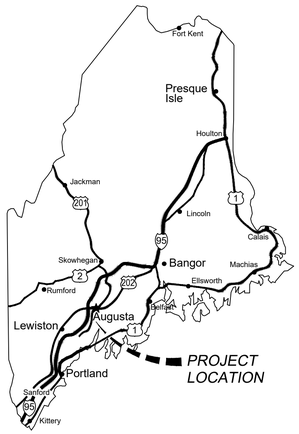
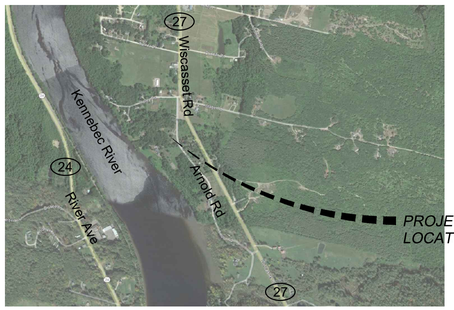
COLBURN HOUSE STATE HISTORIC SITE

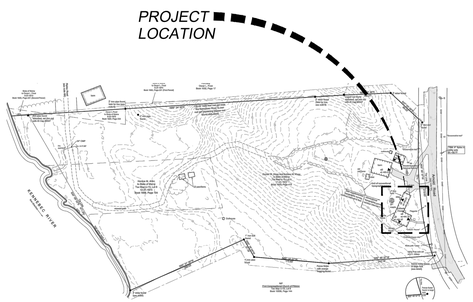
COLBURN HOUSE HISTORIC STRUCTURE REPAIRS
ARNOLD ROAD, PITTSTON, ME 04345

ARCHITECT PROJECT NO. 2024101
November 10, 2025

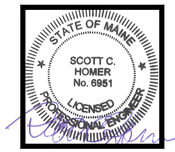
ISSUED FOR BID







ARCHITECTURAL
ELLEN ANGEL



STRUCTURAL
SCOTT HOMER, PE

INDEX OF DRAWINGS :

Maine Department of Agriculture, Conservation, and Forestry, Bureau of Parks and Lands
BGS Project No. 3779

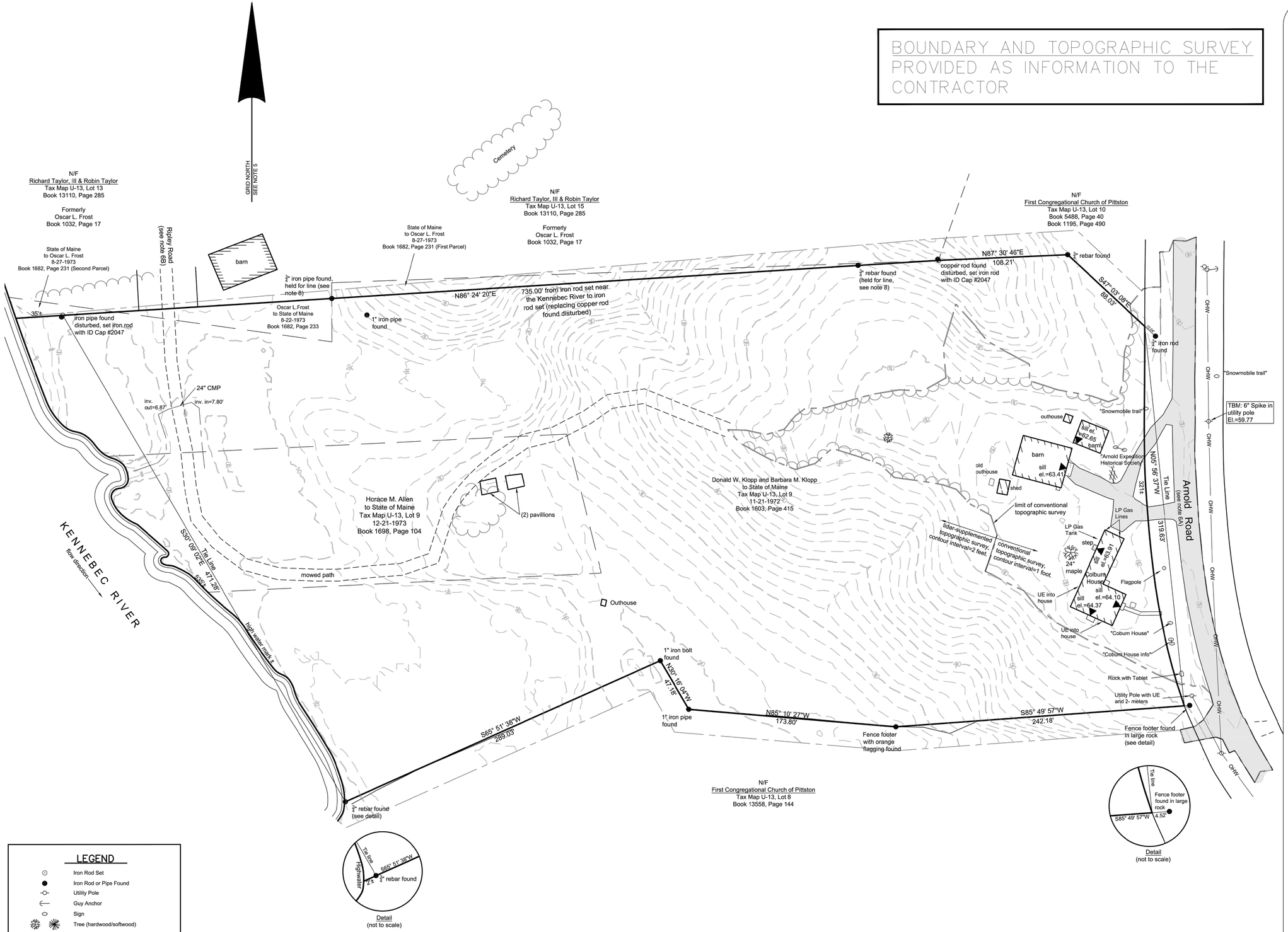
"STATEMENT AND NOTICE OF COOPERATION"
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS NEED BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT RELIEVES THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, AND RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES. IN MANY CASES SUCH RELIEF OF RESPONSIBILITY INCLUDES RELIEF OF OWNER RESPONSIBILITY. THE CONTRACTOR AND HIS SUBCONTRACTORS NEED BE DILIGENT IN THESE MATTERS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION. REFER TO CONTRACT GENERAL AND SUPPLEMENTAL CONDITION AND SPECIFICATIONS (PROJECT MANUAL) FOR ADDITIONAL DETAILS AND CONDITIONS.

ARTIFEX
architects & engineers

Phone: 207-974-3028

175 Exchange Street
Bangor, Maine 04401

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED AS INFORMATION TO THE CONTRACTOR



LEGEND

- Iron Rod Set
- Iron Rod or Pipe Found
- Utility Pole
- Guy Anchor
- Sign
- Tree (hardwood/softwood)
- Edge of Pavement
- Concrete Pad
- Edge of Gravel
- Overhead Utilities
- Boundary (See Note 8)
- Lines scaled from Tax Map (See Note 9)
- Deed Lines
- Right of Way (See Note 6)
- Treeline
- Approximate High Water Mark

NOTES

1. Title Reference for Surveyed Parcel:
Kennebec County Registry of Deeds, Book 1698, Page 104 (Horace M. Allen to State of Maine), Book 1682, page 233 (Oscar l. Frost to State of Maine) and Book 1603, Page 415 (Donald W. Klopp and Barbara M. Klopp to State of Maine).

2. Plan References:
A. "Survey Plan of the Plumer Property" prepared by John L. Collins, Registered Land Surveyor, dated December 10. 1969 and revised January 24, 1970. The deed from Donald W. Klopp and Barbara M. Klopp to the State of Maine, referenced in note 1, stated that a copy of this plan is on file at the Office of the State Parks and Recreation Department. Multiple attempts to get a obtain a copy of this plan from the State were not successful.

3. Tax Map Information:
Town of Pittston Tax Map U-13, Lots 9 and 14.

4. Area Information:
Lot Area = 7.1 acres, more or less)

5. Basis of Bearings:
Bearings shown on this plan refer to Grid North, based on GPS observations dated February 22, 2023.

6. Road Information:
Arnold Road: The location for Arnold Road shown on this plan is based on the existing traveled way. According to the MDOT Public Map Viewer, Arnold Road is 4 rods wide (66 feet wide) and considered to be a town way.
Ripley Road: The location for Ripley Road shown on this plan is based on the existing traveled way. The tax map shows this road ending at the State of Maine Property Line. According to the MDOT Public Map Viewer, Ripley Road is 3 rods wide (49.5 feet wide) and considered to be a town way.

7. Utility Information:
The location shown on this plan for above and underground utilities, including water, electricity, telephone, sewer, and storm drains are approximate and should be verified before any excavation. Federal and State Laws require anyone performing any sort of excavation, including digging, boring, backfilling or grading to notify "DIG SAFE", (1-888-344-7233), at least 72 hours before they begin work.
The underground utilities shown have been located from field survey information and from existing drawings. Plisga & Day, Land Surveyors (P&D) makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. P&D further does not warrant that the underground utilities are in the exact location indicated, although P&D does certify that they are located as accurately as possible from information available. P&D has not physically located the underground utilities.

8. Some variations between distances and bearings shown hereon and those contained in previous deeds and plans are not noted because such variations are: insignificantly small, due to obvious scrivener's errors, or due to the basis of bearings shown.
The northerly property line of the surveyed parcel was confirmed by an exchange of deeds between Oscar L. Frost and the State of Maine, dated August 22 & 27,1973, recorded in Book 1682, Pages 231 & 233. These deeds are depicted on this plan.
The northerly property line shown on this plan is based on the ¾" pipe and the ¾" rebar found (labeled "held" on the plan). An iron pipe (disturbed) and a copper rod (disturbed) were also found when the line created by the ¾" pipe and the ¾" rebar was extended toward the river and toward the southwesterly corner of the Congregational Church property. It is possible that the plan referenced in note 2A may contain information that could affect the location of this property line.

9. Elevations and contours shown on this plan refer to NAVD88, as based on GPS observations taken on February 23, 2023. Elevations and contours shown within the "conventional" topographic survey limit line are based on field work conducted by P&D using a combination of robotic total station and GPS equipment, and contours are shown at a 1-foot interval. Elevations and contours shown outside the "conventional" topographic survey limit line are based on a combination of a lidar-derived digital elevation model available from the Maine Office of GIS, and GPS observations by P&D, and contours are shown at a 2-foot interval.

10. Abutting property owner information was taken from Town of Pittston tax records. Abutting property owner property lines shown on this plan were scaled from the respective tax maps.

11. The surveyed parcel is subject to any pole rights that may exist, as described in a deed from Paul S. Plumer to Central Maine Power, dated August 18, 1967, recorded in Book 1451, Page 568 and in a deed from Bertha A. Colburn to Central Maine Power, dated September 6, 1916, recorded in Book 560, Page 158. There is not enough information in the above mentioned deeds to determine the location of the these pole rights. No utility poles were found on the surveyed parcel.

Owner of Record
State of Maine
22 State House Station
Augusta, ME 04333

CERTIFICATION

STATE OF MAINE
ROBERT J. GARSTER, JR. 2047
PROFESSIONAL LAND SURVEYOR

PLISGA & DAY Land Surveyors, hereby certifies to ARTIFEX, Architects & Engineers, and State of Maine, exclusively, that to the best of our knowledge and belief this survey conforms to Standards of Practice adopted by the Maine Board of Licensure for Professional Land Surveyors, except as stated in note 8.

