Reviewed for Code Compliance
Inspections Division
Date: 10/05/17

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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Residential Energy Efficiency

Climate Zone	6
Min fenestration U-0.35	Marvin w/ Low E1 Argon, U-0.22
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 R-20 or 13+5	2x4/2x2 studs spray foam insulation to R-20 min.
Min basement walls, R-15	Spray or rigid insulation to R-15 min.

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 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

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

General Notes

1. Dimensions are to face of framing, studs, and foundation UNO
2. Do not scale drawings, work from dimensions only
3. General Contractor shall verify all 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
7. General Contractor shall install blocking in walls for cabinetry, shelving, handrails, mirrors, and accessories
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 structure.
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 when truss-type or open web joists are used.

Legend Symbols

- 1 / A5-02 — TYPICAL SECTION TAG (DETAIL NUMBER / SHEET NUMBER)
- 1 / A5-02 — TYPICAL ELEVATION TAG (DETAIL NUMBER / SHEET NUMBER)
- 1 / A5-02 — TYPICAL DETAIL TAG (DETAIL NUMBER / SHEET NUMBER)
- ROOM / # — TYPICAL ROOM IDENTIFICTION (ROOM NAME & NUMBER)
- #DETAIL# — TYPICAL WALL ELEVATION TAG (SHEET AND DETAIL NUMBER)
- A — WINDOW / BORROWED LITE TYPE
- L# — LOUVER TYPE
- 01 — DOOR TYPE
- ELEVATION

General Insulation Thickness

Fiberglass Batt	Approx R-3.8 per in.
Stone Wool Batt (Roxul)	Appprox 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	Appox 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

Abbreviations

AFF Above Finished Floor
Alt Alternate
Alum Aluminum
AP Access Panel
Arch Architect

BD Board
Bit Bituminous
Bldg Building
Blkg Blocking
Btw Between

Cab Cabinet
CB Catch Basin
CF Cubic feet
CJ Control Joint
Clo Closet
Clg Ceiling
CMU Concrete Masonry Unit
Col Column
Conc Concrete
Const Construction
Cont Continue, Continuous
Coord Coordinate
CT Ceramic Tile
CUH Cabinet Unit Heater
CW Cold Water

DAP Dens Armor Plus
Dbl Double
Dia Diameter
Diag Diagonal
Dim Dimension
Dn Down
Dwg Drawing

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

FBO Furnished by Owner
FD Floor drain
FDN Foundation
Fin Finish
Flr Floor
Ft (') Foot
Ftg Footing

Ga Gauge
GC General Contractor
GWB Gypsum Wallboard
Gyp Gypsum

HR Hour
HC Hollow Core
H, Hgt Height
HM Hollow Metal
Hor Horizontal
Htg Heating
HVAC Heating/Ventilation/Air Conditioning
HW Hot Water

Incl Include, Including
ID Inside Diameter
In (") Inch
Insul Insulate, Insulating
Int Interior
Inv Invert

Jt Joint

Lam Laminated
LCC Lead Coated Copper
LF Linear Foot
Lin Linear

Max Maximum
Mech Mechanical
Mfr Manufacturer
Misc Miscellaneous
MO Masonry Opening
MR Moisture Resistant
Mtd Mounted
Mtg Mounting
Mtl Metal

N North
Nat Natural
NIC Not in Contract
No Number
NTS Not to Scale

OC On Center
OD Outside Diameter
OH Opposite Hand

Pl Plate
PLam Plastic Laminate
Plywd Plywood
Pnt Paint
Poly Polyethylene
Pre Pre-finished

Prep Preparation
PT Pressure Treated

QT Quarry Tile

R Radius, Riser
RD Roof Drain
Rec Recreation
Rect Rectangular
Ref Reference
Req Required
Reinf Reinforcing
Rev Revised, Revision
Rm Room
RO Rough Opening

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

Tr Tread
Tel Telephone
Temp Temperature, Tempered
T&G Tongue and Groove
Th Thickness
TO Top of
TV Television
Typ Typical

UL Underwriters Laboratories
Util Utility

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

Architecture

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

Structural

S0.0 Structural Notes
S1.0 Foundation Plan
S1.1 First Floor Framing Plan
S1.2 Second Floor Framing Plan
S1.3 Third Floor Framing Plan
S1.4 Roof Framing Plan
S2.0 Typical concrete details/sections
S3.0 Framing details