SEE SHOP DRAWING FOR WINDOW AND DOOR ROUGH OPENINGS
WINDOW SCHEDULE - ANDERSEN DOUBLE HUNG and CASEMENT WINDOWS-FIBERGLASS CLAD-DOUBLE GALZED, PAINTED WHITE ON INSIDE

	MARK	QT	MODEL NUMBER	ROUGH OPENING W	ROUGH OPENING H	FRAME SIZE W	FRAME SIZE H	TYPE	Lite pattern	REMARKS/NOTES
	B-not used									
A (window symbol)	A	4	ADH 3252	3'-2"	X 5'-2"	3-1 3/4"	X 5'-1 3/4"	Double hung	4 over 1	Double glazed
	C	2	ACW 3030	3'-0"	X 3'-0"	2-11 3/4"	X 2'-11 3/4"	Casement	4 lights see elev	Double glazed
	D	6	ACW 2044 3 right and 3 lefts	2'-0"	X 4'-4"	1-11 3/4"	X 4'-3 1/4"	Casement	see elevation	Double glazed-KITCHEN
	E	3	Basement replacement windows-vinyl			custom sizes-measure to fit existing openings				Double glazed
	F	1	FIELD MEASURE EXIST POWDER RM WINDOW 1ST FL					Double hung	see elevation	Double glazed
	G	2	ADH 1834	1'-8"	X 3'-4"	1-7 3/4"	X 3'-3 1/4"	Double hung	see elevation	Double glazed
	H	1	FIELD MEASURE EXIST DEN WINDOW 1ST FL					Double hung	4 over 1	Double glazed
	I-not used									
	J	9	FIELD MEASURE EXIST 2nd FL WINDOWS					Double hung	4 over 1	Double glazed
	K	2	ACW 3038 one right and one left	3'-0"	X 3'-8"	2-11 3/4"	X 3'-7 3/4"	Casement	see elevation	Double glazed

EXTERIOR DOOR SCHEDULE -Andersen A-Bi-parting sliders and hinged doors

MARK	QT	MODEL NUMBER	ROUGH OPENING W	ROUGH OPENING H	DOOR SIZE W	DOOR SIZE H	TYPE	Lite pattern	REMARKS/NOTES
								single lite	
L	1	2 panel gliding doors custom height	6'-0"	x 7'-6"	5-11 1/2"	x 7'-5 3/4" +/-	Gliding	see elevation	Double glazed
M		not used							
N	1	Custom Dutch door with shelf	3'-0"	x 7'-6"	2'-10"	x 7'-5 3/4" +/-	Hinged		180 degree hinges
O	1	Wood storm/screen door	3'-0"	x 7'-6"	2'-10"	x 7'-5 3/4" +/-	Hinged		coordinate with hinged door

SEE SHOP DRAWINGS FOR WINDOW AND DOOR ROUGH OPENINGS
EXTERIOR DOOR SPECIFICATIONS -Andersen A-Bi-parting single sliders
Door hardware to be Dark Bronze
Exterior color to be fiberglass white
Interior color to be primed for paint - white
No casings or trim
Siding screws on doors
Half screens on windows
INTERIOR DOOR SCHEDULE (1) new interior doors to be solid core 1 3/8" thick

MARK	QT	WIDTH	HEIGHT	THICKNESS	TYPE	PANEL	REMARKS/NOTES
1	1	Custom 2'-10" +/-	6'-2" custom	2"	P.T. Ply	flush	Exterior door to exist Basement
2	1	Exist door to Powder Room					
3	2	2'-8"	6'-8"	1 3/8"		flat panel	Hinged outswing closet door
4	1	2'-8"	6'-8"	1 3/8"		flat panel	bedroom door
5	1	2'-10"	6'-8"	1 3/8"		flat panel	Bath-barn door
6	1	pair 1'-4" doors	6'-8"	1 3/8"		flat panel	Bar doors
7	1	Custom 2'-10" +/-	6'-8"+/-" custom	2"	P.T. Ply	flush	Exterior door to crawl space

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

FIRST FLOOR PLAN

WALL TYPES

- Existing walls to be removed
- Existing walls to remain 2x4 or 2x6
- New walls of 2x4 or 2x6 wood frame construction
- (1) 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 and clapboard prior to installation of new windows.
   Provide new 5/8" gyp wall bd on exterior walls and ceilings. Provide 1/2" gyp wall bd on interior walls.
   Exterior to be Mabec double dipped cedar shingles, on cedar breather, Typar house wrap.
   existing sheathing to remain, with 1 " spray foam and new dense Pack cellious insulation between studs.
   TOTAL approximately R-20.
2. New exterior walls to be 2 x 6 construction. Provide new 5/8" gyp wall bd on exterior walls and ceilings. Provide 1/2" gyp wall bd on interior walls. Exterior to be Mabec double dipped cedar shingles, on cedar breather, and Typar house wrap. Insulation to be 1" spray foam and dense pack cellious insulation between studs. Total approximately R-25.
3. Insulation in Porch floor to be 4" closed cell spray foam with fire protection coating.
4. Provide minimum of 1" spray foam insulation at all existing and new rim joist. Caulk sill plates and all wood connections prior to spay foam insulation.
5. Attic Insulation: Provide 4 inches minimum of spray foam to attic roof and gable ends and 6" of dense pack insulation between rafters where accessible. Install Intello fabric barrier. Furr down rafters as required to obtain additional thickness.as required.
6. Cathedral ceiling at Addition insulation: Provide 4 inches of new spray foam insulation and 6" of dense pack cellulose insulation using Intello fabric. Furr down joist as required to obtain additional thickness as required.
7. New HVAC system consist of Space Pak Heat Pump, high velocity ducted system.
8. Connect all existing and new gutters and downspouts to PVC piping and drain to daylight.
9. Provide sound batt insulation in ceilings of First Floor where ceilings have been exposed and crawl spaces over Porch.

0 5' 10' 20' NORTH

ADDITION TO EXISTING SINGLE FAMILY HOUSE WITH NEW BASEMENT, NEW WINDOWS, WALLS AS SHOWN ON PLANS, NEW KITCHEN AND BATHROOM ON FIRST FLOOR.

FIRST FLOOR AREA 1,746.15 SF DOES NOT INCLUDE DECKS

SECOND FLOOR AREA 863.5, NEW LOFT AREA 151.5 SF

TOTAL CONDITIONED AREA INCLUDING NEW LOFT = 2,761

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 INCLUDING SHED, FIRST FLOOR, 2 DECKS, ENTRY PORCH, AND BILCO DOOR = 2,584.54 SF
PERCENTAGE OF LOT COVERAGE = 12.06 %

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 200 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
Approved with Conditions
Approved with Conditions
Date:

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	7-21-2017
PERMIT REVISIION	8-25-2017

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

first floor plan

A .2