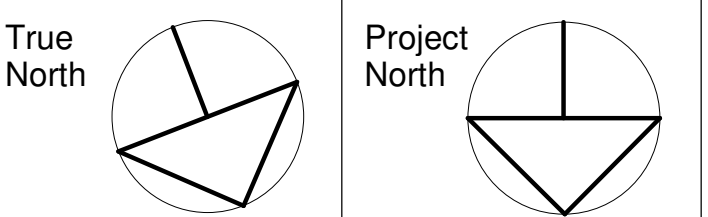


TOTAL SF OCCUPIABLE SPACE = 891.29 SF
AND 891.29 SF < 900 SF ALLOWABLE

19 Commercial Street
Portland, Maine 04101

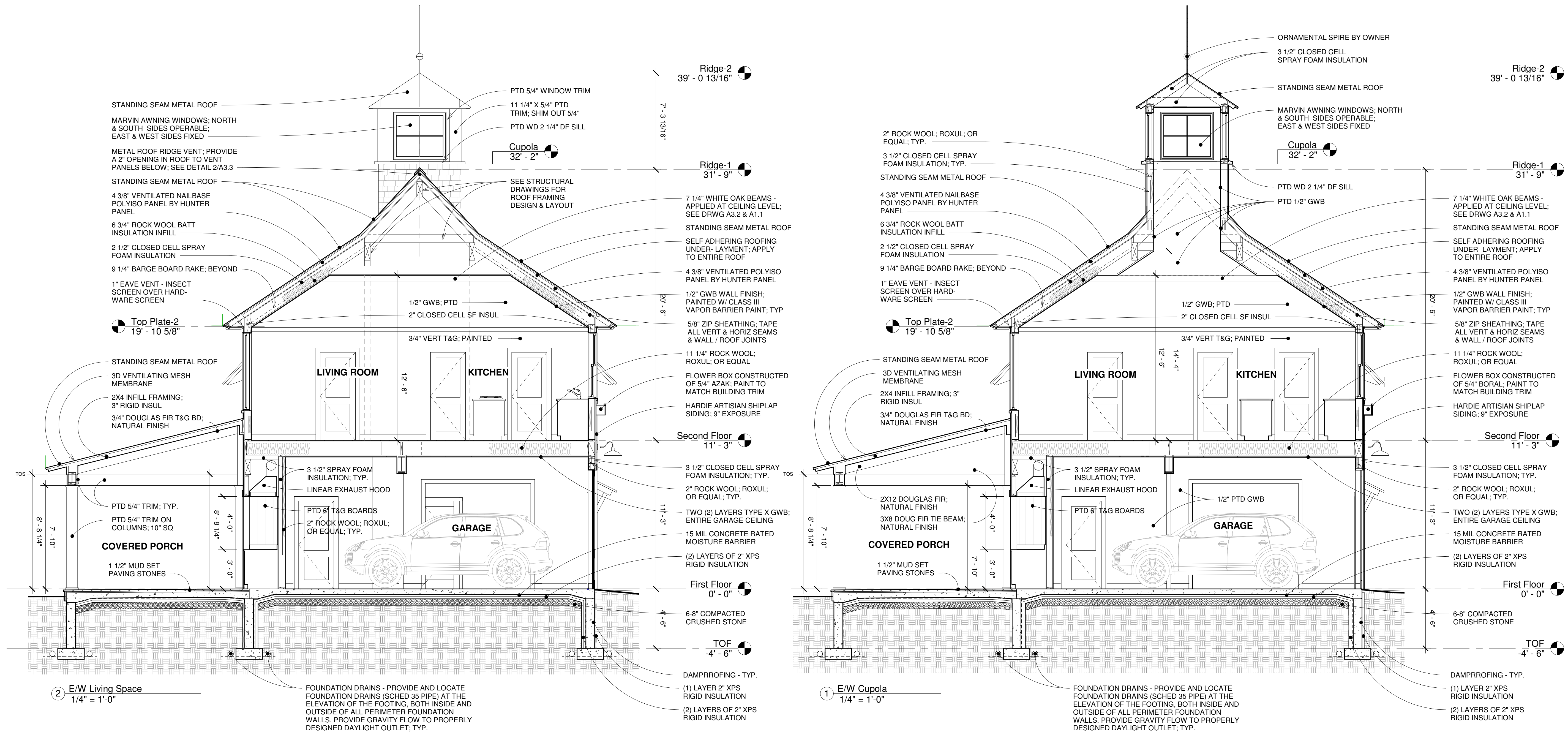
Structural Consultant:
Albert Putnam Associates, LLC.
183 Park Row
Brunswick, ME 04011
Phone: 207-729-6230

