

GENERAL NOTES

NEW-SINGLE FAMILY HOME- 2 STORY HOUSE AND BASEMENT

DESCRIPTION: DEEDS BOOK 31590, PAGE 88, TAX MAP 84, BLOCK M, LOTS 7 AND 8

SEE SITE PLAN FOR ADDITIONAL LEGAL DESCRIPTIONS

ZONING: IR-2

OWNER: MATTHEW MULKERN, 20 WILLOW STREET, PEAKS ISLAND, PORTLAND MAINE 04108

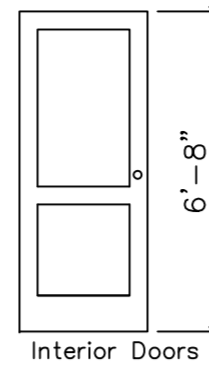
AREA OF LOT TO BE COVERED BY STRUCTURE=2,275 SF  
AREA OF LOT - 12,243 SQUARE FEET  
PERCENTAGE OF LOT COVERAGE = 18.6 PERCENT

BUILDER: TRAVIS BERUBE, 67 BOOTHBY AVE, SOUTH PORTLAND, ME 04106

EXISTING CITY WATER AND CITY SEWER 1 INCH WATER LINE

ELECTRICAL: 200 AMP SERVICE

See site plan for Silt fence/erosion control as required by Maine Erosion Control and Sediment Control Handbook



WINDOW AND EXTERIOR DOOR SCHEDULE

Windows to be NUCON, /white, low E clear, Argon Full Screen  
Doors to be DP 50 or better and R Factor of 7.7 /smooth Star Embossed, clear glass. In-swing  
Interior doors to be Mellenium Collection Bravo, MDF stile and rail construction square stick 2 panel.

GENERAL ARCHITECTURAL NOTES

- All exterior walls to be 2x6 construction, with 5/8" gyp wall bd on interior of East and West walls. Exterior sheathing to be 1 1/2" R-Zip panels, R-6. See manufacturers specifications and structural drawings for nailing and taping schedule. Exterior Siding to be vinyl. Wall insulation between studs to be Fiberglass batt R-21 with 4 Mill Clear Poly. TOTAL R-27 Walls
- Ceilings to be 1/2" sheet rock on 1 x 3 strapping. Drywall to be glued top and bottom of walls and all corners for additional air sealing.
- Concrete foundation walls to be 8" concrete with 2 layers of 2" blue board insulation. TOTAL R-12. See Structural drawings for steel reinforcement.
- Basement floor to be 4" concrete slab with 6 x 6 wire reinforced mesh, on 6 mill poly vapor barrier, on 2" rigid blue board insulation R-6 on 4" crushed stone. Insulation to be continuous from floor to walls. Soil to be undisturbed or compacted. Provide control joints at 10' O.C.
- Provide 4" interior and exterior perimeter drains.
- Provide Passive Radon vent.
- Heating System to be Hot Water Baseboard heat, oil fired boiler.
- Blockers and runners to be R-21 unfaced batts
- Second floor ceilings to be 4" PV R-30 16"x93" Kraft Batts and R-19 15.25 x 94" unfaced Batts; TOTAL R-49
- Slope to Platte with continuous PV R-38C 15" x 48" HD Kraft Batts with 2" Thermax Fall Face; TOTAL R-50
- Exterior Walls to have Air Sealant 00793 Tytan Pro Window and Door sealant 24oz.
- Bedroom walls to have R-11 Kraft 15oc, Bath Walls to have R-11 Kraft 15 oc
- Basement ceiling to have R-30 Unfaced insulation installed with pics
- Provide access panel to attic. Size to be clear opening 22" x 30". Seal and insulate access panel.

FIRE PROTECTION NOTES

- A Residential Wet Pipe Sprinkler System will be install according to NFPA # 13 D (NFPA101, 2009 ed). A separate permit will be required for this work. Design drawings to be submitted by Sprinkler Contractor.
- The Sprinkler System will require a one inch water line and a one inch meter to allow enough flow volum.

WINDOW AND EXTERIOR DOOR SCHEDULE G.C. TO VERIFY QUANTITIES AND SIZES OF ROUGH OPENINGS FOR WINDOWS

MARK	QTY	MODEL NUMBER	ROUGH OPENING FRAME SIZE	TYPE	Lite pattern	REMARKS/NOTES
W 1	1	2420	2'-6" x 2'-0"	AWNING	6 Lite	NUCON
W 2	6	2636	4'-8" x 8'-9"	DOUBLE HUNG	OVER 6 Lite	NUCON
W 3	12	2440	2'-7" x 3'-9"	DOUBLE HUNG	OVER 6 Lite	NUCON Egress window
W 4	1	2020	2'-0" x 2'-0"	FIXED OR AWNING	4 Lite	NUCON
D 1	2	3068	3'-2" x 6'-10"	TBD	ENTRY DOOR	9 Lite NUCON
D 2	1	3068	3'-2" x 6'-10"	TBD	ENTRY DOOR	NO GLASS NUCON
D 3	1	6068	6'-0" x 6'-8"	TBD	SLIDING PATIO DOOR	15 Lite NUCON

WINDOWS WITH SILL HEIGHTS OF 2 FEET OR LESS SHALL HAVE WINDOW OPENING LIMITING DEVICES. BEDROOMS SHALL HAVE EGRESS SIZE WINDOWS.