PLISGA & DAY LAND SURVEYORS

Date: April 12, 2023
Robert J. Garster, Jr.
Maine Professional Land Surveyor No. 2047

Boundary and Topographic Survey

showing property of the

State of Maine

containing the

Major Reuben Colburn House 1765

33 Arnold Road, Pittston, Kennebec County, Maine 04345

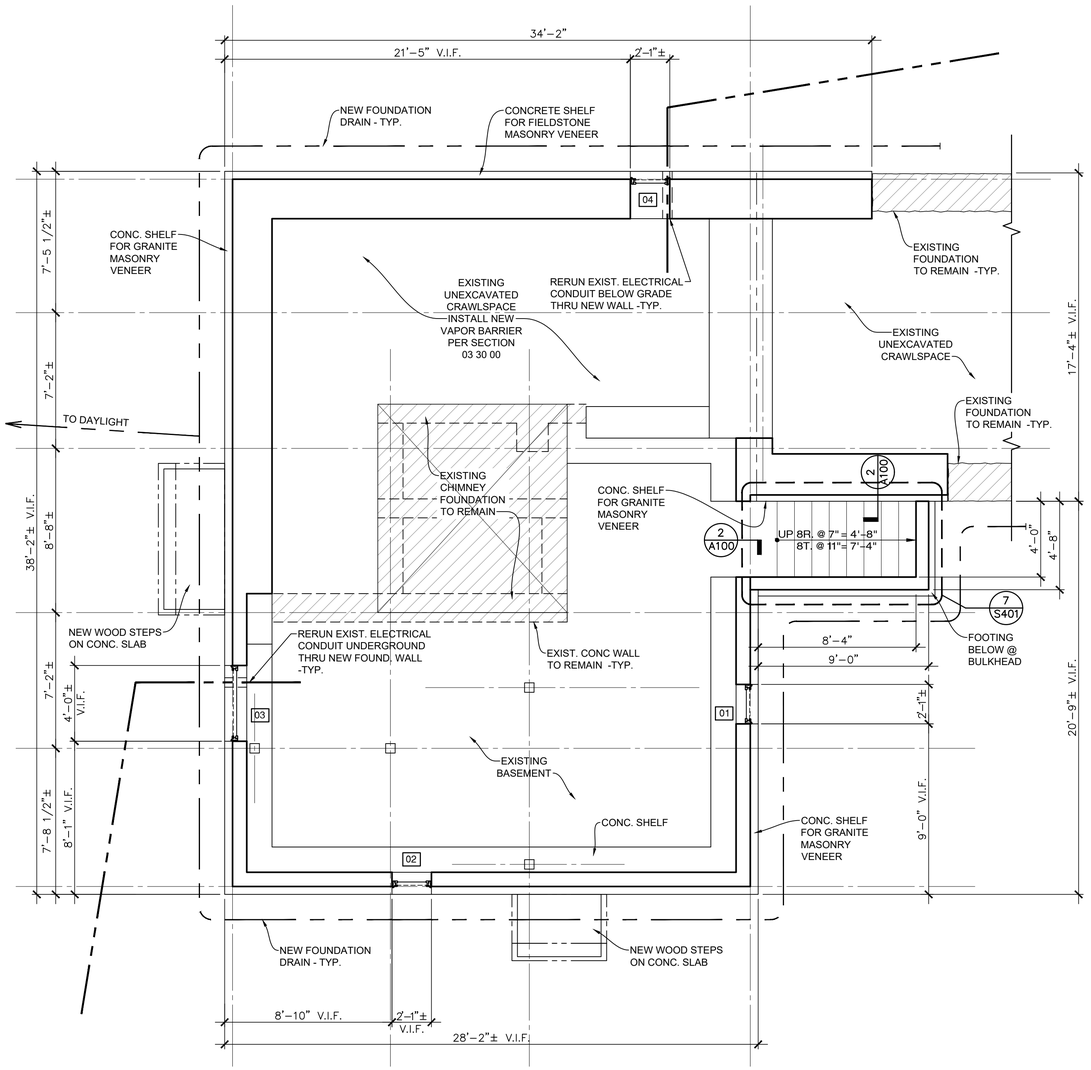
Prepared For

ARTIFEX Architects & Engineers

145 Exchange Street, Bangor, Maine 04401

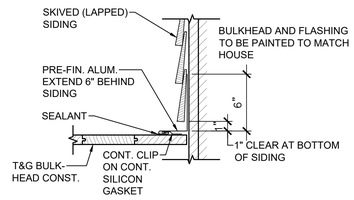
PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, ME 04401
(207) 947-0019
w w w . w e m a p i t . c o m

DWG:	SHEET:
22282.dwg	1
DATE: March 30, 2023	OF 1
SCALE: 1"=40'	

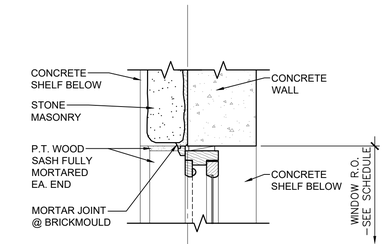


BASEMENT PLAN
1/4" = 1'–0"
1 A100

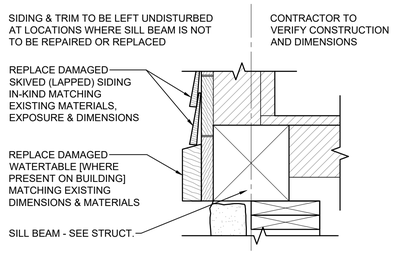
NORTH



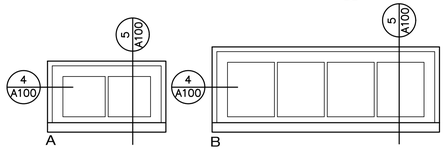
BULKHEAD FLASHING
1 1/2" = 1'–0"
2 A100



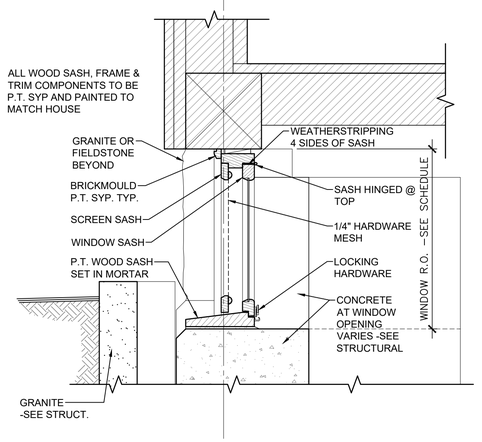
JAMB @ BASEMENT WINDOW
1 1/2" = 1'–0"
4 A100



BASE OF WALL @ BEAM REPAIR
1 1/2" = 1'–0"
3 A100



WINDOW ELEVATIONS



BASEMENT WINDOW
1 1/2" = 1'–0"
5 A100

WINDOW SCHEDULE

WINDOW										
#	TYPE	WIDTH R.O.	HEIGHT R.O.	GLASS	MATL.	SCREEN	DETAIL			FINISH
							HEAD	JAMB	SILL	
01	A	2'-1"±	1'-3"±	CLR	WD	YES	5/A1	4/A1	5/A1	PAINTED
02	A	2'-1"±	1'-3"±	CLR	WD	YES	5/A1	4/A1	5/A1	"
03	B	4'-0"±	1'-6"±	CLR	WD	YES	5/A1	4/A1	5/A1	"
04	A	2'-1"±	1'-3"±	CLR	WD	YES	5/A1	4/A1	5/A1	"

ARTIFEX
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DETAILS & SCHEDULE

PROJ. NUMBER: 2024101/3779 DRAWN BY: EDJ

REV. DATE DESCRIPTION

MAINE PARKS & LANDS
COLBURN HOUSE FOUDNATION BGS #3779
ARNOLD RD. PITTSTON, ME

DATE:
NOV. 10, 2025

A100

GENERAL NOTES

1. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC), THE INTERNATIONAL BUILDING CODE (IBC 2015) AND THE INTERNATIONAL EXISTING BUILDING CODE (IEBC 2015).

2. ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS, AND MECHANICAL, SITE AND ARCHITECTURAL DRAWINGS.

3. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE PROPER ESTABLISHMENT AND VERIFICATION OF REFERENCE ELEVATIONS ON THE SITE.

4. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE APPROVED SIZE AND LOCATION OF ALL OPENINGS THROUGH ROOF, FLOORS AND WALLS.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FOUND AT THE SITE, PRIOR TO PROCEEDING WITH THAT PART OF THE WORK.

6. ALL DETAILS SHALL BE CONSIDERED AS TYPICAL, AND APPLY FOR THE SAME AND SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFICALLY NOTED.

7. THE CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

8. DESIGN CODE = MUBEC 2020 / IBC 2015 / IEBC 2015/ ASCE 7-10

   OCCUPANCY RISK CATEGORY II

   LIVE LOAD @ NEW WORK –

GROUND FLOOR	100 PSF
MECHANICAL ROOM	200 PSF
STAIRS AND EXITS	100 PSF

   SNOW LOAD –
   Pg = 60 PSF
   Ce = 1.0
   Ct = 1.2
   Is = 1.0
   Pf = 51 PSF
   Pd = 47 PSF Wd = 9 ft

   WIND LOAD –
   BASIC WIND SPEED:
   Vult = 115 MPH (3 SEC. GUST)
   Vasd = 90 MPH
   Iw = 1.0 (CATEGORY II)
   EXPOSURE "B", NON-HURRICANE REGION
   INT. PRESSURE COEF.: = GCPL = +/- 0.18
   COMPONENTS & CLADDING PRESSURE
   WALLS = 30 PSF
   ROOF = 26 PSF

   SEISMIC LOAD –
   SEISMIC USE GROUP – II
   Ie = 1.0
   Sds = 0.240; Sd1= 0.124
   SITE CLASS = D
   SEISMIC DESIGN CATEGORY = B
   S.F.R. SYSTEM = LIGHT-FRAMED WALLS W/ SHEAR PANELS OF ALL OTHER MATERIALS
   ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE
   BASE SHEAR – V = 0.096W
   Cs = .096 R = 2.50

9. THIS IS A "REPAIR" TO AN "HISTORIC BUILDING", IN ACCORDANCE WITH IEBC CHAPTER 12, INCLUDING SECTIONS #1201 AND #1202.

10. ALL WORK SHALL BE CONSISTENT WITH THE GUIDELINES AND RECOMMENDATIONS OF THE U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.

FOUNDATION NOTES

1. ALL FOOTINGS SHALL REST ON SOIL HAVING A MINIMUM SAFE LOAD BEARING CAPACITY OF 1.75 TONS PER SQUARE FOOT

2. BACKFILL WITH ACCEPTED MATERIALS ONLY. BACKFILLING UNDER SLABS, AROUND PIERS AND ON EACH SIDE OF FOUNDATION WALLS SHALL BE DONE IN LAYERS NOT TO EXCEED 10"; COMPACTION SHALL BE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

3. EXCAVATIONS SHALL BE PROTECTED FROM FROST IN COLD WEATHER.

4. CONCRETE WALLS SHALL BE TEMPORARILY BRACED AGAINST EARTH PRESSURE AND POSSIBLE LATERAL CONSTRUCTION LOADS, AS NECESSARY, UNTIL SLABS, BEAMS OR COLUMNS DESIGNED TO LATERALLY BRACE THE FINISHED STRUCTURE HAVE BEEN PUT IN PLACE AND HAVE ATTAINED THE REQUIRED STRENGTHS. TAKE CARE NOT TO BACKFILL AGAINST WALLS UNTIL THEY ARE ADEQUATELY BRACED.

5. CONCRETE FOUNDATIONS BEARING DIRECTLY ON SOLID ROCK LEDGE SHALL BE PINNED TO THE LEDGE. PROVIDE A MINIMUM OF (2)– #6 GRADE 60 DEFORMED STEEL REINFORCEMENT BARS AT 2'–0" O.C. MAXIMUM SPACING ALONG CONTINUOUS STRIP FOOTINGS, AND 4– #6 BARS MINIMUM AT EACH SPREAD FOOTING, U.O.N.; DRILL AND EPOXY–GROUT BARS TO PROVIDE A MINIMUM 8" SOLID EMBEDMENT INTO THE LEDGE.

CONCRETE NOTES

1. STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 4500 PSI MIN. FOR NEW FOOTINGS, WALLS AND SLABS (MIN.).

2. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF ANY CONCRETE PADS, PIERS, PIPE SLEEVES, ETC.

3. CONCRETE WALLS SHALL BE ADEQUATELY SHORED UNTIL CONCRETE SLAB IS PLACED AND CURED.

CONCRETE REINFORCING NOTES

1. ALL REINFORCING STEEL TO BE ASTM–A615 GRADE 60, DETAILED AND FABRICATED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE" (ACI–315–LATEST). USE GRADE 40 FOR STIRRUPS & TIES.

2. REINFORCEMENT TO HAVE MIN. CONCRETE COVER AS FOLLOWS:
   A. CONCRETE DEPOSITED AGAINST GROUND, INCLUDING FOOTINGS: 3".
   B. CONCRETE EXPOSED TO EARTH OR WEATHER INCLUDING WALKS, PIERS, WALLS, COLUMNS AND EXTERIOR SLABS: 2".
   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
      I. SLABS, WALLS AND JOISTS: 3/4"
      II. BEAMS AND COLUMNS, TIES, STIRRUPS: 1–1/2"

3. MESH REINFORCEMENT SHALL BE IN ACCORDANCE WITH ASTM A185 AND A82; MINIMUM YIELD STRESS = 70,000 PSI.

4. PROVIDE ADEQUATE KEYS AND DOWELS AT ALL WALL INTERSECTIONS AND CONSTRUCTION JOINTS.

5. LAP ALL REINFORCEMENT 40 BAR DIAMETERS @ SPLICES AND CORNERS, 2'–0" MINIMUM, UNLESS SHOWN OTHERWISE. ALL BARS MARKED "CONT." (CONTINUOUS) SHALL BE LAPPED 40 BAR DIAMETERS AT SPLICES AND CORNERS, AND ENDS SHALL BE HOOKED OR EXTENDED 2'–0" MINIMUM.