[illegible]

Building Sections

A3.0

5/16/23 12:22:48 PM



[illegible]

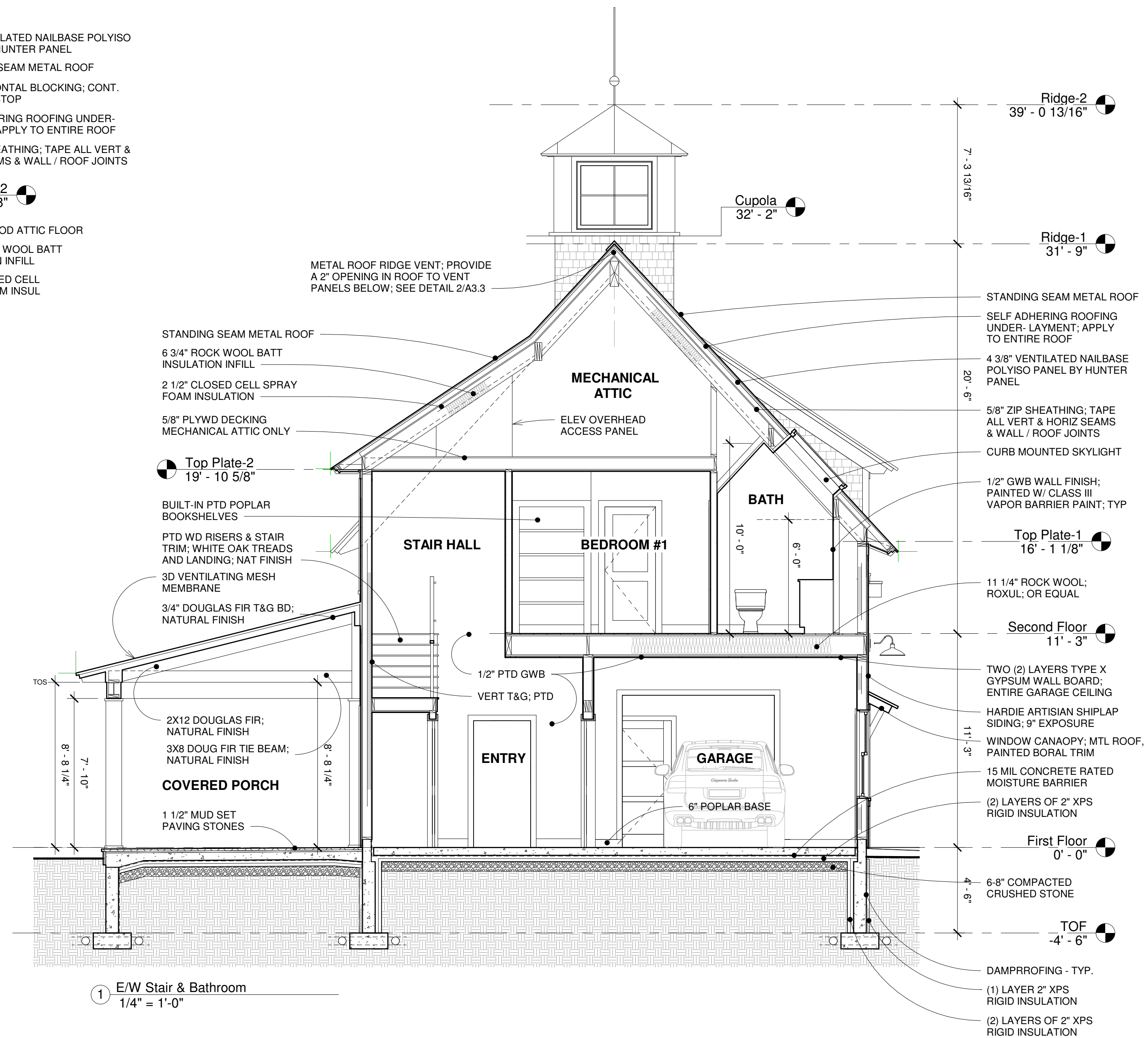
