

**BOUNDARY SURVEY OF LAND ON
SUNSET AVENUE AND CLEEVE STREET,
GREAT DIAMOND ISLAND, PORTLAND, MAINE**

MADE FOR MICHAEL W. MOONEY
19 EASTERN TERRACE LANE, TOPSHAM, MAINE 04086

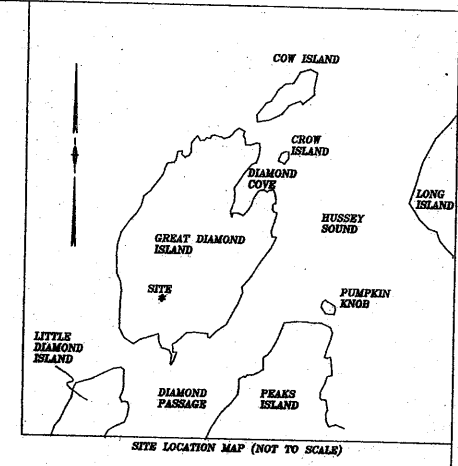
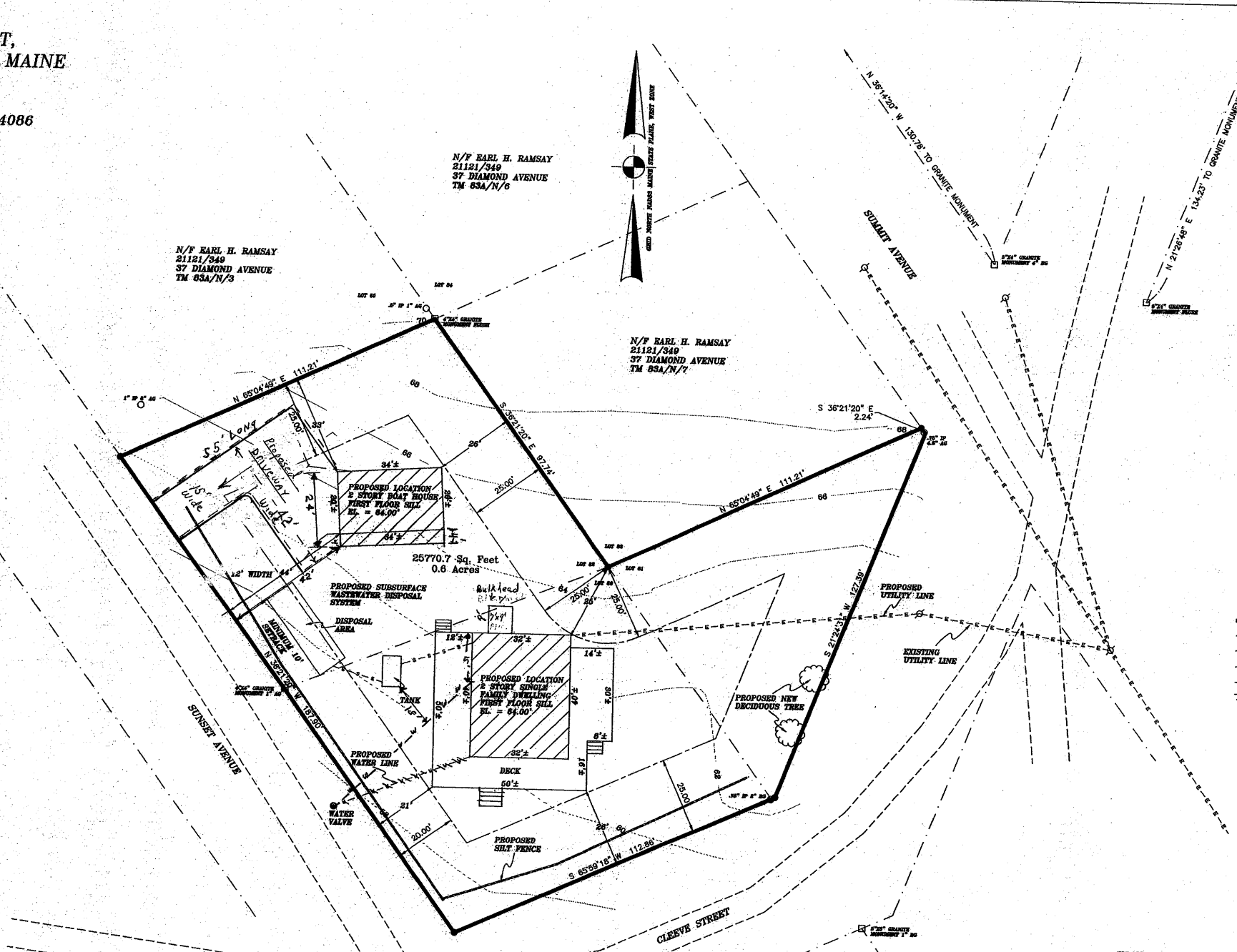
MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

JUNE 9, 2010 JOB #10-004 SHEET 1 OF 1

SCALE 1" = 20'



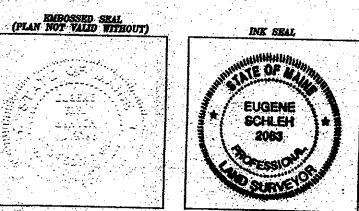
NOTES:
 1) OWNERS OF RECORD ARE CHRISTOPHER A. MOONEY AND JESSICA J. MOONEY.
 2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25439 PAGE 236.
 3) THE CADSTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 63A BLOCK N LOTS 1, 2, AND 8.
 4) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER P.E.M.A. SEE COMMUNITY #230051 PANEL #0000B, EFFECTIVE DATE JULY 17, 1988.
 5) ROAD RIGHT OF WAY WIDTH AND LOCATION IS PER REFERENCE PLANS 1-4.
 6) ZONING: THE PARCEL IS IN THE "IR-2" ZONE. AN OFFICIAL ZONING DETERMINATION AND REQUIREMENTS MUST BE OBTAINED FROM THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
 7) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE "DIGSAFE" PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
 8) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
 9) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.



LEGEND

- IRON PIPE/ROD FOUND (IPF/IRP)
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND (GMF)
- ⊕ UTILITY POLE
- AG ABOVE GRADE
- BC BELOW GRADE
- 52.80' (53'±) FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY OF
- 21121/349 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 63A/N/6 TAX MAP/BLOCK/LOT NUMBER
- SURVEYED PROPERTY LINE
- - - EASEMENT LINE
- - - EDGE OF GRAVEL ROAD OR DRIVEWAY
- - - APPROXIMATE PROPERTY LINE
- - - OVERHEAD UTILITY LINE (EXISTING)
- ▨ BITUMINOUS PAVEMENT
- ▨ PROPOSED BUILDING

PLAN REFERENCES:
 1) "PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION SITUATED ON GREAT DIAMOND ISLAND, CASCO BAY, MAINE" DATED NOVEMBER 1882, BY E.C. JORDAN. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4 PAGE 42.
 2) "PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION, CASCO BAY, MAINE" UNDATED, BY ISLEY & CUMMINGS, CIVIL ENGINEERS. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4 PAGE 62.
 3) "A PLAN OF PROPERTY NO. 3 BELONGING TO THE DIAMOND ISLAND ASSOCIATION, CASCO BAY, MAINE" DATED DECEMBER 19, 1886, BY ISLEY & CUMMINGS, CIVIL ENGINEERS. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 6 PAGE 4.
 4) "STANDARD BOUNDARY SURVEY OF LANDS AT VALLEY, SUMMIT & SUNSET AVENUES, GREAT DIAMOND ISLAND, PORTLAND, MAINE" DATED NOVEMBER 14, 2006, BY THE CITY OF PORTLAND, WILLIAM SCOTT SURVEYOR. PUBLIC WORKS DEPARTMENT ENGINEERING SECTION FILE #940/59.



I HEREBY STATE TO MICHAEL W. MOONEY ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY COMPLIES WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001.

Eugene Schleh
 EUGENE SCHLEH PLS 2008

Mike Mooney

684-8817

mwm207@gmail.com

GENERAL NOTES

These plans were designed to conform to the latest edition of the International Residential Code for One and Two Family Dwellings (exclusive of seismic and high wind regulations). Due to continuous changes in both local and national building codes, accommodating all building restrictions is impossible. Therefore, these plans are subject to local requirements and interpretations. If these plans are not signed and sealed by a registered architect, it becomes the responsibility of the user to make certain these plans comply with local code requirements. In the event of a conflict between specifications contained in this set of plans and applicable codes or regulations in your area, the more stringent provision shall apply and be followed during construction. Variations required by local building officials shall not be binding on the designer. The Goringhouse Co., Inc. The Goringhouse Co., Inc. is not responsible for the availability of any suggested manufactured products specified on these plans or material lists.

BUILDER QUALIFICATIONS & CONSTRUCTION STANDARDS

These plans are intended for use only by persons knowledgeable in and familiar with generally accepted methods, techniques and industry standards for construction, and who are familiar with all applicable codes and other regulations that govern the construction of this type of structure. All construction is to be performed in accordance with these regulations and standards. If no building code ordinance has been locally adopted, then the International Residential Code should be used. The Goringhouse Company Inc. cannot be responsible for any construction methods or procedures followed that are not specified or called out specifically in these plans and specifications.

DIMENSIONS

Written dimensions shall take precedence over scaled dimensions. (DO NOT SCALE DRAWINGS)

ERRORS AND OMISSIONS

Every effort has been made to insure that these plans are accurate and drawn to reflect all current national standards for safe and proper building practices. Any errors or omissions found should be reported to the Technical Services Department of the Goringhouse Company. In addition to insuring that errors will be corrected for future purchasers, replacement copies of the plans will be provided to you free of charge once corrections are made.

DESIGN LOADS

These plans were designed to meet the external load conditions noted below. However, design load specifications (especially for roofs) vary from region to region due to local codes and geographic conditions. If these plans are not signed and sealed by an architect, then user must consult with local building code officials to determine if these design load specifications are adequate. If the design loads do not meet local requirements, it becomes the user's responsibility to have these plans altered to conform to such requirements.

Table with columns: Location, Dead Loads, Live Loads. Rows include Roof, First Floor, Second Floor, Decks and Balconies, Ceiling.

(Space above ceilings where limited storage is possible, but additional room construction is not)

INSULATION & WEATHER SEALING

Caulking or gasketing is to be applied to all exterior sills and plates and all exterior envelope penetrations (between window or door frames and rough openings). Unless inconsistent with local code requirements, insulation with the following "R" values is to be installed with vapor barrier facing towards the heated space.

Table with columns: Location, Construction, R-Value. Rows include Ceiling Insulation, Exterior Walls, Floors Over Unheated Crawl Spaces or Unheated Basements, Ducts in Unheated Spaces, Cantilevered Floors & Floors Over Garages.

FOUNDATIONS

- 1. Footings shall bear on firm, undisturbed soil a minimum of 24" below the final finished grade line for one and two-story structures.
2. To ensure proper support for the footings and foundation walls, footings must always be poured with a flat bottom surface.
3. A minimum 2000 psf soil bearing is required.
4. Drains shall be provided around all usable spaces located below ground.
5. Apply bituminous foundation coating on all exterior walls below grade, and damp proofing on all exposed surfaces of concrete walls above grade and on all slabs not covered by finish materials.

CONCRETE

- 1. All concrete for walls, footings, and basement slabs shall develop and maintain a minimum compressive strength of 3000 psi at 28 days.
2. All concrete for garage slabs and porches shall develop and maintain a minimum compressive strength of 3500 psi at 28 day strength.
3. Concrete forms, shoring and pouring methods shall conform to all current practices endorsed by the American Concrete Institution.
4. Backfill shall not be placed against basement retaining walls until:
a. Concrete or masonry grout has reached its 28-day strength, and
b. Structural floor framing (including sub-floor) required to stabilize walls is complete, fully nailed and anchored, and
c. Walls have been properly shored.

FRAMING NOTES

The following is a list of procedures to accompany standard building practices and should be followed during the framing of the structure:

- A. All frame walls shall have stud framing placed at 16" o.c. except where noted otherwise.
B. Top plates shall be doubled on all walls except where noted otherwise.
C. Jack studs under all headers shall be continuous to sole plate.
D. Double joists under all walls parallel to joists except where noted otherwise; also under kitchen cabinets and both tubs parallel with joists.
E. Block all stud walls as required for sheathing.
F. Solid blocking between all joists and rafters of supporting walls and beams except at rim joists.
G. Double rim joists of all walls parallel to joists.
H. Beams, girders, and joists supporting bearing walls or concentrated loads shall not be notched or drilled with holes larger than 1" in diameter.
I. All rafters shall be notched to provide full-bearing at supports.
J. The ends of all joists shall bear on not less than 1 1/2" on wood or metal and not less than 3" on masonry. The ends of all beams or girders shall bear on not less than 3".
K. Lap all joists 3" minimum (24" maximum) at all interior bearing supports.
L. Mud sills and ledger boards at concrete walls shall have anchor bolts of the size and spacing shown on the drawings. Each board shall be secured with at least two bolts and each board shall have a ball within 12" of each end.
M. Provide double framing at all roof and floor diaphragm penetrations, unless noted otherwise on plans.
N. Contractor shall provide adequate bracing or otherwise support all portions of the structure until all members have been permanently joined together.
O. All roof trusses shall be designed by a registered engineer for the truss manufacturer. Submit sealed truss engineering drawings to the local Building Department indicating bracing, etc. that may be required.
P. All wood in permanent contact with concrete shall be pressure treated with a water borne preservative.
Q. All nails and all metal connectors in contact with PT wood shall be hot dipped galv. or stainless steel. All mechanical holes through any structural member shall be at the center line of the member in compliance with the latest edition of the Wood Structural Design Data specifications.
R. All slabs on grade shall be reinforced with 6x6-10/10 welded wire mesh.

WOOD FRAMING

All solid sawn lumber shall be a minimum #2 grade or better with a Fiber Stress in Bending factor (Fb) of 875 psi BASE VALUE and a Modulus of Elasticity (E) of 1,400,000 psi unless otherwise specified. All lumber shall have a moisture content of no more than 19%. Lumber shall be graded in accordance with the Western Wood Products Association and/or the Canadian Wood Council.

Table with columns: Item, Specification. Rows include A. Post, Beams, & Headers; B. Floor, Ceiling Joists, & Rafters; C. Plates & Blocking; D. Sill, Exterior Deck, & Balcony Components; E. Studs; F. Roof & Wall Sheathing; G. Sub-Floor over Joists; H. Glu-Lam Beams-ALL C Industrial Grade with dry use adhesive (wet use for exterior use); I. Laminated Veneer Lumber (LVL).

WINDOW & DOOR REQUIREMENTS

- A. All windows are noted by window schedule in plan and elevation, with specific manufacturer selection by owner and/or contractor. Contractor must verify all required rough framing openings.
B. Bedrooms and sleeping areas must have at least one window with a sill height of no more than 44" above the floor and which will meet local code egress requirements.
C. All windows, patio doors, and doors with glass shall be double glazed, insulated units with wood or aluminum frames and sash.
D. Exterior doors are to be foam-core insulated steel doors unless otherwise noted.
E. All doors between garage and living areas shall be one hour fire rated assemblies with 1-3/4" solid wood core (or code approved equivalents) with self closing mechanism.

