

1 BACK STEP PLAN 1/2" = 1'-0" ELLA HOUSING - 79
CONGRESS
PORTLAND, ME

TITLE:
BACK STEP DETAILS
PROJECT No: 1706

REFERENCE:
DRAWN BY: RIP

B-SK-03

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GENERAL NOTES:

1. TYPICAL EXTERIOR WALL ASSEMBLY AT DORMER. A. 1/2" GYPSUM WALL BOARD (GWB) B. AIR & VAPOR RETARDER MÈMBRÂNE

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. 9'-4" EXISTING FLOOR TO FLOOR TO REMAIN

8. EXISTING VERTICAL CIRCULATION TO REMAIN 9. PROVIDE PAINTED WOOD BASE TO MATCH EXISTING WHERE

10. KITCHEN CABINETS OF PAINTED WOOD 11. KITCHEN COUNTERTOP OF QUARTZ

12. STAINLESS STEEL APPLIANCES WHERE APPLICABLE. 13. ALL NEW PLUMBING FIXTURES (NO EXISTING FIXTURES TO REMAIN)

14. PROVIDE NEW LIGHTING THROUGHOUT. 15. RETAIN VENTED NATURAL GAS RINNAI BACKUP HEATER.

16. FILL EXISTING EXTERIOR WALL CAVITIES WITH BLOWN-IN, DENSE PACK CELLULOSE INSULATION.

17. PROVIDE INSULATION AND VAPOR BARRIER BETWEEN BASEMENT

