIRS.
- REMOVE COLUMN BASE TRIM.SALVAGE AND STORE AS MODEL FOR NEW COLUMN BASE TRIM.
- REMOVE BOTTOM WOOD CLAPBOARD SIDING FOR INSTALLATION OF NEW DECKING AND STAIRS.
- REMOVE WALL MOUNTED WOOD HANDRAIL.
- REMOVE WOOD THRESHOLD.
- REMOVE WOOD RAILINGS.
- REMOVE VINYL LATTICE.
- REMOVE GUTTER DOWNSPOUT DISCHARGE FOR INSTALLATION OF NEW DISCHARGE EXTENSION. SEE PHOTO 7/AE101.



KEY PLAN
NOT TO SCALE
PLAN NORTH

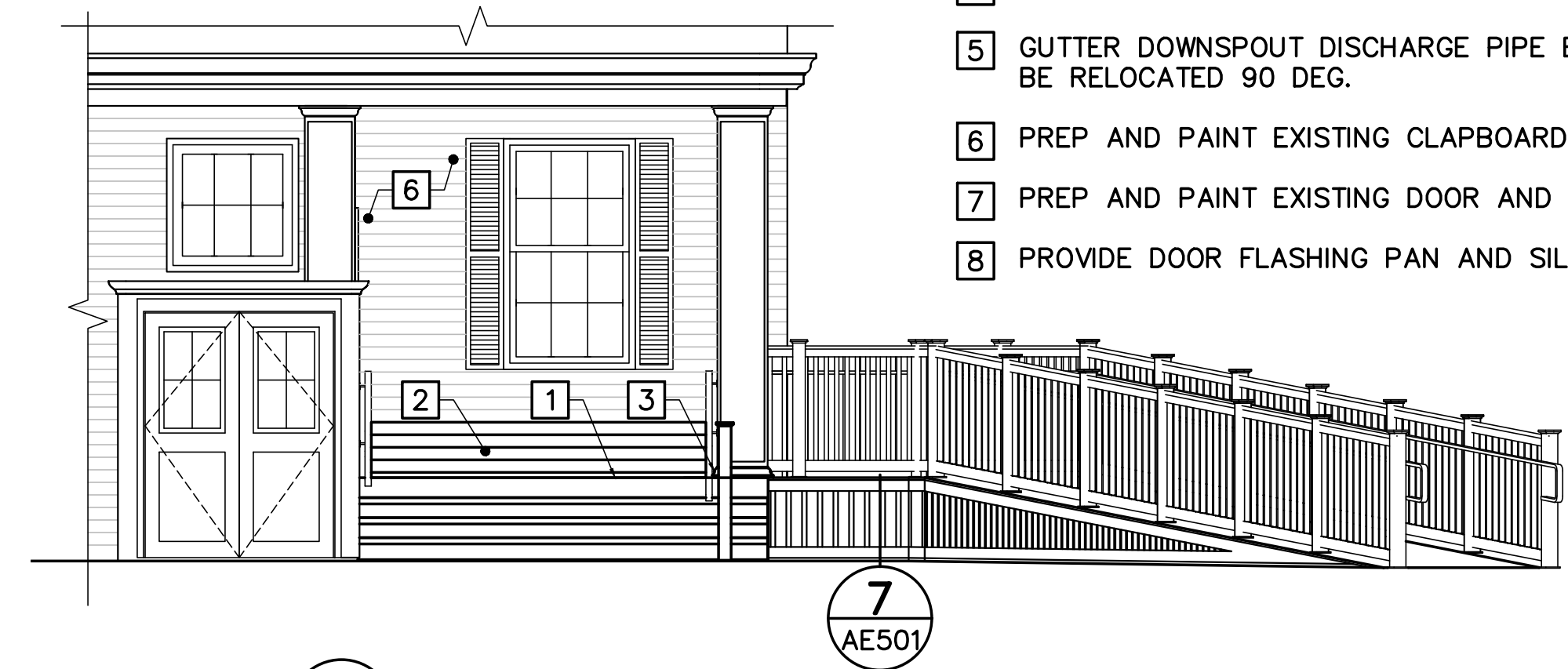
				STATE OF MAINE	
				BGS	
		DRAWN BY: SMC		TITLE: BLAINE HOUSE	
		CHECK BY: TGB		STAFF ENTRANCE UPGRADES	
		NO. 22205.07		LOCATION: AUGUSTA, MAINE	
		DATE: 09/06/2024		TITLE THIS DWG: BLAINE HOUSE PORCH REMOVALS PLAN	
NO. DATE DESCRIPTION BY					
REVISIONS					

GENERAL NOTES

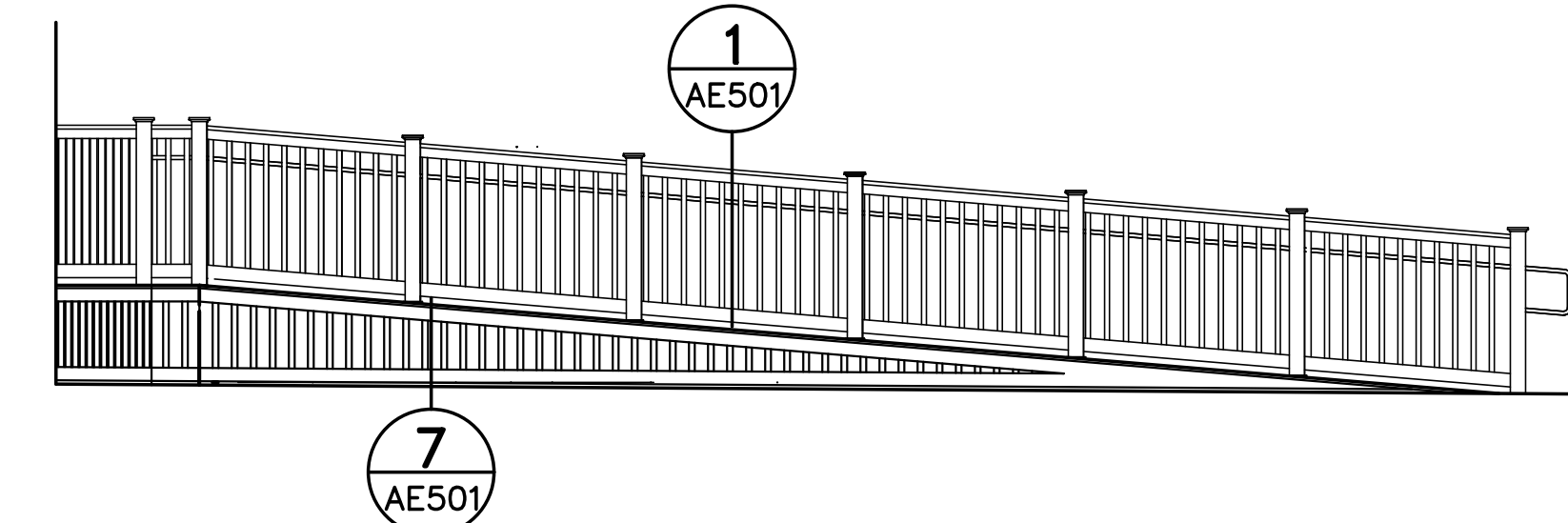
- SEE SHEET G-001 FOR GENERAL CONSTRUCTION NOTES, LEGEND, AND ABBREVIATIONS.

KEYNOTES (THIS SHEET ONLY)

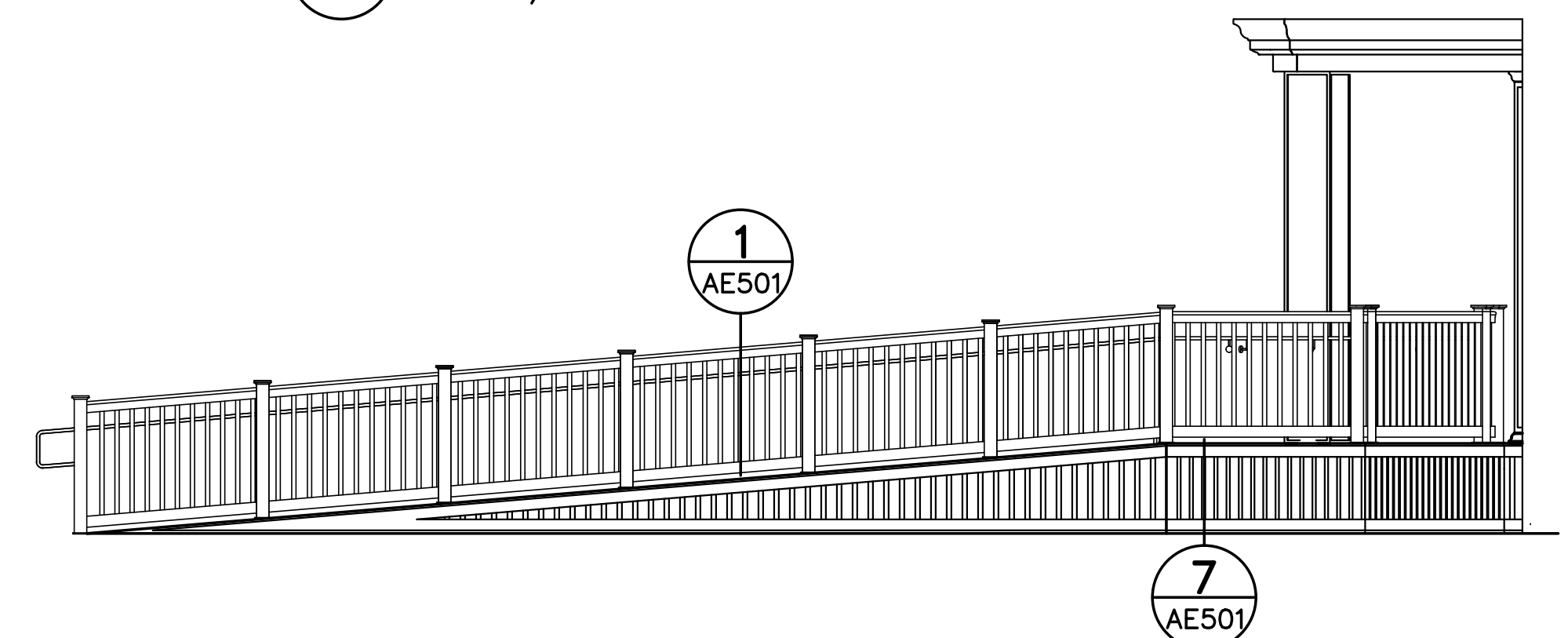
- PROVIDE NEW COMPOSITE PORCH DECKING.
- PATCH EXISTING CLAPBOARD SIDING AT NEW DECKING. SEE DETAIL 10/AE501.
- PROVIDE COLUMN BASE TRIM SIMILAR TO ORIGINAL ONE. SEE DETAIL 8/AE501.
- WRAP APRON BENEATH PORCH. SEE DETAIL 7/AE501.
- GUTTER DOWNSPOUT DISCHARGE PIPE EXTENSION TO BE RELOCATED 90 DEG.
- PREP AND PAINT EXISTING CLAPBOARD SIDING.
- PREP AND PAINT EXISTING DOOR AND TRIM.
- PROVIDE DOOR FLASHING PAN AND SILL.



