

McMann Residence

26 Moody Street
Portland, Maine

08.02.17

Issued for Permit



David Matero | Architecture

100 Front Street
Suite 40
Bath, ME 04530
Attn: David Matero
207.389.4278

Structural Engineer

Casco Bay Engineering
424 Fore St
Portland, ME 04101
Attn: Tony Dumais
207.842.2800

Residential Energy Efficiency	General Notes	Legend Symbols	Abbreviations	DRAWING LIST																		
<p>Climate Zone 6</p> <p>Min fenestration U-0.35 Marvin w/ Low E1 Argon, U-0.22</p> <p>Min ceiling flat R-49 Provide spray insulation to R-49 min</p> <p>Min Ceiling slope R-38 Provide spray insulation to R-38 min.</p> <p>Min. wood frame wall R-20 or 13+S 2x4/2x2 studs spray foam insulation to R-20 min.</p> <p>Min basement walls, R-15 Spray or rigid insulation to R-15 min.</p>	<p>1. Dimensions are to face of framing, studs, and foundation UNO</p> <p>2. Do not scale drawings, work from dimensions only</p> <p>3. General Contractor shall verify all dimensions and report any discrepancies to the Architect before proceeding with any work</p> <p>4. All work shall comply with applicable national, state and local codes</p> <p>5. General Contractor shall be responsible for obtaining construction related permits</p> <p>6. General Contractor shall properly dispose of all construction debris off-site, and shall make every effort to conserve and recycle materials</p> <p>7. General Contractor shall install blocking in walls for cabinetry, shelving, handrails, mirrors, and accessories</p> <p>8. Install Roxul sound attenuation batt insulation at all bedroom and bathroom partitions</p> <p>9. Notify Architect / Engineer before penetrating or modifying joists, beams, or other structural members.</p> <p>10. Doors shall be located a minimum of 3" from adjoining walls UNO</p> <p>11. Wood blocking in contact with concrete or masonry shall be pressure treated.</p> <p>12. Provide a continuous bead of sealant in all joints in building envelope and penetrations that may allow passage of moisture or vapor gas through structure.</p> <p>13. Exposed floor construction of engineered lumber (typically between first floor and basement) must be covered with 1/2" gypsum board or protected by a sprinkler system. Exception: dimensional lumber of min 2x10 construction can be used.</p> <p>14. Where there is usable both above and below the concealed space of a floor/ceiling assembly, draftsops shall be installed so that the area of concealed space does not exceed 1,000 sf. Typically when ceiling is suspended under the floor framing or when truss-type or open web joists are used.</p>	<p>Legend Symbols</p> <p>TYPICAL SECTION TAG DETAIL NUMBER SHEET NUMBER</p> <p>TYPICAL ELEVATION TAG DETAIL NUMBER SHEET NUMBER</p> <p>TYPICAL DETAIL TAG DETAIL NUMBER SHEET NUMBER</p> <p>TYPICAL ROOM IDENTIFICATION ROOM NAME & NUMBER</p> <p>TYPICAL WALL ELEVATION TAG SHEET AND DETAIL NUMBER</p> <p>WINDOW / BORROWED LITE TYPE</p> <p>LOUVER TYPE</p> <p>DOOR TYPE</p> <p>ELEVATION</p>	<p>Abbreviations</p> <p>AFF Above Finished Floor Alt Alternate Alum Aluminum AP Access Panel Arch Architect</p> <p>BD Board Bit Bituminous Bldg Building Blkg Blocking Btw Between</p> <p>Cab Cabinet CB Catch Basin CF Cubic feet CJ Control Joint Clo Closet Clg Ceiling CMU Concrete Masonry Unit Col Column Conc Concrete Conat Construction Cont Continue, Continuous Coord Coordinate CT Ceramic Tile CUH Cabinet Unit Heater CW Cold Water</p> <p>DAP Dens Armor Plus Dbl Double Dia Diameter Diag Diagonal Dim Dimension Dn Down Dwg Drawing</p> <p>E East Ea Each EF Exhaust Fan EJ Expansion Joint Elev Elevation Elec Electrical Eq Equal ETR Existing to Remain Ex, Exist Existing Exp Expansion Ext Exterior</p> <p>FBO Furnished by Owner FD Floor drain FDN Foundation Fin Finish Flr Floor Frt Paint Ft (') Foot Ftg Footing</p> <p>Ga Gauge GC General Contractor GWB Gypsum Wallboard Gyp Gypsum</p> <p>HR Hour HC Hollow Core H, Hgt Height HM Hollow Metal Hor Horizontal Htg Heating