

125 West Elm St. Yarmouth, Maine

Brandimarte/Steffeney

Warner Design Associates, LLC.

19 Commercial Street Portland, Maine 04101

architerradesign@yahoo.com

Structural Consultant:

Brunswick, ME 04011 Phone: 207-729-6230

183 Park Row

Albert Putnam Associates, LLC.

**Minor Site Plan Application** 

Drawing Set - 04/15/2023

Description

207. 774. 0806

### Foundation Plan

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

**DRAWING NOTES:** 

FINISH CONCRETE

UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED.

1) FIRST FLOOR ELEV = 0'-0" (100'-0" ON STRUCT DRWGS); THIS IS TO TOP OF

2) SECOND FLOOR ELEV = 11'- 3" (111'-3" ON STRUCT DRWGS); THIS IS TO TOP OF WOOD FINISH FLOORING

3) ALL FOUNDATION DIMENSIONS ARE TAKEN TO FACE OF CONCRETE;

4) ALL FIRST & SECOND FLOOR DIMENSIONS ARE TAKEN TO FACE OF STUD;

1/4" = 1'-0" Scale

### DRAWING NOTES:

1) FIRST FLOOR ELEV = 0'-0" (100'-0" ON STRUCT DRWGS); THIS IS TO TOP OF FINISH CONCRETE;

2) SECOND FLOOR ELEV = 11'- 3"; THIS IS TO TOP OF WOOD FINISH FLOORING

3) ALL FOUNDATION DIMENSIONS ARE TAKEN TO FACE OF CONCRETE; UNLESS OTHERWISE NOTED.

4) ALL FIRST & SECOND FLOOR DIMENSIONS ARE TAKEN TO FACE OF STUD; UNLESS OTHERWISE NOTED.

### Warner Design Associates, LLC.

19 Commercial Street Portland, Maine 04101

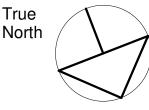
207. 774. 0806 architerradesign@yahoo.com

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

No.	Description	Date



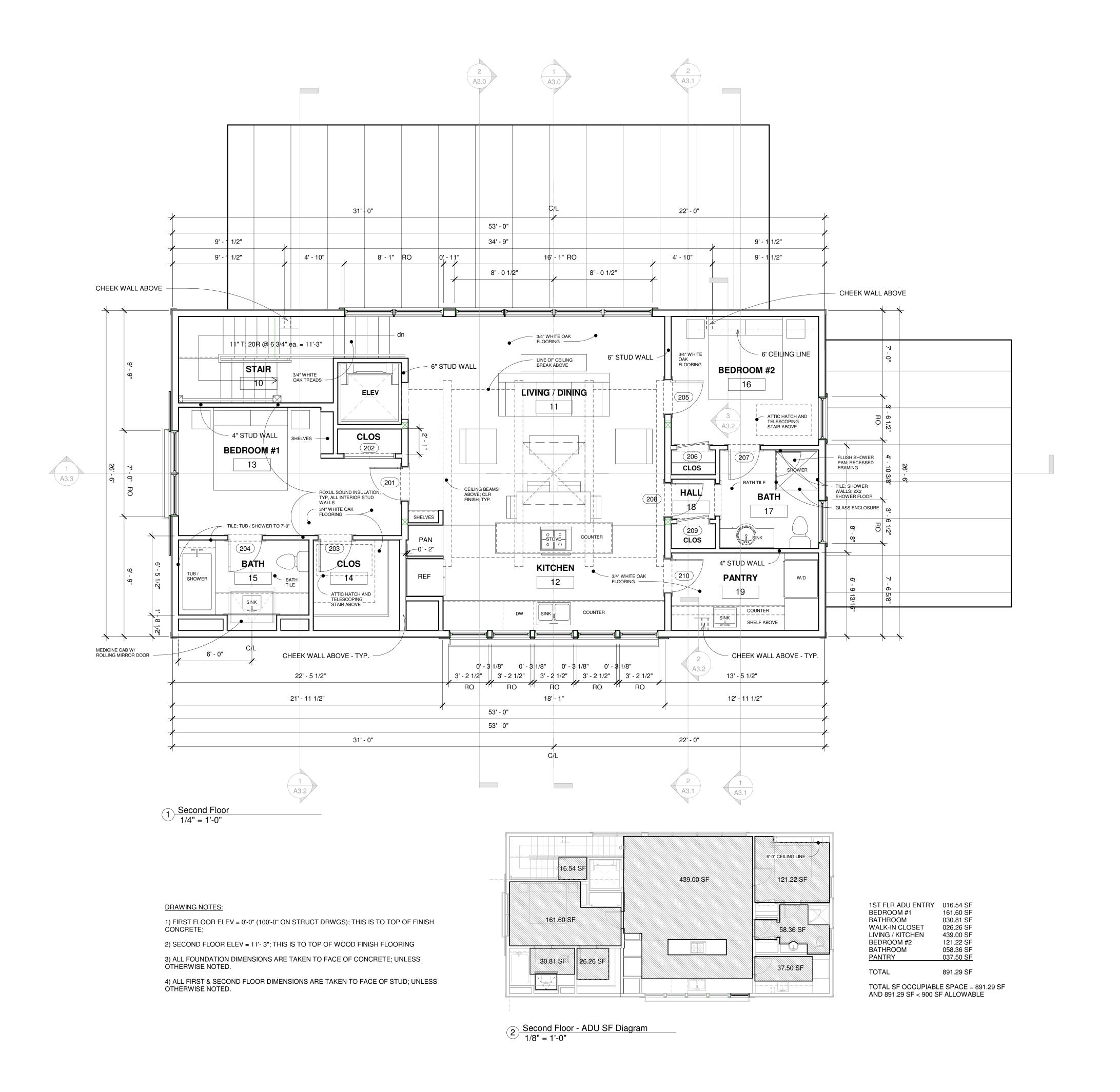


### First Floor Plan

Maine

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

A1.0



19 Commercial Street Portland, Maine 04101

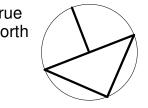
207. 774. 0806 architerradesign@yahoo.com

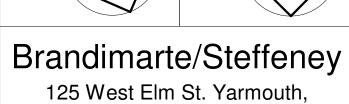
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### Minor Site Plan Application

Drawing Set - 04/15/2023

No.	Description	Date
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### Second Floor Plan

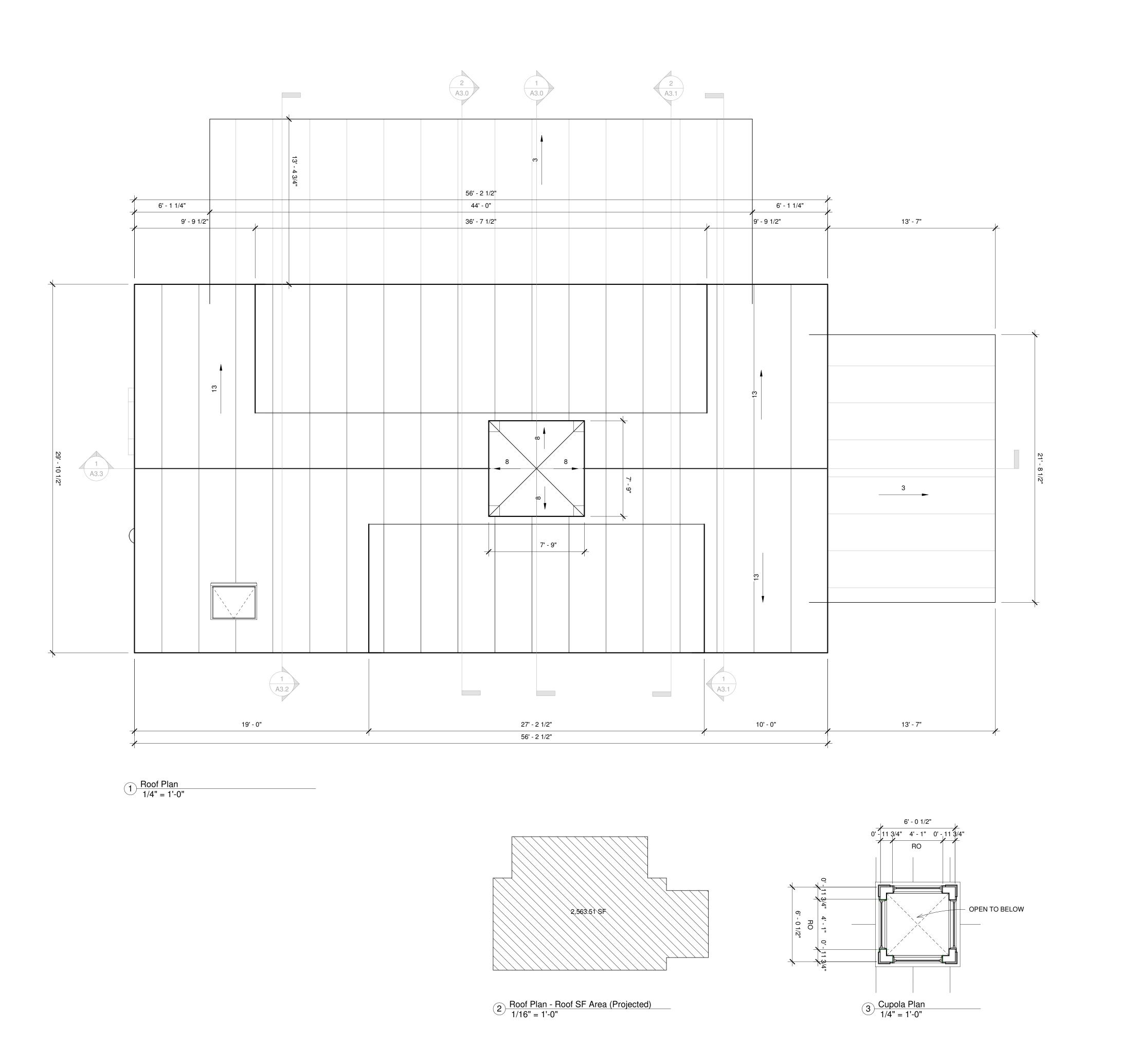
Maine

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

Scale

A1.1

As indicated



19 Commercial Street Portland, Maine 04101

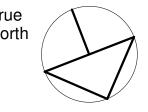
207. 774. 0806 architerradesign@yahoo.com

