

# BANGOR PROTOTYPICAL HOUSING - ACCESSORY DWELLING UNIT 2

BANGOR, MAINE



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BANGOR PROTOTYPICAL HOUSING  
ACCESSORY DWELLING UNIT 2  
BANGOR, MAINE

## ABBREVIATIONS

ALUM	ALUMINIUM	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	GUAGE	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	GWIB	GYPSUM 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	CENTRAL 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
EAF	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	VAPOR BARRIER	VAPOR BARRIER
EXIT 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	VVC	VINYL WALL COVERING
FDN	FOUNDATION	OD	OUTSIDE DIAMETER	W	WEST
FE	FIRE EXTINGUISHER	OF	OUTSIDE FACE	WI	WITH
FFE	FINISH FLOOR ELEVATION	OFCI	OWNER FURNISHED	WC	WATER CLOSET
FIN	FINISH	OW	OWNER INSTALLED	WD	WOOD
FIN FL OR FF	FINISH FLOOR	OH	OVERHANG	WDW	WINDOW
FIN GR	FINISH GRADE	OPNG	OPENING	WP	WALL PAPER
FL	FLOOR	OPP	OPPOSITE	VIF	VERIFY IN FIELD

## LEGEND

	ROOM LABEL
	DOOR TAG
	WINDOW TYPE
	WALL TYPE
	CEILING LABEL
	BUILDING ELEVATION
	BUILDING SECTION
	WALL SECTION
	DETAIL SECTION
	INTERIOR ELEVATION
	VERTICAL 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.

### GENERAL CODE NOTES:

SETBACK REQUIREMENTS: You must comply with the required setbacks for your zone. If there is any question as to the location of your building, a letter from a surveyor will be required stating compliance.

RADON COLLECTION SYSTEM: ASTM-1465 A soil gas collector shall be built into all gas-permeable layers. 4" perforated pipe per table 7.11-1.5' crushed stone 4" deep. Connector pipe per Table 6.

EGRESS WINDOWS: Section R-310: Emergency escape and rescue: Every sleeping room in occupancies in Use Group R shall have at least one operable window or exterior door leading directly to the outside. Each egress window shall have a minimum net clear opening of 5.7 square feet plus the opening shall be at least 24" in height and 20" in width. The net clear opening dimensions shall be obtained by the normal operation of the window without additional assistance from the operator. Where windows are provided for emergency escape and rescue, the windows shall have the bottom of the clear opening not more than 44" above the floor. If single or double hung with a clear opening height of 24", the clear opening width must be at least 34.25" wide.

ALL STAIRS INSIDE OR OUTSIDE: Section R311, 80" of headroom is required throughout stairwells. R311.7.4, Treads and Risers: Maximum riser height shall be 7.75" and minimum riser height shall be 4". Minimum tread depth shall be 10" measured horizontally from nosing to nosing and at a right angle to the tread's leading edge. Nosing must be at least 3/4" and cannot exceed 1.25". Risers cannot have an open dimension of 4" or more. R-312, Stairway Guardrails shall be provided where the walking surface is more than 30" above the adjacent surface. Guards shall be at least 36" high, measured from the walking surface. R311.7.7 Stairway Handrails shall have continuous handrails returned to the wall or newel. The handgrip portion of the handrail shall not be less than 1.25" or more than 2" and shall be graspable. Stairways with 4 or more risers require a graspable handrail.

PLUMBING: Maine plumbing code requires a test of 5 PSI for 15 minutes on the drain, waste and vent lines and 50 PSI for 15 minutes on the hot and cold distribution lines. This means every part of the system at the time of rough in, not just the stack. Test Equipment & Gauges are the Responsibility of the plumber. Air test on PVC require a #6 relief valve for safety. DO NOT close in with walls or ceilings prior to passing the 5# and 50# tests.

ELECTRICAL: All electrical work will be done in compliance with the 2020 National Electric Code. All work must be inspected and approved prior to close in. Smoke detectors are required in each bedroom, the area adjacent to the bedroom and on each level of a residential structure excluding attics and crawl spaces. Carbon Monoxide Detectors are required adjacent to sleeping rooms. Arc Fault protection is required for all circuits excluding the smoke detector branch that are not protected by Ground Fault Circuit Interruption. Ground Fault protection is required at all locations listed as per Art. 210-8 of the NEC. DO NOT close in the walls or ceilings prior to the electrical inspection.

ATTACHED GARAGES TO RESIDENTIAL STRUCTURES: Table R302.6. Not less than 1/2" gypsum board to separate the garage from adjacent habitable space. Not less than 5/8" Type X gypsum board from habitable rooms above the garage. Doors leading from an attached garage to the dwelling shall comply with R302.5.1.

## 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 (0.944 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 STORIES 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).

## PROJECT DIRECTORY

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<b>MECHANICAL ENGINEER:</b> DESIGN/ BUILD BY CONSTRUCTION MANAGER	<b>ELECTRICAL ENGINEER:</b> DESIGN/ BUILD BY CONSTRUCTION MANAGER

## REVISIONS

#	DATE	DESCRIPTION

DATE:	08.08.2025
PROJECT #	010624.01
DRAWN BY:	DEC, BW
CHECKED BY:	DEC
DRAWING SCALE	12" = 1'-0"

SHEET TITLE  
COVER SHEET

G101

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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...

FOUNDATION RELATED EARTHWORK

- GENERAL: 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.

- BACKFILL AND COMPACTION: 1. USE UNFROZEN AND UNSATURATED MATERIALS. 2. BACKFILL SYSTEMATICALLY, AS EARLY AS POSSIBLE, TO ALLOW MAXIMUM TIME FOR NATURAL SETTLEMENT.

Table with 2 columns: MATERIALS, SIEVE DESIGNATION, and %PASSING BY WEIGHT. Rows include structural fill and fine granular fill.

Table with 2 columns: MATERIALS, SIEVE DESIGNATION, and %PASSING BY WEIGHT. Rows include fine granular fill and suitable native soil.

BACKFILL REQUIREMENTS

- A. FILL WITHIN BUILDING ENVELOPE: 1. MATERIAL: STRUCTURAL 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"

- CONCRETE REINFORCING: 1. REINFORCEMENT: ASTM A615/A615M, 60 KSI YIELD STRENGTH, DEFORMED STEEL BARS.

- CONCRETE MATERIALS: 1. CEMENT: ASTM C150, NORMAL-TYPE I PORTLAND TYPE.

- INSERTS, EMBEDDED COMPONENTS, AND OPENINGS: 1. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.

- EXECUTION: 1. CONCRETE FORMS SHALL BE CLEAN AND FREE FROM DEBRIS.

- WOOD FINISHING: 1. FINISH CONCRETE FLOOR SURFACES IN ACCORDANCE WITH ACI 301 AND ACI 302.1.

- CURING: 1. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.

- 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.

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.

- LUMBER MATERIALS: 1. NOMINAL SIZES ARE INDICATED EXCEPT AS INDICATED BY DETAILED DIMENSIONS.

- EXECUTION: 1. VERIFY SUPPORTS AND OPENINGS ARE READY TO RECEIVE TRUSSES.

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- TOLERANCES: 1. FRAMING MEMBERS: 1/4" INCH FROM TRUE POSITION MAXIMUM.

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.

- 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.

- FABRICATION: 1. FABRICATE TRUSSES TO ACHIEVE STRUCTURAL REQUIREMENTS SPECIFIED.

- EXECUTION: 1. VERIFY SUPPORTS AND OPENINGS ARE READY TO RECEIVE TRUSSES.

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

BASIS OF DESIGN

BUILDING CODE: 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE

DESIGN LOADS: ROOF DEAD LOAD: 15 psf TRUSS TOP CHORD, 10 psf TRUSS BOTTOM CHORD

SNOW LOADS: GROUND SNOW LOAD, Pg: 70 psf, SNOW LOAD EXPOSURE FACTOR, Ce: 1.0

WIND LOADS: BASIC WIND SPEED: 108 mph, OCCUPANCY CATEGORY: II

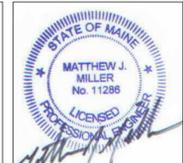
EARTHQUAKE DESIGN DATA: OCCUPANCY CATEGORY: II, SEISMIC IMPORTANCE FACTOR: 1.0

DESIGN BASE SHEAR: xx kips, SEISMIC RESPONSE COEFFICIENT, Cs: 0.069

MISCELLANEOUS: ALLOWABLE SOIL BEARING CAPACITY: 2000 PSF (PRESUMED)

ABBREVIATIONS (NOTE: NOT ALL ABBREVIATIONS MAY BE USED)

Table with 2 columns: ABBREVIATION and DESCRIPTION. Includes terms like A.R., AFF., AL., ARCH., B.O., BRG., CL., C.J., CMU, CONT., DIA., DWG., E.F., E.S., E.W., ELEV., EMBED., EQ., EX., #, FS., FTG., GALV., LLH., LLV., LVL., MAX., MIN., NS., NTS., OC., P#, PL., PSF., PSI., P.T., REINF., SIM., STD., T/ CONC., T/ PIER., T/ SLAB., T/ STL., TWE., TYP., U.N.O., V.I.F., W.P., LONG LEG VERTICAL, LAMINATED VENEER LUMBER, MAXIMUM, MINIMUM, NEAR SIDE, NOT TO SCALE, ON CENTER, PIER MARK, PLATE, POUNDS PER SQUARE FOOT, POUNDS PER SQUARE INCH, PRESSURE TREATED, REINFORCED / REINFORCEMENT, SIMILAR, STANDARD, TOP OF CONCRETE, TOP OF PIER, TOP OF SLAB, TOP OF STEEL, TOP OF WALL ELEVATION, TYPICAL, UNLESS NOTED OTHERWISE, VERIFY IN FIELD, WORKING POINT.



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BANGOR HOUSING

REVISIONS

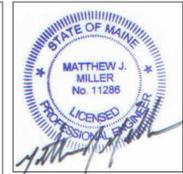
Table with 3 columns: #, DATE, DESCRIPTION. Includes a row for DATE: 08/22/2025 and PROJECT #: 25021.

DRAWN BY: MPM, CHECKED BY: MPM, DRAWING SCALE: 1/8" = 1'-0"

SHEET TITLE: GENERAL NOTES

S001

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**BANGOR HOUSING**

**REVISIONS**

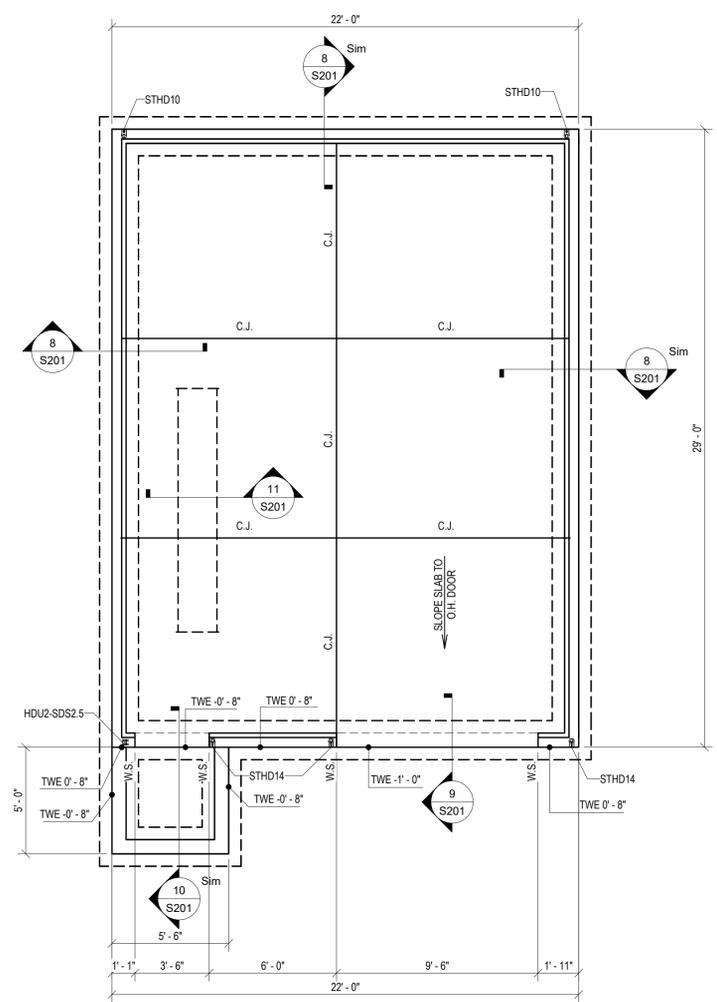
#	DATE	DESCRIPTION

DATE:	08/22/2025
PROJECT #	25021
DRAWN BY:	MJM
CHECKED BY:	MJM
DRAWING SCALE	As indicated

**SHEET TITLE**  
 FOUNDATION AND  
 SECOND FLOOR  
 FRAMING PLANS

**SI01**

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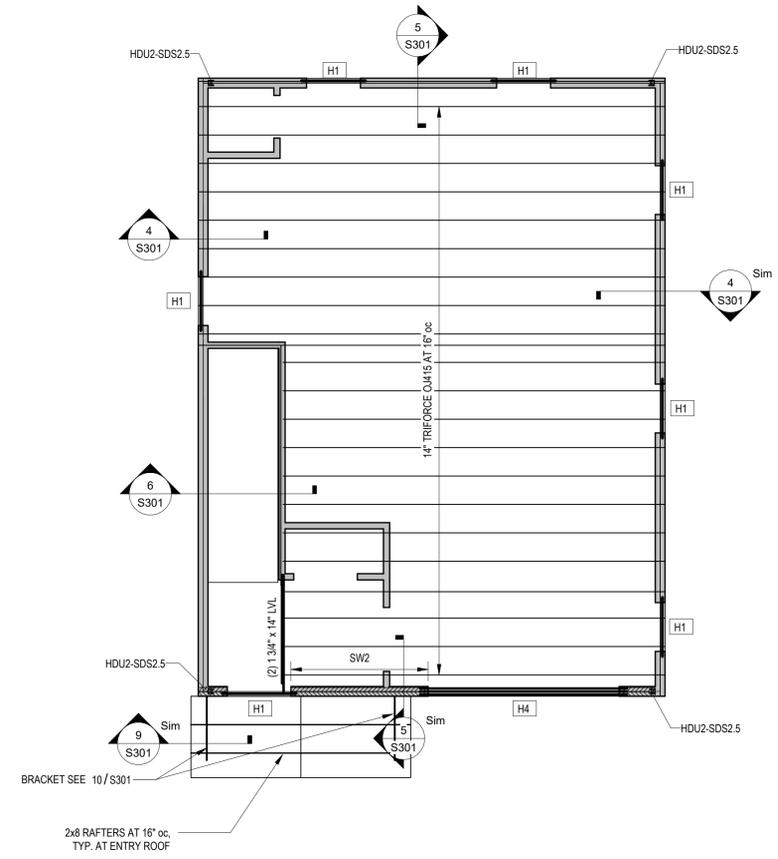


**FOUNDATION PLAN**

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
- 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 / CONSTRUCTION JOINT. REFER TO DETAIL 7/S201
- REFER TO SECTION 5/S201 FOR ADDITIONAL REINFORCING REQUIREMENTS AT DOOR DEPRESSIONS
- SBS8X24 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.



**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.
- SWx INDICATES SHEAR WALL MARK. EXTERIOR WALLS SHALL BE SW1, UNO. REFER TO SHEAR WALL SCHEDULE ON SHEET S401.
- SEE PLAN FOR HOLD DOWN LOCATIONS.
- Hx INDICATES HEADER MARK. SEE HEADER SCHEDULE THIS SHEET.

**SHEAR WALL HOLD DOWN SCHEDULE**

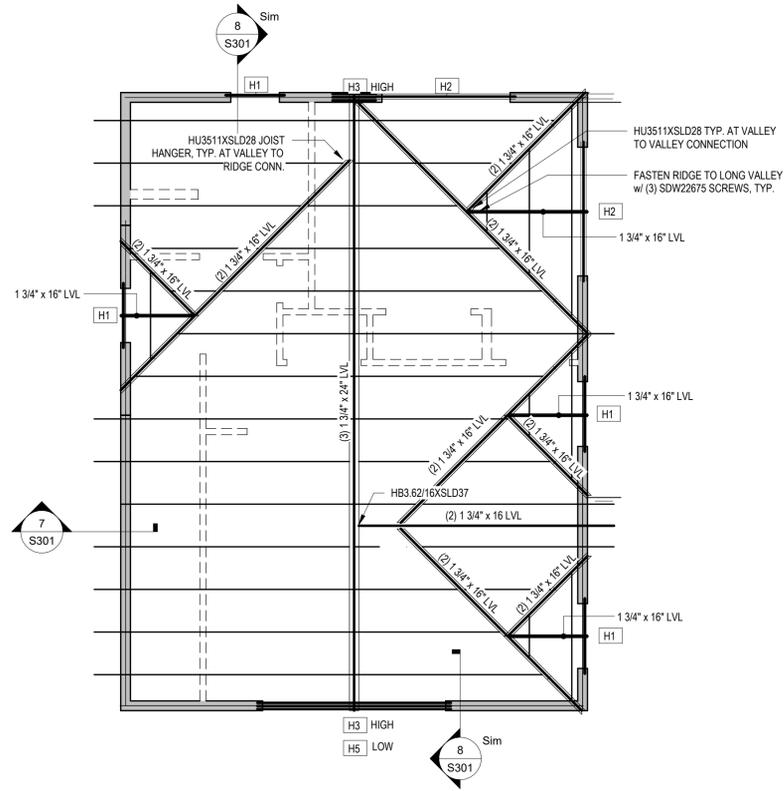
PLAN MARK	MODEL	ANCHOR ROD Ø	MIN. END POST	DETAIL
HDU2	HDU2-SDS2.5	5/8"	(2) 2x6	2.4 OR S/S401
STHD10	STHD10		(2) 2x6	3/S401

**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	(3) 1 3/4" x 7 1/4" LVL	(2) 2x6	(2) 2x6
H4	(3) 1 3/4" x 9 1/2" LVL	(2) 2x6	(2) 2x6
H5	(3) 1 3/4" x 11 7/8" LVL	(2) 2x6	(2) 2x6

8/21/2025 7:43:38 PM 1/4"

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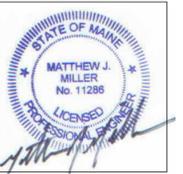
HEADER SCHEDULE			
PLAN MARK	HEADER SIZE	JACK STUDS (U.N.O.)	KING STUDS (U.N.O.)
H1	(2) 2x8	(2) 2x6	(2) 2x6
H2	(3) 2x8	(2) 2x6	(2) 2x6
H3	(3) 1 3/4" x 7 1/4" LVL	(2) 2x6	(2) 2x6
H4	(3) 1 3/4" x 9 1/2" LVL	(2) 2x6	(2) 2x6
H5	(3) 1 3/4" x 11 7/8" LVL	(2) 2x6	(2) 2x6

**ROOF FRAMING PLAN**

1/4" = 1'-0"

**PLAN NOTES:**

1. ROOF RAFTERS SHALL BE 16" DEEP TJI 230 AT 2'-0" oc MAX.
2. EXTERIOR WALLS SHALL BE 2x6 AT 16" oc MAX.
3. EXTERIOR WALLS SHALL BE SW1. REFER TO SHEAR WALL SCHEDULE ON SHEET S401.