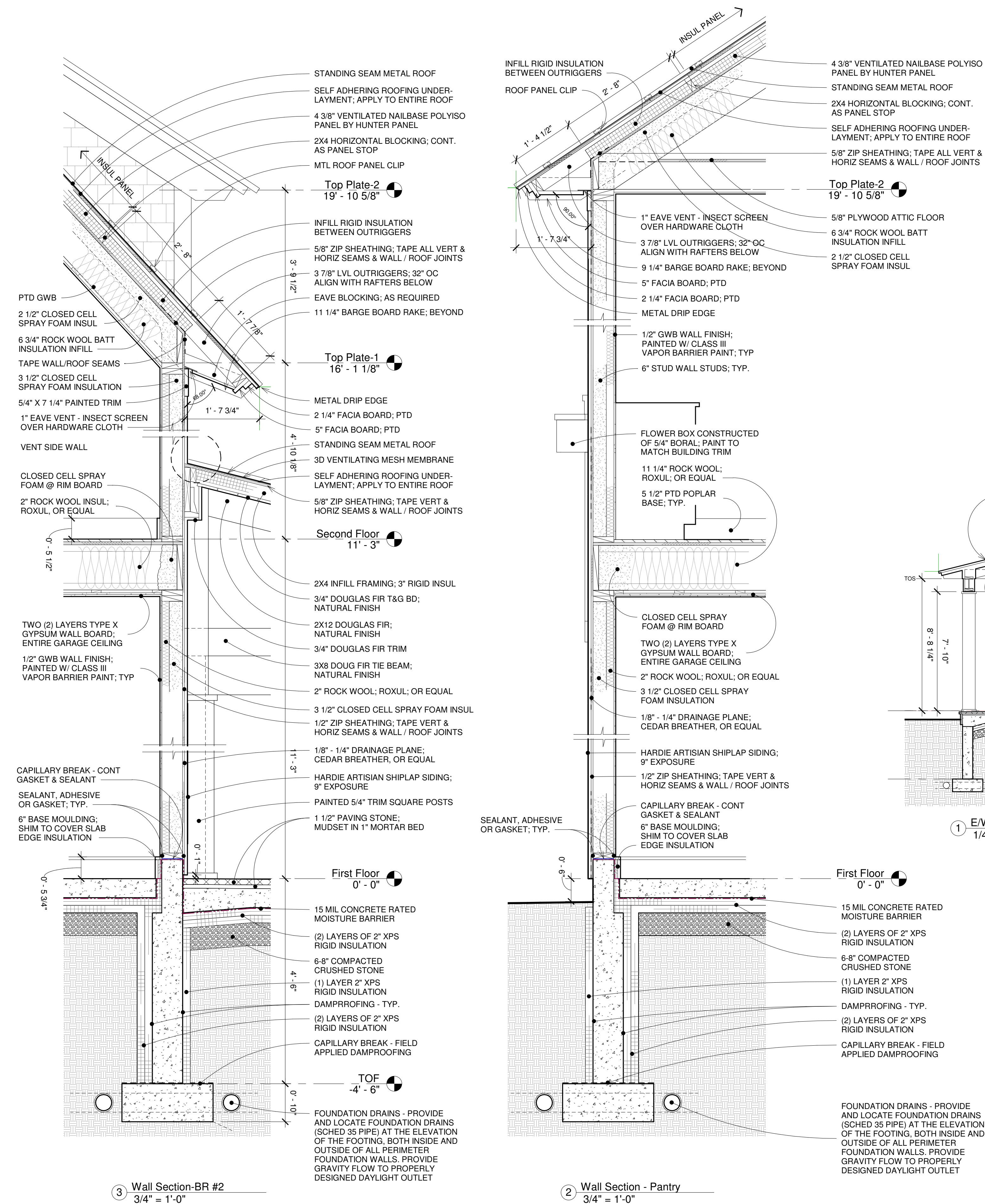
Brandimarte/Steffeney
125 West Elm St. Yarmouth,
Maine