AND FIRST FLOOR. 18. PROVIDE HVAC COOLING, MINI-SPLIT BASIS OF DESIGN

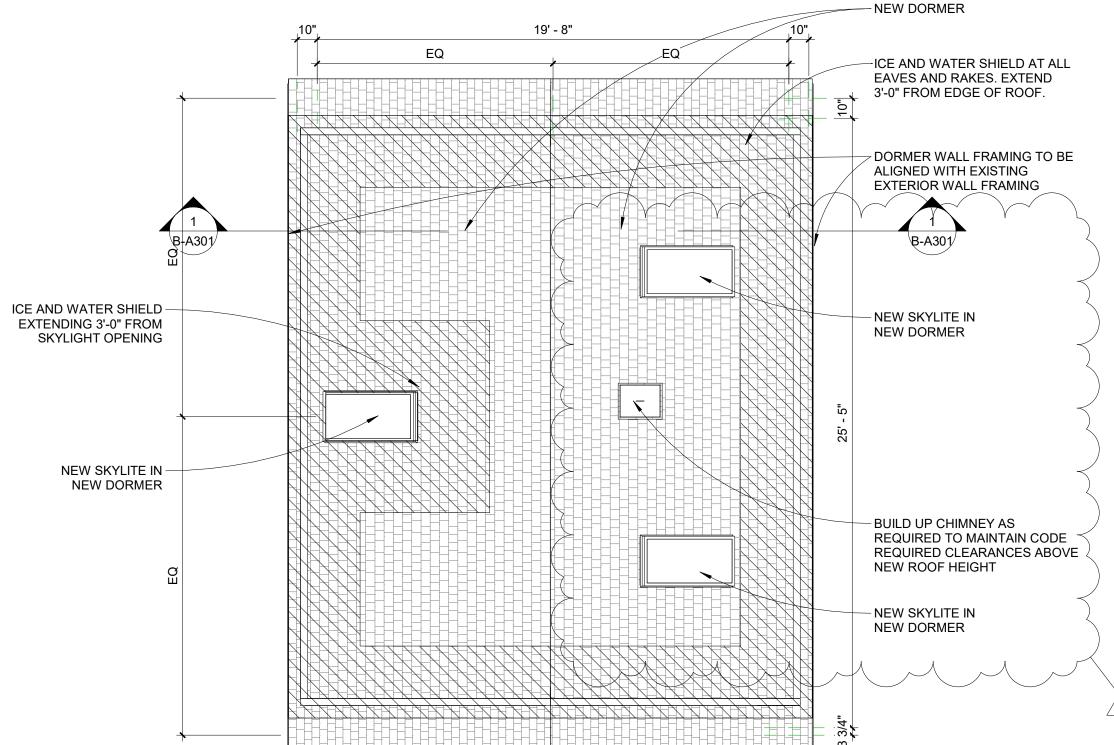
WALL LEGEND

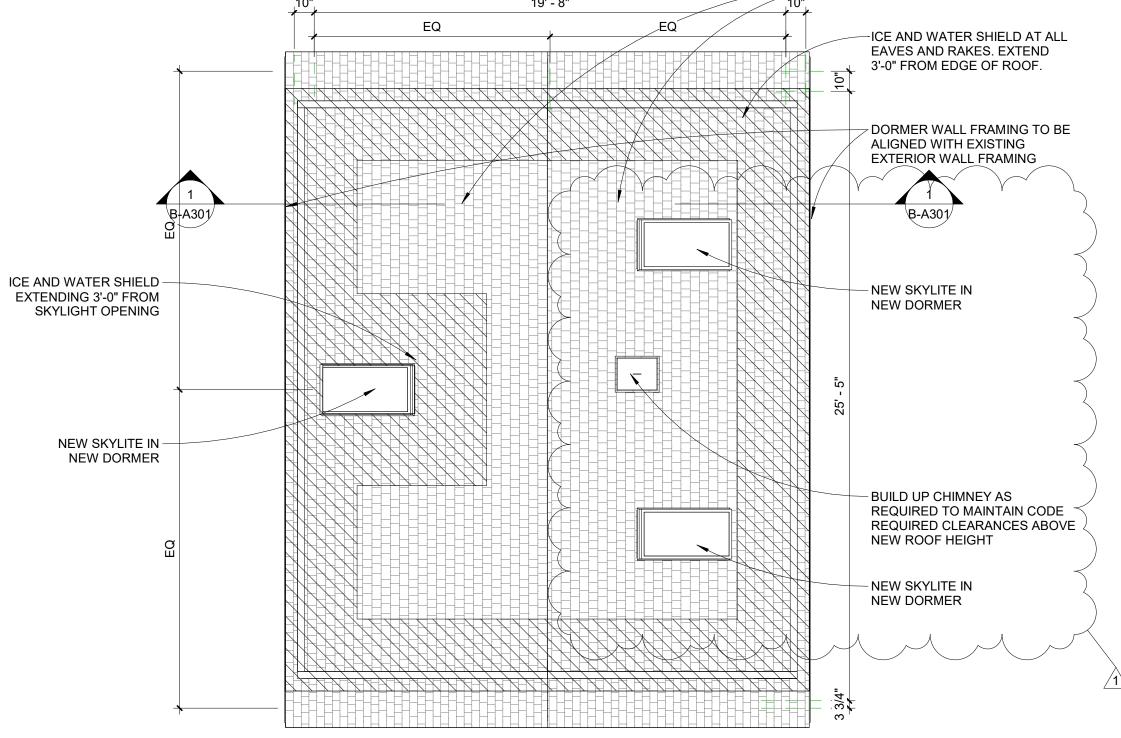
INDICATES EXISTING WALL TO REMAIN

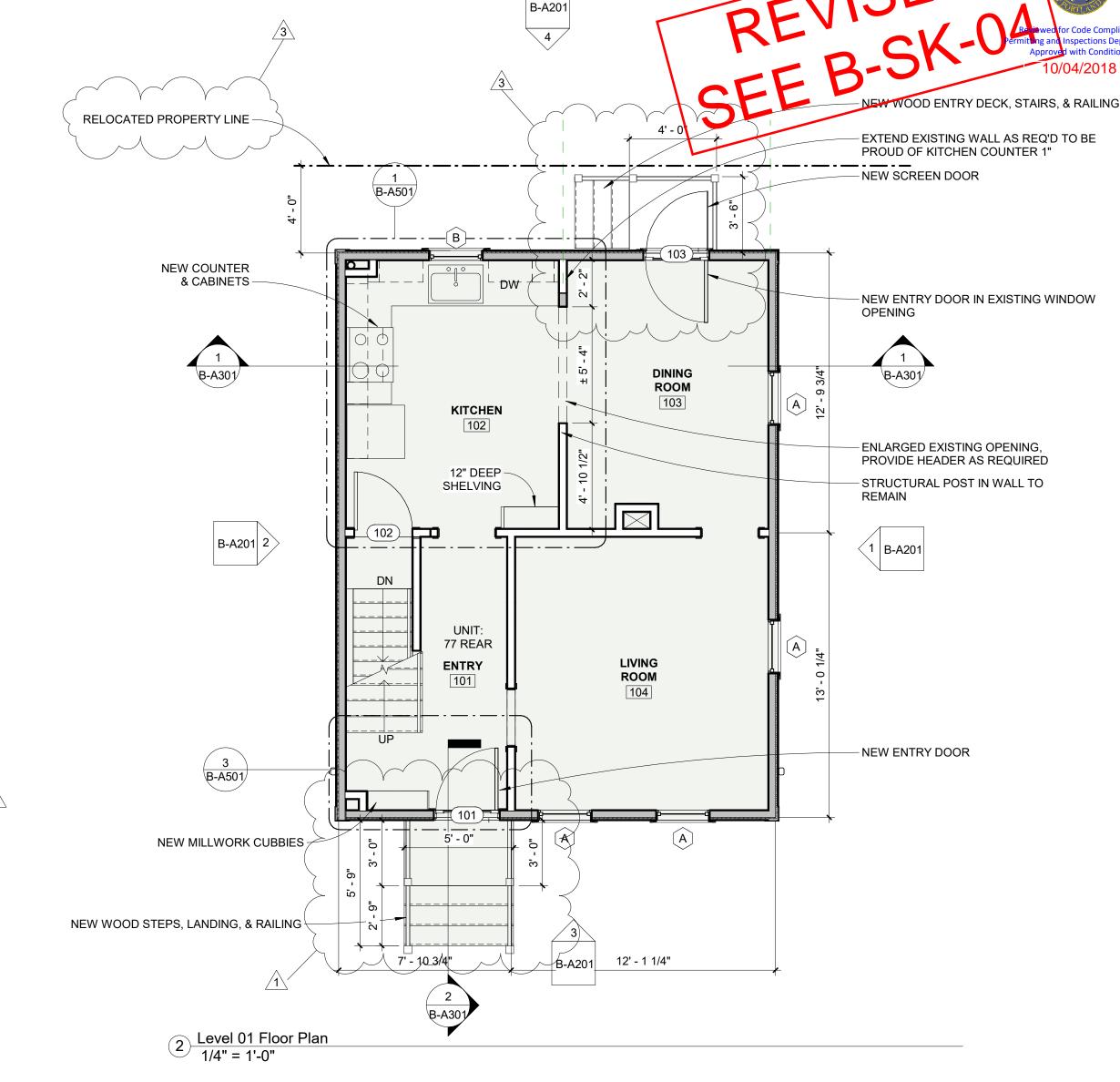
INDICATES NEW WALL

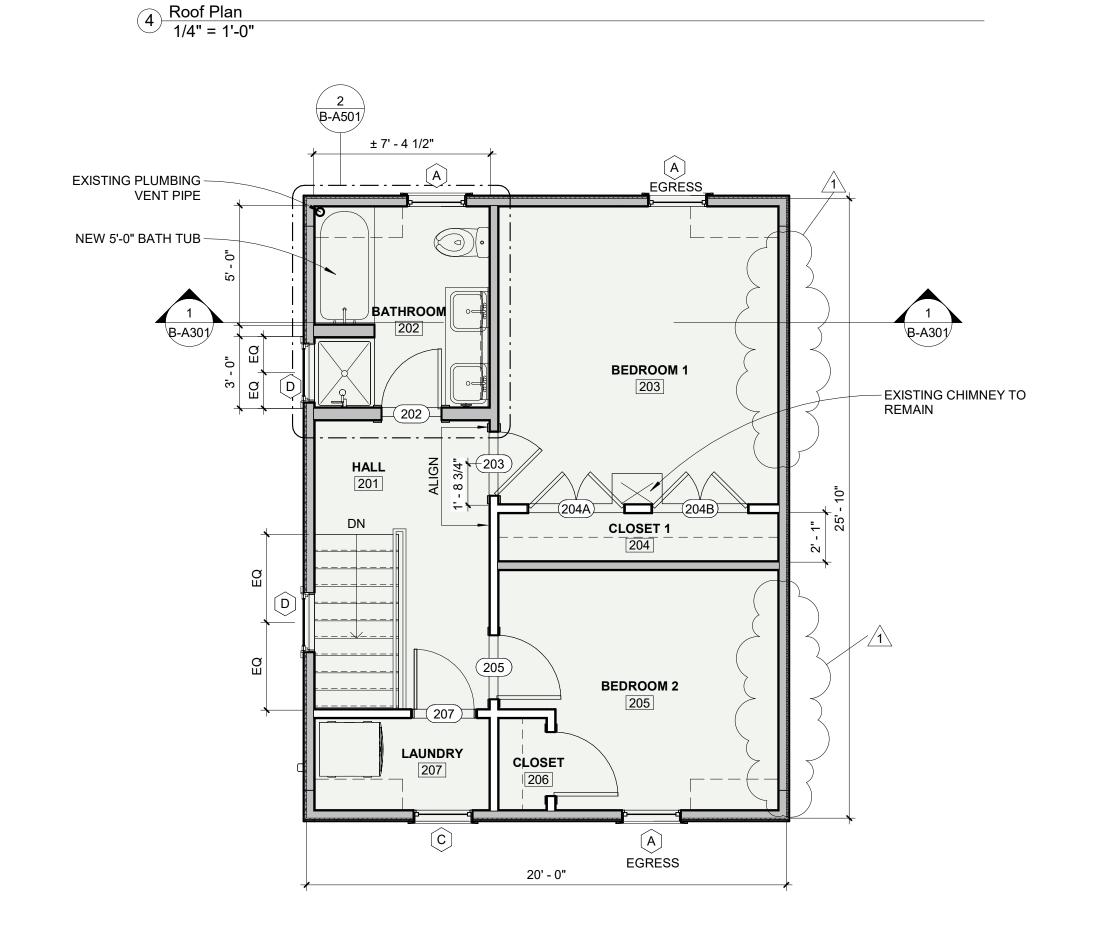
19. SEE MECHANICAL AND STRUCTURAL ENGINEER'S REPORT. UPGRADE STRUCTURAL PER THOSE REQUIREMENTS. NOTE DOUBLE DORMERS. 20. UNIT TO RECEIVE APPROXIMATE 400 SQFT PATIO WITH ADJACENT