6. AT ALL OPENINGS IN STRUCTURAL SLABS, PROVIDE ONE HALF THE NUMBER OF INTERRUPTED BARS PLACED ON EACH SIDE OF THE OPENING AND STAGGERED WITH OTHER SLAB BARS. PROVIDE #4 X 5'–0" LONG DIAGONAL BAR TOP AND BOTTOM AT EACH CORNER OF OPENING, U.O.N.

7. PROVIDE DOWELS IN WALLS AND COLUMN FOOTINGS EQUIVALENT IN SIZE AND NUMBER TO VERTICAL STEEL INTO FOOTING AND 40 X BAR DIAMETER INTO WALL OR COLUMN, U.O.N. ALL DOWELS SHALL BE SET IN PLACE BEFORE CONCRETE IS PLACED.

8. DISCONTINUOUS ENDS OF ALL TOP REINFORCING BARS TO BE HOOKED, USING ACI "STANDARD" HOOKS, U.O.N.

9. ALL CONCRETE SLABS, PADS, BEAMS AND PIERS SHALL HAVE REINFORCEMENT THAT WILL PROVIDE A MIN. RATIO OF REINFORCEMENT AREA TO GROSS CONCRETE AREA OF 0.0033 (U.O.N.)

10. PROVIDE PROPER HIGH CHAIRS, SPACERS AND SUPPORTS TO HOLD REINFORCING IN PLACE.

11. ALL WOOD NAILERS ON CONCRETE OR MASONRY ARE TO BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS SPACED AT 2'–8" O.C., AND EXTENDED 1'–0" INTO CONCRETE OR MASONRY

12. CONCRETE FILL FOR BEAM LINTEL BLOCKS, BOND BEAMS AND CONCRETE BLOCKS USED AS SOLID MASONRY UNITS TO BE CONCRETE TESTING 3,000 PSI AT 28 DAYS.

CONCRETE REPAIR NOTES

1. CONTRACTOR SHALL PROVIDE FOR THE REPAIR OF THE EXISTING CONCRETE WHERE CONCRETE IS SPALLING OR DELAMINATING AND CONCRETE REINFORCING IS EXPOSED OR RUSTING

2. REMOVE ANY LOOSE OR UNSOUND CONCRETE FROM THE WALLS AND FLOORS OF EXISTING CONSTRUCTION.

3. REMOVE CONCRETE FROM AROUND RUSTING OR EXPOSED REINFORCING STEEL. PROVIDE ONE INCH OF CLEARANCE BETWEEN THE REINFORCING STEEL AND REMAINING SOUND SOLID CONCRETE.

4. CONCRETE REMOVAL SHALL HAVE SQUARE SHOULDERS AT THE PERIMETER, WITH A MINIMUM DEPTH AT THE EDGE OF AT LEAST 3/4".

5. REMOVE LOOSE RUST FROM REINFORCING STEEL WITH WIRE BRUSH.

6. REMOVE ALL LOOSE CONCRETE AND DUST AND DEBRIS FROM REPAIR AREA PRIOR TO APPLYING CONCRETE PATCH.

7. APPLY CONCRETE PATCH REPAIR MATERIAL AND CURE ACCORDING TO MANUFACTURER'S REQUIREMENTS.

STRUCTURAL STEEL NOTES

1. MATERIAL: STEEL SHAPES SHALL BE ASTM A992 GR. 50 (Fy = 50 KSI); STEEL TUBES: ASTM A500 GR. B (Fy = 46 KSI). STRUCTURAL CHANNELS, ANGLES, PLATE, ROD & BAR: ASTM A36 (Fy = 36 KSI)

2. WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.

3. ALL SHOP CONNECTIONS SHALL BE WELDED. FIELD CONNECTIONS SHALL BE BOLTED OR WELDED.

4. BOLTS SHALL BE ASTM A325 HIGH–STRENGTH, 3/4" DIAMETER, MINIMUM U.O.N.; ASTM A490 WHERE INDICATED.
   ALL WELDS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN WELDING SOCIETY, AND OF AWS CODE D1.1.
   ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
   ALL WELDERS SHALL BE APPROVED BY THE OWNER.
   USE E70XX SERIES ELECTRODES. MINIMUM FILLET WELD SIZE IS 3/16".

5. ANCHORS FOR STRUCTURAL STEEL SHALL BE LOCATED USING TEMPLATES,
   TO ENSURE PROPER ANCHOR LOCATION AND PLACEMENT.
   ANCHORS TO CONCRETE SHALL BE ASTM F1554 GRADE 36 (Fy = 36 KSI), 3/4" DIAMETER, MINIMUM, UNLESS OTHERWISE NOTED ON PLANS.

6. ALL STEEL CONNECTIONS NOT SPECIFICALLY DETAILED IN STRUCTURAL DRAWINGS ARE TO BE ANALYZED AND DETAILED BY A MAINE LICENSED PROFESSIONAL ENGINEER HIRED BY THE STEEL FABRICATOR. THE COMPLETE CONNECTION DESIGN PACKAGE WITH ALL SUPPORTING CALCULATIONS SHALL BE STAMPED BY THE PROFESSIONAL ENGINEER AND FORWARDED TO THE PROJECT ENGINEER OF RECORD PRIOR TO OR WITH THE STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW AND APPROVAL. SHOP DRAWINGS WILL NOT BE REVIEWED WITHOUT ALL SUPPORTING CONNECTION CALCULATIONS PROVIDED.

7. ALL STEEL TO BE IN EXTERIOR USE OR TO BE EXPOSED TO WEATHER SHALL BE HOT–DIP GALVANIZED, TYPICALLY.

8. BASE PLATES AND BEARING PLATES SHALL BE GROUTED WITH NON–SHRINK GROUT AND AT PROPER GRADE, BEFORE PLACING STEEL.

9. CONTRACTOR SHALL APPLY 2 BRUSH COATS OF ASPHALT TO COLUMNS AND BASE PLATES EXPOSED TO FILL AFTER COLUMN IS IN PLACE.

10. STEEL BEAMS ENCASED IN CONCRETE SHALL RECEIVE CLIPS OR BE WRAPPED WITH WIRE MESH, UNLESS NOTED OTHERWISE.

11. STEEL COLUMNS ENCASED IN CONCRETE SHALL BE WRAPPED WITH WIRE MESH, UNLESS NOTED OTHERWISE.

STEEL BEAMS TO RECEIVE WOOD NAILERS SHALL HAVE BOLT HOLES DRILLED FOR 1/2" DIA. BOLTS @ 2'–8"+/– O.C. STAGGERED, MINIMUM.

HISTORIC MASONRY NOTES

1. ALL MASONRY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. STONE VENEER UNITS SHALL BE REMOVED AND REPLACED IN THEIR ORIGINAL LOCATIONS AND ORIENTATIONS. SALVAGE AND RE–USE ORIGINAL STONE–MASONRY REPLACE STONE UNITS IN THE ORIGINAL LOCATION AND ORIENTATION AS FOUND IN THE FIELD. IF SUBSTITUTION IS NECESSARY, MATCH EXISTING, ORIGINAL MATERIALS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT ARCHITECT'S SPECIFIC, WRITTEN PERMISSION.

2. THIS IS AN HISTORIC REHABILITATION OF EXISTING MASONRY WALLS. PHOTOGRAPH, PIECE–MARK AND MAP STONE–MASONRY UNITS FOR ORIGINAL LOCATION AND ORIENTATION, PRIOR TO REMOVAL AS PART OF THE WORK.

3. ALL MORTARS FOR STONE WORK SHALL MATCH ORIGINAL MORTAR MIXES TO THE GREATEST EXTENT POSSIBLE. TEST SAMPLES OF EXISTING, SOUND MORTARS FOR COMPONENT MATERIAL PROPORTION AND COMPOSITION, TO ESTABLISH APPROPRIATE MORTAR MIXTURES PRIOR TO START OF RECONSTRUCTION OF MASONRY.

4. EXPOSED FINISHED MORTAR JOINTS IN STONE MASONRY SHALL BE FORMED TO A CUSTOM PROFILE THAT MATCHES ORIGINAL DETAILING. FIELD–VERIFY PROFILE PRIOR TO PERFORMING THE WORK. THE PROFILE USED MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE START OF WORK.

LUMBER

1. ALL LUMBER TO BE SPRUCE–PINE–FIR NO.1/NO.2 OR BETTER SPECIES/GRADE
   PROVIDING THE FOLLOWING, MINIMUM STRESS VALUES:

EXTREME FIBER BENDING STRESS	(Fb) = 875 PSI.
HORIZONTAL SHEAR STRESS	(Fv) = 135 PSI.
COMPRESSION PERPENDICULAR TO GRAIN	(Fc+)= 425 PSI.
TENSION PARALLEL TO GRAIN	(Ft) = 450 PSI.
COMPRESSION PARALLEL TO GRAIN	(Fc) = 1150 PSI.
MODULUS OF ELASTICITY	(E) = 1,400,000 PSI.

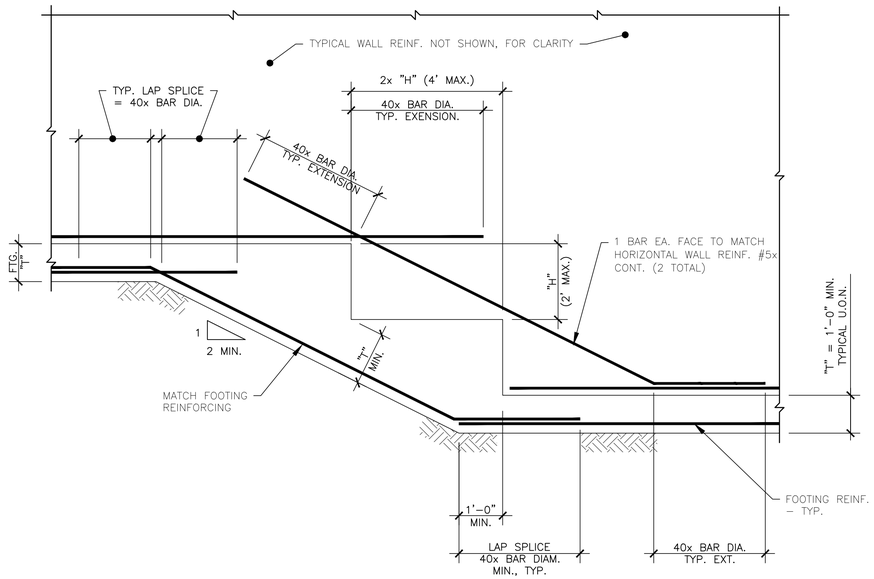
2. ALL LUMBER IN EXTERIOR OR WET USE, OR IN CONTACT WITH EARTH OR CONCRETE TO BE SOUTHERN PINE NO.2, PRESSURE TREATED, UNLESS OTHERWISE NOTED, PROVIDING THE FOLLOWING, MINIMUM STRESS VALUES:

EXTREME FIBER BENDING STRESS	(Fb) = 1250 PSI.
HORIZONTAL SHEAR STRESS	(Fv) = 175 PSI.
COMPRESSION PERPENDICULAR TO GRAIN	(Fc+)= 565 PSI.
TENSION PARALLEL TO GRAIN	(Ft) = 725 PSI.
COMPRESSION PARALLEL TO GRAIN	(Fc) = 1600 PSI.
MODULUS OF ELASTICITY	(E) = 1,600,000 PSI.

