

GENERAL NOTES:

1. Contractor will review all drawings and specifications and confirm any unclear information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.
2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.
3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-grade custom residential construction. Contractor warrants all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.
4. **These Drawings herein represent a construction document set for building permit application. An Interiors construction document package with additional details and information will be issued at a later date.**

BUILDING CODES (RESIDENTIAL)

APPLICABLE BUILDING CODES:
 Locality: Great Diamond Island, Portland, ME
 Cumberland County, Maine
 Local Code Enforcement Officer:
 Tammy Munson
 389 Congress St.
 4th Floor
 Portland, ME 04101
 207-284-9236
 tmm@portlandmaine.gov

Maine Uniform Building and Energy Code (MUBEC) and state amendments based on:
 Building- 2009 International Residential Code (excluding Chapters 11, 20-22, 24-40, 43)
 Energy- 2009 International Energy Conservation Code
 Fire - NFPA 70
 Electrical - NFPA 1
 Plumbing - Maine State Plumbing Code

Zoning:
 See Zoning Analysis on Site Plans sheet A-1.0 for more information

Non-Mandatory:
 ASHRAE 62.2 - 2007 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings)
 Radon Control - ASTM-E-1465-06 Standard Practice For Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings

DESIGN LOADS (IRC/IBC 2009, MUBEC)
 Live Load: 40psf
 See Structural Drawings for more information

OTHER APPLICABLE DESIGN CRITERIA
 Ground snow load: 50psf (R301.2(5))
 Wind speed: 90 mph (R301.2(4))
 Frost depth: 48" (Local Building Practice)
 Seismic category: B (R301.2(2))
 Termites Infestation Probability: None to slight (R301.2(6))
 Weathering for concrete: Severe (R301.2(3))

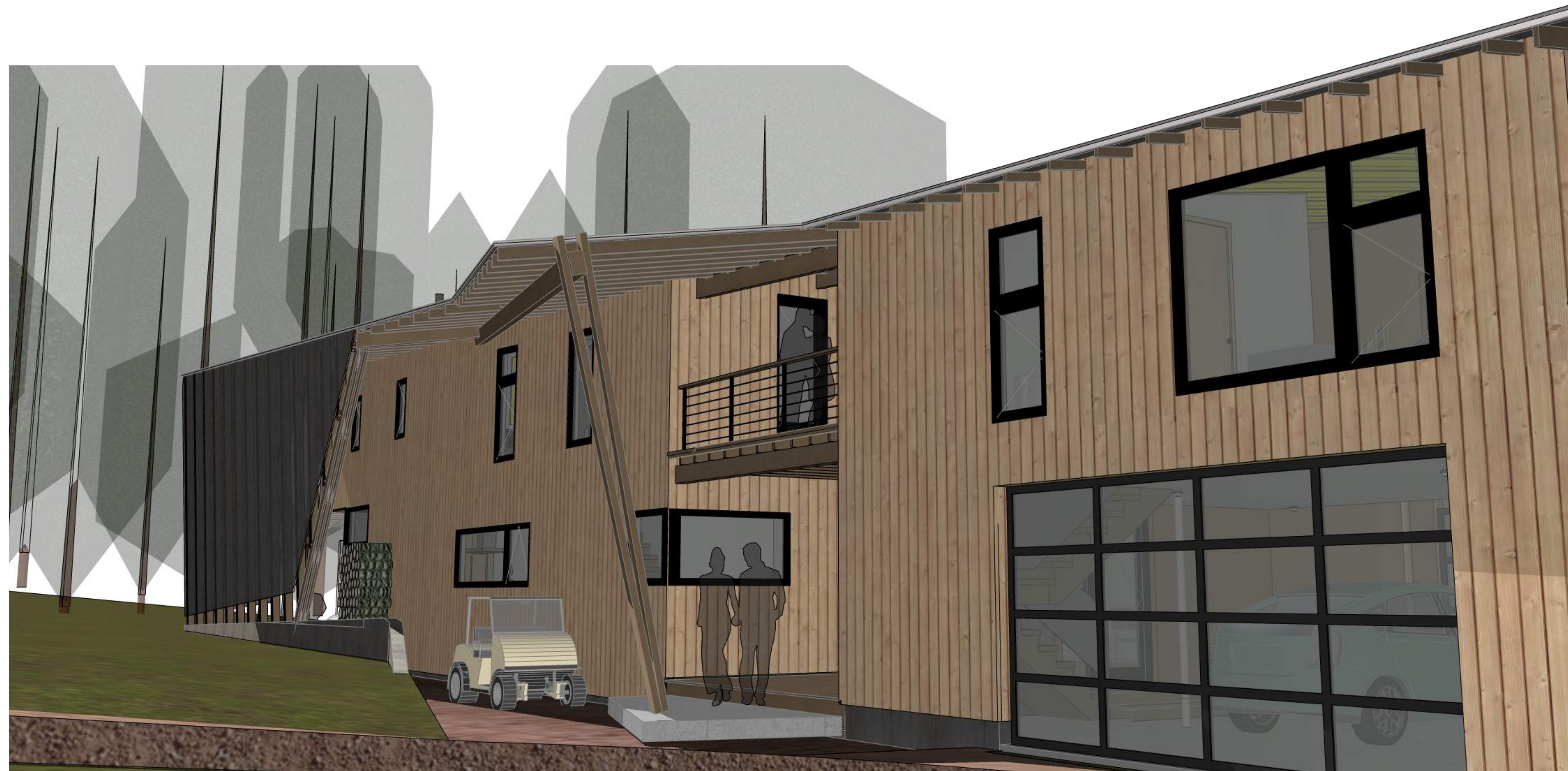
MINIMUM INSULATION VALUES (IECC 2009 table 402.1.1)
 Climate zone: 6A-Moist (IECC 301.1)
 Windows / doors: U-value 0.35
 Ceilings: R-49
 Walls (wood framed): R-20 (total) or R13 + R5
 Walls (CMU): R-5 (ext), R-10 (int)
 Floors: R-30
 Basement Walls: R-15 (on wall) R-19 (if cavity)
 Slab-on-grade: R-10
 Crawl space walls: R-10 (on wall)

