

NELSON RESIDENCE SQUARE FOOTAGE:
 4 Alice Street Conditioned: 2,270 (First & Second Floor Living)
 Portland, Maine 04103 Unconditioned: 525 (Garage) 1070 (Basement)

PROJECT NARRATIVE

Project shall include the construction of a new, single-family residence on the Owners' property located at 4 Alice Street in Portland Maine. The project shall include an unfinished daylight basement, first and second floor living spaces, attached garage with second floor living space above, back deck, and covered front porch.

OWNER:
 Joseph and Liza Nelson

GENERAL NOTES:

- Dimensions are to face of framing unless noted otherwise.
- Do not scale drawings, work from dimensions only.
- Contractor shall verify all dimensions and report any discrepancies to architect before proceeding with any work.
- All work shall comply with national, state and local codes.
- Contractor shall be responsible for obtaining all required permits.
- Contractor shall properly dispose of all construction debris off-site.
- Contractor shall install blocking in walls for cabinetry, shelving, handrails, mirrors, and accessories.
- Wood blocking in contact with concrete or masonry to be preservative treated by pressure process and where noted "PT" seal cuts in preservative treated wood with field applied preservative.
- Before penetrating or otherwise modifying joists, beams or other structural members, consult with architect and/or structural engineer on maximum size and location.
- General contractor shall coordinate all utilities.
- Contractor will review all drawings and specifications and confirm any unclear information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.
- Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.
- Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-grade custom residential construction. Contractor warrants all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

BUILDING CODES:

APPLICABLE BUILDING CODES:
 Locality: Portland, ME
 Cumberland County, Maine
 Local Code Enforcement Office:
 389 Congress Street
 Room 315
 Portland, ME 04101
 207-874-8703
 buildinginspections@portlandmaine.gov

Maine Uniform Building and Energy Code (MUBEC) and state amendments based on:
 Building - 2009 International Residential Code
 Energy - 2009 International Energy Conservation Code
 Fire - NFPA 70
 Electrical - NFPA 1
 Plumbing - Maine State Plumbing Code

DESIGN LOADS (IRC/IBC 2009, MUBEC)
 Live Load: 40psf

OTHER APPLICABLE DESIGN CRITERIA
 Ground snow load: 50psf (R301.2(5))
 Wind speed: 100mph (R301.2(4))
 Frost depth: 48" (Local Building Practice)
 Seismic category: B (R301.2(2))
 Termite Infestation Probability: None to slight (R301.2(6))
 Weathering for concrete: Severe (R301.2(3))

ADDITIONAL STRUCTURAL NOTES
 see sheet S1

MINIMUM INSULATION VALUES (IECC 2009 table 402.1.1)
 Climate Zone: 6A-Moist (IECC 301.1)
 Windows/doors: U-value 0.35
 Ceilings: R-49
 Walls (wood framed): R-20 (total) or R13 + R5
 Walls (CMU): R-5 (ext), R-10 (int)
 Floors: R-30
 Basement Walls: R-15 (on wall) R-19 (cavity)
 Slab-on-grade: R-10
 Crawl space walls: R-10 (on wall)

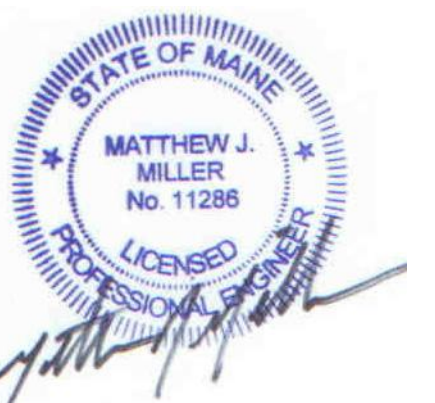
DRAWING LIST

- A-0.1 SITE PLAN
- A-1.1 BASEMENT FLOOR PLAN AND GROUND FLOOR FRAMING PLAN
- A-1.2 FIRST FLOOR PLAN AND SECOND FLOOR FRAMING PLAN
- A-1.3 SECOND FLOOR PLAN AND ROOF FRAMING PLAN
- A-1.4 ROOF PLAN AND ROOF FRAMING PLAN
- A-2.1 NORTH AND SOUTH BUILDING ELEVATIONS
- A-2.2 EAST AND WEST BUILDING ELEVATIONS
- A-3.1 BUILDING SECTIONS
- A-3.2 SECTION DETAILS