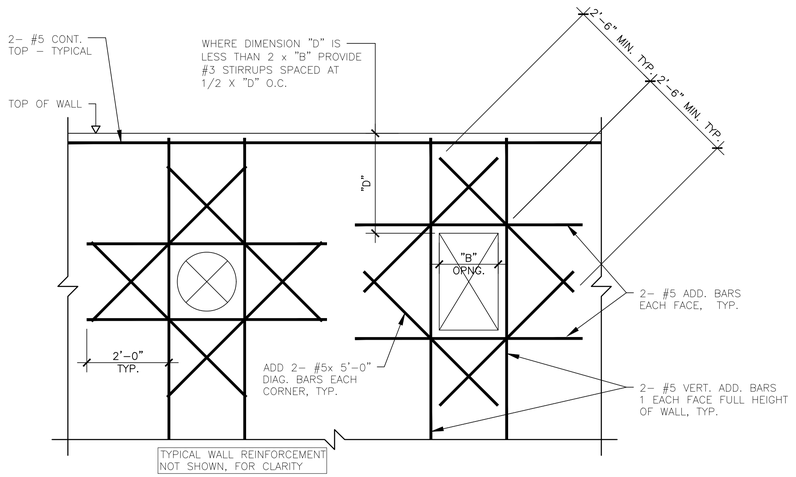
3. ALL FLUSH FLOOR FRAMING IS TO BE SUPPORTED BY GALVANIZED METAL HANGERS. INSTALL ALL METAL HANGERS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. BASIS OF DESIGN FOR METAL CONNECTORS IS PRODUCT BY SIMPSON STRONG–TIE COMPANY, INC., UNLESS OTHERWISE NOTED.

4. BOLTS FOR WOOD TO WOOD OR WOOD TO STEEL CONNECTIONS SHALL BE ASTM A307, 1/2" DIAMETER, MINIMUM, UNLESS NOTED OTHERWISE ON PLANS.

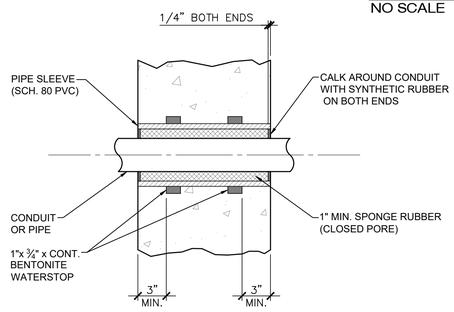
5. ALL LUMBER TO BE IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE–TREATED WITH CCA PRESERVATIVE OR APPROVED OTHER WOOD PRESERVATIVE.



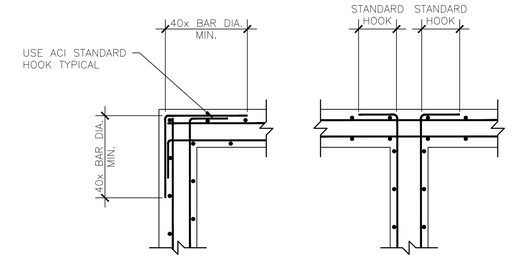
TYPICAL STEPPED FOOTING DETAIL
NO SCALE
1 S001



TYP. ADDED REINFORCEMENT FOR OPENINGS IN CONCRETE WALLS
NO SCALE
2 S001



TYP. DETAIL @ PIPE & CONDUIT SLEEVES THROUGH CONCRETE WALLS
NO SCALE
3 S001



TYP. HORIZ. REINF. @ CONC. WALL CORNERS AND INTERSECTIONS
NO SCALE
4 S001

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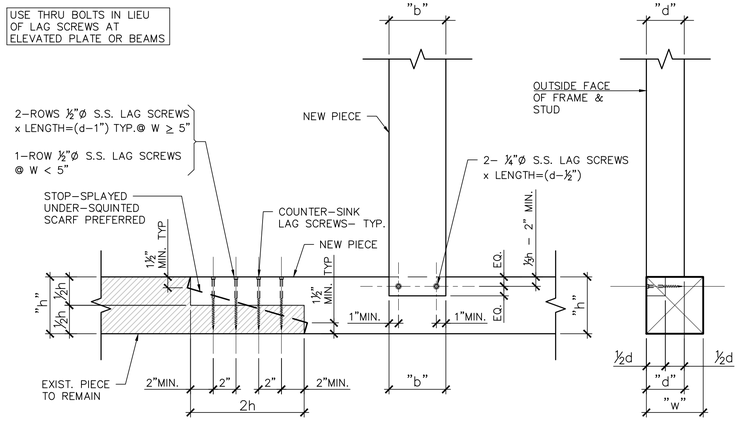
GENERAL NOTES & TYPICAL DETAILS

PROJ. NUMBER: 2024101/3779	DRAWN BY: EDJ
REV.	DATE	DESCRIPTION

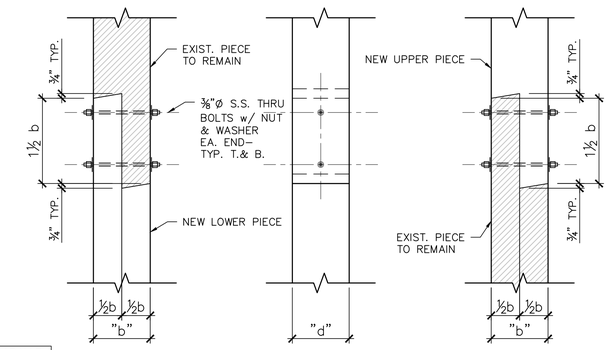
MAINE PARKS & LANDS
COLBURN HOUSE FOUDNATION BGS #3779
ARNOLD RD. PITTSTON, ME

DATE:
NOV. 10, 2025

S001



TYPICAL DETAILS @ REPLACEMENT SILLS, PLATES & STUDS (1 / S002)
N.T.S.



"b" IS PARALLEL WITH RUN OF WALL– TYP.

TYPICAL DETAILS @ COLUMN, POST, & STUD SPLICE (2 / S002)
N.T.S.

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TYPICAL DETAILS

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REV. | DATE | DESCRIPTION

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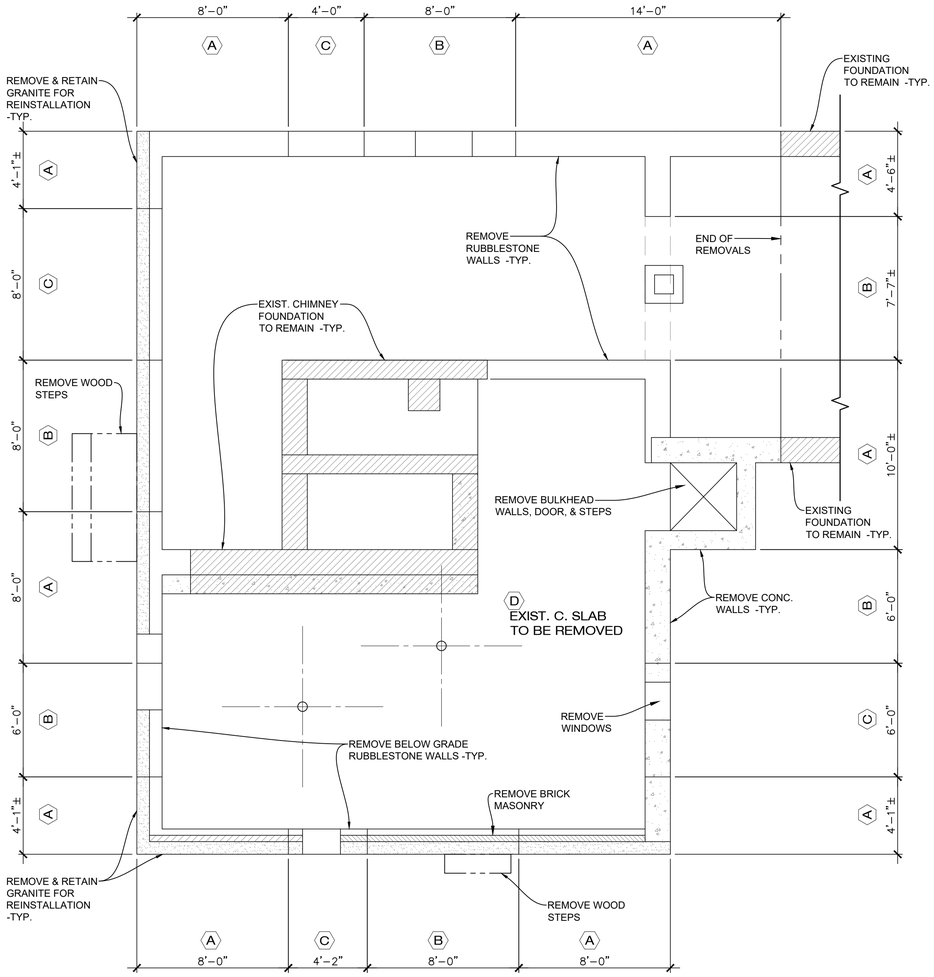
COLBURN HOUSE FOUDNATION BGS #3779
ARNOLD RD. PITTSTON, ME

