

# McMann Residence

26 Moody Street Portland, Maine

## 08.02.17 Issued for Permit

## David Matero I Architecture

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## Structural Engineer

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#### Min fenestration U-0.35 Marvin w/ Low E1 Argon, Min ceiling flat R-49 Provide spray insulation to R-49 min Min Ceiling slope R-38 Provide spray insulation to R-38 min. Min. wood frame wall 2x4/2x2 studs spray R-20 or 13+5 foam insulation to Min basement walls, Spray or rigid insulation

Residential Energy Efficiency

#### Applicable Codes

- 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
- 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
- Plumbing, Mechanical and Electrical system shall be design/build and shall meet all applicable codes.

#### General Notes

- Dimensions are to face of framing,
- dimensions only General Contractor shall verify all

2. Do not scale drawings, work from

- dimensions and report any discrepancies to the Architect before proceeding with any work
- 4. All work shall comply with applicable national, state and local codes
- 5. General Contractor shall be responsible for obtaining construction related permits
- 6. General Contractor shall properly dispose of all construction debris off—site, and shall make every effort to conserve and recycle materials
- General Contractor shall install blocking in walls for cabinetry, shelving, handrails, mirrors, and
- 8. Install Roxul sound attenuation batt insulation at all bedroom and bathroom partitions
- 9. Notify Architect / Engineer before penetrating or modifying joists, beams, or other structural members.
- 10. Doors shall be located a minimum of 3" from adjoining walls UNO
- 11. Wood blocking in contact with concrete or masonry shall be pressure treated 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 13. Exposed floor construction of

engineered lumber (typically between

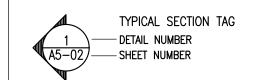
first floor and basement) must be

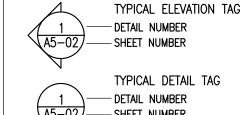
covered with 1/2" gypsum board or

protected by a sprinkler system. Exception: dimensional lumber of min 2x10 construction can be used. 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

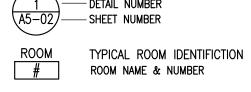
are used.

### Legend Symbols





TYPICAL DETAIL TAG - DETAIL NUMBER



TYPICAL WALL ELEVATION TAG # DETAIL # SHEET AND DETAIL NUMBER



WINDOW / BORROWED LITE TYPE LOUVER TYPE



General Insulation Thickness Approx R-3.8 Fiberglass Batt per in.

Stone Wool Batt (Roxul) Appprox R-4.18 Approx R-3.6 Blown-in Cellulose per in. Approx R-2.5 Blown-in Fiberglass per in.

Open-cell Spray Polyurethane Foam per in. Appox R-6.4 Closed-cell Spray Polyurethane Foam per in.

Rigid Extruded Polystyrene Approx R-5.0 (XPS) Rigid Foam Board per in. Thermax sheathing when truss-type or open web joists Zip-6 Sheathing R-6.6

#### **Abbreviations**

Alum Aluminum AP Access Panel

Blkg Blocking

Btw Between CB Catch Basin CF Cubic feet

Col Column Conc Concrete Const Construction Cont Continue, Continuous

Coord Coordinate CT Ceramic Tile CUH Cabinet Unit Heater CW Cold Water

Ea Each

Approx R-3.8

Approx R-6.5

AFF Above Finished Floor

Arch Architect BD Board Bit Bituminous

CJ Control Joint Clo Closet CMU Concrete Masonry Unit

DAP Dens Armor Plus Dia Diameter Diag Diagonal Dim Dimension Dwg Drawing

EF Exhaust Fan EJ Expansion Joint Elev Elevation Elec Electrical ETR Existing to Remain Ex, Exist Existing Exp Expansion

Ext Exterior FBO Furnished by Owner FD Floor drain FDN Foundation Fin Finish Flr Floor

Jt Joint

Lin Linear

Max Maximum

Mtd Mounted

Mtg Mounting

Mtl Metal

N North

Nat Natural

No Number

PI Plate

Pnt Paint

Mech Mechanical

Mfr Manufacturer

Misc Miscellaneous

MO Masonry Opening

NIC Not in Contract

OD Outside Diameter

PLam Plastic Laminate

OH Opposite Hand

NTS Not to Scale

OC On Center

Plywd Plywood

Poly Polyethylene

Pre Pre-finished

MR Moisture Resistant

Ga Gauge GC General Contractor GWB Gypsum Wallboard Gyp Gypsum HR Hour

R Radius, Riser HC Hollow Core RD Roof Drain H, Hgt Height Rec Recreation HM Hollow Metal Rect Rectangular Ref Reference Hor Horizontal Htg Heating Req Required Reinf Reinforcing HVAC Heating/Ventilation/Air Rev Revised, Revision Conditioning Rm Room HW Hot Water RO Rough Opening

Incl Include, Including S South ID Inside Diameter San Sanitary In (") Inch SC Solid Core Insul Insulate, Insulating SF Square Foot Int Interior Sht Sheet

Inv Invert Spec Specification STC Sound Transmission Coefficient Lam Laminated Std Standard LCC Lead Coated Copper Stl Steel LF Linear Foot

Sto Storage Tr Tread Tel Telephone Temp Temperature, Tempered T&G Tongue and Groove Th Thickness

Util Utility

Prep Preparation

QT Quarry Tile

TO Top of TV Television Typ Typical UL Underwriters Laboratories

Vent Ventilation Vert Vertical VWB Vinyl Wall Base W West, Width W/ With W/D Washer / Dryer

WC Water Closet Wd Wood W/O Without WWM Welded Wire Mesh

XPS Extruded Polystyrene

#### DRAWING LIST

Cover Sheet

<u>Architecture</u> L.1 Existing and Proposed Site Plan

D.1 Demolition Plans

A1.1 Proposed First & Second Floor Plan A1.2 Proposed Third Floor & Basement Plan

A2.1 Proposed Elevations A2.2 Proposed Elevations

A2.3 Proposed Elevations A2.4 Proposed Elevations

A3.1 Building Sections A3.2 Building Sections

A5.1 Interior Elevations

A5.2 Interior Elevations A5.3 Interior Elevations

A9.1 Schedules and Details

#### <u>Structural</u>

S0.0 Structural Notes \$1.0 Foundation Plan

\$1.1 First Floor Framing Plan \$1.2 Second Floor Framing Plan

\$1.3 Third Floor Framing Plan \$1.4 Roof Framing Plan

S2.0 Typical concrete details/sections S3.0 Framing details