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

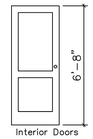
AREA OF LOT TO BE COVERED BY STRUCTURE=2,275 SF
AREA OF LOT – 12,243 SQUARE FEET
PERCENTAGE OF LOT COVERAGE = 18.6 PERCENT

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



Interior Doors

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

1. 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
2. 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.
3. Concrete foundation walls to be 8" concrete with 2 layers of 2" blue board insulation. TOTAL R–12. See Structural drawings for steel reinforcement.
4. 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.
5. Provide 4" interior and exterior perimeter drains.
6. Provide Passive Radon vent.
7. Heating System to be Hot Water Baseboard heat, oil fired boiler.
8. Blockers and runners to be R–21 unfaced batts
9. 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
10. Slope to Plate with continuous PV R–38C 15" x 48" HD Kraft Batts with 2" Thermax Foil Face TOTAL R–50
11. Exterior Walls to have Air Sealant 00793 Tytan Pro Window and Door sealant 24oz.
12. Bedroom walls to have R–11 Kraft 15oc, Bath Walls to have R–11 Kraft 15 oc
13. Basement ceiling to have R–30 Unfaced insulation installed with pics
14. Provide access panel to attic. Size to be clear opening 22" x 30". Seal and insulate access panel.

FIRE PROTECTION NOTES

1. 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.
2. The Sprinkler System willl require a one inch water line and a one inch meter to allow enough flow volumn.

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

MARK	QT	MODEL NUMBER	ROUGH OPENING	FRAME SIZE	TYPE	Lite pattern	REMARKS/NOTES
W 1	1	2420	2'–6¾"x2'–0 ¾"	2'–6"X2'–0"	AWNING	6 Lite	NUCON
W 2	6	2636	2'–8"x3'–9¾"	2'–7¾"X3'–9"	DOUBLE HUNG	6 OVER 6 Lite	NUCON
W 3	12	30410	3'–2"x5'–1¾"	3'–1¾"X5'–1"	DOUBLE HUNG	6 OVER 6 Lite	NUCON Egress window
W 4	1	2020	2'–0¾"x2'–0¾"	2'–0"X2'–0"	FIXED OR AWNING	4 Lite	NUCON
D 1	2	3068	3'–2¾"x6'–10"	TBD	ENTRY DOOR	9 Lite	NUCON
D 2	1	3068	3'–2¾"x6'–10"	TBD	ENTRY DOOR	NO GLASS	NUCON
D 3	1	6068	6'–0"x6'–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.

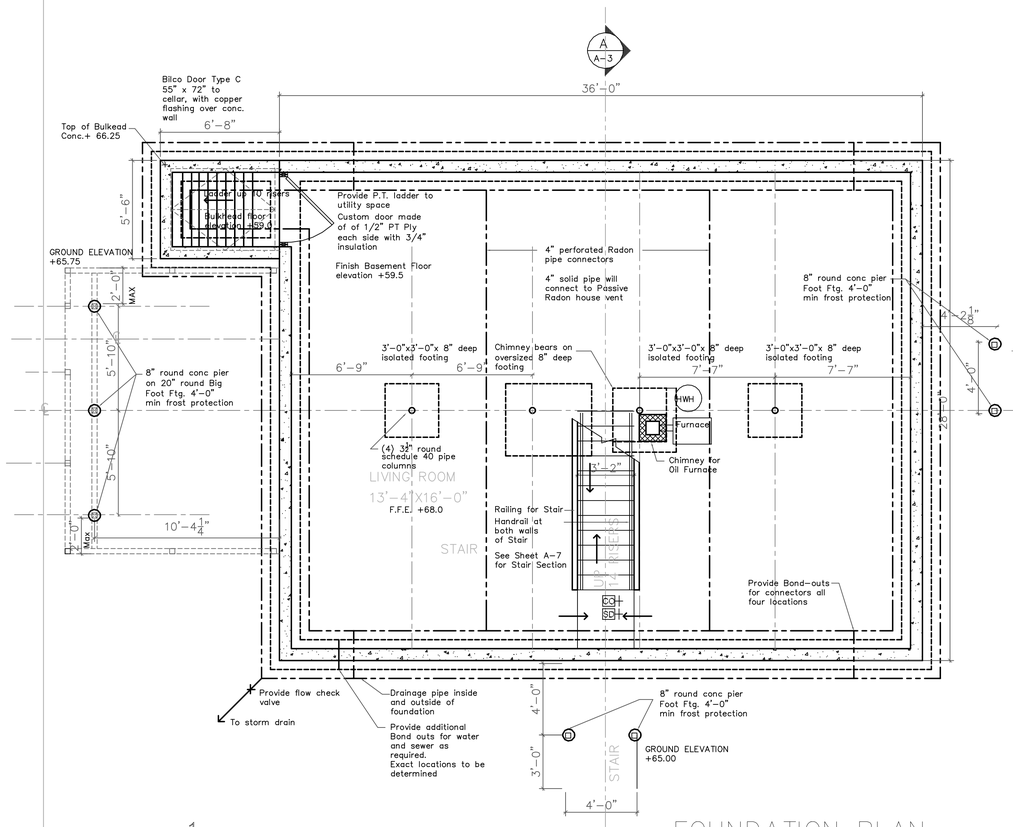
G.C. TO VERIFY QUANTITIES OF ALL DOORS AND WINDOWS

