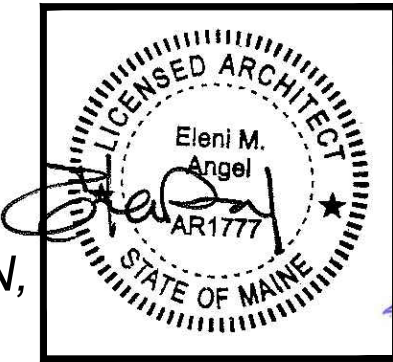


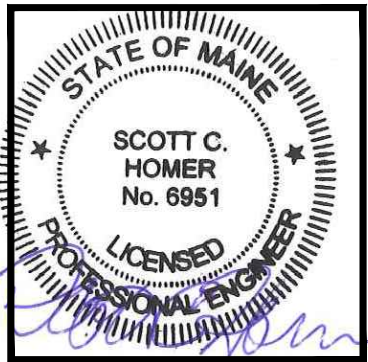
QUODDY HEAD STATE PARK REPAIR OF WATER DAMAGE IN RESIDENCE WALL - LUBEC, MAINE

MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION,
& FORESTRY, BUREAU OF PARKS AND LANDS

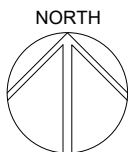
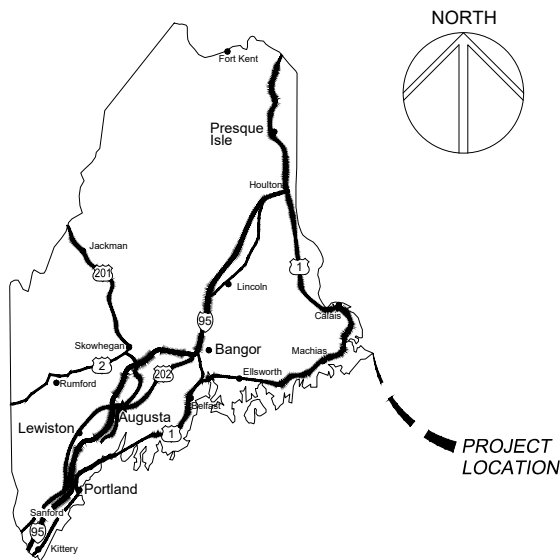
ARCHITECT PROJECT NO. 2024145
August 24, 2026



ARCHITECTURAL
ELLEN ANGEL



STRUCTURAL
SCOTT HOMER, PE



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STRUCTURAL

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Maine Department of Agriculture, Conservation, and Forestry, Bureau of Parks and Lands
BGS Project No. 3827

"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 ARISING 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.



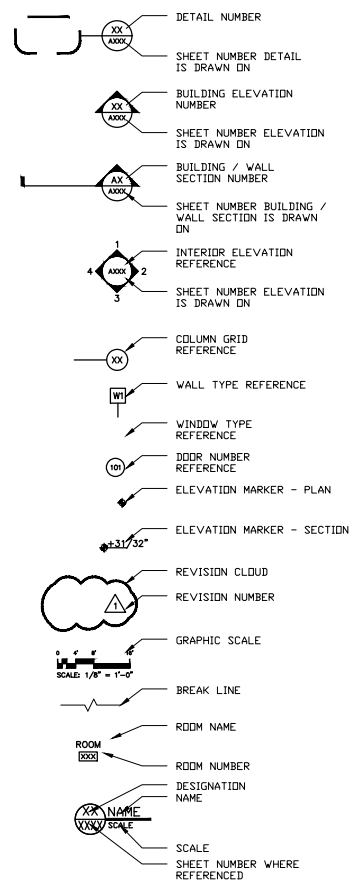
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Bangor, Maine 04401

ARCHITECTURAL ABBREVIATIONS

							MANUF	MANUFACTURER
1	DIAMETER	ETC	ETC/ETRA				MAN	MASONRY
2	SINGLE PHASE	EVAP	EVAPORATIVE				MAT	MATERIAL
3	THREE WAY	EVC	END VERTICAL CURVE				MAX	MAXIMUM
3/4	THREE CONDUCTOR	EW	EACH WAY				MBH	THOUSAND BTU PER HOUR
4	THREE POLE	EW	ELECTRIC WATER COOLER				MC	MEDICINE CABINET
4 WAY	FOUR WAY	EWG	EXHAUST WALL GRILLE				MCB	METAL CORNER BEAD
5	ADDITIVE BID ITEM	EXW	EXHAUST WALL REGISTER				MD	MANUAL DAMPER
ABI	ANCHOR BOLT, AUGER BORING	EW	ENTERING WATER TEMPERATURE				MECH	MECHANICAL
AB	AIR BREAK SWITCH	EXH	EXHAUST				MH	MANHOLE
ABS	ACOUSTIC	EXIST	EXISTING				MIN	MINIMUM
AC	AIR CONDITIONING, ASPHALTIC CONCRETE,	EXP	EXPANSION, EXPOSED				MIR	MIRROR
		EXP JT	EXPANSION JOINT				MISC	MISCELLANEOUS
AD	ACCESS DOOR, AREA DRAIN, ALGEBRAIC DIFFERENCE	EXP	EPOXY PAINT				MLDG	MOLDING
	ADDITIONAL	EXT	EXTERIOR				mm	MILLIMETER
ADD	ADJUSTABLE	F	FAHRENHEIT, FIRE, FREEZER, FLOOR				MO	MASONRY OPENING, MOTOR OPERATED
ADJ	AERIAL ELECTRICAL	F&T	FLOAT AND THERMOSTATIC				MOD	MOTOR OPERATED DAMPER
AE	ABOVE FINISH FLOOR	FABX	FIRE ALARM BOX				mPS	MEGAPASCAL
AHU	AIR HANDLING UNIT	FAC	FIRST AID CABINET				MPS	METAL FLASTER STOP
ALUM	ALTERNATE	FBO	FURNISHED BY OTHERS				MR	MOISTURE RESISTANT
ALUM	ALUMINUM	FC	FLEXIBLE CONNECTION				MS	METAL STRIP
AMP, A	AMPERE	FCO	FLOOR CLEAN-OUT				MTD	MOUNTED
ANOD	ANODIZE	FD	FLOOR DRAIN, FOOTING DRAIN				MTL	METAL
AP	ACCESS PANEL	FDR	FEDDER				MV	MANUAL VENT
APD	AIR PRESSURE DROP	FE	FIRE EXTINGUISHER				N	NORTH
APPROX	APPROXIMATE	FE	FAIR FACE, FINISH FLOOR				N.I.C.	NOT IN CONTRACT
ARCH	ARCHITECTURAL	FFE	FINISHED FLOOR ELEVATION				NC	NONCORROSIVE, NORMALLY CLOSED
ASB	ASBESTOS	FG	FINISH GRADE, FIBERGLASS				NDC	NOSE DOWN CURB
ASPH	ASPHALT	FH	FIRE HYDRANT				NH	NEW UNDERGROUND ELECTRICAL
ATC	ACOUSTIC TILE CEILING	FHC	FIRE HOSE CABINET				NEUT	NEUTRAL
AUTO	AUTOMATIC	FIG	FIGURE				NF	NEAR FACE
AV	AUTOMATIC VENT	FIN	FINISH				NFD	NEW FOOTING DRAIN
B	BATH, BOILER, BASE	FJ	FELT JOINT				NFH	NEW FIRE HYDRANT
B B	BULLETIN BOARD	FL	FLOOR, FLASHING				NFM	NEW FORCE MAIN
CB	BALANCING COCK	FLUOR	FLUORESCENT				NLP	NEW LIQUID PROPANE GAS
CD	BOTTOM OF CURB,	FM	EXIST, FORCE MAIN				NO	NUMBER, NORMALLY OPEN
BRD	BOARD	FOF	FACE OF FOUNDATION				NOM	NOMINAL
BWP	BACKFLOW PREVENTER	FOR	FUEL OIL RETURN				NOM	NEW STORM DRAIN
BREAK	BREAK HORSEPOWER	FOS	FACE OF STUD,				NSS	NEW SANITARY SEWER
BTJ	BITUMINOUS CONCRETE	FOUN	FUEL OIL SUPPLY				NT	NEW TELEPHONE LINE
BLDG	BUILDING	FOUN	FOUNDATION				NTS	NOT TO SCALE
BLK	BLOCK	FP	FINNED PIPE				NW	NEW WATER
BM	BEAM, BENCHMARK	FR	FIREPROOF				NUR	NEW UNDERGROUND ELECTRIC
BT	BOTTOM	FFH	FROST PROOF HYDRANT				NUP	NEW UNDERGROUND PRIMARY
BR	BOTTOM REGISTER, BEDROOM	FFM	FEET PER MINUTE				NUS	NEW UNDERGROUND SECONDARY
BRG	BEARING	FR	FRAME, FIRE RESISTANT				OA	OVER ALL, OUTDOOR AIR
BS	BOTTOM OF STEP	FS	FLOOR SINK				OB GL	OUTSIDE AIR
BSMT	BASEMENT	FT	FOOT, FEET, FINNED TUBE				OC	ON CENTER
BTWN	BETWEEN	FTG	FOOTING				OCB	OIL CIRCUIT BREAKER
BTU	BRITISH THERMAL UNIT	FU	FIXTURE UNIT				OD	OUTSIDE DIAMETER
BV	BALANCING VALVE	FV	FACE VELOCITY				OPNG	OPENING
BVC	BEGIN VERTICAL CURVE	G	GALVANIZED				OPP	OPPOSITE
BW	BOTTOM OF WALL	GAL	GALVANIZED				OS&Y	OUTSIDE SCREW AND YOKE
C	CONNECTOR	GAV	GALVANIZED				OS/CI	OWNER SUPPLIED / OWNER INSTALLED
CAB	CABINET	GC	GENERAL CONTRACTOR				OVD, OH	OVERHEAD
CAP	CAPACITY	GF/CI	GOVT. FURNISHED/GOVT. INSTALLED				P	PIPE
CAR	CARPET	GF/CI	GOVT. FURNISHED/CONTRACTOR INSTALLED				P	PUMP
CB	CATCH BASIN	GI	GALVANIZED IRON				P,	FIXTURE NUMBER
CC	CENTER TO CENTER	GL	GLASS				P-1	PLUMBING FIXTURE TYPE
CEM	CEMENT	GOV'T	GOVERNMENT				PART	PARTITION
CFM	CUBIC FEET PER MINUTE	GPM	GALLONS PER MINUTE				PAT	PATIENT
CI	CAST IRON	GR	GRADE				PAVT	PAVEMENT
CIR	CIRCULATING	GRN	GRANULAR				PB	PULL BOX
CJ	CONSTRUCTION JOINT	GRD	GROUND				PC	PUMP DISCHARGE
CKT	CIRCUIT	GT	GREASE TOP				PF	PRESSURIZATION FAN
CL	CLEAR	GV	GATE VALVE				PG	PRESSURE GAUGE
CLG	CEILING	QWB	GYPNUM WALLBOARD				PH	POINT OF INTERSECTION
CLO	CLOSET	GYP	GYPNUM				PIV	POST INDICATOR VALVE
CLR	CLEAR	H	HUMIDIFIER				PL	PLATE
CMF	CORRUGATED METAL PIPE	H.HGT	HEIGHT				PLA	PLASTER
CMU	CONCRETE MASONRY UNITS	H&V	HEATING AND VENTILATING				PLAST	PLASTIC
CMU G1	GLAZED CMU, ONE SIDE	HB	HOSE BIB				PLYWD	PLYWOOD
CMU G2	GLAZED CMU, TWO SIDES	HC	HANDICAPPED				PNL	PANEL
CND,C	CONDUIT	HOWD	HOLLOW CORE WOOD DOOR				PNTD	PANDED
CND,S	CONDENSATE	HDC	HARDICAPPED				POL	POLISHED
CO	CLEANOUT	HDW	HARDWARE				PRELIM	PRELIMINARY
COL	COLUMN	HOWD	HARDWOOD				PRESS	PRESSURE
COMPMT	COMPARTMENT	HGSW	HORN GAP SWITCH				PRM	PRIMARY
CONC	CONCRETE	HM	HOLLOW METAL				PROJ	PROJECTION
COND	CONDUCTOR	HORZ	HORIZONTAL				PRV	PRESSURE REDUCING VALVE
CONN	CONNECTION	HPS	HIGH PRESSURE STEAM,				PS	PULL SWITCH
CONST	CONSTRUCTION	HPS	HIGH PRESSURE SODIUM				PS	POUNDS PER SQUARE FOOT
CONT	CONTINUOUS	HR	HOUR				PSI	POUNDS PER SQUARE INCH
CONTR	CONTRACTION	HRU	HEAT RECOVERY UNIT				PT	PAINT
CONV,CU	CONVERTER	HS	HIGH STRENGTH				PTD	PRESSURE TREATED
CON	COPPER	HTH	HIGH TEMPERATURE HOT WATER				PTD	PAPER TOWEL DISPENSER
CONDENSATE	CONDENSATE RETURN	HTS	HIGH TEMPERATURE SUPPLY				PVC	POLY VINYL CHLORIDE
CS/CI	CONTRACTOR SUPPLIED/ CONTRACTOR INSTALLED	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING				PVI	POINT OF VERTICAL INTERSECTION
CSK	COUNTER SUNK	HW	HOT WATER HEADWALL				QT	QUARRY TILE
CT	CERAMIC TILE	HWR	HOT WATER RETURN				R	RADIUS, RISER,
CTE	CURRENT TRANSFORMER	HWS	HOT WATER SUPPLY					RETURN, RADIUS OF CURVE
CTR	CENTER	HYD	HYDRANT				RA	RUBBER SHEATH, RANGE
CU	COPPER	HZ	HERTZ				RAD	RETURN AIR
CUH	CABINET UNIT HEATER	ID	INSIDE DIAMETER				RAD	RADIUS, RADIATOR
CV	CONTROL VALVE	IER	INVERTED ECCENTRIC REDUCER				RCG	RETURN CEILING GRILLE
CW	COLD WATER	IN	INCH				RCF	REFLECTED CEILING PLAN
CWR	CHILLED WATER RETURN	INCL	INCLUSIVE				RCR	RETURN CEILING, REGISTER
CWS	CHILLED WATER SUPPLY	INFO	INFORMATION				RD	ROOF DRAIN, ROAD
D	DEPTH, DEGREE OF CURVATURE	INSUL	INSULATION, INSULATED				RECFP	RECEPTACLE
D PNL	DISTRIBUTION PANEL	INT	INVERT				RED	REDUCING
D&D	DROP AND DRIP	INV	IN WALL				REF	REFRIGERATOR
DB	DIRECT BURIAL	JB	JUNCTION BOX				REG	REGULATOR, REGISTER
DD	DRY BULB, DECIBEL	JAN	JANITOR CLOSET				REINF	REINFORCEMENT
DF	DOOR DIMENSION	JCT	JUNCTION				REQ'D	REQUIRED
DHD	DOOR FRAME DIMENSION	JST	JOIST				REV	REVISION
DR	DRILL HOLE, DOUBLE HUNG	JT	JOINT				RF	RETURN FAN
DIC	DUCTILE IRON, DITCH INVERT	K	KITCHEN, CURVE COEFFICIENT				RL	RAIN LEADER
DIA	DIAMETER	Kp	KILOPASCAL				RM	ROOM
DIC	DRAIN IN CORNER/CHASE	KO	KNOCK OUT				RPM	REVOLUTIONS PER MINUTE
DIFF	DIFFUSER	KV	KILOVOLT-AMPERE				RPM	RETURN REGISTER
DISP	DIMENSION	KW	KILOWATT				RV	RELIEF VALVE
DW	DRAIN MANHOLE	L	LENGTH OF CURVE				RW	RAIN WATER
DL	DEAD LOAD	LA	LOUVER, LENGTH				RWG	RETURN WALL GRILLE
DMH	DAMP-PROOFING	LAB	LIGHTNING ARRESTOR				RWR	RETURN WALL REGISTER
DMPFG	DAMPER	LAD	LADDER				RWW	RESET WATER VALVE
DMPR	DAMP	LAT	LEAVING AIR TEMPERATURE				S	SOUTH, SUPPLY
DN	DITTO, DRAW-OFF	LAV	LAVATORY				S DISP	SOAP DISPENSER
DS	DOWN SPOUT	LBS	POUNDS				S&L	SINK AND LAUNDRY TRAY
DTL	DETAIL	LF	LINEAR FEET				S&V	STAIN AND VARNISH
DWG	DRAWING	LGR	LEDGER				S/S	SERVICE SINK
E	EAST, ELECTRICAL	LL	LOW LOAD				S2S	SURFACED TWO SIDES
EACH	ENTERING AIR TEMPERATURE	LLH	LONG LEG HORIZONTAL				S4S	SURFACED FOUR SIDES
EAT	ELECTRICAL CONTRACTOR	LLV	LONG LEG VERTICAL				SAN	SUPPLY AIR
ECG	EMPTY CONDUIT	LP	LOW POINT, LIGHTING PANEL				SAT	SANITARY SEWER
ECR	EXHAUST CEILING REGISTER	LPS	LOW PRESSURE STREAM, LOW PRESSURE				SB	SUSPENDED ACOUSTICAL TILE
EF	EACH FACE, EXHAUST FAN	LPT	SODIUM, LITERS PER SECOND				SCWD	SECURITY BARS
EG	EXHAUST GRILLE	LR	LATEX PAINT				SCD	SOLID CORE WOOD DOOR
ELELEV	ELEVATION	LT	LIVING ROOM				SCG	SUPPLY CEILING DIFFUSER
ELEC	ELECTRIC	LT	LIGHT				SCG	SUPPLY CEILING GRILLE
EMER	EMERGENCY	LTHW	LOW TEMPERATURE HOT WATER				SCH	SCHEDULE
ENCLOS	ENCLOSURE	LTR	LOW TEMPERATURE RETURN				SCR	SUPPLY CEILING REGISTER
EP	EDGE OF PAVEMENT	LTS	LOW TEMPERATURE SUPPLY				SD	SPLITTER DAMPER, STORM DRAIN
EPT	EXTRUDED POLYSTYRENE	LW	LIGHT WEIGHT				SECT	SECTION
EQ	EPAQUEL PAINT	LWC	LOW WATER CUT-CONCRETE				SF	SUPPLY FAN
EQU	EQUIPMENT	M&S	MIRROR AND SHELF				SG	SUPPLY GRILLE
ER	EXHAUST REGISTER	MCH	MIRROR					