MISCELLANEOUS

- A. Plumbing diagrams or drawings shall be provided by the Plumbing contractor. Heating/Cooling duct diagrams or drawings shall be provided by the Heating/Ventilation and Air Conditioning contractor.
B. Heat loss or energy use calculations shall be provided by the heating/cooling contractor or other professional as required by regulations.
C. All fireplaces will be U.L. approved zero-clearance fireplaces with triple-wall metal flue, U.L. approved spark arrester chimney cap with galvanized rain cap. All fireplace openings shall be provided with tempered glass doors. Provide outside combustion air for fireplaces, wood stoves, and liquid fuel heating appliances (per the 'Chimneys and Fireplaces' chapter of the International Residential Code).
D. Chimneys shall extend at least 2 feet higher than any portion of the building within a 10 foot radius, but shall not be less than 3 feet above the point where the chimney passes through the roof.
E. Tub and shower enclosures are to have 1/2" water resistant gypsum board and a hard, moisture resistant surface up to 6'-0" (min) above the floor.
F. All exhaust fans and dryers shall vent to the outside through ducts. Caulk around all penetrations through exterior envelope.
G. Provide 5/8" type 'X' fire rated gypsum board between garage and living areas including garage ceilings where living areas are above.

- H. Owner is responsible for site location of all foundation and slab penetrations (i.e. sewer, water, underground power conduit stub-up).
I. Stair treads and risers shall not exceed the code required maximum and/or minimum dimensions.
J. All stairs with 4 or more risers must have code compliant handrail.
K. A vapor-permeable air infiltration barrier is to be installed between the wall sheathing and siding.
L. Prior to starting construction, the user of these plans must verify the availability of all manufactured products suggested or specified herein.
M. All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, etc. in accordance with the manufacturer's written instructions.
N. Structure is designed to carry the load of composition roof shingles or shakes. Should substantially heavier roof materials be contemplated, then the structure will need to be redesigned accordingly.
O. All glass within 12" of a door and/or 18" of the floor or a walkway shall have tempered glazing.
P. The contractor is responsible for providing adequate temporary bracing or to otherwise support all portions of the structure until all members have been permanently fastened together and permanently braced.

STRUCTURAL & MISCELLANEOUS METAL

Structural shapes, bars, and plates shall be steel meeting American Society for Testing & Materials (ASTM) standard A36. Pipe columns, where shown on plans, shall be standard weight meeting ASTM A53, Type S, Grade B. Design and fabrication shall conform to the latest edition of American Institute of Steel Construction (AISC) specifications. Exposed welds shall be ground smooth and flush. Reinforcement shall be bent cold and shall not be welded. All items except those to be encased with cast-in-place concrete shall be shop primed with rust primer. Erection shall conform to AISC specifications.

CONNECTORS & FASTENERS

- A. All nailing and fastening shall comply with the IRC's table "Fastener Schedule for Structural Members."
B. All flush beams and girders shall use joist hangers to support abutting joists and rafters.

FLASHING

Install flashing and counter-flashing of 26-gauge galvanized metal or aluminum wherever dissimilar building materials join or intersect at the roof of the structure. This includes all intersections of the roof with vertical walls, chimneys, and dormers, and as otherwise shown on the drawings. Flashing must also be installed above windows and doors, and at all horizontal joints in sheet siding.

GUTTERS

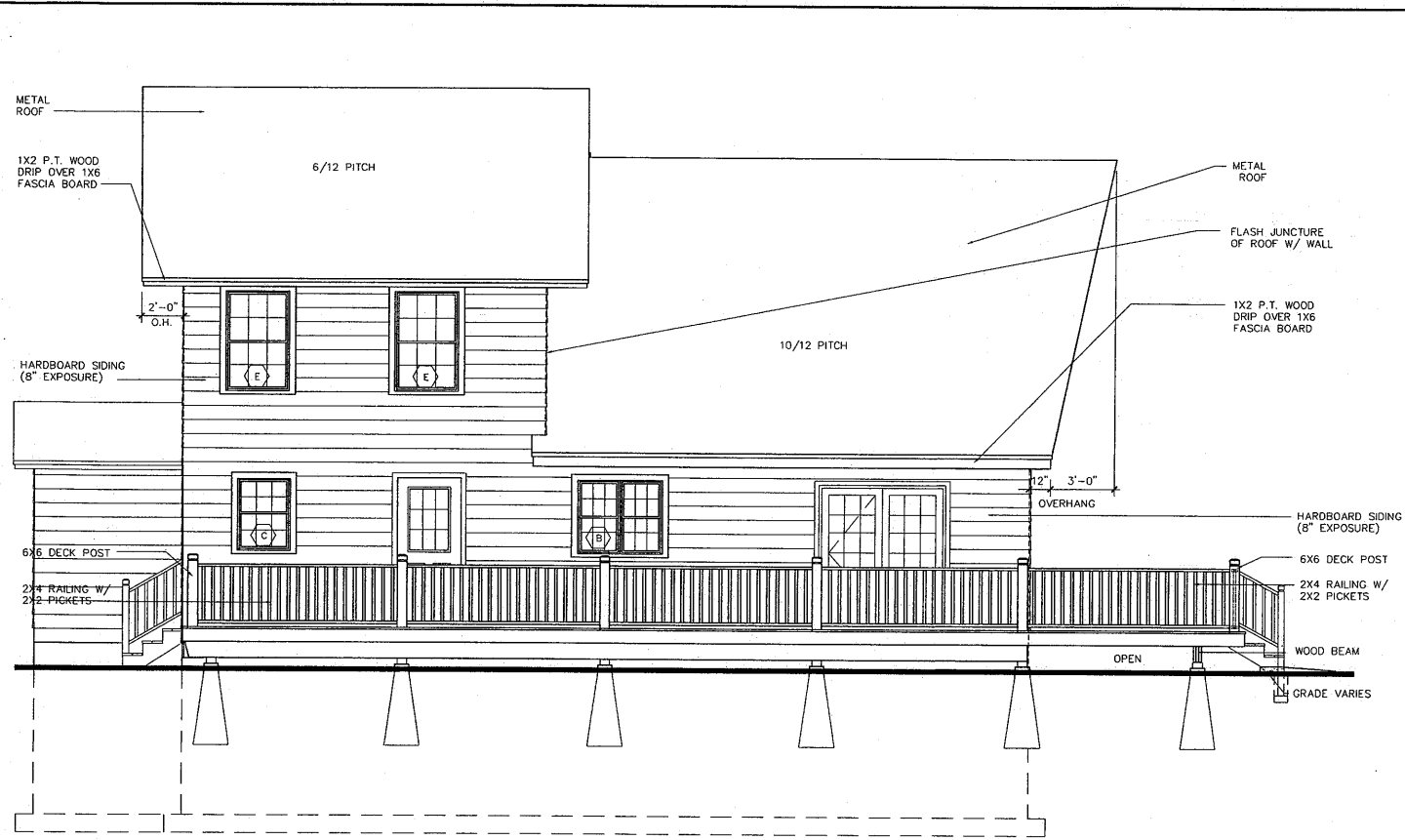
All gutters shall be made of aluminum or as otherwise shown on drawings. Gutters should be secured a minimum of every 4'-0" with approved fasteners.

ABBREVIATIONS

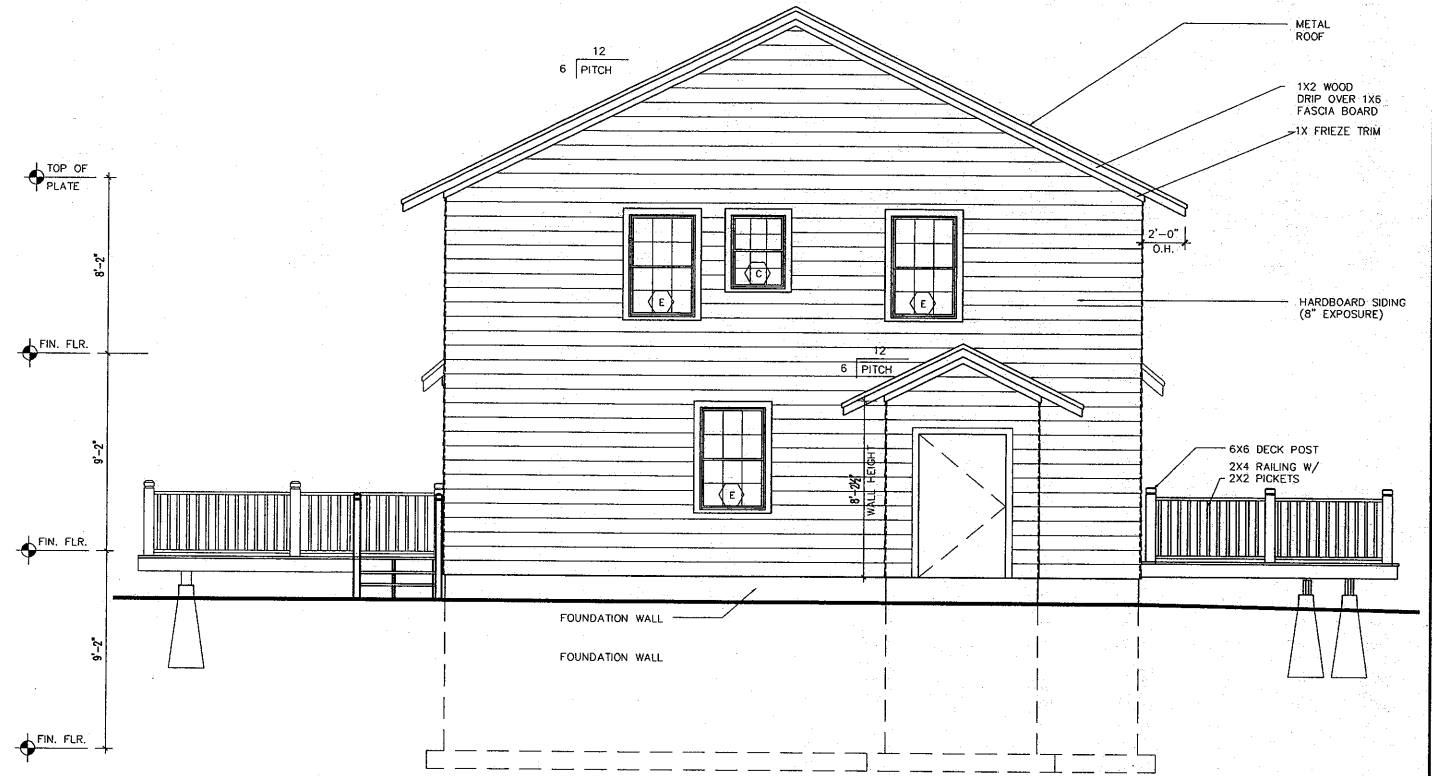
Table with columns: Abbreviation, Description. Includes AFF ARCH, BSMNT, BRG, BD, BLDG, BM, CAB, CLG, CLR, CC, CLR, CONC, CONSTR, CONT, d, DL, DIAM, DRWG, EW, ELEC, ELEV, EXT, FIN, FLR, FD, FTG, FDN, GA, GWB, HDR, HORIZ, HB, INT, JST, joist, LAM, laminate (d), LL, Live Load, LVL, Laminated Veneer Lumber, MFG, manufacturer, MAX, maximum, MECH, mechanical, MIN, minimum, NO, number, o.c., on center, OPT, optional, psi, pounds per square inch, psf, pounds per square foot, QTY, quantity, REQD, required, R.O., rough opening, S.C., solid core, SQ, square, STD, standard, STOR, storage, T&G, tongue & groove, TYP, typical, UNO, unless noted otherwise, VERT, vertical, WC, water closet, W, (steel section i.e. W12x5), W/W, with, W/M, welded wire mesh, WD, wood.

ARCHITECTURAL DRAWING INDEX table with columns: Drawing Number, Description. Includes C 1 COVER SHEET / GENERAL NOTES, A 1 FLOOR PLANS, A 2 EXT. ELEVATIONS, A 3 BUILDING SECTIONS, A 4 DETAILS - SECTIONS, S 1 FOUNDATION/BASEMENT PLAN, S 2 FRAMING PLANS, S 3 ROOF FRAMING PLANS / ROOF PLAN, E 1 ELECTRICAL PLANS.