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PROJECT #	25021
DRAWN BY:	MJM
CHECKED BY:	MJM
DRAWING SCALE	As indicated

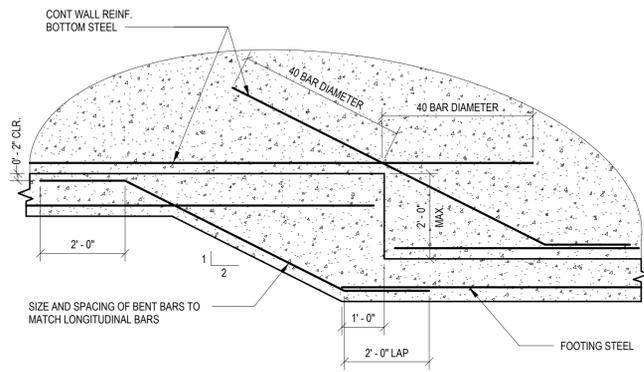
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**ROOF FRAMING PLAN**

**S102**

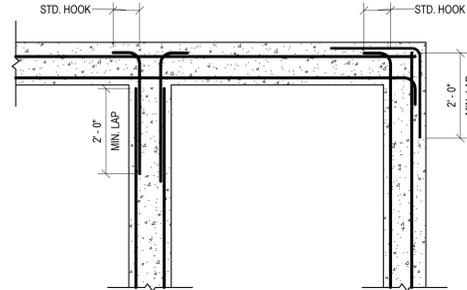
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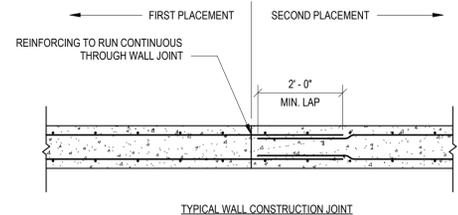
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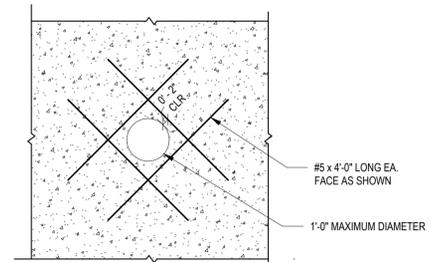
1 TYPICAL FOUNDATION STEP DETAIL  
1/2" = 1'-0"



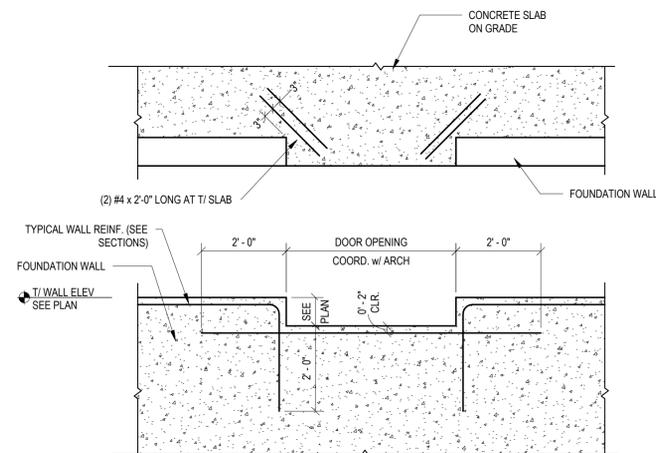
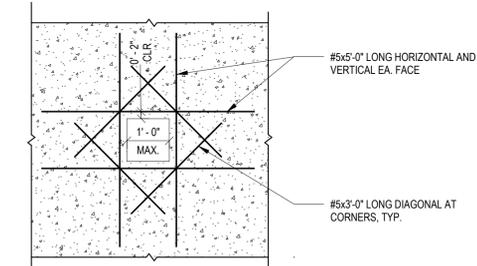
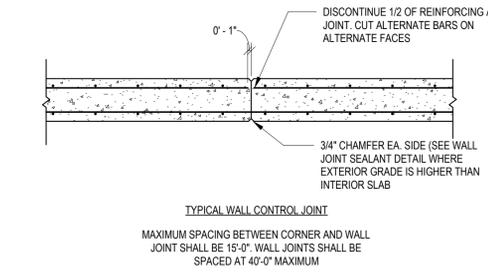
2 TYPICAL REINFORCING DETAIL AT CORNERS AND INTERSECTIONS  
1/2" = 1'-0"



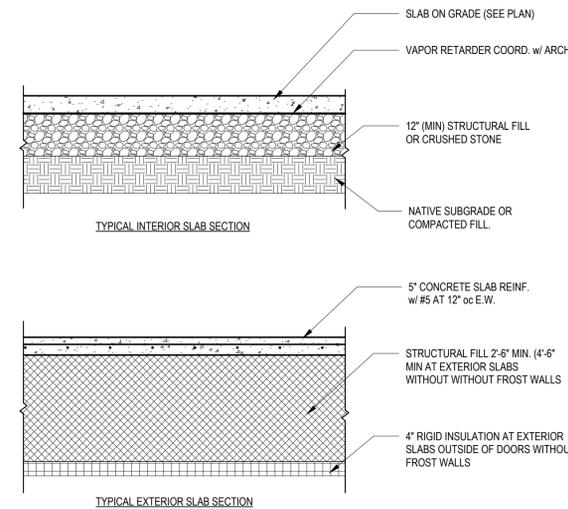
3 TYPICAL WALL CONSTRUCTION/CONTROL JOINT  
1/2" = 1'-0"



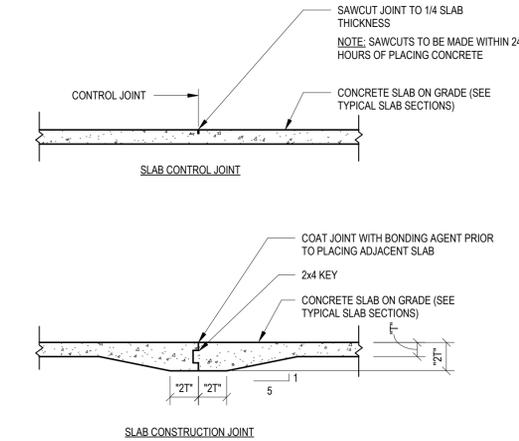
4 TYPICAL WALL PENETRATION DETAIL  
1/2" = 1'-0"



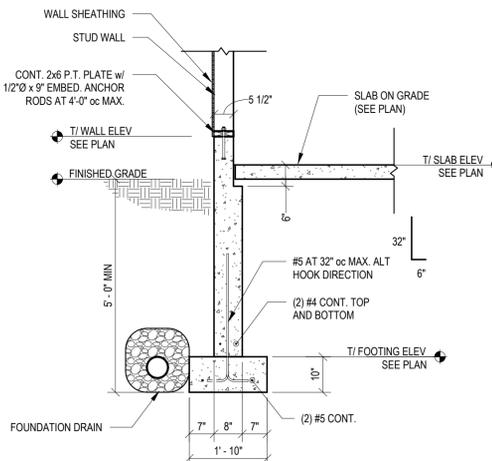
5 TYPICAL REINF AT DOOR DEPRESSION  
1/2" = 1'-0"



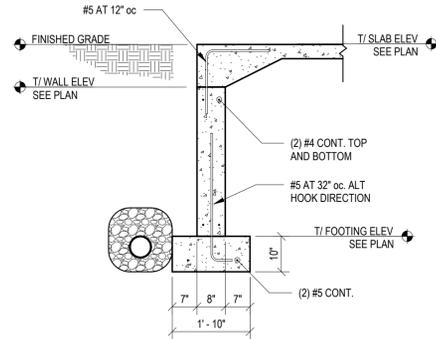
6 TYPICAL SLAB SECTIONS  
1/2" = 1'-0"



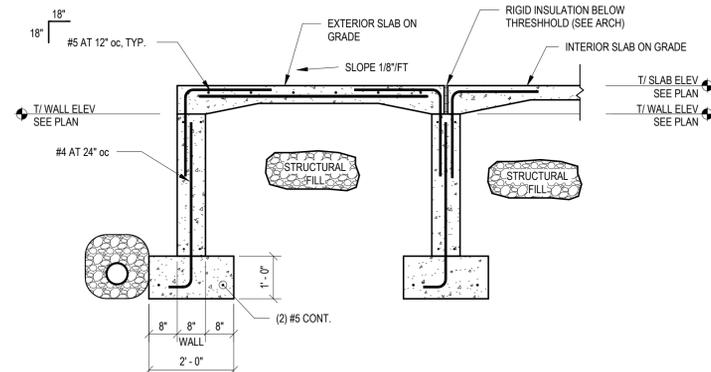
7 TYPICAL SLAB JOINT DETAILS  
1/2" = 1'-0"



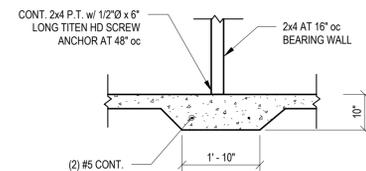
8 SECTION  
1/2" = 1'-0"



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



10 TYPICAL STOOP DETAIL  
1/2" = 1'-0"



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



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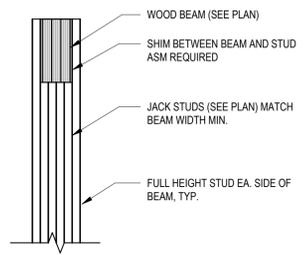
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PROJECT #	25021
DRAWN BY:	MJM
CHECKED BY:	MJM
DRAWING SCALE	1/2" = 1'-0"

SHEET TITLE  
FOUNDATION SECTIONS AND DETAILS

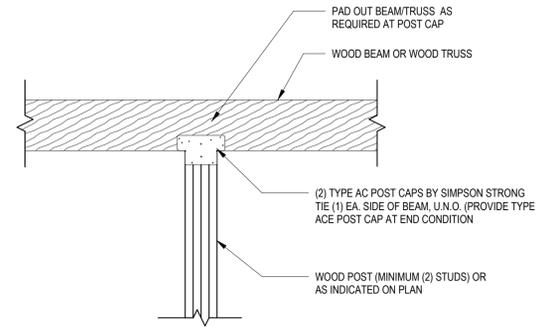
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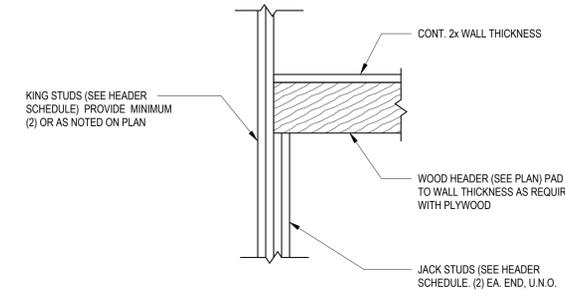
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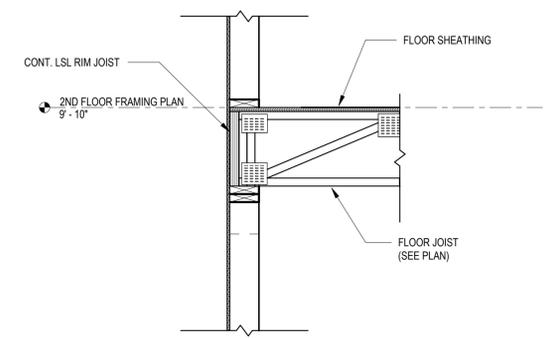
1 TYPICAL BEAM BEARING PERPENDICULAR TO WALL  
3/4" = 1'-0"



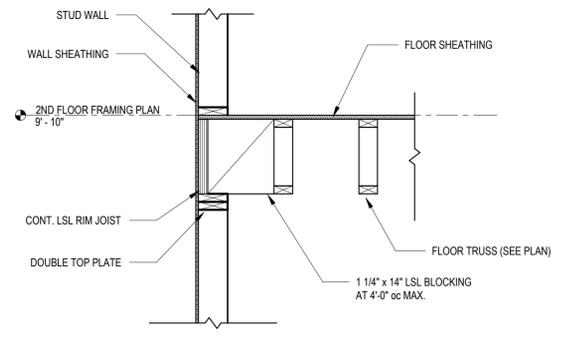
2 TYPICAL WOOD BEAM TO COLUMN DETAIL  
3/4" = 1'-0"



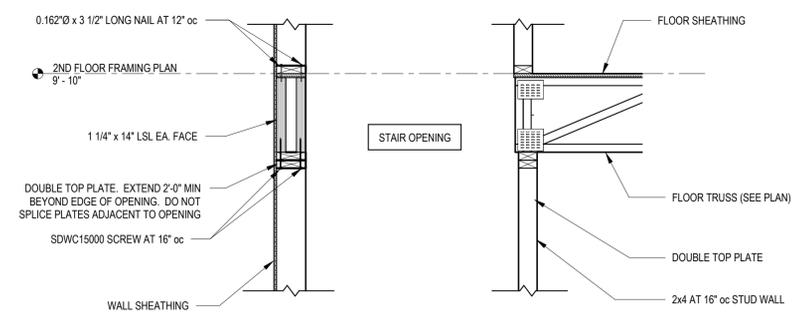
3 TYPICAL BEAM/HEADER DETAIL  
3/4" = 1'-0"



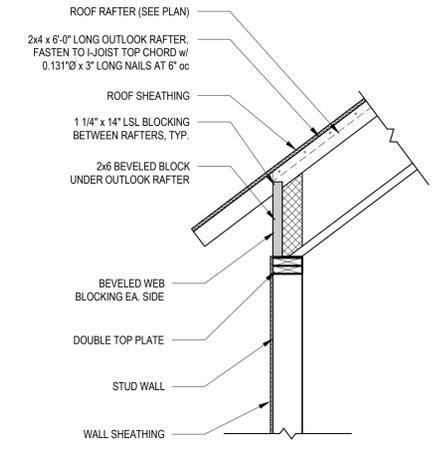
4 SECTION  
3/4" = 1'-0"



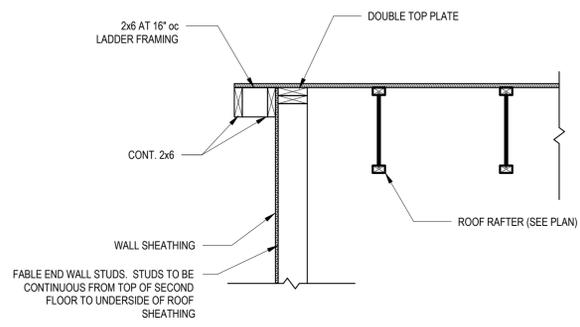
5 SECTION  
3/4" = 1'-0"



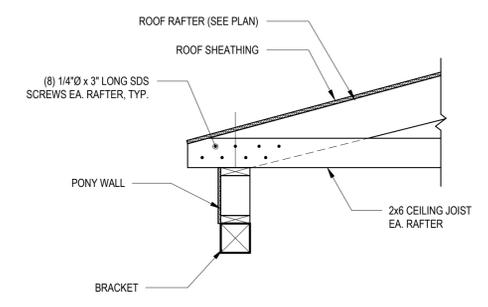
6 SECTION  
3/4" = 1'-0"



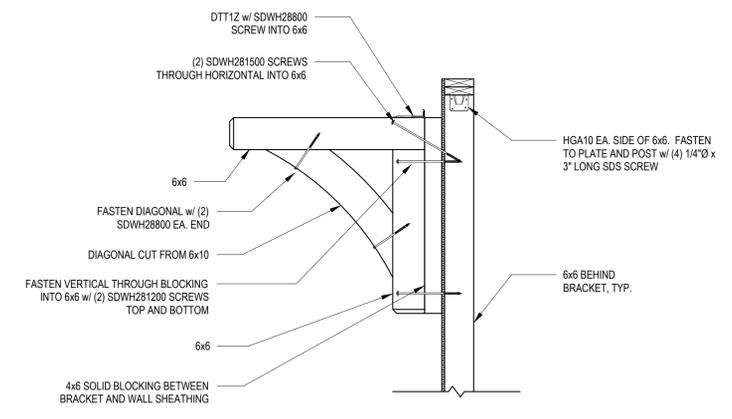
7 SECTION  
3/4" = 1'-0"



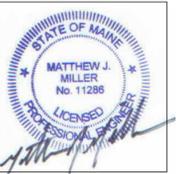
8 GABLE END WALL DETAIL  
3/4" = 1'-0"