COMMON ABBREVIATIONS

AFF	Above Finished Floor
B.O.	Bottom of
CMU	Concrete Masonry Unit
CEO	Code Enforcement Officer
CFCI	Contractor Furnished, Contractor Installed
CFOI	Contractor Furnished, Owner Installed
ETR	Existing to Remain
GYP	Gypsum Board
IBC	International Building Code
IECC	International Energy Conservation Code
IRC	International Residential Code
MIN	Minimum
MAX	Maximum
MUBEC	Maine Uniform Building and Energy Code
OFCI	Owner Furnished, Contractor Installed
PT	Pressure-Treated
PSF	Pounds per square foot
PSI	Pounds per square inch
T.O.	Top of
TYP	Typical
T.O.	Top of
VIF	Verify in Field



View of Back Looking East at Ocean Corner

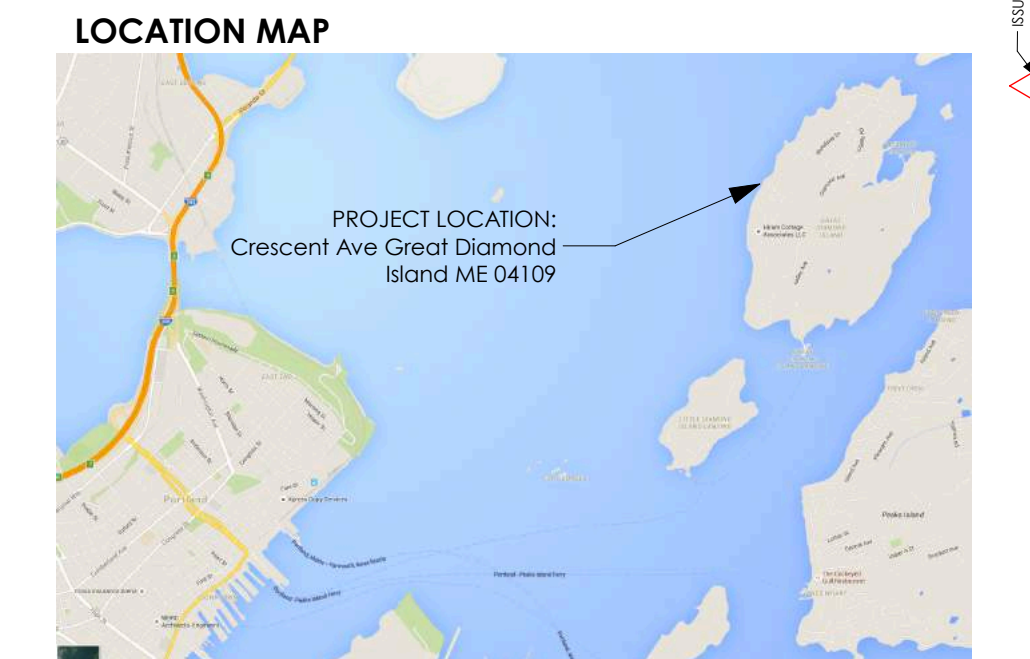


View Looking To South at the Entry

PROJECT NARRATIVE
 New construction two-story single family dwelling located on a site with views to Casco Bay. The conditioned living space is approximately 2,290sf. The structure is wood framed over slab on grade or crawlspace foundation. The dwelling includes covered porches and open decks, a 644sf of unfinished loft space above. The dwelling shall include an NFPA 13R residential sprinkler system per Portland Maine building code requirements. The project shall also include Mechanical, Electrical and Plumbing. MEP scope of work is design-build by the Contractor.

SHEET INDEX

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CS	COVER SHEET, SITE PLAN
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A-0.3	WINDOW AND EXTERIOR DOOR SCHEDULES
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A-1.0A	SITE SURVEY
A-1.1	PROPOSED 1ST FLOOR PLANS
A-1.2	PROPOSED 2ND FLOOR PLANS
A-1.3	PROPOSED ROOF PLAN
A-1.4	PROPOSED FURNITURE PLANS
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A-2.2	PROPOSED ELEVATIONS AND 3D VIEWS
A-3.1	BUILDING SECTIONS
A-3.2	BUILDING SECTIONS
A-3.3	WALL SECTIONS
S-1.1	STRUCTURAL FRAMING PLANS
S-1.2	STRUCTURAL FRAMING PLANS
S-1.3	STRUCTURAL DETAILS
S-1.4	STRUCTURAL 3D VIEWS (FOR REFERENCE ONLY)



PROJECT ARCHITECT
 Caleb Johnson Architects + Builders
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 Biddeford, ME 04005
 207-283-8777
 Caleb Johnson, AIA
 calebj@cjab.me

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CONTRACTOR
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STRUCTURAL CONSULTANT
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CHANGES THIS ISSUE:

ID	DESCRIPTION

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION

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DRAFTSPERSON:
 Porfirio Boettje, AIA
 DATE OF ISSUE:
 3/1/17
PROJECT STATUS:
 Permit Set

Luedke Residence
 James & Katherine Luedke
 Crescent Ave Great Diamond Island ME
 04109

PERMIT SET