ARCHITECTURAL SYMBOLS



	033000, STONE, CONCRETE PATTERN		061000, WOOD FRAMING, CONTINUOUS PATTERN
	035216, CONCRETE PATTERN, LIGHTWEIGHT		061000, WOOD, GLUED-LAMINATED PATTERN
	047200, BRICK PATTERN		062000, ORIENTED STRAND BOARD PATTERN
	074200, BRICK PATTERN, GLAZED		062000, PARTICLE PATTERN
	047200, TERRA COTTA		062000, WOOD FINISH PATTERN
	047200, CONCRETE BLOCK PATTERN		072100, INSULATION, LOOSE FILL PATTERN
	044300, STONE CUT PATTERN		072100, INSULATION, RIGID BOARD PATTERN
	051200, STEEL PATTERN		079200, SEALANT AND BACKER ROD
	051200, BRONZE BRASS PATTERN		088000, GLASS ELEVATION PATTERN
	051200, ALUMINUM & OTHER METAL PATTERN		092900, GYPSUM BOARD FINISH PATTERN
	312000, EARTH, CRUSHED ROCK GRAVEL PATTERN		095113, TILE, ACOUSTICAL CEILING PATTERN
	061000, 062000, PLYWOOD PATTERN		096400, WOOD FLOORING PATTERN
	061000, WOOD BLOCKING OR SHIM PATTERN		096816, CARPET AND PAD PATTERN

LINE TYPES

 SMOKE PARTITION
 3 HOUR RATED PARTITION
 2 HOUR RATED PARTITION
 1 HOUR RATED PARTITION
 MATCH LINE

NOTES:

1. ALL SYMBOLS & ABBREVIATIONS ON THIS SHEET MAY OR MAY NOT BE APPLICABLE TO THIS SET OF DRAWINGS
2. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND/OR ELECTRICAL DRAWINGS FOR ABBREVIATIONS SPECIFIC TO EACH DISCIPLINE



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ARCHITECTURAL ABBREVIATIONS & SYMBOLS

EDJ

BY:

DRB

45/

ER: 2

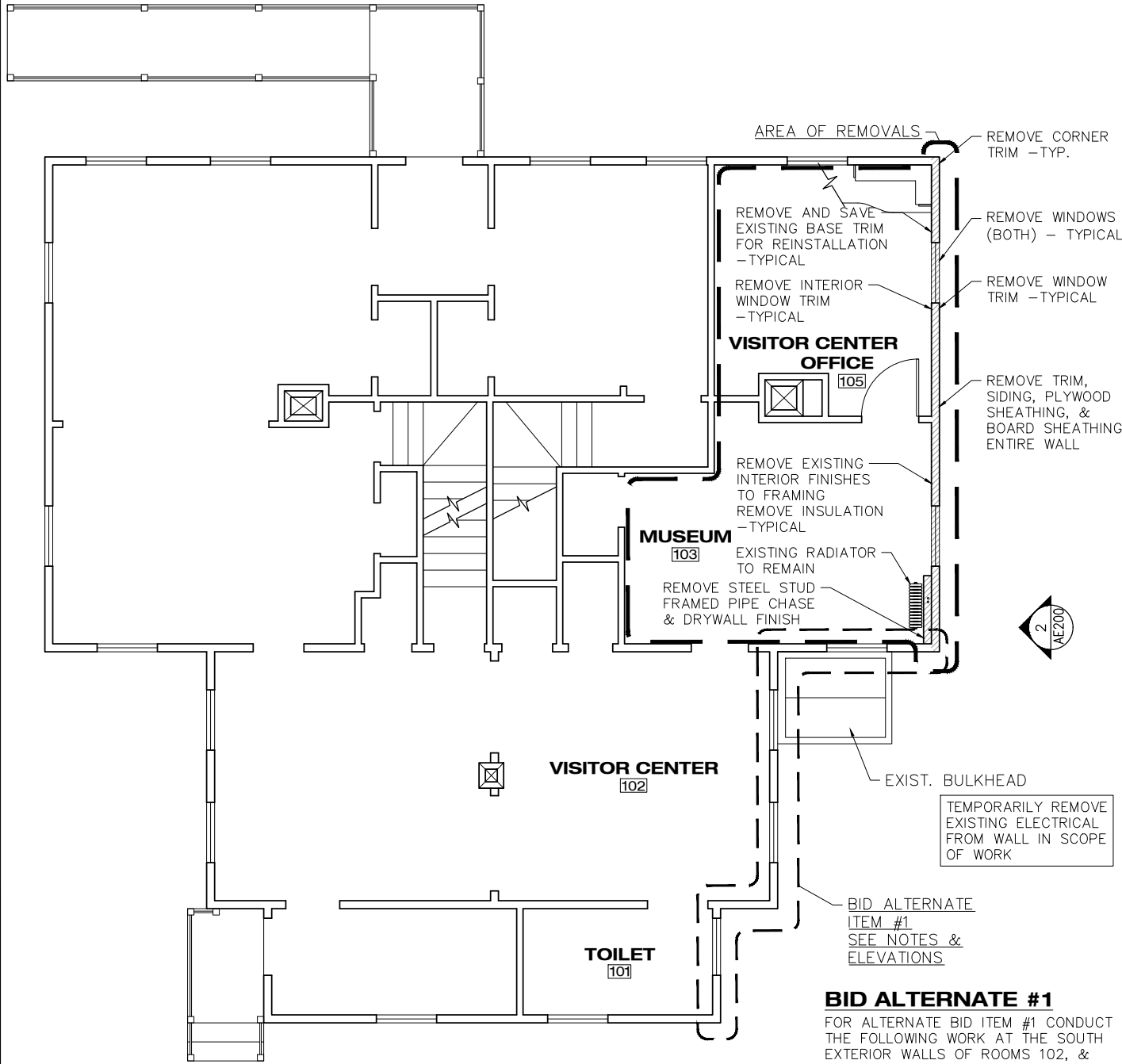
2

MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

DATE: AUG. 24, 2026

A001

CONTRACTOR RESPONSIBLE TO SHORE AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY FOR THE DURATION OF THE WORK



FIRST FLOOR PLAN
1/8" = 1'-0"

