Date: 03/21/18

Reaves Residence
Lot 33 Pamela Road
Portland, Maine

PROJECT DIRECTORY

OWNER:

Mr. & Mrs. Scott Reaves

DESIGN PROFESSIONAL:

MACLEOD STRUCTURAL ENGINEERS, PA
90 BRIDGE STREET
WESTBROOK, MAINE 04092
TEL. 207-839-0980

GENERAL CONTRACTOR:

TBD

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF -
New Single Family Residence With Attached Garage.

SYMBOLS

- 102 — ROOM NUMBER/NAME
- 2 — DOOR NUMBER
- 2 — WINDOW NUMBER
- 2 — REVISION NUMBER
- 2 — WALL TYPE

SECTION TAG	DETAIL LEADER – LEFT TAG	VIEW TAG
1 S? / 1 S?	DETAIL A S?	1 S? / 1 S?
	DETAIL LEADER – RIGHT TAG: A S? DETAIL	
SECTION LABEL TAG: SECTION 1 S? Scale: ?" = 1'-0"	DETAIL LABEL TAG: DETAIL A S? Scale: ?" = 1'-0"	
TITLE LABEL TAG: SECOND FLOOR FRAMING PLAN Scale: ?" = 1'-0"		
GRID BUBBLE: X.X	ELEVATION LEADER: T.O.Grade Elev. = xx'-x"	BREAK

MATERIALS

- EARTH
- CONCRETE
- BRICK
- WOOD
- BATT INSULATION
- RIGID INSULATION

FRONT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

1. THIS PLAN IS DESIGNED TO COMPLY WITH MAINE BUILDING AND ENERGY CODE, 2009 IRC, AND 2009 IECC
2. ALL OTHER CODES SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR
3. ALL MECHANICAL/PLUMBING/ELEVATRICAL DESIGN BY OTHERS
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK

ENERGY CODE STANDARDS: ZONE 6

1. FENESTRATIONS -Windows u-0.35, shg-0.38
1.1 -Doors u-0.25
2. ROOF -R49 (R30 at Sloping Ceiling Areas)
3. EXTERIOR WALLS -R21

BASEMENT: CONC. WALLS R15, or Ceiling R30

ENERGY CODE NOTES:

1. ALL JOINTS AND PENETRATIONS SHALL BE CAULKED, GASKETED, OR COVERED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL
2. COMPONENT R-VALUES & U-FACTORS SHALL BE LABELED AS CERTIFIED.
3. INSULATION SHALL BE INSTALLED ACCORDING TO MFRS. INSTRUCTIONS, AND IN A MANNER THAT ACHIEVES THE REQ'D R-VALUE
4. STAIR, ELEVATOR SHAFT VENTS, AND OTHER OUTDOOR INTAKE AND EXHAUST OPENINGS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS.
5. RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING ENVELOPE SHALL BE TRYPE IC RATED AS MEETING ASTM E283, AND SEALED OR CAULKED.

CODE REVIEW NFPA 101
Chapter 24 One and Two Family Dwellings
24.2 Means of Egress - One primary means of egress and one secondary means of escape is required from every sleeping room and every living area. This design meets this requirement
24.2.5 Stairs - min. width =36in,
24.2.6 Hallways - min. width 36in
24.2.7 Bulkheads - shall provide direct access to the basement, are exempt from requirements of 24.2.5.1
24.3.4.1 Smoke alarms shall be provided in each sleeping room, outside each separate sleeping area in the immediate vicinity, and on each additional level including attic and basement, and shall be interconnect per this code
24.3.5.2 Sprinkler system is required per NFPA 13D

RESIDENTIAL SPECIFICATIONS:

FLOOR SYSTEM: EXISTING

EXTERIOR WALLS:
2x6 Studs as Indicated (16"oc)
Sheathing as Indicated (7/16")
Air Infiltration Wrap
Siding/Finish as Indicated

INTERIOR WALLS:
2x4 Studs @ 16"oc
1/2" Gypboard as Indicated

ROOF SYSTEM:
Rafters/Trusses as Indicated
Sheathing as Indicated (1/8")
15# Underlaymnent
Ice & Water Shield at Eaves/Valleys
235# Asphalt Shingles as Indicated

INSULATION:
PerEnergy Code Notes Herein

VENTILATION:
Soffit - 2"Contin. Strip
Ridges - Contin. Shingle
Circulation Vents Between Rafters/Trusses

BEAMS/HEADERS:
Per Structural Plans Herein

INTERIOR FINISHES:
1/2" Gypboard or As Indicated At Walls/Ceilings
Flooring As Indicated
Paint/Stain As Indicated

Note: Items not Indicated Shall be Per Contract

GENERAL NOTES:

THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REASONABLY CONSISTENT WITH THE INDICATED DOCUMENTS.

