CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/28/17

GENERAL NOTES:

1. TYPICAL EXTERIOR WALL ASSEMBLY AT DORMER:
   A. 1/2" GYPSUM WALL BOARD (GWB)
   B. AIR & VAPOR RETARDER MEMBRANE
   C. 2X WOOD FRAMING @ 16" O.C.
   D. 5 1/2" DENSE PACK CELLULOSE INSULATION
   E. ZIP R3 SHEATHING
   F. PAINTED WOOD CLAPBOARD TO MATCH EXISTING
2. TYPICAL NEW ROOF ASSEMBLY:
   A. ASPHALT SHINGLES
   B. WEATHER BARRIER MEMBRANE
   C. SHEATHING
   D. PRE-ENGINEERED TRUSSES
   E. LOOSE FILL CELLULOSE INSULATION
3. TYPICAL INTERIOR WALL ASSEMBLY WHERE APPLICABLE:
   A. 1/2" GWB
   B. 2X4 WOOD FRAMING @ 16" O.C.
   C. ACOUSTIC BATT INSULATION
   D. 1/2" GWB
4. TYPICAL CEILING ASSEMBLY WHERE APPLICABLE:
   A. 1/2" GWB
   B. WOOD STRAPPING
5. PATCH AND PAINT EXISTING WALLS, BASES, TRIM, SILLS, AND CEILINGS WHERE APPLICABLE.
6. REPLACE ALL EXISTING WINDOWS WITH NEW.
7. 4'-4" EXISTING FLOOR TO FLOOR TO REMAIN.
8. EXISTING VERTICAL CIRCULATION TO REMAIN.
9. EXISTING WOOD FLOORING TO REMAIN. REFINISH, PATCH, AND INFILL TO MATCH WHERE REQUIRED.
10. BATHROOM, KITCHEN, AND ENTRY TO HAVE TILE FLOOR AND BASE. BATHROOM TO HAVE TILE WALL BASE.
11. PROVIDE PAINTED WOOD BASE TO MATCH EXISTING WHERE REQUIRED.
12. KITCHEN CABINETS OF PAINTED WOOD
13. KITCHEN COUNTERTOP OF QUARTZ
14. STAINLESS STEEL APPLIANCES WHERE APPLICABLE.
15. ALL NEW PLUMBING FIXTURES (NO EXISTING FIXTURES TO REMAIN)
16. PROVIDE NEW LIGHTING THROUGHOUT.
17. COHORT SINGLE PIPE STEAM SYSTEM TO HYDRONIC.
18. RETAIN VENTED NATURAL GAS RINNAI BACKUP HEATER.
19. PATCH AND REPLACE SOUTH AND WEST ELEVATION WOOD SIDING. FULLY REPLACE NORTH AND EAST ELEVATION SIDING.
20. FILL EXISTING EXTERIOR WALL CAVITIES WITH BLOWN-IN, DENSE PACK CELLULOSE INSULATION.
21. PROVIDE INSULATION AND VAPOR BARRIER BETWEEN BASEMENT AND FIRST FLOOR.
22. PROVIDE HVAC COOLING, MINI-SPLIT BASIS OF DESIGN
23. SEE MECHANICAL AND STRUCTURAL ENGINEER'S REPORT. UPGRADE STRUCTURAL PER THOSE REQUIREMENTS. NOTE DOUBLE DORMERS.
24. UNIT TO RECEIVE APPROXIMATE 400 SQFT PATIO WITH ADJACENT NEW PLANTINGS

WALL LEGEND

- INDICATES EXISTING WALL TO REMAIN
- INDICATES NEW WALL

4 Roof Plan
1/4" = 1'-0"

2 Level 01 Floor Plan
1/4" = 1'-0"

FOR PRICING PURPOSES ASSUME EXISTING FOUNDATION TO REMAIN, ALL NEW CONSTRUCTION ABOVE

3 Level 02 Floor Plan
1/4" = 1'-0"

1 Basement Floor Plan
1/4" = 1'-0"

Unit Area:
1551 SF incl. bsmt.
1034 SF excl. bsmt

NOT FOR CONSTRUCTION

ELLA HOUSING - 77 REAR
77 REAR, CONGRESS ST, PORTLAND, ME
RENOVATIONS

BURN ARCHITECTURE FOR LIFE

CONSULTANTS:

REVISIONS:

No.	Issue	Date

ISSUED FOR PRICING

ISSUED: 12/18/2017
PROJECT No: 1701
DRAWN BY: LS
CHECKED BY: MK
SHEET TITLE: FLOOR PLANS

B-A101