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

FIRST FLOOR -NEW WALLS, DOORS AND WINDOWS

0 5' 10' 20'

NORTH

WALL TYPES

- Existing walls to be removed
- Existing walls to remain 2x4 or 2x6
- New walls of 2 x 4 wood frame construction
- New or exist 8" conc. foundation Piers
- SD SMOKE DETECTOR HARD WIRED TO PANEL WITH BATTERY BACK-UP INTERCONNECTED
- EF EXHAUST FAN
- CO CO2 DETECTOR

GENERAL ARCHITECTURAL NOTES

1. All existing exterior walls are 2x4 construction.
2. Provide new 1/2" gyp wall bd on interior of bedrooms, bath and kitchen, and Living Room ceiling.
3. Remove existing wood paneling in the Living Room and reuse as noted on plan for Wall Paneling.
4. Replace existing exterior wood shingles with White Cedar Mabec shingles, on cedar breather, Typar house wrap and 1/2" exterior grade plywood. Apply new plywood over existing sheathing. Attach plywood to bottom of existing rim joist with 3" nail spacing top and bottom, and 6" spacing at plywood edges and 12 " nail spacing at other studs.
5. Add new 3 1/2" fiberglass insulation between studs. Add 5 1/2" fiberglass insulation to attic. Add 2" spray foam insulation to floor.
6. New roof framing 2 x 6 with 4 x 10 hip rafters. Alternate sizes for hip rafters: 2-2 x 10's or 2-2x8 LVL's
7. Check existing floor joist and girders in area of new walls/new kitchen/bath against IRC table R502.3.1(2) Replace or reinforce any undersized joist and girders.
8. Add (10) 1 bd nails to each new 2 x 12 rafter / joist heel connection. Alternate: 5 SDS screws.
9. Add Simpson H1 ties at every rafter/top plate connection

WINDOW and SLIDING DOOR SCHEDULE-JeldWen Flat casing vinyl windows and sliding door.

MARK	QT	MODEL NUMBER	ROUGH OPENING	FRAME SIZE	TYPE	Life pattern	REMARKS/NOTES
A	8	MDHC 3660	36" X 60" meets egress requirement	35 1/2" X 59 1/2"	Double hung	2 over 1	JELD WEN Flat casing vinyl
B	3	MDHC 2254	22" X 54"	21 1/2" X 53 1/2"	Double hung	2 over 1	JELD WEN Flat casing vinyl
C	2	MDHC 6060	60" X 60"	59 1/2" X 59 1/2"	Double hung	2 over 1	JELD WEN Flat casing vinyl
D	1	8 PDC 7280	72" X 80"	71 1/2" X 79 1/2"	double Sliding doors	1	JELD WEN Flat casing vinyl sliding doors

SEE SHOP DRAWING FOR WINDOW AND DOOR ROUGH OPENINGS

INTERIOR DOOR SCHEDULE

MARK	QT	WIDTH	HEIGHT	THICKNESS	TYPE	PANEL	REMARKS/NOTES
1	tbd	2'-6"	6'-8" Doug fir	1 3/8"	HINGED	2 PANEL	douglas fir-clear finish
2	1	2'-4"	6'-8" Doug fir	1 3/8"	HINGED	2 PANEL	douglas fir-clear finish
3	1	3'-0"	6'-8" PT GRADE	1 3/8"	HINGED		Therma-tru glass door with one panel

Option for Exterior door-craftsman | Exterior door-Fiberglass | Interior doors to be

BUNTON-PERKINS COTTAGE
Catherine Bunton and Kristine Perkins

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LICENSED ARCHITECT JAMES W. GREENWELL # 3904 STATE OF MAINE

professional seal

consultants

ISSUE	DATE
Permits	9-26-2016

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

First floor plan
Interior partitions and Windows

A .3