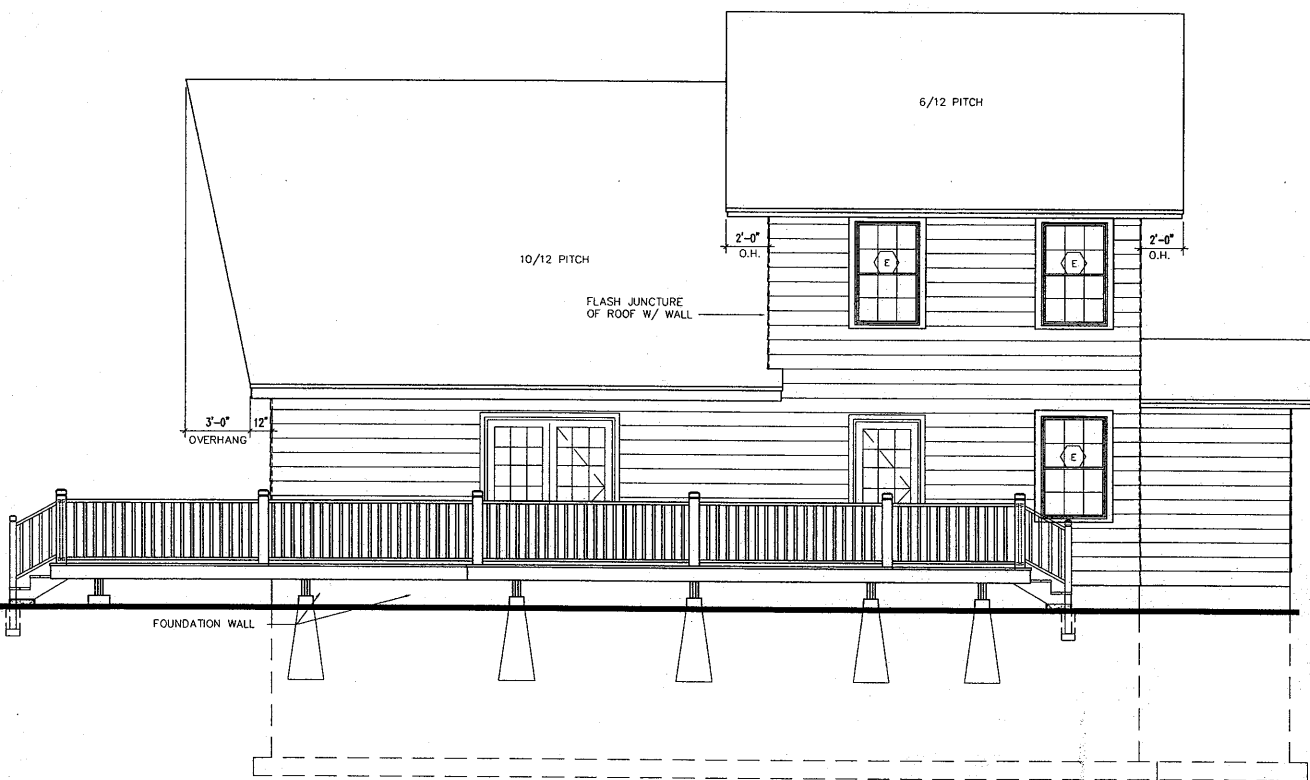




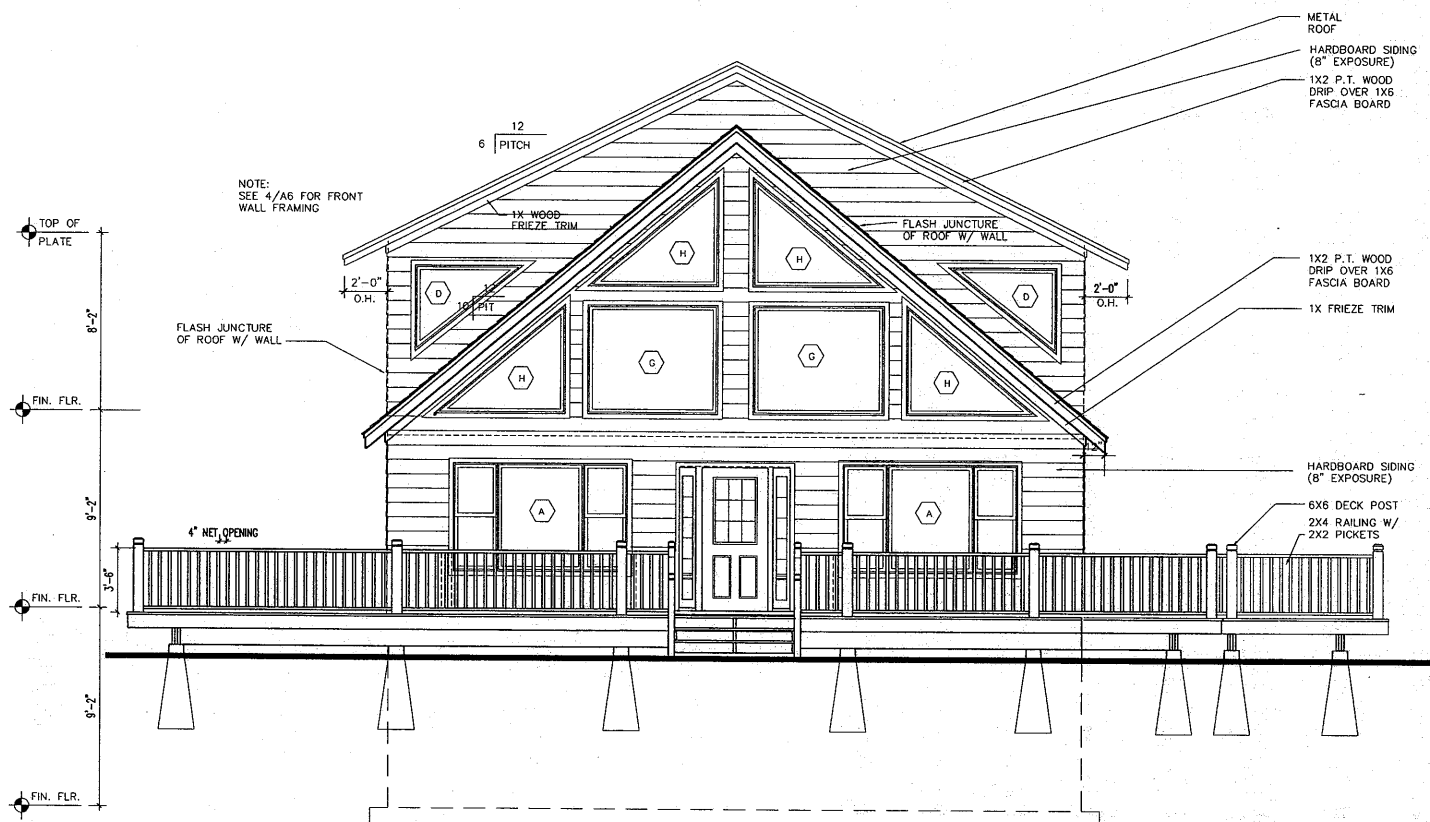
LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"
 NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS



REAR ELEVATION SCALE: 1/4"=1'-0"
 NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS



RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"
 NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS

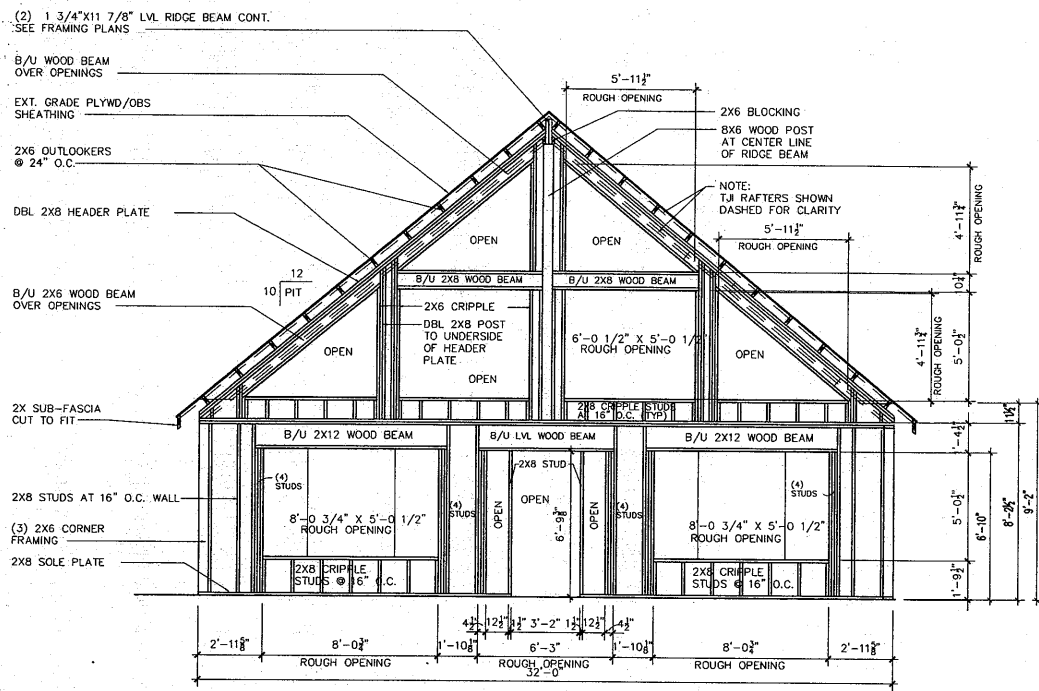


FRONT ELEVATION SCALE: 1/4"=1'-0"
 NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS

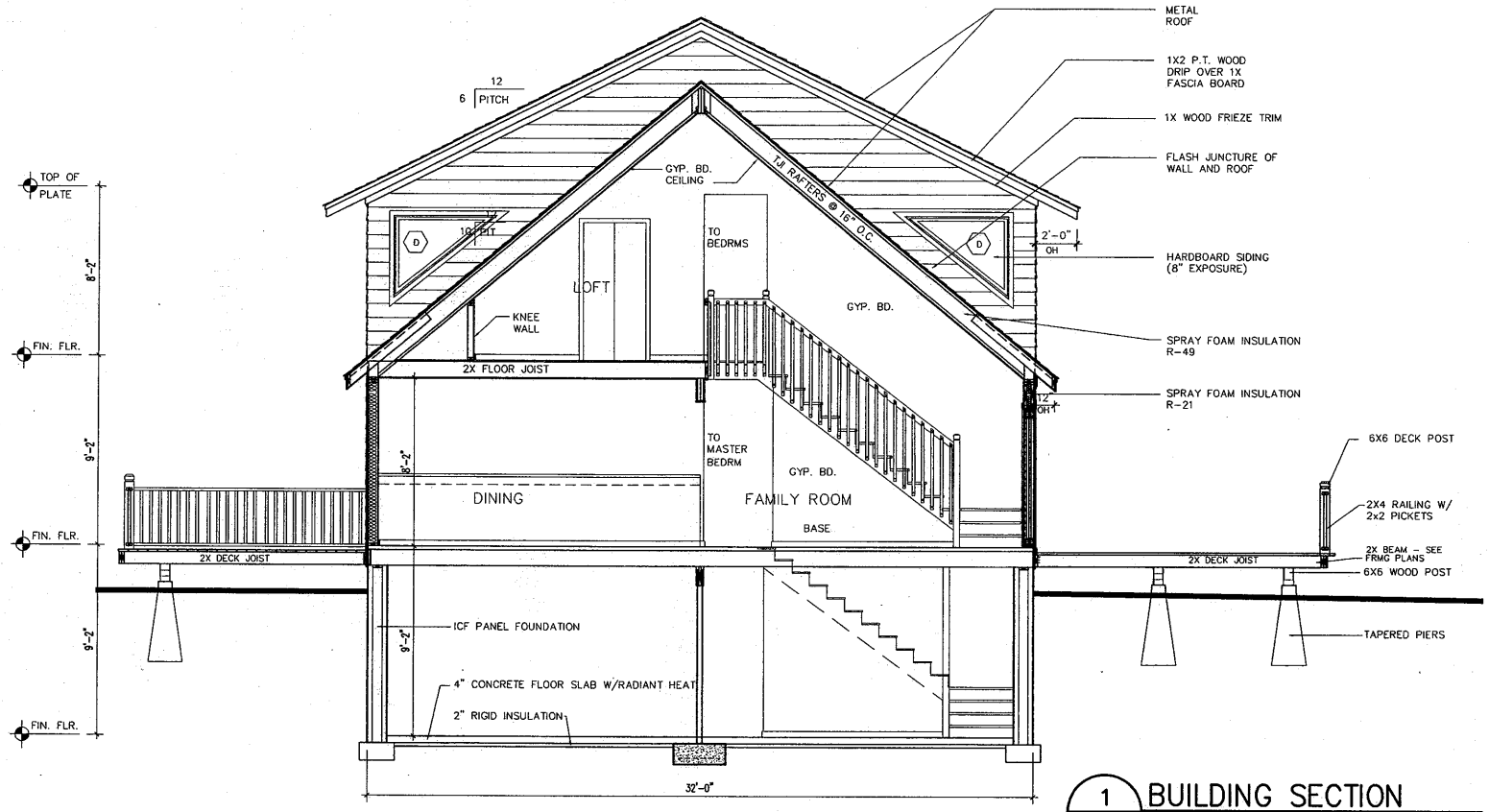
MOONEY RESIDENCE
 27 SUNSET AVE.
 GREAT DIAMOND ISLAND
 PORTLAND, MAINE

DRAWINGS THIS SHEET
 ELEVATIONS

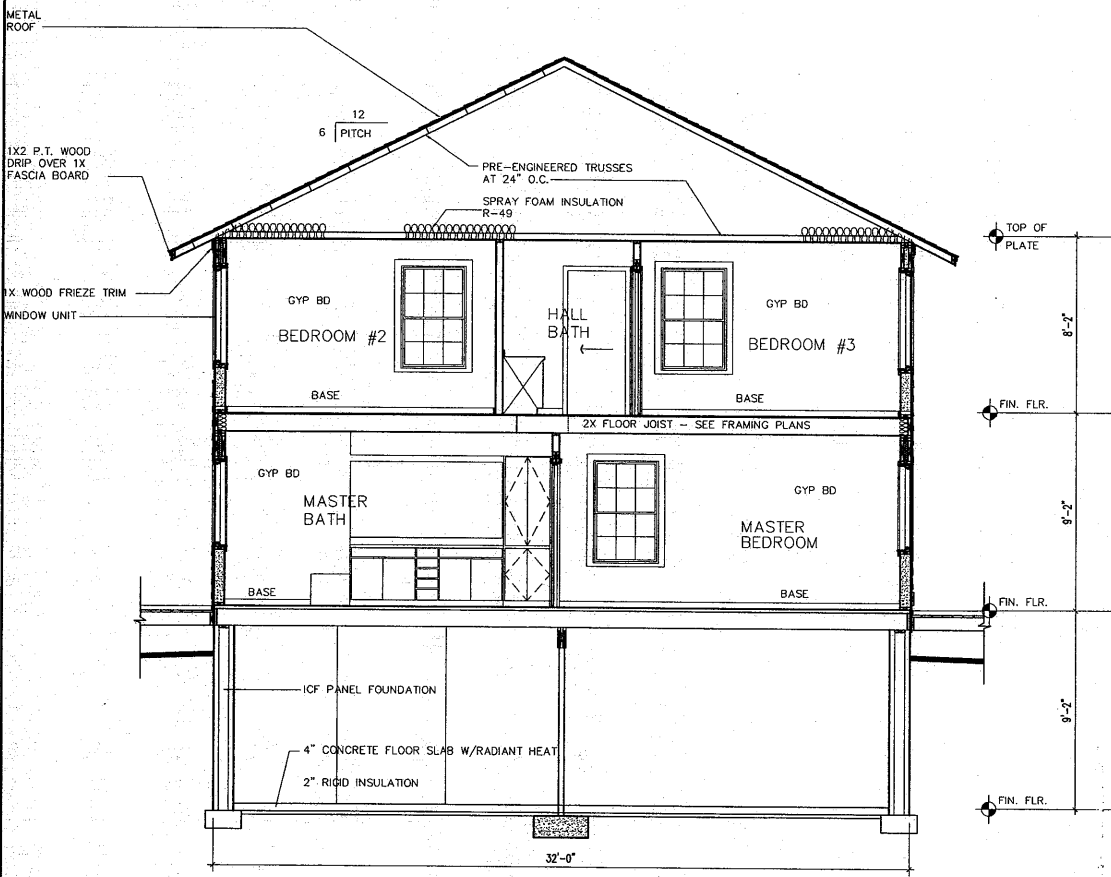
A2



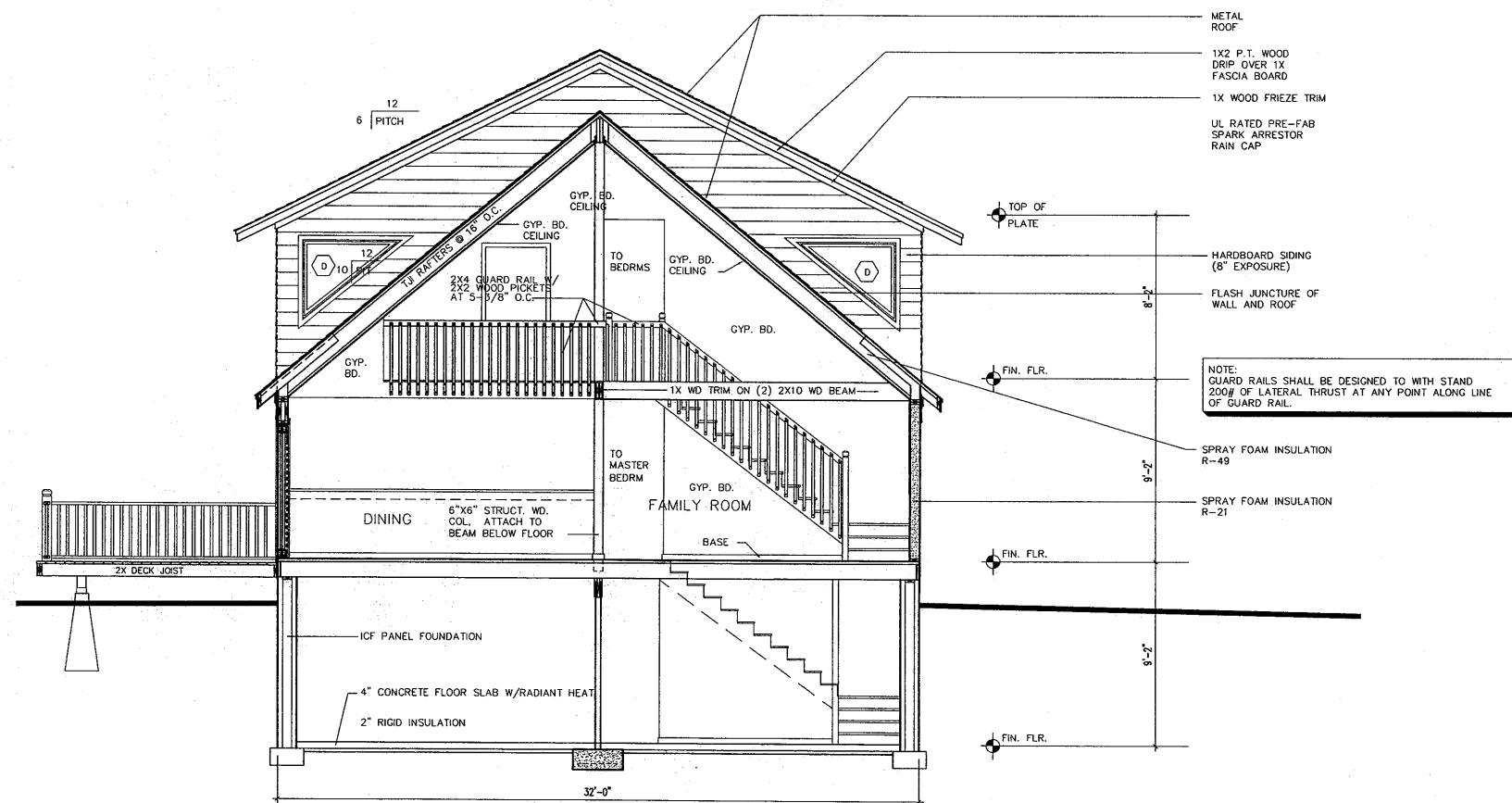
4 FRONT WALL FRAMING LAYOUT
A3 SCALE: 1/4"=1'-0"



