



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
08/13/2018

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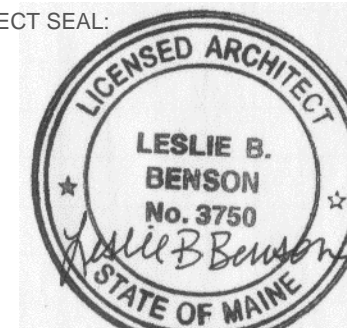
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ENGINEER SEAL:

PROJECT NAME:
GOTSHALK RESIDENCE

RENOVATION
33 SMITH STREET
PORTLAND, ME 04101

ARCHITECT SEAL:



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REVISION:

1	06.25.17
2	06.31.17
3	06.13.18
4	DATE
5	DATE
6	DATE

DATE OF ISSUE: FEBRUARY 16, 2017
PROJECT NUMBER: 2016-0005
STATUS: ISSUED FOR PERMITTING

**1ST FLOOR PLANS,
SCHEDULES &
ELEVATION**

A101



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

R VALUES:

- RENOVATED PORTIONS OF THE BUILDING ARE TO COMPLY WITH R-VALUES SHOWN BELOW, BASED ON THE 2009 IECC

Climate Zone 6	
Ceiling R-value	49
Wood Frame Wall R-value	20 or 13+5 ^b
Mass Wall R-value ^c	15/19
Floor R-value	30 ^d
Basement Wall R-value ^c	15/19
Slab R-value ^d , Depth	10, 4 ft
Crawlspace Wall R-value ^c	10/13
Fenestration U-Factor ^b	0.35
Skylight U-Factor ^b	0.60
Glazed fenestration SHGC ^{d, e}	NR

GENERAL NOTES:

- ALL NEW WALLS TO BE 2X4 STUD FRAMING, U.N.O.
- ALL DIMENSIONS TO FACE OF FRAMING AT NEW CONSTRUCTION AND FACE OF FINISH AT EXISTING CONSTRUCTION, U.N.O.
- ALL EXISTING WINDOWS TO BE REPLACED WITH NEW REPLACEMENT UNITS, MATCH EXISTING SIZE, TYPE AND LOCATION, U.N.O.
- PAINTING ONLY AT EXTERIOR OF BUILDING
- NEW WINDOW DETAILS TO MATCH EXISTING, TYP.
- PATCH AND REPAIR EXISTING HARD CEILINGS AS NEEDED

WINDOW SCHEDULE

TYPE	MANF.	MODEL	OPERATION	FRAME SIZE		SCREEN	GLAZING	U-VALUE	REMARKS
				WIDTH	HEIGHT				
A			C	2'-8 1/2"	3'-10"	X	SEE NOTE 1	27	MATCH INDIVID. SASH SIZES OF 3RD FLOOR KITCHEN UNIT
EX			DH	2'-8 1/2"	3'-10"	X	SEE NOTE 1	27	MATCH SIZE OF EXIST. ADJACENT WINDOW
E	MI	1675 CASEMENT	C	2'-7"	5'-0"	X	SEE NOTE 1	27	REPLACEMENT CASEMENT EGRESS WINDOW - 23 5/8" X 54 7/8" CLEAR OPENING EGRESS HINGE W/DUAL ARM OPERATOR, EXIST. SILL = 35" AFF +/-

WINDOW NOTES:

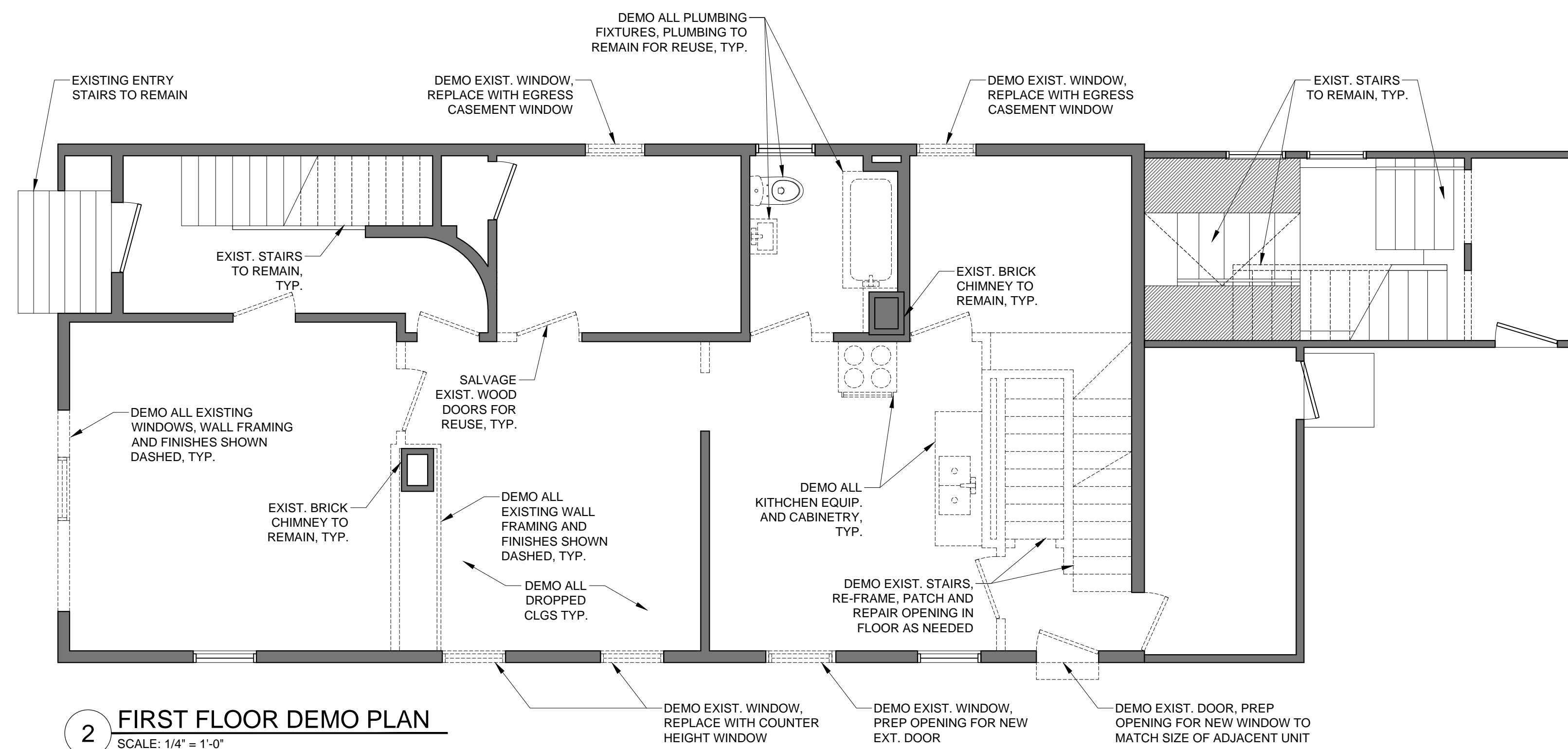
- ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE
- ALL SIZES SHOWN ARE FRAME SIZES, ALLOW EXTRA IN HEIGHT AND WIDTH AS REQ'D FOR ROUGH OPENINGS
- GENERAL CONTRACTOR SHALL CONFIRM ALL JAMB DEPTH DIMENSIONS PRIOR TO PLACING THE WINDOW ORDER.

