

5 City Point Road, LLC
ROSE / KERSHAW RESIDENCE

60 CENTENNIAL STREET
PEAKS ISLAND, MAINE 04108

JAMES W. GREENWELL, AIA, PLLC
ARCHITECT

130 ISLAND AVENUE
PEAKS ISLAND, ME 04108

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professional seal

consultants

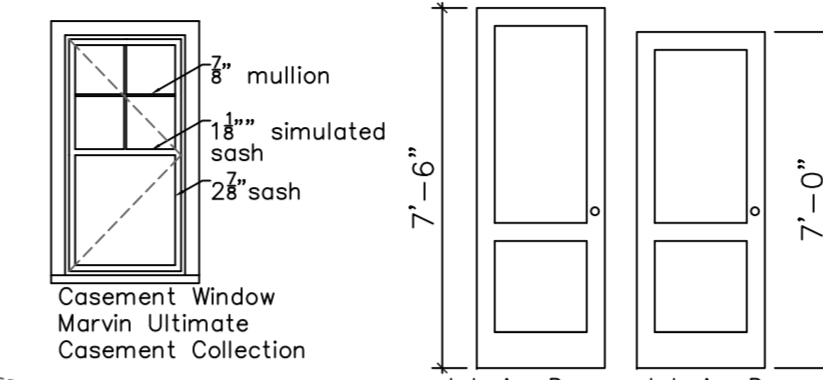
ISSUE	DATE
PERMITS	8-9-2014

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

first floor plan

A.2

WINDOW AND EXTERIOR DOOR SCHEDULE
Windows to be Marvin Ultimate Casement Collection—extruded aluminum clad exterior—One-lite Low E II with argon insulating glass DP50 or better.
Exterior French doors at Garage to be Marvin Ultimate Swinging French Doors, inswing. DP 50
Overhead Garage door to be Wayne Daulton carriage doors, hayloft doors to be British Columbia, Vancouver or Simpson.
Exterior Doors to be Thermo-Tru Smooth Fiberglass Exterior Entry Door, Mud Room Door and Garage Door Living Room, Dining Room and Master Bedroom doors to be LaCantina triple pane sliding doors. Doors to be DP 50 or better and U Factor of 0.34 with Low E Tri-Pane Glass
Interior doors to be Mellennium Collection Bravo, MDF stile and rail construction square stick 2 panel. First floor doors to be 7'-6" tall and second floor doors to be 7'-0" tall



MARK	QTY	MODEL NUMBER	ROUGH OPENING	FRAME SIZE	TYPE	Lite pattern	REMARKS/NOTES
A	1	3'-0" x 7'-6"	3'-2"x7'-7"	3'-0" x 7'-6"	Entry dr/sidelite	see elev	ThermoTru fiberglass garage door
B-2	1	3'-0" x 7'-6"	3'-11"x7'-7"	3'-0" x 7'-6"	Mud Rm Dr	see elevation	ThermoTru fiberglass
B-1	1	Same as B	except add wood storm door				
C	1	custom bay wd miter glass	5'-0"x3'-8"x1'-0"	5'-0"x3'-8"	Kitchen Bay	Casement/ fixed	
D	7	CUPCA3060	2'-8"x4'-11"	2'-6"x4'-11"	Casement	4 over 1 to look like double hung	
E	6	CUPCA3278	2'-6"x6'-5"	2'-5"x6'-5"	Casement	single lite	
F	1	Custom-PXXXXP	add for actual	19.3x9.4 / -	DR Pocket	4 doors	La Cantina sliding pocket doors
G-1/2	2	Custom-OXX or XXO Sliders	add for actual	12.5x9.0	DR 3 panel sliders	3 doors	La Cantina sliding doors.
H	1	Custom-OXX or XXO Sliders	add for actual	14.4x8.7 / -	DR 4 panel sliders	4 doors	La Cantina bi-parting doors.
J	7	CUPCA3660	4'-1"x4'-11"	4'-0"x4'-11"	Casement	4 over 1 to look like double hung	
K	1	16" Round Slip	17" round	17" round	Fixed	waterproof shower window	
L	4	CUPCA3048	2'-7"x3'-11"	2'-6"x3'-11"	Casement	6 lite	
M	11	CUPCA3232	2'-6"x2'-7"	2'-5"x2'-7"	Casement	4 lite	
N	1	ROUND FIXED	2'-8" ROUND	2'-8" ROUND	ROUND FIXED	1 lite	
P	1	CUPCA3032	2'-7"x2'-7"	2'-6"x2'-7"	Casement	4 lite	
P	1	6070	6'-18"x7'-2"	6'-08"x7'-2"	inswing French	1 lite	Marvin Ultimate In-Swinging French Doors