9 ENRTY ROOF DETAIL  
3/4" = 1'-0"



10 BRACKET DETAIL  
3/4" = 1'-0"



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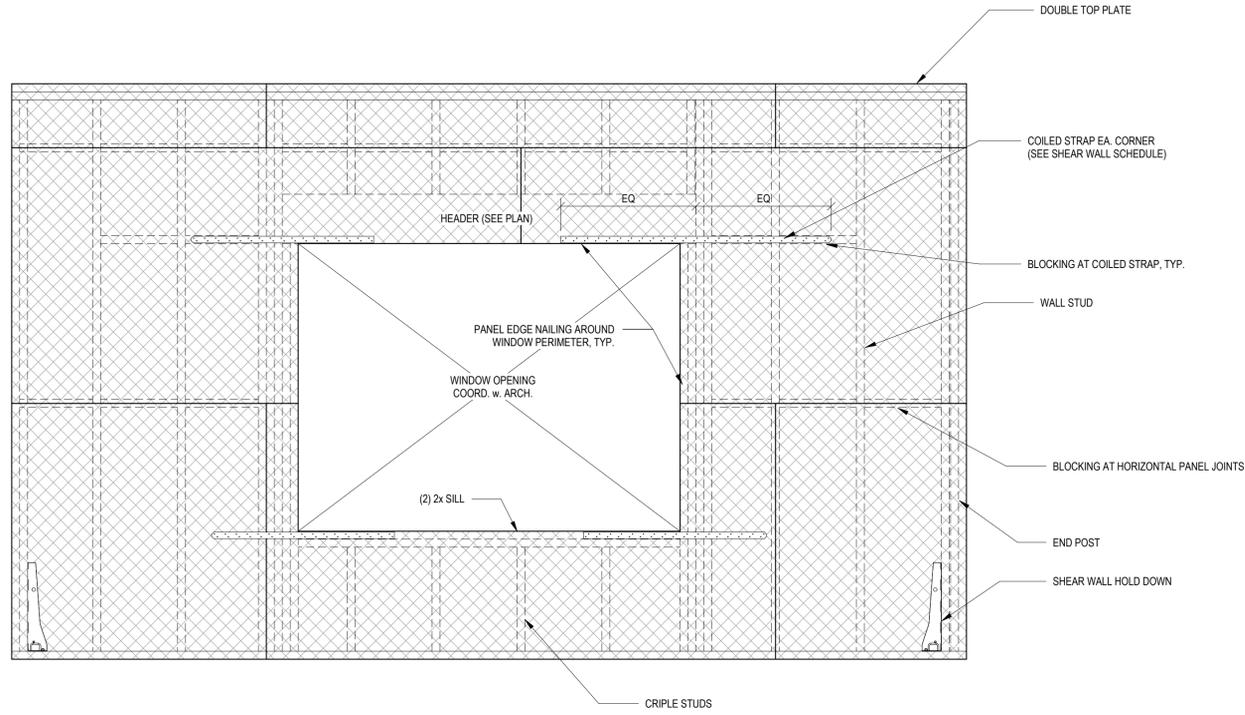
SHEET TITLE  
FRAMING SECTIONS AND DETAILS

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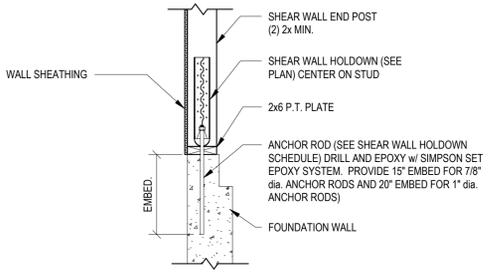
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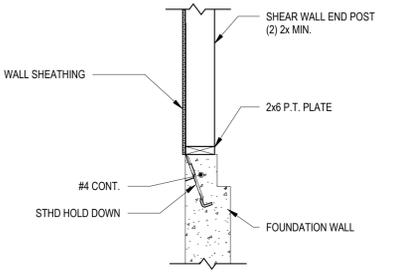
PLAN MARK	SHEATHING	FASTENING		END POSTS	BOUNDARY STUDS	CORNER STRAPS <sup>(1)</sup>	BOTTOM PLATE ANCHORAGE
		PANEL EDGES	FIELD				
SW-1	15/32" APA RATED	0.131"ø x 2 1/2" LONG NAILS AT 6" oc	0.131"ø x 2 1/2" LONG NAILS AT 12" oc	(2) 2x	(2) 2x	NR	(2) ROWS OF 0.148" dia. X 3 1/4" LONG NAILS AT 6" oc 1/4"ø x 6" LONG SIMPSON SDS SCREWS AT 12" oc 5/8"ø x 8" LONG SIMPSON TITEN HD SCREW ANCHORS AT 4'-0" 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	NR	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. REFER TO TYPICAL SHEAR WALL DETAIL FOR ADDITIONAL INFORMATION.  
 5. FASTEN ALL BUILT UP STUDS TOGETHER AS REQUIRED BY THE NDS TO ACT AS ONE.

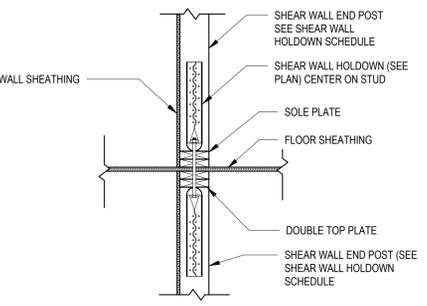
1 TYPICAL SHEAR WALL ELEVATION  
3/4" = 1'-0"



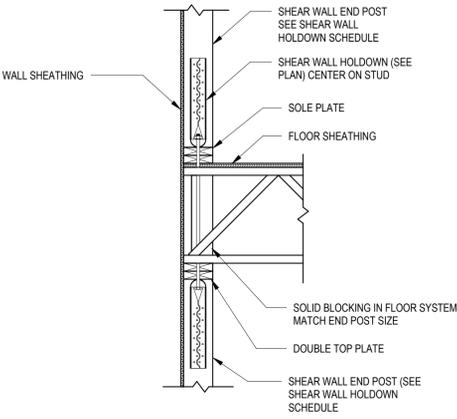
2 TYPICAL HOLDOWN DETAIL  
3/4" = 1'-0"



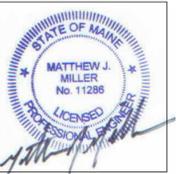
3 TYPICAL HOLDOWN DETAIL  
3/4" = 1'-0"



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



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



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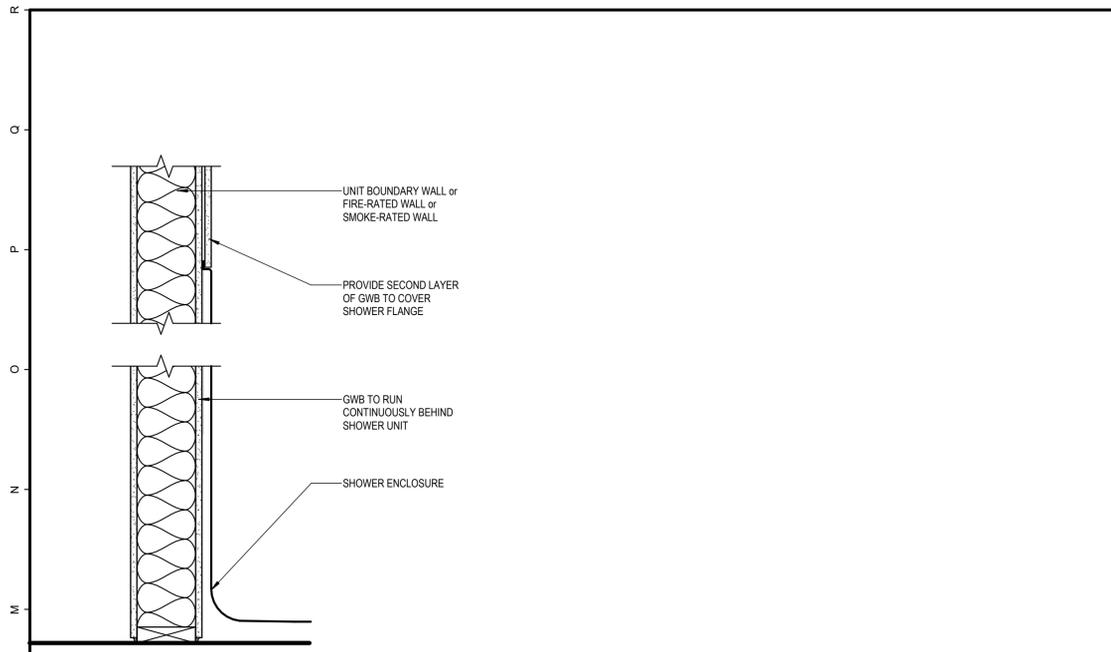
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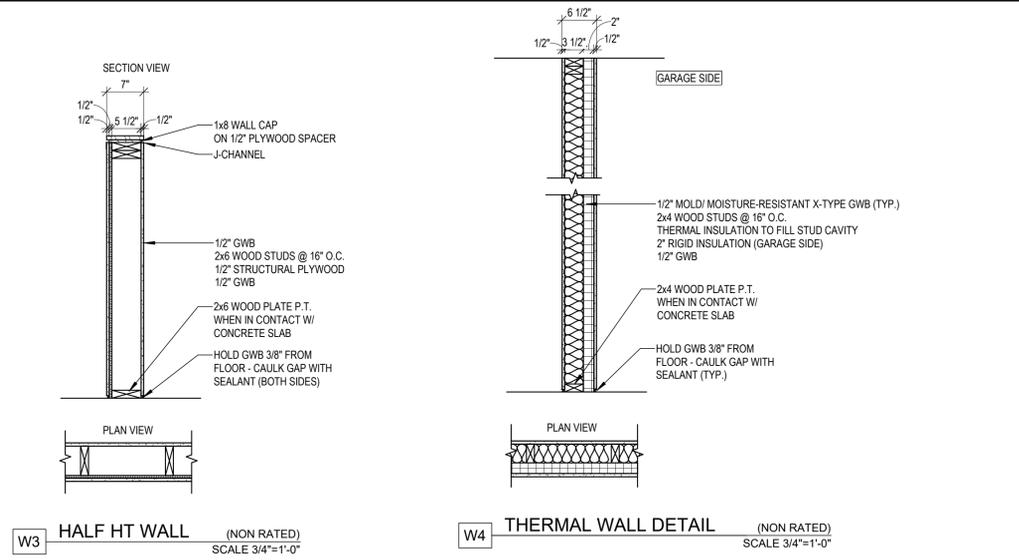
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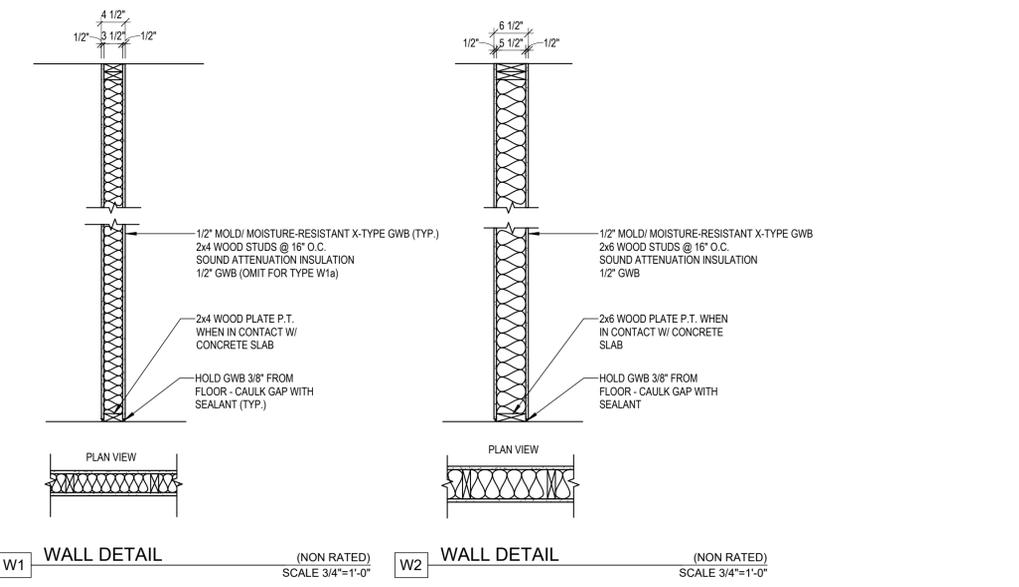
**L1 WALL DETAIL AT SHOWER**

1/2" = 1'-0"



**W3 HALF HT WALL (NON RATED)**  
SCALE 3/4"=1'-0"

**W4 THERMAL WALL DETAIL (NON RATED)**  
SCALE 3/4"=1'-0"

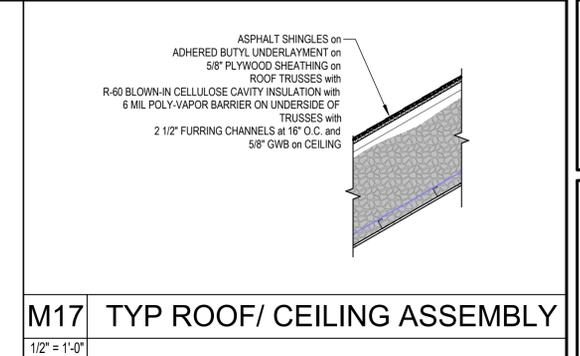


**W1 WALL DETAIL (NON RATED)**  
SCALE 3/4"=1'-0"

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

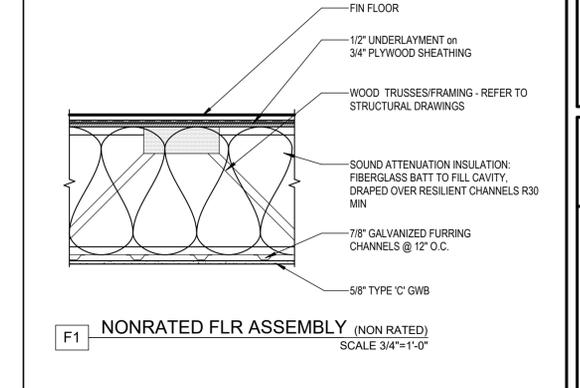
**F9 INTERIOR PARTITION TYPES**

3/4" = 1'-0"



**M17 TYP ROOF/ CEILING ASSEMBLY**

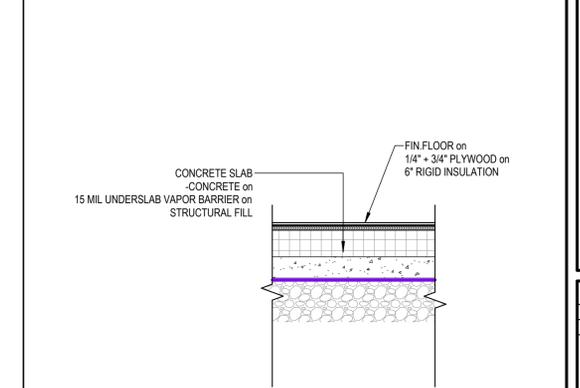
1/2" = 1'-0"



**F1 NONRATED FLR ASSEMBLY (NON RATED)**  
SCALE 3/4"=1'-0"

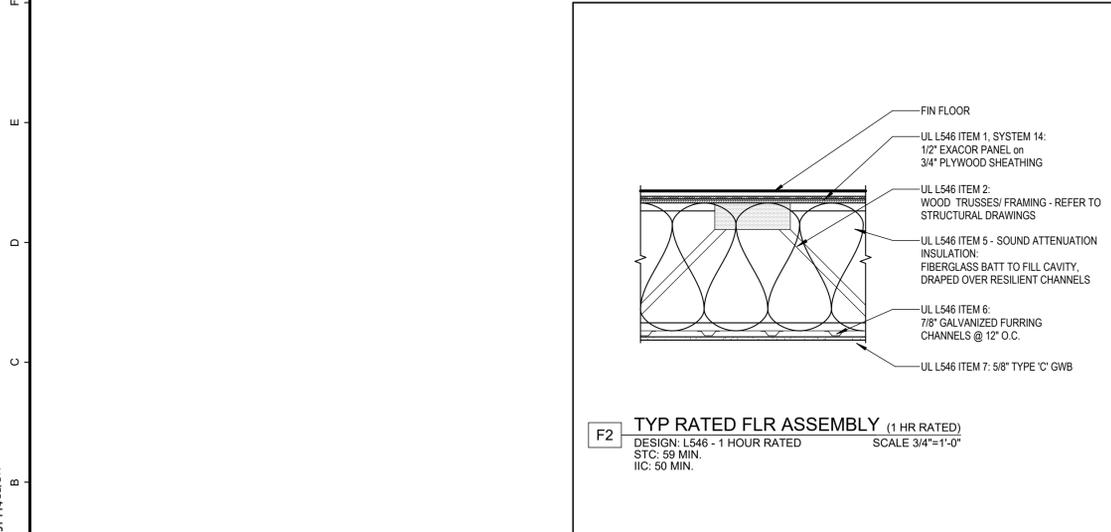
**K17 2ND FLOOR OVER HALL/ CL**

3/4" = 1'-0"



**F17 TYP. INSUL. FLOOR OVER SLAB**

3/4" = 1'-0"



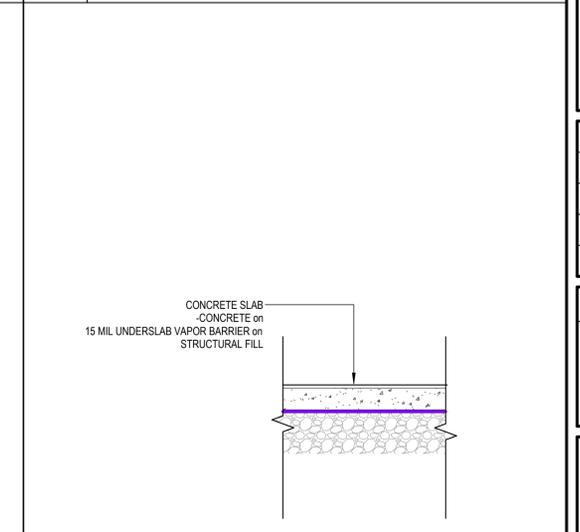
**F2 TYP RATED FLR ASSEMBLY (1 HR RATED)**  
DESIGN: L546 - 1 HOUR RATED  
STC: 59 MIN.  
IIC: 50 MIN.  
SCALE 3/4"=1'-0"



**EX1 TYPICAL EXTERIOR WALL**  
SCALE 3/4"=1'-0"

**A9 TYP EXTERIOR WALL**

3/4" = 1'-0"



**A17 TYP. GARAGE SLAB-ON-GRADE**

3/4" = 1'-0"