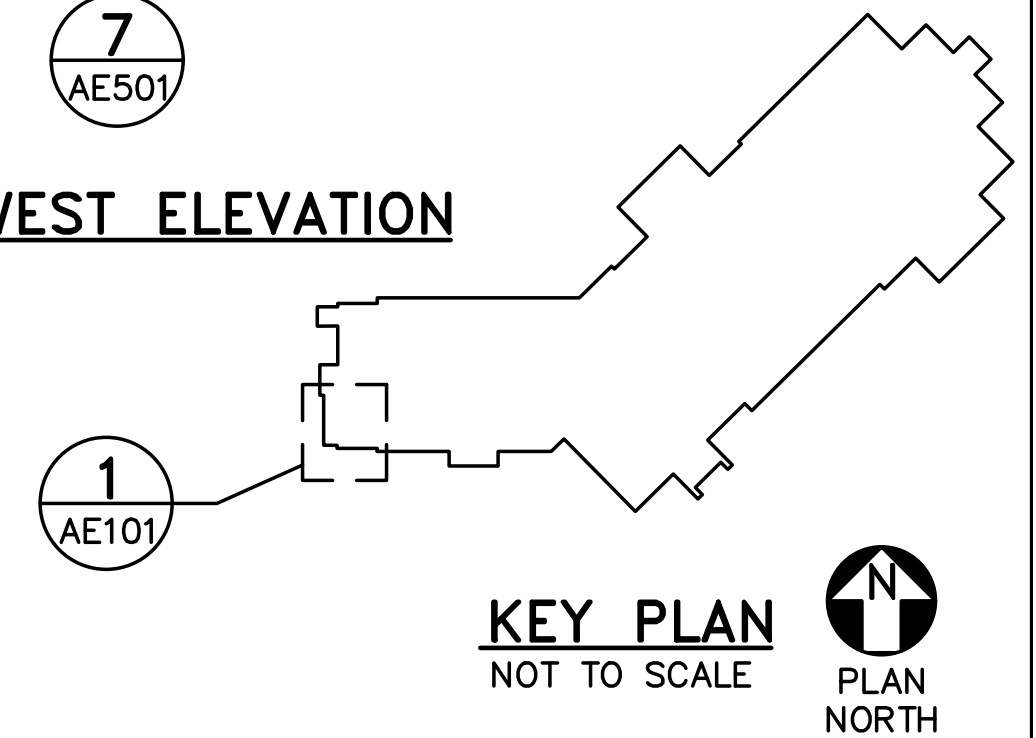
2 BLAINE HOUSE PART EAST ELEVATION
AE101 SCALE: 1/4"=1'-0"



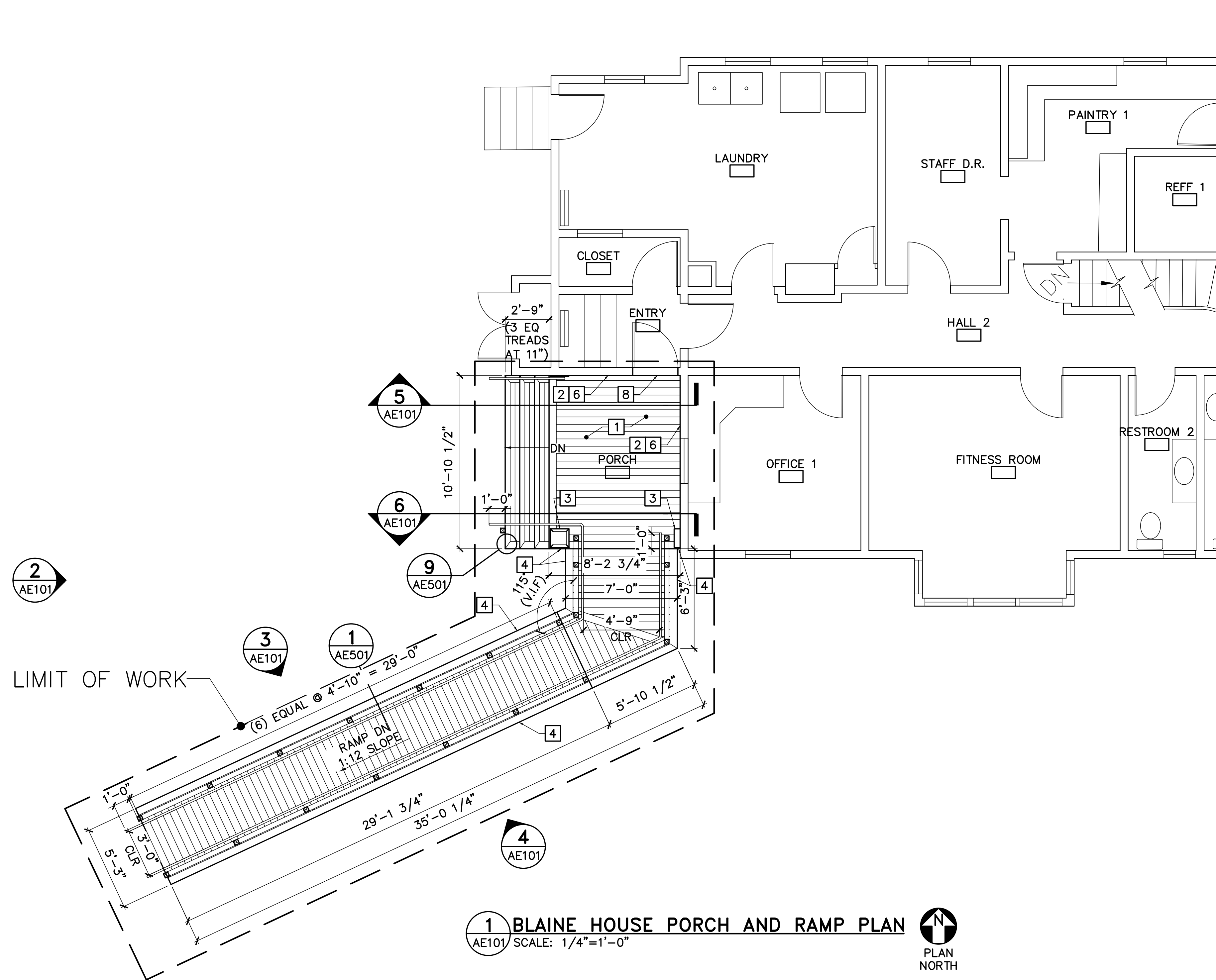
3 BLAINE HOUSE PART SOUTH-EAST ELEVATION
AE101 SCALE: 1/4"=1'-0"



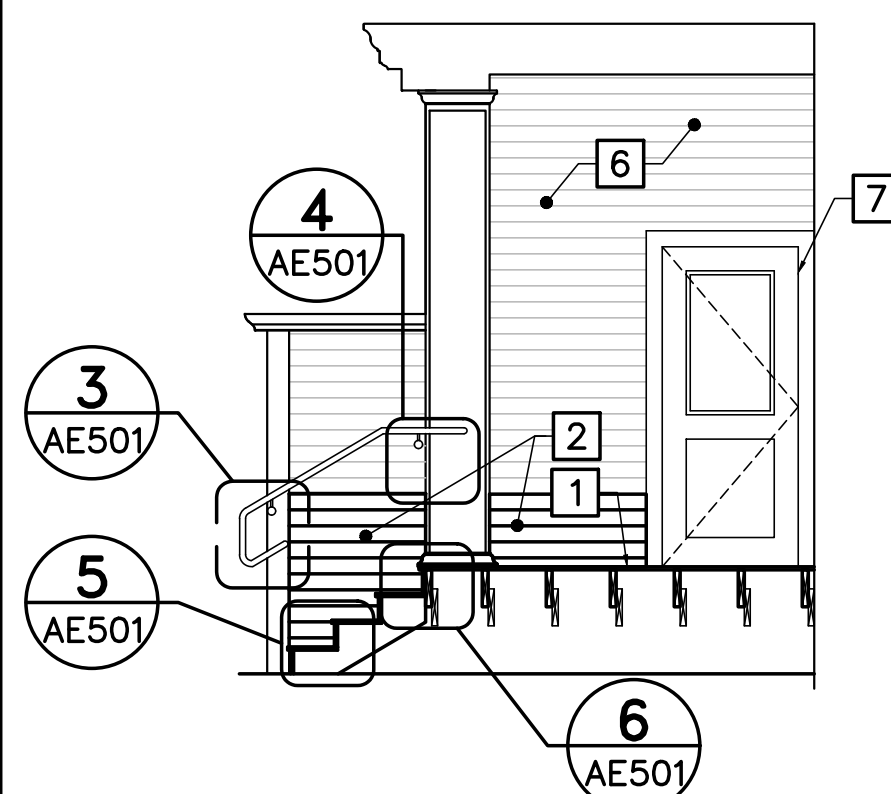
4 BLAINE HOUSE PART NORTH-WEST ELEVATION
AE101 SCALE: 1/4"=1'-0"