1 BUILDING SECTION
A3 SCALE: 1/4"=1'-0"



3 BUILDING SECTION
A3 SCALE: 1/4"=1'-0"

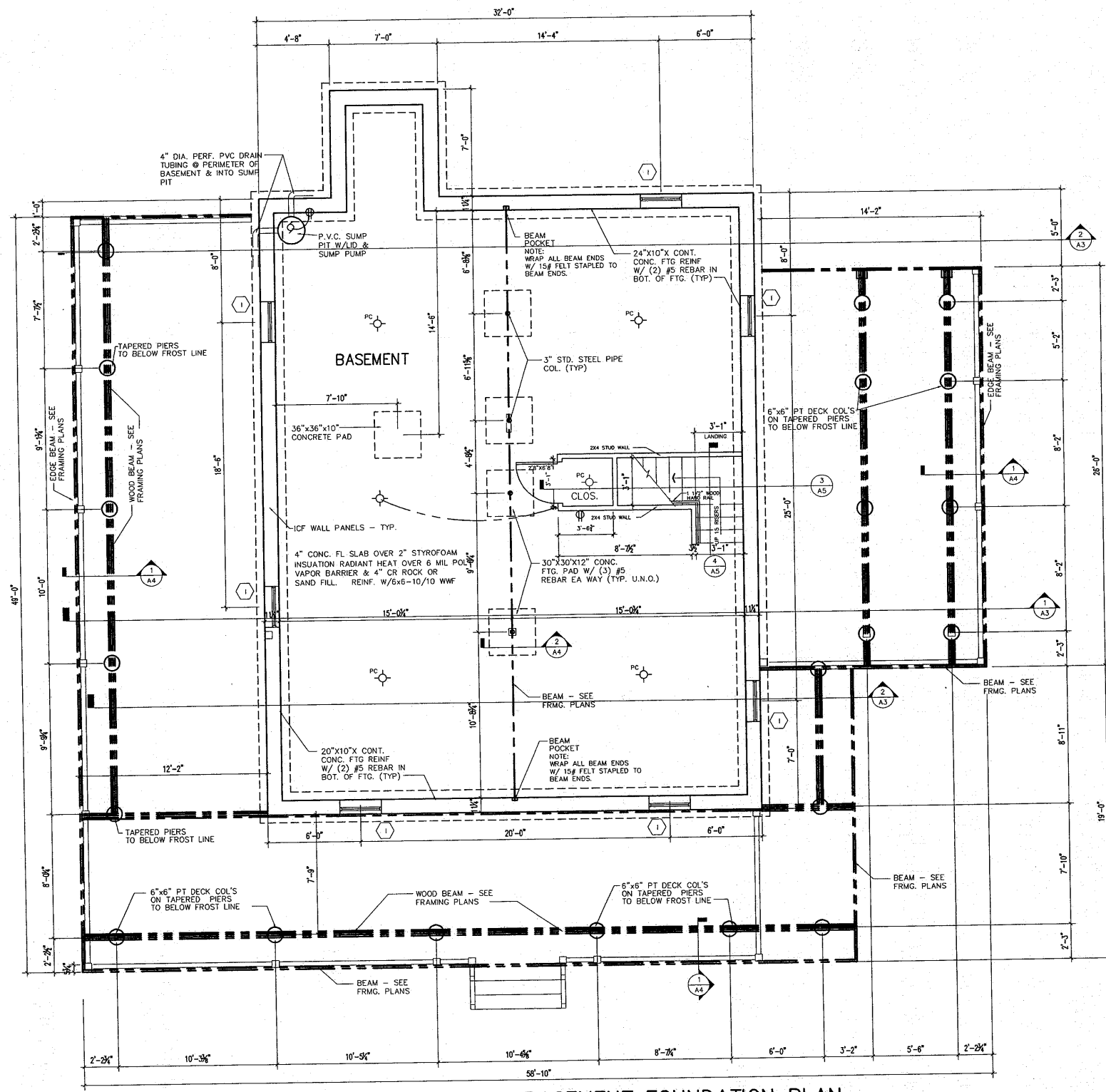


2 BUILDING SECTION
A3 SCALE: 1/4"=1'-0"

MOONEY RESIDENCE
 27 SUNSET AVE.
 GREAT DIAMOND ISLAND
 PORTLAND, MAINE

DRAWING THIS SHEET
 BUILDING SECTIONS

A3



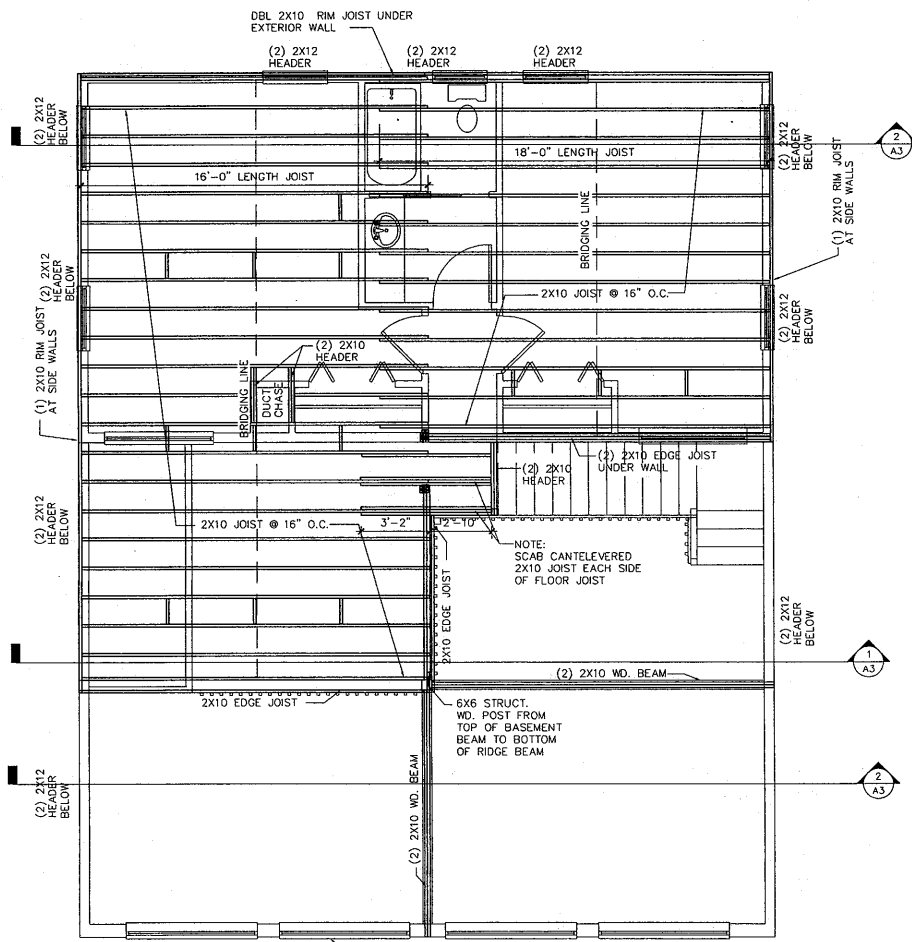
BASEMENT FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

MOONEY RESIDENCE
 27 SUNSET AVE.
 GREAT DIAMOND ISLAND
 PORTLAND, MAINE

DRAWINGS THIS SHEET
 FOUNDATION PLAN
 DETAILS

S1

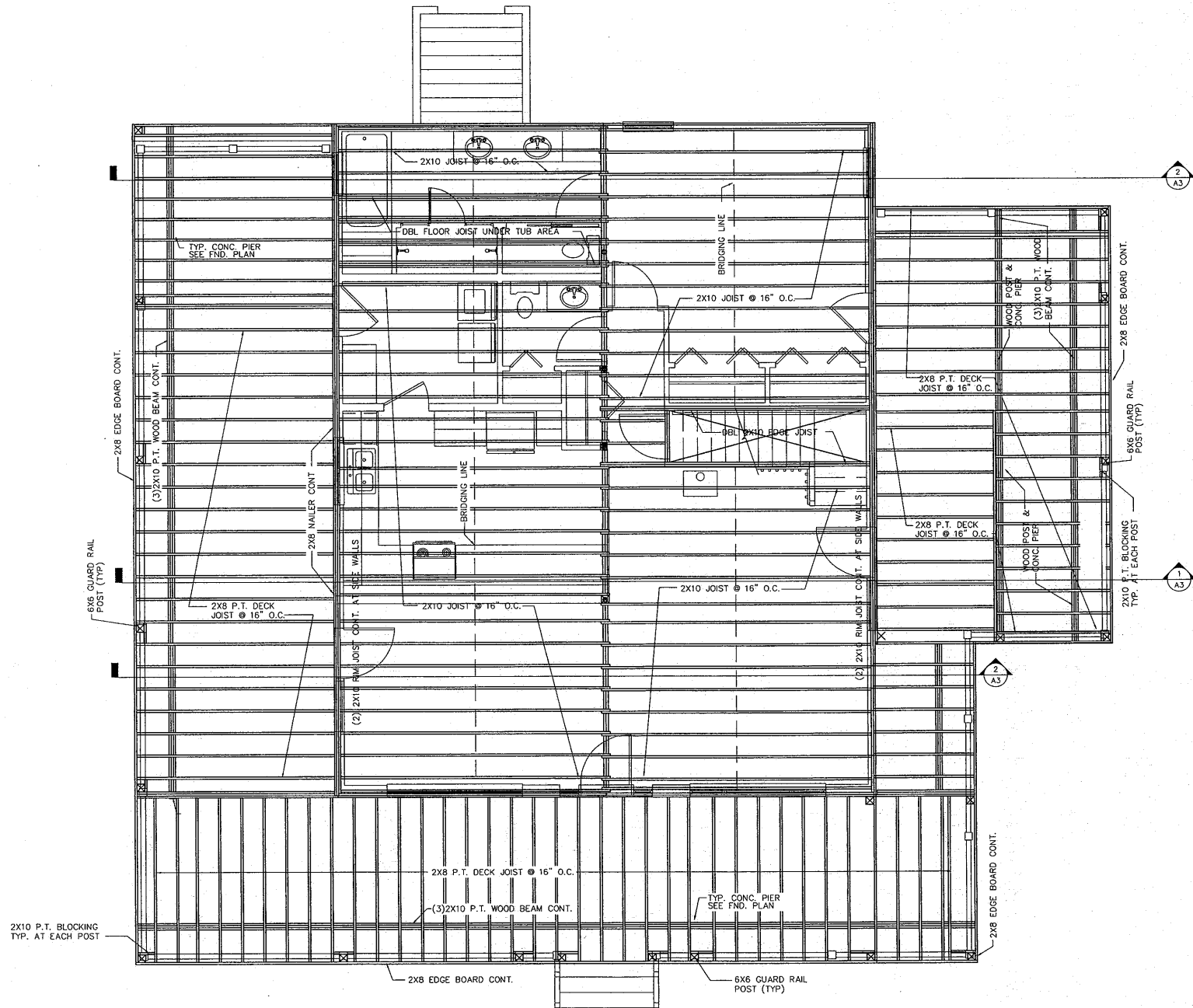


NOTE:
SEE BUILDING SECTION 4/A3 FOR
FRONT WALL FRAMING DIMS & NOTES

2ND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

NOTE: 2X10 RIM BOARD CONTINUOUS AT PERIMETER OF FLOOR JOIST.
USE DBL RIM BOARD WHERE PARALLEL TO FLOOR JOIST



1ST FLOOR FRAMING PLAN

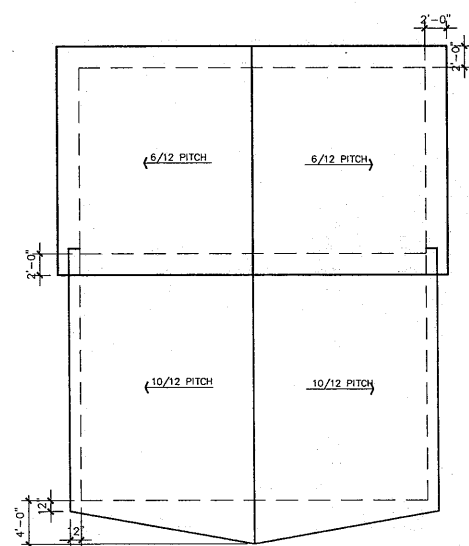
SCALE: 1/4"=1'-0"