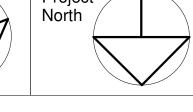
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### Minor Site Plan Application

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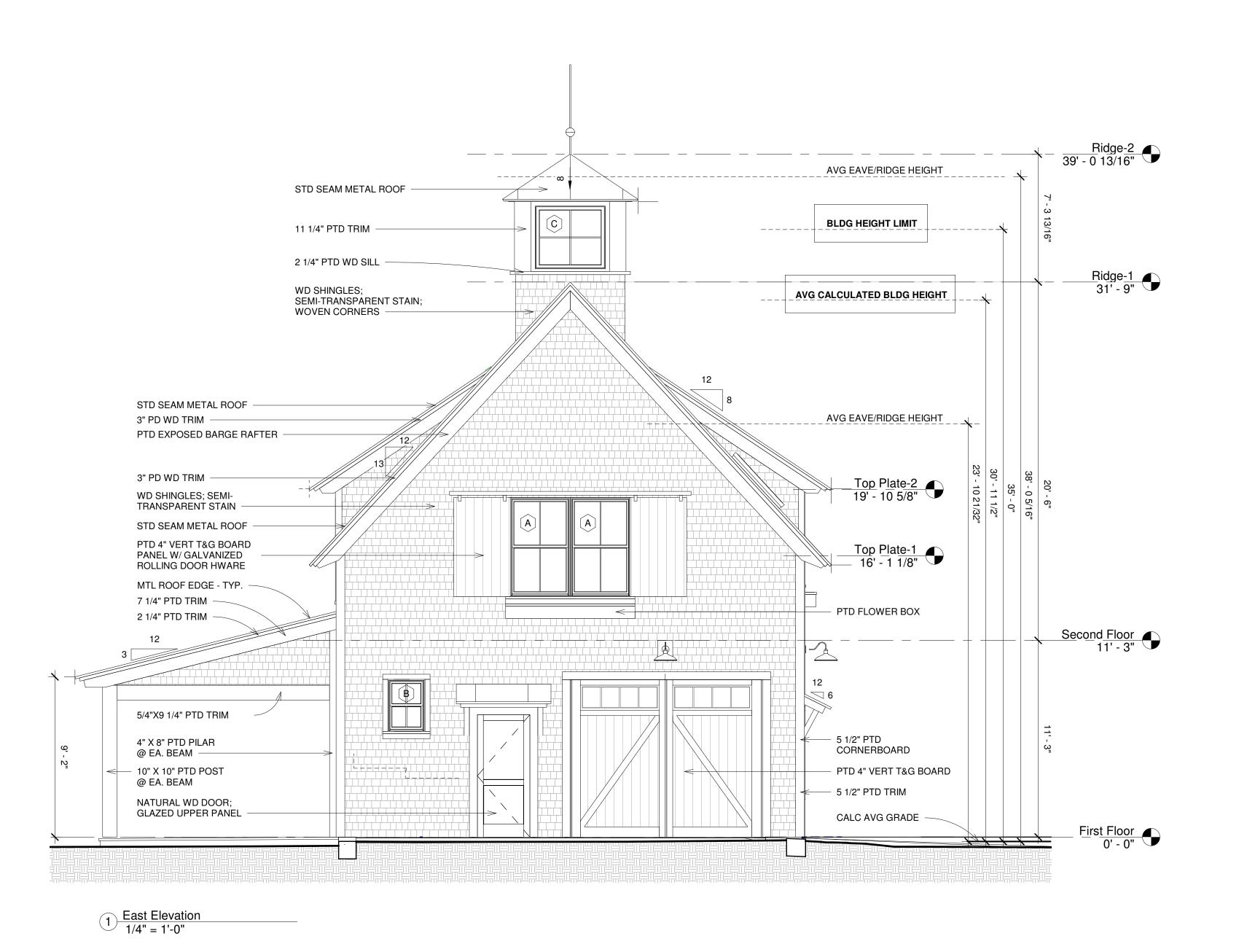
# Brandimarte/Steffeney 125 West Elm St. Yarmouth, Maine

### Roof Plan

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

A1.2

Scale As indicated



19 Commercial Street Portland, Maine 04101

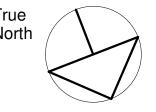
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### Minor Site Plan Application

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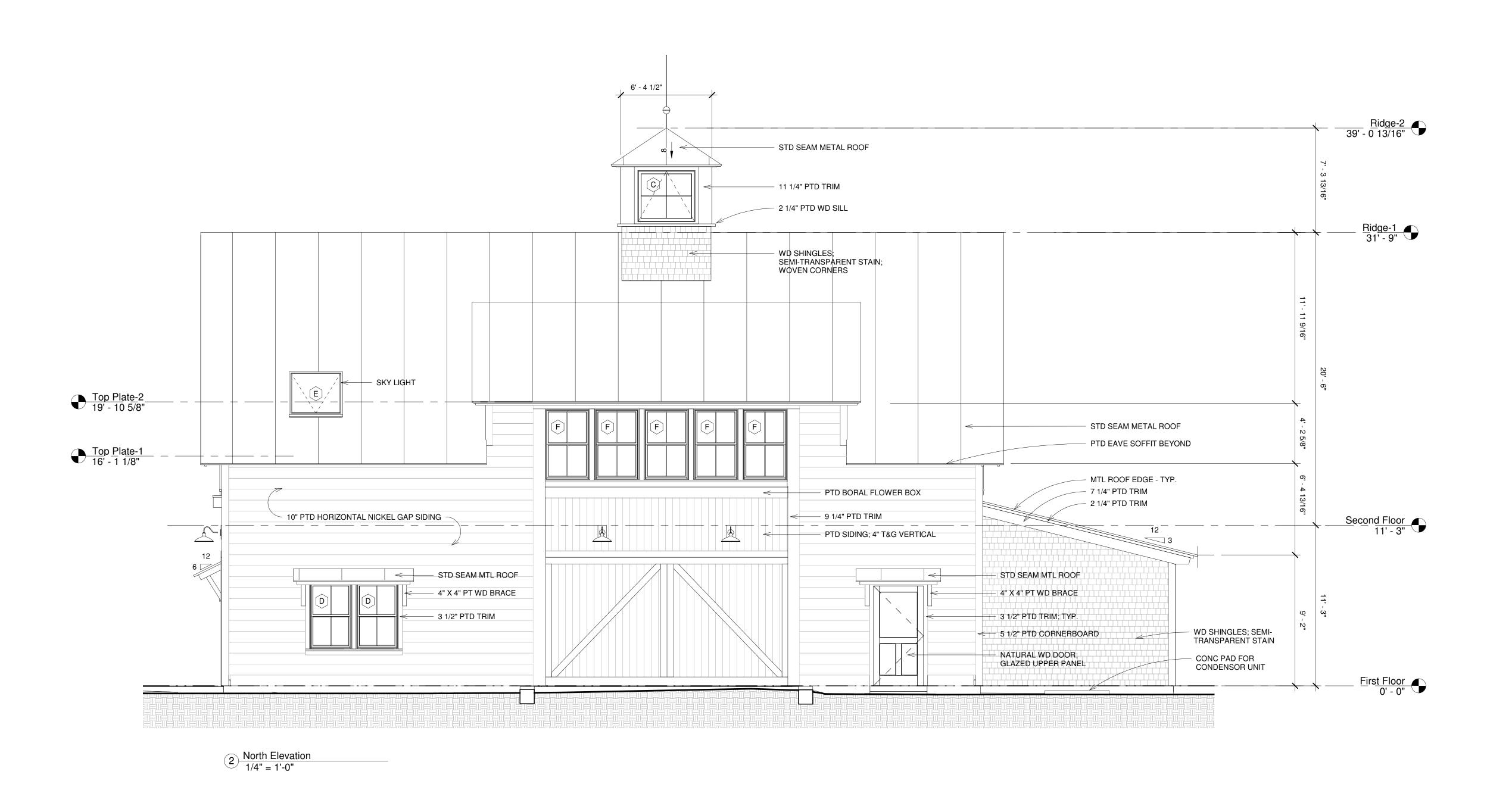


### East Elevation

Maine

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

A2.0



19 Commercial Street Portland, Maine 04101

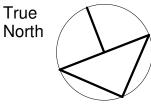
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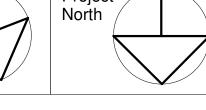
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### Minor Site Plan Application