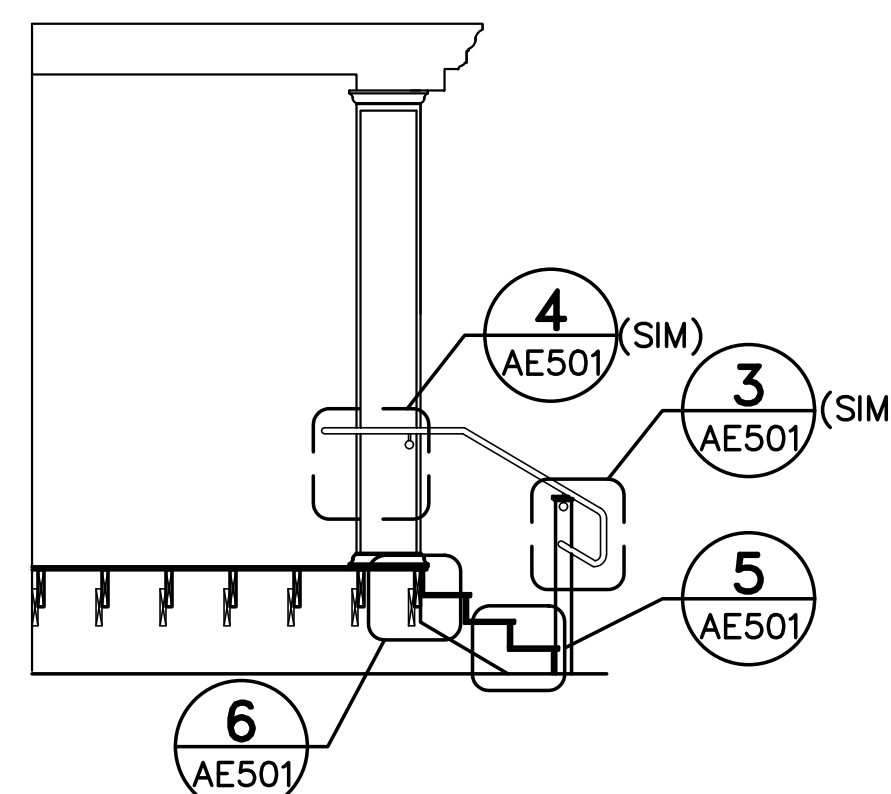
KEY PLAN
NOT TO SCALE
PLAN NORTH



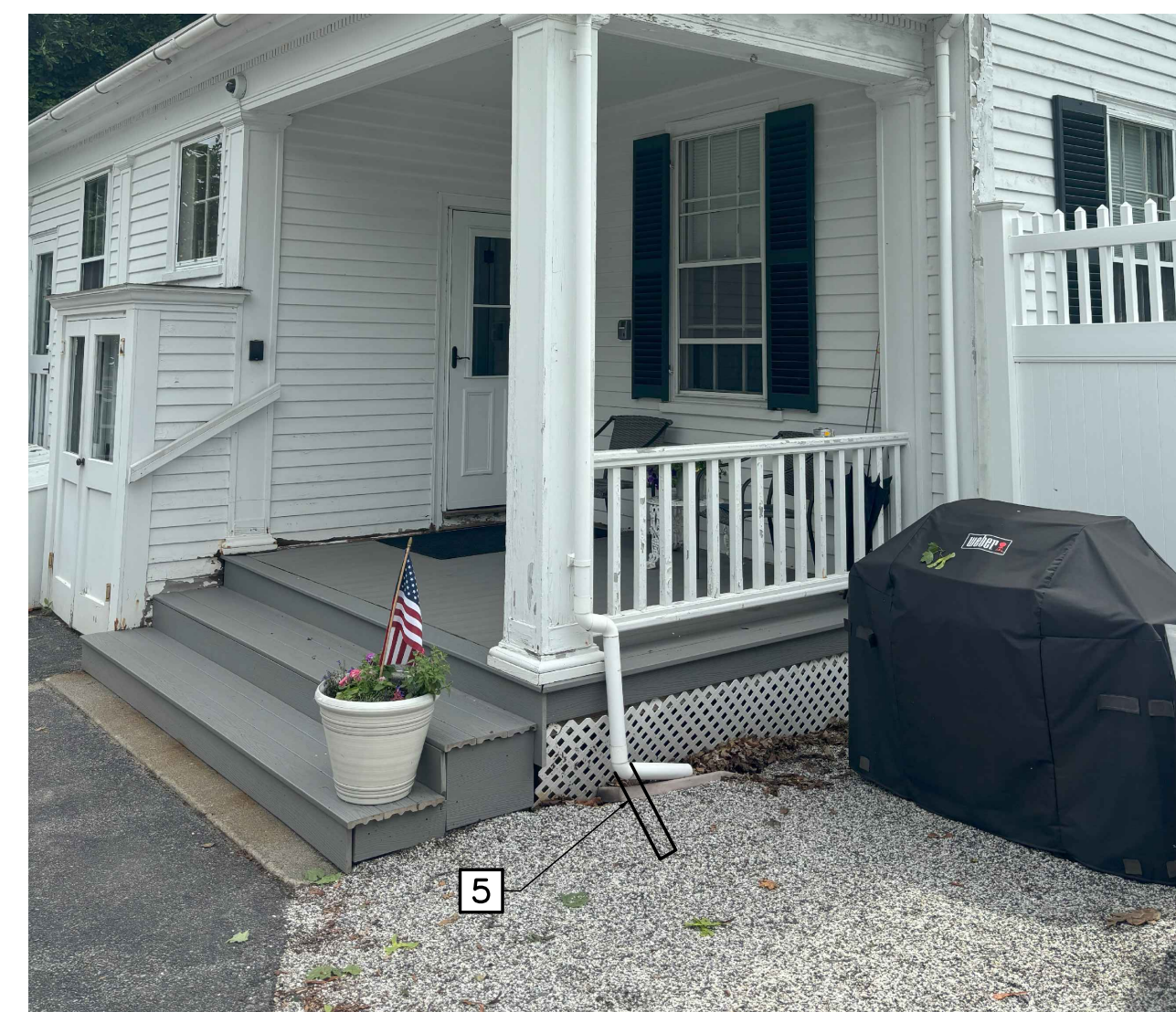
1 BLAINE HOUSE PORCH AND RAMP PLAN
AE101 SCALE: 1/4"=1'-0"



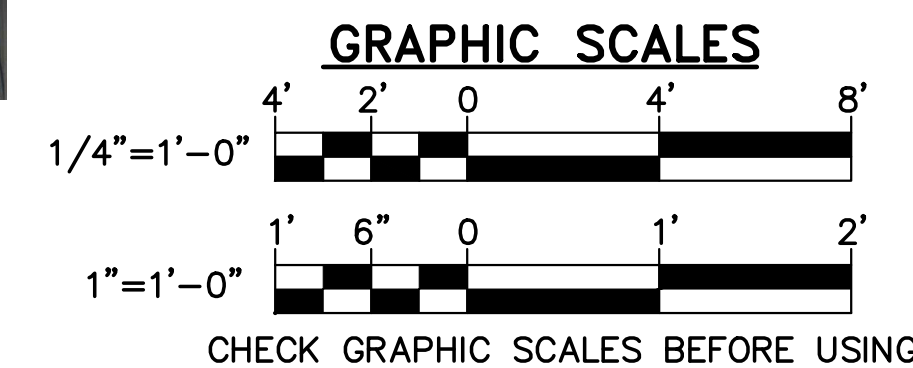
5 BLAINE HOUSE PORCH SECTION
AE101 SCALE: 1/4"=1'-0"