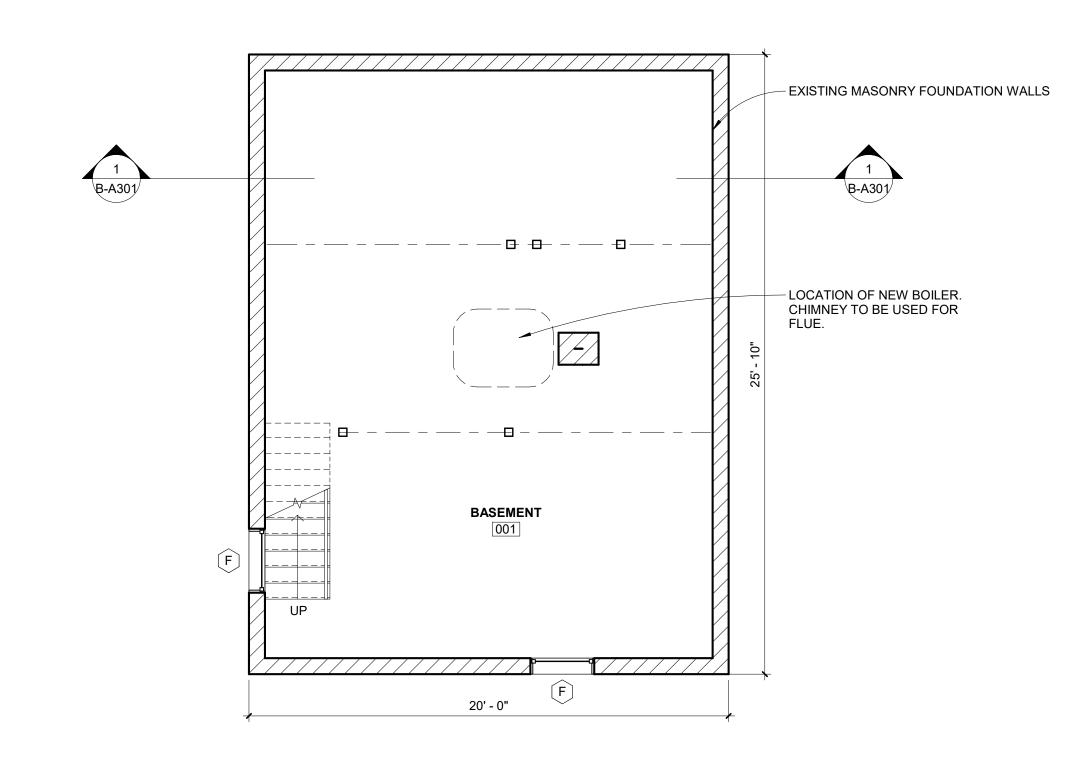
NEW PLANTINGS











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

0 0

HEPBURN

CONSULTANTS:

REVISIONS: No. Name Date

REV 1 11/21/17 REV 3 6/19/18

ISSUED FOR CONSTRUCTION

ISSUED: 10/13/2017 PROJECT No: DRAWN BY:

CHECKED BY: SHEET TITLE: FLOOR PLANS

B-A101

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