G.C. TO VERIFY QUANTITIES OF ALL DOORS AND WINDOWS

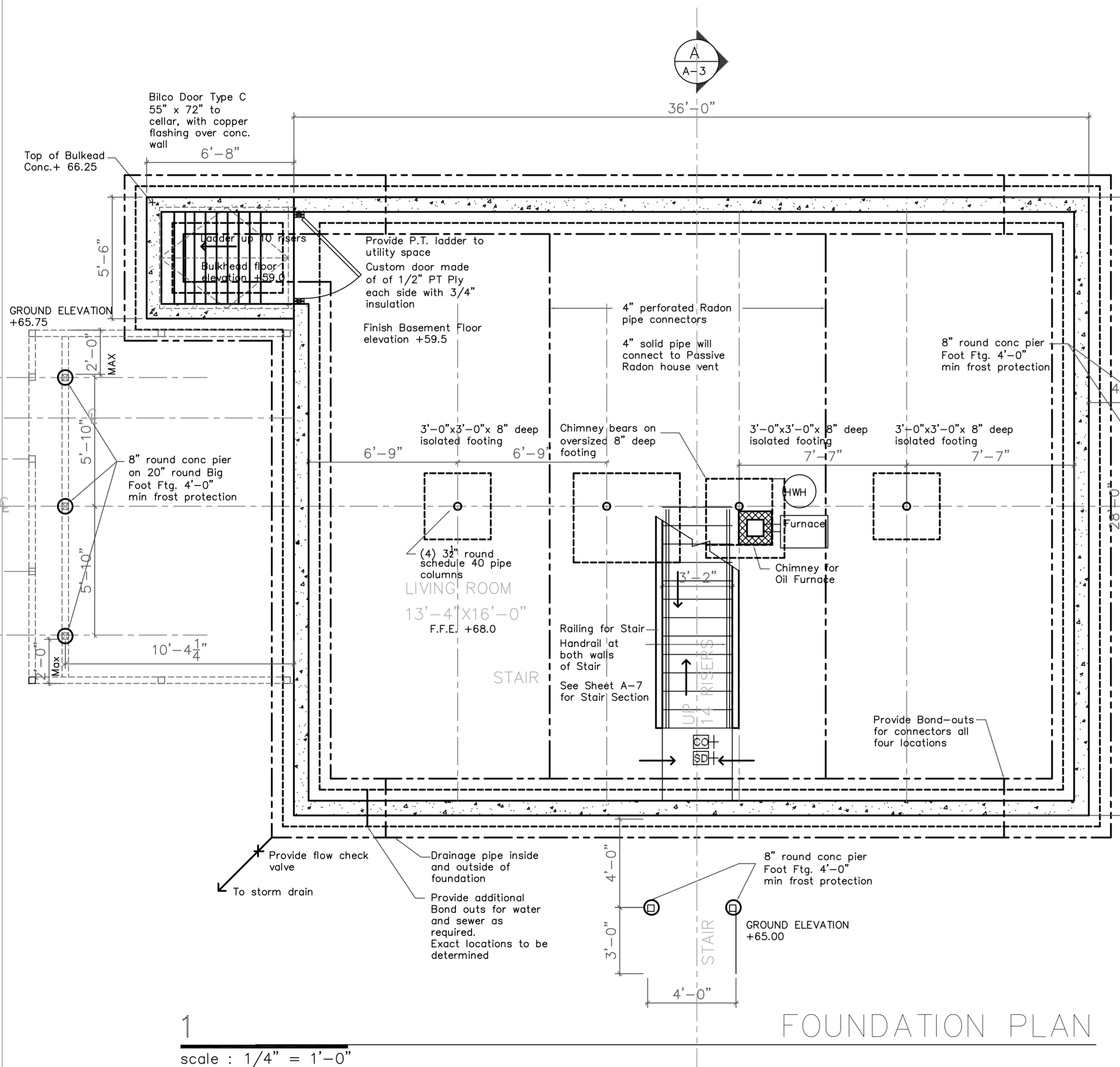
INTERIOR DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	THICKNESS	TYPE	PANEL	REMARKS/NOTES
1	1	1'-6"	6'-8" DOUG FIR	1 1/2"	HINGED	2 PANEL SQUARE STICK	
2	14	2'-6"	6'-8" DOUG FIR	1 1/2"	HINGED	2 PANEL SQUARE STICK	
3	1	2'-8"	6'-8" DOUG FIR	1 1/2"	POCKET DR	2 PANEL SQUARE STICK	
4	1	(4) 1'-3" x 6'-8"	6'-8" DOUG FIR	1 1/2"	BI-FOLD	2 PANEL SQUARE STICK	
5	2	3'-0" opening	6'-8" DOUG FIR	1 1/2"	POCKET DR	2 PANEL SQUARE STICK	
6	2	2'-2"	6'-8" DOUG FIR	1 1/2"	HINGED	2 PANEL SQUARE STICK	