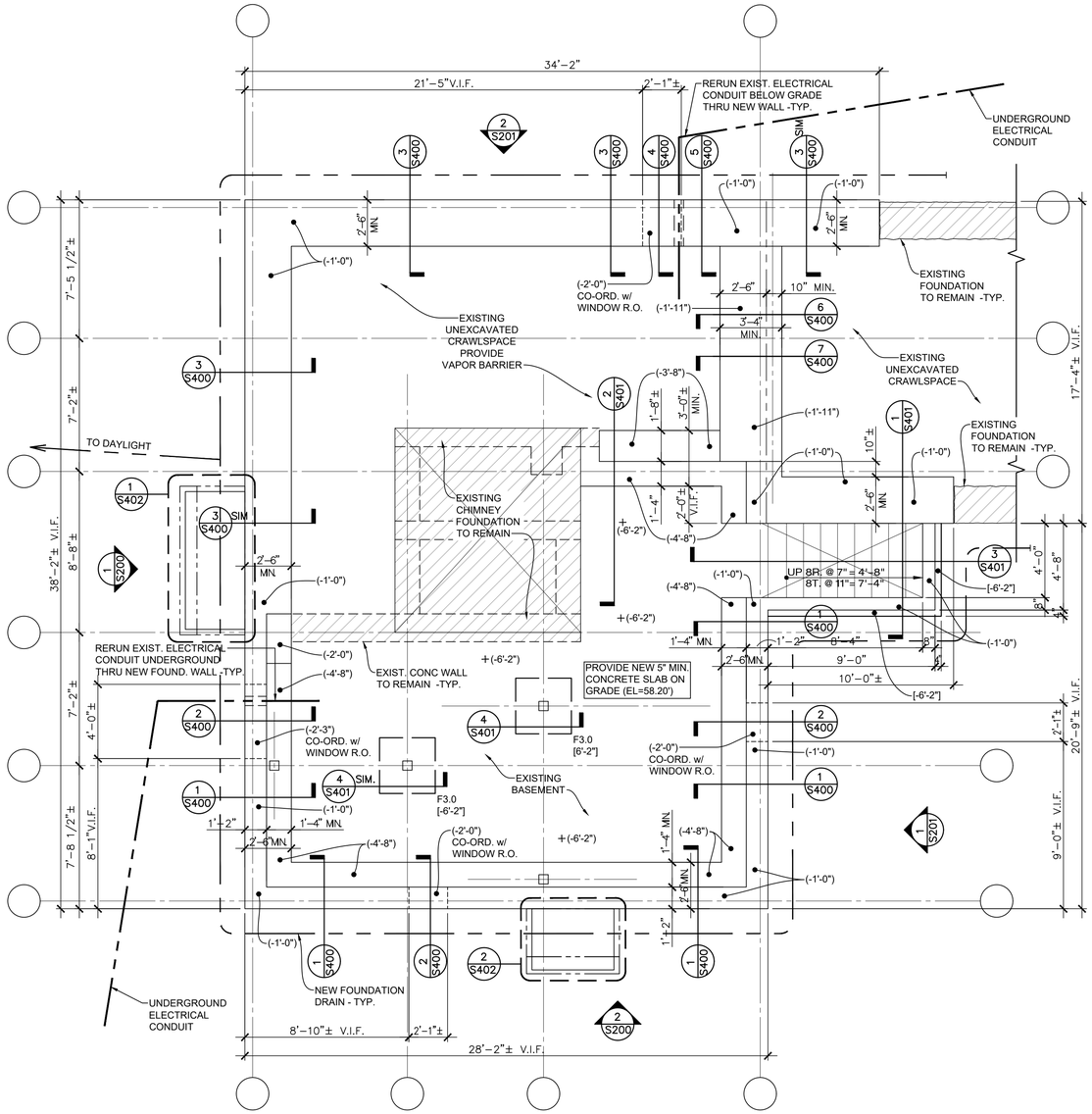
DATE:
NOV. 10, 2025

S002



REMOVALS PLAN

1/4" = 1'–0" — 1 / S100



FOUNDATION PLAN

1/4" = 1'–0" — 2 / S100

FOUNDATION & UNDERPINNING NOTES

1. AREAS OF NEW FOUNDATIONS WORK ARE INDICATED ON THE PLANS. REMOVE EXISTING FOUNDATIONS IN THE WAY OF NEW WORK AS REQUIRED.
2. EXISTING FOUNDATIONS TO REMAIN SHALL BE TEMPORARILY SUPPORTED AND THEN UNDERPINNED AS NECESSARY.
3. EXISTING FOUNDATIONS ARE TO BE REMOVED BY SELECTIVE DEMOLITION. SAW–CUT EXISTING FOUNDATIONS AS NECESSARY TO REMOVE THEM WITHOUT DAMAGE TO ADJACENT EXISTING FOUNDATIONS OR STRUCTURES TO REMAIN.
4. REMOVAL OF EXISTING FOUNDATIONS AND PLACEMENT OF NEW UNDERPINNING SHALL BE DONE BY PERSONS WITH EXPERIENCE IN THIS TYPE OF WORK. THE EXISTING STRUCTURE TO REMAIN SHALL NOT BE DISTURBED.
5. WORK SHALL BE DONE IN ALTERNATING SECTIONS. SUGGESTED SECTIONS ARE AS INDICATED ON THE PLANS THUS: (B)
6. THE LENGTH OF INDIVIDUAL SECTIONS SHOULD NOT EXCEED 8'–0", UNLESS OTHERWISE INDICATED ON THE PLANS. EXCAVATE UNDER EXISTING WALLS OR FOUNDATIONS TO REMAIN BY HAND. USE SHEETING IF REQUIRED.
7. INDIVIDUAL SECTIONS SHALL BE FORMED WITH FORMED–KEY CONSTRUCTION JOINTS. PROVIDE HORIZONTAL REBAR–SPLICE DOWELS BETWEEN ADJOINING SECTIONS WHERE PRACTICABLE.
8. FOR UNDERPINNING, USE CONCRETE AT THE MINIMUM SLUMP PRACTICAL TO PERFORM THE WORK.
9. DRY–PACK WITH SHRINKAGE–COMPENSATING CEMENTITIOUS GROUT TIGHT BETWEEN NEW FOUNDATIONS / UNDERPINNING AND THE EXISTING STRUCTURE THAT IS TO BE SUPPORTED. DRY–PACK IN INDIVIDUAL SECTIONS.
10. ADJACENT SECTIONS OF NEW FOUNDATIONS OR UNDERPINNING SHOULD BE PLACED AFTER 4–DAYS MINIMUM CONCRETE SETTING TIME FOR THE PREVIOUSLY PLACED SECTIONS.
11. THIS WORK IS A "REPAIR" TO AN EXISTING, HISTORIC BUILDING. WORK ON EXISTING BUILDING STRUCTURE TO REMAIN AND ON FINISHES SHALL BE DONE CONSISTENT WITH THE GUIDELINES AND RECOMMENDATIONS OF THE U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATION OF HISTORIC BUILDINGS.

FOUNDATION NOTES

1. TOP OF EXISTING FIRST FLOOR FINISH FLOOR IS EL. +64.37' = DATUM EL.+0'–0", UNLESS OTHERWISE NOTED.
2. (–XX'–XX") INDICATES TOP OF CONCRETE ELEVATION W/ RESPECT TO DATUM.
3. [–XX'–XX"] INDICATES TOP OF FOOTING ELEVATION W/ RESPECT TO DATUM.
4. FOOTINGS AND PIERS ARE CENTERED WITH COLUMNS, TYP. UNLESS NOTED OTHERWISE.
5. SLAB REINFORCEMENT SHALL BE 6X6–W2.0XW2.0 WWF, TYP. UNLESS NOTED OTHERWISE. TOP OF BASEMENT CONCRETE SLAB ON GRADE IS AT EL. +58.20'±
6. VERIFY LOCATION OF ALL SLAB DEPRESSIONS WITH ARCHITECTURAL DRAWINGS AND EQUIPMENT AND PRODUCTS TO BE INSTALLED.
7. BACKFILL SHALL BE PLACED IN LIFTS OF 10" MAXIMUM & COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. TEST ALL STRUCTURAL FILL TO BEAR FOUNDATIONS TO VERIFY SOIL BEARING CAPACITY, PRIOR TO CONSTRUCTION OF FOUNDATIONS. REMOVE AND REPLACE ALL FILL THAT FAILS TO MEET MINIMUM SAFE LOAD–BEARING CAPACITY REQUIREMENTS.
8. ALL PIPING AND UTILITIES TO BE LOCATED BELOW EXTERIOR FINISH GRADE A MINIMUM OF 24". RELOCATE ALL EXISTING UTILITY ENTRANCES AS NECESSARY TO PASS THROUGH NEW FOUNDATION WALLS. RELOCATE CONDUIT SO THROUGH–WALL SLEEVES MISS WINDOW LOCATIONS. –TYP.
9. FOR GENERAL NOTES APPLICABLE TO THIS SHEET SEE DWG. #S001.

0' 2' 4' 8'

NORTH

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REMOVALS & FOUNDATION PLANS

PROJ. NUMBER: 2024101/3779 DRAWN BY: EDJ

REV. DATE DESCRIPTION

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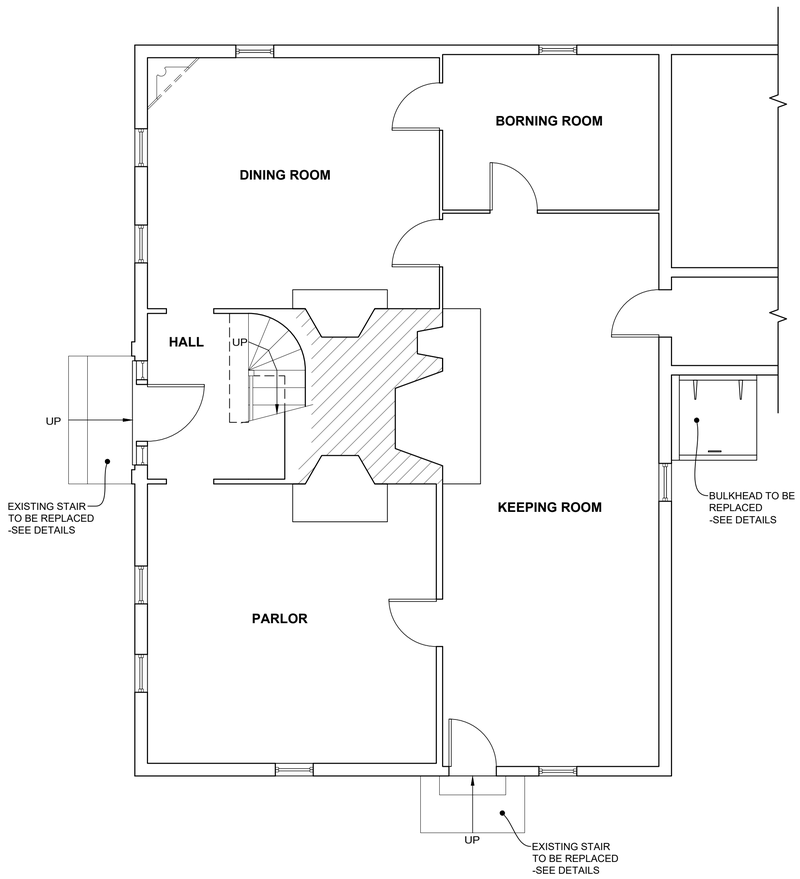
ARNOLD RD. PITTSTON, ME

DATE:
NOV. 10, 2025

S100

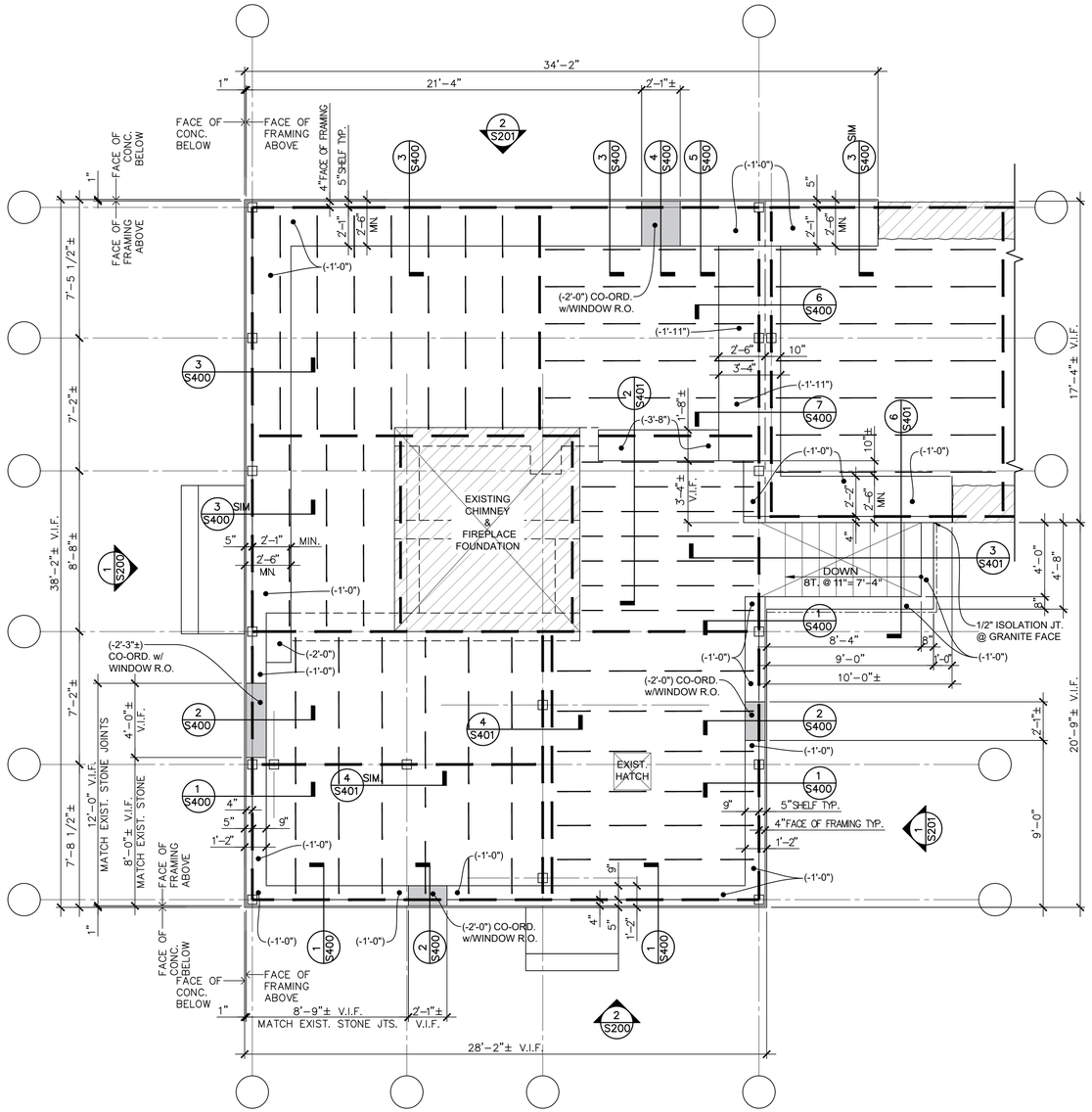


EXIST. 1ST FLOOR PLAN

1/4" = 1'-0"

1 S101

EXISTING FIRST FLOOR PLAN PROVIDED FOR INFORMATION ONLY



1ST FLOOR FRAMING PLAN

1/4" = 1'-0"

2 S101

FOUNDATION NOTES

1. TOP OF EXISTING FIRST FLOOR FINISH FLOOR IS EL. +64.37' = DATUM EL.+0'-0", UNLESS OTHERWISE NOTED.
2. (-XX'-XX") INDICATES TOP OF CONCRETE ELEVATION W/ RESPECT TO DATUM.
3. [-XX'-XX"] INDICATES TOP OF FOOTING ELEVATION W/ RESPECT TO DATUM.
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6. VERIFY LOCATION OF ALL SLAB DEPRESSIONS WITH ARCHITECTURAL DRAWINGS AND EQUIPMENT AND PRODUCTS TO BE INSTALLED.
7. BACKFILL SHALL BE PLACED IN LIFTS OF 10" MAXIMUM & COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. TEST ALL STRUCTURAL FILL TO BEAR FOUNDATIONS TO VERIFY SOIL BEARING CAPACITY, PRIOR TO CONSTRUCTION OF FOUNDATIONS. REMOVE AND REPLACE ALL FILL THAT FAILS TO MEET MINIMUM SAFE LOAD-BEARING CAPACITY REQUIREMENTS.
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9. FOR GENERAL NOTES APPLICABLE TO THIS SHEET SEE DWG. #S001.