HVAC Heating/Ventilation/Air Conditioning HW Hot Water</p> <p>Incl Include, Including ID Inside Diameter In (") Inch Insul Insulate, Insulating Int Interior Inv Invert</p> <p>Jt Joint</p> <p>Lam Laminated LCC Lead Coated Copper LF Linear Foot Lin Linear</p> <p>Max Maximum Mech Mechanical Mfr Manufacturer Misc Miscellaneous MO Masonry Opening MR Moisture Resistant Mtd Mounted Mtg Mounting Mtl Metal</p> <p>N North Nat Natural NIC Not in Contract No Number NTS Not to Scale</p> <p>OC On Center OD Outside Diameter OH Opposite Hand</p> <p>Pl Plate PLam Plastic Laminate Plywd Plywood Frt Paint Poly Polyethylene Pre Pre-finished</p> <p>Prep Preparation PT Pressure Treated QT Quarry Tile</p> <p>R Radius, Riser RD Roof Drain Rec Recreation Rect Rectangular Ref Reference Req Required Reinf Reinforcing Rev Revised, Revision Rm Room RO Rough Opening</p> <p>S South San Sanitary SC Solid Core SF Square Foot Sht Sheet Sim Similar Spec Specification STC Sound Transmission Coefficient Std Standard Stl Steel Sto Storage</p> <p>Tr Tread Tel Telephone Temp Temperature, Tempered T&G Tongue and Groove Th Thickness TO Top of TV Television Typ Typical</p> <p>UL Underwriters Laboratories Util Utility</p> <p>Vent Ventilation Vert Vertical VWB Vinyl Wall Base</p> <p>W West, Width W/ With W/D Washer / Dryer WC Water Closet Wd Wood W/O Without WWM Welded Wire Mesh XPS Extruded Polystyrene</p>	<p>DRAWING LIST</p> <p>Cover Sheet</p> <p><u>Architecture</u></p> <p>L.1 Existing and Proposed Site Plan</p> <p>D.1 Demolition Plans</p> <p>A.1.1 Proposed First & Second Floor Plan A.1.2 Proposed Third Floor & Basement Plan</p> <p>A.2.1 Proposed Elevations A.2.2 Proposed Elevations A.2.3 Proposed Elevations A.2.4 Proposed Elevations</p> <p>A.3.1 Building Sections A.3.2 Building Sections</p> <p>A.5.1 Interior Elevations A.5.2 Interior Elevations A.5.3 Interior Elevations</p> <p>A.9.1 Schedules and Details</p> <p><u>Structural</u></p> <p>S.0.0 Structural Notes S.1.0 Foundation Plan S.1.1 First Floor Framing Plan S.1.2 Second Floor Framing Plan S.1.3 Third Floor Framing Plan S.1.4 Roof Framing Plan S.2.0 Typical concrete details/sections S.3.0 Framing details</p>																		
<p>Applicable Codes</p> <ul style="list-style-type: none"> Maine Uniform Building and Energy Code (MUBEC) International Residential Code, IRC 2009 International Energy Conservation Code, IECC 2009 ASHRAE 90.1 - 2007 Energy Standards for Buildings except Low-Rise Residential ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality ASHRAE 62.1 - Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings Maine Model Radon Standard Uniform Plumbing Code <p>Plumbing, Mechanical and Electrical system shall be design/build and shall meet all applicable codes.</p>	<p>General Insulation Thickness</p> <table border="1"> <tr> <td>Fiberglass Batt</td> <td>Approx R-3.8 per in.</td> </tr> <tr> <td>Stone Wool Batt (Roxul)</td> <td>Approx R-4.18 per in.</td> </tr> <tr> <td>Blown-in Cellulose</td> <td>Approx R-3.6 per in.</td> </tr> <tr> <td>Blown-in Fiberglass</td> <td>Approx R-2.5 per in.</td> </tr> <tr> <td>Open-cell Spray Polyurethane Foam</td> <td>Approx R-3.8 per in.</td> </tr> <tr> <td>Closed-cell Spray Polyurethane Foam</td> <td>Approx R-6.4 per in.</td> </tr> <tr> <td>Rigid Extruded Polystyrene (XPS) Rigid Foam Board</td> <td>Approx R-5.0 per in.</td> </tr> <tr> <td>Thermax sheathing</td> <td>Approx R-6.5 per in.</td> </tr> <tr> <td>Zip-6 Sheathing</td> <td>R-6.6</td> </tr> </table>	Fiberglass Batt	Approx R-3.8 per in.	Stone Wool Batt (Roxul)	Approx R-4.18 per in.	Blown-in Cellulose	Approx R-3.6 per in.	Blown-in Fiberglass	Approx R-2.5 per in.	Open-cell Spray Polyurethane Foam	Approx R-3.8 per in.	Closed-cell Spray Polyurethane Foam	Approx R-6.4 per in.	Rigid Extruded Polystyrene (XPS) Rigid Foam Board	Approx R-5.0 per in.	Thermax sheathing	Approx R-6.5 per in.	Zip-6 Sheathing	R-6.6			
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