NOTE: 2X10 RIM BOARD CONTINUOUS AT PERIMETER OF FLOOR JOIST.
USE DBL RIM BOARD WHERE PARALLEL TO FLOOR JOIST

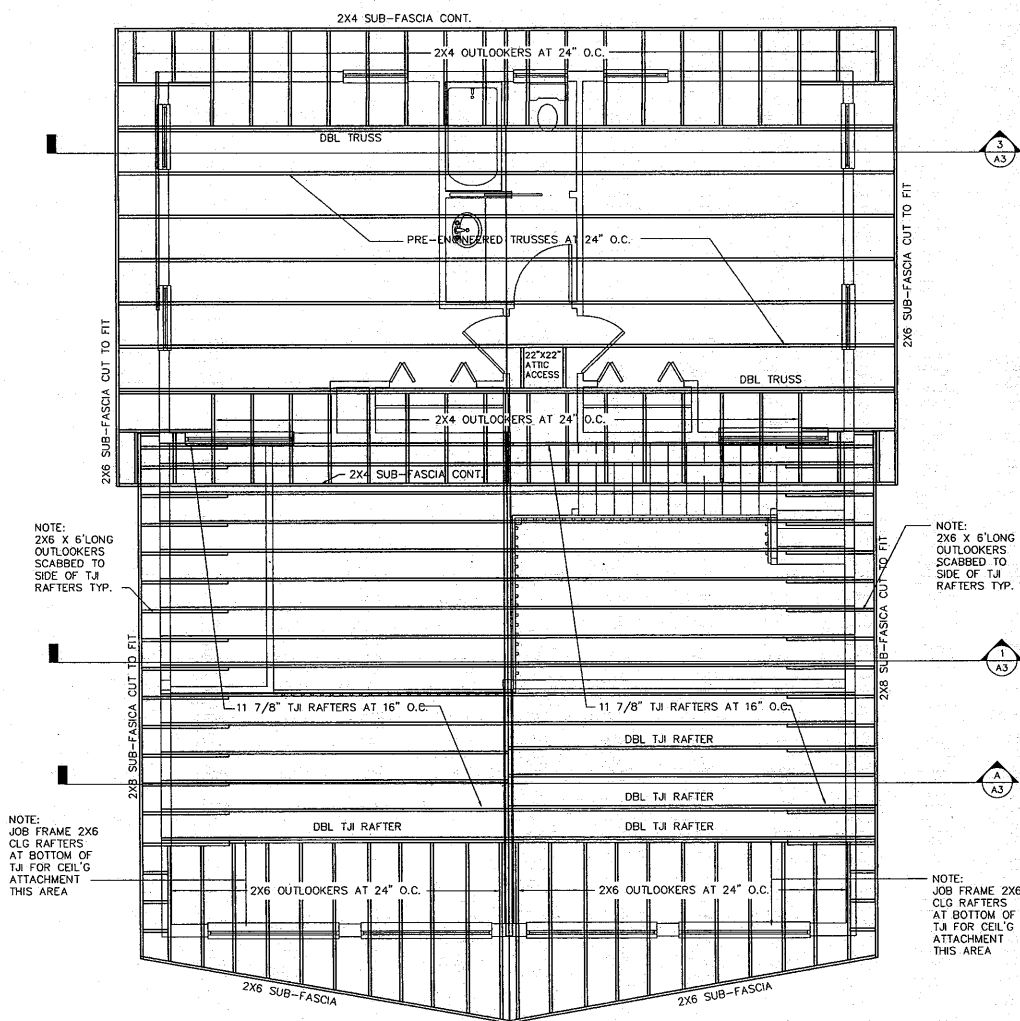
MOONEY RESIDENCE
27 SUNSET AVE.
GREAT DIAMOND ISLAND
PORTLAND, MAINE

DRAWINGS THIS SHEET
FRAMING PLANS

S2



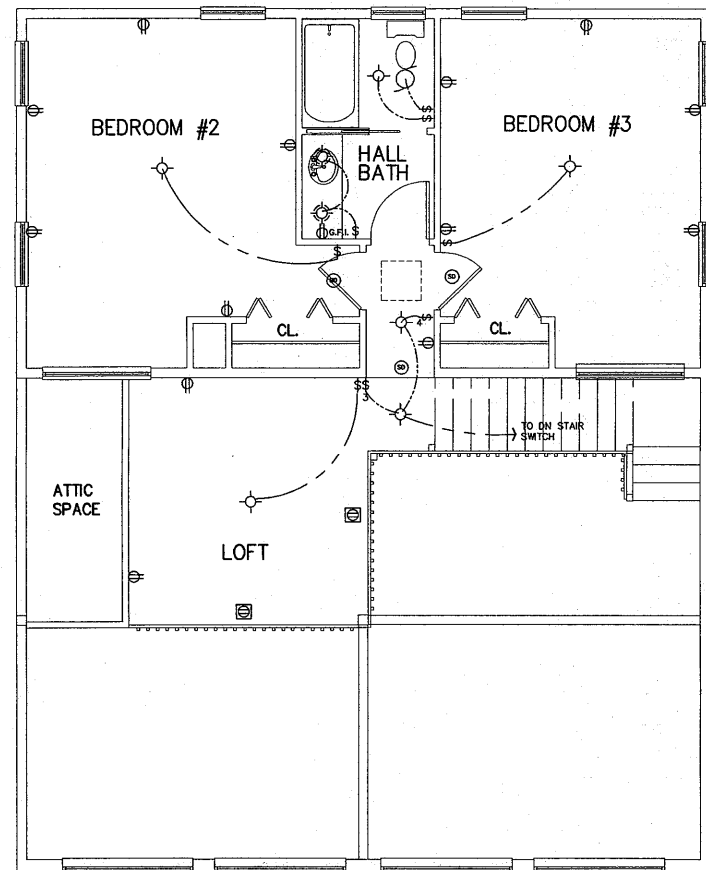
ROOF PLAN SCALE: 1/8"=1'-0"



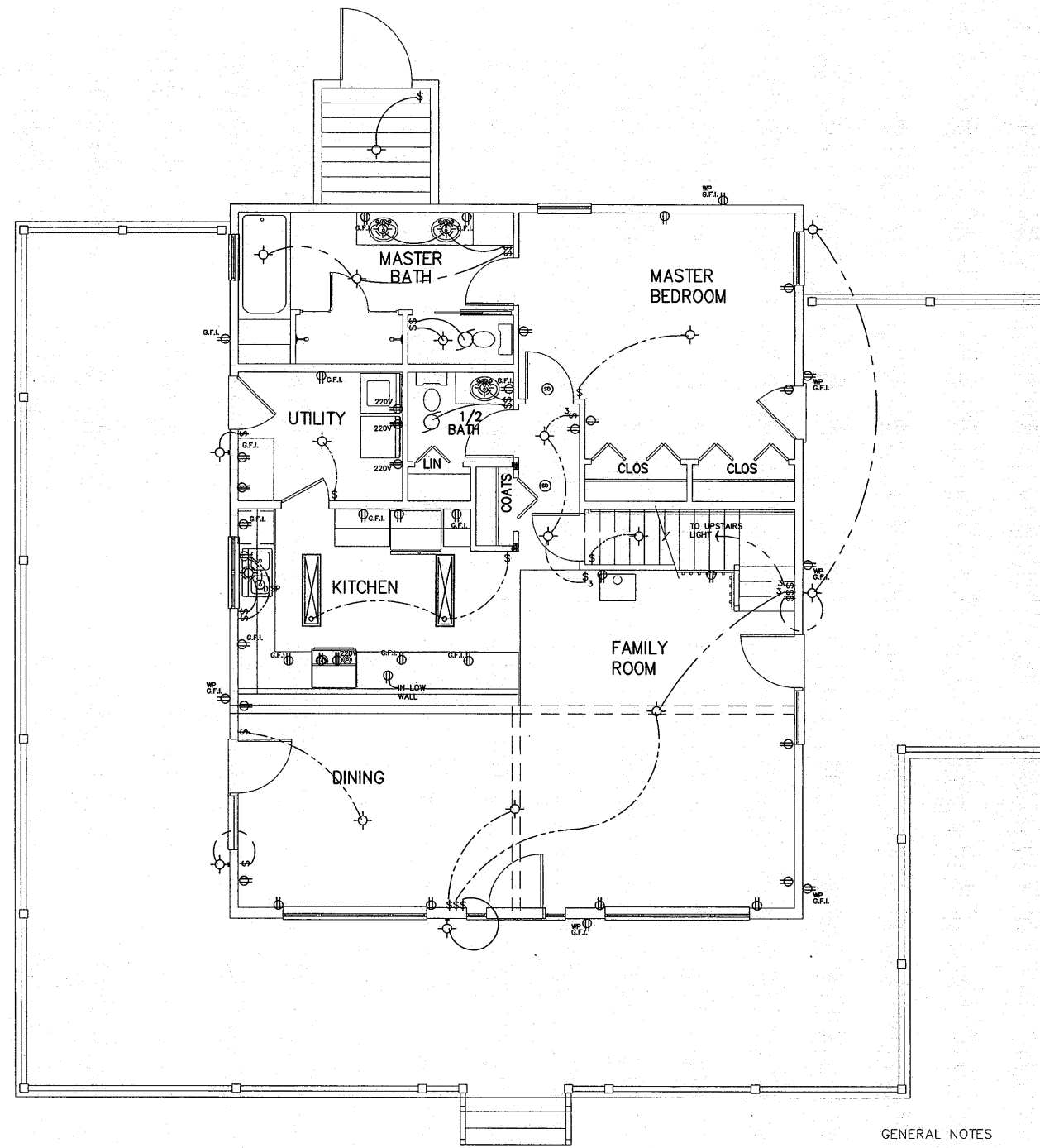
ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

DRAWINGS THIS SHEET	MOONEY RESIDENCE
	27 SUNSET AVE.
	GREAT DIAMOND ISLAND PORTLAND, MAINE
ROOF FRAMING PLAN	
ROOF PLAN	
	S3



2ND FLOOR ELECTRICAL PLAN SCALE: 1/4"=1'-0"



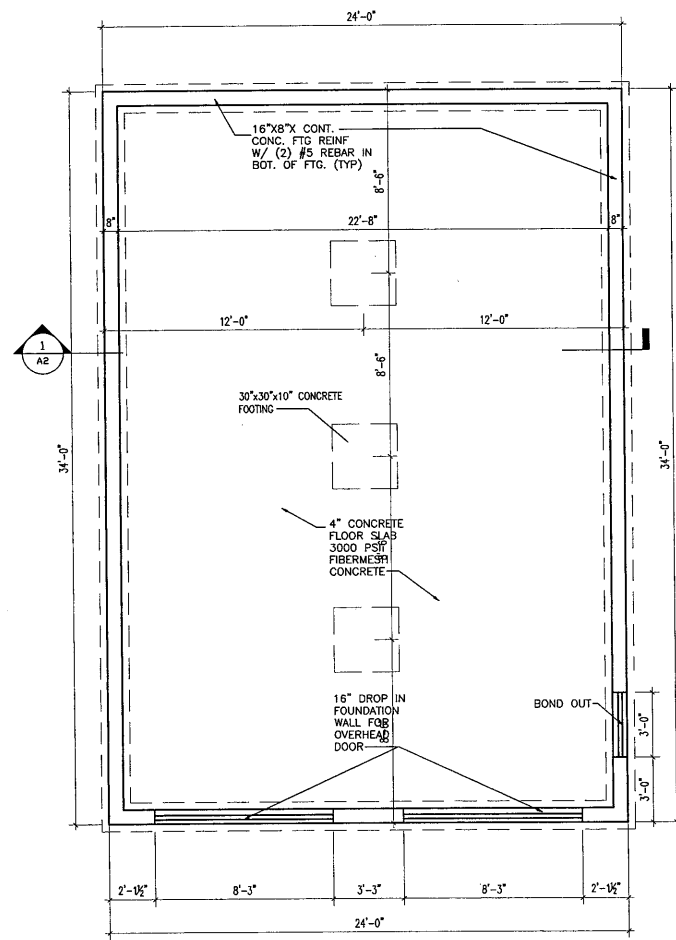
1ST FLOOR ELECTRICAL PLAN SCALE: 1/4"=1'-0"

GENERAL NOTES
ALL ELECTRICAL DEVICES IN BEDROOMS (LIGHTS, FANS, OUTLETS) ARE TO BE WIRED TO AN "ARC FAULT PROTECTION CIRCUIT."

SYMBOL LEGEND			
	DUPLEX 110V RECEPTACLE		WALL FIXTURE
	WEATHERPROOF OUTLET		48" FLUORESCENT LIGHT FIXTURE
	GROUND FAULT INTERRUPT RECEPTACLE		RECESSED ADJ. CEILING SPOTLIGHT
	220V RECEPTACLE		CEILING FAN/LIGHT
	SPLIT RECEPTACLE		EXTERIOR SPOTLIGHT
	FLOOR DUPLEX RECEPTACLE		COMB. LIGHT & EXHAUST FAN
	SINGLE POLE SWITCH		EXHAUST FAN (50 CFM. MIN.)
	3-WAY SWITCH		COMBO SMOKE DETECTOR AND CO DETECTOR AC/DC W/ BATTERY BACKUP INTERCONNECTED
	4-WAY SWITCH		TELEPHONE OUTLET
	SWITCH W/ DIMMER		DOOR BELL BUTTON SWITCH
	SWITCH W/ TIMER		SMOKE DETECTOR AC/DC W/ BATTERY BACKUP INTERCONNECTED
	CEILING LIGHT FIXTURE		
	RECESSED LIGHT FIXTURE W/ NON BREAKABLE LENS		
	PULL CHAIN LIGHT FIXTURE		

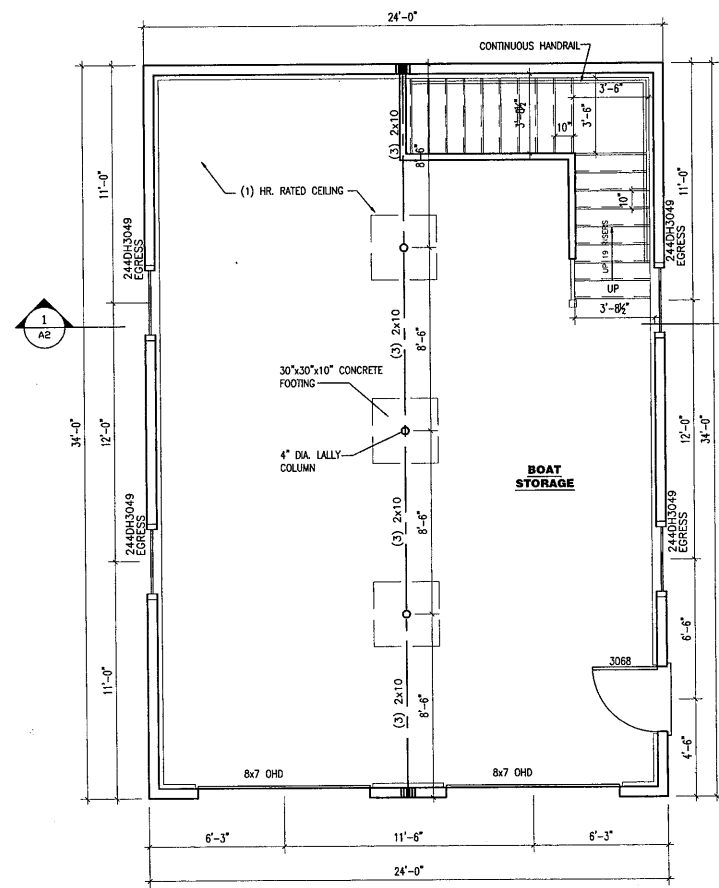
MOONEY RESIDENCE
 27 SUNSET AVE.
 GREAT DIAMOND ISLAND
 PORTLAND, MAINE
 DRAWINGS THIS SHEET
 ELECTRICAL PLANS
 NOTES