INTERIOR DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	PT GRADE	THICKNESS	TYPE	PANEL	REMARKS/NOTES
2	2	2'-6"	7'-6"	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	
4	1	2'-8"	7'-6"	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	
5	1	2'-8"	7'-6"	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	
6	1	2'-10"	7'-6"	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	POCKET DOOR
8	1	2'-10"	7'-6"	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	double pocket
8	1	2'-2"	field measure height	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	mechanical room
10	5	2'-6"	7'-0"	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	
11	4	2'-8"	7'-6"	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	
12	1	4'-0"	7'-0"	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	overhead garage door Wayne Daulton carriage doors
14	1	4'-0"	6'-6"	PT GRADE	1 1/2"	HINGED	2 PANEL SQUARE STICK	Laft doors by Simpson or Van Cover, British Columbia.

WALL TYPES

- Existing walls to be removed
- Existing walls to remain 2x4 or 2x6
- New walls of 2x4 or 2x6 wood frame construction
- New 8" conc. foundation walls—see Structural Plans
- SMOKE DETECTOR HARD WIRED TO PANEL WITH BATTERY BACK-UP INTERCONNECTED
- EXHAUST FAN
- CO2 DETECTOR

GENERAL ARCHITECTURAL NOTES

- All new exterior walls to be 2x6 construction, and 5/8" gyp wall bd on interior. Exterior to be 5/8" exterior grade plywood, with 1 1/2" R-Zip panels, with cedar shingles. 5 inch closed cell spray foam insulation between studs. TOTAL R-40
- Existing exterior walls are 2x6 construction, with 3/4" rigid insul and 1/2" gyp wall bd on interior. Remove exist exterior shing and replace with new shingles over 1/2" R-Zip panels applied to exist plywood. Remove interior drywall and rigid insulation on all exterior walls, use 5" spray foam insulation and 5/8" gyp wall board. TOTAL R-40
- Ceilings to be 5/8" drywall on strapping.
- HVAC System to be a closed loop Water Source Geothermal Heat Pump with built-in HRV system

ARCHITECTURAL PLAN - KEYED NOTES FIRST FLOOR

- Remove existing Garage East Wall and rebuild according to new elevation
- 2-3 x 10 Beams for pergola—2 x 10 joist 24" O.C.—Select Eastern White Cedar, provide alternate price for P.1 Pine See Details for tapered ends of joist
- Atlantis, Plymouth, Mass. roll system. Maximum 3 1/2" openings. 2" square stainless steel post.
- Wayne Dalton carriage doors. 9'0" wide x 7'0" high
- BC, Vancouver doors or Simpson contemporary doors
- Centor" vertical rolling screens at Porch on three sides, inside screened Porch columns and wall of house 4 locations
- Provide foundation for future Fireplace

RENOVATION AND ADDITION TO EXISTING SINGLE FAMILY HOUSE WITH CRAWL SPACE

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

NEW GARAGE WITH COVERED CONNECTION TO HOUSE

DESCRIPTION: LOT 41 AND 42, LOCATED ON TAX MAP 87 BLOCK 00, 60 CENTENNIAL STREET, PEAKS ISLAND, PORTLAND, MAINE 04108, 20,599 SQUARE FEET

SEE SITE PLAN FOR LEGAL DESCRIPTIONS

ZONING: IR-2

OWNERS: 5 CITY POINT ROAD, LLC which is a Maine LLC C/O Alicia Kershaw 95 Franklin St. #4 NY, NY 10013

