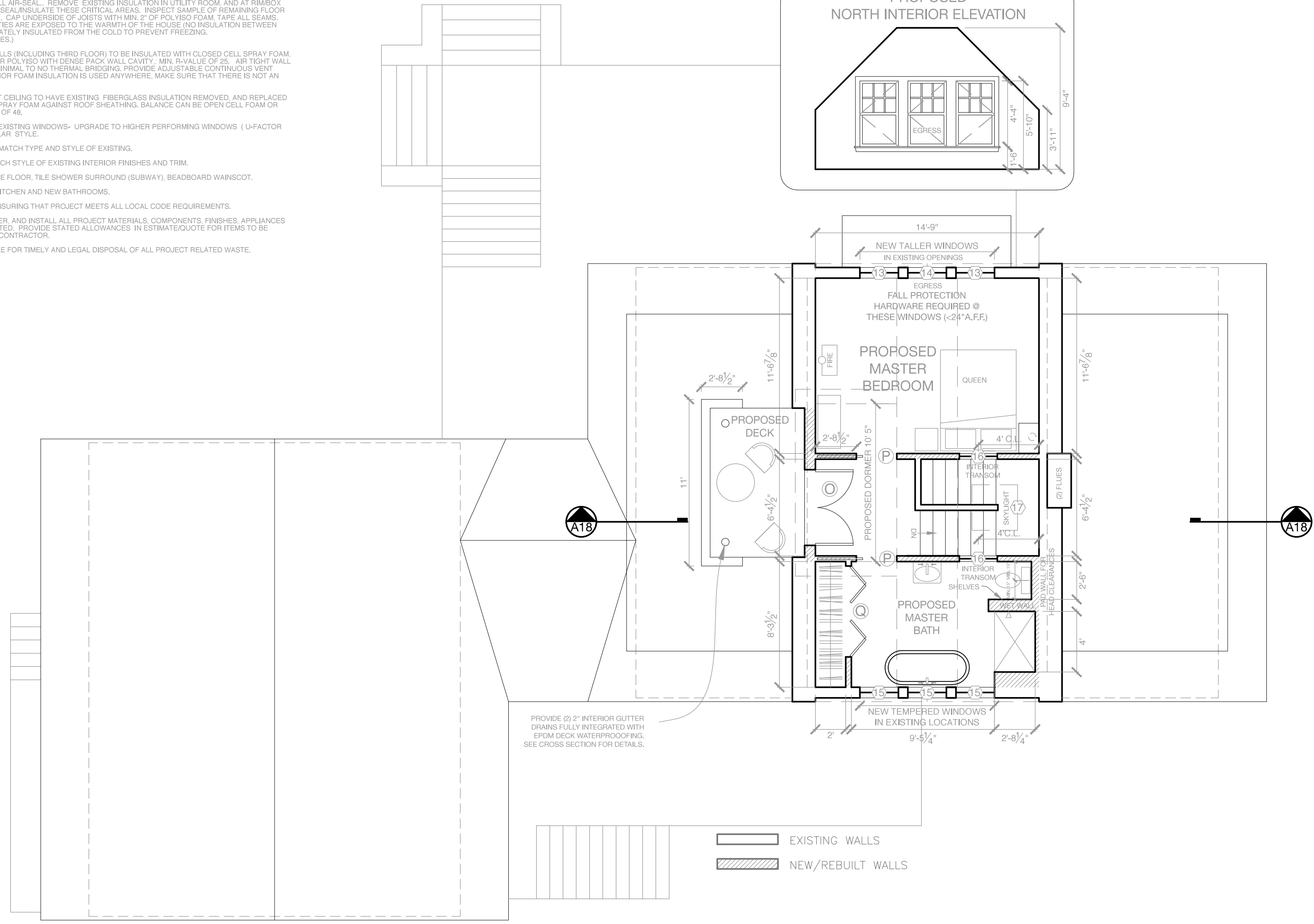
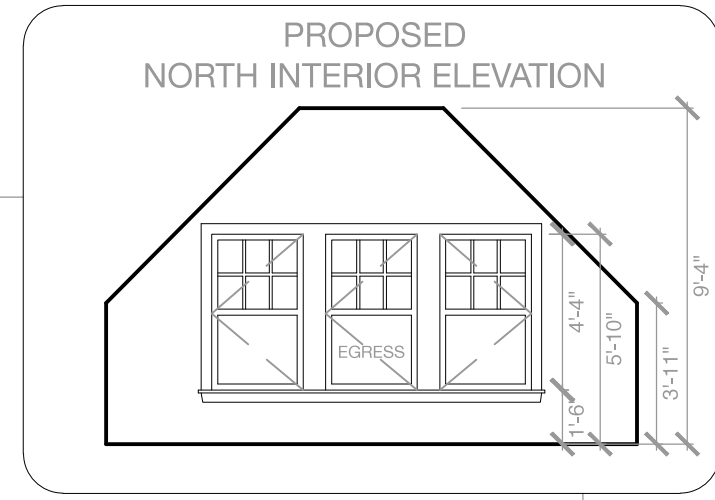