**A5 2ND FLOOR OVER GARAGE**

3/4" = 1'-0"

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ACCESSORY DWELLING UNIT 2  
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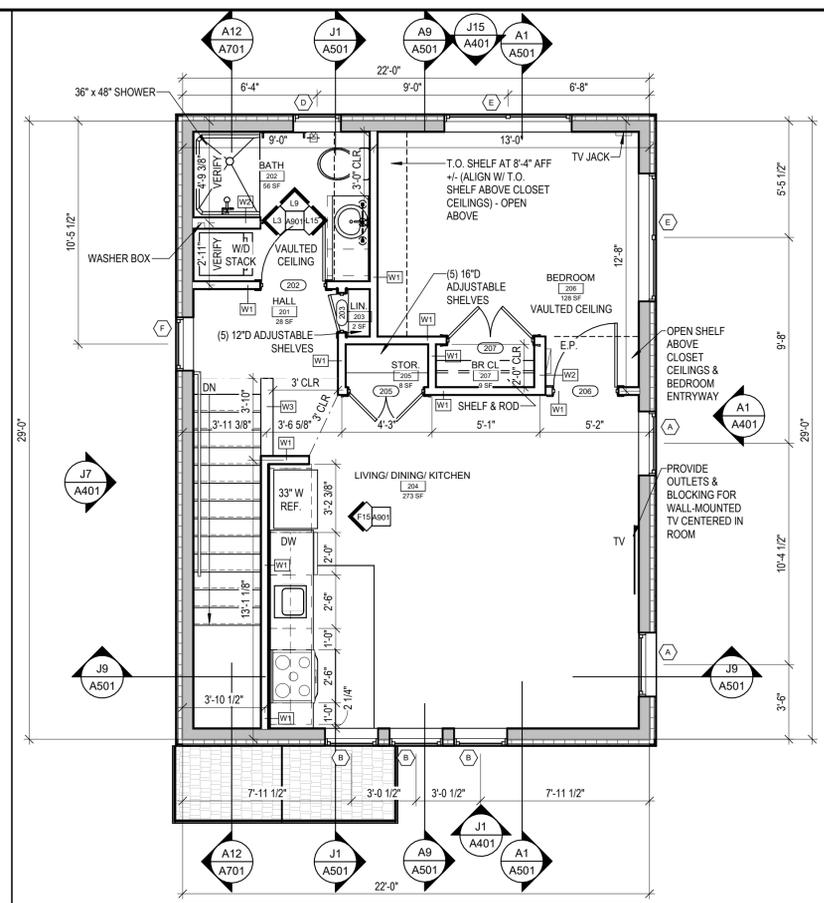
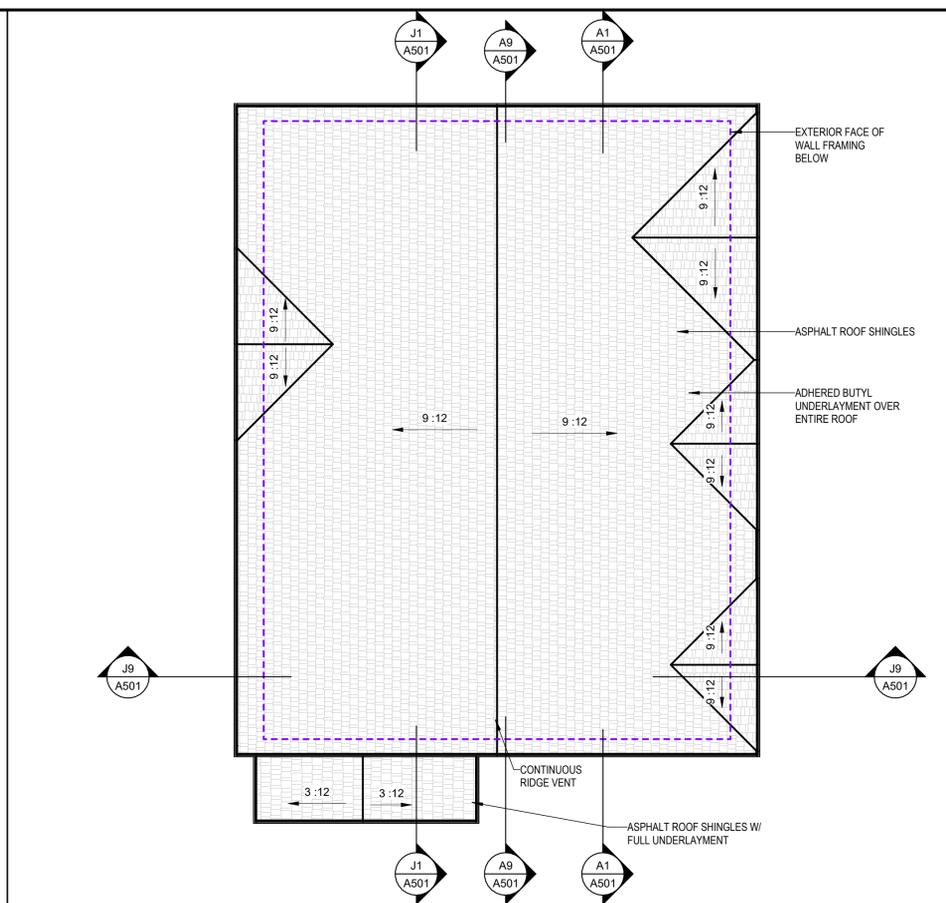
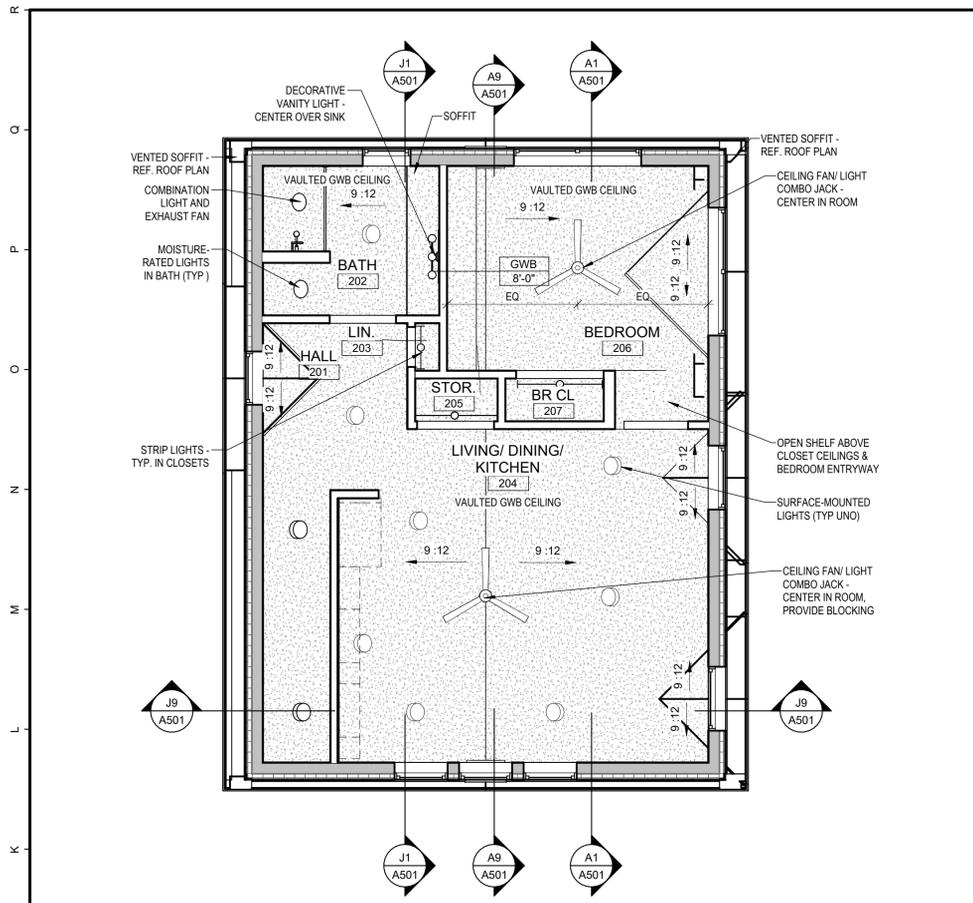
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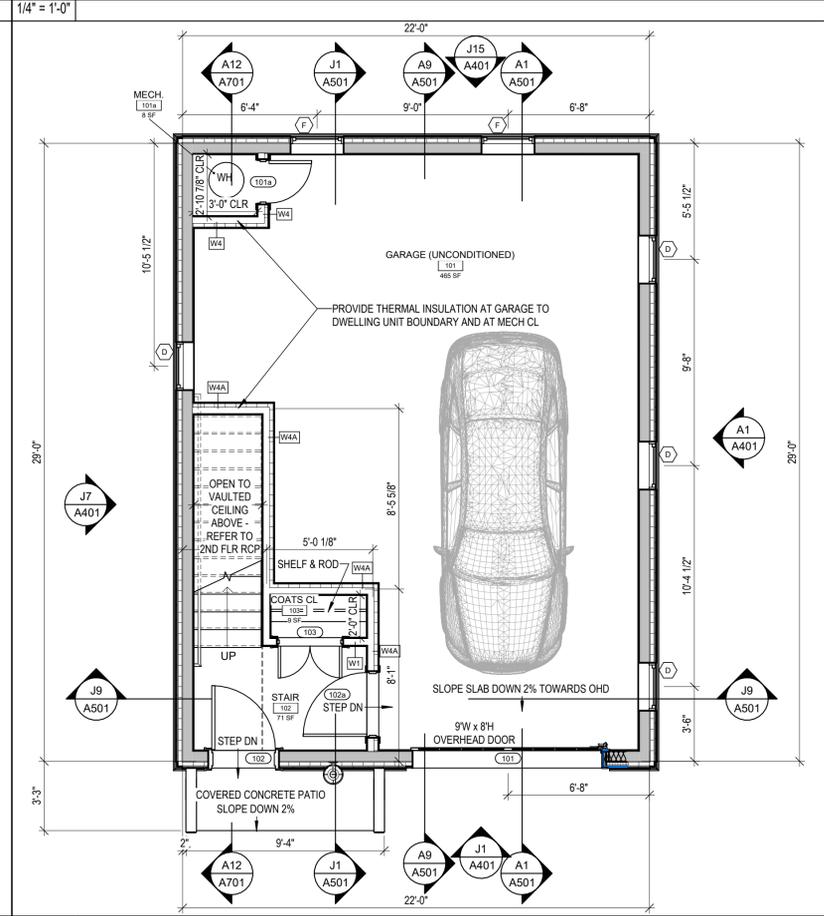
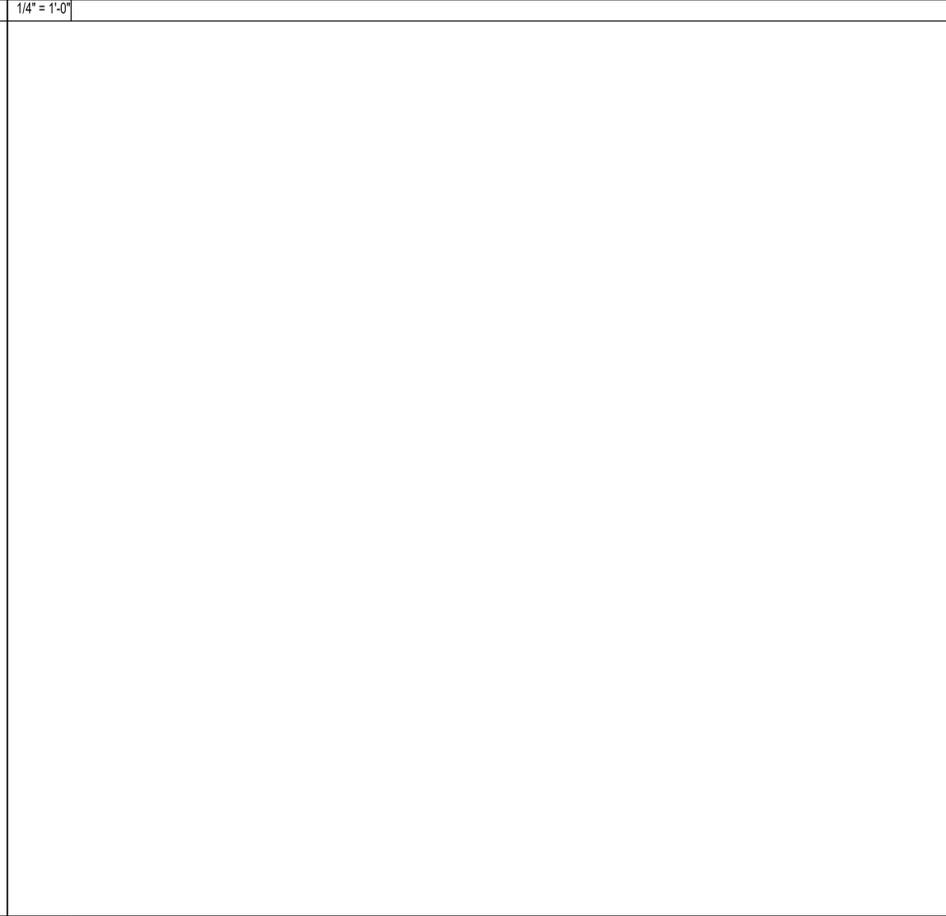
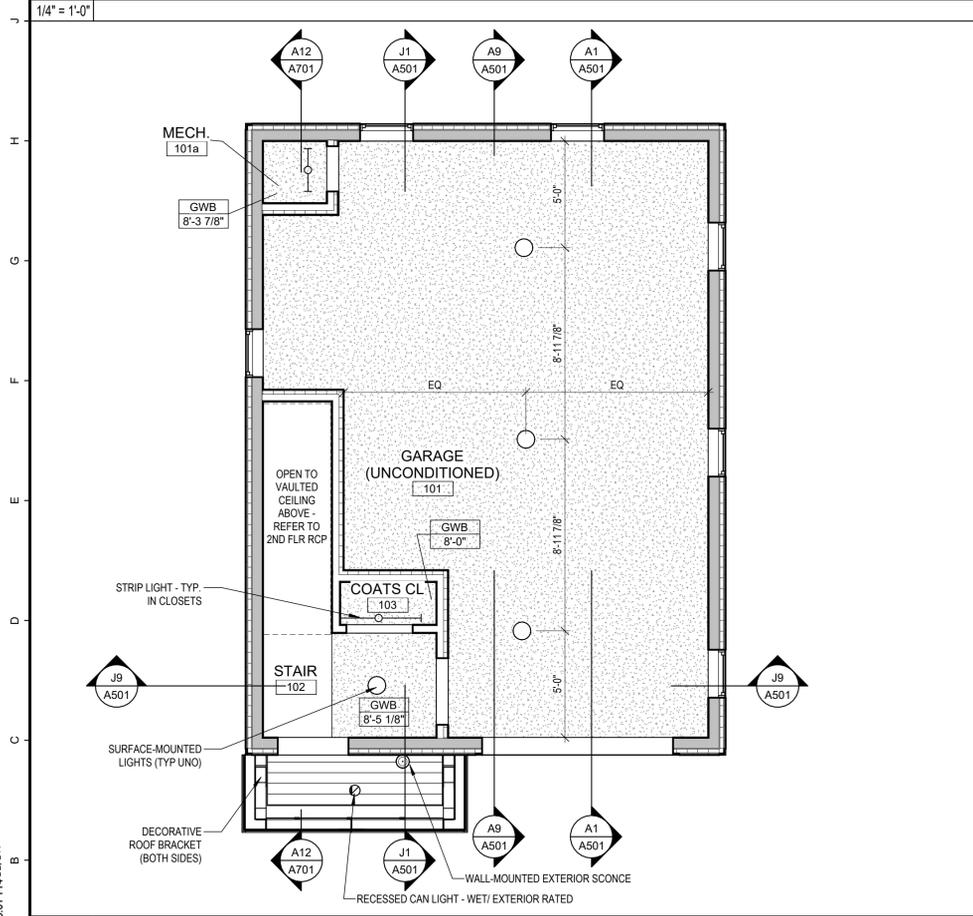
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**J1 2ND FLOOR REFLECTED CEILING PLAN**  
1/4" = 1'-0"