AREA OF LOT TO BE COVERED BY STRUCTURE=3,267 SF PERCENTAGE OF LOT COVERAGE = 12.28 PERCENT

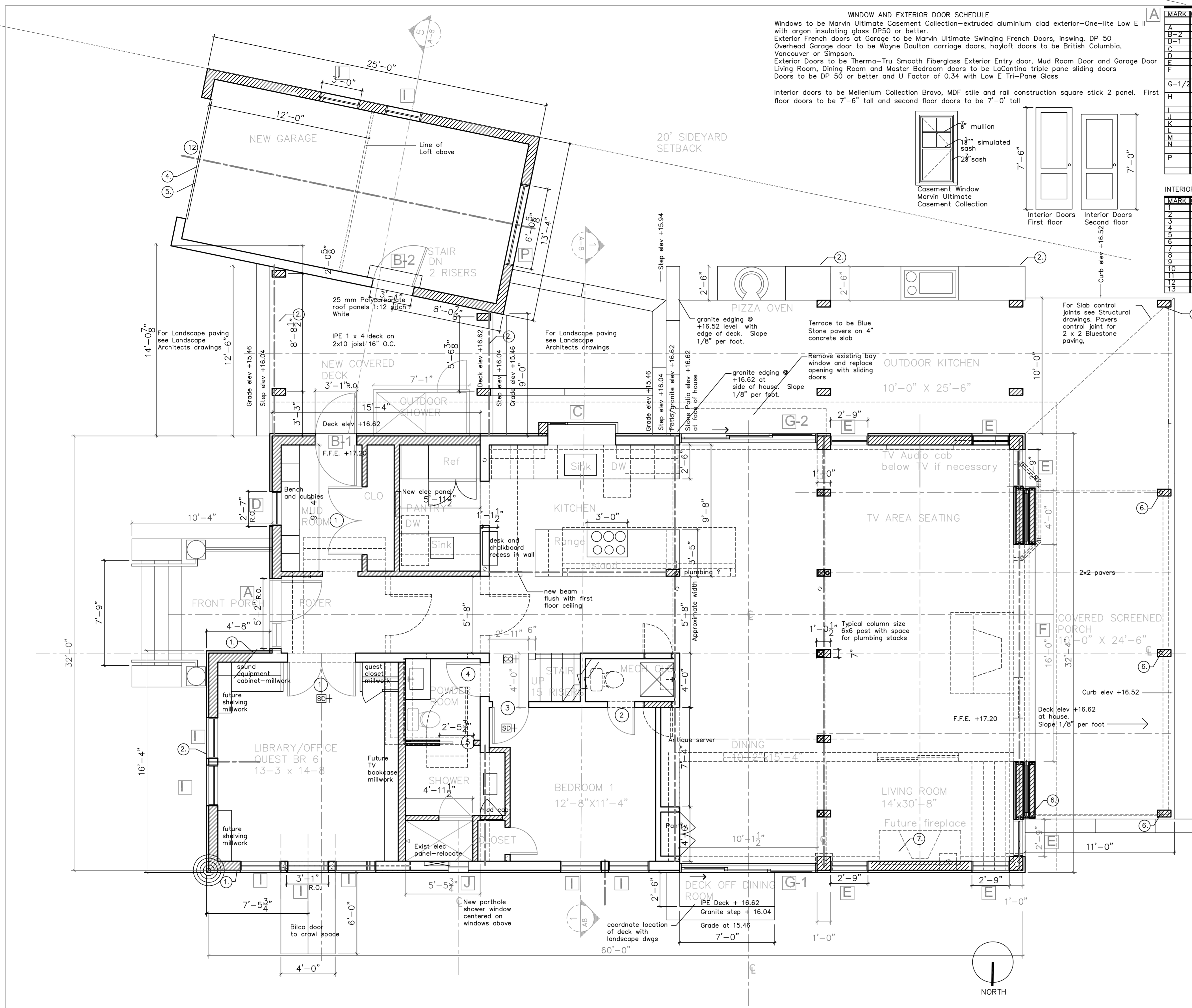
BUILDER: WILLIAM BUNTON CONSTRUCTION

SEWER: EXISTING CITY SEWER
WATER: EXISTING CITY WATER

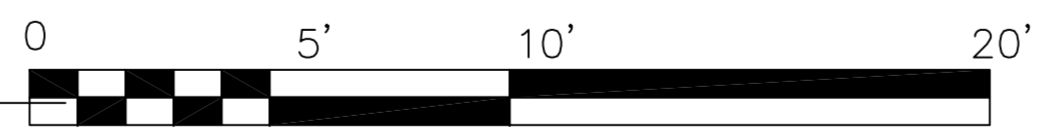
ELECTRICAL: EXISTING 200 AMP UNDERGROUND SERVICE

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

SQUARE FOOTAGE BY FLOOR, DECKS, PORCHES	
FIRST FLOOR EXISTING	= 1635.5 SF EXISTING
FIRST FLOOR ADDITION	= 240 SF
SECOND FLOOR EXISTING	= 1209.75 SF
SECOND FLOOR NEW	= 450.75 SF
TOTAL SQUARE FEET—HOUSE	= 3536 SF
NEW GARAGE	= 168.75 SF
DECKS AND PORCHES	= 1017 SF
BILCO DOOR BULKHEAD	= 24 SF



FIRST FLOOR PLAN



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