0' 2' 4' 8'

NORTH

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1ST FLOOR FRAMING PLANS

PROJ. NUMBER: 2024101/3779 DRAWN BY: EDJ

REV. DATE DESCRIPTION

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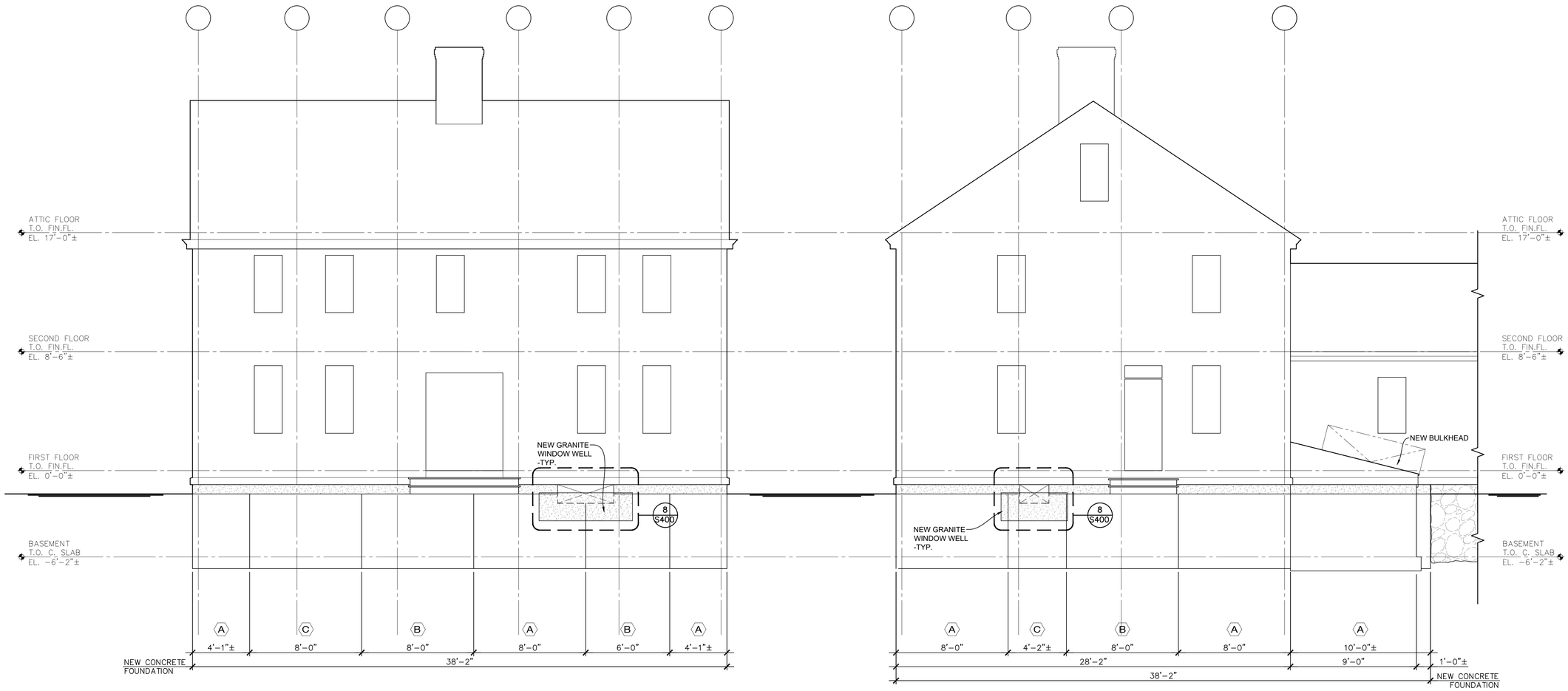
COLBURN HOUSE FOUDNATION BGS #3779
ARNOLD RD. PITTSTON, ME

DATE:
NOV. 10, 2025

S101



SOUTH ELEVATION
1/4" = 1'-0"
1 S200

EAST ELEVATION
1/4" = 1'-0"
2 S200

FOUNDATION & UNDERPINNING NOTES

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0' 2' 4' 8'

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FOUNDATION ELEVATIONS

PROJ. NUMBER: 2024101/3779 DRAWN BY: EDJ

REV. DATE DESCRIPTION

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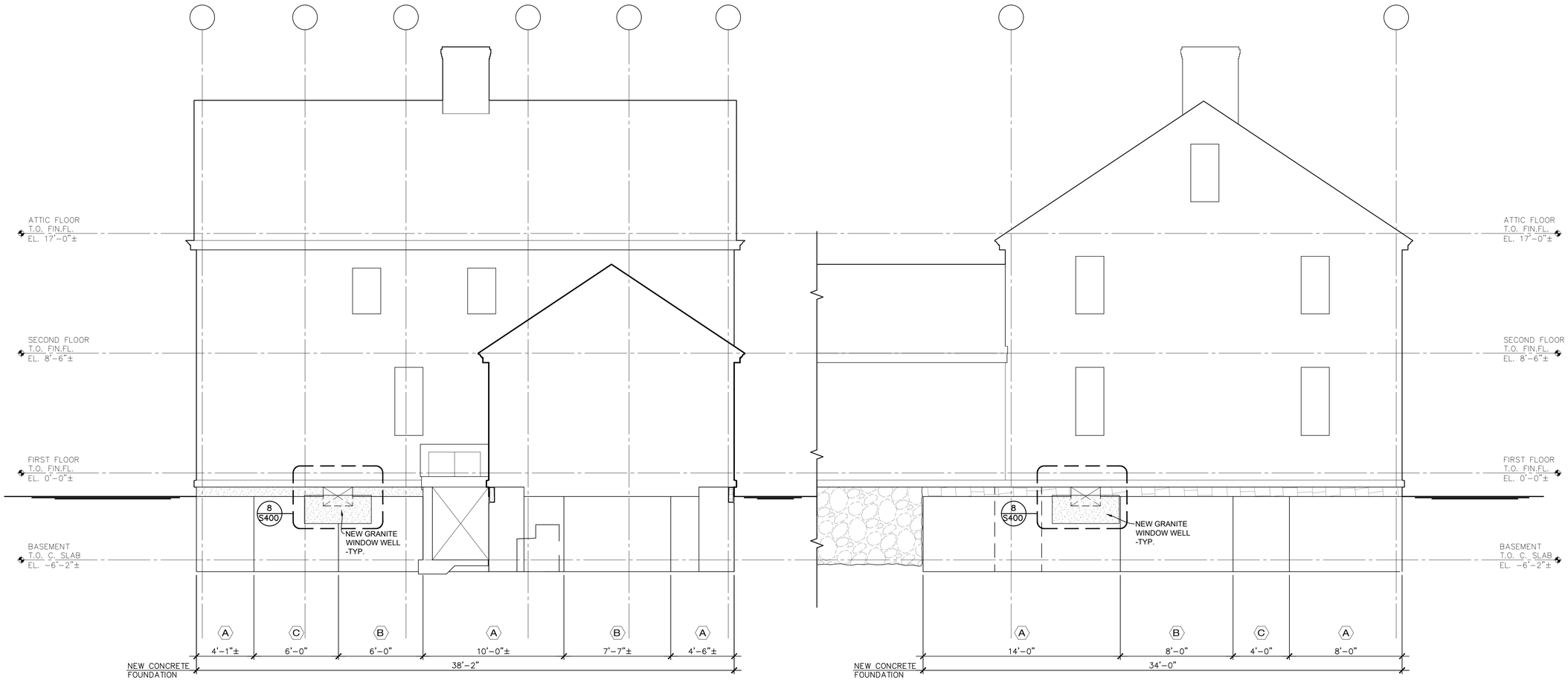
COLBURN HOUSE FOUDNATION BGS #3779
ARNOLD RD. PITTSTON, ME

DATE:
NOV. 10, 2025

S200



NORTH ELEVATION
1/4" = 1'-0"
1 S201

WEST ELEVATION
1/4" = 1'-0"
2 S201

FOUNDATION & UNDERPINNING NOTES

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0' 2' 4' 8'

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FOUNDATION ELEVATIONS

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REV. DATE DESCRIPTION

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ARNOLD RD. PITTSTON, ME

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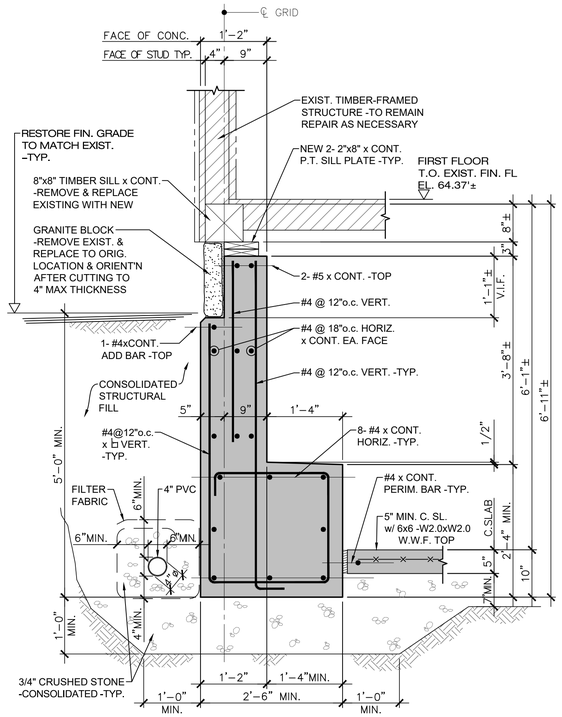
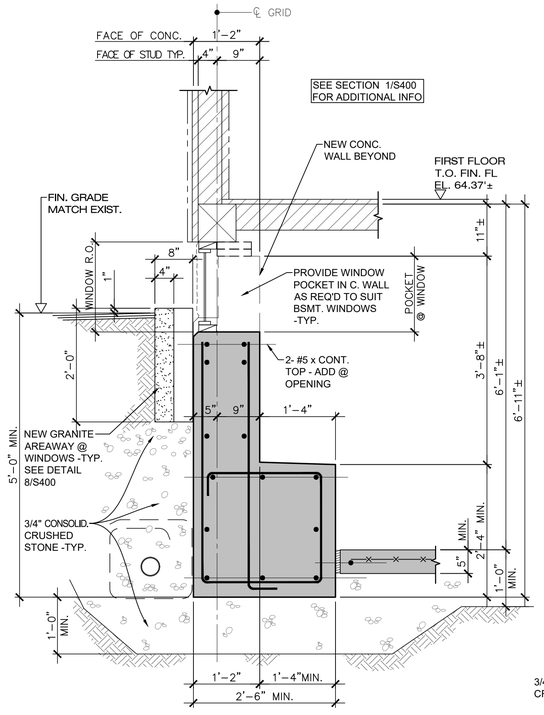
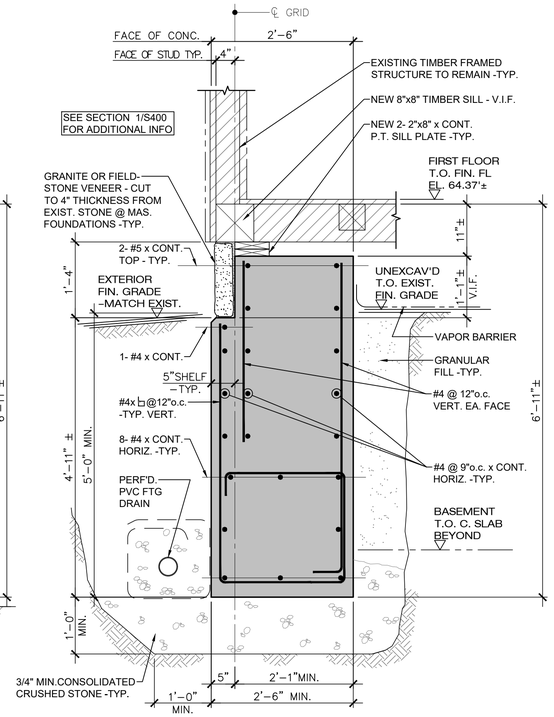
S201