Drawing Set - 04/15/2023

No.	Description	Date



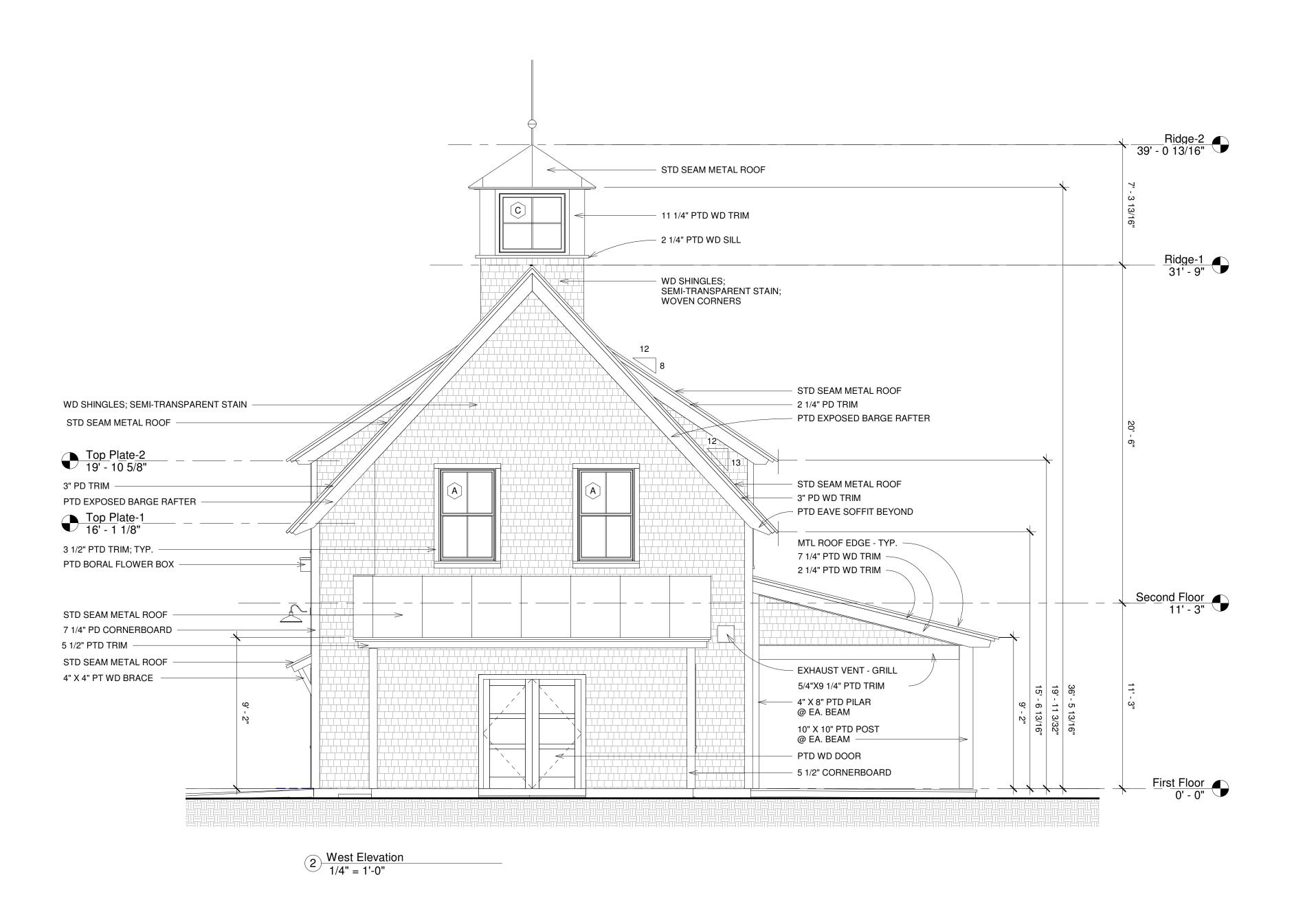


## Brandimarte/Steffeney 125 West Elm St. Yarmouth, Maine

### North Elevation

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Drawn by	Author
Checked by	Checker

A2.1



19 Commercial Street Portland, Maine 04101

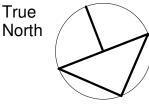
207. 774. 0806 architerradesign@yahoo.com

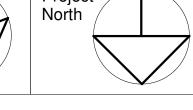
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### Minor Site Plan Application

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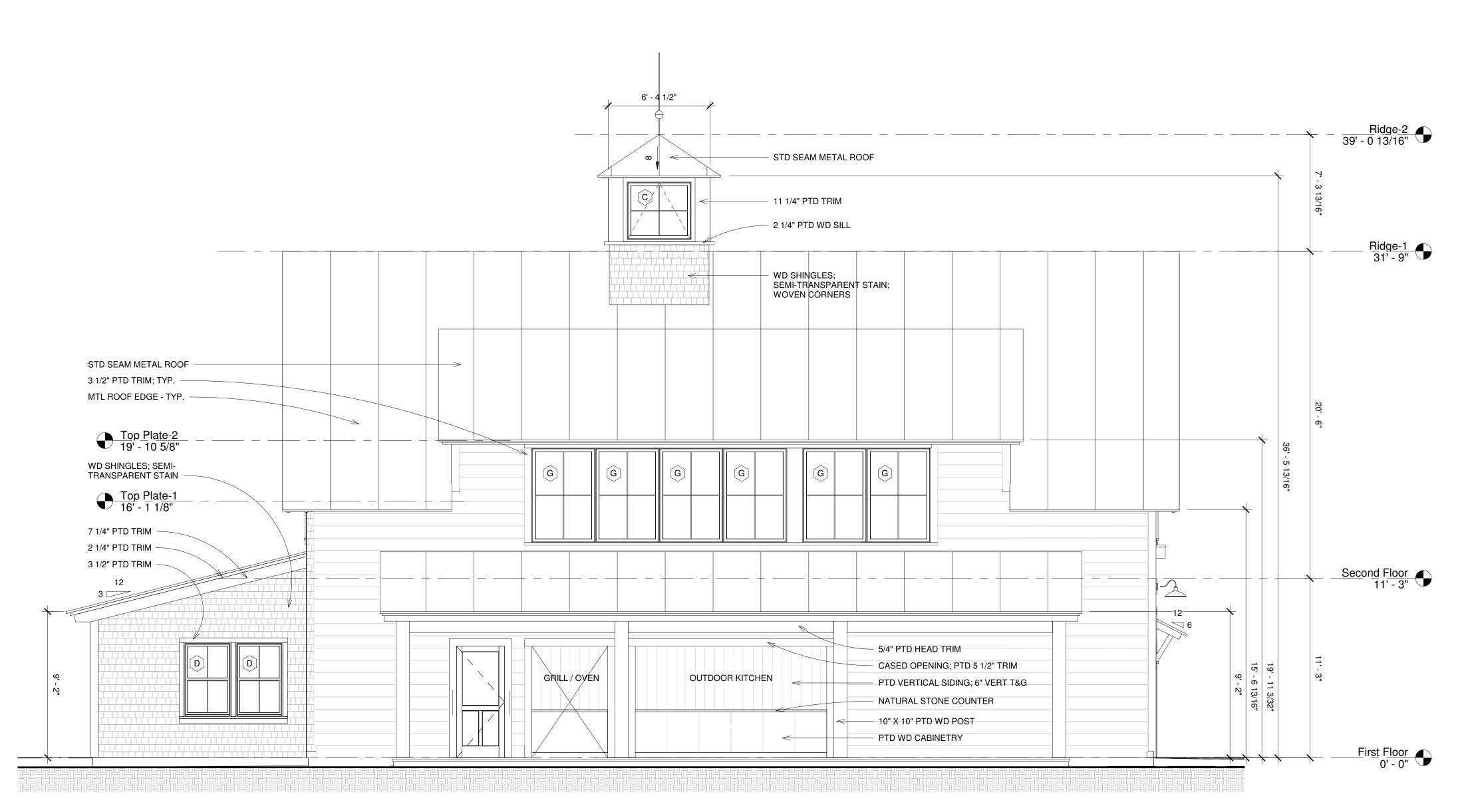


## Brandimarte/Steffeney 125 West Elm St. Yarmouth, Maine

West Elevation

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A2.2



1 South Elevation 1/4" = 1'-0"

Warner Design Associates, LLC.

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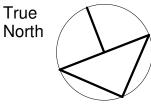
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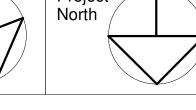
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### Minor Site Plan Application

Drawing Set - 04/15/2023

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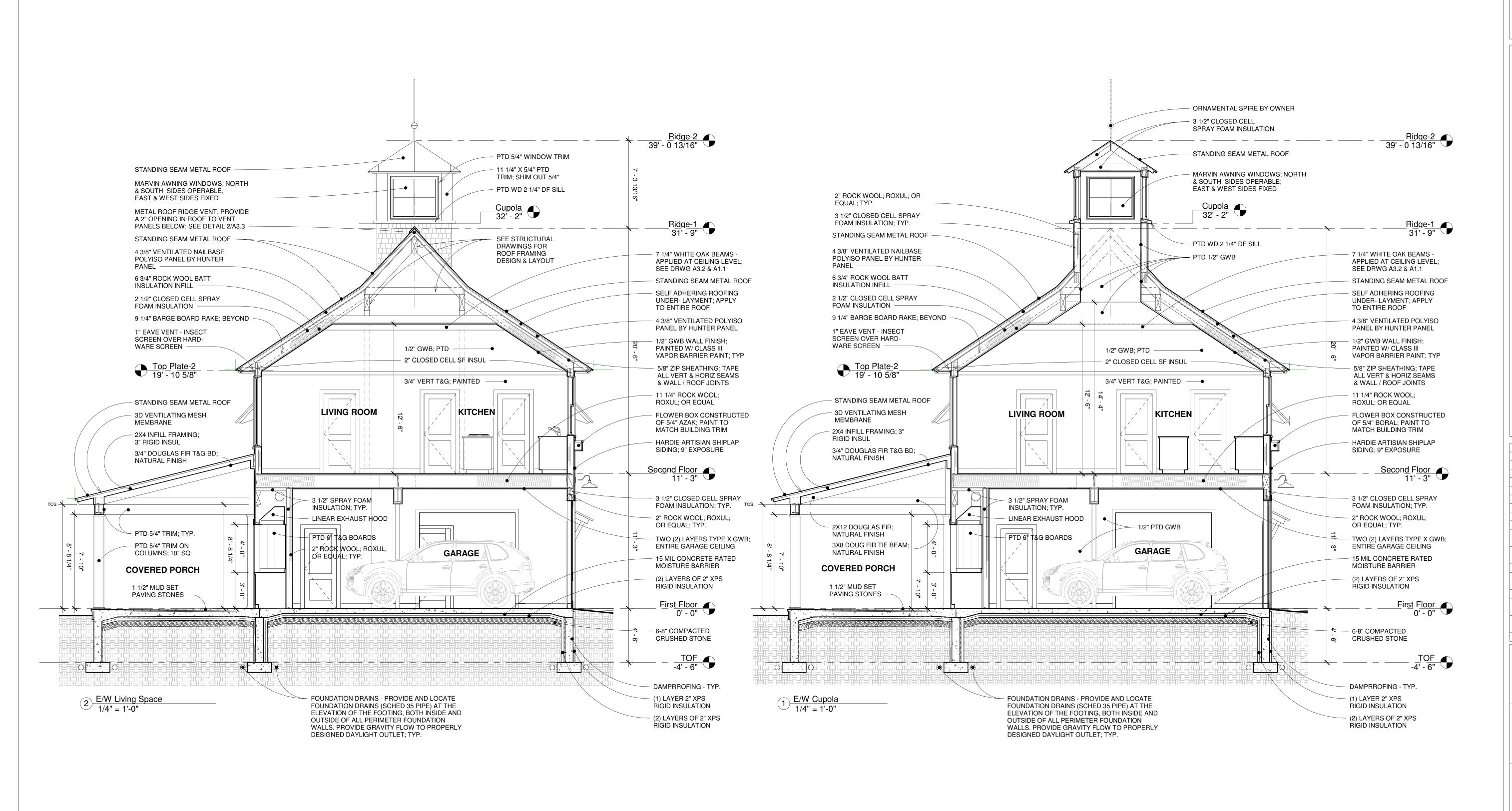