6 BLAINE HOUSE PORCH SECTION
AE101 SCALE: 1/4"=1'-0"



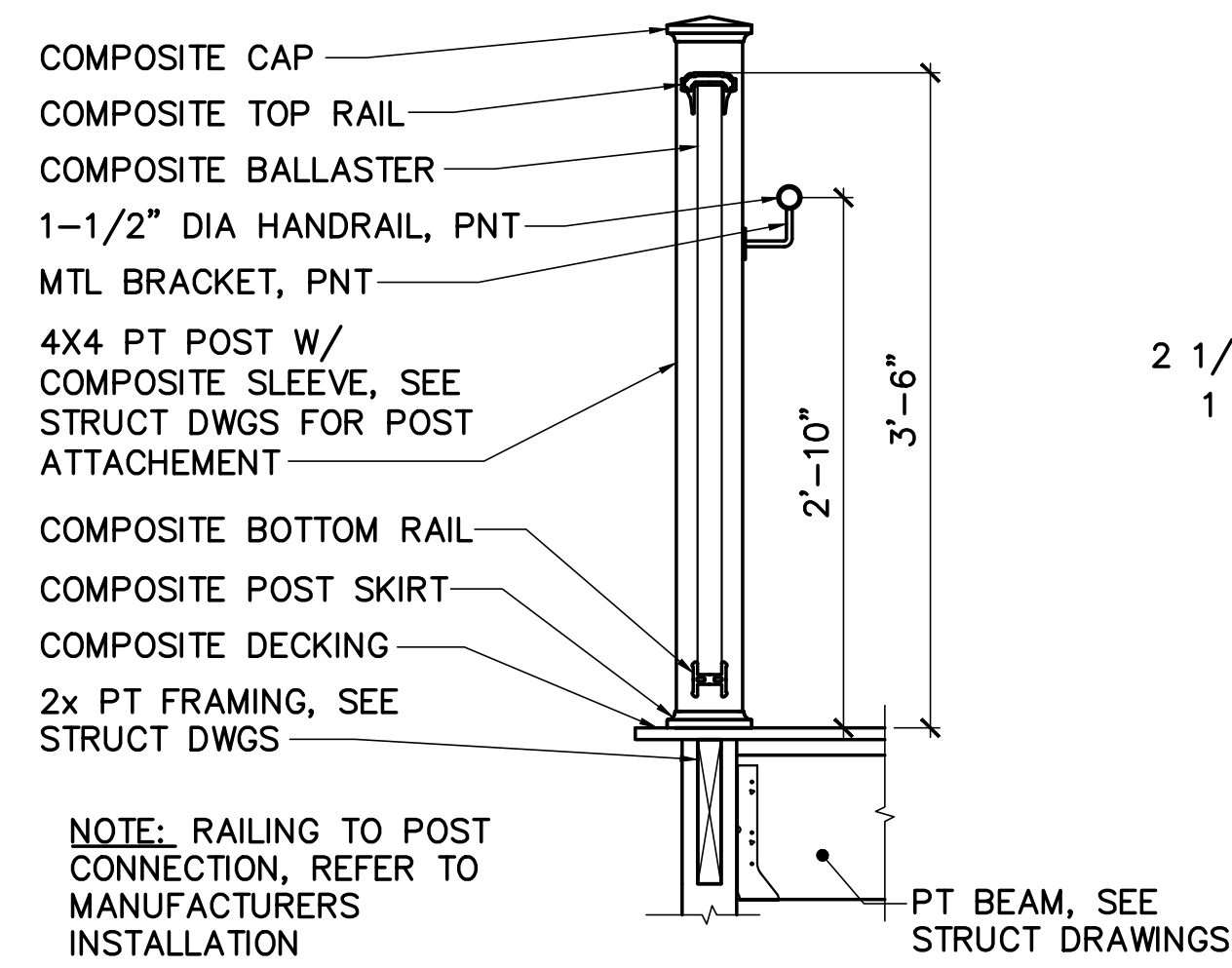
7 BLAINE HOUSE PORCH DOWNSPOUT DISCHARGE PHOTO
AE101 SCALE: NTS



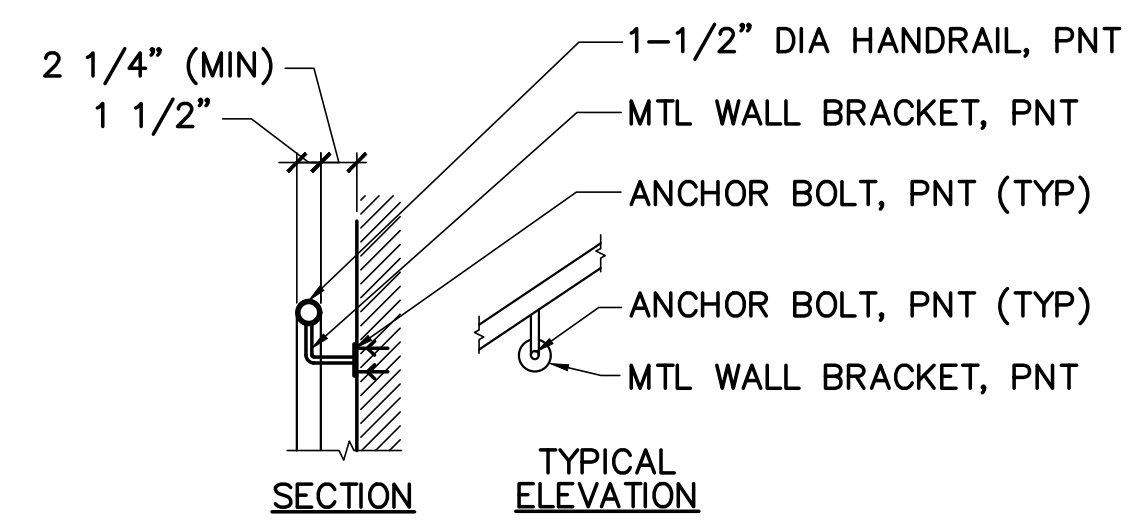
STATE OF MAINE BGS			
TITLE: BLAINE HOUSE STAFF ENTRANCE UPGRADES LOCATION: AUGUSTA, MAINE TITLE THIS DWG: BLAINE HOUSE PORCH PLAN		DRAWN BY: SMC CHECK BY: TGB NO. 22205.07 DATE 09/06/2024	
OAK POINT ASSOCIATES		DRAWING NO. AE101 SHEET NO. 7 OF 9	

GENERAL NOTES

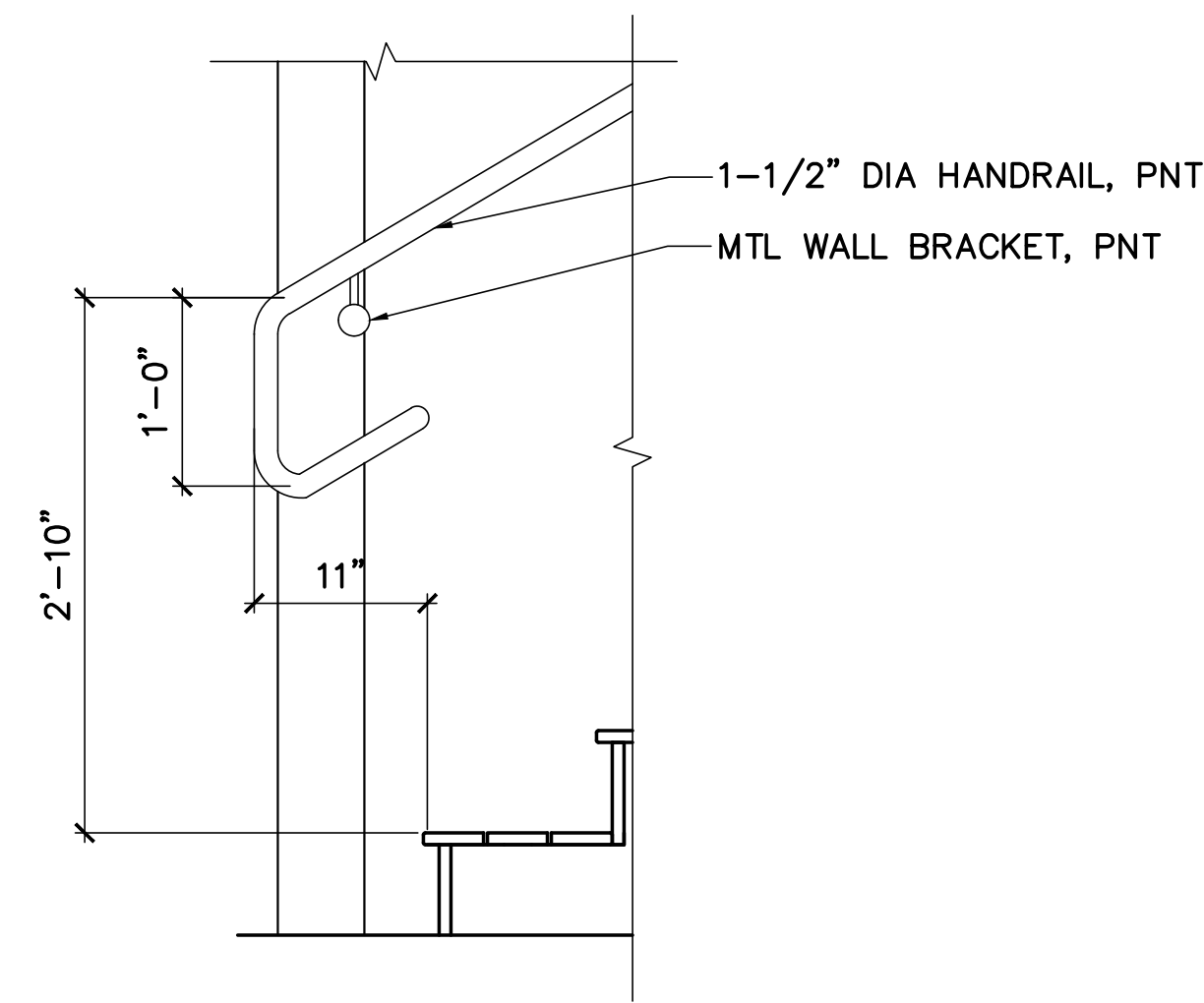
- SEE SHEET G-001 FOR GENERAL CONSTRUCTION NOTES, LEGEND, AND ABBREVIATIONS.



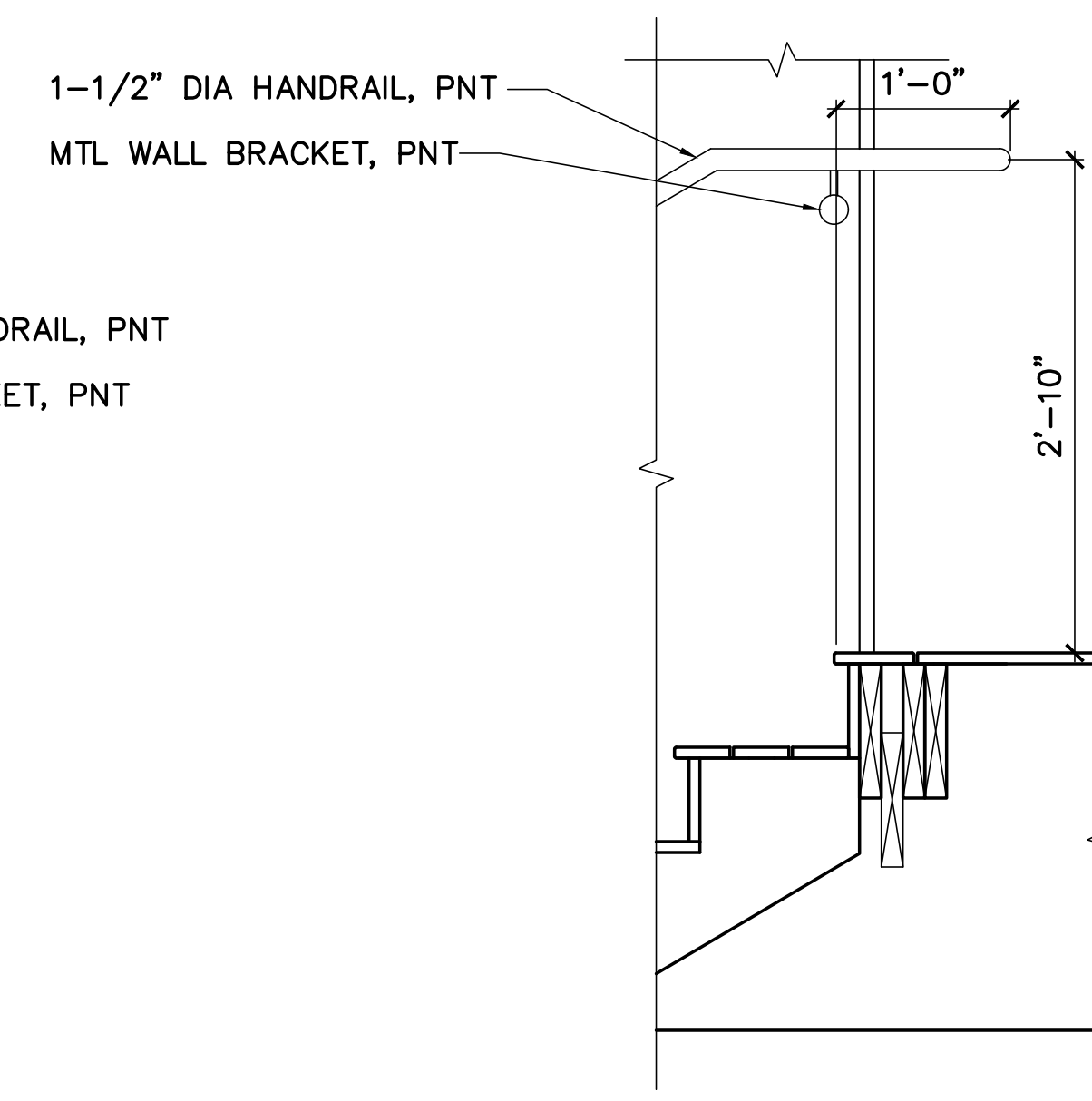
1 TYP RAMP RAILING SECTION
AE501 SCALE: 1"=1'-0"