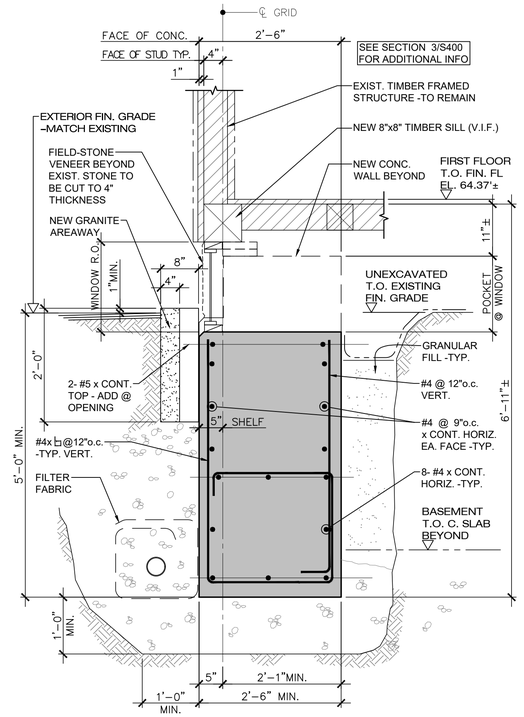
SECTION 1 / S400
3/4" = 1'-0"



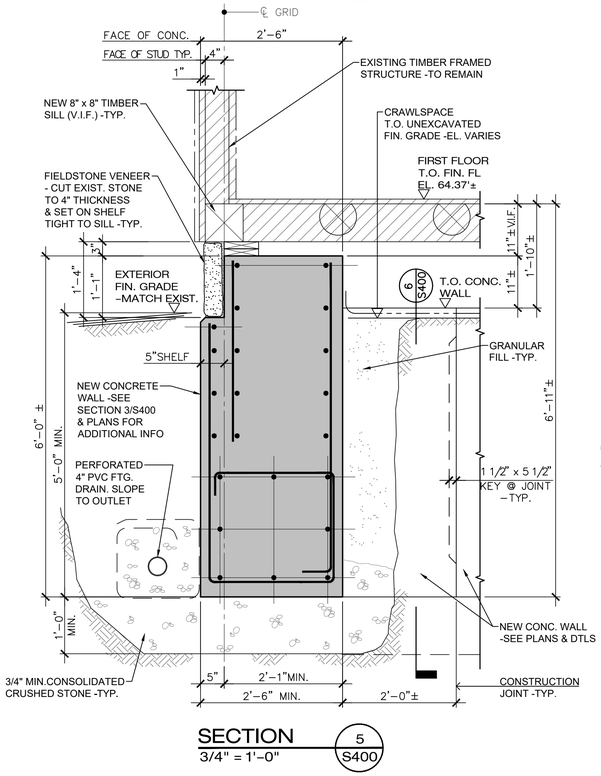
SECTION AT WINDOW 2 / S400
3/4" = 1'-0"



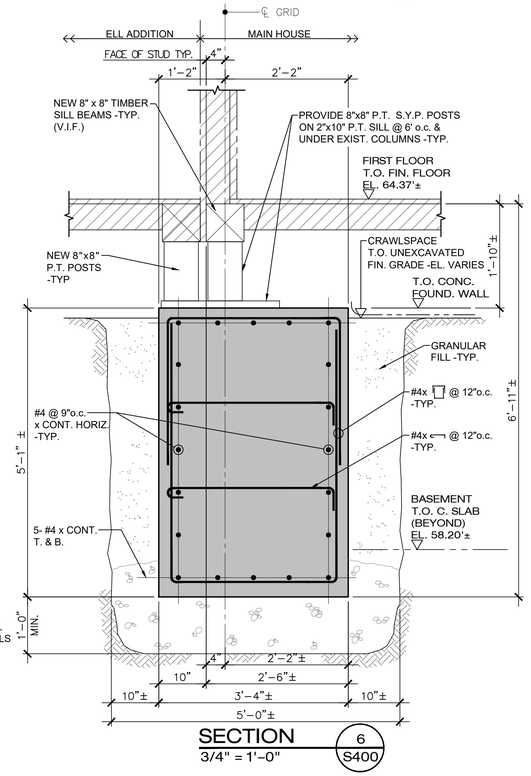
SECTION 3 / S400
3/4" = 1'-0"



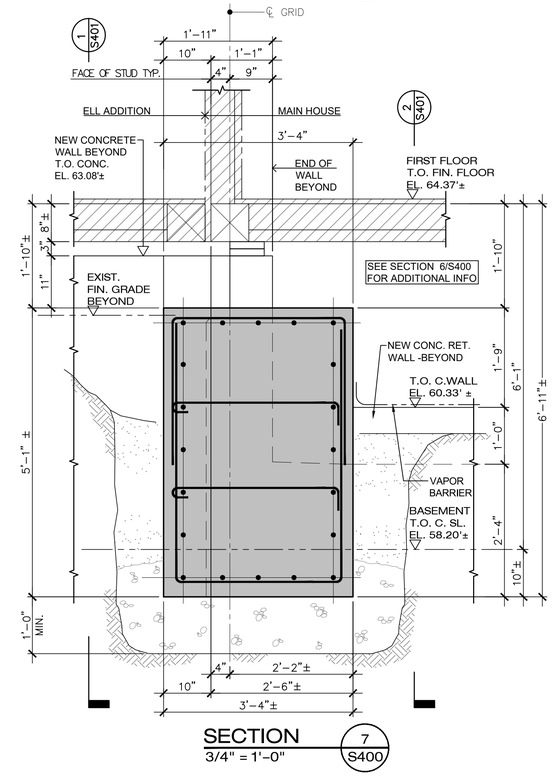
SECTION AT WINDOW 4 / S400
3/4" = 1'-0"



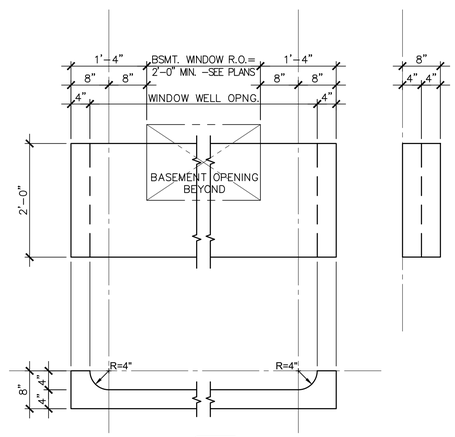
SECTION 5 / S400
3/4" = 1'-0"

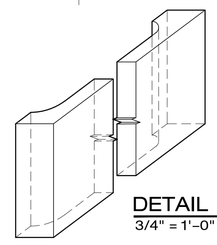


SECTION 6 / S400
3/4" = 1'-0"



SECTION 7 / S400
3/4" = 1'-0"





CUT-GRANITE
WINDOW WELL DETAIL

1) TOP OF GRANITE TO BE SET 1" MIN. ABOVE FINISH GRADE
2) BASE OF GRANITE TO SET ON 12" MIN. THICK BED OF 3/4" CRUSHED STONE -MIN.

DETAIL 8 / S400
3/4" = 1'-0"

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SECTIONS & DETAIL

PROJ. NUMBER: 2024101/3779 DRAWN BY: EDJ

REV.	DATE	DESCRIPTION

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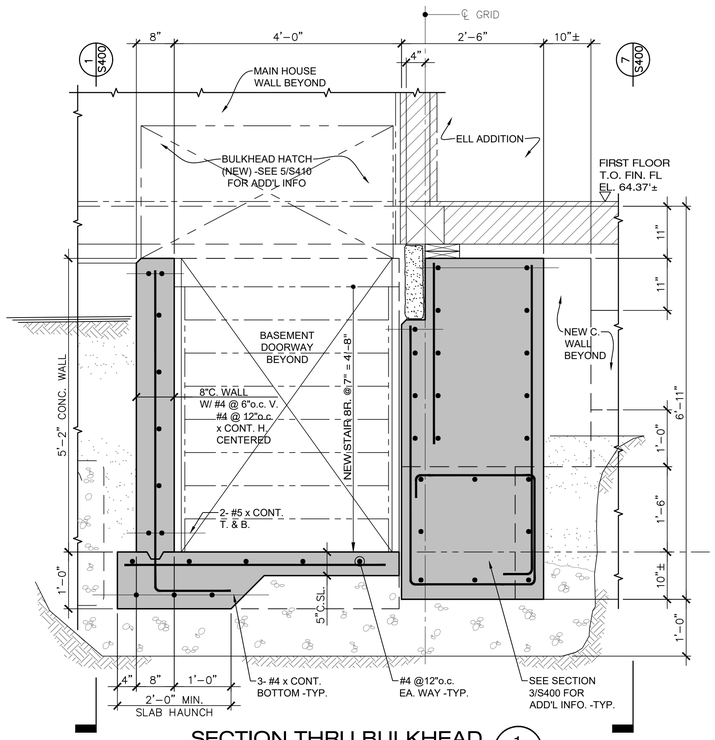
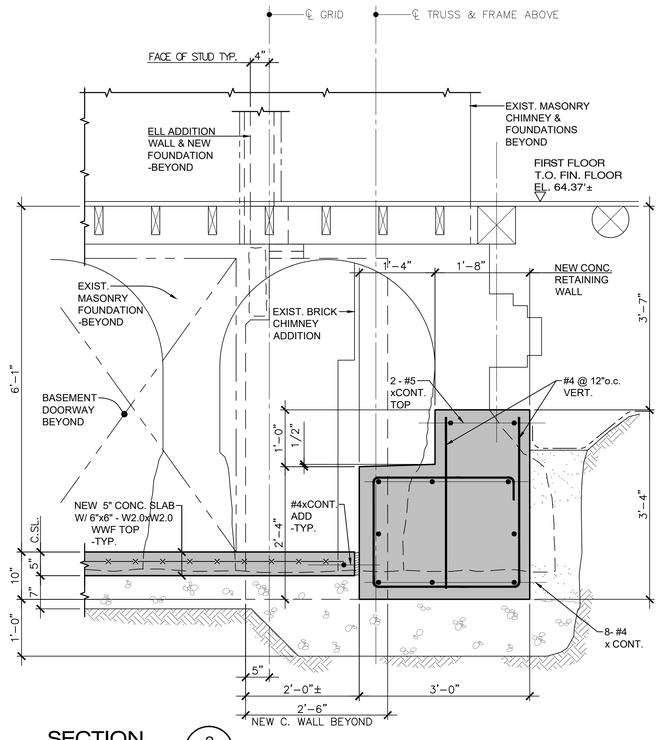
COLBURN HOUSE FOUDNATION BGS #3779
ARNOLD RD. PITTSTON, ME

DATE:
NOV. 10, 2025

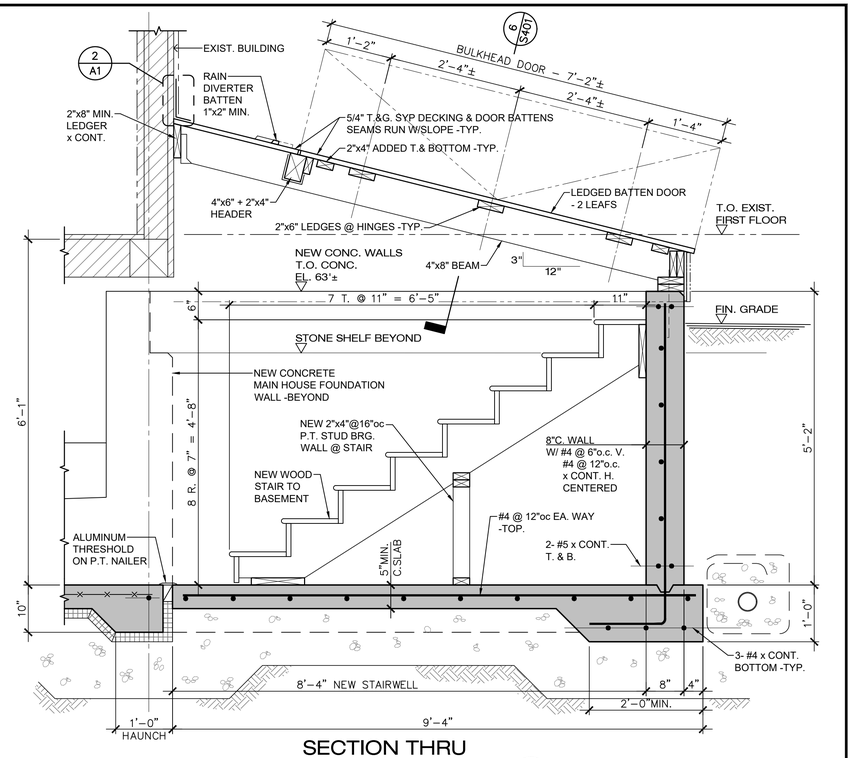
S400



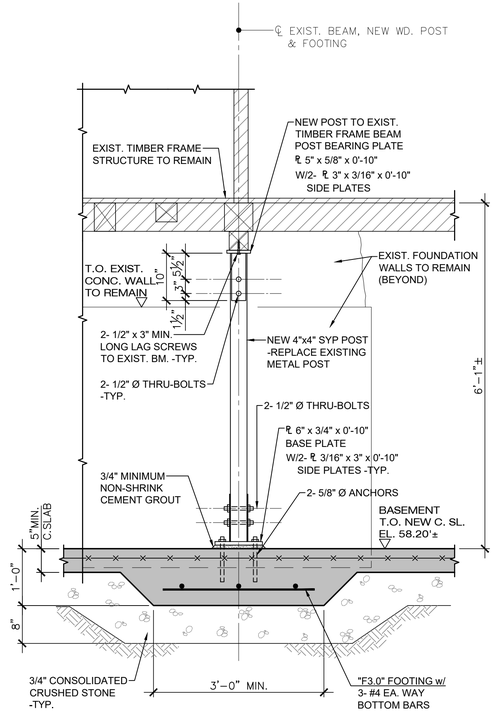
SECTION THRU BULKHEAD 1 S401
3/4" = 1'–0"