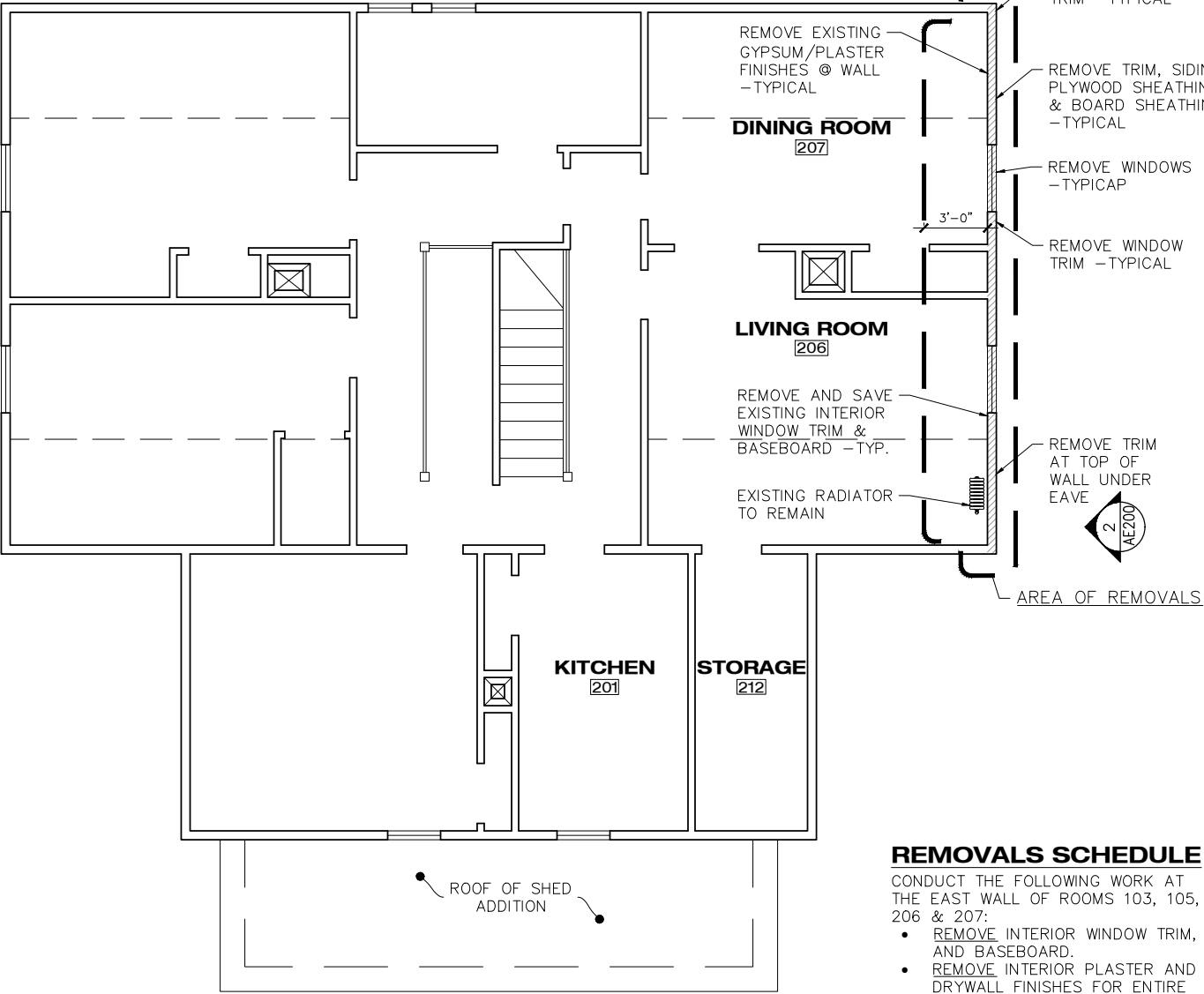
NOTE: PORTIONS OF FLOOR PLANS BEYOND AREA OF WORK NOT DEVELOPED

1
AE100

BID ALTERNATE #1

FOR ALTERNATE BID ITEM #1 CONDUCT THE FOLLOWING WORK AT THE SOUTH EXTERIOR WALLS OF ROOMS 102, & 103, AND AT THE EAST EXTERIOR WALLS OF ROOMS 101 & 102:

- RETAIN INTERIOR PLASTER AND DRYWALL FINISHES.
- RETAIN CAVITY INSULATION.
- REMOVE EXTERIOR WINDOW TRIM, CORNER TRIM, AND EAVE TRIM AS INDICATED ON DRAWINGS.
- REMOVE EXTERIOR FIBER CEMENT LAP, SHINGLE SIDING, AND PLYWOOD SHEATHING TO EXPOSE WOOD BOARD SHEATHING.
- INSPECT BOARD SHEATHING CONDITIONS. REPORT CONDITIONS TO ARCHITECT.



SECOND FLOOR PLAN
1/8" = 1'-0"

NOTE: PORTIONS OF FLOOR PLANS BEYOND AREA OF WORK NOT DEVELOPED

2
AE100

REMOVALS SCHEDULE

CONDUCT THE FOLLOWING WORK AT THE EAST WALL OF ROOMS 103, 105, 206 & 207:

- REMOVE INTERIOR WINDOW TRIM, AND BASEBOARD.
- REMOVE INTERIOR PLASTER AND DRYWALL FINISHES FOR ENTIRE EXTENT OF WORK.
- REMOVE CEILING FINISH IN ROOMS 103 & 105 TO EXPOSE JOISTS FOR FRAMING REPAIRS.
- REMOVE CEILING FINISH IN ROOMS 206 & 207 3 FEET FROM EXTERIOR EAST WALL.
- REMOVE CAVITY INSULATION.
- REMOVE EXTERIOR WINDOW TRIM, CORNER AND EAVE TRIM AS INDICATED ON DRAWINGS.
- REMOVE WINDOWS INDICATED.
- REMOVE EXTERIOR FIBER CEMENT CLAPBOARD SIDING, PLYWOOD SHEATHING, & BOARD SHEATHING.

= REMOVALS

0' 2' 4' 8'



1ST & 2ND FLOOR REMOVALS PLANS

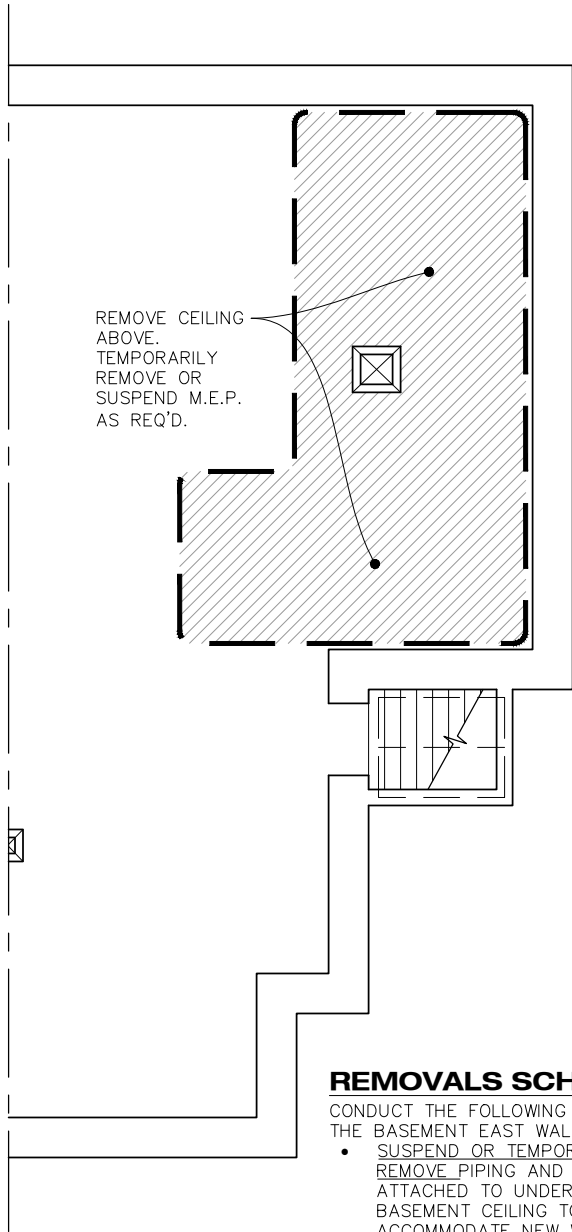
PROJ. NUMBER: 2024145/3827		DRAWN BY: EDJ
REV.	DATE	DESCRIPTION

MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

DATE:
AUG. 24, 2026

AE100

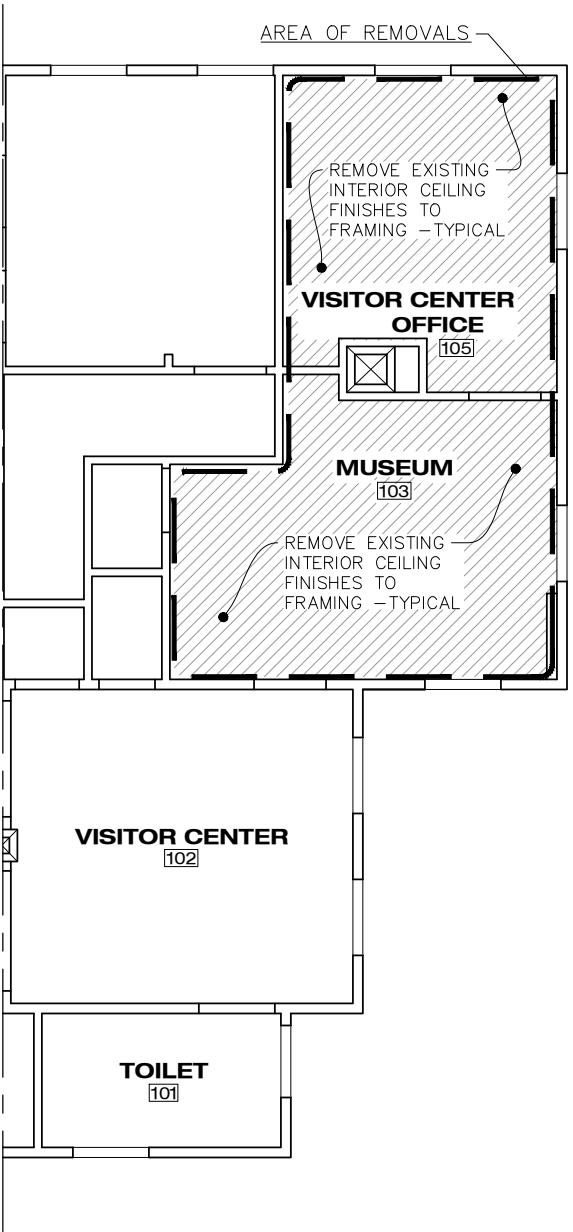
CONTRACTOR RESPONSIBLE TO SHORE AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY FOR THE DURATION OF THE WORK