Building Section / Wall Sections

| | |
|----------------|----------------|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A3.2

| | |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|



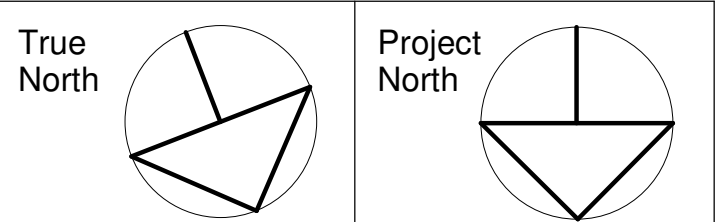
PROJECT R VALUE TABULATION

| INSULATION | R - INCH | CALC R-VALUE | WALLS | ROOF | GARAGE CEILING | SLABS | SLAB R-VALUE & DEPTH |
|----------------------------|----------|-----------------------|---------|---------|----------------|---------|----------------------|
| SPRAY FOAM - 3" | 6.25 | 6.25 x 3" = 18.75 | R-18.75 | | | | |
| SPRAY FOAM - 2 1/2" | 6.25 | 6.25 x 2.5" = 15.62 | | R-15.62 | | | |
| ROCK WOOL - 2" | 3.14 | 3.14 x 2" = 6.28 | R-6.28 | | | | |
| ROCK WOOL - 6 3/4" | 3.14 | 3.14 x 6.75" = 21.19 | | R-21.19 | | | |
| ROCK WOOL - 11 1/4" | 3.14 | 3.14 x 11.25" = 35.33 | | | R-35.33 | | |
| POLYISO PANEL - 2 7/8" | 5.80 | 5.80 x 2.87" = 16.65 | | R-16.65 | | | |
| EXTRUDED POLYSTYRENE - 2" | 5.00 | 5.00 x 2" = 10.00 | | | | | |
| EXTRUDED POLYSTYRENE - 4" | 5.00 | 5.00 x 4" = 20.00 | | | | R-20.00 | R-20.00 / 4 FEET |
| TOTAL R - INSULATION VALUE | | | R-25.03 | R-53.46 | R-35.33 | R-20.00 | R-20.00 / 4 FEET |

19 Commercial Street
Portland, Maine 04101

Structural Consultant:
Albert Putnam Associates, LLC.
183 Park Row
Brunswick, ME 04011
Phone: 207-729-6230

Drawing Set - 04/15/2023

[illegible]