**J8 ROOF PLAN**  
1/4" = 1'-0"

**J15 2ND FLOOR PLAN**  
1/4" = 1'-0"



**A1 1ST FLOOR REFLECTED CEILING PLAN**  
1/4" = 1'-0"

**A15 1ST FLOOR PLAN**  
1/4" = 1'-0"

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BANGOR, MAINE

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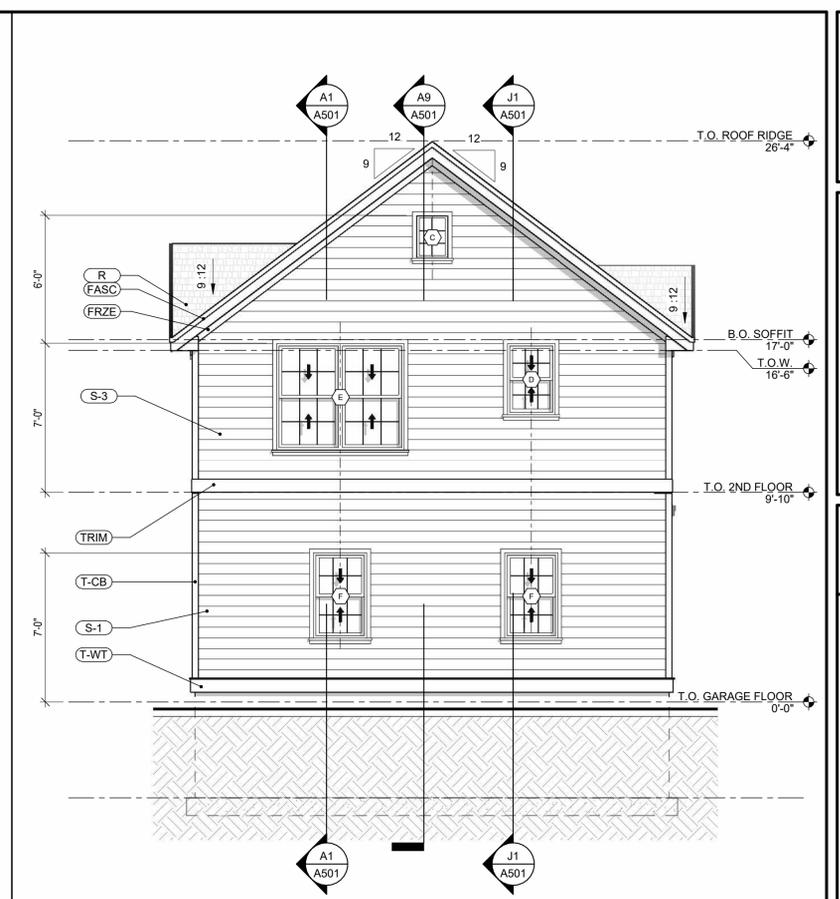
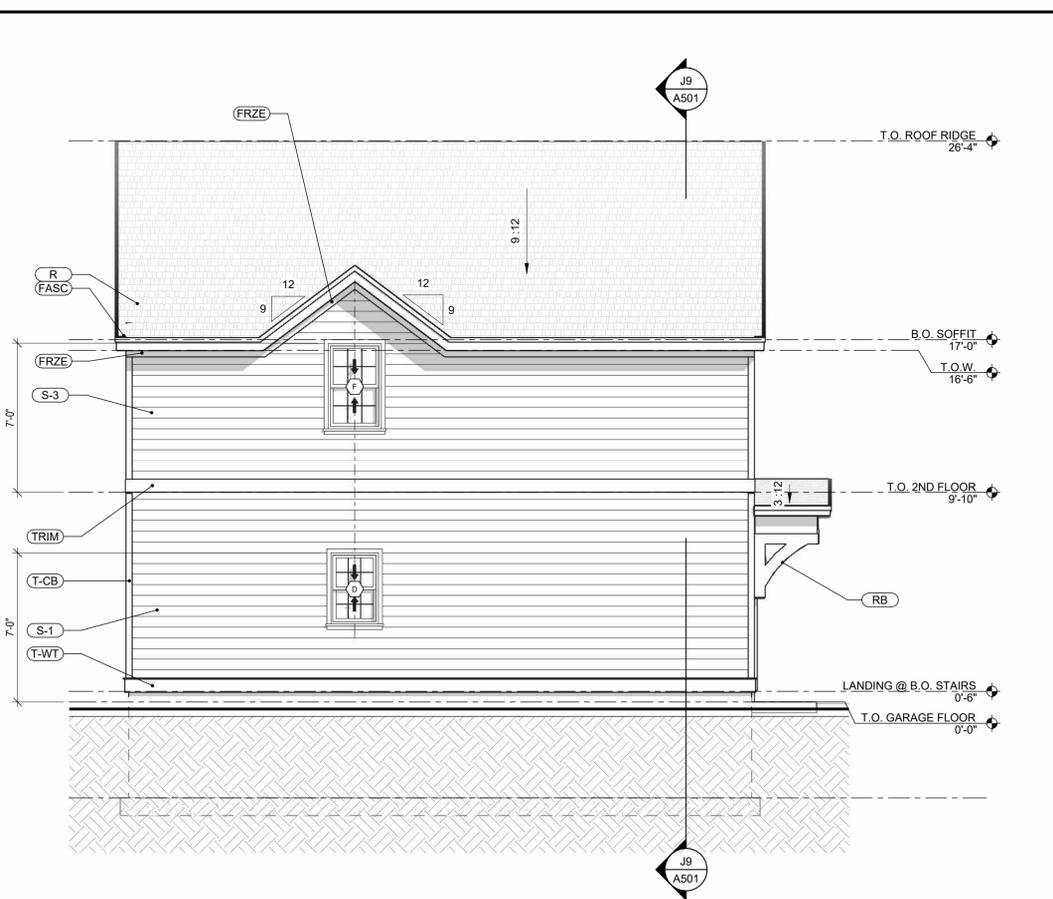
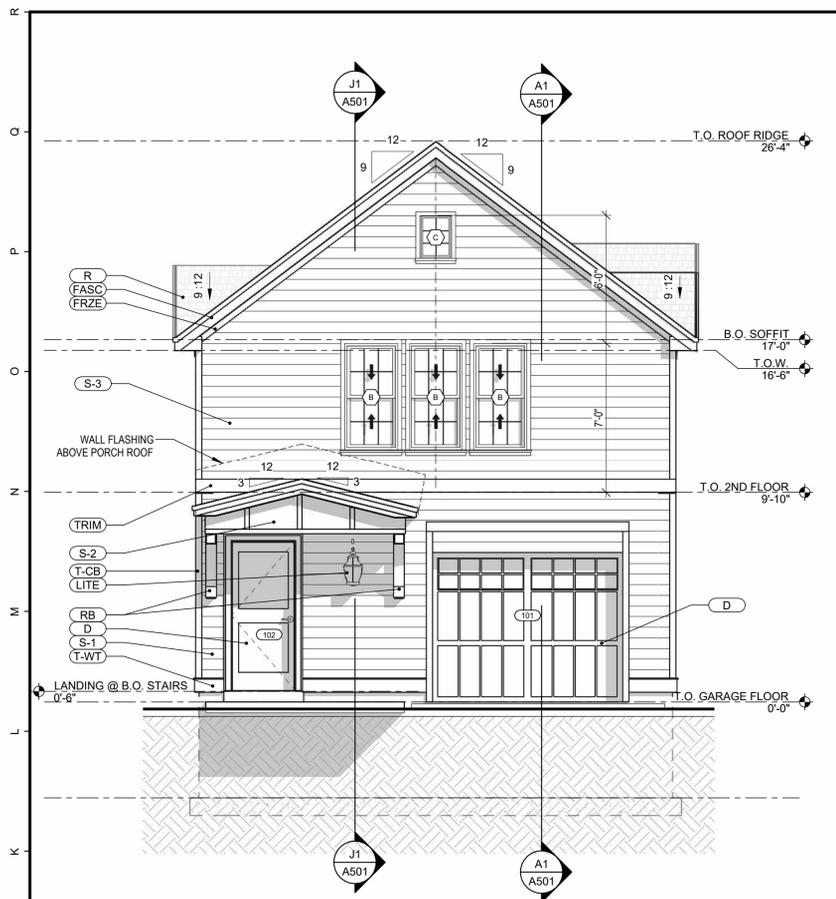
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**J1 FRONT ELEVATION**

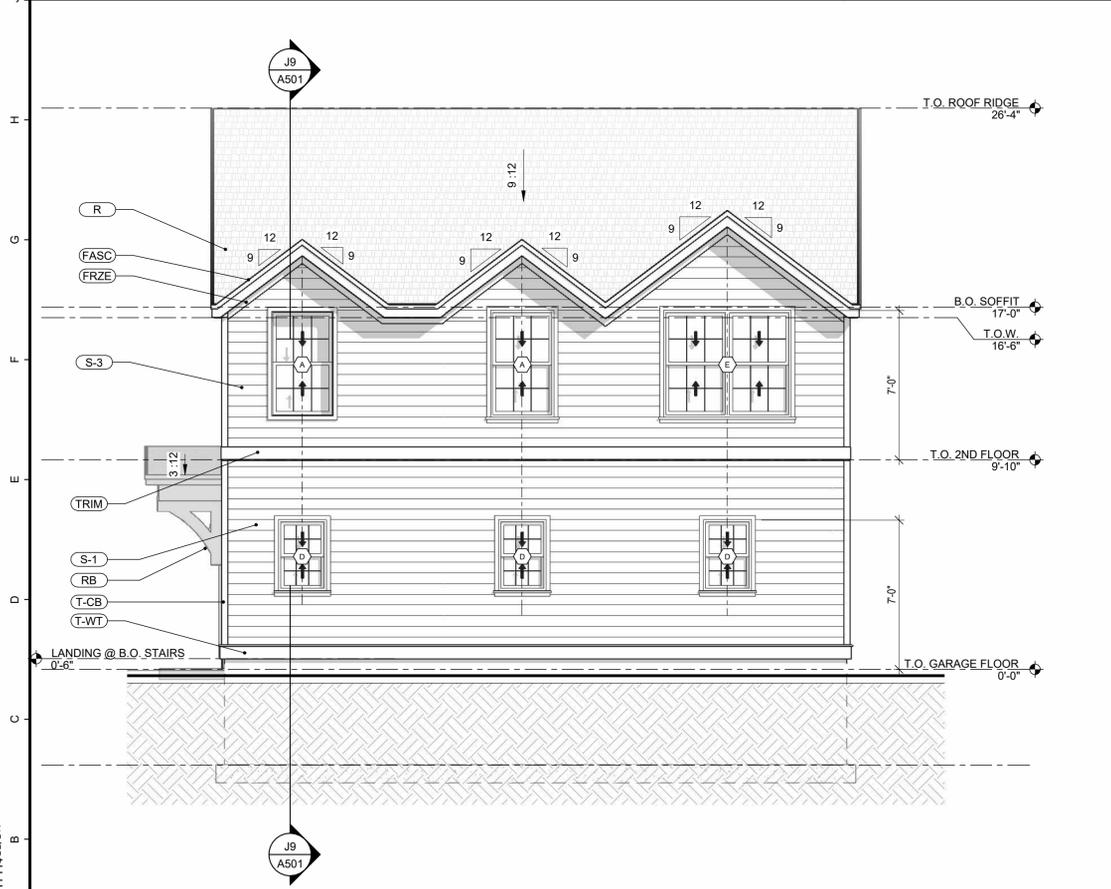
1/4" = 1'-0"

**J7 LEFT SIDE ELEVATION**

1/4" = 1'-0"

**J15 REAR ELEVATION**

1/4" = 1'-0"



**A1 RIGHT SIDE ELEVATION**

1/4" = 1'-0"

**EXTERIOR MATERIALS LEGEND**

- (R) ROOFING - ASPHALT SHINGLES, COLOR TO BE SELECTED BY OWNER
- (RB) DECORATIVE ROOF SUPPORT BRACKET - 3x3, PTD. - COLOR TO BE SELECTED BY OWNER
- (FASC) FASCIA - 1x3 of 1x8, COLOR TO BE SELECTED BY OWNER
- (FRZE) FRIEZE - 1x4, COLOR TO BE SELECTED BY OWNER
- (T-CB) TRIM - CORNERBOARD - 1x4, COLOR TO BE SELECTED BY OWNER
- (T-WT) TRIM - WATERTABLE - 1x8, COLOR TO BE SELECTED BY OWNER
- (S-1) SIDING - VINYL CLAPBOARD, COLOR TO BE SELECTED BY OWNER
- (S-2) SIDING - 1/2" PVC PANEL W/ 3/4" PVC BATTEN, COLOR TO BE SELECTED BY OWNER
- (S-3) SIDING - VINYL CLAPBOARD, COLOR TO BE SELECTED BY OWNER
- (TRIM) 1x8 SYNTHETIC HORIZONTAL TRIM BOARD TO PROVIDE TRANSITION BETWEEN SIDING COLORS (TYP ALL SIDES)
- (D) EXTERIOR DOOR - INSULATED, MATERIAL AND COLOR TO BE SELECTED BY OWNER
- (LITE) WALL SCONGE, EXTERIOR RATED, 18" MIN HEIGHT, FIXTURE TO BE SELECTED BY OWNER
- (W) WINDOW, MATERIAL AND COLOR TO BE SELECTED BY OWNER - REFER TO WINDOW SCHEDULE

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ACCESSORY DWELLING UNIT 2  
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**REVISIONS**

#	DATE	DESCRIPTION

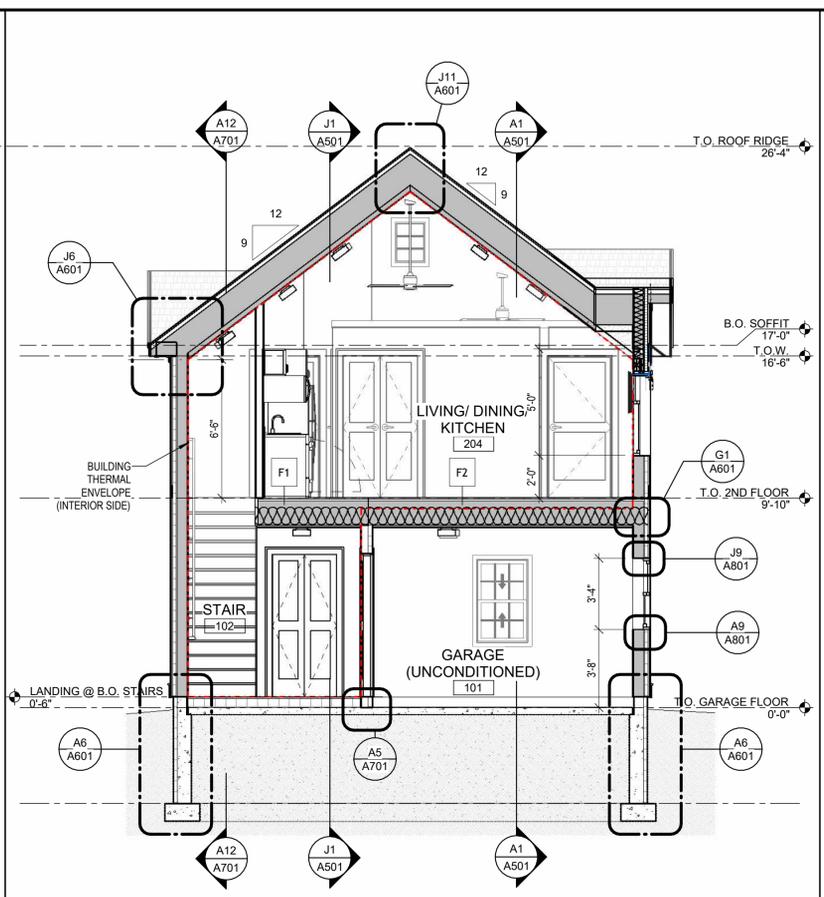
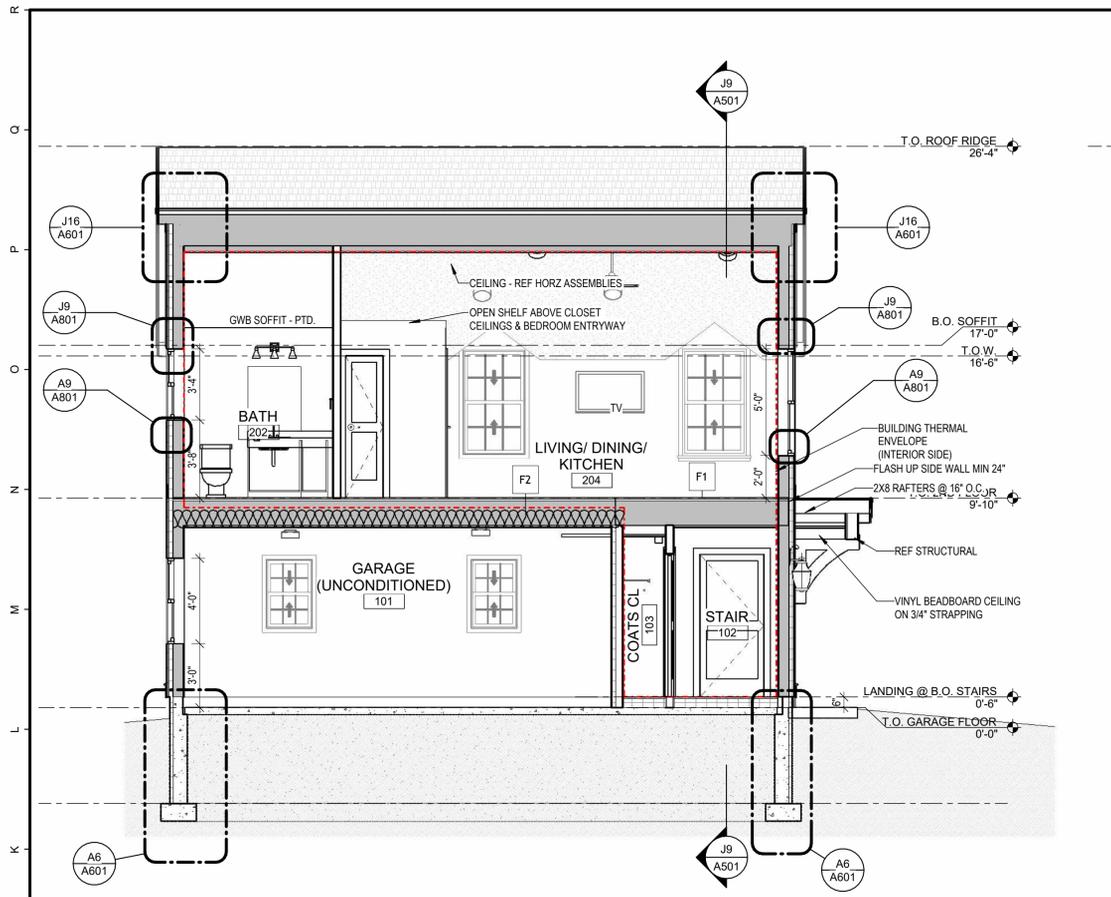
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**SHEET TITLE  
BUILDING  
ELEVATIONS**