- REMOVALS SCHEDULE**
- CONDUCT THE FOLLOWING WORK AT THE BASEMENT EAST WALL:
- SUSPEND OR TEMPORARILY REMOVE PIPING AND WIRING ATTACHED TO UNDERSIDE OF BASEMENT CEILING TO ACCOMMODATE NEW WORK.
 - REMOVE DRYWALL CEILING BELOW ROOMS 103 & 105.
- = REMOVALS

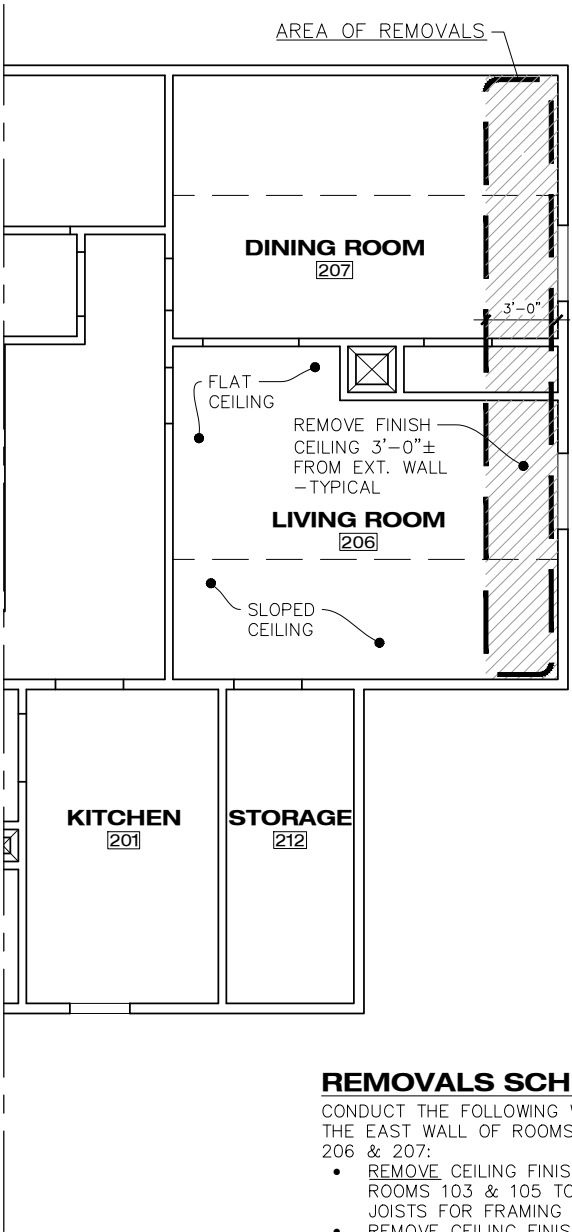
REFLECTED BASEMENT CEILING PLAN 1
1/8" = 1'-0"

NOTE: PORTIONS OF FLOOR PLANS BEYOND AREA OF WORK NOT DEVELOPED



REFLECTED 1ST FLOOR CEILING PLAN 2
1/8" = 1'-0"

NOTE: PORTIONS OF FLOOR PLANS BEYOND AREA OF WORK NOT DEVELOPED



- REMOVALS SCHEDULE**
- CONDUCT THE FOLLOWING WORK AT THE EAST WALL OF ROOMS 103, 105, 206 & 207:
- REMOVE CEILING FINISH IN ROOMS 103 & 105 TO EXPOSE JOISTS FOR FRAMING REPAIRS.
 - REMOVE CEILING FINISH IN ROOMS 206 & 207 3 FEET FROM EXTERIOR EAST WALL.
- = REMOVALS

REFLECTED 2ND FLOOR CEILING PLAN 3
1/8" = 1'-0"

NOTE: PORTIONS OF FLOOR PLANS BEYOND AREA OF WORK NOT DEVELOPED



REFLECTED CEILING REMOVALS PLANS			
PROJ. NUMBER: 2024145/3827	DRAWN BY: EDJ		
REV.	DATE	DESCRIPTION	

MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

DATE:
AUG. 24, 2026

AE120

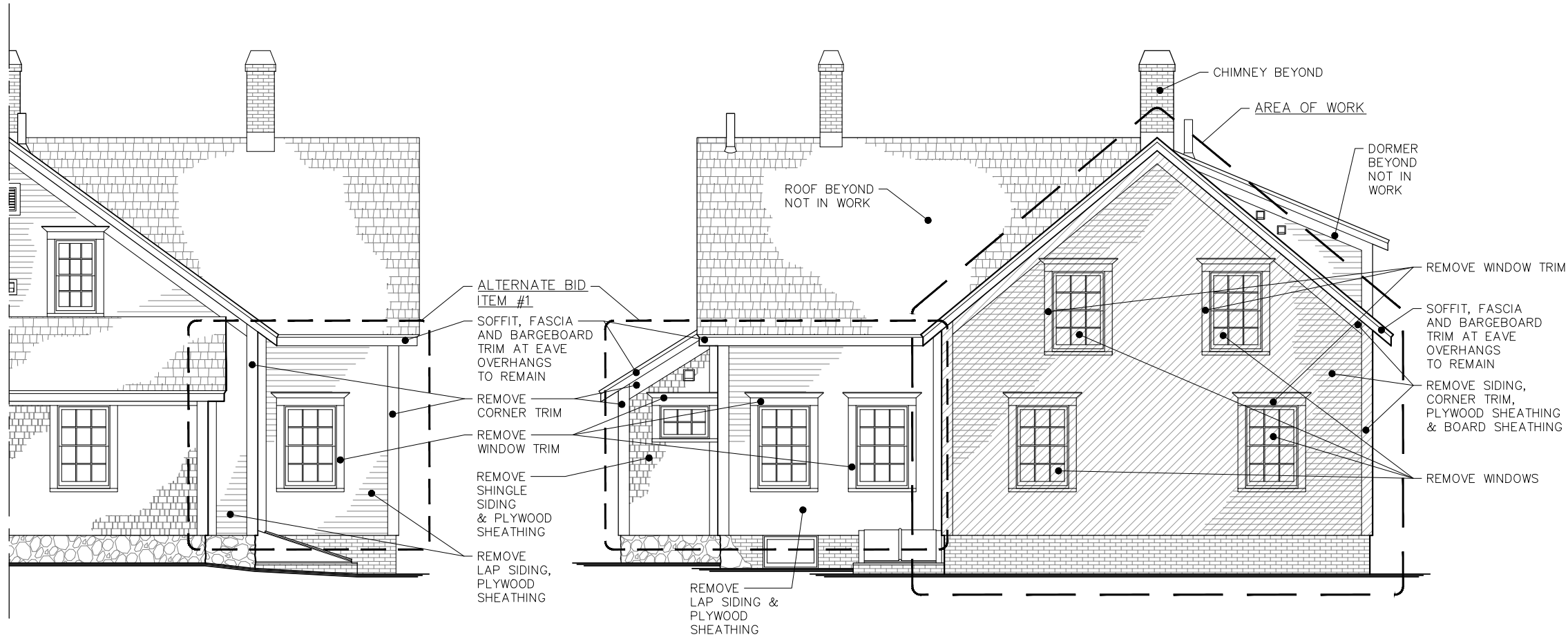
REMOVALS ELEVATIONS

PROJ. NUMBER: 2024145/3827	DRAWN BY: EDJ
REV.	DATE
	DESCRIPTION

MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

DATE:
AUG. 24, 2026

AE200



SOUTH PARTIAL ELEVATION
1/8" = 1'-0"
NOTE: ALL WORK INDICATED ON SOUTH ELEVATION IS PART OF BID ALTERNATE #1

1
AE200

BID ALTERNATE #1

FOR ALTERNATE BID ITEM #1
CONDUCT THE FOLLOWING WORK AT THE SOUTH & EAST EXTERIOR WALLS AS INDICATED ON DRAWINGS:

- REMOVE EXTERIOR WINDOW TRIM.
- REMOVE EXTERIOR FIBER CEMENT LAP & SHINGLE SIDING, CORNER AND EAVE TRIM, AND PLYWOOD SHEATHING WHERE INDICATED ON DRAWINGS.
- INSPECT CONDITIONS OF BOARD SHEATHING. REPORT CONDITIONS TO ARCHITECT.

EAST ELEVATION

1/8" = 1'-0"
NOTE: ALL WORK INDICATED ON ELL OF HOUSE IS PART OF BID ALTERNATE #1

2
AE200

REMOVALS SCHEDULE

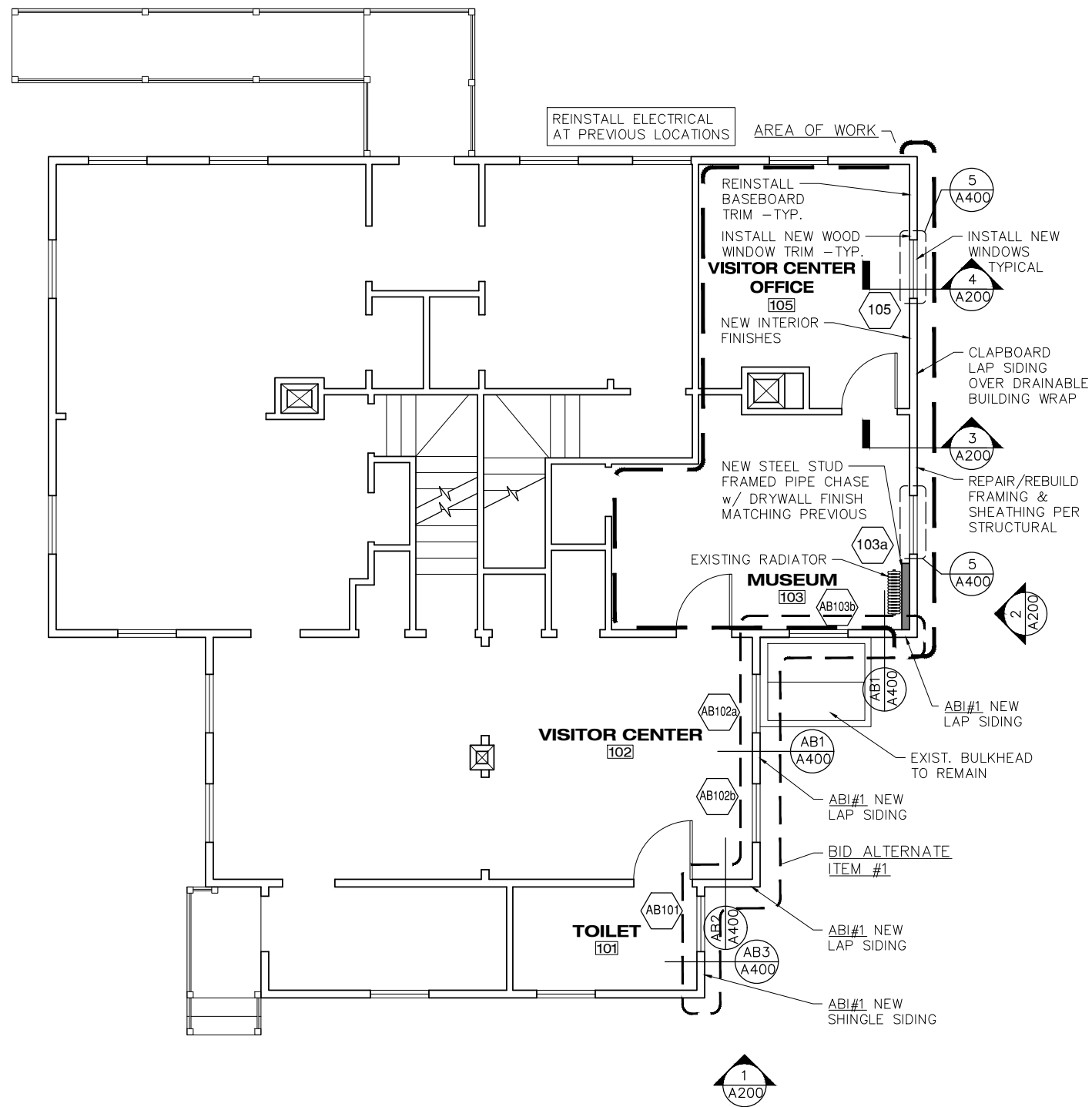
CONDUCT THE FOLLOWING WORK AT THE EAST WALL EXTERIOR AS INDICATED ON DRAWINGS BY HATCH:

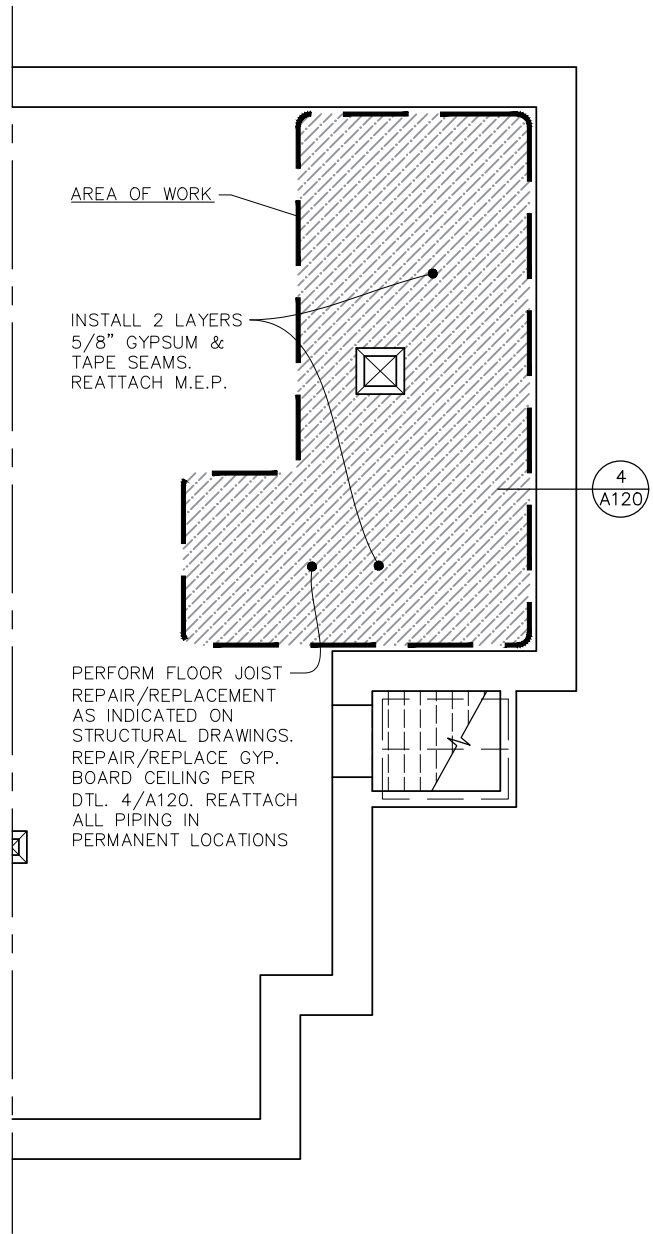
- REMOVE WINDOWS INDICATED (TYPICAL OF 4)
- REMOVE AND SAVE WINDOW TRIM.
- REMOVE EXTERIOR FIBER CEMENT CLAPBOARD SIDING, CORNER AND EAVE TRIM AS INDICATED.
- REMOVE PLYWOOD SHEATHING, & BOARD SHEATHING. EXPOSE WOOD STUDS AND SILLS.

 = REMOVALS

0' 2' 4' 8'

REV.	DATE	DESCRIPTION
PROJ. NUMBER: 2024145/3827	DRAWN BY: EDU	

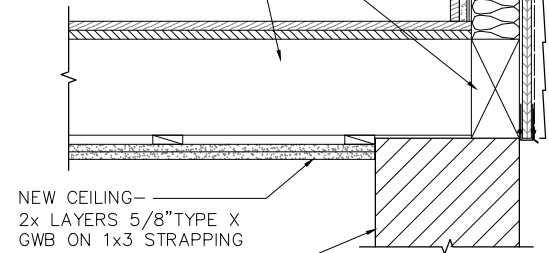




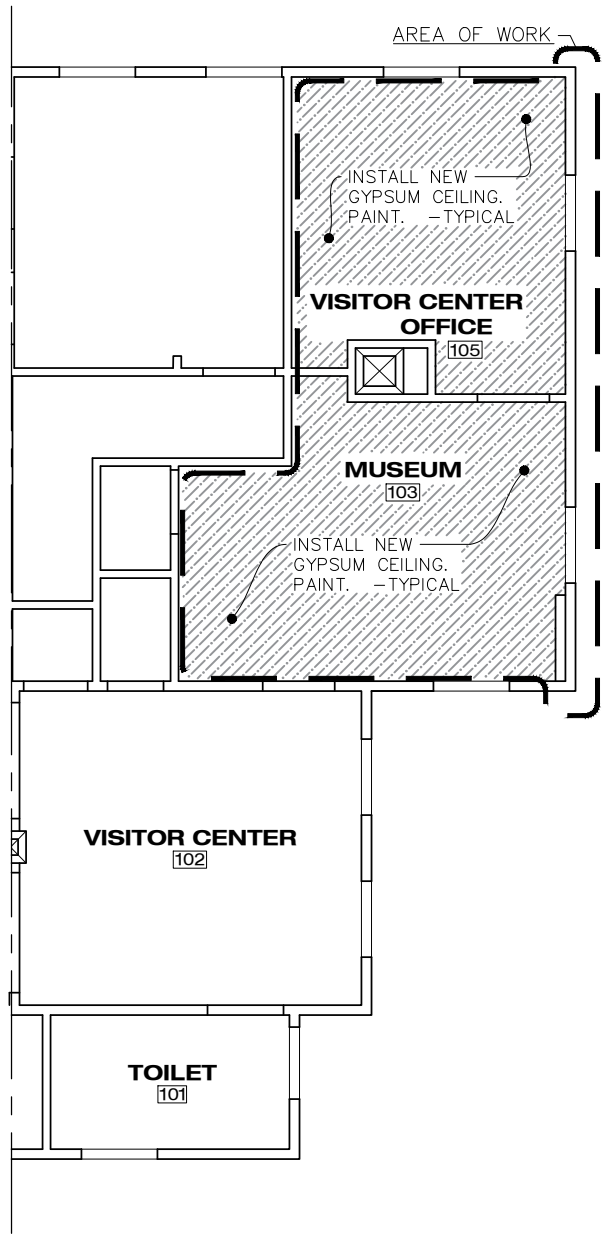
REFLECTED BASEMENT CEILING PLAN
1/8" = 1'-0"

NOTE: PORTIONS OF PLANS BEYOND AREA OF WORK NOT DEVELOPED

EXIST. FLOOR FRAMING AND TIMBER SILL -SEE STRUCTURAL

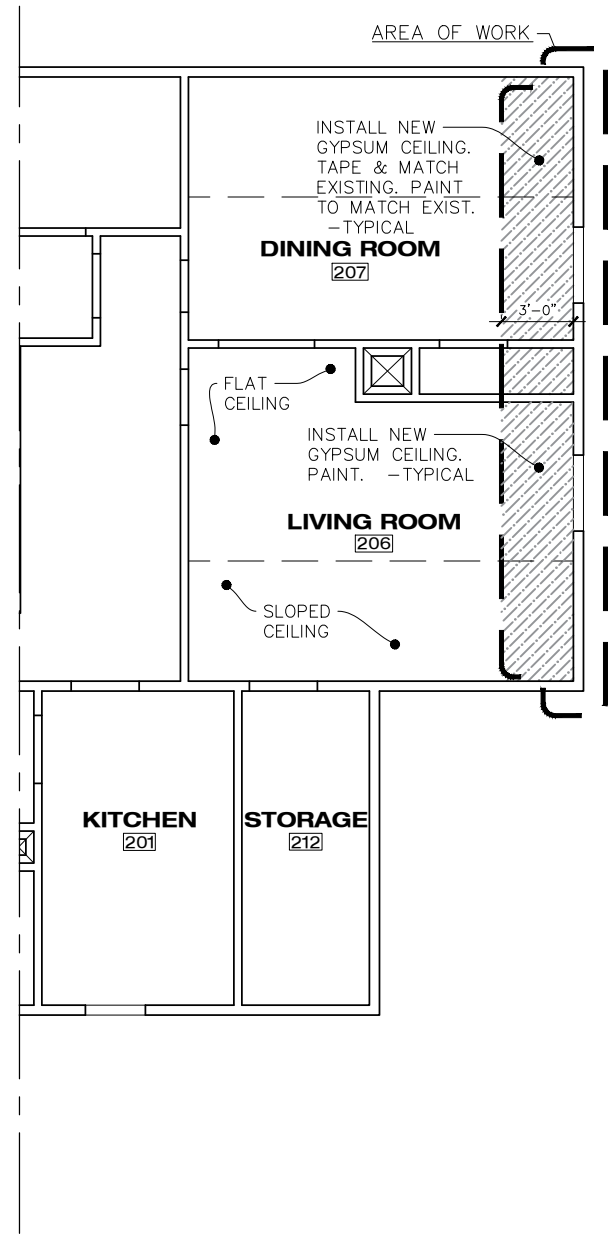


WALL SILL
3/4" = 1'-0"



REFLECTED 1ST FLOOR CEILING PLAN
1/8" = 1'-0"

NOTE: PORTIONS OF PLANS BEYOND AREA OF WORK NOT DEVELOPED



REFLECTED 2ND FLOOR CEILING PLAN
1/8" = 1'-0"

NOTE: PORTIONS OF PLANS BEYOND AREA OF WORK NOT DEVELOPED

0' 2' 4' 8'