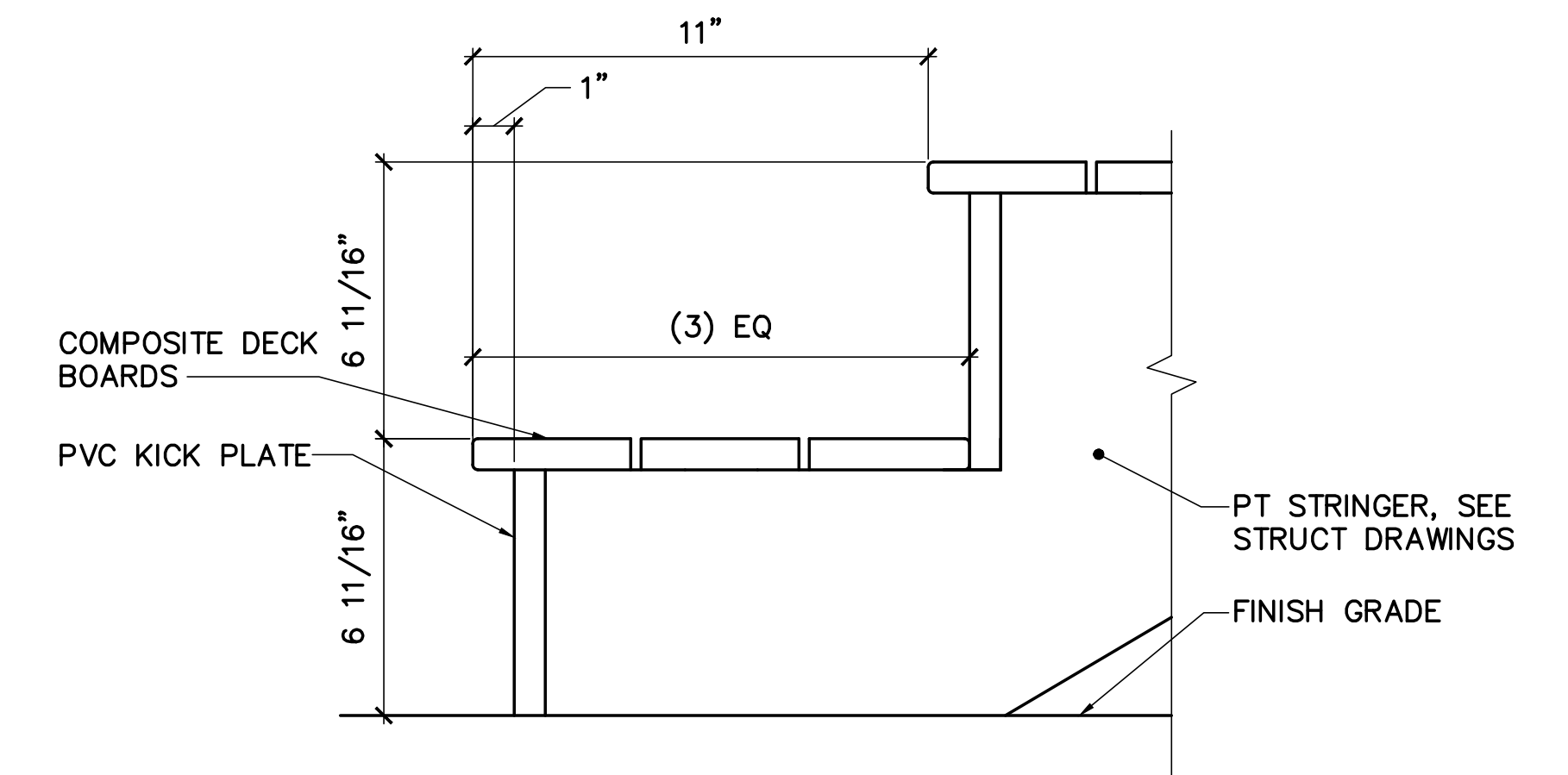
2 TYP RAILING DETAIL
AE501 SCALE: 1"=1'-0"



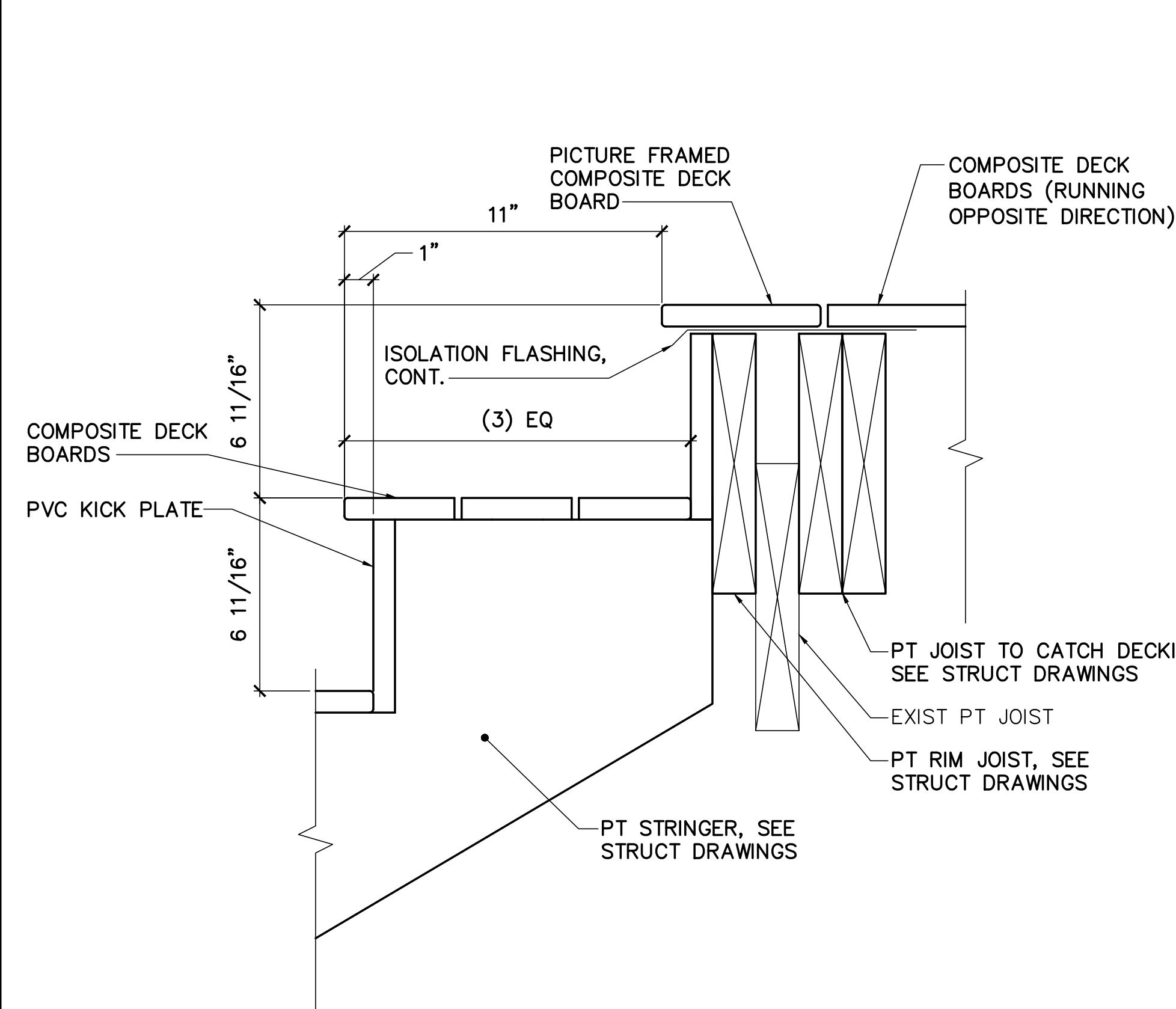
3 RAILING DETAIL @ BOTTOM OF STAIRS
AE501 SCALE: 1"=1'-0"



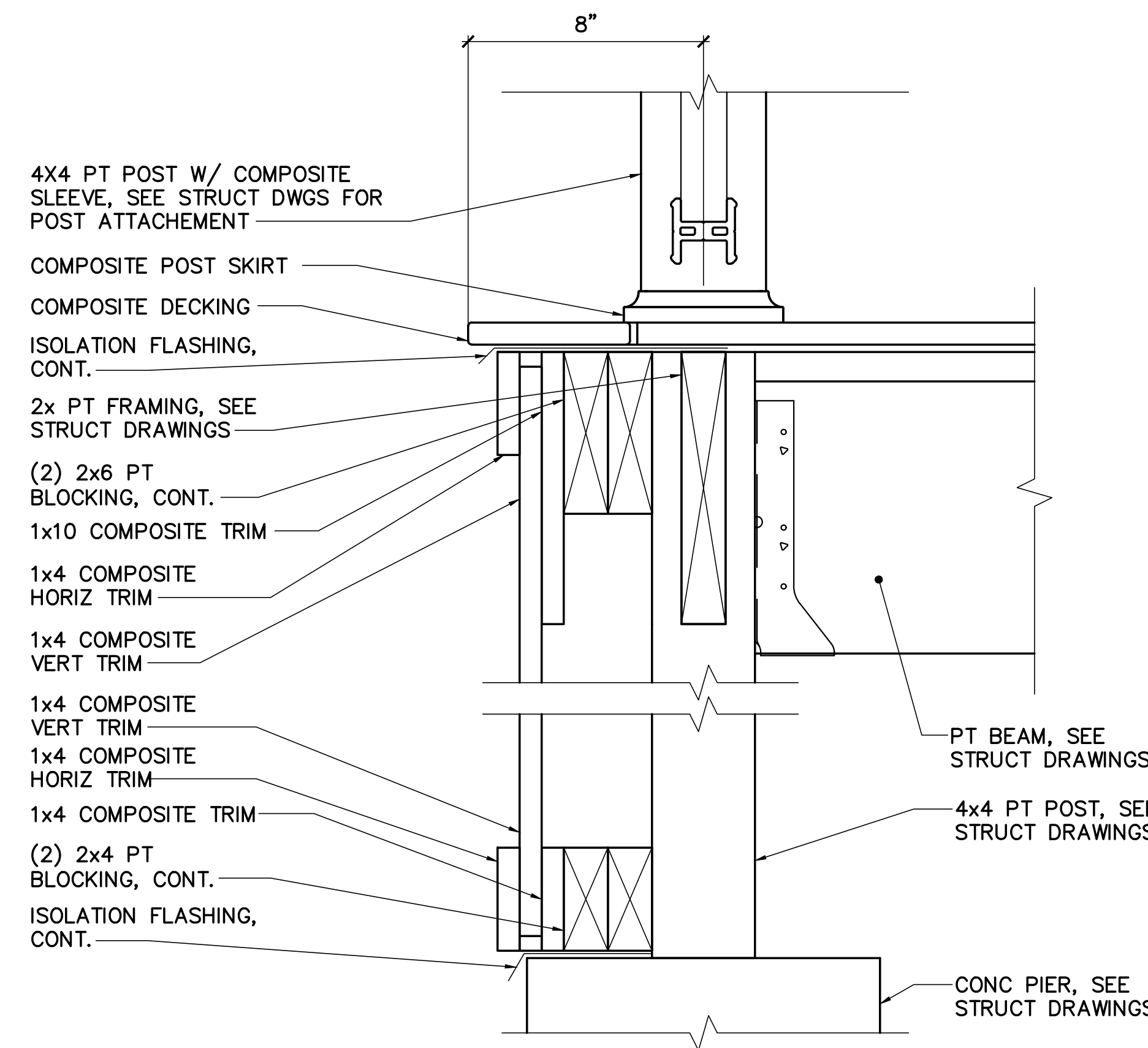
4 RAILING DETAIL @ TOP OF STAIRS
AE501 SCALE: 1"=1'-0"