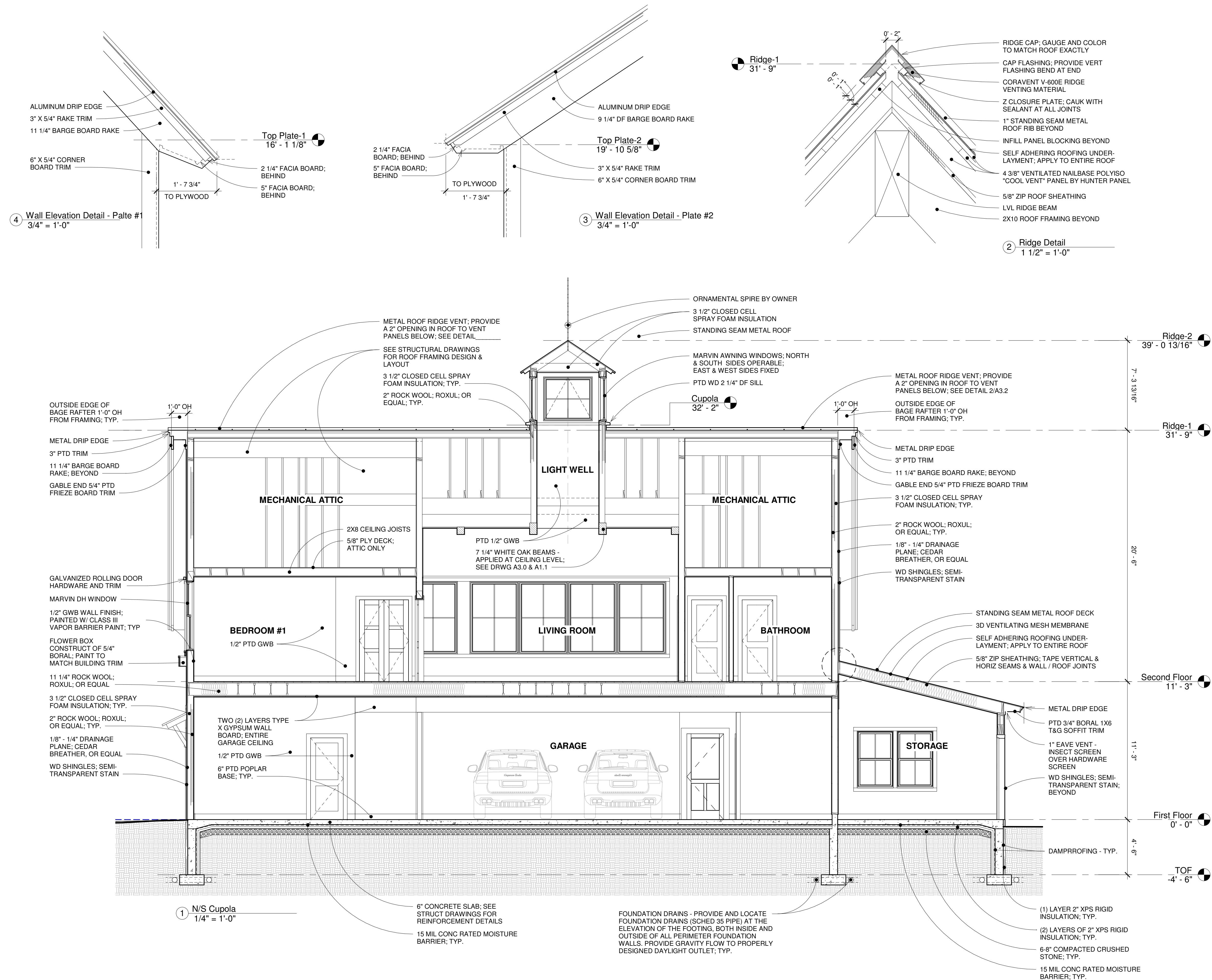
Building Section / Details

| | |
|----------------|----------------|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A3.3