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REFLECTED CEILING PLANS

PROJ. NUMBER: 2024145/3827 DRAWN BY: EDJ

REV. DATE DESCRIPTION

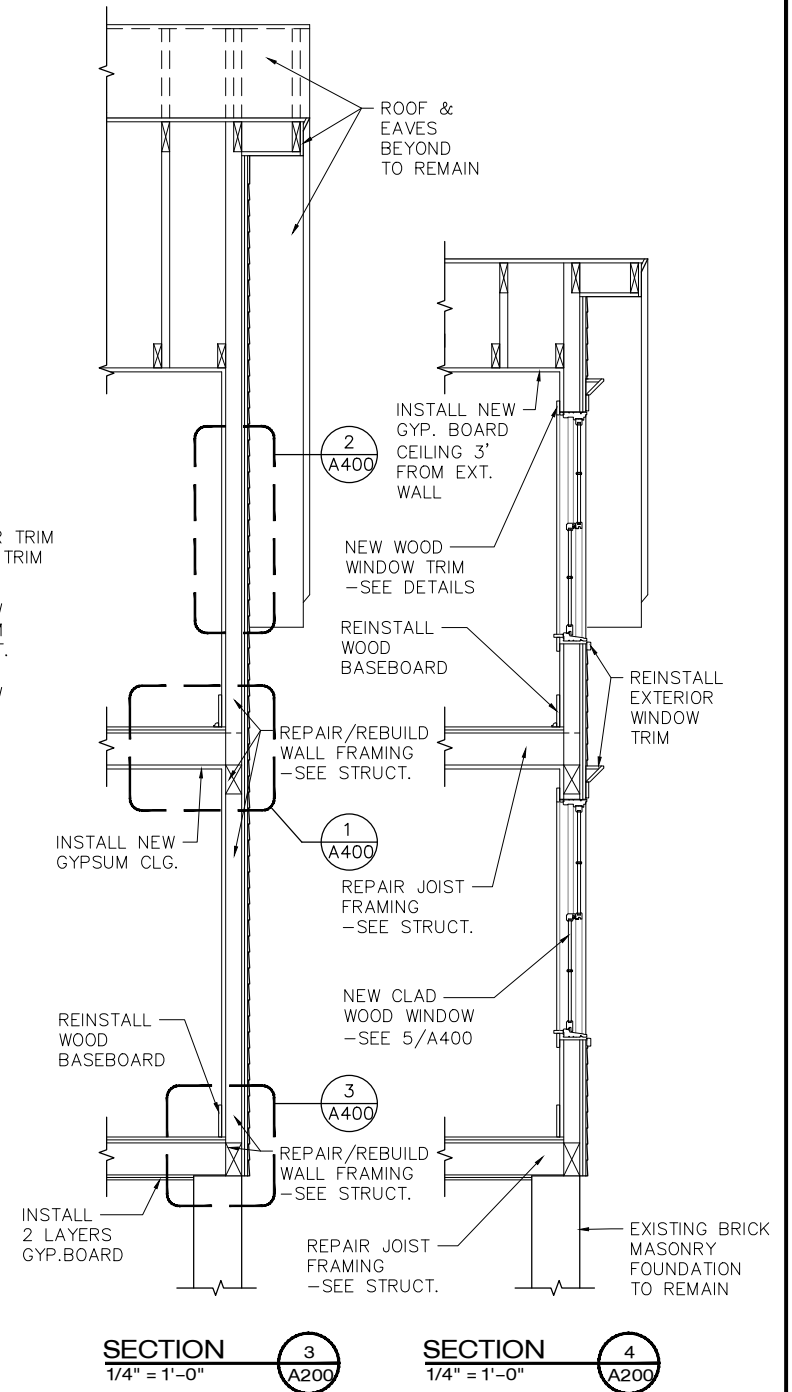
MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

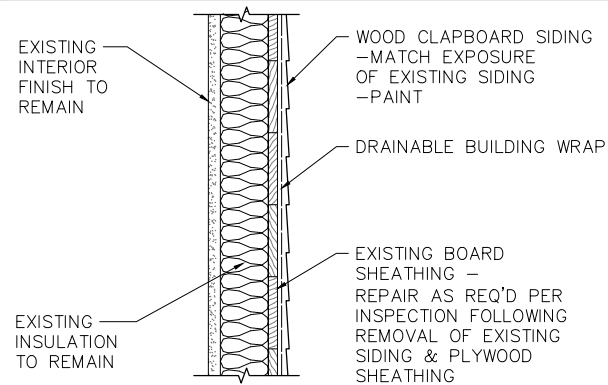
DATE:
AUG. 24, 2026

A120

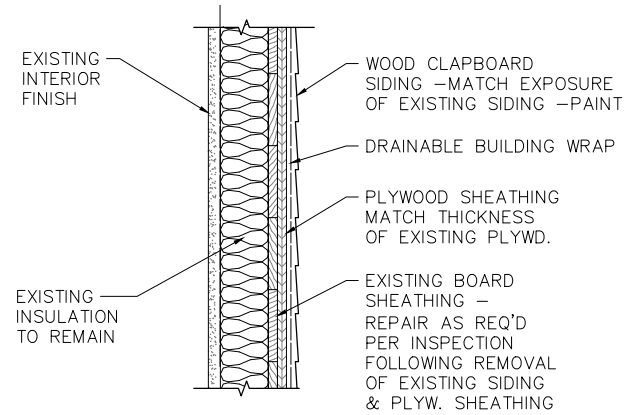


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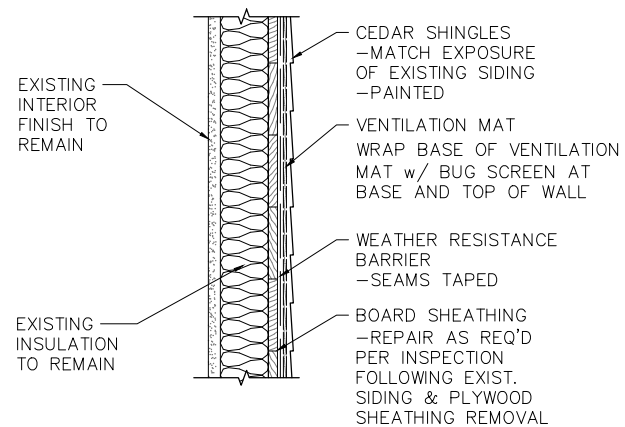
[illegible]



WALL SECTION DETAIL
3/4" = 1'-0" AB1
A400



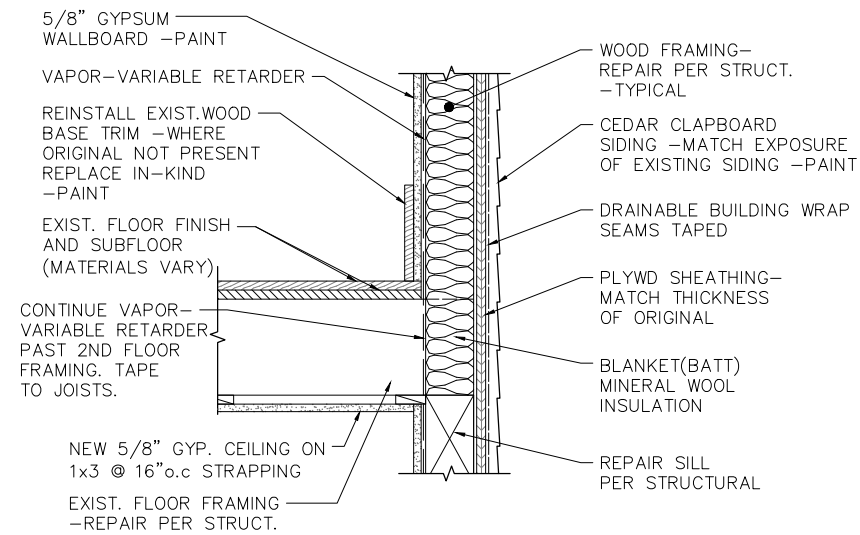
WALL SECTION DETAIL
3/4" = 1'-0" AB2
A400



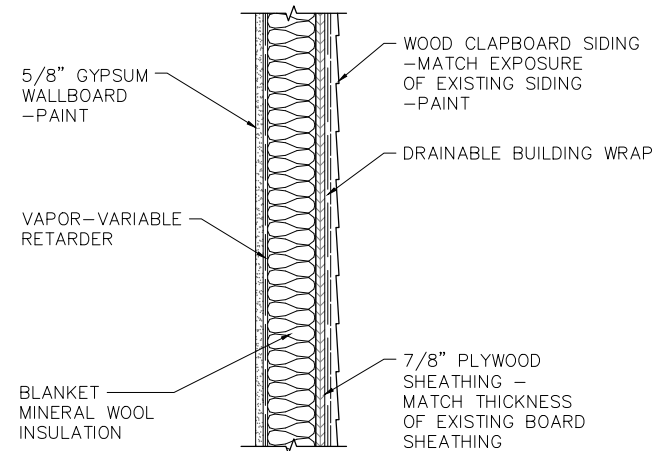
WALL SECTION DETAIL
3/4" = 1'-0" AB3
A400

**BID ALTERNATE #1
WALL SCHEDULE**

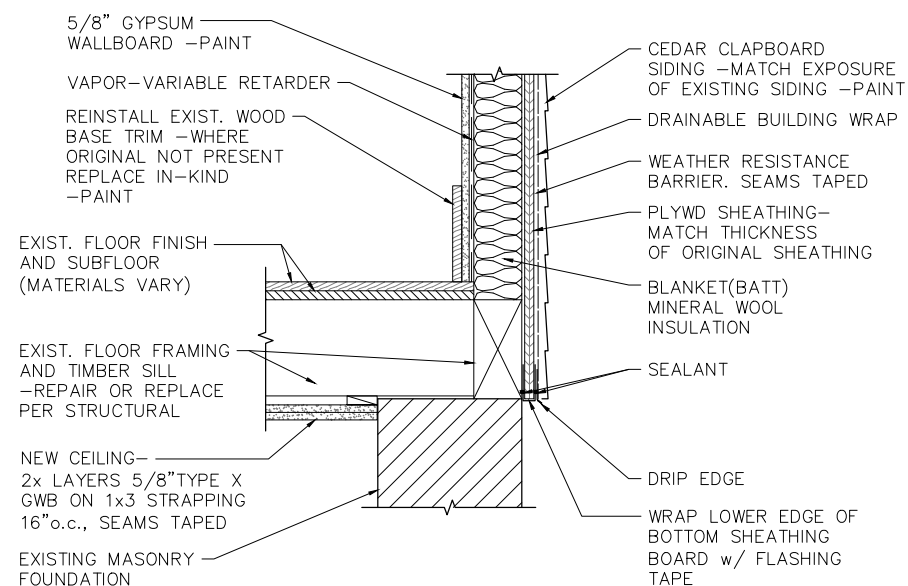
- AB1
A400 STARTING FROM BOARD SHEATHING
INSTALL HYDROGAP OR APPROVED
SIMILAR DRAINABLE BUILDING
WRAP, & LAP SIDING.
- AB2
A400 SHEATHING THICKNESS TO BE
BUILT OUT TO MATCH EXISTING
THICKNESS OF PORTIONS OF WALL
TO REMAIN. ON SHEATHING
INSTALL DRAINABLE BUILDING
WRAP, & LAP SIDING.
- AB3
A400 STARTING FROM BOARD SHEATHING
INSTALL WRB, VENTILATION MAT,
AND CEDAR SHINGLES



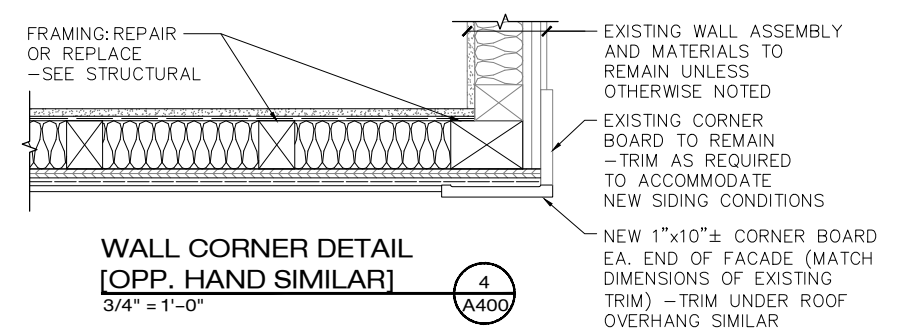
2ND FLOOR
FRAMING DETAIL
3/4" = 1'-0" 1
A400