INTERIOR DOOR SCHEDULE (1)

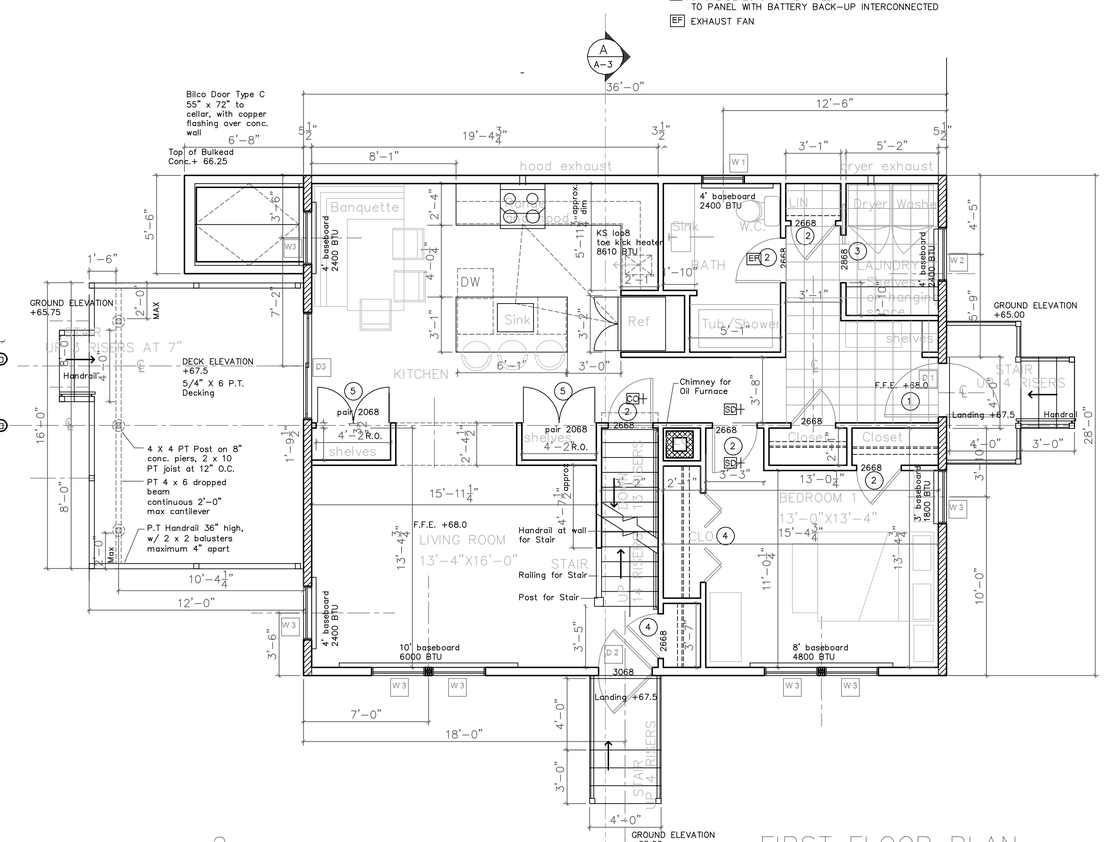
MARK	QT	WIDTH	HIGHT	THICKNESS	TYPE	PANEL	REMARKS/NOTES
1	1	1'–6"	6'–8" DOUG FIR	1⅜"	HINGED	2 PANEL SQUARE	STICK
2	14	2'–6"	6'–8" DOUG FIR	1⅜"	HINGED	2 PANEL SQUARE	STICK
3	1	2'–8"	6'–8" DOUG FIR	1⅜"	POCKET DR	2 PANEL SQUARE	STICK
4	1	(4)1'–3"X6'–8" 5'–0"opening	6'–8" DOUG FIR	1⅜"	BI–FOLD	2 PANEL SQUARE	STICK
5	2	pair 2'–0"	6'–8" DOUG FIR	1⅜"	POCKET DR	2 PANEL SQUARE	STICK
6	2	2'–2"	6'–8" DOUG FIR	1⅜"	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
SD SMOKE DETECTOR HARD WIRED TO PANEL WITH BATTERY BACK–UP INTERCONNECTED
EF EXHAUST FAN



1 FOUNDATION PLAN
scale : 1/4" = 1'–0"



2 FIRST FLOOR PLAN
scale : 1/4" = 1'–0"

0 5' 10' 20'

Matthew Mulk

4 Adams Str
Peaks Island, ME

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/09/15

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LICENSED ARCHITECT JAMES W. GREENWELL #3904 STATE OF MAINE

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