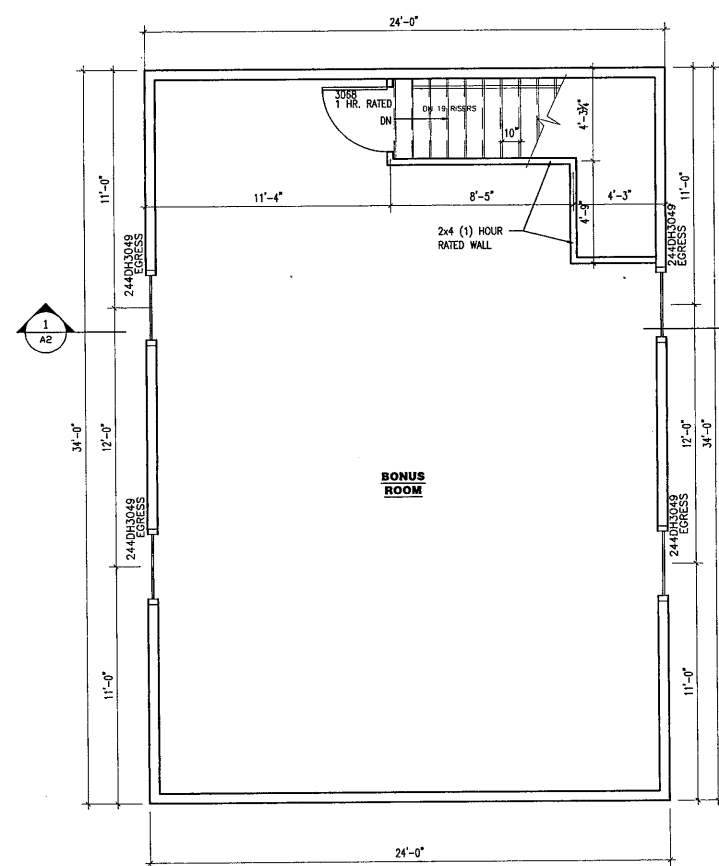
FOUNDATION PLAN

1/4" = 1'-0"



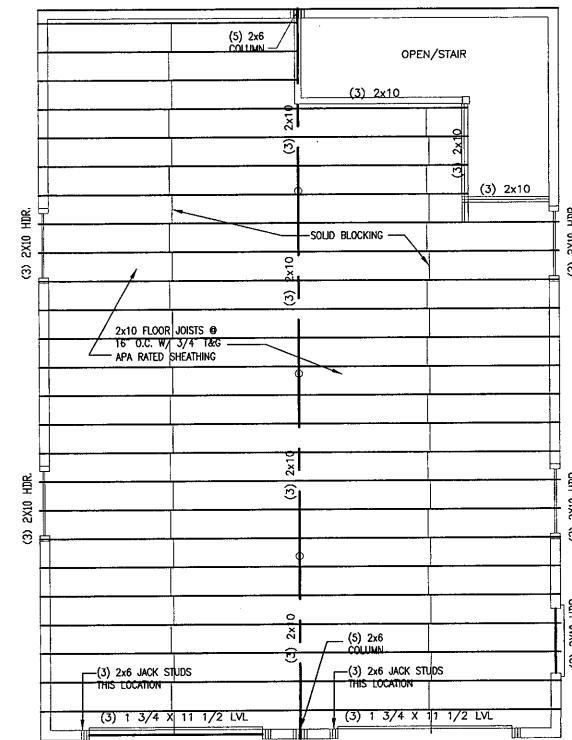
FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

MOONEY RESIDENCE
27 SUNSET AVE.
GREAT DIAMOND ISLAND
PORTLAND, MAINE

DRAWINGS THIS SHEET
FLOOR PLANS
FOUNDATION PLAN
FRAMING PLAN

A1

TYPICAL ROOF CONSTRUCTION
 RIDGE VENT
 METAL ROOF
 5/8" APA RATED SHEATHING W/
 10d NAILS, RING SHANK @ 6" O.C.
 PANEL EDGES AND 8" O.C. INTERMEDIATE
 #15 FELT PAPER
 (2) ROLLS 36" WIDE WATERPROOF MEMBRANE
 @ EAVES

2x10 RAFTERS @ 16" O.C.
 R-49 FIBERGLASS INSULATION
 1x3 STRAPPING @ 16" O.C.
 1/2" G.W.B.

2x6 CEILING JOISTS

TYP. EXTERIOR WALL

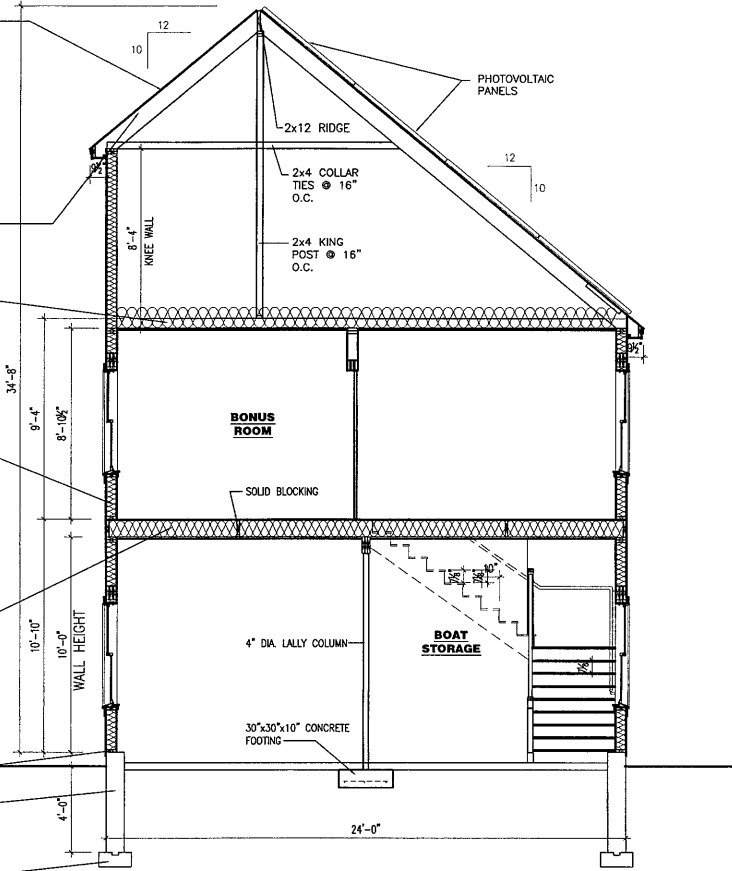
1/2" G.W.B. OVER
 4 MIL. REIN. POLY VAPOR BARRIER
 2x6 STUDS @ 16" O.C.
 R-21 FIBERGLASS INSULATION
 7/16" APA RATED SHEATHING
 10d NAILS - RING SHANK @ 4" O.C.
 PANEL EDGES AND 8" O.C.
 INTERMEDIATE (TYP.) OVER CONT.
 BLDG. WRAP UNDER SIDING

2x10 FLOOR JOISTS @
 16" O.C. W/ 3/4" T&G
 APA RATED SHEATHING W/
 10d RING SHANK NAILS &
 CONSTRUCTION ADHESIVE (TYP.)
 @ 6" O.C. AT PANEL EDGES
 & INTERMEDIATE

2x6 P.T. SILL
 W/ SILL SEALER

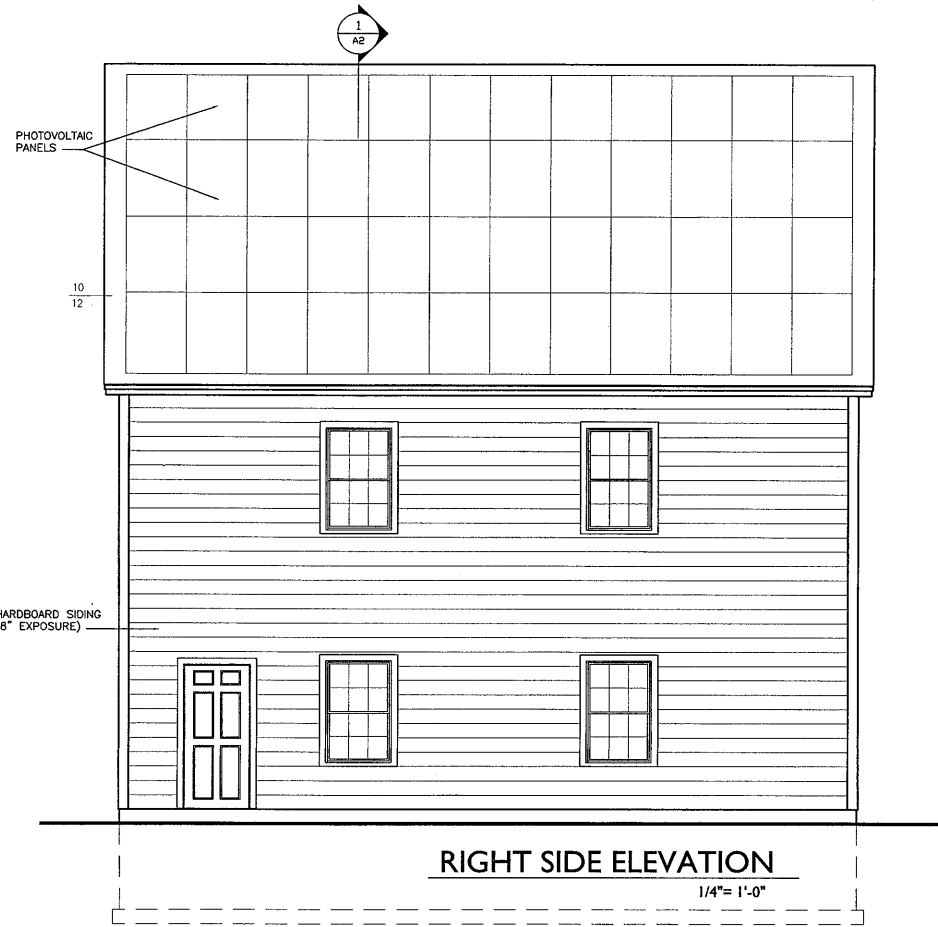
WALL REINFORCING, 2-#4
 BARS CONT. TOP & BOTTOM OF
 10" WALL AT FRONT & SIDES
 WALL @ REAR.

8"x16" FOOTING
 2-#4 BARS CONT.
 3" CLEAR (TYP.)



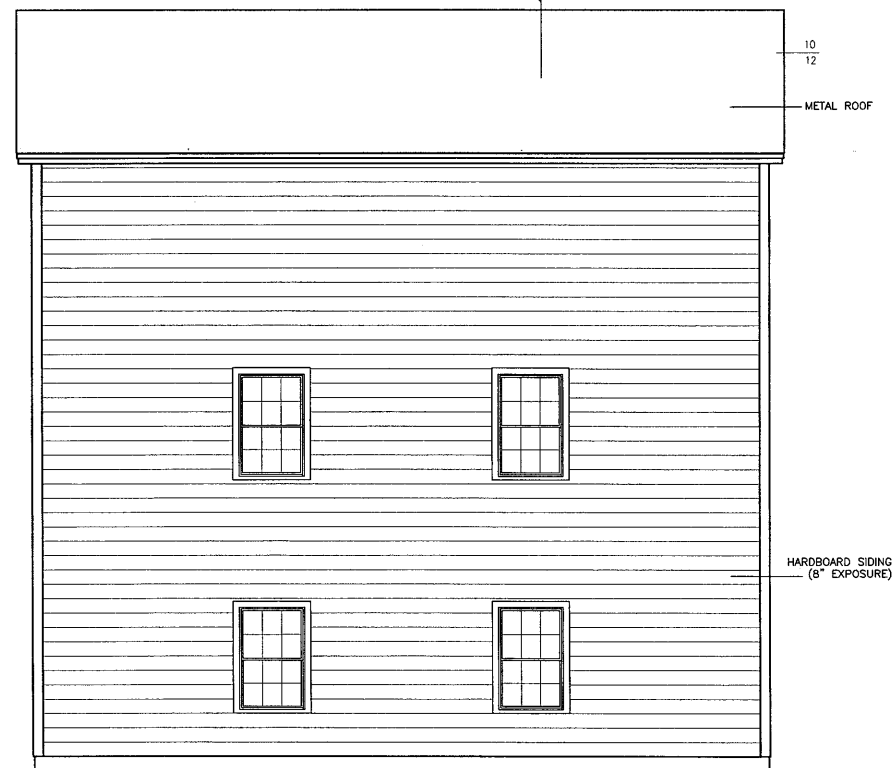
1 BUILDING SECTION

1/4" = 1'-0"



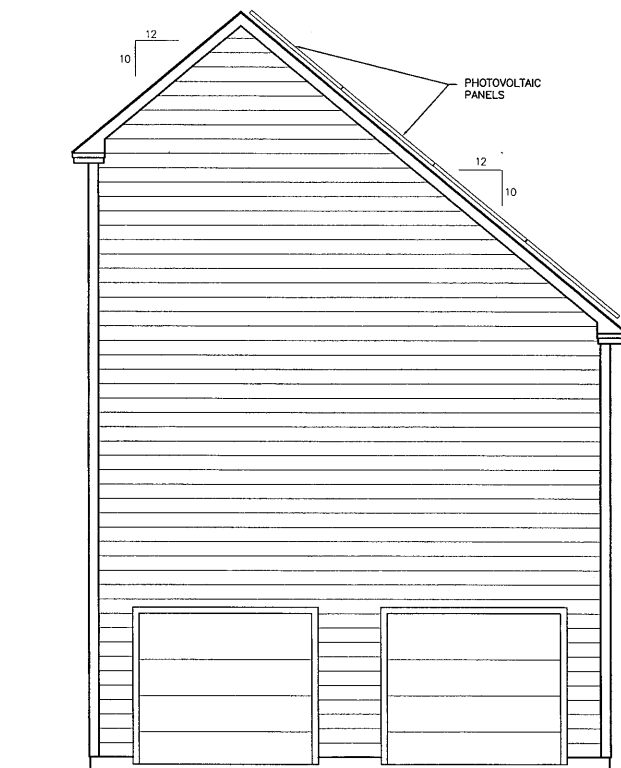
RIGHT SIDE ELEVATION

1/4" = 1'-0"



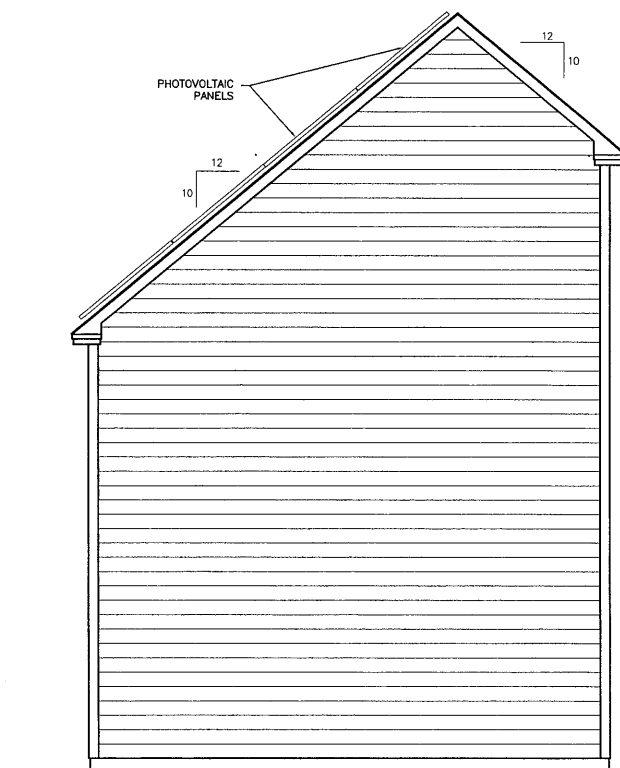
LEFT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