| | |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|

5/16/23 12:22:52 PM



| Window Schedule | | | | | | | | | | | | | | | | | | | |
|-----------------|------|--------------|-------------|--------------|---------------|--------------------------|------------|----------------------------|------------------------|------------|------------|-------------------|-------------------|-------------------|-------------------|--------------|-------------|------------------------------|--|
| Type Mark | Mark | Level | Rough Width | Rough Height | Frame | Manufacturer | Model | Cladding Material | Glass Type | Lites Wide | Lites High | Lites High B Sash | Lites High T Sash | Lites Wide B Sash | Lites Wide T Sash | Head Height | Sill Height | Comments | |
| A | 54 | Second Floor | 3' - 6 1/2" | 5' - 8 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH4268-E | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 8' - 2 1/8" | 2' - 6 3/8" | SDL | |
| A | 90 | Second Floor | 3' - 6 1/2" | 5' - 8 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH4268-E | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 8' - 2 1/8" | 2' - 6 3/8" | SDL | |
| A | 91 | Second Floor | 3' - 6 1/2" | 5' - 8 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH4268-E | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 8' - 2 1/8" | 2' - 6 3/8" | SDL | |
| A | 94 | Second Floor | 3' - 6 1/2" | 5' - 8 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH4268-E | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 8' - 2 1/8" | 2' - 6 3/8" | SDL | |
| B | 95 | First Floor | 2' - 2 1/2" | 3' - 0 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH2636 | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 9' - 0 1/4" | 6' - 0 1/2" | SDL | |
| C | 63 | Cupola | 4' - 1" | 3' - 7 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4844 | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 3' - 11 1/8" | 0' - 4" | SDL / Motor Remote Operation | |
| C | 65 | Cupola | 4' - 1" | 3' - 7 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4844 | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 3' - 11 1/8" | 0' - 4" | SDL / Fixed | |
| C | 97 | Cupola | 4' - 1" | 3' - 7 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4844 | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 3' - 11 1/8" | 0' - 4" | SDL / Fixed | |
| C | 100 | Cupola | 4' - 1" | 3' - 7 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4844 | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 3' - 11 1/8" | 0' - 4" | SDL / Motor Remote Operation | |
| D | 23 | First Floor | 3' - 0 1/2" | 4' - 8 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH3656 | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 7' - 2 3/4" | 2' - 7" | SDL | |
| D | 24 | First Floor | 3' - 0 1/2" | 4' - 8 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH3656 | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 7' - 2 3/4" | 2' - 7" | SDL | |
| D | 101 | First Floor | 3' - 0 1/2" | 4' - 8 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH3656 | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 7' - 2 3/4" | 2' - 7" | SDL | |
| D | 102 | First Floor | 3' - 0 1/2" | 4' - 8 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH3656 | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 7' - 2 3/4" | 2' - 7" | SDL | |
| E | 154 | Second Floor | 3' - 8 1/2" | 4' - 0 1/2" | | Velux | VSE S06 | | | | | | | | | | | | |
| F | 104 | Second Floor | 3' - 2 1/2" | 5' - 0 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH3860-E | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 8' - 2" | 3' - 2 1/4" | SDL | |
| F | 111 | Second Floor | 3' - 2 1/2" | 5' - 0 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH3860-E | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 8' - 2" | 3' - 2 1/4" | SDL | |
| F | 113 | Second Floor | 3' - 2 1/2" | 5' - 0 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH3860-E | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 8' - 2" | 3' - 2 1/4" | SDL | |
| F | 114 | Second Floor | 3' - 2 1/2" | 5' - 0 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH3860-E | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 8' - 2" | 3' - 2 1/4" | SDL | |
| F | 156 | Second Floor | 3' - 2 1/2" | 5' - 0 1/4" | Wood Ultrex | Marvin Windows and Doors | ELDH3860-E | Ultrtex-Marvin-Pebblegray | IG Low E II with Argon | | | 1 | 1 | 2 | 2 | 8' - 2" | 3' - 2 1/4" | SDL | |
| G | 144 | Second Floor | 4' - 1" | 5' - 11 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4872-T | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 8' - 2" | 2' - 2 7/8" | SDL | |
| G | 145 | Second Floor | 4' - 1" | 5' - 11 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4872-T | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 8' - 2" | 2' - 2 7/8" | SDL | |
| G | 146 | Second Floor | 4' - 1" | 5' - 11 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4872-T | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 8' - 2" | 2' - 2 7/8" | SDL | |
| G | 147 | Second Floor | 4' - 1" | 5' - 11 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4872-T | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 8' - 2" | 2' - 2 7/8" | SDL | |
| G | 148 | Second Floor | 4' - 1" | 5' - 11 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4872-T | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 8' - 2" | 2' - 2 7/8" | SDL | |
| G | 149 | Second Floor | 4' - 1" | 5' - 11 5/8" | Aluminum Clad | Marvin Windows and Doors | UAWN4872-T | Aluminum-Marvin-Pebblegray | IG Low E II with Argon | 2 | 2 | | | | | 8' - 2" | 2' - 2 7/8" | SDL | |