## Brandimarte/Steffeney 125 West Elm St. Yarmouth, Maine

### South Elevation

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A2.3



19 Commercial Street Portland, Maine 04101

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### Minor Site Plan Application

Drawing Set - 04/15/2023

о.	Description	Date

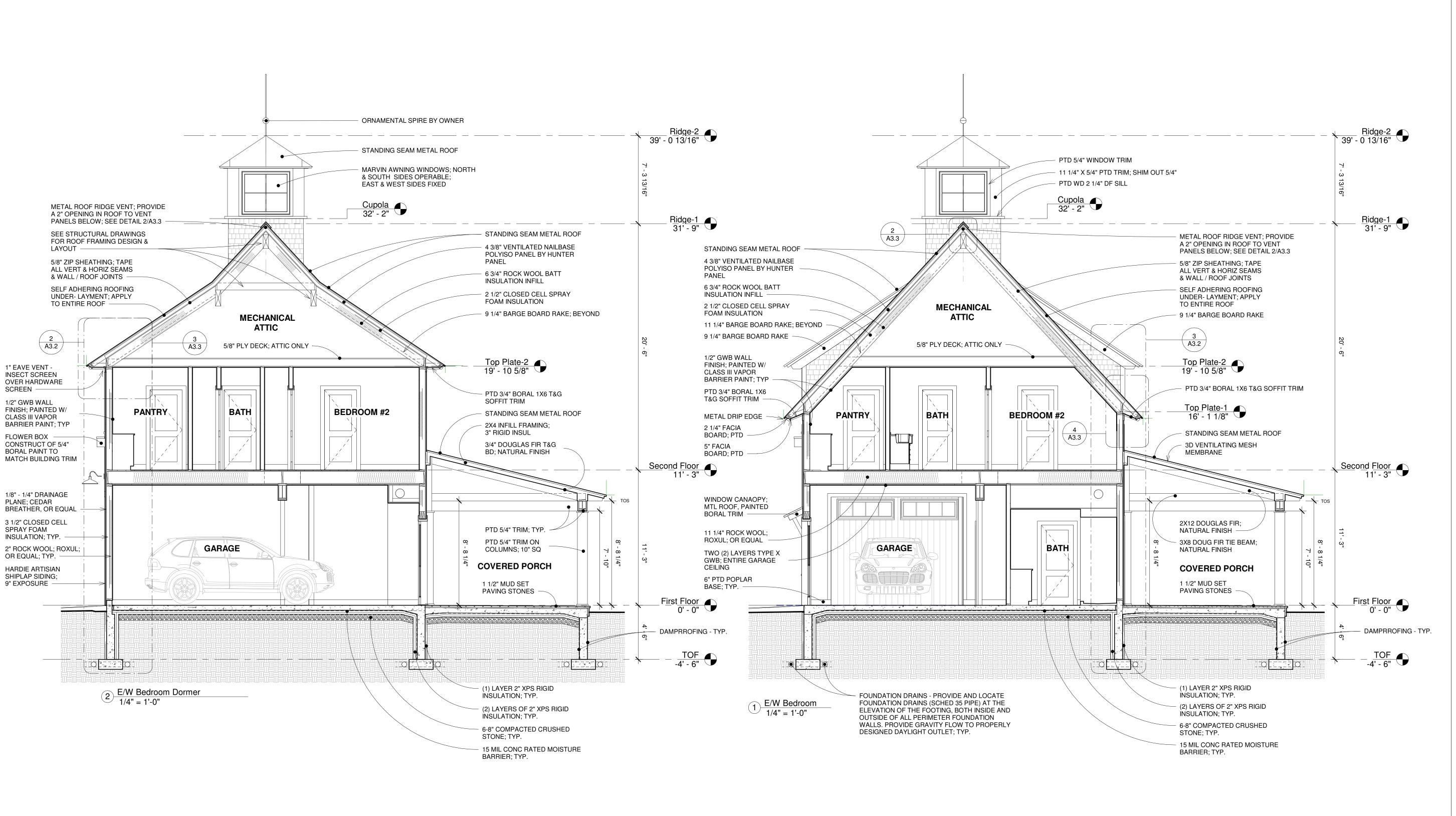


Brandimarte/Steffeney
125 West Elm St. Yarmouth,
Maine

### **Building Sections**

Project number	Project Number
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A3.0



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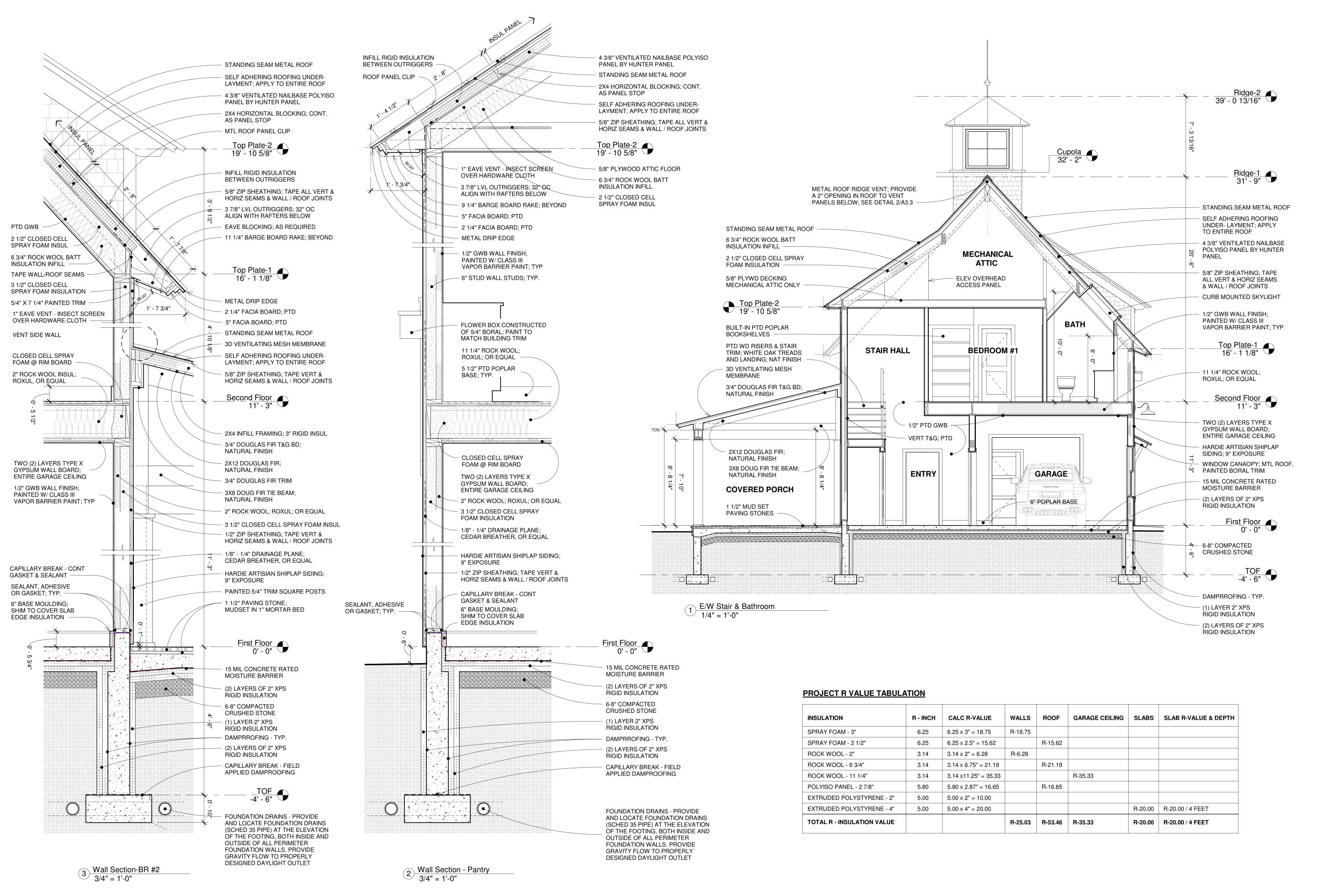
## Brandimarte/Steffeney