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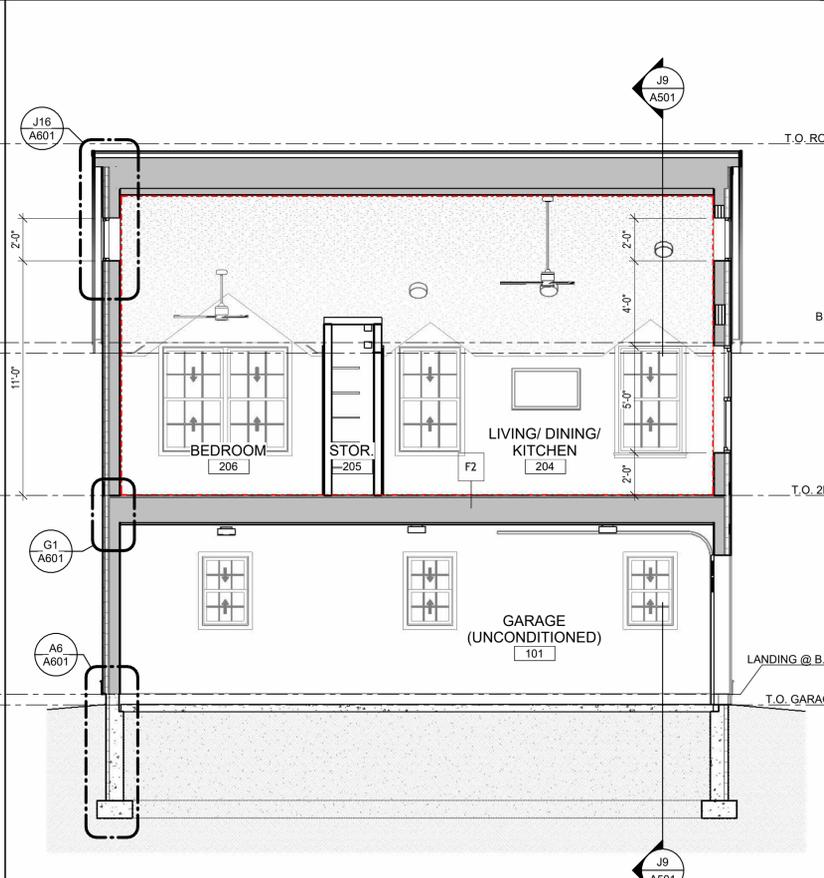
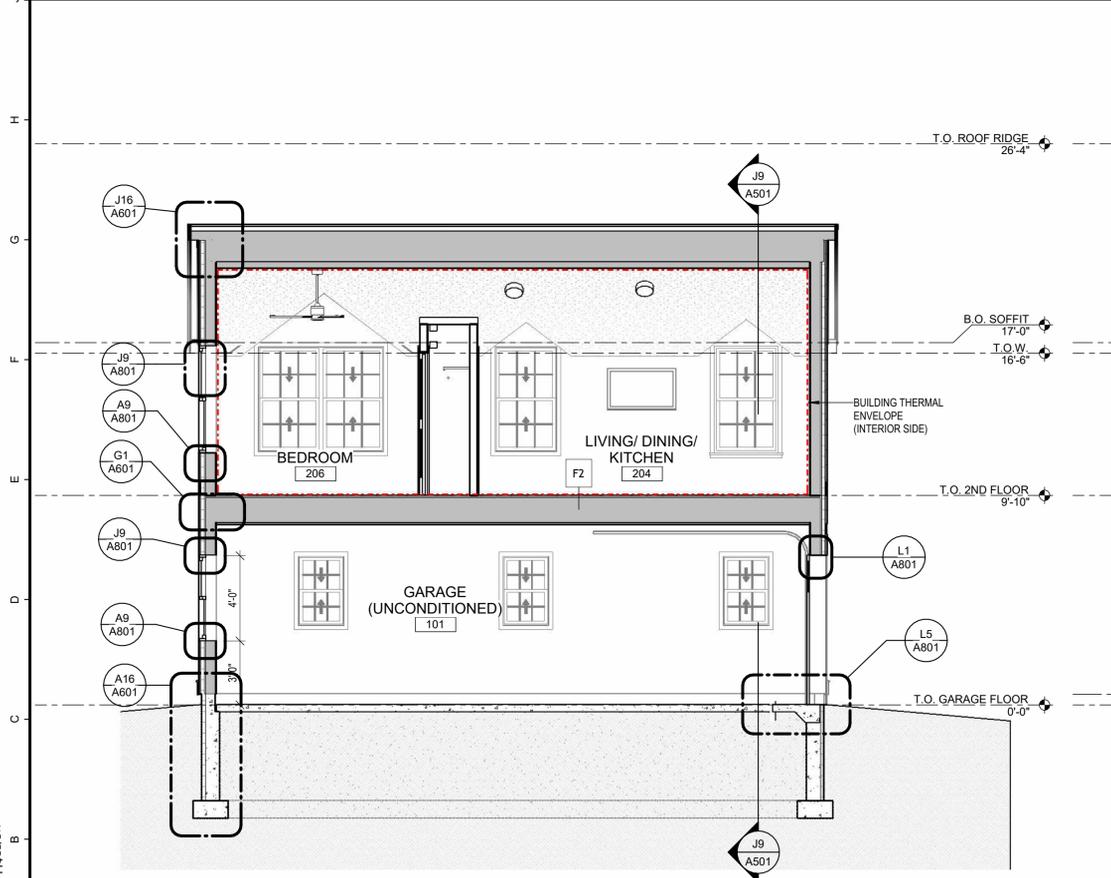


J1 BUILDING SECTION - LONG

J9 BUILDING SECTION - SHORT

1/4" = 1'-0"

1/4" = 1'-0"



A1 BUILDING SECTION - LONG 2

A9 BUILDING SECTION

1/4" = 1'-0"

1/4" = 1'-0"

BUILDING SECTION LEGEND	
	DELINEATES THERMAL BUILDING ENVELOPE

- NOTES:**
- BUILDING AIR BARRIER SHALL BE CONTINUOUS ACROSS THERMAL ENVELOPE OF BUILDING.
  - EXTERIOR SHEATHING: ALL EXTERIOR WALL SHEATHING JOINTS SHALL BE TAPED & SEALED WITH A COMPATIBLE, MANUFACTURER APPROVED CONSTRUCTION TAPE OR ADHERED WEATHER BARRIER.
  - CEILING AIR BARRIER: ESTABLISH A CONTINUOUS TAPED & SEALED LAYER OF AIR TIGHTNESS ACROSS THE CEILING PLANE OF THE BUILDING BEFORE INTERIOR WALL PARTITIONS ARE ERECTED.
  - ROUGH OPENINGS: SEAL WINDOWS, DOORS, LOUVERS, VENTS, OUTDOOR AIR DUCTS, AND ANY OTHER PENETRATIONS IN THE EXTERIOR AIR BARRIER WITH COMPATIBLE AND APPROVED CONSTRUCTION TAPE.
  - BLIND CORNERS AND CRACKS IN THE FRAMING OR EXTERIOR SHEATHING, INCLUDING BUT NOT LIMITED TO JOIST POCKETS, STRUCTURAL FRAMING, METAL DECK FLUTES, CHANGES IN MATERIALS, AND LOUVER BLANK-OFF PANEL.
  - ROOF TRUSS/EXTERIOR WALL JOINTS: TOP PLATES UNDER TRUSS ROOFS MUST BE PREPARED IN ADVANCE OF SETTING TRUSSES WITH A CONTINUOUS AIR BARRIER MATERIAL TO INTEGRATE THE EXTERIOR WALL AIR BARRIER AND INTERIOR BOTTOM-OF-TRUSS AIR BARRIER.
  - FOUNDATION SILLS AND JOIST HEADERS BETWEEN FLOORS, CANTILEVERED JOISTS SHALL BE SEALED WITH SHEET GOODS, GASKETS OR SEALANT THAT WILL REMAIN FLEXIBLE FOR THE LIFE OF THE BUILDING.
  - UTILITY AND OTHER SMALL PENETRATIONS: SEAL UTILITY PENETRATIONS THROUGH EXTERIOR WALLS AND CEILINGS WITH LOW-EXPANSION POLYURETHANE FOAM OR ACOUSTICAL SEALANT, CONSTRUCTION TAPE OR BUILDING GASKET. NO ELECTRICAL CEILING BOXES SHALL PENETRATE ATTIC AIR BARRIER.
  - MINIMIZE ALL WIRES, PLUMBING STACKS, CONDUITS AND PIPES THAT PENETRATE THE TOP PLATE OF INTERIOR AND EXTERIOR WALLS. SEAL ALL PENETRATIONS OF THE ATTIC AIR BARRIER WITH LOW-EXPANSION POLYURETHANE FOAM OR ACOUSTICAL SEALANT, CONSTRUCTION TAPE OR BUILDING GASKETS.
  - UNIT-TO-UNIT COMPARTMENTALIZATION: ALL WALLS DEFINING UNITS AND SCHEDULED ROOMS SHALL BE DEFINED WITH A CONTINUOUS LAYER OF GYPSUM WALLBOARD. ALL PENETRATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, SHALL BE CONTINUOUSLY AIR SEALED TO THE UNIT AIR BARRIER, IE. INTERIOR FACE OF GYPSUM WALLBOARD, WIRES, CONDUIT, PIPES, DUCTS, VAPOR BARRIER BOXES AND JUNCTION BOXES. USE ACRYLIC LATEX SEALANT.
  - AT WET CONDITIONS, USE SILICONE SEALANT. AT FIRE-RATED PARTITIONS, EMPLOY LISTED UL DETAILING. ENCLOSE RECESSED BOXES OR NICHS LARGER THAN 16 SQUARE INCHES (E.G. MEDICINE CABINETS) WITH GYPSUM WALLBOARD AND FULLY SEAL ALL JOINTS AND PENETRATIONS. AT PLUMBING VALVES AND ACCESS PANELS, COMPARTMENTALIZE STUD CAVITY WITH VERTICAL AND HORIZONTAL GYPSUM WALL BOARD AND FULLY SEAL ALL JOINTS. INFILL ANNULAR SPACE OF ANY CONDUIT FEEDING ELECTRICAL, COMMUNICATIONS OR SIMILAR WITH PUTTY OR APPROVED SEALANT.

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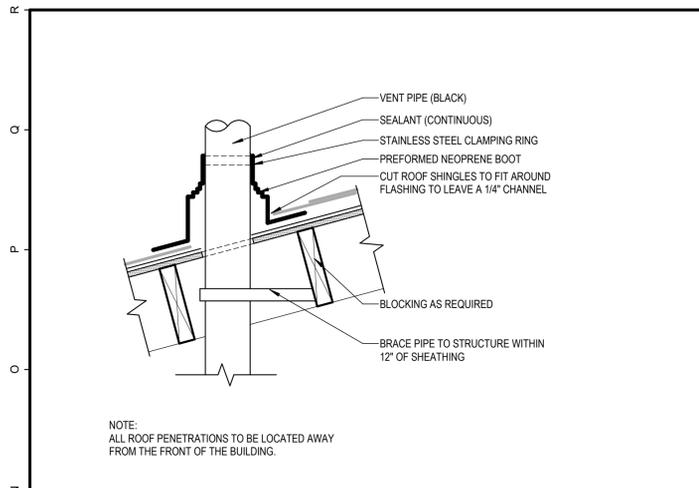
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BUILDING SECTIONS

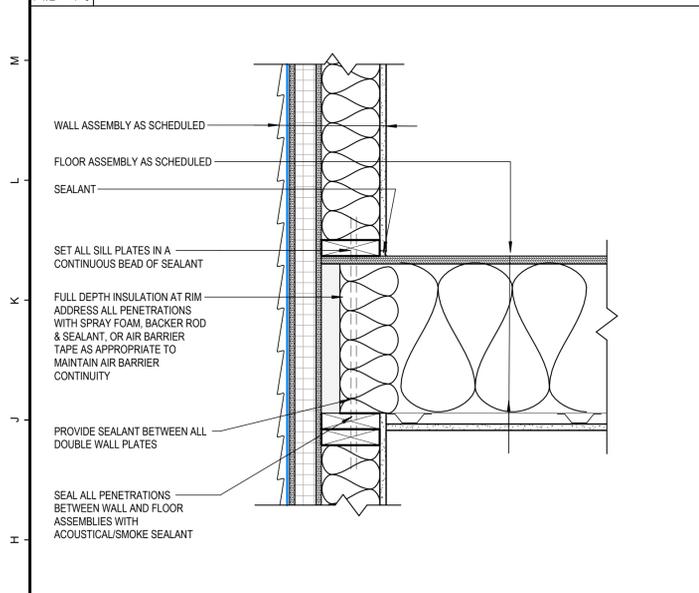
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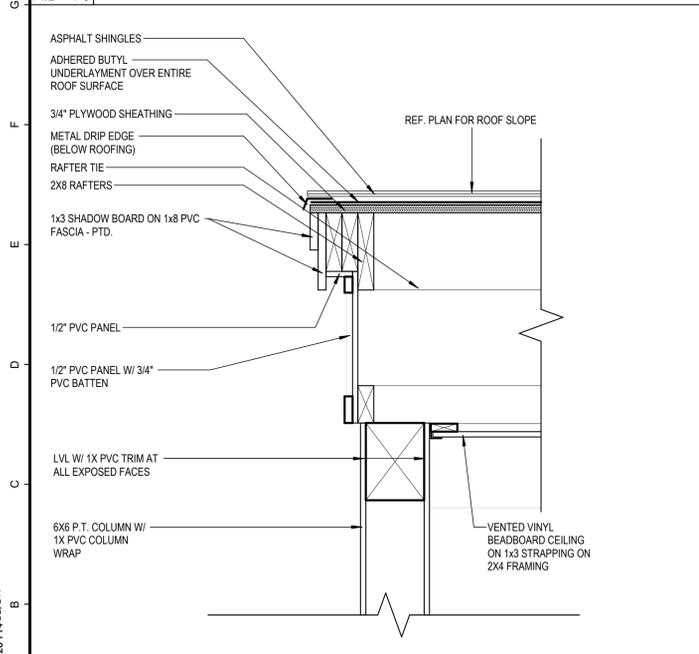
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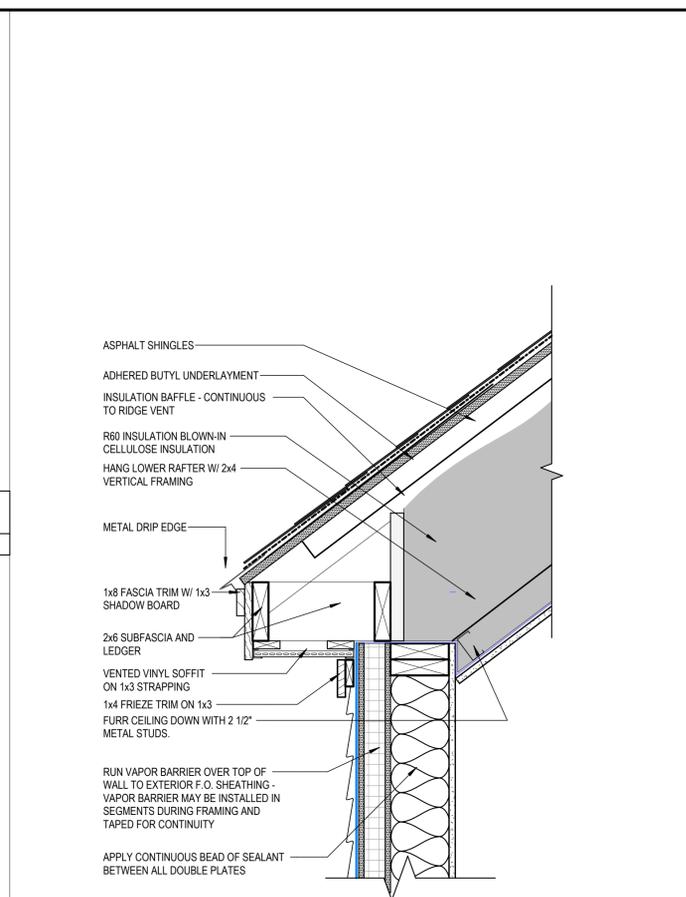
**J1 ROOF PENETRATION DETAIL**  
1 1/2" = 1'-0"



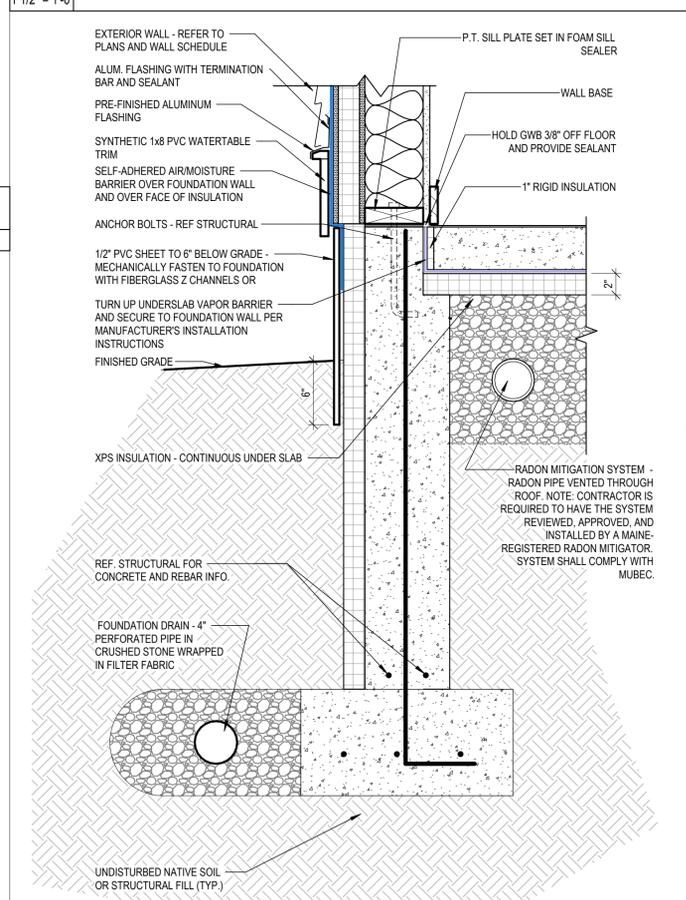
**G1 RIM JOIST DETAIL**  
1 1/2" = 1'-0"