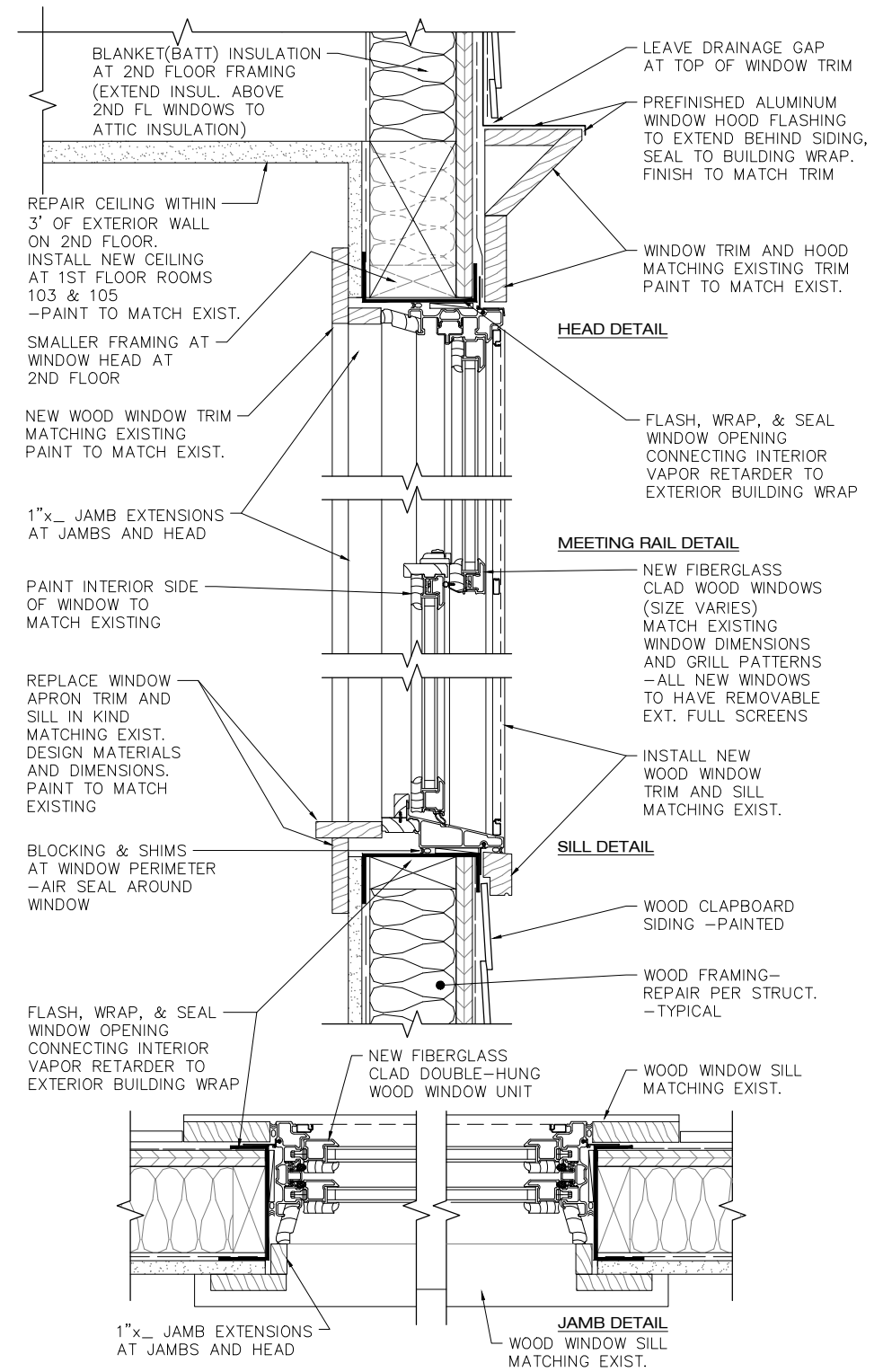
TYP. WALL SECTION
3/4" = 1'-0" 2
A400



WALL SILL
3/4" = 1'-0" 3
A400



WALL CORNER DETAIL
[OPP. HAND SIMILAR]
3/4" = 1'-0" 4
A400



WINDOW DETAILS
1 1/2" = 1'-0" 5
A400

SECTIONS AND DETAILS

PROJ. NUMBER: 2024145/3827	DRAWN BY: EDU
REV.	DATE

MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

DATE:
AUG. 24, 2026

A400



VIEW OF EAST SIDE OF KEEPER'S RESIDENCE SHOWING SECOND FLOOR WINDOWS



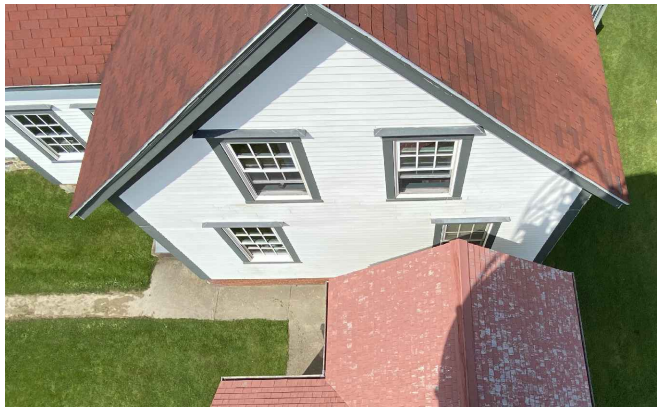
VIEW OF EAST SIDE OF KEEPER'S RESIDENCE SHOWING FIRST FLOOR WINDOWS AND FOUNDATION



VIEW OF EAST SIDE OF KEEPER'S RESIDENCE SHOWING CURRENT SHEATHING AND SIDING ASSEMBLY



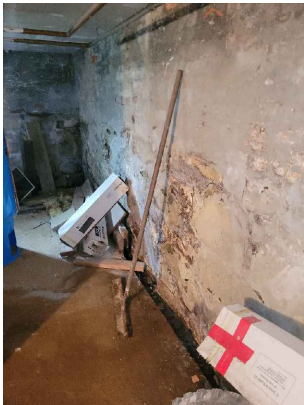
VIEW OF EAST SIDE OF KEEPER'S RESIDENCE SHOWING PROXIMITY TO TOWER MAP ROOM



VIEW OF EAST SIDE OF KEEPER'S RESIDENCE VIEWED FROM TOWER



VIEW OF EAST SIDE OF KEEPER'S RESIDENCE AND SITE SHOWING PROXIMITY TO OCEAN



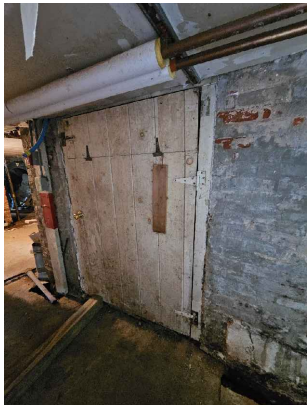
VIEW OF BASEMENT SHOWING EAST WALL OF MAIN PORTION OF RESIDENCE LOOKING TOWARD NORTHEAST CORNER



VIEW OF BASEMENT SHOWING EAST WALL OF MAIN PORTION OF RESIDENCE LOOKING EAST



VIEW OF BASEMENT SHOWING EAST WALL OF MAIN PORTION OF RESIDENCE LOOKING TOWARDS SOUTHEAST CORNER



VIEW OF BASEMENT SHOWING DOOR TO BULKHEAD STAIR



VIEW OF BASEMENT SHOWING WALL ADJACENT TO BULKHEAD ENTRANCE



VIEW OF BASEMENT SHOWING SOUTHEAST CORNER OF BUILDING



VIEW OF EAST WALL FRAMING IN FIRST FLOOR OFFICE



VIEW OF EAST WALL FRAMING IN FIRST FLOOR OFFICE



VIEW OF EAST WALL IN FIRST FLOOR OFFICE SHOWING WALL AND CEILING FRAMING



VIEW OF EAST WALL FRAMING IN FIRST FLOOR OFFICE



VIEW OF EAST WALL FRAMING IN FIRST FLOOR MUSEUM



VIEW OF EAST WALL FRAMING IN FIRST FLOOR MUSEUM



VIEW OF EAST WALL IN FIRST FLOOR MUSEUM SHOWING WALL AND CEILING FRAMING



VIEW OF EAST WALL FRAMING IN SECOND FLOOR DINING ROOM



VIEW OF EAST WALL FRAMING IN SECOND FLOOR DINING ROOM



VIEW OF EAST WALL FRAMING IN SECOND FLOOR DINING ROOM



VIEW OF EAST WALL FRAMING IN SECOND FLOOR LIVING ROOM



VIEW OF EAST WALL FRAMING IN SECOND FLOOR LIVING ROOM



VIEW OF EAST WALL FRAMING IN SECOND FLOOR LIVING ROOM



VIEW OF EAST WALL FRAMING AT SECOND FLOOR LIVING ROOM



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PHOTOGRAPHS OF EXISTING CONDITIONS

PROJ. NUMBER: 2024145/3827	DRAWN BY: EDJ
REV.	DATE
	DESCRIPTION

MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

DATE:
AUG. 24, 2026

A700

GENERAL NOTES

- ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC 2021), THE INTERNATIONAL BUILDING CODE (IBC 2021) AND THE INTERNATIONAL EXISTING BUILDING CODE (IEBC 2021).
- ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS, MECHANICAL, SITE AND ARCHITECTURAL DRAWINGS.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE PROPER ESTABLISHMENT AND VERIFICATION OF REFERENCE ELEVATIONS ON THE SITE.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE APPROVED SIZE AND LOCATION OF ALL OPENINGS THROUGH ROOF, FLOORS AND WALLS.
- 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.
- ALL DETAILS SHALL BE CONSIDERED AS TYPICAL, AND APPLY FOR THE SAME AND SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFICALLY NOTED.
- THE CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- DESIGN CODE = MUBEC 2021 / IBC 2021 / ASCE 7-16 / IEBC 2021

OCCUPANCY RISK CATEGORY II

LIVE LOAD –
RESIDENTIAL 40 PSF
OFFICE 50 PSF
PARTITIONS 15 PSF

SNOW LOAD –
Pg = 50 PSF
Ce = 1.0
Ct = 1.0
Is = 1.0
Pf = 35 PSF

WIND LOAD –
BASIC WIND SPEED:
Vult = 109 MPH (3 SEC. GUST)
Vasd = 90 MPH
Iw = 1.0 (CATEGORY II)
EXPOSURE "D", NON-HURRICANE REGION
INT. PRESSURE COEF. = GCPL = +/- 0.18
COMPONENTS & CLADDING PRESSURE
WALLS = 22 PSF
ROOF = 20 PSF

SEISMIC LOAD –
SEISMIC USE GROUP – II
Ie = 1.0
Sds = 0.217; Sd1= 0.061
SITE CLASS = D– DEFAULT
SEISMIC DESIGN CATEGORY = B
S.F.R. SYSTEM = LIGHT-FRAME WALLS WITH
SHEAR PANELS OF ALL OTHER MATERIALS
ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE
BASE SHEAR – V = 0.059W
Cs = .116 R = 2.00

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

- ALL FOOTINGS SHALL REST ON SOIL HAVING A MINIMUM SAFE LOAD BEARING CAPACITY OF 1.75 TONS PER SQUARE FOOT
- 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.
- EXCAVATIONS SHALL BE PROTECTED FROM FROST IN COLD WEATHER.
- 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.
- 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

- STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 3000 PSI MIN. FOR NEW FOOTINGS, WALLS AND SLABS. SLABS ON GRADE OR METAL DECK SHALL BE 4500 PSI CONCRETE (MIN.).
- SEE MECHANICAL DRAWINGS FOR LOCATIONS OF ANY CONCRETE PADS, PIERS, PIPE SLEEVES, ETC.
- CONCRETE WALLS SHALL BE ADEQUATELY SHORED UNTIL CONCRETE SLAB IS PLACED AND CURED.
- CONSTRUCTION JOINTS IN FOUNDATION WALLS SHALL BE SPACED NO MORE THAN 60 FEET ON CENTER, OR 40 FEET FROM CORNERS. HORIZONTAL CONSTRUCTION JOINTS IN WALLS ARE NOT PERMITTED, EXCEPT WHERE INDICATED IN THE PLANS AND DETAILS.