DOOR SCHEDULE

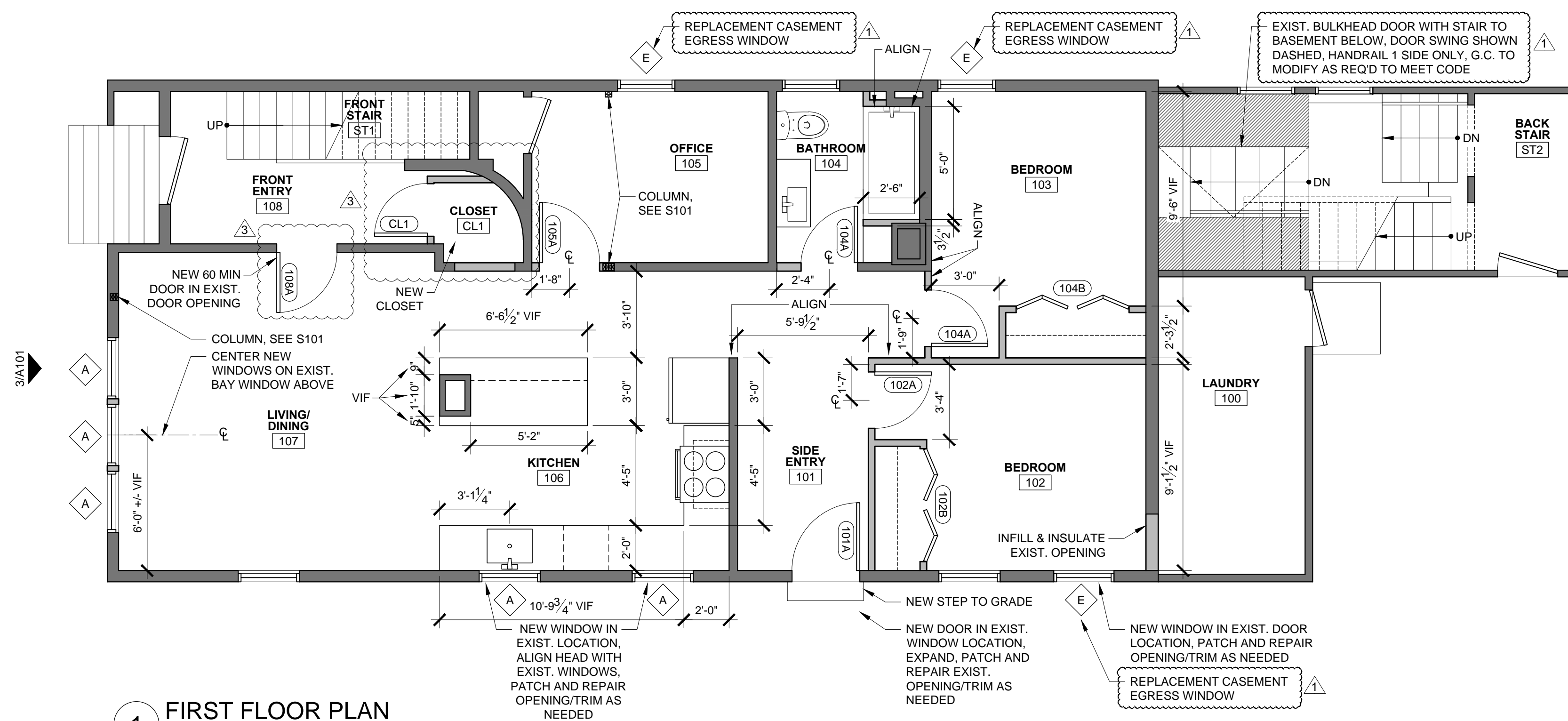
MARK	MANF.	MODEL	TYPE	SIZE			MATERIAL	HARDWARE	REMARKS
				WIDTH	HEIGHT	THICK			
FIRST FLOOR									
101A	REUSE EXIST. OR	BY OWNER	SWING	3'-0"	6'-8"	1 1/2"	METAL	ENTRY	NEW DOOR, EXT. INSULATED, FROSTED HALF LITE
102A			SWING	2'-8"	6'-8"	1 1/2"	PINE	PRIVACY	NEW DOOR
102B	APP'VD EO, BY OWNER		BIFOLD	5'-0"	6'-8"	1 1/2"	PINE	DUMMY	NEW DOOR
103A			SWING	2'-8"	6'-8"	1 1/2"	PINE	PRIVACY	NEW DOOR
103B			BIFOLD	5'-0"	6'-8"	1 1/2"	PINE	DUMMY	NEW DOOR
104A			SWING	2'-6"	6'-8"	1 1/2"	PINE	PRIVACY	NEW DOOR
105A			SWING	2'-8"	6'-8"	1 1/2"	PINE	PRIVACY	NEW DOOR
108A			SWING	2'-8"	6'-8"	1 1/2"	METAL	ENTRY	60 MIN RATED
CL1			SWING	2'-4"	6'-8"	1 1/2"	PINE	DUMMY	NEW DOOR

DOOR NOTES:

- ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE
- SEE PLANS FOR HANDING
- REUSE EXISTING DOORS WHERE POSSIBLE



2 FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"