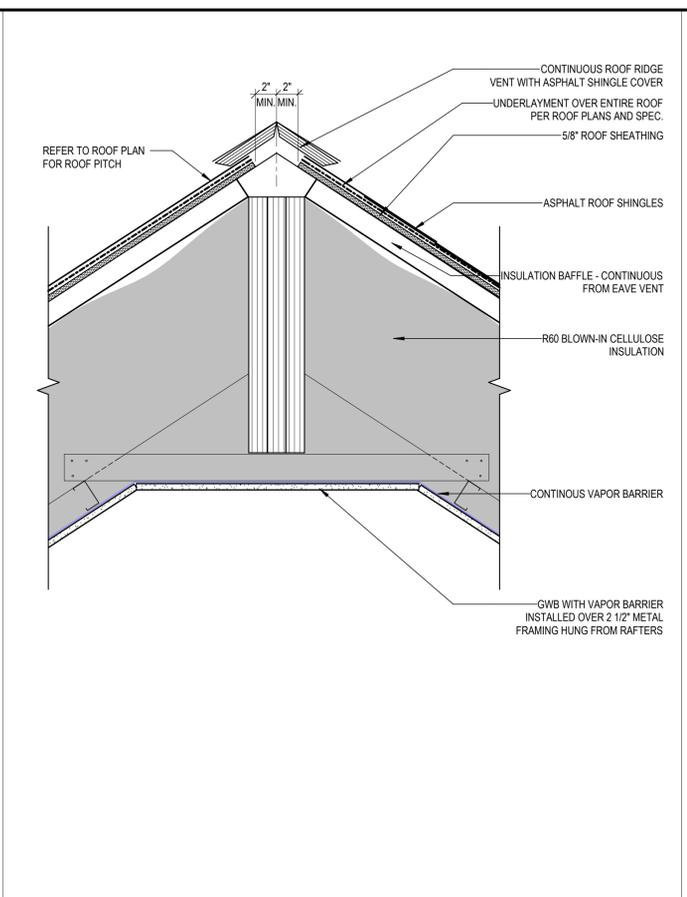
**A1 PORCH EAVE DETAIL**  
1 1/2" = 1'-0"



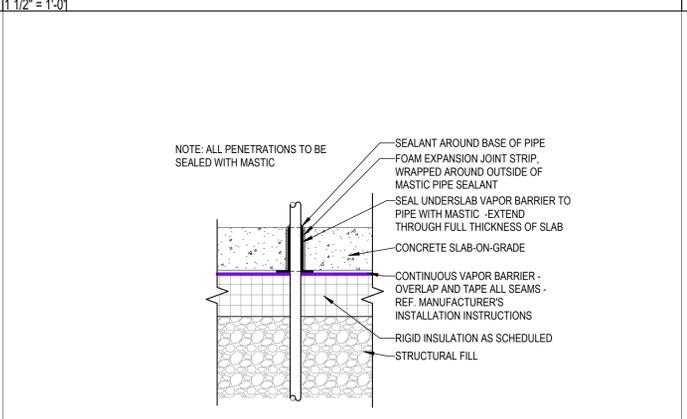
**J6 VAULTED EAVE DETAIL**  
1 1/2" = 1'-0"



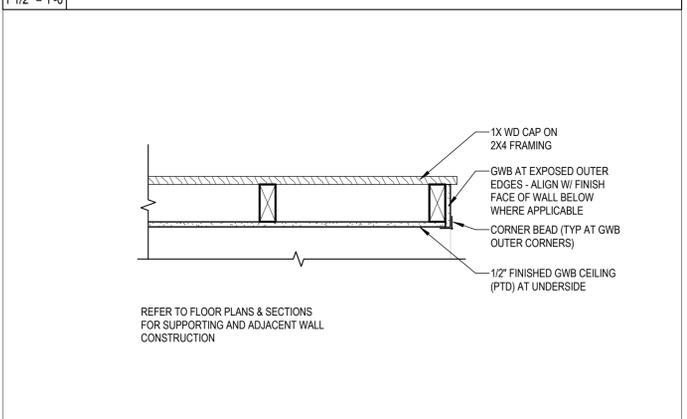
**A6 TYPICAL FOUNDATION DETAIL**  
1 1/2" = 1'-0"



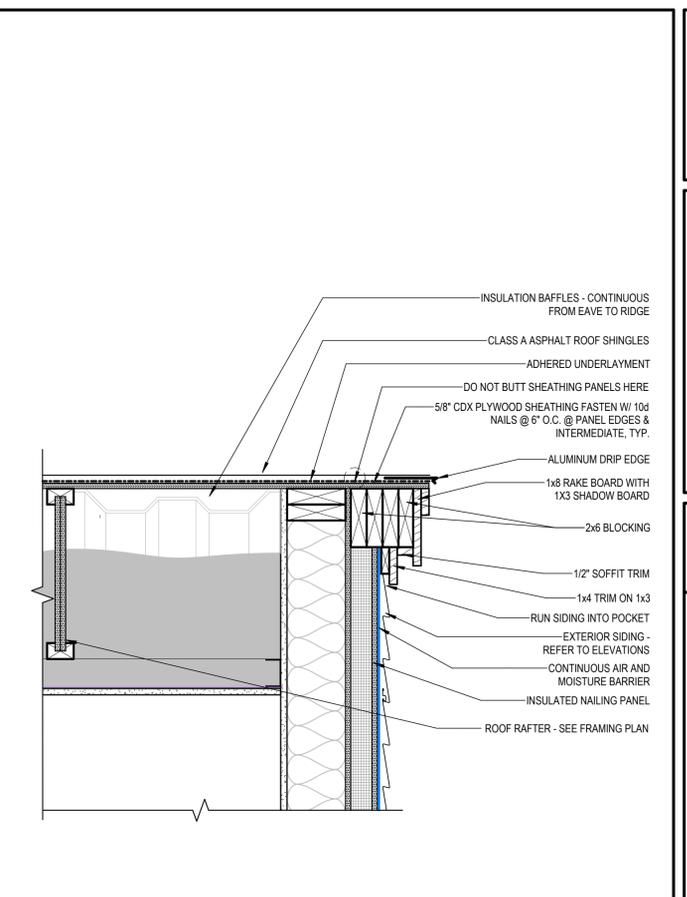
**J11 ROOF RIDGE DETAIL**  
1 1/2" = 1'-0"



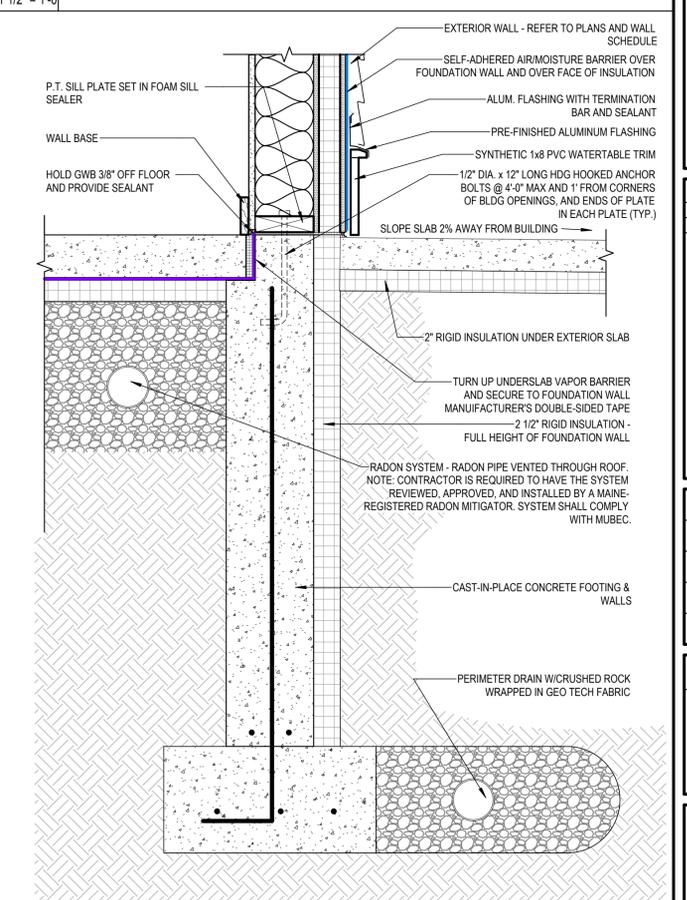
**E11 UNDERSLAB PIPE PENETRATION**  
1 1/2" = 1'-0"



**A11 INTERIOR SOFFIT SHELF DETAIL**  
1 1/2" = 1'-0"



**J16 ROOF RAKE DETAIL**  
1 1/2" = 1'-0"



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

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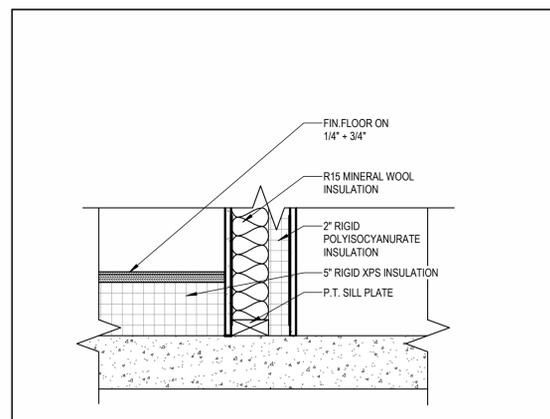
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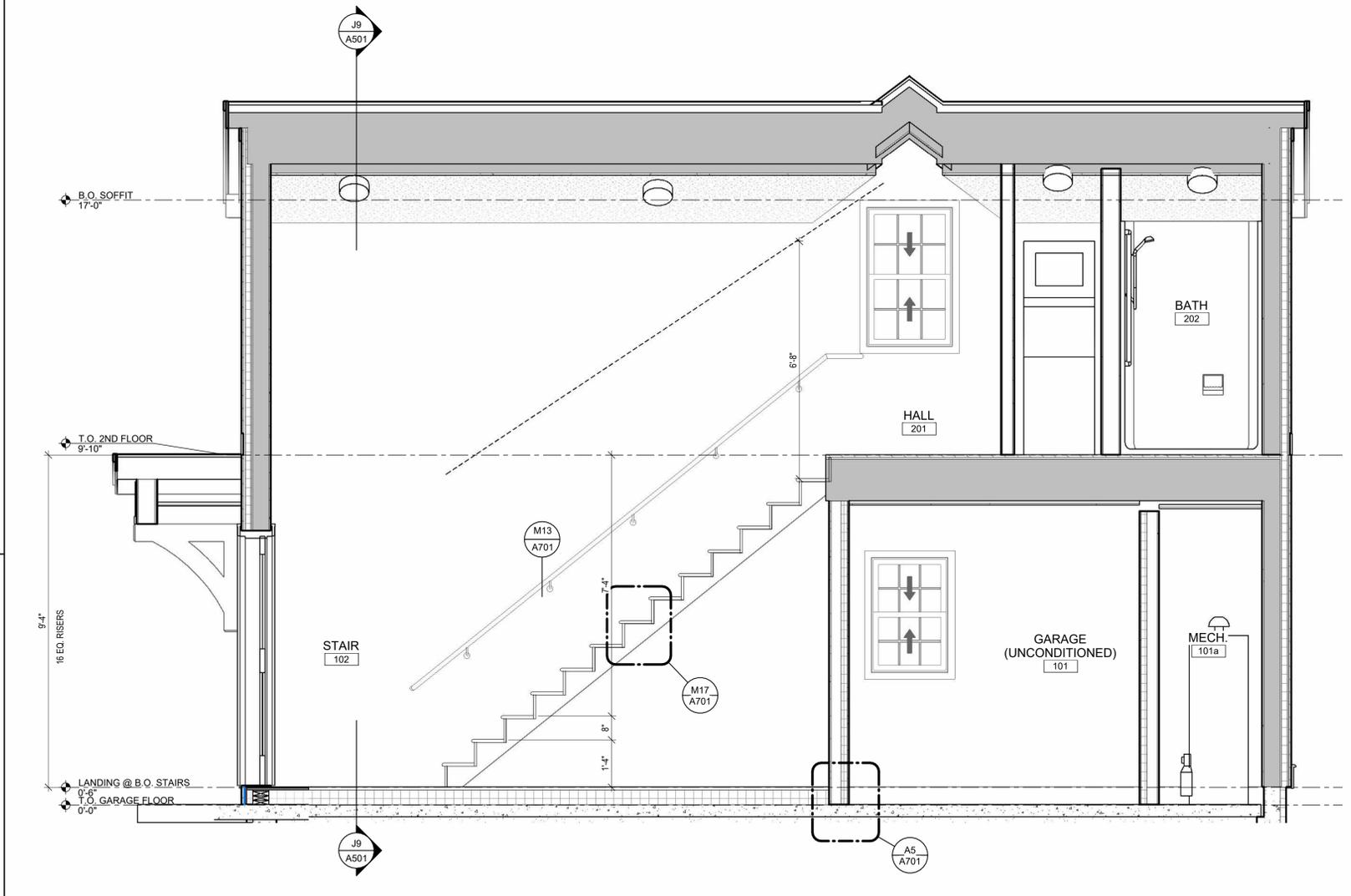
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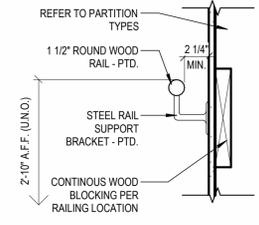