CONCRETE REINFORCING NOTES

- 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.
- 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"
- MESH REINFORCEMENT SHALL BE IN ACCORDANCE WITH ASTM A185 AND A82; MINIMUM YIELD STRESS = 70,000 PSI.
- PROVIDE ADEQUATE KEYS AND DOWELS AT ALL WALL INTERSECTIONS AND CONSTRUCTION JOINTS.
- LAP ALL REINFORCEMENT 40 BAR DIAMETERS AT 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.
- 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.
- 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.
- DISCONTINUOUS ENDS OF ALL TOP REINFORCING BARS TO BE HOOKED, USING ACI "STANDARD" HOOKS, U.O.N.
- 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.)
- PROVIDE PROPER HIGH CHAIRS, SPACERS AND SUPPORTS TO HOLD REINFORCING IN PLACE.
- 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
- 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

- CONTRACTOR SHALL PROVIDE FOR THE REPAIR OF THE EXISTING CONCRETE WHERE CONCRETE IS SPALLING OR DELAMINATING AND CONCRETE REINFORCING IS EXPOSED OR RUSTING
- REMOVE ANY LOOSE OR UNSOUND CONCRETE FROM THE WALLS AND FLOORS OF EXISTING CONSTRUCTION.
- REMOVE CONCRETE FROM AROUND RUSTING OR EXPOSED REINFORCING STEEL. PROVIDE ONE INCH OF CLEARANCE BETWEEN THE REINFORCING STEEL AND REMAINING SOUND SOLID CONCRETE.
- CONCRETE REMOVAL SHALL HAVE SQUARE SHOULDERS AT THE PERIMETER, WITH A MINIMUM DEPTH AT THE EDGE OF AT LEAST 3/4".
- REMOVE LOOSE RUST FROM REINFORCING STEEL WITH WIRE BRUSH.
- REMOVE ALL LOOSE CONCRETE AND DUST AND DEBRIS FROM REPAIR AREA PRIOR TO APPLYING CONCRETE PATCH.
- APPLY CONCRETE PATCH REPAIR MATERIAL AND CURE ACCORDING TO MANUFACTURER'S REQUIREMENTS.

STRUCTURAL CONCRETE MASONRY

- ALL STRUCTURAL CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION OF HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS ASTM C-90 TYPICAL. ALL CONCRETE MASONRY UNITS SHALL BE MINIMUM 55% SOLID.
- STRUCTURAL MASONRY SHALL HAVE A MINIMUM STRENGTH Fm=1500 PSI.
- MORTAR FOR INTERIOR MASONRY SHALL CONFORM TO ASTM C-270, TYPE N. MORTAR FOR EXTERIOR MASONRY SHALL COMPLY WITH ASTM C-476, TYPE M & S.
- CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN MORTAR OR GROUT IN WHICH REINFORCEMENT METAL TIES OR ANCHORS ARE IMBEDDED.
- METAL TIES AND ANCHORS SHALL BE OF CORROSION-RESISTANT METAL OR BE GALVANIZED.
- MASONRY REINFORCEMENT SHALL CONFORM TO ASTM A-82 FOR WIRE REINFORCING.
- ALL ROD REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60 (Fy = 60 KSI).
- FILL ALL BOND BEAMS AND BLOCK CELLS SOLID WITH 3000 PSI PEA GRAVEL CONCRETE AROUND BARS.
- REINFORCE MASONRY WITH STANDARD "DUR-O-WALL" IN EVERY SECOND HORIZONTAL JOINT, UNLESS OTHERWISE NOTED ON DRAWINGS.
- PROVIDE LOOSE STEEL LINTELS AS LISTED BELOW OVER OPENINGS IN MASONRY WALLS, UNLESS OTHERWISE SHOWN ON DRAWINGS:
OPENINGS UNDER 4'-0" WIDE: L 4" X 3 1/2" X 5/16" (LLV)
OPENINGS 4'-0" TO 8'-0" WIDE: L 5" X 3 1/2" X 5/16" (LLV)
PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS. LENGTH = M.O. + 16"

HISTORIC MASONRY NOTES

- 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 UNITS. 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.
- 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.
- 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.
- 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

- ALL LUMBER TO BE SPRUCE-PINE-FIR NO.1/NO.2, UNLESS OTHERWISE NOTED, 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.
- 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.
- 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.
- BOLTS FOR WOOD TO WOOD OR WOOD TO STEEL CONNECTIONS SHALL BE ASTM A307, 1/2" DIAMETER, MINIMUM, UNLESS NOTED OTHERWISE ON PLANS.
- ALL LUMBER TO BE IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE-TREATED WITH CCA PRESERVATIVE OR APPROVED OTHER WOOD PRESERVATIVE.
- ALL LAMINATED VENEER LUMBER (LVL) SHALL PROVIDE THE FOLLOWING MINIMUM ALLOWABLE STRESS VALUES:
EXTREME FIBER BENDING STRESS (Fb) = 2800 PSI.
HORIZONTAL SHEAR STRESS (Fv) = 250 PSI.
COMPRESSION PERPENDICULAR TO GRAIN (Fc+)= 410 PSI.
TENSION PARALLEL TO GRAIN (Ft) = 2300 PSI.
COMPRESSION PARALLEL TO GRAIN (Fc) = 2200 PSI.
MODULUS OF ELASTICITY (E) = 1,900,000 PSI.



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GENERAL NOTES

EDJ

PROJ. NUMBER: 2024145/3827

DESCRIPTION

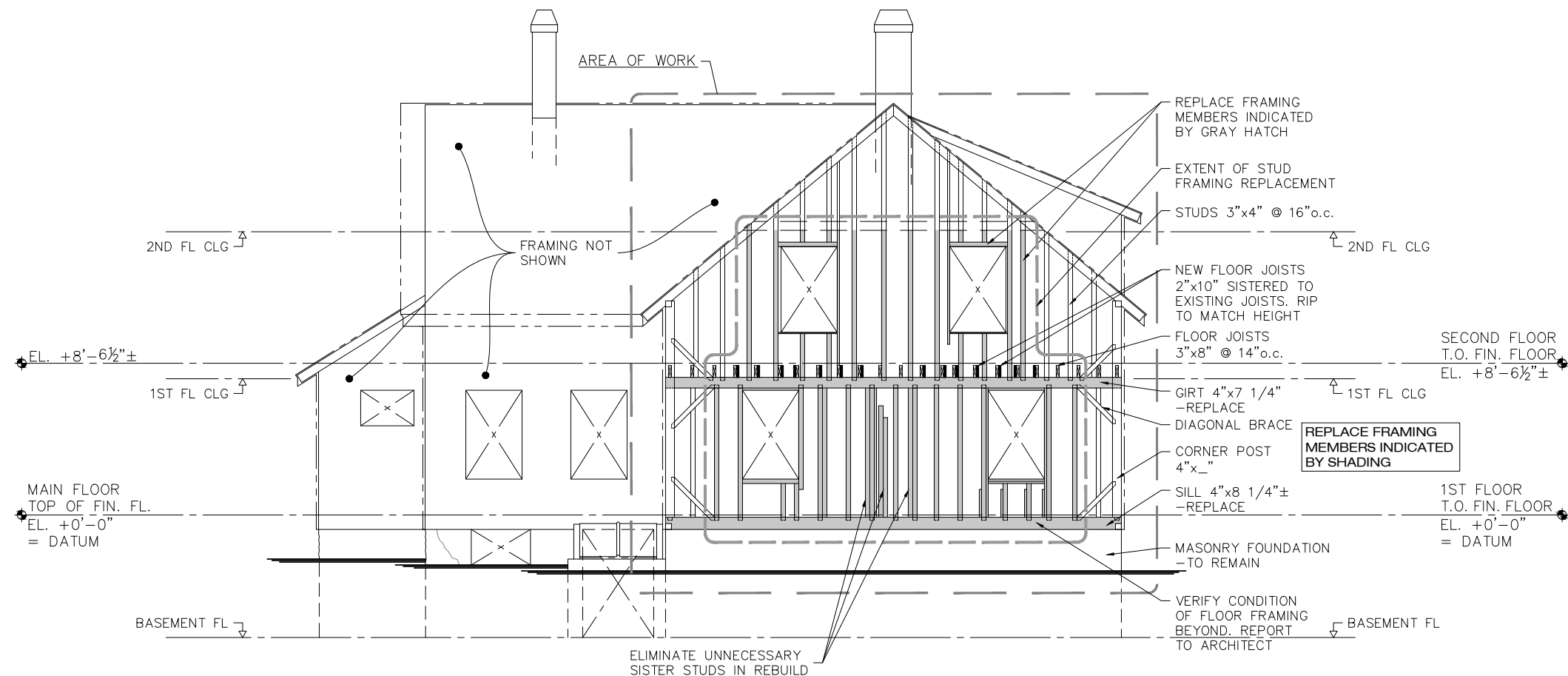
DATE

REV.

MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

DATE:
AUG. 24, 2026

S001



EXISTING FRAMING EAST ELEVATION

1/8" = 1'-0"

NOTE:
ACTUAL FRAMING SIZES AND LOCATIONS MAY VARY FROM
WHAT IS INDICATED IN THE DRAWINGS. CONTRACTOR TO
VERIFY IN FIELD. CONSTRUCTION ASSUMED TO BE
BRACED-FRAME w/ MORTISED CONNECTIONS.
FLOOR ELEVATIONS SHOWN ARE FOR INFORMATIONAL
PURPOSES ONLY. CONTRACTOR TO VERIFY IN FIELD.

1
S200

FRAMING ELEVATION

PROJ. NUMBER: 2024145/3827 DRAWN BY: EDJ

REV. DATE DESCRIPTION

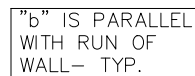
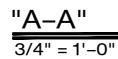
MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

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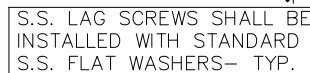
S200



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TYPICAL DETAILS @ COLUMN, POST, & STUD SPLICE
N.T.S.



TYPICAL DETAILS @ REPLACEMENT SILLS, PLATES & STUDS

N.T.S.

3
\$500

TYPICAL DETAILS		PROJ. NUMBER: 2024145/3827	DRAWN BY:	DATE	DESCRIPTION

MAINE BUREAU OF PARKS & LANDS
REPAIR OF WATER DAMAGE IN RESIDENCE WALL
QUODDY HEAD STATE PARK, LUBEC, ME

DATE: AUG. 24, 2026

S500