125 West Elm St. Yarmouth, Maine

## **Building Sections**

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Checked by	Checker

A3.1



19 Commercial Street Portland, Maine 04101

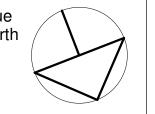
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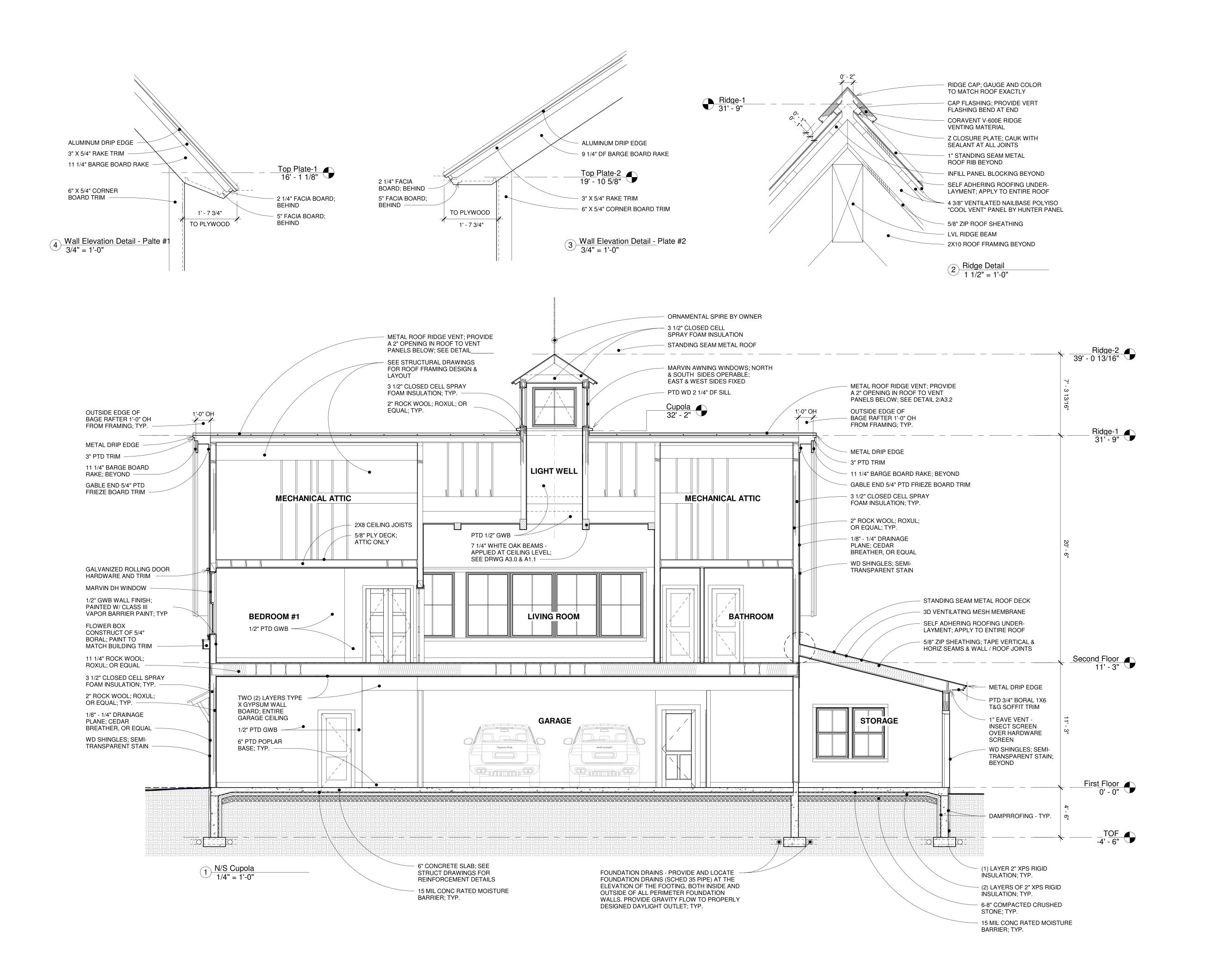


## Building Section / Wall Sections

Project number	Project Number
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Drawn by	Author
Checked by	Checker

A3.2

Scale As indicated



19 Commercial Street Portland, Maine 04101

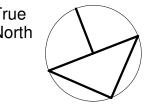
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### Minor Site Plan Application

Drawing Set - 04/15/2023

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## Building Section / Details

Project number	Project Number
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Scale As indicated

Window Schedule																	
Type Mark	Mark	Level	Rough Width	Rough Height	Frame	Manufacturer	Model	Cladding Material	Glass Type		Lites High	Lites High B Sash	Lites High 1 Sash	Lites Wide B Sash	Lites Wide T Sash	Head Height	Sill Height Comments
Α	54	Second Floor	3' - 6 1/2"	5' - 8 1/4"	Wood Ultrex	Marvin Windows and Doors	FI DH4268-F	Ultrex-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		Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2		2' - 6 3/8" SDL
Α	91	Second Floor	3' - 6 1/2"	5' - 8 1/4"	Wood Ultrex	Marvin Windows and Doors		Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2		2' - 6 3/8" SDL
Α	94	Second Floor	3' - 6 1/2"	5' - 8 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH4268-E	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	8' - 2 1/8"	2' - 6 3/8" SDL
3	95	First Floor	2' - 2 1/2"	3' - 0 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH2636	Ultrex-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
)	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
)	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
)	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
)	23	First Floor	3' - 0 1/2"	4' - 8 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH3656	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	7' - 2 3/4"	2' - 7" SDL
)	24	First Floor	3' - 0 1/2"	4' - 8 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH3656	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	7' - 2 3/4"	2' - 7" SDL
)	101	First Floor	3' - 0 1/2"	4' - 8 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH3656	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	7' - 2 3/4"	2' - 7" SDL
)	102	First Floor	3' - 0 1/2"	4' - 8 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH3656	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	7' - 2 3/4"	2' - 7" SDL
Ξ	154	Second Floor	3' - 8 1/2"	4' - 0 1/2"		Velux	VSE S06										
=	104	Second Floor	3' - 2 1/2"	5' - 0 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH3860-E	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	8' - 2"	3' - 2 1/4"   SDL
=	111	Second Floor	3' - 2 1/2"	5' - 0 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH3860-E	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	8' - 2"	3' - 2 1/4"   SDL
•	113	Second Floor	3' - 2 1/2"	5' - 0 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH3860-E	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	8' - 2"	3' - 2 1/4"   SDL
•	114	Second Floor	3' - 2 1/2"	5' - 0 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH3860-E	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	8' - 2"	3' - 2 1/4"   SDL
=	156	Second Floor	3' - 2 1/2"	5' - 0 1/4"	Wood Ultrex	Marvin Windows and Doors	ELDH3860-E	Ultrex-Marvin-Pebblegray	IG Low E II with Argon			1	1	2	2	8' - 2"	3' - 2 1/4"   SDL
<del>}</del>	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						2' - 2 7/8" SDL
ì	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
		Second Floor	4' - 1"	5' - 11 5/8"	Aluminum Clad	Marvin Windows and Doors		Aluminum-Marvin-Pebblegray	IG Low E II with Argon	2	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

<u>Door Schedule</u>															
No. Room	Level	Туре	Manufact	Width	Height	# Panels	Panel Type	Panel Sticking	Panel Material	Panel Finish	Frame Material	Frame Finish	Hardware Type	Manufact	Comments
101 GARAGE ENT	RY 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
02 GARAGE ENT	RY 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
03 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	
04 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
D5 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	
06 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	
7 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	
O8 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
D1 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	
D2 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	
O3 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	
04 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	
D5 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	
06 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	
D7 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	
08 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	
9 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	
10 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	
09 GARAGE	First Floor	Overhead Door	NA	11' - 0"	9' - 0"	4	Insulated	As Drawn	Wood	Painted	Poplar	Painted	Auto - Keypad Entry Remote	NA	
10 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														
					Finish		Finish			Finish		Finish		
Room Number	Room Name	Level	Area	Floor Material	Floor	Base Material	Base	Base Height	Wall Material	Wall	Ceiling Material	Ceiling	Ceiling Height	
01	GARAGE ENTRY	First Floor	51 SF	Slate Tile	NA	Poplar	Painted	0' - 6"	1/2" Gypsum Drywall	Painted	1/2" Gyspsum 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" Gyspsum 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" Gyspsum 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 Gyspsum Drywall	Painted	8	
06	STORAGE	First Floor	246 SF	Concrete	Brushed	Poplar	Painted	0' - 6"	1/2" Gypsum Drywall	Painted	1/2" Gyspsum 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" Gyspsum 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" Gyspsum 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" Gyspsum 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" Gyspsum 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" Gyspsum 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 Gyspsum 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" Gyspsum 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 Gyspsum 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" Gyspsum 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" Gyspsum Drywall	Painted		Ceiling Height Varies - See Building Sections

19 Commercial Street Portland, Maine 04101

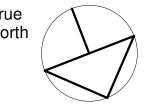
207. 774. 0806 architerradesign@yahoo.com

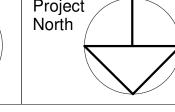
Structural Consultant: Albert Putnam Associates, LLC. 183 Park Row Brunswick, ME 04011 Phone: 207-729-6230

### Minor Site Plan Application

Drawing Set - 04/15/2023

Description	Date
	1
	Description





# 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

#### **GENERAL CONSTRUCTION NOTES:**

BUILDING LAYOUT - GENERAL BUILDING LAYOUT DIMENSIONS ARE SHOWN ON THE PROJECT DRAWINGS. THE ARCHITECT WILL PROVIDE ADDITIONAL DRAWINGS IF NEEDED TO ENSURE THE BUILDING IS ACCURATELY LOCATED ON THE SITE. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND NOTIFY THE OWNER AND THE ARCHITECT AFTER THE LAYOUT HAS BEEN COMPLETED, BUT BEFORE ANY EARTHWORK, OR FOUNDATION WORK HAS BEGUN.

DIMENSIONS - ALL DIMENSIONS SHOWN IN PLAN ARE TO ROUGH FRAMING. ALL ELEVATION MARKERS SHOWN IN SECTION ARE FROM FINISH FLOOR OR TOP OF CONCERETE SLAB. ALL ELEVATION MARKERS SHOWN AT ROOF RIDGE CONDITIONS ARE TAKEN TO TOP OF PLYWOOD WHERE BOTH SHEATHING LAYERS MEET AT A POINT, JUST BELOW THE METAL ROOF.

VENT STACKS - INSTALL AND LOCATE VENT STACKS WHERE POSSIBLE UP HIGH ON THE ROOF, AND ALL MUST BE LOCATED ON THE NORTH SIDE OF THE BUILDING.

SOUND INSULATION - THE CONTRACTOR SHALL PROVIDE AND INSTALL INSULATION IN BETWEEN THE FIRST AND SECOND FLOOR, AND IN THE WALLS SEPAREATING THE GARAGE AND ENTRY HALL.

#### **EARTHWORK:**

EXTERIOR GRADING - THE CONTRACTOR SHALL ENSURE THAT ALL EXTERIOR GRADES SLOPE AWAY FROM ADJACEN PERIMETER

GRADE ELEVATIONS - GRADE ELEVATIONS ARE INDICATED ON THE BUILDING ELEVATIONS. THE CONTRACTOR SHALL PROVIDE FILL TO MEET THE LEVELS INDICATED ON THE PROJECT DRAWINGS.

SUPPLIMENTAL SOILS - IF ADDITIONAL SOIL MATERIALS ARE NEEDED TO MEET THE PROPER GRADE ELEVATIONS, THE CONTRACTOR CAN RE-USE THE EXISTING MATERIAL EXCAVATED FROM THE SITE OR BRING IN NEW MATERIAL PROVIDED THAT IT IS FREE OF ORGANIC MATERIALS. IN ALL OTHER AREAS, WHERE THE AMOUNT OF NEW FILL IS IN THE RANGE OF 1'-0" OR LESS, IT IS EXPECTED THAT THIS MATERIAL SHALL BE LOAM.