**A5 ENTRY LANDING DTL**  
1/12\"/>

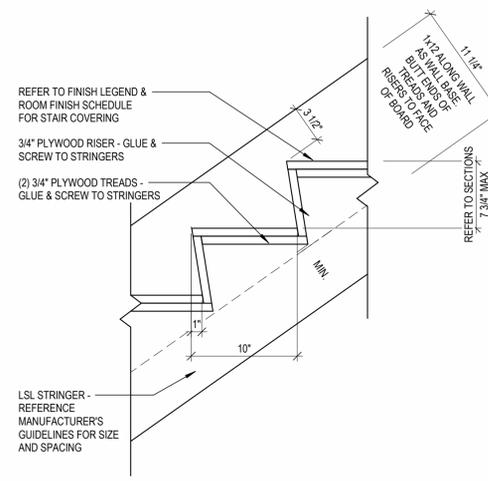


**A12 STAIR SECTION**  
1/2\"/>

**M13 STAIR-HANDRAIL-TYP.**  
1/12\"/>



**M17 STAIR-TREAD/RISER-PLYWD**  
1/12\"/>



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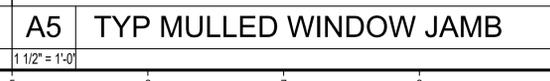
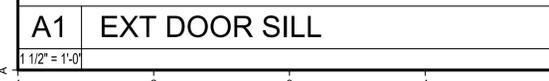
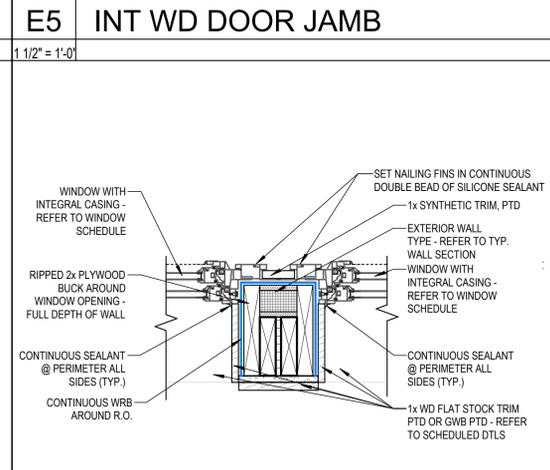
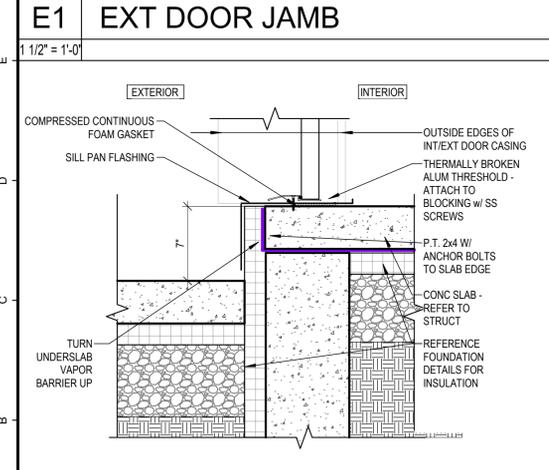
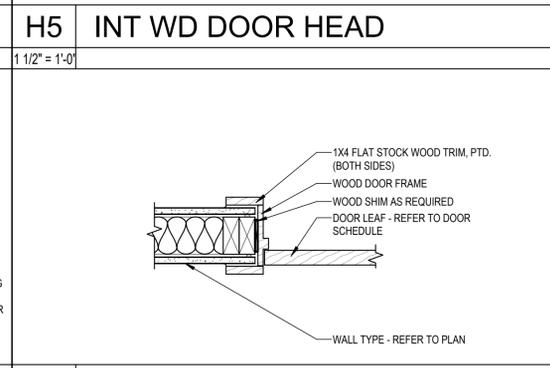
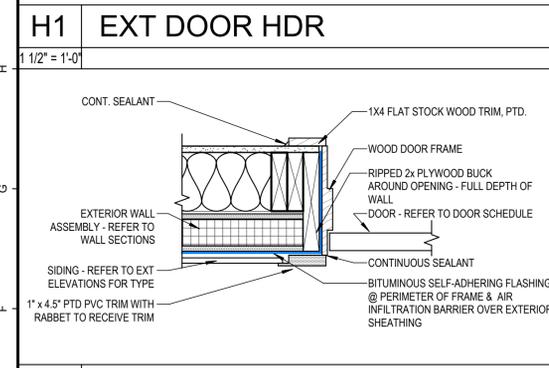
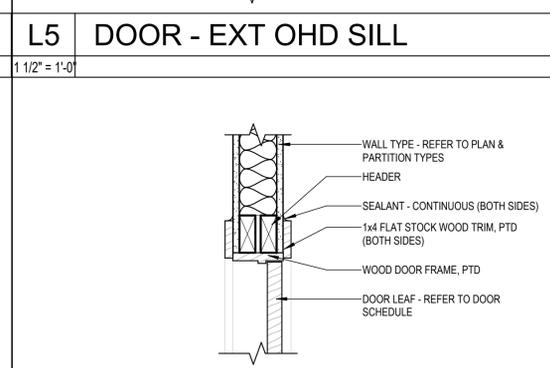
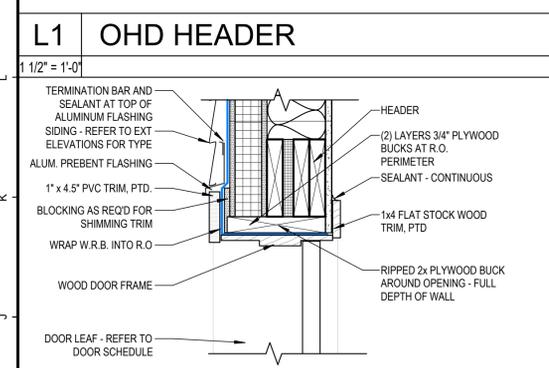
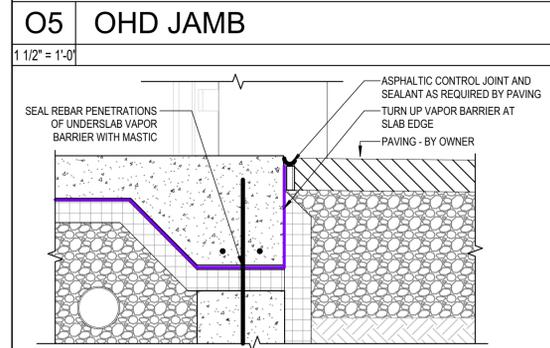
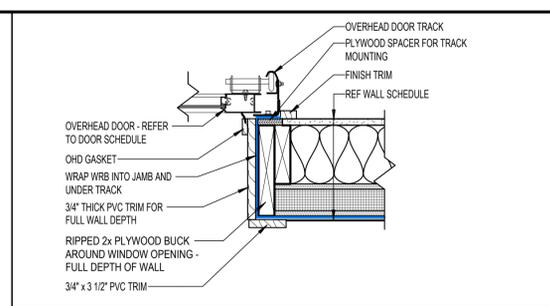
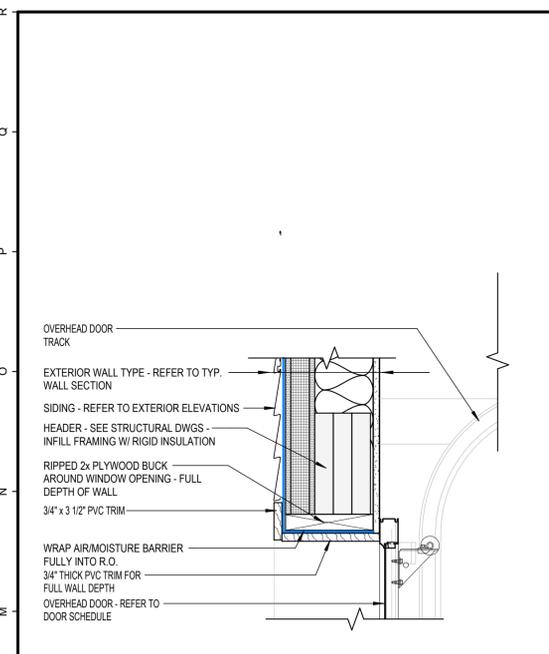
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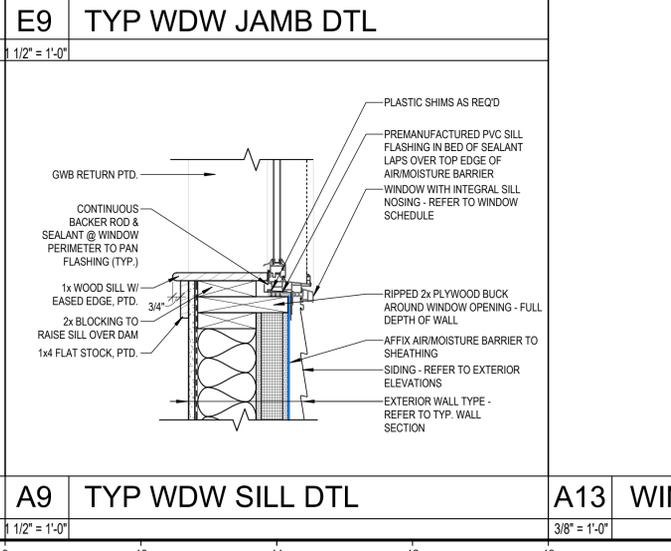
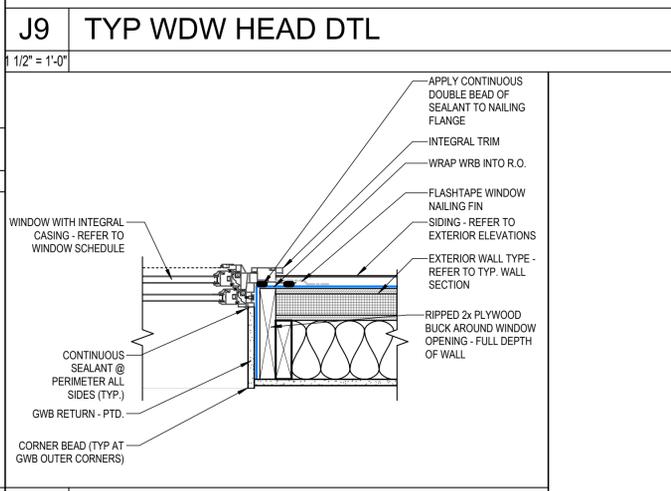
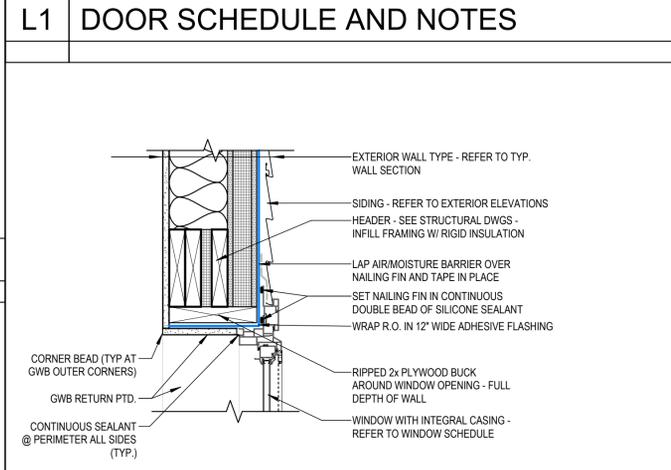
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### DOOR SCHEDULE

**NOTE:**  
1. DOOR STYLES, MATERIALS, FINISHES, TRIM, AND HARDWARE TO BE SELECTED BY OWNER  
2. ANY GLAZING IN DOORS TO BE TEMPERED WHERE REQUIRED BY CODE, AND INSULATED WHERE AT EXTERIOR WALL  
3. GC TO COORDINATE ALL HARDWARE AND LOCKING FUNCTIONS WITH OWNER

DOOR					
NO	WIDTH	HGT.	THK.	REMARKS	
101	9'-0"	7'-0"	0'-1 3/4"	EXT - GARAGE OHD, INSULATED	
101a	2'-0"	6'-8"	0'-1 3/4"	MECH, INSULATED	
102	3'-0"	7'-0"	0'-1 3/4"	EXTERIOR, INSULATED	
102a	3'-0"	6'-8"	0'-1 3/8"	GARAGE TO LANDING, INSULATED, 20 MIN RATED, SELF-CLOSING HINGES	
103	3'-0"	6'-8"	0'-1 3/8"	COATS CL - PAIR	
202	3'-0"	6'-8"	0'-1 3/8"	BATH	
203	1'-0"	6'-8"	0'-1 3/8"	LINEN CL	
205	3'-0"	6'-8"	0'-1 3/8"	STOR - PAIR	
206	3'-0"	6'-8"	0'-1 3/8"	BEDROOM-PROVIDE STOP	
207	4'-0"	6'-8"	0'-1 3/8"	CLOSET - PAIR	



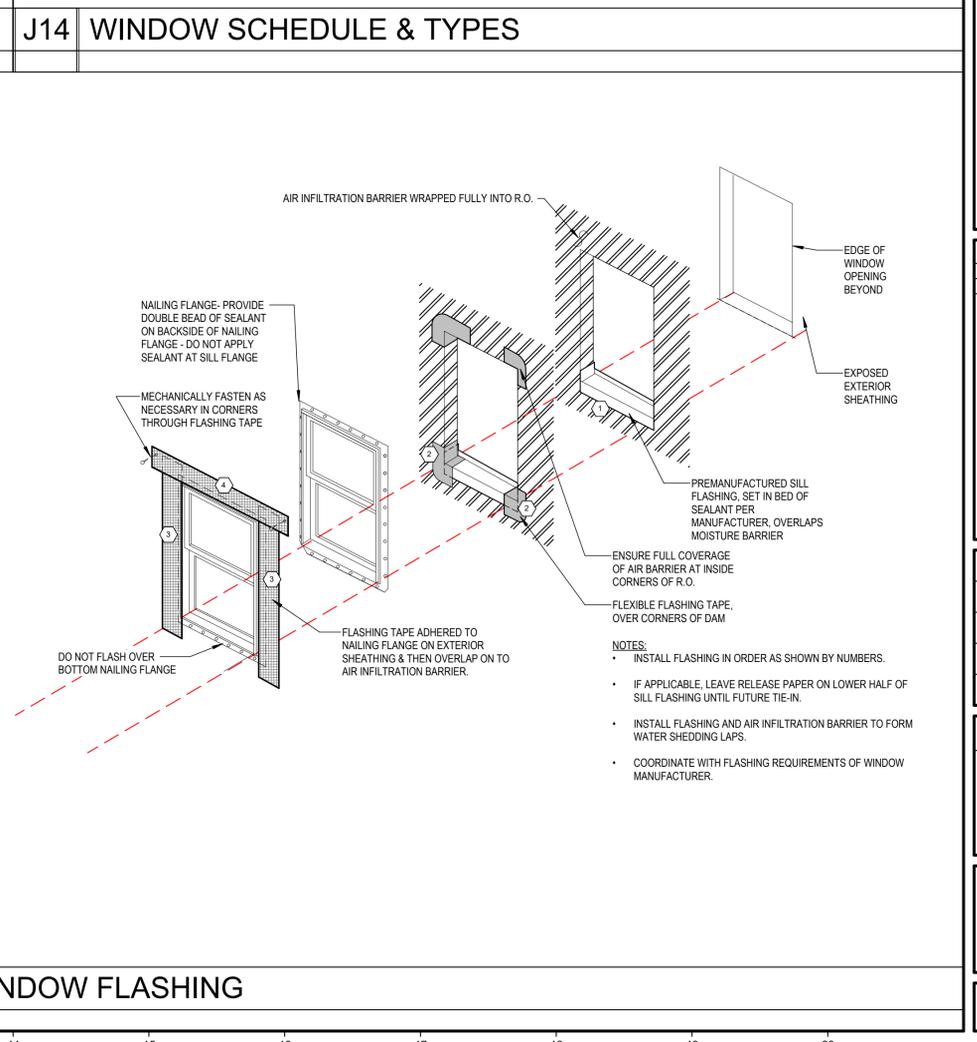
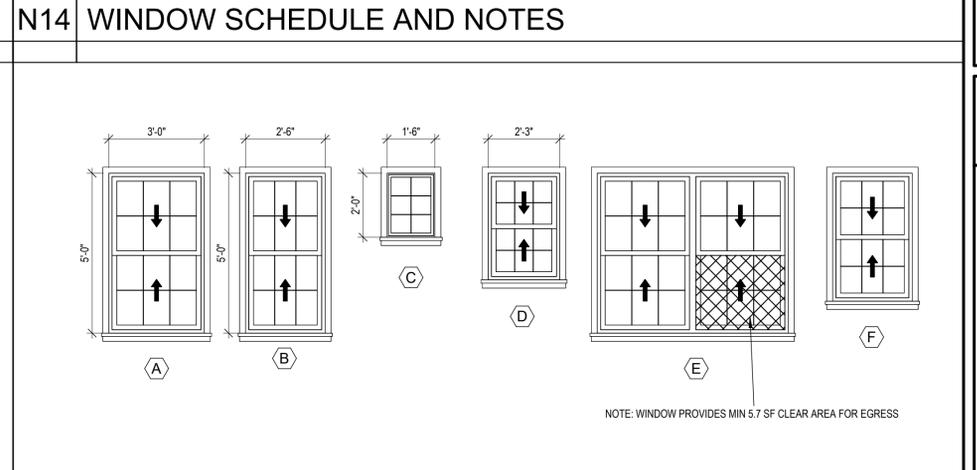
### WINDOW SCHEDULE

**NOTE:**  
1. MIN 1 WINDOW IN EACH SLEEPING ROOM TO MEET EGRESS REQUIREMENTS  
2. GLAZING TO BE TEMPERED WHERE REQUIRED BY CODE  
3. GLAZING TO BE INSULATED WHERE AT EXTERIOR WALL  
4. WINDOW MATERIALS, FINISHES, AND TRIM TO BE SELECTED BY OWNER  
5. PROVIDE ASTM F2090-COMPLIANT WINDOW OPENING CONTROL DEVICES AT ALL WINDOWS

Window Schedule (N)

TYPE MARK	UNIT DIM.		TYPE	HEAD HGT.	COMMENTS
	Width	Height			
A	3'-0"	5'-0"	Window-Double-Hung	7'-0"	TEMPERED
B	2'-6"	5'-0"	Window-Double-Hung	7'-0"	TEMPERED
C	1'-6"	2'-0"	Window-Fixed1	13'-0"	
D	2'-3"	3'-4"	Window-Double-Hung	7'-0"	
E	6'-0"	5'-0"	Window-Double-Hung-Double	7'-0"	TEMPERED, MEETS EGRESS REQUIREMENTS
F	2'-6"	4'-0"	Window-Double-Hung	7'-0"	

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



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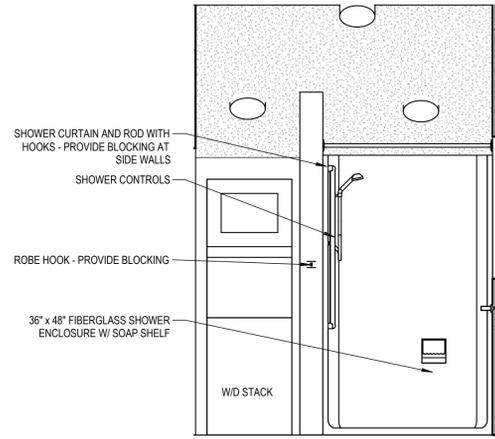
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SHEET TITLE  
DOORS AND WINDOWS

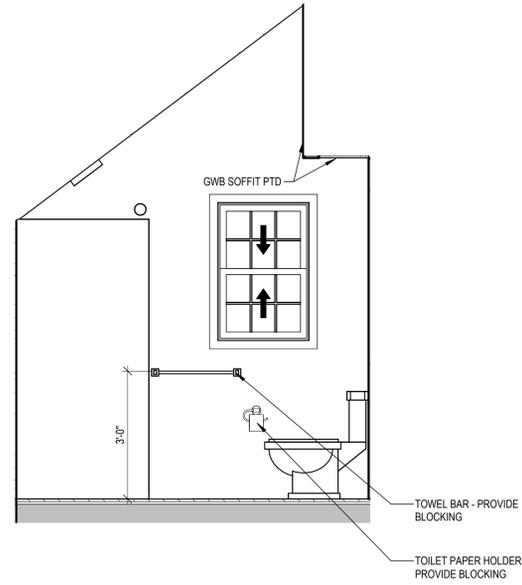
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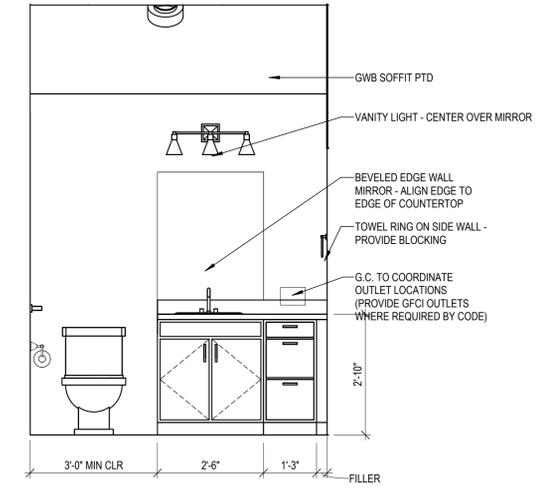
**L3 BATH - SHOWER WALL**

1/2" = 1'-0"



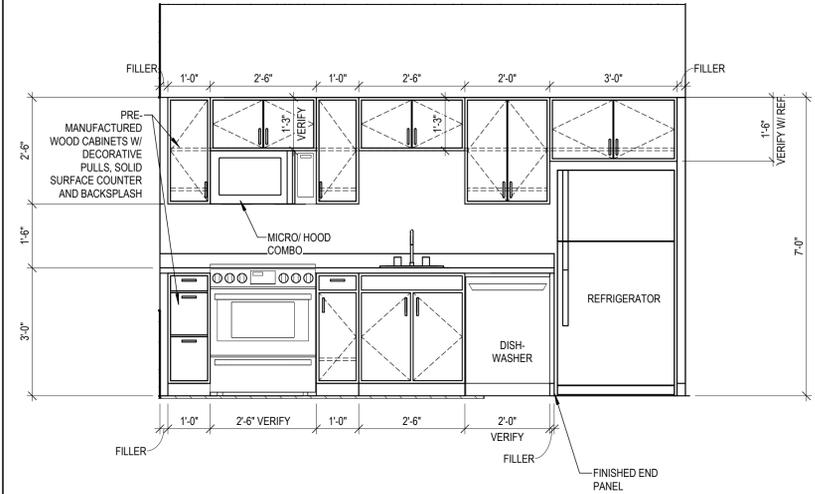
**L9 BATH - SIDE WALL**

1/2" = 1'-0"



**L15 BATH - SINK WALL**

1/2" = 1'-0"



**F15 KITCHEN INTERIOR ELEVATION**

1/2" = 1'-0"

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REVISIONS		
#	DATE	DESCRIPTION

DATE:	08.08.2025
PROJECT #	010624.01
DRAWN BY:	DEC, BW
CHECKED BY:	DEC
DRAWING SCALE	1/2" = 1'-0"

**SHEET TITLE**  
KITCHEN & BATHROOM DRAWINGS

**A901**

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