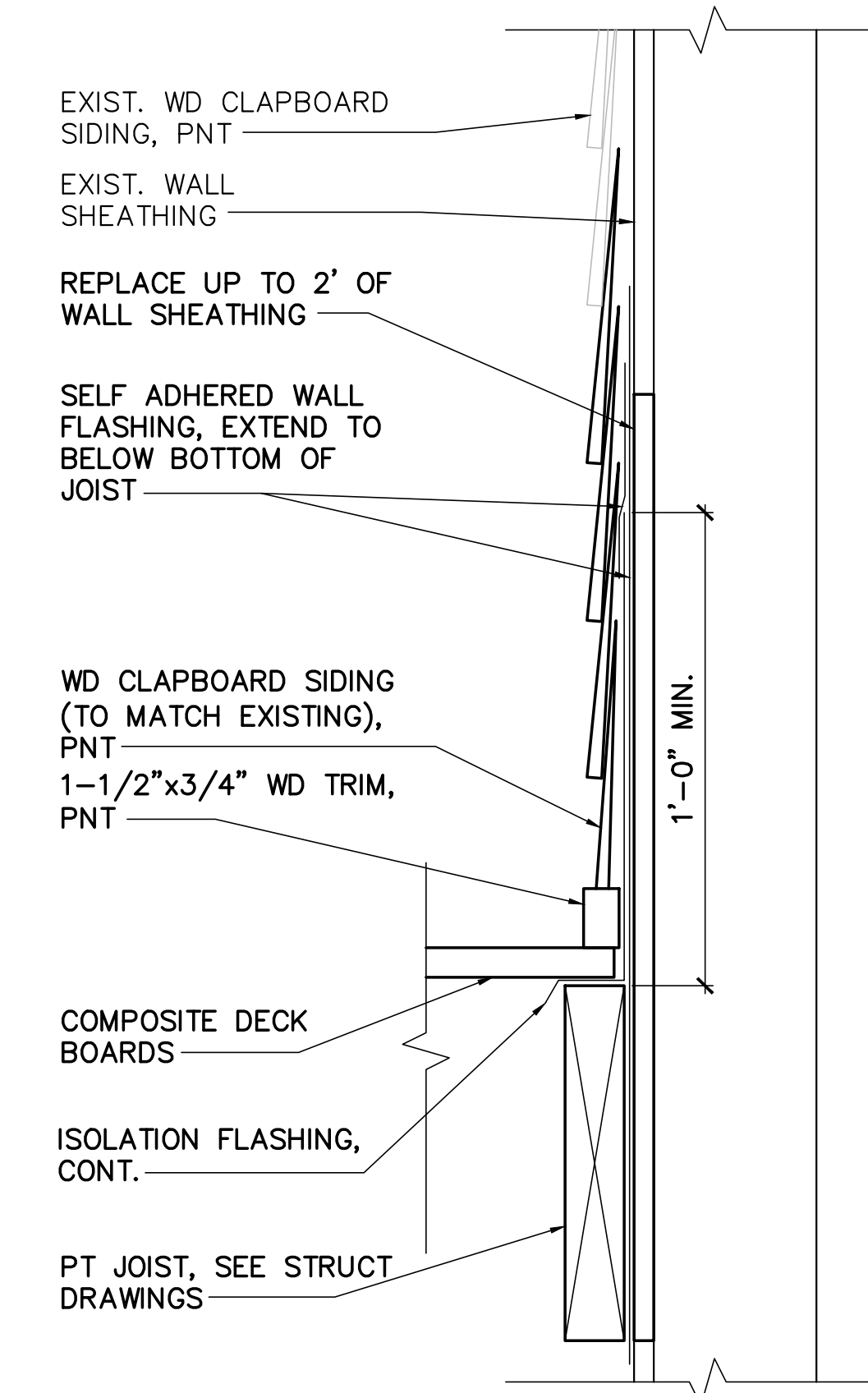
5 STAIR DETAIL @ BOTTOM
AE501 SCALE: 3"=1'-0"



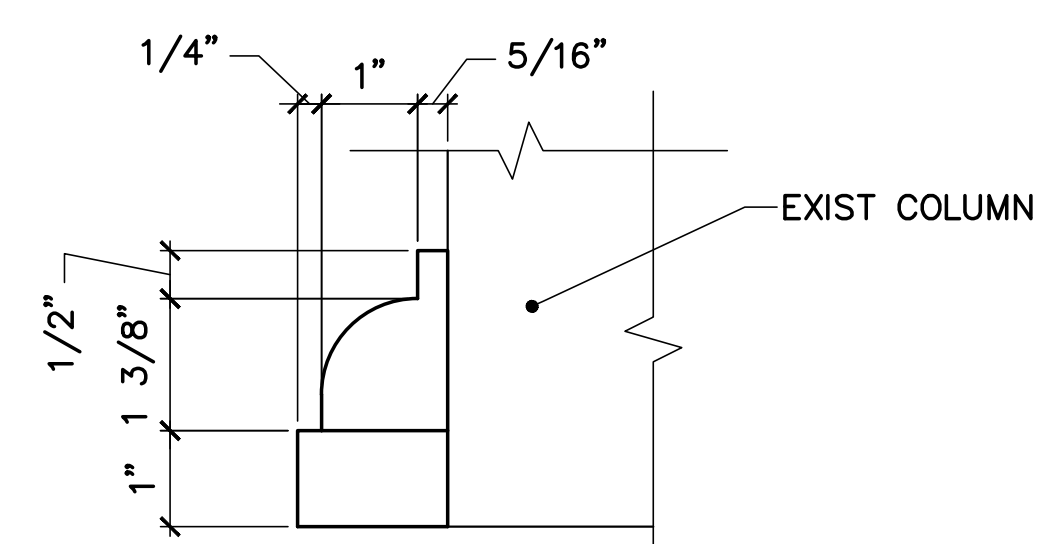
6 STAIR DETAIL @ TOP
AE501 SCALE: 3"=1'-0"



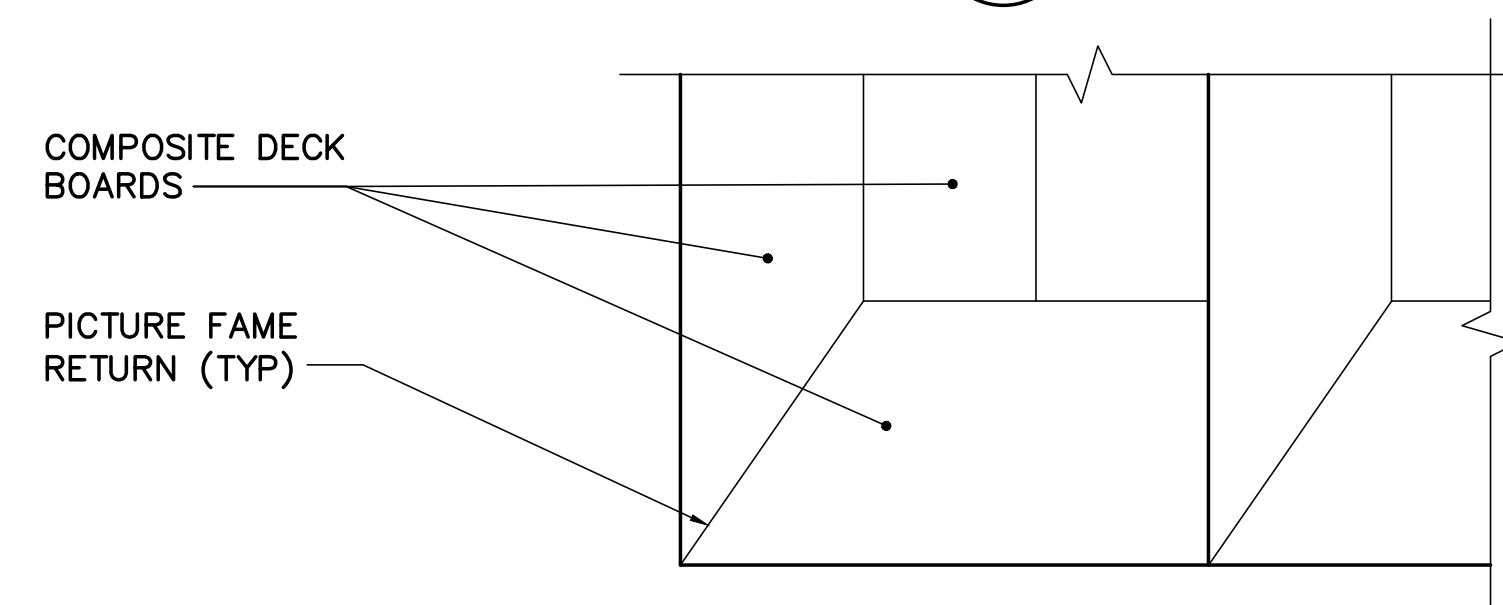
7 DECK AND RAMP APRON DETAIL
AE501 SCALE: 3"=1'-0"