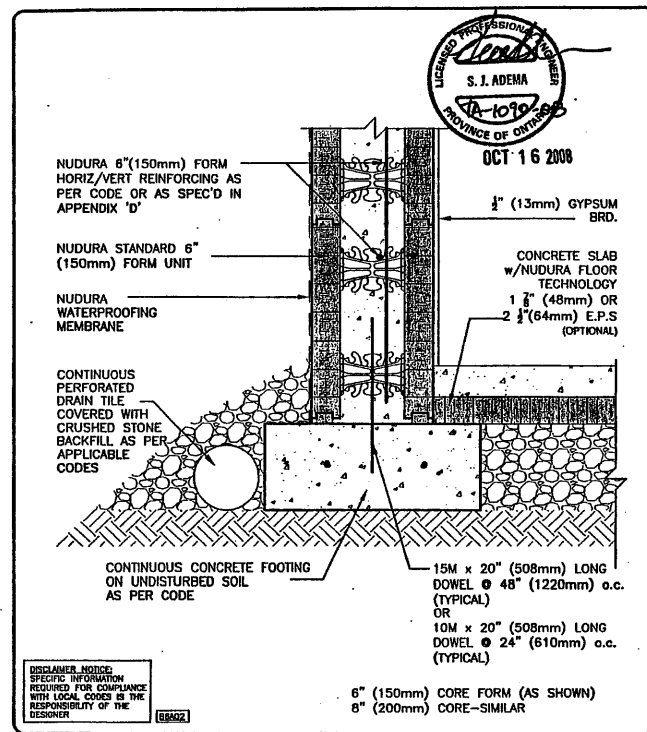
REAR ELEVATION

1/4" = 1'-0"

MOONEY RESIDENCE
 27 SUNSET AVE.
 GREAT DIAMOND ISLAND
 PORTLAND, MAINE

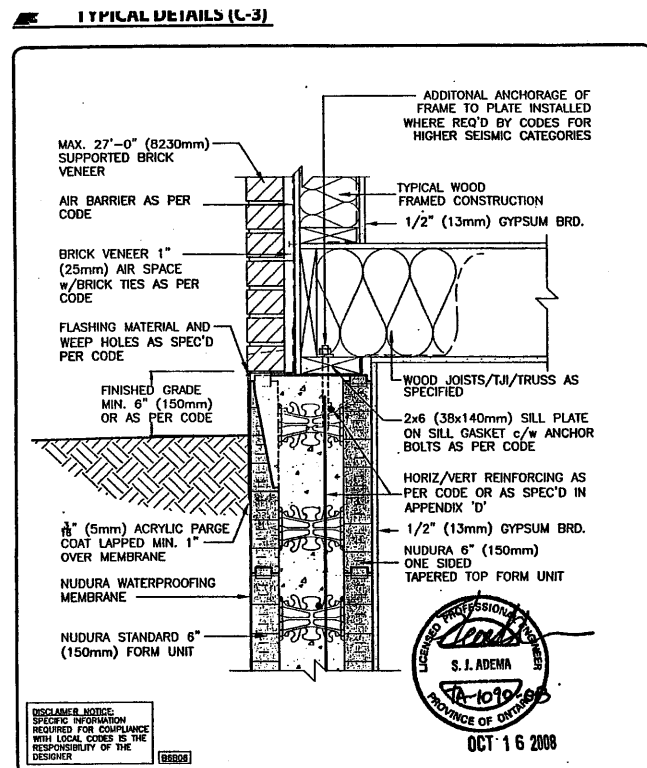
DRAWINGS THIS SHEET
 ELEVATIONS
 SECTION

A2



NUDURA
INTEGRATED BUILDING TECHNOLOGY
Building Value.

REV. NO.	DATE	BY	CHKD. BY
002	NS		
001	MAY 2006		
003	NS		
002	TV		
001	JAN 2006		
004	NS		
003	JUN 7	N.L.	



NUDURA
INTEGRATED BUILDING TECHNOLOGY
Building Value.

REV. NO.	DATE	BY	CHKD. BY
002	TV		
001	JAN 2006		
003	NS		
002	TV		
001	JAN 2006		
004	NS		
003	JUN 7	N.L.	

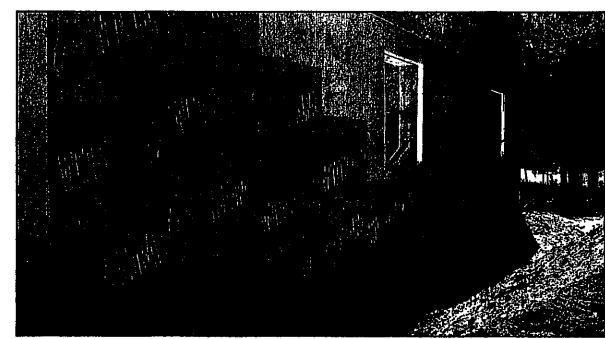
A.1 DAMPPROOFING / WATERPROOFING REQUIREMENTS

Damp proofing is usually a minimum code requirement on all exterior surfaces of below grade foundation walls when exterior soil grade is higher than the interior floor level.

Waterproofing satisfies the requirement of damp proofing and the requirement of a drainage layer under various codes where applicable. Waterproofing can also be effective where hydrostatic pressure is present.

NUDURA® Corporation supplies a waterproofing membrane as part of its NUDURA® Integrated Building Technology, which is a peel and stick application. The membrane is installed vertically in strips 36" (914mm) wide, with an overlap of 2" (51mm) at the seams. Each edge of the membrane has a line showing the required overlap.

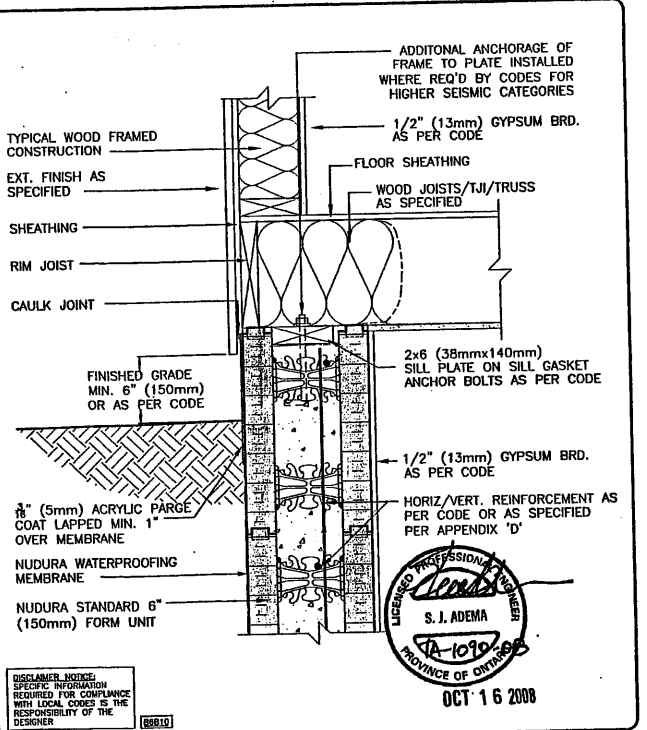
The waterproofing membrane should extend up to the grade line. The parging material should be skirted 1/2" (13mm) to 1" (25mm) over the waterproofing membrane to prevent water infiltration.



During cold weather months the adhesive formula is modified to allow for lower temperature workability. A protection layer is recommended if coarse material is used for backfilling.

For more detailed application instructions on NUDURA® Waterproofing Membrane, please refer to NUDURA® Technical Bulletin No.5 under Appendix F.

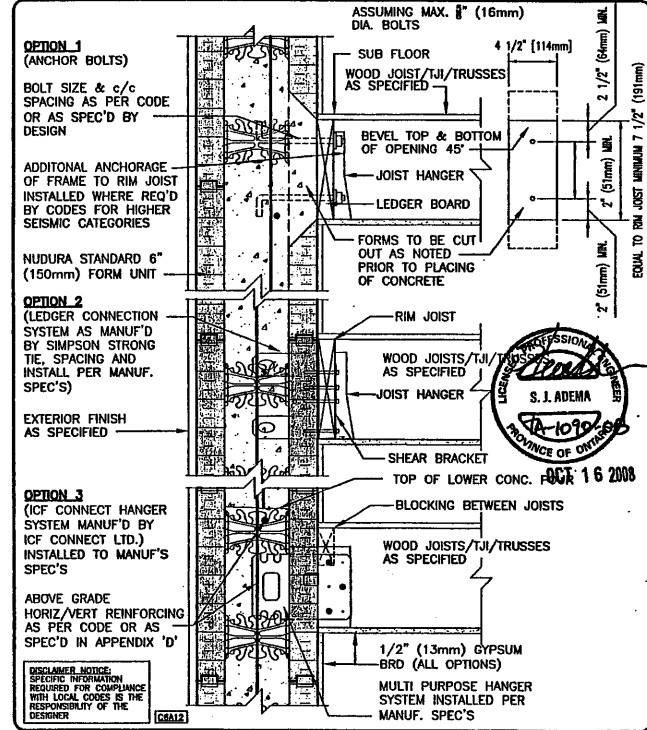
TYPICAL DETAILS (C-2)



NUDURA
INTEGRATED BUILDING TECHNOLOGY
Building Value.

REV. NO.	DATE	BY	CHKD. BY
002	TV		
001	JAN 2006		
003	NS		
002	TV		
001	JAN 2006		
004	NS		
003	JUN 7	N.L.	

TYPICAL DETAILS (C-4)



NUDURA
INTEGRATED BUILDING TECHNOLOGY
Building Value.

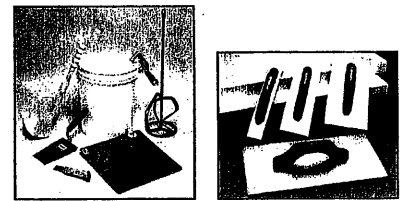
REV. NO.	DATE	BY	CHKD. BY
003	TV		
001	JAN 2006		
004	NS		
003	JUN 7	N.L.	

A.2 PARGING REQUIREMENTS

Parging is required to protect the EPS from the U-V damages that can occur over prolonged exposure. Most codes require that exterior finishing commences 6" (152mm) to 8" (203mm) above grade. Damp proofing and waterproofing products are not designed to extend above the grade line, where U-V deterioration will occur. Also, such products are not aesthetically pleasing.

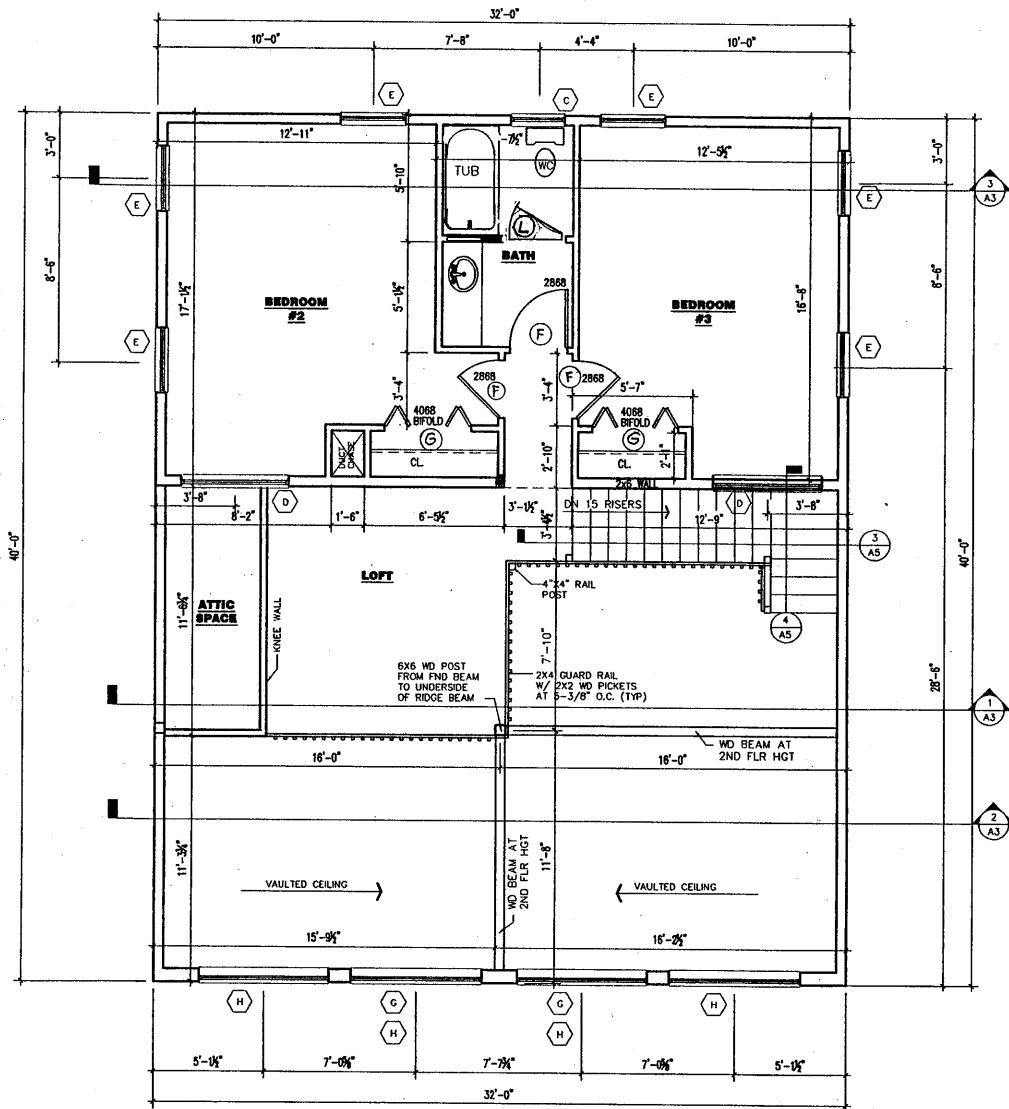
The line of NUDURA® products included an acrylic based pre-mix parging product as well as a fiber mesh. Four easy steps should be followed when using NUDURA® parging.

- 1) Clean and rasp the surface, removing imperfections with the rasp or by filling the voids with NUDURA® Expandable Spray Foam.
- 2) Apply a thin coat of the parging mix with a trowel.
- 3) Embed the fiber mesh in the wet coat applied in Step 2.
- 4) Apply the finish coat using a spray or with a trowel as per manufacturers specifications.