S1 GENERAL NOTES AND FOUNDATION PLAN
 S2 FOUNDATION SECTIONS AND DETAILS

WINDOW SCHEDULE												
SYMBOL	ROUGH OPENING	TOP OF R.O.	HEADER	TYPE	MANUF. NO.	MANUFACT.	MATERIAL	INT COLOR	EXT COLOR	HW FINISH	QTY.	NOTES
W1	2'-10 1/4" x 3'-8"	VARIES	(2) 2 x 8	DH	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	4	
W2	5'-8 1/2" x 3'-8"	7'-2"	(3) 2 x 10	2-CSMT	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	1	FACTORY MULLED DOUBLE CASEMENT
W3	SEE WINDOW TYPES		(2) 2 x 12	VARIES	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	1	
W4	SEE WINDOW TYPES		(3) 2 x 10	VARIES	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	1	
W5	2'-10 3/4" x 5'-4"	7'-2" , 7'-1"(2nd)	(2) 2 x 8	DH	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	8	
W6	5'-8 1/2" x 5'-4"	7'-2" , 7'-1"(2nd)	(3) 2 x 10	2-DH	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	4	FACTORY MULLED DOUBLE DOUBLE HUNG
W7	2'-10 1/4" x 12'-10 1/2"	16'-4 1/2"	(2) 2 x 8	VARIES	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	1	SEE WINDOW TYPES
W8	5'-8 1/2" x 3'-8"	7'-1"	(3) 2 X 12	2-DH	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	1	FACTORY MULLED DOUBLE DOUBLE HUNG
W9	8'-6 3/4" x 3'-8"	7'-1"	(3) 2 x 10	SLIDER	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	1	FACTORY MULLED TRIPLE SLIDER
W10	5'-8 1/2" x 3'-8"	7'-1"	(3) 2 x 10	2-CSMT	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	3	FACTORY MULLED DOUBLE CASEMENT
W11	2'-10 1/4" x 3'-8"	7'-1"	(2) 2 x 8	CSMT	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	2	
W12	SEE WINDOW TYPES		(3) 2 x 8	FIXED	TBD.	TBD.	TBD.	TBD.	TBD.	TBD.	1	

DOOR SCHEDULE												
SYMBOL	LOCATION	FRAME SIZE	THK.	STYLE	TYPE	INT/EXT	MANUFACTURER	SWING	DOOR FINISH	HARDWARE	HD. FINISH	NOTES
001A	BASEMENT	3'-0" x 6'-8"		A		EXT.	TBD.	RH	TBD.	TBD.	TBD.	
001B	BASEMENT	6'-0" x 6'-8"		B	SLIDING	EXT.	TBD.		TBD.	TBD.	TBD.	
002A	STORAGE	3'-0" x 6'-8"		C		INT.	TBD.	RH	TBD.	TBD.	TBD.	
002B	STORAGE	3'-0" x 6'-8"		C		INT.	TBD.	LH	TBD.	TBD.	TBD.	
101A	GARAGE	(2) 9'-0" x 9'-0"		D	OVERHEAD	EXT.	TBD.		TBD.	TBD.	TBD.	
101B	GARAGE	3'-0" x 6'-8"		E		EXT.	TBD.	LH	TBD.	TBD.	TBD.	TRANSOM ABOVE
101C	GARAGE	3'-0" x 6'-8"		C		INT.	TBD.	RH	TBD.	TBD.	TBD.	
102	BATHROOM	2'-6" x 6'-8"		C		INT.	TBD.	LH	TBD.	TBD.	TBD.	
104	SUNROOM	6'-0" x 7'-0"		F	SLIDING	EXT.	TBD.		TBD.	TBD.	TBD.	TRANSOM ABOVE
106A	ENTRY/FOYER	3'-0" x 7'-0"		G	ENTRY	EXT.	TBD.	LH	TBD.	TBD.	TBD.	
106B	ENTRY/FOYER	(2) 3'-0" x 6'-8"		H	SLIDING BARN	INT.	TBD.		TBD.	TBD.	TBD.	
201A	BEDROOM	2'-6" x 6'-8"		C		INT.	TBD.	RH	TBD.	TBD.	TBD.	
201B	BEDROOM	(2) 2'-0" x 6'-8"		I	BIFOLD	INT.	TBD.		TBD.	TBD.	TBD.	
202	BATHROOM	(3) 2'-6" x 6'-8"		C	POCKET	INT.	TBD.		TBD.	TBD.	TBD.	
203A	BEDROOM	2'-6" x 6'-8"		C		INT.	TBD.	RH	TBD.	TBD.	TBD.	
203B	BEDROOM	(2) 2'-0" x 6'-8"		I	BIFOLD	INT.	TBD.		TBD.	TBD.	TBD.	
204A	MSTR BATH	2'-6" x 6'-8"		C		INT.	TBD.	LH	TBD.	TBD.	TBD.	
204B	MSTR BATH	2'-6" x 6'-8"		C	POCKET	INT.	TBD.		TBD.	TBD.	TBD.	
205A	MSTR BDRM	2'-10" x 6'-8"		C		INT.	TBD.	RH	TBD.	TBD.	TBD.	
205B	MSTR BDRM	3'-0" x 6'-8"		H	SLIDING BARN	INT.	TBD.		TBD.	TBD.	TBD.	
206	LAUNDRY	2'-6" x 6'-8"		C		INT.	TBD.	RH	TBD.	TBD.	TBD.	



PROJECT NAME:

NELSON RESIDENCE

MINOR RESIDENTIAL
 ALICE STREET, ME 04103

REVISION:

1	DATE

DATE OF ISSUE: AUGUST 2, 2016
 STATUS: PENDING APPROVAL

NELSON RESIDENCE
4 ALICE STREET

COVER