#### **BUILDING FOUNDATIONS:**

BUILDING FOOTINGS - FOUNDATION WALL FOOTINGS SHALL EXTEND TO THE ELEVATIONS INDICATED IN THE PROJECT DRAWINGS. IN ALL CASES FOOTINGS MUST EXTEND A MINIMUM OF 4'-6" BELOW GRADE. SOILS BELOW FOOTINGS SHALL BE COMPACTED AND FREE OF ORGANIC MATERIAL. ALLOWABLE BEARING CAPACITY SHALL BE 1,600 PSI.

CRUSHED STONE - PROVIDE A MIN. OF 6-8" OF COMPACTED CRUSHED STONE BENEATH THE FOAM INSULATION BOARD SHOWN ON THE PROJECT DRWGS.

INSULATION BOARD - PROVIDE TWO (2) LAYER OF 2" XPS INSULATION BOARD BELOW THE GARAGE SLAB AND ON THE INSIDE OF CONCRETE FOLINDATION WALLS, PROVIDE ONE (1) LAYERS OF 2" XPS INSULATION BOARD ON THE OUTSIDE OF ALL FOUNDATION

MOISTURE BARRIER - PROVIDE A 15 MIL CONCRETE RATED MOISTURE BARRIER BELOW ALL CONCRETE SLABS. LOCATE AND DETAIL AS SHOWN ON THE PROJECT DRAWINGS.

FOUNDATION DRAINS - PROVIDE AND LOCATE FOUNDATION DRAINS (SCHED 35 PIPE) AT THE ELEVATION OF THE FOOTING. BOTH INSIDE AND OUTSIDE OF ALL PERIMETER FOUNDATION WALLS. PROVIDE GRAVITY FLOW TO PROPERLY DESIGNED DAYLIGHT OUTLET.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AFTER THE FOOTINGS HAVE BEEN POURED FOR A FIELD INSPECTION.

### **ROOFING MATERIALS:**

METAL ROOFING - THE CONTRACTOR SHALL PROVIDE AND INSTALL A 24 GAUGE SNAP LOCK STANDING SEAM METAL ROOF. COLOR SHALL BE A DARK CHARCOAL OR BLACK COLOR. THE OWNER AND ARCHITECT MUST APPROVE BOTH THE MANUFACTURER AND COLOR SELECTION.

UNDERLAYMENT - THE ROOF UNDERLAYMENT SHALL BE A SELF ADHERED ROOFING PRODUCT AND SHALL BE APPLIED TO ENTIRE ROOF. PRODUCTS SUCH AS CARLYLE WIP 300HT, OR SHARKSKIN ULTRA SA ARE EXAMPLES OF PRODUCTS THAT WILL BE ACEPTED. THE ARCHITECT MUST APPROVE THIS SELECTION.

3D VENTILATING MESH MEMBRANE - IN AREAS WHERE THE VENTILATED BBUILDING PANELS ARE NOT USED, THE CONTRACTOR SHALL PROVIDE AND INSTALL A 3D VENTILATING ROOF MEMBRANE. THIS PRODUCT WILL ALLOW ANY TRAPPED WATER VAPOR TO ESCAPE AND PROMOTE ROOF DRYING FROM BENEATH THE METAL ROOFING. PRODUCTS LIKE DORKEN DELTA TRELLA, OR COMPARABLE SHALL BE ACCEPTED

ROOFING PANELS - A VENTILATED ROOFING PANEL CALLED "COOL VENT" MANUFACTURED BY HUNTER PANEL SHALL BE INSTALLED TO ALL AREAS OF THE ROOF AS INDICATED ON THE PROJECT DRAWINGS. THIS ROOFING PANEL IS A POY-ISO INSULATED ROOFING LAYER WITH INTEGRATED AIR CHANNEL AND NAIL BASE. IT IS A 4.5" VENTILATED PANEL THAT WILL INSULATE, PROVIDE A THERMAL BREAK, ALLOW ANY TRAPPED WATER VAPOR TO ESCAPE, AND PROMOTE ROOF DRYING FROM BENEATH THE METAL ROOFING. THIS PRODUCT ALLOWS FOR ROOF VENTING, WHILE STILL PROVIDING A CONDITIONED ATTIC SPACE BELOW THE ROOFING SYSTEM.

### **ALTERNATE #1:**

THE CONTRACTOR SHALL PROVIDE A PRICE FOR MATERIALS AND LABOR FOR A 40 YEAR ASPHALT ROOF TO MATCH THE CHARACTER AND QUALITY OF THE EXISTING NEW ROOF ON THE PRIMARY RESIDENCE. THE VENTED / INSULATED ROOFING PANELS SHALL REMAIN AS SHOWN ON THE PROJECT DRAWINGS.

#### **EXTERIOR WALL & ROOF CONSTRUCTION**

AIR SEALING - THE CONTRACTOR SHALL ENSURE THAT THERE IS A FULLY DELINIATED AIR SEALING BOUNDARY AT THE LINE OF THE FIRST FLOOR SILL, FRAMING LINES, ADN SECOND FLOOR FRAMIONG LINES. THE CONTRACTOR SHALL PROVIDE A CAPILLARY BREAK, BETWEN THE TOP OF CONCRETE WALL AND THE BOTTTOM OF THE SIILL STUD.

ZIP SYSTEM PRODUCTS - THE CONTRACTOR SHALL UTILIZE ZIP SYSTEM SHEATHING, SEALING, AND TAPING PRODUCTS IN BOTH WALL AND ROOF APPLICATIONS. ZIP SHEATHING PRODUCTS EMPLOY A WATER CONTROL LAYER APPLIED TO THE EXTERIOR. PROPERLY TAPED AND SEALED THE PRODUCT STILL ALLOWS FOR DRYING TO THE EXTERIOR SINCE THE OVERALL VAPOR PERMEANCE OF THE PRODUCT IS 12 TO 16 PERMS. THIS IS A SINGLE PRODUCT COMPARABLE TO CONVENTIONAL OSB COVERED WITH TYPAR OR A TYVEK LIKE PRODUCT, BUT WITH SUPERIOR AIR SEALING CAPABILITIES.

SPRAY FOAM INSUALTION - THE CONTRACTOR SHALL INSTALL BLOWN-IN CLOSED CELL INSULATION IN BOTH ROOF AND WALL CAVITTIES TO THE DEPTHS INDICATED ON THE PROJECT DRAWINGS. THE CONTRACTOR SHALL USE A LOW VOC, LOW GWP PRODUCT THAT HAS MEETS IIC-ES AC377 TYPE I-IV AND V-8 STANDARDS. THIS PRODUCT PROVIDES ENERGY EFFICIENCY AND AIR INFILTRATION CONTROL. THE PRODUCT SHALL BE "NATURAL POLYMERES" ULTRA PURE, OR EQUAL. THE ARCHITECT MUST APPROVE THIS SELECTION. THIS PRODUCT IS NOT RECOMMENDED FOR INSTALLATION WHEN THE RELATIVE HUMIDITY (RH) EXCEEDS 85%, OR WITHIN 5 DEGREES FAHRENHEIT OF THE DEW POINT. MOISTURE IN THE FORM OF RAIN, DEW, AND FROST CAN SERIOUSLY AFFECT THE QUALITY OF ADHESION WHEN INSTALLING THIS PRODUCT.

ROCK WOOL INSULATION - THE CONTRACTOR SHALL PROVIDE AND INSTALL ROCK WOOL INSULATION IN BOTH THE ROOF AND WALLS CAVITIES THAT REMAIN AFTER THE SPRAYFOAM INSULATION HAS BEEN INSTALLED. THIS INFILL PRODUCT IS A SEMI-RIGID INSULATION PRODUCT FOR BOTH EXTERIOR WALLS AND ROOFS. THIS PRODCUT COMES IN BATTS AND HAS A FLEXIBLE OUTER EDGE THAT IS DESIGNED TO COMPRESS AS THE BATTS ARE INSERTED IN TO WALL AND CEEILING CAVITIES. THE COMPANY, ROCKWOOL, MAKES A PRODUCT CALLED "COMFORT BATT" THAT WILL BE ACEPTED. OTHER COMPARABLE MINERAL BASED PRODUCTS PRODUCTS WILL BE ACCEPTED. THE ARCHITECT MUST APPROVE THIS SELECTION.

EXTERIOR WALL DRAINAGE PLANE - THE CONTRACTOR SHALL INSTALL A VENTILALTING AIR SPACE IN AREAS WHERE WOOD CLAPBOARDS, AND HORIZONTAL BOARD SHEATHING, ARE APPLIED TO EXTERIOR WALLS. THIS AIR SPACE SHALL PROVIDE CONTINUOUS AIR MOVEMENT FROM THE BASE OF THE SILL OPENING TO THE OPENING AT THE TOP OF THE WALL AND SOFFIT. AT THE SILL WHERE THIS AIR SPACE IS EXPOSED THE CONTRACTOR SHALL INSTALL A MESH TO PREVENT UNWANTED INSECTS FROM ENTERING THIS CAVITY. PRODUCTS LIKE "CEDAR BREATHER" OR DORKEN, "DELTA DRY" SHALL BE ACCEPTED FOR THIS PUPOSE.

INTERIOR VAPOR CONTROL - ALL PAINTED DRYWALL SURFACES SHALL BE APPLIED WITH A CLASS III VAPOR RETARDANT PAINT. THE CONTRACTOR SHALL AVOID THE USE OF A POLY VAPOR BARRIER SINCE THIS METHODOLOGY PREVENTS DYING OF THE WALL TO THE INTERIOR.

### **EXTERIOR CLADDING & WOOD TRIM**

WOOD SHINGLES - THE CONTRACTOR SHALL PROVIDE AND INSTALL #2 RED LABEL OR BETTER FACTORY DIP PRIMED WHITE CEDAR SHINGLES BY MAIBEC CORP. COLOR SHALL BE A SEMI-TRANSPARENT GREY TONE. THE CONTRACTOR SHALL SUBMIT SAMPLE BOARD OF PRODUCT FOR APPROVAL TO ARCHITECT AND OWNER PRIOR TO INSTALLATION.

HORIZONTAL SHEATHING BOARDS - THE CONTRACTOR SHALL PROVIDE AND INSTALL CEMENTITIOUS BASED FIBER BOARD SIDING PRODUCED BY THE JAMES HARDIE COMPANY. THE BOARDS SHALL BE SMOOTH IN FINISH AND CAN BE EITHER THE ARTISIAN SHIPLAP, OR ARTISIAN V-GROOVE PRODUCT. THE CONTRACTOR SHALL SUBMIT A SAMPLE BOARD OF PRODUCT FOR APPROVAL TO ARCHITECT AND OWNER PRIOR TO INSTALLATION.