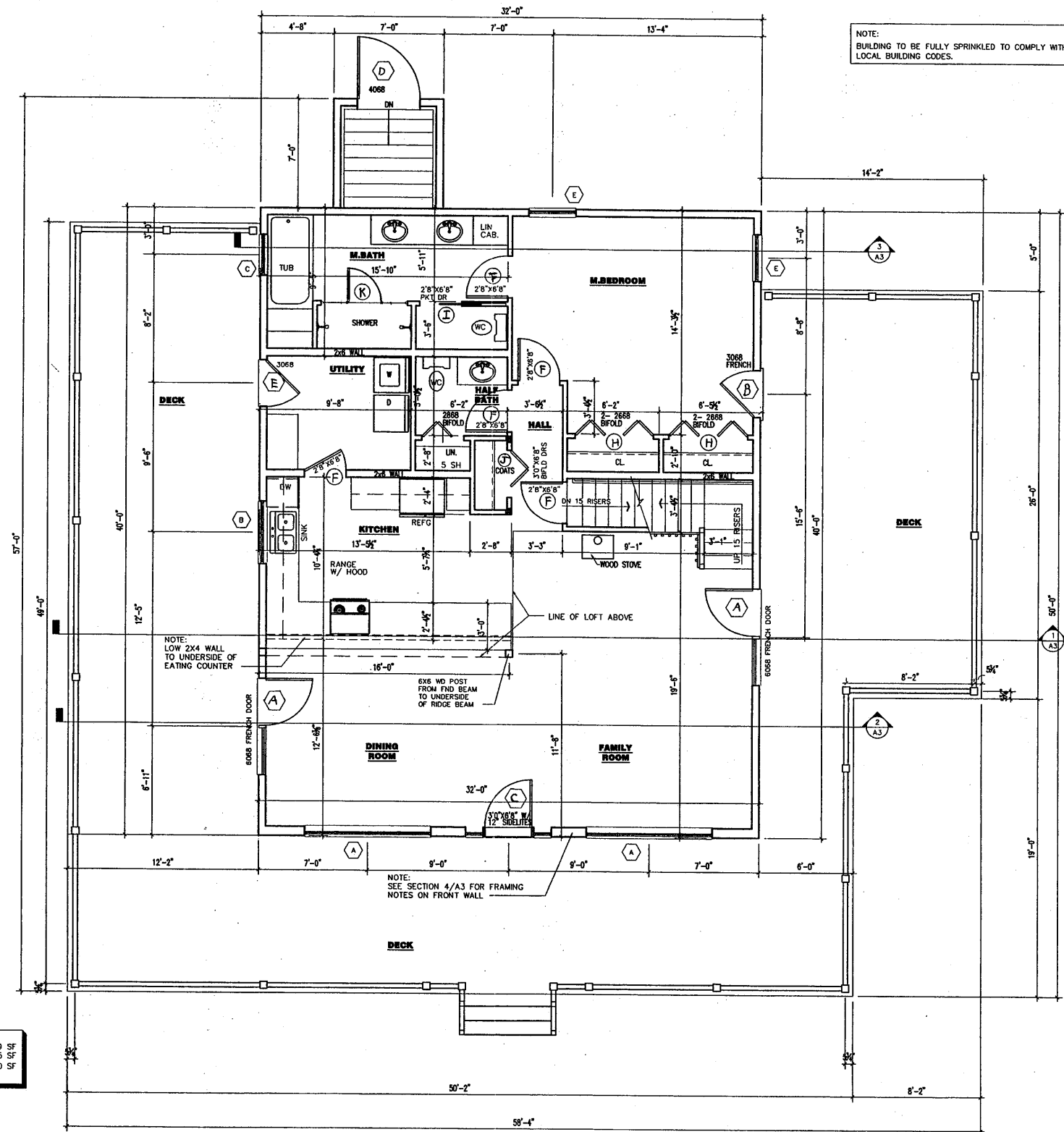
- NOTES:
1. DIMENSIONS SHOWN ARE FROM OUTSIDE OF EXTERIOR FRAME WALLS TO ONE SIDE OF PARTITIONS.
 2. EXTERIOR HOUSE WALLS ARE 2X6 STUDS @ 16" O.C. AND INTERIOR PARTITIONS ARE 2X4 STUDS @ 16" O.C.
 3. INSTALL 6 MIL. VAPOR BARRIER @ EXTERIOR WALLS, CEILING, AND UNDER SLABS.
 4. TEMPERED GLASS DOOR (AND ENCLOSURE IF NECESSARY) AT ALL SHOWERS.
 5. ALL EXTERIOR AND BEARING WALL OPENINGS TO HAVE 2-2X12 HEADERS UNLESS OTHERWISE SPECIFIED. ROUGH OPENING HEIGHT SHOULD BE APPROXIMATELY 6'-10".
 6. NUMBER OF STEPS TO BE DETERMINED BY GRADE (HANDRAIL REQ'D FOR 4 OR MORE RISERS.)

NOTE:
BUILDING TO BE FULLY SPRINKLED TO COMPLY WITH LOCAL BUILDING CODES.



MAIN LEVEL:	1299 SF
UPPER LEVEL:	745 SF
UNFINISHED BSMT:	1280 SF

2ND FLOOR PLAN SCALE: 1/4"=1'-0"
SQ. FTG.: 745 S.F.

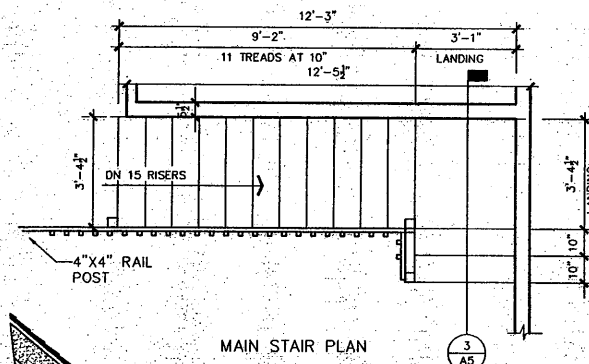


1ST FLOOR PLAN SCALE: 1/4"=1'-0"
SQ. FTG.: 1299 S.F.

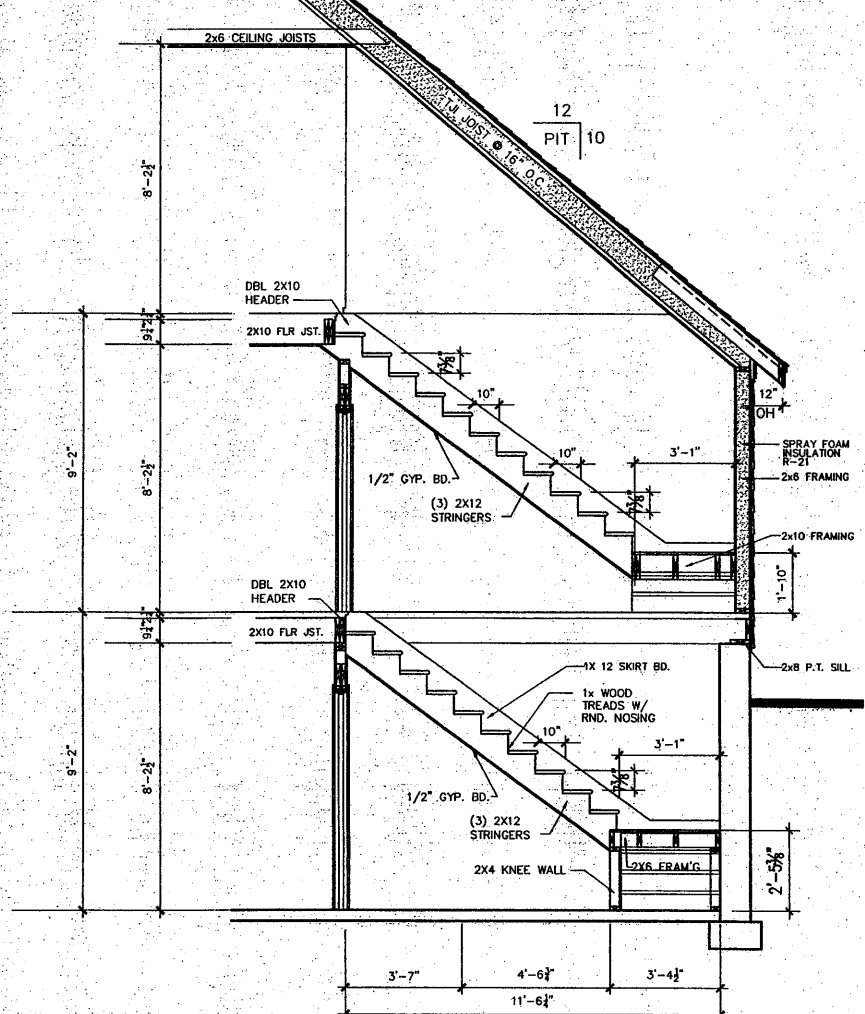
MOONEY RESIDENCE
27 SUNSET AVE.
GREAT DIAMOND ISLAND
PORTLAND, MAINE

DRAWINGS THIS SHEET
FLOOR PLANS

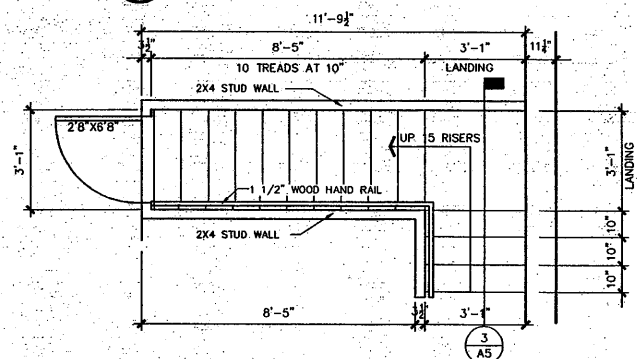
A1



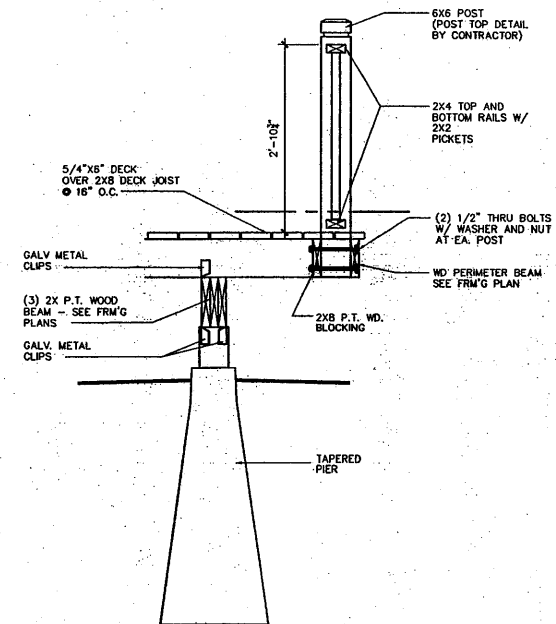
MAIN STAIR PLAN



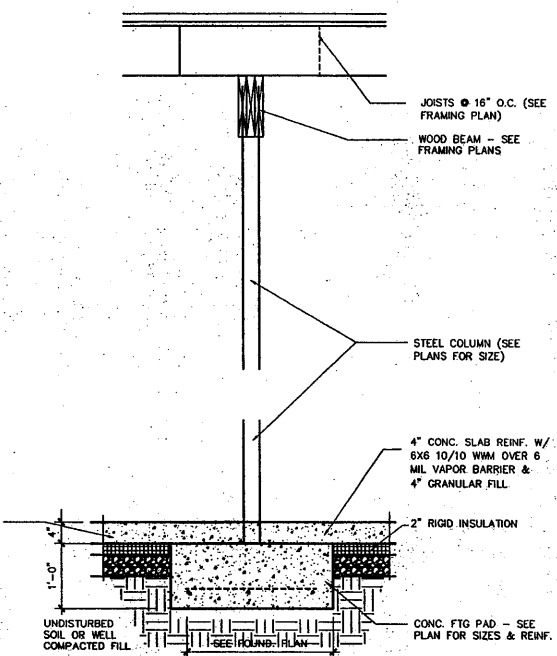
3 STAIR SECTION
A4 SCALE: 3/8" = 1'-0"



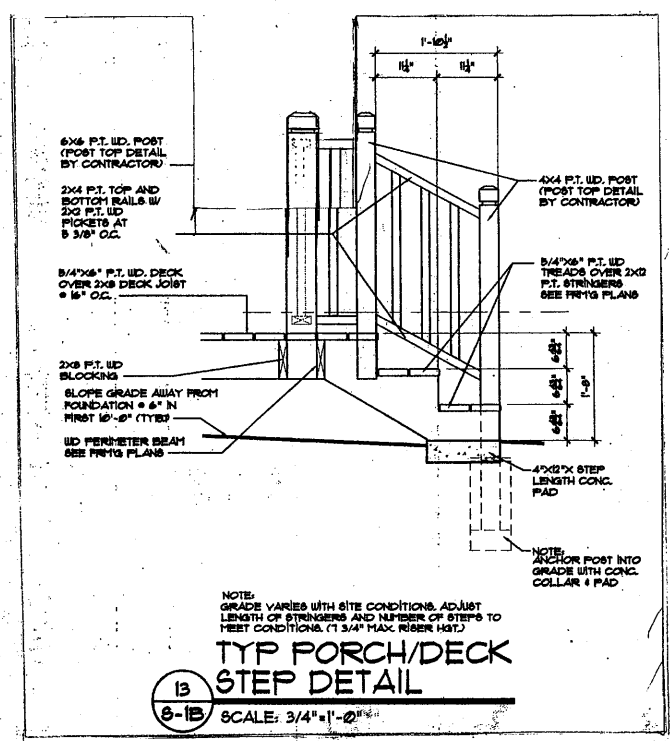
BASEMENT STAIR PLAN



1 FND DETAIL
A4 @ DECK PIERS
SCALE: 3/4" = 1'-0"



2 TYP. FND. DETAIL
A4 @ INT. FTG PADS
SCALE: 3/4" = 1'-0"



3 TYP PORCH/DECK
B-1B STEP DETAIL
SCALE: 3/4" = 1'-0"

WINDOWS ARE BASED ON ANDERSEN 200 SERIES ANDERSEN

WINDOW SCHEDULE			
MARK	MANUF.	MODEL #	REMARKS
A	ANDERSEN	244DH2050-P4050-244DH2050	TEMPERED GLASS
B		244DH3036	
C		244DH2836	TEMPERED GLASS
D		1/2 244FX5040	CUSTOM TRIANGULAR FIXED WINDOW
E		244DH3049	EGRESS
F		NOT USED	
G		P6050	FIXED WINDOW
H		1/2 P6050	CUSTOM TRIANGULAR FIXED WINDOW
I			BASEMENT WINDOW - 2'-8" WIDE X SIZE TO BE VERIFIED WITH FINISHED GRADES

Sheet 1

Door Schedule

Exterior		U-Factor
A	5'0"x6'8"	French Door 0.33
B	2'6"x6'8"	French Door 0.33
C	3'0"x6'8"	W/Side Lites 0.35
D	4'0"x6'8"	Home Made W/Wood
E	3'0"x6'8"	Fiberglass 6 Panel 0.27

Interior

F	2'6"x6'8"	Hollow Core Masonite
G	4'0"x6'8"	Bi Fold Hollow Core
H	2-2688	Bi Fold Hollow Core
I	2'6"x6'8"	Pocket
J	3'0"x6'8"	Bi Fold Hollow Core
K	2'0"x6"	Glass Shower Door
L	2'6"x6'8"	Hollow Core Masonite

Insulation Values

R-Values	Type
R-12	2" Styrofoam Bd. Basement slab
R-22	Nudura ICF Basement walls
R-26	Spray Foam Ext. Walls
R-38	Attic Roof Spray Foam

MOONEY RESIDENCE
27 SUNSET AVE.
GREAT DIAMOND ISLAND
PORTLAND, MAINE

DRAWINGS THIS SHEET
DETAILS

A4