GENERAL NOTES:

- 1.) PROPOSED PROJECT DATES: START FALL 2015
- 2.) EXISTING BASEMENT UTILITY ROOM, AND ALL EXISTING FLOORS OVER COLD CRAWLSPACES TO RECEIVE DEEP ENERGY RETROFIT: MIN. R-VALUE OF 42, WITH FULL AIR-SEAL. REMOVE EXISTING INSULATION IN UTILITY ROOM, AND AT RIMBOX JOIST AREAS, AND USE SPRAYFOAM TO SEAL/INSULATE THESE CRITICAL AREAS. INSPECT SAMPLE OF REMAINING FLOOR BAYS, AND RE-INSULATE AS NECESSARY. CAP UNDERSIDE OF JOISTS WITH MIN. 2" OF POLYISO FOAM, TAPE ALL SEAMS. ENSURE THAT ALL PIPES IN FLOOR CAVITIES ARE EXPOSED TO THE WARMTH OF THE HOUSE (NO INSULATION BETWEEN PIPES AND SUBFLOOR) AND ARE ADEQUATELY INSULATED FROM THE COLD TO PREVENT FREEZING. (CONSIDER CREATING RIGID FOAM CHASES.)
- 3.) WALL SECTION: NEW/RENOVATED WALLS (INCLUDING THIRD FLOOR) TO BE INSULATED WITH CLOSED CELL SPRAY FOAM, DENSE PACK OR COMBINATION EXTERIOR POLYISO WITH DENSE PACK WALL CAVITY: MIN. R-VALUE OF 25. AIR TIGHT WALL SECTION-VAPOR OPEN TO THE INSIDE. MINIMAL TO NO THERMAL BRIDGING. PROVIDE ADJUSTABLE CONTINUOUS VENT BATHS FAN FOR AIR QUALITY. (IF EXTERIOR FOAM INSULATION IS USED ANYWHERE, MAKE SURE THAT THERE IS NOT AN INTERIOR VAPOR BARRIER PRESENT.)
- 4.) THIRD FLOOR RAFTER BAYS AND FLAT CEILING TO HAVE EXISTING FIBERGLASS INSULATION REMOVED, AND REPLACED WITH MINIMUM OF 2" OF CLOSED CELL SPRAY FOAM AGAINST ROOF SHEATHING. BALANCE CAN BE OPEN CELL FOAM OR DENSEPACK CELLULOSE: MIN. R-VALUE OF 48.
- 5.) NEW WINDOWS TO MATCH STYLE OF EXISTING WINDOWS- UPGRADE TO HIGHER PERFORMING WINDOWS (U-FACTOR OF .20 OR LOWER) IF AVAILABLE IN SIMILAR STYLE.
- 6.) NEW SIDING AND EXTERIOR TRIM TO MATCH TYPE AND STYLE OF EXISTING.
- 7.) INTERIOR FINISHES AND TRIM TO MATCH STYLE OF EXISTING INTERIOR FINISHES AND TRIM.
- 8.) PROPOSED BATHROOM FINISHES: TILE FLOOR, TILE SHOWER SURROUND (SUBWAY), BEADBOARD WAINSCOT.
- 9.) NEW APPLIANCES AND FIXTURES IN KITCHEN AND NEW BATHROOMS.
- 10.) CONTRACTOR RESPONSIBLE FOR ENSURING THAT PROJECT MEETS ALL LOCAL CODE REQUIREMENTS.
- 11.) CONTRACTOR TO PURCHASE, DELIVER, AND INSTALL ALL PROJECT MATERIALS, COMPONENTS, FINISHES, APPLIANCES AND FIXTURES, UNLESS OTHERWISE NOTED. PROVIDE STATED ALLOWANCES IN ESTIMATE/QUOTE FOR ITEMS TO BE SELECTED BY CLIENT AND PAID FOR BY CONTRACTOR.
- 12.) CONTRACTOR IS FULLY RESPONSIBLE FOR TIMELY AND LEGAL DISPOSAL OF ALL PROJECT RELATED WASTE.



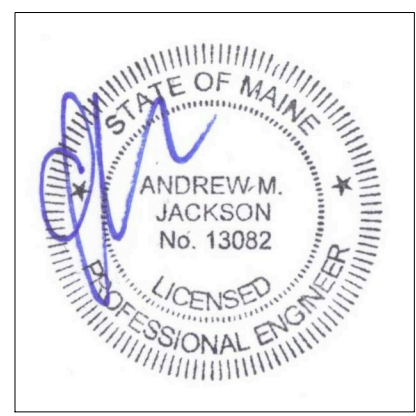
DATE	NOTES
2015.10.28	
REVISIONS	

3/16" = 1'

Konzal Residence
 5 City Point Rd.
 Peaks Island, ME
 04108

A13
 Proposed
 Third Floor
 Plan

A Proposed Third Floor Plan



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 Architectural Design
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