1

FIRST FLOOR PLAN

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

0 5' 10' 20' NORTH

WINDOW SCHEDULE - ANDERSEN DOUBLE HUNG WINDOWS-FIBERGLASS CLAD-DOUBLE GALZED

	MARK	QT	MODEL NUMBER	ROUGH OPENING W H	FRAME SIZE W H	TYPE	Lite pattern 4 over 1	REMARKS/NOTES
B	B	4	ADH 3258	3'-2" X 5'-8"	3'-1 1/4" X 5'-7 1/4"	Double hung	see elevation	Double glazed

SEE SHOP DRAWING FOR WINDOW AND DOOR ROUGH OPENINGS

EXTERIOR DOOR SCHEDULE -Andersen A-Bi-parting sliders

	MARK	QT	MODEL NUMBER	ROUGH OPENING W H	FRAME SIZE W H	TYPE	Lite pattern single lite	REMARKS/NOTES
C	C	3	4 panel bi-parting gliding doors	10'-3 1/2" X 7'-6"	10'-2 1/2" X 7'-5 1/2"	Gliding	see elevation	Double glazed
D	D	1	2 panel gliding doors	6'-0" x 6'-8"	5'-11 1/2" x 6'-7 1/2"	Gliding	see elevation	Double glazed

SEE SHOP DRAWINGS FOR WINDOW AND DOOR ROUGH OPENINGS

EXTERIOR DOOR SPECIFICATIONS -Andersen A-Bi-parting gliders and single sliders
Door hardware to be Albany White
Exterior color to be White
Interior color to be primed for paint - white
No casings or trim
Screens to be top sliding

INTERIOR DOOR SCHEDULE (1) No new interior doors in this Phase

MARK	QT	WIDTH	HEIGHT	THICKNESS	TYPE	PANEL	REMARKS/NOTES

WALL TYPES

- Existing walls to be removed
- Existing walls to remain 2x4 or 2x6
- New walls of 2x4 or 2x6 wood frame construction
- (C) New 8" or 10 round conc. foundation piers-see sheet A-1
- SD SMOKE DETECTOR HARD WIRED TO PANEL WITH BATTERY BACK-UP INTERCONNECTED
- EF EXHAUST FAN
- CO CO2 DETECTOR

GENERAL ARCHITECTURAL NOTES

1. Existing exterior walls are 2x4 construction, remove existing cedar shingles at Porch for installation of new windows. Provide new 5/8" gyp wall bd on exterior walls and ceiling. Provide 1/2" gyp wall bd on interior walls. Exterior to be Mabec double dipped cedar shingles, on cedar breather, Typar house wrap, 1/2" exterior grade plywood, 1 1/2" polyiso rigid insulation, existing sheathing to remain, with new dense Pack cellious insulation between studs. TOTAL approximately R-30.
2. Insulation in Porch floor will be installed in another Phase of construction. Porch is not currently heated.

DECK ADDITION TO EXISTING SINGLE FAMILY HOUSE WITH CRAWL SPACE AND BASEMENT, NEW WINDOWS AND DOORS TO EXISTING PORCH

FIRE SUPPRESSION SYSTEM WILL NOT BE PROVIDED AND IS NOT REQUIRED BY THE CITY OF PORTLAND FOR RENOVATION OF EXISTING RESIDENCE

LOT DESCRIPTION: CADASTRAL REF IS CITY OF PORTLAND TAX MAP 84, BLOCK "V", LOTS 5-7, 10-12, / 13 OAK AVENUE, PEAKS ISLAND, PORTLAND, MAINE 04108
22,272.1 SQUARE FEET 0.5 ACRES

SEE SITE PLAN FOR OTHER LEGAL DESCRIPTIONS

ZONING: IR-2

OWNERS: ANNE B. BELDEN LIVING TRUST, ANNE B. BELDEN AND JOHN R. BELDEN, TRUSTEES of the Anne B. Belden Living Trust

AREA OF LOT TO BE COVERED = 2,081.4 SF
PERCENTAGE OF LOT COVERAGE = .093

BUILDER: TRADEMARK CONSTRUCTION COMPANY, BEN TROUT
380 COTTAGE ROAD, SOUTH PORTLAND, ME 04106 207-838-7982

SEWER: EXISTING CITY SEWER
WATER: EXISTING CITY WATER

ELECTRICAL: EXISTING 100 AMP OVERHEAD SERVICE

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

Reviewed for Code Compliance
Inspection Division
Department of Building Safety
Date: 12/21/16

BELDEN COTTAGE
Owners
Anne B. Belden and John R. Belden
Trustees of the Anne B. Belden Living Trust

13 OAK AVENUE
PEAKS ISLAND, MAINE 04108

JAMES W. GREENWELL, AIA, PLLC
A R C H I T E C T

130 ISLAND AVENUE
PEAKS ISLAND, ME 04108

VOICE 207-766-2509
CELL 202-607-8976

LICENSED ARCHITECT
JAMES W. GREENWELL # 3904
STATE OF MAINE

professional seal

consultants

ISSUE	DATE
PERMITS	10-24-2016
Rev-Add Baclony/Revise doors	11-15-2016
Rev Permits-Add Baclony/Revise doors	11-29-2016

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

first floor plan

A .2