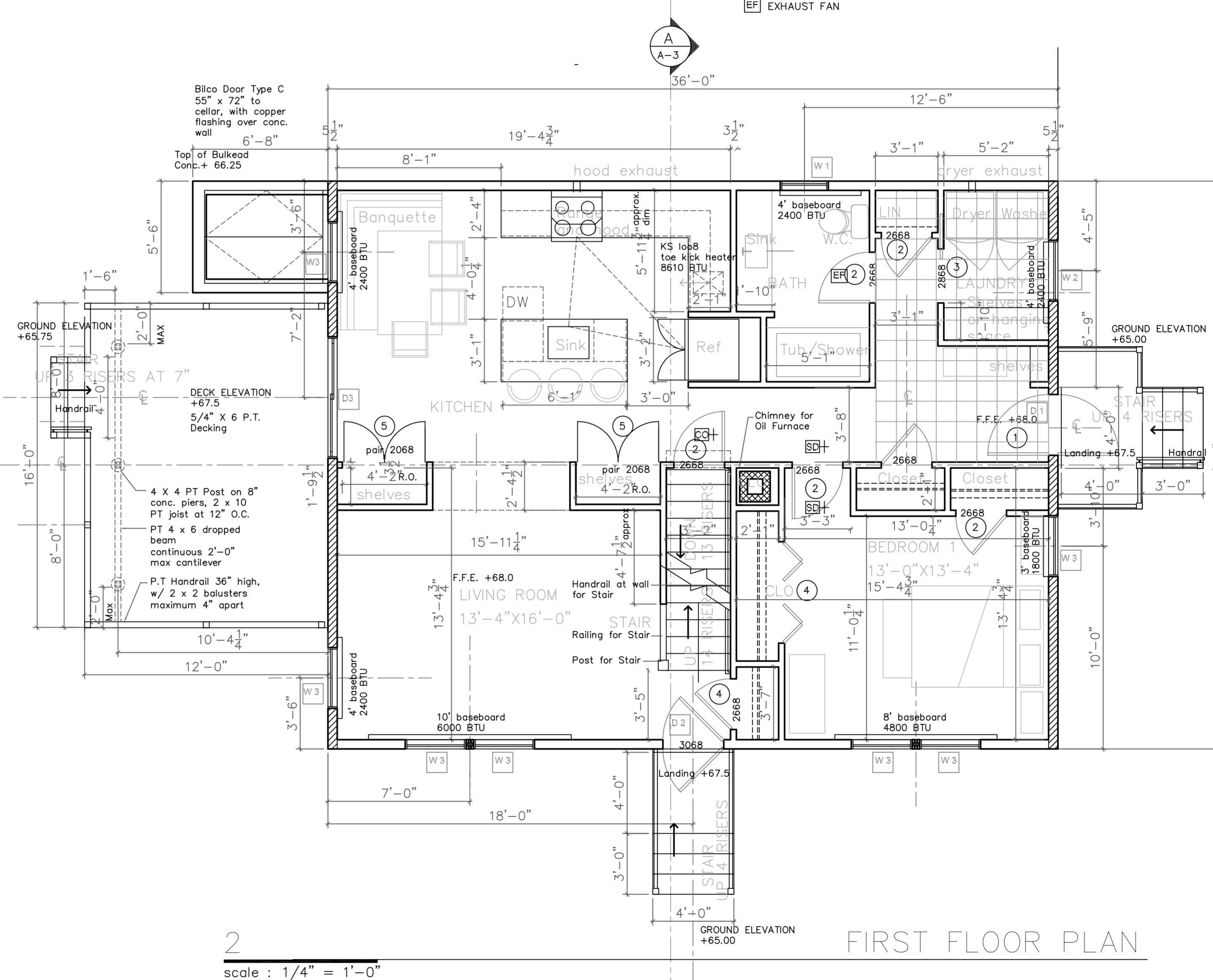
WALL TYPES

- New walls 2x4 or 2x6 (all exterior walls to be 2 x 6 construction)
- New walls of 2x6 wood frame construction with 5/8" sheetrock for extra shear
- New 8" conc. foundation walls-see Structural Plans

- SBH-SMOKE DETECTOR HARD WIRED TO PANEL WITH BATTERY BACK-UP INTERCONNECTED
- EF EXHAUST FAN



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



2  
scale : 1/4" = 1'-0"



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professional seal

consultants

ISSUE	DATE
PERMITS	10-17-2014
REVISED FIRST FLOOR	11-30-2014

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

basement floor plan  
first floor plan

A.1