1. ALL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL BUILDING DEPARTMENT.
2. CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS, INSPECTIONS, ETC., INCLUDING A CERTIFICATE OF OCCUPANCY. COPIES OF ALL NECESSARY PERMITS, LICENSES, AND CERTIFICATES SHALL BE AVAILABLE ON THE PROJECT SITE.
3. ALL WORK TO BE IN ACCORDANCE WITH ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
4. ELECTRICAL AND PLUMBING SUBCONTRACTOR TO BE LICENSED IN THE STATE THE PROJECT IS LOCATED IN AND SHALL FILE SEPARATE APPLICATIONS FOR PERMITS AND APPROVALS FOR THEIR WORK.
5. ELECTRICAL CONTRACTOR TO PROVIDE EXIT AND EMERGENCY LIGHTS AS REQUIRED BY CODE AND LOCAL AUTHORITIES.
6. GENERAL CONTRACTOR TO PROVIDE ADEQUATE COMPENSATION, DISABILITY AND LIABILITY INSURANCE. PROJECT OWNER AND LANDLORD, IF APPLICABLE ARE TO BE NAMED AS INSURED.
7. ALL GYPSUM WALLBOARD USED IN ALL WET AREAS SHALL BE MOISTURE RESISTANT.
8. AIR LEAKAGE: ALL JOINTS AND PENETRATIONS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE MUST BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED IN AN APPROVED MANNER.
9. THE FOLLOWING AREAS MUST BE SEALED: EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES. BETWEEN WALL SOLE PLATES, FLOORS, AND EXTERIOR WALLS PANELS. OPENINGS FOR PLUMBING, ELECTRICITY, REFRIGERANT GAS LINES ETC. IN EXTERIOR WALLS, FLOORS, AND ROOFS.
10. ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD U.O.N. DIMENSIONS NOTED AS CLR. OR HOLD ARE TO FACE OF GWB TO FACE OF GWB.
11. ALL DUCTS, PIPING, CONDUITS AND OTHER PENETRATIONS THROUGH FIRE RATED ASSEMBLIES ARE TO BE PROTECTED IN ACCORDANCE WITH IBC 2009 SECTION 713 AND/OR 716. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR FIRESAFE SLEEVES THAT INCLUDES PROOF OF PASSING ONE OF THE FOLLOWING APPROVED THIRD PARTY TESTS: UL 1479, ASTM E 814, ASTM G21.

GENERAL CONTRACTOR SHALL:

1. REMOVE ALL DEBRIS GENERATED BY THIS WORK FROM THE SITE AND DISPOSE OF LEGALLY.
2. PROVIDE SHOP DRAWINGS IF NECESSARY, FOR APPROVAL PRIOR TO FABRICATION.
3. PROVIDE ALL TEMPORARY SERVICES REQUIRED FOR THE COMPLETION OF THE PROJECT.
4. PROVIDE LABOR COMPATIBLE WITH EXISTING LABOR STANDARDS AS SPECIFIED.
5. GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION AGAINST ALL DEFECTS IN MATERIALS AND/ SUBSTANTIAL WORKMANSHIP.
6. CONTRACTOR SHALL VERIFY ALL DOCUMENT DIMENSIONS WITH ACTUAL FIELD CONDITIONS. SCALING DRAWINGS SHALL NOT BE DONE; THE ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES OR CONFLICTS IN THE WORK BEFORE CONTRACTOR'S PROCEEDING WITH ANY WORK.

DRAWING LIST:

A0.0	COVER SHEET
A-1.0	BASEMENT PLAN
A-1.1	1ST & 2ND FLOOR PLANS
A-2	ELEVATIONS
A-3	CROSS SECTIONS
S-1	FOUNDATION PLAN & NOTES
S-1.1	FOUNDATION DETAILS
S-2	1ST FLOOR FRAMING PLAN
S-2.1	2ND FLOOR & ROOF FRAMING
S-3	SECTIONS
S-4	FRAMING DETAILS
S-4.1	FRAMING DETAILS

ISSUED FOR PERMIT
12/04/17

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Reaves Residence
Lot 33 Pamela Road
Portland, Maine

STATE OF MAINE
BRUCE W. MACLEOD
No. 9422
LICENSED
PROFESSIONAL ENGINEER

3 _____
2 _____
1 _____

TITLE: COVER SHEET

DATE: 10.16.17	DRAWN BY: BWM	DRAWING NUMBER:
SCALE: as noted	PROJ NO: 2017-081	A-0.0