RUNNING TRIM - ALL FACIAS, MOULDING, AND OTHER EXTERIOR TRIM, SHALL BE CONSTRUCTED WITH 5/4" BORAL TRU COMPOSITE MATERIAL. THE ARCHITECT AND OWNER SHALL APPROVE ALL PROFILES AND COLORS PRIOR TO INSTALLATION.

WINDOW & DOOR CASING - ALL WINDOW AND DOOR CASING, MOULDING AND MISCELLANEOUS TRIM PIECES SHALL BE CONSTRUCTED WITH 5/4" BORAL TRU COMPOSITE MATERIAL. THE ARCHITECT AND OWNER SHALL APPROVE ALL PROFILES AND COLORS PRIOR TO INSTALLATION.

### **GARAGE DOORS**

DOOR CONSTRUCTION - THE CONTRACTOR SHALL PROVIDE AND INSTALL GARAGE DOORS COMPRISED OF INSULATED DOOR PANELS MATCH THOSE SHOWN ON THE PROJET DRAWINGS. THESE PANELS SHALL BE COVERED WITH PAINTED AZAK BOARDS AND TRIM AND SHALL BE APPROVED BY THE OWNER AND

SOUND ISOLATION - THE CONTRACTOR SHALL INSTALL THE AUTOMATIC GARAGE DOOR OPENER ON SOUND ISOLATORS TO INSURE THAT SOUND MOTOR NOISE AND VIBRATION ARE NOT TRANSMITTED INTO THE INTERNAL GARAGE FRAMING. FURTHER THE SYSTEM SHALL EMPLOY A BELT DRIVE, NYLON ROLLERS, AND TORSION SPRING MECHANISM, ALL IN AN EFFORT TO REDUCE THE NOISE AND VIBRATION CAUSED BY THE OPERATION OF THESE CLOSERS.

DOOR OPENERS - BOTH DOORS SHALL HAVE INTEGRATED REMOTE DOOR OPENERS. ALL DOORS SHALL HAVE PERMINENTLY INSTALLED SWITCHES AS LOCATED ON THE PROJECT DRAWINGS. PROVIDE ONE SINGLE KEYPAD ENTRY AT THE EXTERIOR OF EACH GARAGE DOOR. LOCATION TO BE PROVIDED BY THE ARCHITECT OR OWNER.

### **INTERIOR WOOD TRIM**

CEILING MOULDING - THERE ARE NO CEILING MOULDINGS SCHEDULED FOR THIS PROJECT.

WINDOW AND DOOR CASINGS - WHERE INDICATED ON THE PROJECT DRAWINGS CONSTRUCT PROFILES IN PAINT GRADE POPLAR. ALL WINDOW AND DOOR CASING SHALL BE SANDED TO A SMOOTH FINISH BEFORE PAINTING. TRIM SHALL CONFORM TO SECTION AWI SECTION 300.

BASE MOULDING - WHERE INDICATED ON THE DRAWINGS CONSTRUCT PROFILES IN PAINT GRADE POPLAR. PROFILES SHALL MATCH THE EXISTING AND SHALL BE APPROVED BY THE OWNER & ARCHITECT.

STAIR CONSTRUCTION - NEWELS AND BALUSTERS SHALL BE CONTRUCTED OF PAINT GRADE HARDWOOD. THE RAILING SHALL BE CONSTRUCTED OF CLEAR HARDWOOD AND SHALL BE PREPARED FOR A TRANSPARENT FINISH. THE STAIR TREADS SHALL ALSO BE CONSTRUCTED WITH CLEAR HARDWOOD AND SHALL BE PREPARED FOR A TRANSPARENT FINISH. THE STAIR RISERS SHALL CONSTRUCTED FROM POPLAR AND SHALL BE PREPARED FOR A PAINTED FINISH.

STAIR RAILINGS - RAILING/WALL TOPS SHALL BE CONSTRUCTED OF CLEAR HARDWOOD AND SHALL BE PREPARED FOR A TRANSPARENT FINISH. PROFILES SHALL BE SLECTED BY THE

ATTIC STAIR - PROVIDE AND INSTALL STAIR ASSEMBLY. ACCESS PANEL. SHALL BE A FRAMELESS, FLUSH PANEL INSTALLATION WITH NO MOULDING; PROVIDE A 1/4" REVEAL JOINT ONLY.

WOOD FLOORING - THE CONTRACTOR SHALL PROVIDE AND INSTALLL 3/4" WHITE OAK T&G FLOORING. THIS FLOORING CAN BE THE "ENGINEERED" TYPE WITH VENEER FINISH. THE EXACT KIND, COLOR, AND SPECIFICATION SHALL BE SELECTED BY THE OWNER AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION

#### INTERIOR TILE WORK

ENTRY HALL TILE FLOORING - THIS TILE IS NTED AS "SLATE TILE" ON THE PROJECT DRAWINGS. THE EXACT KIND, COLOR, AND SPECIFICATION SHALL BE SELECTED BY THE OWNER AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

BATHROOM FLOOR TILE - THIS TILE IS NTED AS "SLATE TILE" ON THE PROJECT DRAWINGS. THE EXACT KIND, COLOR, AND SPECIFICATION SHALL BE SELECTED BY THE OWNER NAD APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

SHOWER WALL TILE - SHOWER WALL TILE SHALL EXTEND UP ALL SURROUNDING WALLS TO A 6'-8" HEIGHT OR TO THE ELEVATION INDICATED ON THE PROJECT DRAWINGS.

SHOWER FLOOR TILE - AS INDICATED ON PROJECT DRAWINGS AND ON ROOM FINISH SCHEDULE. SHOWER FLOOR TILE SHALL BE COMPRISED OF NON-SLIP 2" SQUARE TILES. THE EXACT KIND. COLOR, AND SPECIFICATION SHALL BE SELECTED BY THE OWNER NAD APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

MARBLE THRESHOLDS - THE CONTRACTOR SHALL PROVIDE AND INSTALL MARBLE THRESHOLDS IN ALL BATHROOMS AT THE ENTRANCE DOOR, AT SHOWER DOOR LOCATIONS, OR WHERE INDICATED ON THE PROJECT DRAWINGS.

TILE BACKING SUBSTRATE - THE CONTRACTOR MUST USE A CEMENT BACKING BOARD SUCH AS DURAROCK OR EQUIVALENT IN ALL AREAS WHERE TILE IS TO BE INSTALLED.

GROUT - THE GROUT COLOR, MAUFACTURER, AND MIXTURE SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO INSTALLATION.

### **BATH CABINETS**

THE BELOW CABINET SPECIFICATIONS ARE ESTABLISHED AS A MINIMUM STANDARD FOR SHOP GRADE BUILT CABINET WORK.

CABINET FRAMES - ALL FRAME COMPONENTS SHALL BE CONSTUCTED FROM 3/4" PAINT GRADE POPLAR STOCK. ALL FRAME OPENINGS FOR DOORS AND DRAWERS SHALL BE CONSTRUCTED WITH A BEADED EDGE. FRAME JOINTS SHALL BE DOWELLED, GLUED, AND SANDED SMOOTH. ALL CABINETRY FRAMES SHALL BE SANDED TO A POLISH FINISH BEFORE PAINTING.

CABINET SHELVING - ALL AREAS WHERE WIDE WIDTHS OF STOCK MATERIAL ARE NEEDED (I.E. SHELVING, DIVIDING PARTITIONS, ETC.) SHALL BE CONSTRUCTED WITH PREMIUM GRADE HARDWOOD PLYWOOD, ALL EXPOSED EDGES SHALL BE EDGE BANDED WITH 1/2" STOCK POPLAR OR EQUIVELANT HARDWOOD MATERIAL. ALL SHELVING SHALL BE SANDED TO A POLISH FINISH BEFORE

DOORS AND DRAWERS FACES - ALL DOOR AND DRAWER FACES SHALL BE SET FLUSH TO THE CABINET FRAME AND SHALL FABRICATED FROM 3/4" STOCK POPLAR. THE STYLE AND RAILS SHALL HAVE A MOULDED EDGE WHERE THE STYLE AND RAIL EDGE MEETS THE DOOR OR DRAWER PANEL. ALL DRAWER PANELS WILL BE MADE FROM FLAT STOCK MATERIAL. ALL DOOR PANELS SHALL BE CONTRUCTED FROM 1/4" HARDWOOD PLYWOOD. ALL DOOR AND DRAWER FACES AND PANELS SHALL BE SANDED TO A POLISH FINISH BEFORE PAINTING.

DRAWER CONSTRUCTION - ALL DRAWERS SHALL BE CONSTRUCTED FROM 3/4" CLEAR WHITE BIRCH. DRAWERJOINTS SHALL BE JOINED USING DADO AND RABBET JOINTERY.DRAWER BOTTOMS SHALL BE DADOED INTO DRAWER EDGESAND SHALL BE CONSTRUCTED FROM1/4" CLEAR WHITE BIRCH.ALL DRAWERS PANELS SHALL BE SANDED TO A POLISH FINISH BEFORE ADDING A CLEAR FINISH.

DOOR HARDWARE - HINGES SHALL BE EXPOSED BARREL TYPE WITH CONCEALED MOUNTING ON FRAME EDGES AND 180 DEGREE SWING. HINGES SHALL BE CONSTRUCTED OF SOLID BRASS, CHROME PLATED BRASS, OR NICKEL PLATED BRASS.

DRAWER GLIDES - PROVIDE HAFELE, NATIONAL LOCK, OR VOGT 1400 CAPABLE OF SUPPORTING A 100 POUND DYNAMIC LOAD.

PAINTED FINISH - SHOP APPLIED HARD ACRYLIC FINISH.

#### PAINTING AND TRANSPARENT FINISHES

EXTERIOR PAINTING - ALL EXTERIOR BBUILDING TRIM & PARTS SHALL BE PRIMED AND BACK PRIMED PRIOR TO INSTALLATION. USE BIN PRIMER ON ALL KNOTS AT LEAST 4 TIMES OR UNTILL THE KNOT IS NO LONGER VISIBLE. APPLY TWO (2) COATS OF FINSIH PAINT TO ALL EXTERIOR SURFACES.