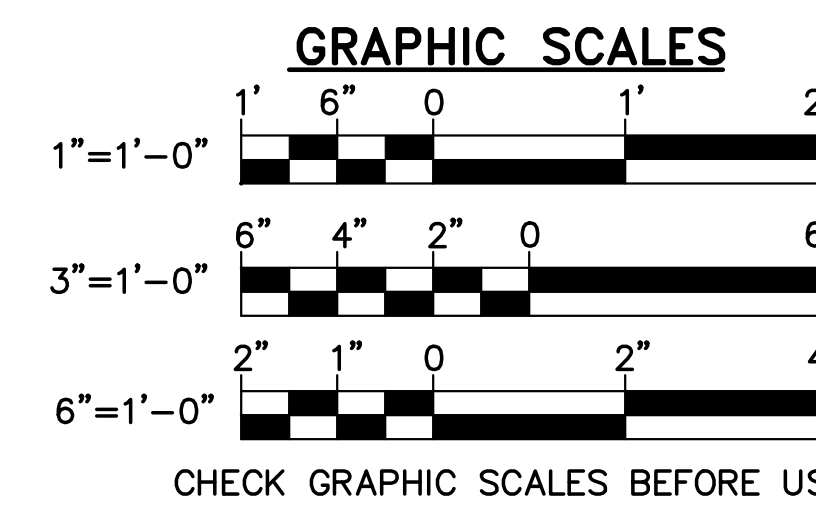
10 SIDING AND FLASHING REPAIR DETAIL
AE501 SCALE: 3"=1'-0"



8 COLUMN TRIM DETAIL PROFILE
AE501 SCALE: 6"=1'-0"



9 STAIR PLAN DETAIL
AE501 SCALE: 3"=1'-0"



STATE OF MAINE BGS			
TITLE: BLAINE HOUSE STAFF ENTRANCE UPGRADES LOCATION: AUGUSTA, MAINE TITLE THIS DWG: BLAINE HOUSE PORCH DETAILS		DRAWN BY: SMC CHECK BY: TGB NO. 22205.07 DATE 09/06/2024	
OAK POINT ASSOCIATES		AE501 SHEET NO. 8 OF 9	

ELECTRICAL SYMBOLS

- LIGHTING**
- ▷ LED RAMP LIGHT
 - ⊗ NON-LINEAR LED FIXTURE
 - Ⓟ EXTERIOR PHOTOCELL

- GENERAL**
- ⊕ JUNCTION BOX
 - ▨ EXISTING PANELBOARD

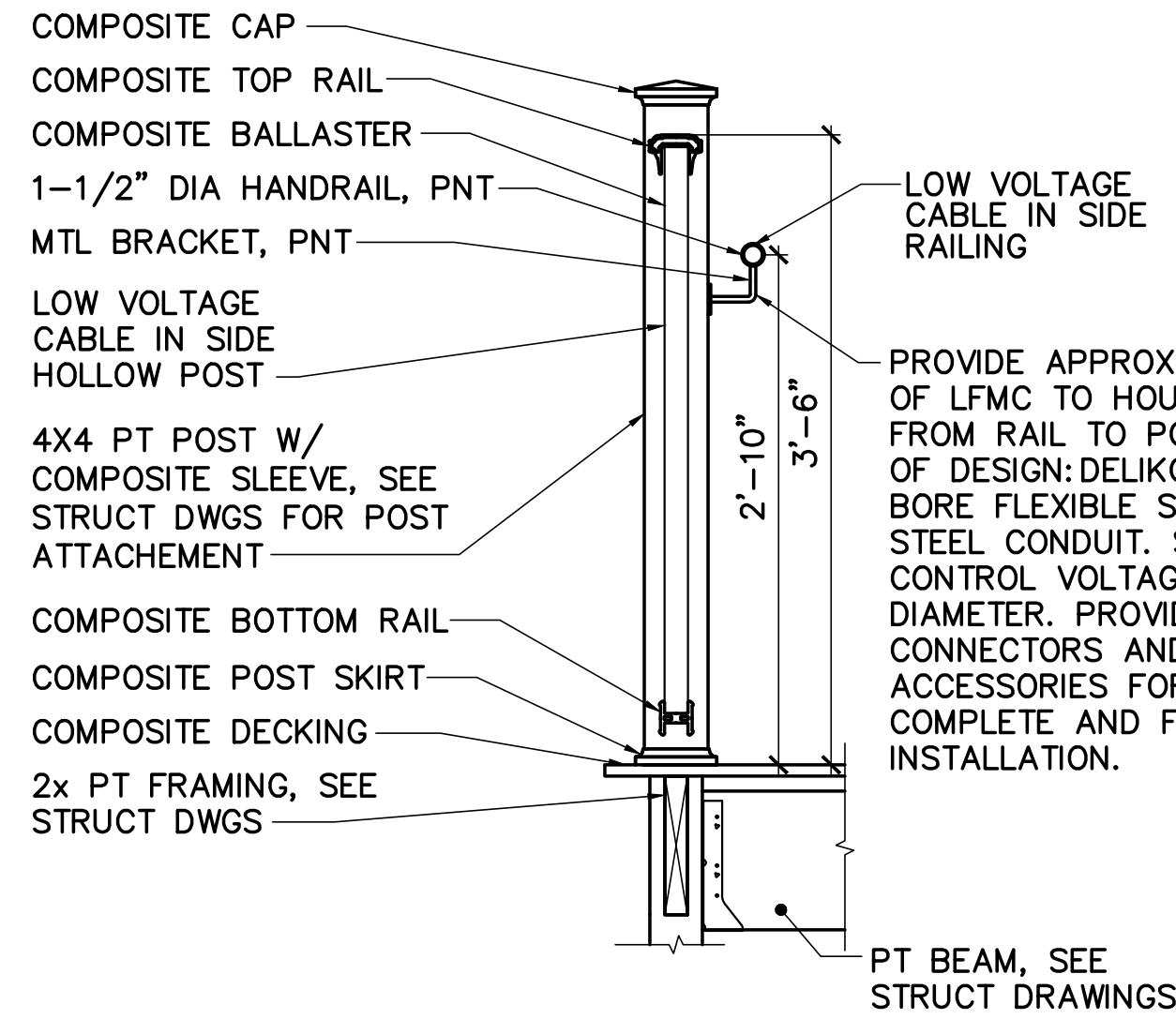
- LINE TYPE LEGEND**
- REMOVE EXISTING ITEMS
 - _____ EXIST ITEMS TO REMAIN
 - _____ PROVIDE ITEMS

ELECTRICAL ABBREVIATIONS

- A, AMP AMPERE
- AC ALTERNATING CURRENT
- AFF ABOVE FINISHED FLOOR
- AFG ABOVE FINISHED GRADE
- AIC AMPERE INTERRUPTING CAPACITY
- AWG AMERICAN WIRE GAUGE
- BKR BREAKER
- C CONDUCTOR, CONDUIT
- CB CIRCUIT BREAKER
- CKT CIRCUIT
- CU COPPER
- DWG DRAWING
- EMT ELECTRICAL METALLIC TUBING
- G GROUND; GROUND FAULT CIRCUIT INTERRUPTER
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- HVAC HEATING, VENTILATION, AND AIR CONDITIONING
- KAIC KILO AMPERE INTERRUPTING CAPACITY
- KVA KILO-VOLT-AMPERE
- KW KILO-WATT
- L LIGHTING LOAD TYPE FOR PANEL SCHEDULE
- LC LIGHTING CONTROL PANEL
- LED LIGHT EMITTING DIODE
- LTG LIGHTING
- M MOTOR LOAD TYPE FOR PANEL SCHEDULE
- MAX MAXIMUM
- MCB MAIN CIRCUIT BREAKER
- MIN MINIMUM
- MLO MAIN LUG ONLY
- NEMA NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
- NFPA NATIONAL FIRE PROTECTION ASSOCIATION
- NO, # NUMBER
- ∅ PHASE
- P POLE
- R RECEPTACLE LOAD TYPE FOR PANEL SCHEDULE
- REC RECEPTACLE
- RGS RIGID GALVANIZED STEEL
- RM ROOM
- RMC RIGID METAL CONDUIT
- THHN HEAT RESISTANT THERMOPLASTIC WIRE WITH NYLON JACKET
- THWN MOISTURE & HEAT RESISTANT THERMOPLASTIC WIRE WITH NYLON JACKET
- TYP TYPICAL
- UE UNDERGROUND ELECTRIC
- V VOLT
- VA VOLT AMPERE
- W WATT, WIRE
- W/ WITH
- WP WEATHERPROOF