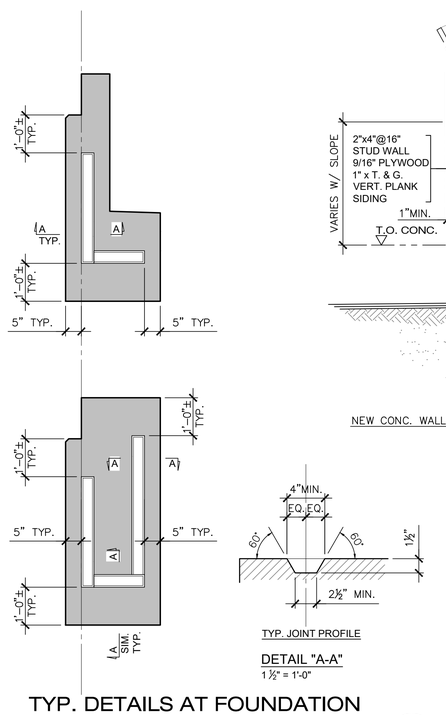
SECTION 2 S401
3/4" = 1'–0"



SECTION THRU BULKHEAD STAIR 3 S401
3/4" = 1'–0"

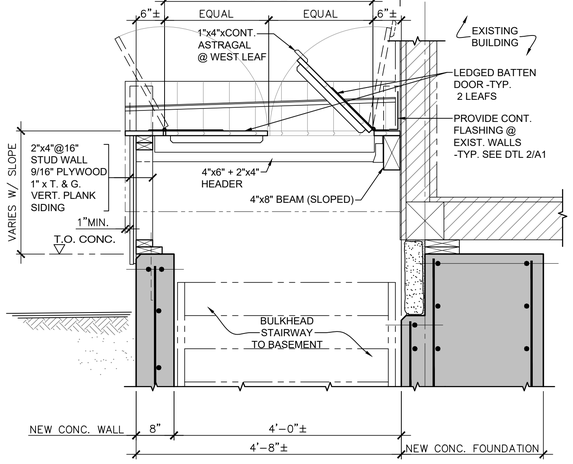


SECTION AT COLUMN 4 S401
3/4" = 1'–0"



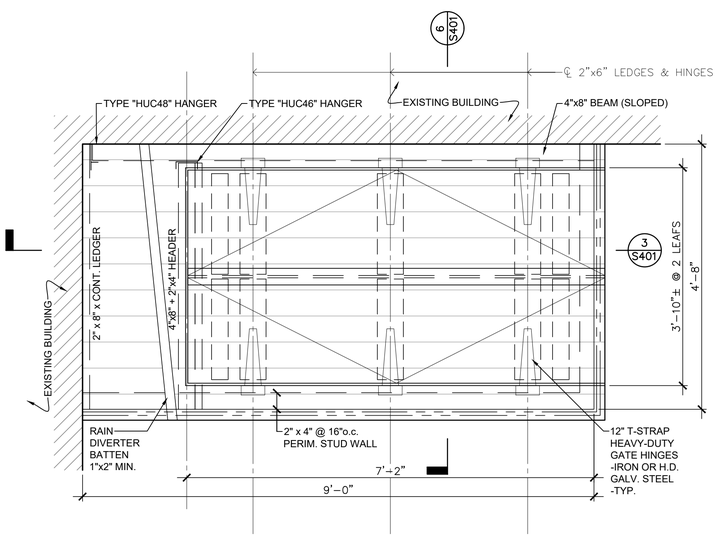
DETAIL "A-A"
1 ½" = 1'-0"

TYP. DETAILS AT FOUNDATION CONSTRUCTION JOINT KEY 5 S401
1/2" = 1'–0"



SECTION THRU BULKHEAD HATCH 6 S401
3/4" = 1'–0"

BULKHEAD WOOD, HARDWARE, & FLASHING PAINTED TO MATCH HOUSE



PART. PLAN AT BULKHEAD 7 S401
3/4" = 1'–0"

ARTIFEX
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175 Exchange Street
Bangor, Maine 04401
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207–974–3028
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SECTIONS & DETAIL

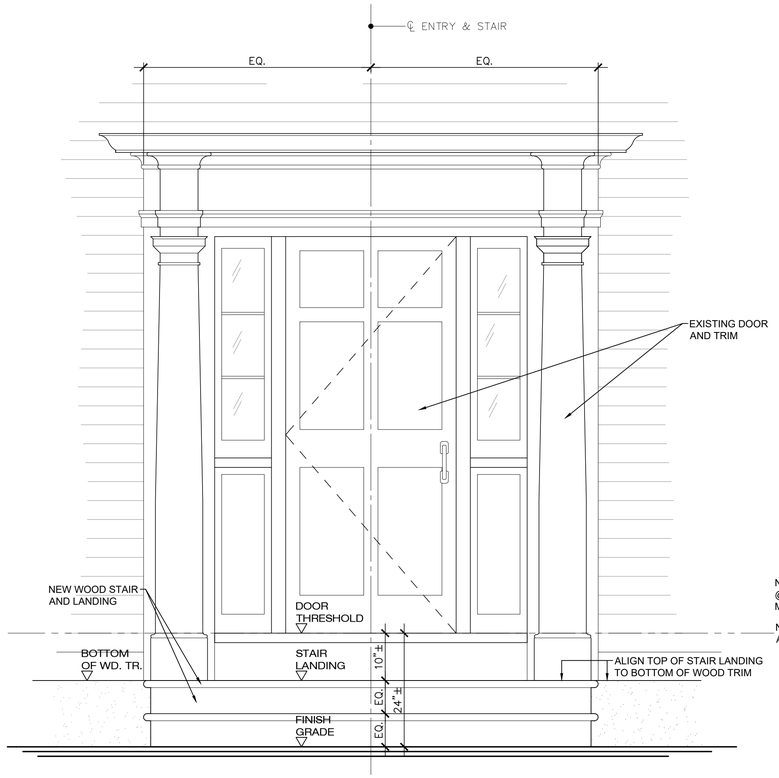
PROJ. NUMBER: 2024101/3779 DRAWN BY: EDJ

REV. DATE DESCRIPTION

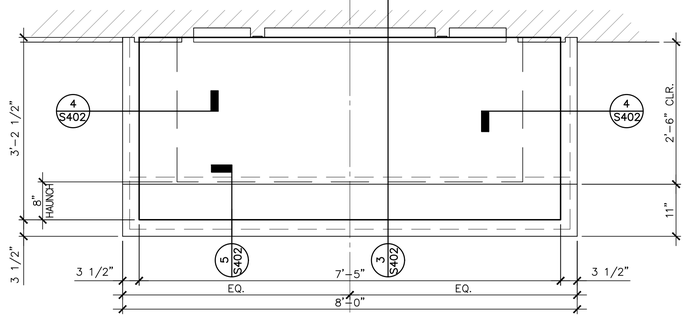
MAINE PARKS & LANDS
COLBURN HOUSE FOUNDATION BGS #3779
ARNOLD RD. PITTSTON, ME

DATE:
NOV. 10, 2025

S401

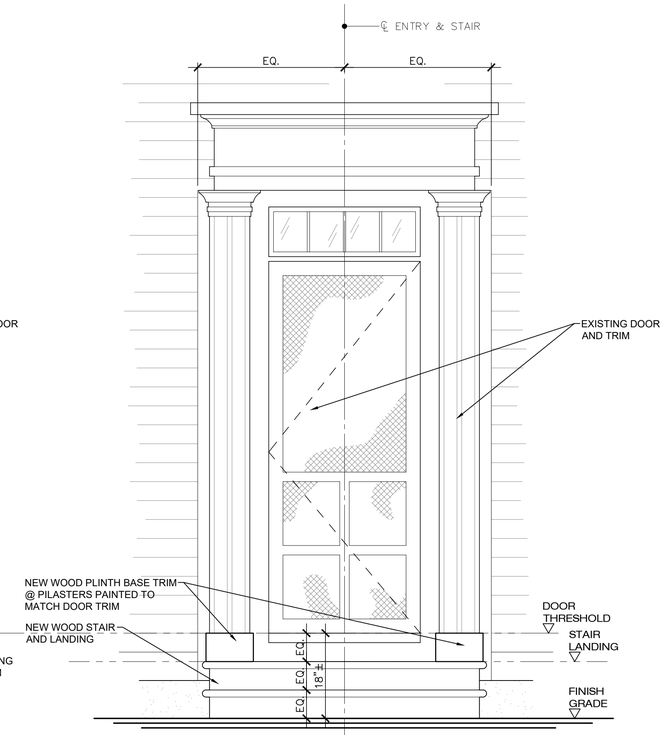


ELEVATION

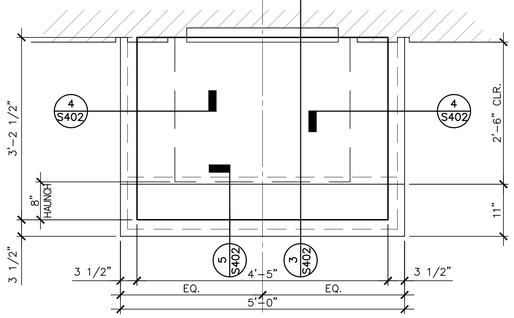


PLAN

SOUTH STAIR 1
3/4" = 1'-0"

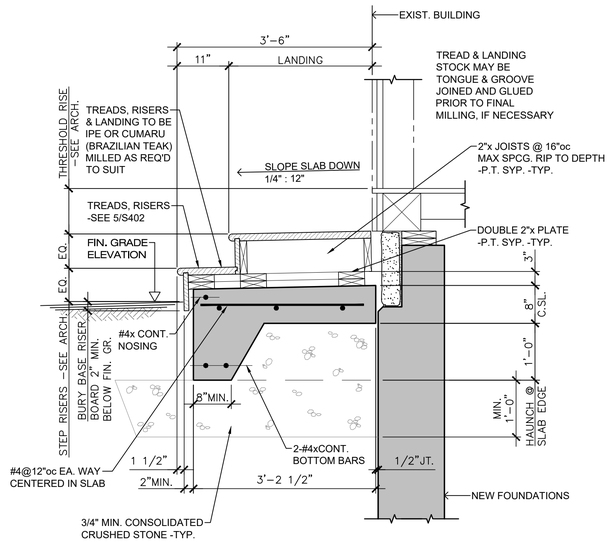


ELEVATION

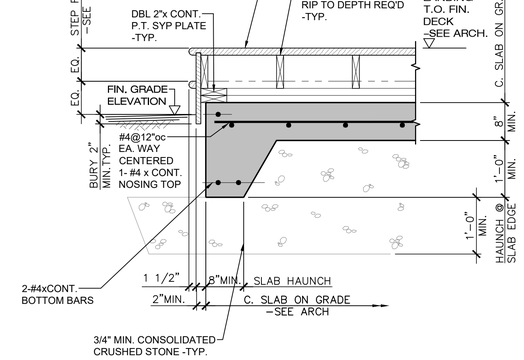


PLAN

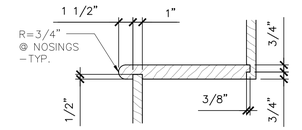
EAST STAIR 2
3/4" = 1'-0"



SECTION 3
3/4" = 1'-0" S402



SECTION 4
3/4" = 1'-0" S402



DETAIL @ STAIR TREAD & RISER JOINTS 5
1 1/2" = 1'-0" S402

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STAIR DETAILS

PROJ. NUMBER: 2024101/3779 DRAWN BY: EDJ

REV.	DATE	DESCRIPTION

MAINE PARKS & LANDS
COLBURN HOUSE FOUDNATION BGS #3779
ARNOLD RD. PITTSTON, ME

DATE:
NOV. 10, 2025

S402