| Door Schedule | | | | | | | | | | | | | | | | |
|---------------|--------------|--------------|-----------------------------|----------|----------|---------|----------|----------------|-------------------|----------------|--------------|----------------|--------------|----------------------------|----------|--|
| Door No. | Room | Level | Type | Manufact | Width | Height | # Panels | Panel Type | Panel Sicking | Panel Material | Panel Finish | Frame Material | Frame Finish | Hardware Type | Manufact | Comments |
| 101 | GARAGE ENTRY | First Floor | 3/0 - Single Door - Swing | Simpson | 3' - 0" | 7' - 0" | 3 | Flat Panel | Square Shaker | Douglas Fir | Natural | Poplar | Painted | Full Mortise Lockset | Baldwin | Exterior Door - 1/2 glass door / Tempered glass above - 1 Lite / Single wood panel below |
| 102 | GARAGE ENTRY | First Floor | 2/8 - Single Door - Swing | Simpson | 2' - 8" | 6' - 8" | 2 | Flat Panel | Square Shaker | Hardwood | Painted | Poplar | Painted | Locking Passage Set | Baldwin | Fire Rated Exterior Door - 20 Min; Gasketed |
| 103 | ADU ENTRY | First Floor | 2/6 - Single Door - Swing | TruStile | 2' - 6" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Non-Locking Passage Set | Emtek | |
| 104 | GARAGE | First Floor | 3/0 - Single Door - Swing | Simpson | 3' - 0" | 7' - 0" | 3 | Flat Panel | Square Shaker | Douglas Fir | Natural | Poplar | Painted | Full Mortise Lockset | Baldwin | Exterior Door - 1/2 glass door / Tempered glass above - 1 Lite / Single wood panel below |
| 105 | BATH | First Floor | 2/8 - Single Door - Swing | TruStile | 2' - 8" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Locking Passage Set | Emtek | |
| 106 | BATH | First Floor | 2/4 - Single Door - Swing | TruStile | 2' - 4" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Non-Locking Passage Set | Emtek | |
| 107 | STORAGE | First Floor | 2/0 - Double Door - Swing | Simpson | 6' - 0" | 6' - 8" | 2 | Flat Panel | Square Shaker | Hardwood | Painted | Poplar | Painted | Full Mortise Lockset | Baldwin | |
| 108 | GARAGE | First Floor | 3/6 - Single Door - Swing | Simpson | 3' - 6" | 7' - 0" | 3 | Flat Panel | Square Shaker | Douglas Fir | Natural | Poplar | Painted | Full Mortise Lockset | Baldwin | Exterior Door - 1/2 glass door / Tempered glass above - 1 Lite / Single wood panel below |
| 201 | BEDROOM #1 | Second Floor | 2/8 - Single Door - Swing | TruStile | 2' - 8" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Locking Passage Set | Emtek | |
| 202 | BEDROOM #1 | Second Floor | 2/0 - Double Door - Swing | TruStile | 4' - 0" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Non-Locking Passage Set | Emtek | |
| 203 | CLOS | Second Floor | 2/8 - Single Door - Swing | TruStile | 2' - 8" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Non-Locking Passage Set | Emtek | |
| 204 | BATH | Second Floor | 2/8 - Single Door - Swing | TruStile | 2' - 8" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Locking Passage Set | Emtek | |
| 205 | BEDROOM #2 | Second Floor | 2/8 - Single Door - Swing | TruStile | 2' - 8" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Locking Passage Set | Emtek | |
| 206 | BEDROOM #2 | Second Floor | 2/6 - Single Door - Swing | TruStile | 2' - 6" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Non-Locking Passage Set | Emtek | |
| 207 | BATH | Second Floor | 2/6 - Single Door - Swing-2 | TruStile | 2' - 6" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Locking Passage Set | Emtek | |
| 208 | HALL | Second Floor | 2/8 - Single Door - Swing | TruStile | 2' - 8" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Locking Passage Set | Emtek | |
| 209 | HALL | Second Floor | 2/6 - Single Door - Swing | TruStile | 2' - 6" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Non-Locking Passage Set | Emtek | |
| 210 | PANTRY | Second Floor | 2/8 - Single Door - Swing | TruStile | 2' - 8" | 6' - 8" | 2 | Flat Panel - C | Square Stick - SS | MDF | Painted | Poplar | Painted | Non-Locking Passage Set | Emtek | |
| 109 | GARAGE | First Floor | Overhead Door | NA | 11' - 0" | 9' - 0" | 4 | Insulated | As Drawn | Wood | Painted | Poplar | Painted | Auto - Keypad Entry Remote | NA | |
| 110 | GARAGE | First Floor | Overhead Door | NA | 17' - 0" | 9' - 0" | 4 | Insulated | As Drawn | Wood | Painted | Poplar | Painted | Auto - Keypad Entry Remote | NA | |