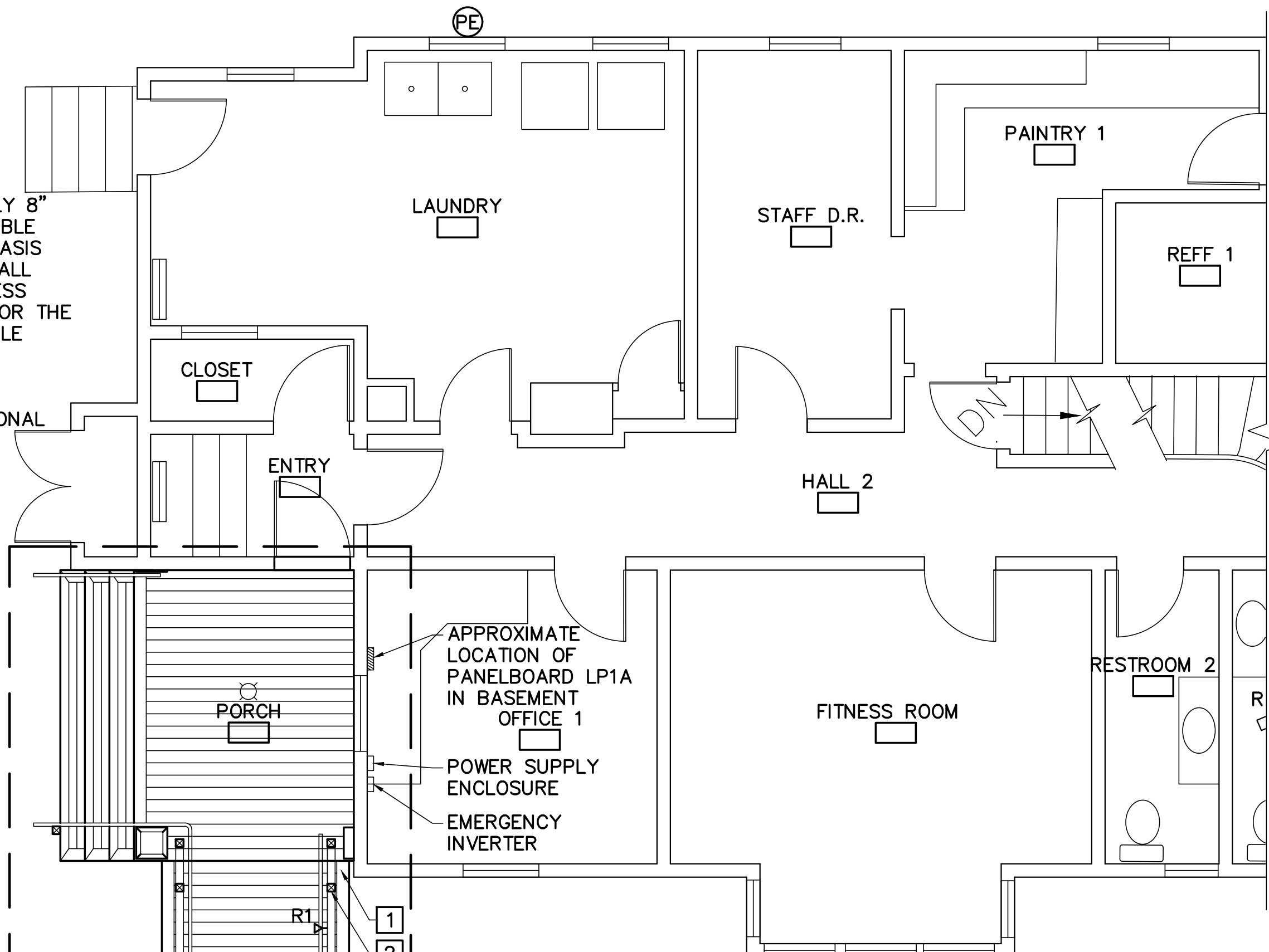
ELECTRICAL GENERAL NOTES

- ELECTRICAL INSTALLATION MUST COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), NFPA, AND STATE AND LOCAL CODES.
- WORK MUST BE COORDINATED WITH ARCHITECTURAL, CIVIL, AND STRUCTURAL TRADES.
- ELECTRICAL EQUIPMENT AND WIRING MUST BE NEW AND UL LISTED UNLESS OTHERWISE NOTED.
- MOUNTING OF LIGHT FIXTURES AND OTHER ELECTRICAL EQUIPMENT MUST BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL WORK TO AVOID INTERFERENCE.
- A SEPARATE GREEN GROUNDING CONDUCTOR MUST BE PROVIDED FOR EACH INDIVIDUAL CIRCUIT. METAL CONDUIT MUST BE GROUNDED BUT MUST NOT BE USED AS THE EQUIPMENT GROUNDING CONDUCTOR.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER'S REPRESENTATIVE.
- CONDUCTORS MUST BE MINIMUM #12 AWG UNLESS NOTED OTHERWISE.
- CONDUIT MUST BE MINIMUM 3/4" UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE INDICATED, WIRE AND CONDUIT SIZE FOR EACH 20A 1P BRANCH CIRCUIT MUST BE 2 #12 + #12G, IN 3/4" C.
- A SEPARATE NEUTRAL CONDUCTOR MUST BE PROVIDED FOR EACH INDIVIDUAL 120V CIRCUIT.
- SEAL CONDUIT INTERIOR OF SPARE AND ACTIVE CONDUITS TO PROHIBIT PASSAGE OF MOISTURE. PROVIDE SEALANT PRODUCT INTENDED FOR SUCH USE. PROVIDE AT CONDUITS PENETRATING FLOORS AND EXTERIOR WALLS AND AT GENERATOR ENCLOSURE. BASIS OF DESIGN: AMERICAN POLYWATER FST.



2 TYP RAMP RAILING SECTION
E-001 SCALE: 1"=1'-0"

NOTE: RAMP AND RAILING PROVIDED BY CARPENTER. COORDINATE CABLE RUN THROUGH RAILING AND POST WITH CARPENTER.



1 BLAINE HOUSE PORCH PLAN
E-001 SCALE: 1/4"=1'-0"

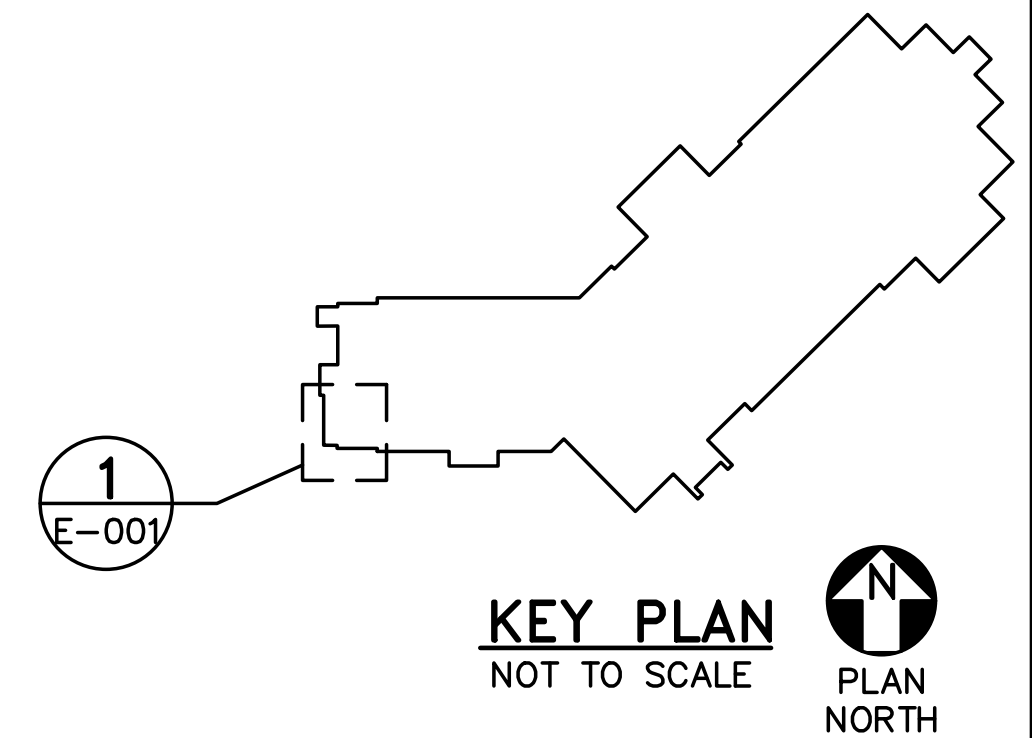


GENERAL NOTES

- LOW VOLTAGE CABLING FOR LIGHT FIXTURES MUST BE CONCEALED FROM VIEW WITHIN THE HAND RAIL AND POST.
- PROVIDE 120V BRANCH CIRCUIT FROM EXISTING PANELBOARD LP1A TO FEED POWER SUPPLY OF RAMP LIGHTING FIXTURES. PROVIDE 20A, 1P, 10KAIC CIRCUIT BREAKER IN EXISTING SPACE OF PANELBOARD LP1A TO FEED POWER SUPPLY OF RAMP LIGHTING FIXTURES. EXISTING PANELBOARD LP1A IS A SQUARE D #QOC30US.
- COORDINATE PHOTOCELL LOCATION FOR OPTIMAL PLACEMENT.

KEYNOTES

- CONDUIT MUST ENTER BUILDING UNDER RAMP, CONCEALED FROM VIEW.
- PROVIDE LOW VOLTAGE CABLING DOWN THROUGH POST TO UNDER RAMP. PROVIDE RACEWAY FOR LOW VOLTAGE CABLING FROM UNDER RAMP IN TO BASEMENT POWER SUPPLY. CONCEAL RACEWAY FROM VIEW.



1 KEY PLAN
NOT TO SCALE PLAN NORTH

LIGHTING FIXTURE SCHEDULE

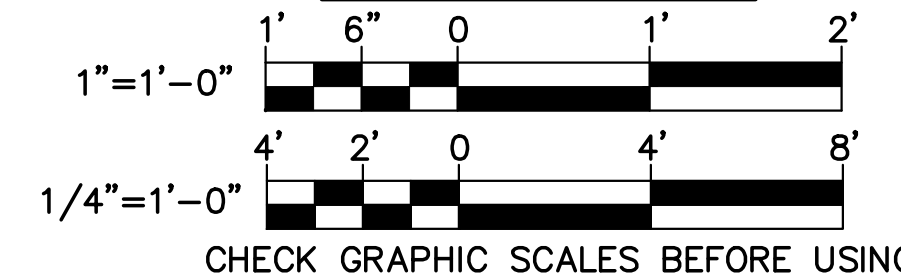
BASIS OF DESIGN NOTE: MANUFACTURERS AND CATALOG NUMBERS ARE LISTED TO ESTABLISH PERFORMANCE, QUALITY, AND AESTHETICS. FIXTURES FROM OTHER MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY MEET THE ESTABLISHED PARAMETERS.

TYPE	DESCRIPTION	SOURCE	VOLTS	WATTS	MOUNTING	LUMENS	NOTES	MANUFACTURER	CATALOG NUMBER
R1	ADA RAMP LIGHT	LED	24	1.5	RECESSED, HANDRAIL	160	1,2,3	WLA	PUCK-XT-RD-30K-ASB-RMTPS-UNV-20-500-DIM

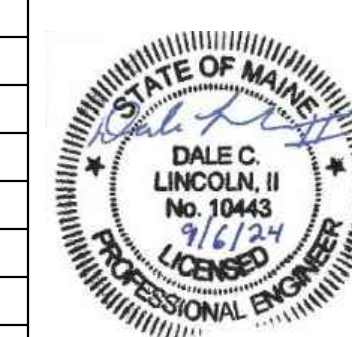
LIGHTING FIXTURE SCHEDULE NOTES:

- PROVIDE EMERGENCY INVERTER. BASIS OF DESIGN: DUAL LITE LIGHT GEAR 100. PROVIDE QUANTITY OF INVERTERS FOR CONNECTED LOAD.
- PROVIDE LINE VOLTAGE PHOTOCELL TO TURN LIGHTS ON AT 3FC SETPOINT. MOUNT PHOTOCELL ON NORTH SIDE OF BUILDING.
- PROVIDE POWER SUPPLY, LOW VOLTAGE CABLING AND ACCESSORIES FOR A COMPLETE AND FUNCTIONAL INSTALLATION.

GRAPHIC SCALES



NO.	DATE	DESCRIPTION	BY
REVISIONS			



STATE OF MAINE BGS

TITLE: BLAINE HOUSE STAFF ENTRANCE UPGRADES
LOCATION: AUGUSTA, MAINE

TITLE THIS DWG: ELECTRICAL SYMBOLS, ABBREVIATIONS, GENERAL NOTES, PLAN, AND DETAILS

OAK POINT ASSOCIATES

NO. 22205.07
DATE 09/06/2024

221 Main Street, Biddeford, Maine 04005 202-253-8100