| Room Finish Schedule | | | | | | | | | | | | | | |
|----------------------|-----------------|--------------|--------------|----------------|----------|---------------|---------|-------------|-----------------------------------|---------|-------------------------|---------|----------------|---|
| Room Number | Room Name | Level | Area | Floor Material | Finish | Base Material | Finish | Base Height | Wall Material | Finish | Ceiling Material | Finish | | Comments |
| | | | | | Floor | | Base | | | Wall | | Ceiling | Ceiling Height | |
| 01 | GARAGE ENTRY | First Floor | 51 SF | Slate Tile | NA | Poplar | Painted | 0' - 6" | 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | 8.5 | |
| 02 | ADU ENTRY | First Floor | 73 SF | Slate Tile | NA | Poplar | Painted | 0' - 6" | 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | | Ceiling Height Varies - See Building Sections |
| 03 | CLOS | First Floor | 32 SF | Concrete | Polished | Poplar | Painted | 0' - 6" | 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | | Ceiling Height Varies - See Building Sections |
| 04 | GARAGE | First Floor | Not Enclosed | Concrete | Polished | Poplar | Painted | 0' - 6" | 1/2" Gypsum Drywall | Painted | 2 Layers Type X Drywall | Painted | 10 | |
| 05 | BATH | First Floor | 58 SF | Slate Tile | NA | Poplar | Painted | 0' - 6" | 1/2" MR Gypsum Drywall | Painted | 1/2" MR Gypsum Drywall | Painted | 8 | |
| 06 | STORAGE | First Floor | 246 SF | Concrete | Brushed | Poplar | Painted | 0' - 6" | 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | | Ceiling Height Varies - See Building Sections |
| 10 | STAIR | Second Floor | 109 SF | White Oak | Clear | Poplar | Painted | 0' - 5 1/2" | Vertical T&G Board | Painted | 1/2" Gypsum Drywall | Painted | | Ceiling Height Varies - See Building Sections |
| 11 | LIVING / DINING | Second Floor | 352 SF | White Oak | Clear | Poplar | Painted | 0' - 5 1/2" | Vert T&G Bd / 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | | Ceiling Height Varies - See Building Sections |
| 12 | KITCHEN | Second Floor | 170 SF | White Oak | Clear | Poplar | Painted | 0' - 5 1/2" | Vert T&G Bd / 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | | Ceiling Height Varies - See Building Sections |
| 13 | BEDROOM #1 | Second Floor | 165 SF | White Oak | Clear | Poplar | Painted | 0' - 5 1/2" | 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | 8.5 | |
| 14 | CLOS | Second Floor | 51 SF | White Oak | Clear | Poplar | Painted | 0' - 5 1/2" | 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | 8.5 | |
| 15 | BATH | Second Floor | 69 SF | Slate Tile | NA | Poplar | Painted | 0' - 5 1/2" | 1/2" MR Gypsum Drywall | Painted | 1/2" MR Gypsum Drywall | Painted | | Ceiling Height Varies - See Building Sections |
| 16 | BEDROOM #2 | Second Floor | 125 SF | White Oak | Clear | Poplar | Painted | 0' - 5 1/2" | 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | 8.5 | |
| 17 | BATH | Second Floor | 64 SF | Slate Tile | NA | Poplar | Painted | 0' - 5 1/2" | 1/2" MR Gypsum Drywall | Painted | 1/2" MR Gypsum Drywall | Painted | 8.5 | |
| 18 | HALL | Second Floor | 12 SF | Slate Tile | NA | Poplar | Painted | 0' - 5 1/2" | 1/2" MR Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | 8.5 | |
| 19 | PANTRY | Second Floor | 75 SF | Slate Tile | NA | Poplar | Painted | 0' - 5 1/2" | 1/2" Gypsum Drywall | Painted | 1/2" Gypsum Drywall | Painted | | Ceiling Height Varies - See Building Sections |

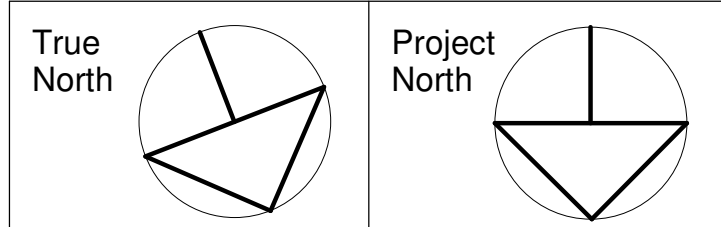
Warner Design Associates, LLC.

19 Commercial Street
Portland, Maine 04101

207. 774. 0806
architerradesign@yahoo.com

Structural Consultant:
Albert Putnam Associates, LLC.
183 Park Row
Brunswick, ME 04011
Phone: 207-729-6230

Minor Site Plan Application
Drawing Set - 04/15/2023

[illegible]

Brandimarte/Steffeney
125 West Elm St. Yarmouth,
Maine

Schedules

| | |
|----------------|----------------|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A4.0

Scale