INTERIOR PAINTING - ALL DRYWALL WALL SURFACES SHALL BE PAINTED WITH CLASS III VAPOR RETARDANT PAINT; ONE COAT PRIMER, TWO COATS FINISH. ALL INTERIOR RUNNING TRIM, WINDOW AND DOOR CASING, AND ARCHITECTURAL WOOD WORK SHALL BE PRIMED UNLESS OTHERWISE NOTED TO RECEIVE A TRANSPARENT FINISH. USE BIN PRIMER ON ALL KNOTS AT LEAST 4 TIMES OR UNTILL THE KNOT IS NO LONGER VISIBLE. REMOVE ALL HARDWARE PRIOR TO PRIMING AND PAINTING. APPLY TWO (2) COATS OF FINSIH PAINT TO ALL SURFACES. SAND LIGHTLY BETWEEN COATS.

INTERIOR TRANSPARENT FINISHES - ALL TRANSPARENT FINISHES SHALL BE APPLIED ONLY UNDER THE DIRECTION OF THE OWNER OR THE ARCHITECT.

WOOD FLOORS - SAND WOOD FLOORING TO A SMOOTH FINISH AND APPLY THREE COATS OF POLYURATHANE, OR OTHER PRODUCT, AS DIRECTED BY THE OWNER. SAND LIGHTLY BETWEEN COATS.

#### LOW EMITTING MATERIALS: COMPOSITE WOOD PRODUCTS

1.) ALL COMPOSITE WOOD AND AGRIFIBER PRODUCTS USED IN THE INTERIOR OF THE BUILDING (INSIDE THE WATERPROOFING SYSTEM) SHALL CONTAIN NO ADDED UREA-FORMALDEHYDE RESINS.

2.) LAMINATING ADHESIVES USED TO FABRICATE ON-SITE AND SHOP APPLIED COMPOSITE WOOD AND AGRIFIBER PRODUCTS ASSEMBLIED SHALL CONTAIN NO ADDED UREA-FORMALDEHYDE

3) COMPOSITE WOOD AND AGRIFIBER PRODUCTS ARE DEFINED AS PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) PLYWOOD, WHEATBOARD, PANEL SUBSTRATES, ADN DOOR CORES.

#### LOW EMITTING MATERIALS: ADHESIVES AND SEALANTS

ALL ADHESIVES AND SEALANTS USED INSIDE THE BUILDING SHALL COMPLY WITH THE FOLLOWING (SCAQMD) VOC EMISSION STANDARDS:

1) INDOOR CARPET ADHESIVES - 50 G/L LESS WATER 2.) CARPET PAD ADHESIVES - 50 G/L LESS WATER 3.) SUBFLOOR ADHESIVES - 50 G/L LESS WATER 4.) WOOD FLOORING ADHESIVES - 100 G/L LESS WATER 5.) CERAMIC TILE ADHESIVES - 65 G/L LESS WATER 6.) MULTIPURPOSE CONSTRUCTION ADHESIVES 70 G/L LESS WATER 7.) CONTACT ADHESIVES - 80 G/L LESS WATER 8.) DRYWALL AND PANEL ADHESIVES - 50 G/L LESS WATER 9.) NON PORUS PRIMERS - 250 G/L LESS WATER 10.) PORUS PRIMERS - 775 G/L LESS WATER

### LOW EMITTING MATERIALS: PAINTS AND COATINGS

ALL PAINTS AND COATINGS USED INSIDE THE BUILDING SHALL COMPLY WITH THE FOLLOWING GREEN SEAL STANDARD (GS-11) **VOC EMISSION STANDARDS:** 

1.) ARCHITECTURAL PAINTS, COATINGS, AND PRIMERS: FLAT - 50 G/L: NON FLATS - 150 G/L.

2.) CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, AND SHELLACS; VARNISH - 350 G/L; LACQUER - 550 G/L; FLOOR COATINGS - 100G/L; WATERPROOFING SEALERS - 250 G/L; SANDING SEALERS - 275 G/L; ALL OTHER SEALERS - 200 G/L; CLEAR SHELLACS -730 G/L; PIGMENTED SHELLACS - 550 G/L; STAINS - 250

### LOW EMITTING MATERIALS: CARPET SYSTEMS

ALL CARPET INSTALLED WITHIN THE BUILDING SHALL COMPLY WITH THE STANDARDS ESTABLISHED BY THE CARPET AND RUG INSTITUTE'S GREEEN LABEL PLUS PROGRAM. THIS PROGRAM LIMITS THE VOC EMISSION RATES IN MIRONS PER SQUARE METER, PER HOUR.

### SHOWER DOORS

SHOWER DOORS - WHERE CALLED FOR ON THE PROJECT DRAWINGS THE CONTRACTOR SHALL INSTALL LAMINATED & TEMPERED CLEAR GLASS DOORS WITH INTEGRAL BOTTOM BRUSH CHANNELS. THE DOORS SHALL BE THE FRAMELESS TYPE WITH STAINLESS STEEL DOOR HINGES AND DOOR HARDWARE AS SELECTED BY THE OWNER

### **ELEVATOR**

THE CONTRACTOR SHALL PROVIDE AND INSTALL A RESIDENTIAL TWO (2) STOP ELEVATOR AS LOCATED ON THE PROJECT DRAWINGS, THE ELEVATOR PIT, HOISTWAY SHAFT, AND DOOR OPENINGS SHALL BE PREPARED AND BUILT BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE SELECTED ELEVATOR COMPANY FOR HOISTWAY SHAFT FRAMING. THE CONTRACTOR SHALL PROVIDE A 240V, SINGLE PHASE, 40 AMP ELECTRICAL SERVICE TO THE SERVICE CLOSET LOCATED AT THE BACK SIDE OF THE ELEVATOR. THE ELEVATOR CAB LIGHTING REQUIREMENTS ARE 120V, 60HZ, AND 15 AMPS. A PHONE SERVICE LINE, AS REQUIRED BY CODE, WILL ALSO BE LOCATED IN THIS SERVICE CLOSET. THE SYSTEM OF DOORS AND FITOUT OF THE ELEVATOR CAB SHALL BE APPROVED BY THE ARCHITECT AND THE OWNER.

#### **PLUMBING**

PLUMBING FIXTURES - THE CONTRACTOR'S BID SHALL INCLUDE AN ALLOWANCE FOR PLUMBING FIXTURES. THE ALLOWANCE SHALL NOT INCLUDE THE INSTALLATION OF FIXTURES OR THE FURNISHING OF, OR INSTALLING OF, ANCHORS, FASTENERS, OR ANY OTHER ACCESSORIES RELATED TO THE INSTALLATION OF THE FIXTURES. THESE INSTALLATION COSTS SHOULD BE CARRIED AS LABOR, NOT AS PART OF THE ALLOWANCE. THE INTENT IS THAT THE CONTRACTORS ALLOWANCE PRICE IS REPRESENTATIVE OF THE COST OF THE FIXTURES. FIXTURES WILL BE PURCHASED BY THE OWNER AND INSTALLED BY THE PLUMBER.

VENT STACKS - ALL VENT STACKS SHALL BE LOCATED ON THE NORTH SIDE OF THE BUILDING.

EXTERIOR FAUCETS - THE PLUMBER SHALL INSTALL TWO EXTERIOR HIGH QUALITY FROST PROOF FAUCETS IN THE (2) LOCATIONS NOTED ON THE DRAWINGS.

CLEANOUTS - PROVIDE AMPLE CLEANOUTS FOR ALL SOIL AND WASTE PIPING WITH CONVENIENT ACCESS.

#### **HEATING & VENTILATION**

RADON VENTING - THE CONTRACTOR SHALL TEST FOR RADON AFTER THE NEW FOUNDATION HAS BEEN POURED AND THE RESULTS SUBMITTED TO THE OWNER. IF RADON VENTING IS REQUIRED THE PLUMBER SHALL INSTALL THE REQUIRED PIPING AND VENTING SYSTEM. CONTRACTOR SHALL THEN BE RESPONSIBLE FOR INSTALLING AND CONNECTING THE APPROPRIATE PIPING FOR RADON VENTING. THIS PIPING SHALL RUN VERTICALLY FROM THE CRAWL SPACE UP INTO THE ATTIC SPACE AND OUT THROUGH THE ROOF.

MINI-SPLIT HEAT PUMP & A/C - THE CONTRACTOR SHALL PROVIDE AND INSTALL A MULT-HEAD MINI-SPILT HEAT PUMP FOR THE PURPOSES OF CONDITIONING THE AIR IN THE WINTER & SUMMER MONTHS. THE SYSTEM SHALL HAVE MULTIPLE HEADS AND SHALL BE SIZED ADEQUATELY TO COVER THE ENTIRE 2ND FLOOR. THE CONTRACTOR SHALL PROVIDE A GRADE LEVEL CONCRETE PAD AS INDICATED ON THE DRAWINGS FOR THE UNIT CONDENSOR.

THE CONTRACTOR WILL INSTALL GAS PIPING AND A VALVE FOR THE GAS GRILL AT THE LOCATRION DESIGNATED ON THE DRAWINGS. CONFORM TO APPLICABLE AGA AND CODE REQUIREMENTS.

ERV HEAT RECOVERY VENTILATION UNITS - THE CONTRACTOR SHALL INSTALL MULTIPLE (2) ERV UNITS TO PROVIDE ADEQUATE FRESH AIR TO ALL LIVING SPACES. THESE UNITS SHALL BE LOCATED IN THE EAST & WEST ATTIC SPACES WITH ACCESS FROM THE SECOND FLOOR. THERE ARE (2) LOCATIONS THAT ARE INDICATED ON THE PROJECT DRAWINGS. THE ERV UNIT IS A HEAT RECOVERY UNIT BUT DEHUMIDIFIES THE AIR IN ADDITION TO THE STANDARD HEAT RECVOERY CYCLE, PROVIDE SOUND ISOLATORS AS A PART OF THIS EQUIPMENT INSTALLATION.

SERVICE LATERAL - THE SERVICE LATERAL SHALL BE LOCATED ON THE WEST SIDE OF THE BUILDING AS INDICATED ON THE PROJECT DRAWINGS. THE METER SHALL BE LOCATED ON THE INTERIOR OF THE GARAGE AS INDICATED BY THE OWNER.

ELECTRICAL PANEL - A ELECTRICAL PANEL SHALL BE LOCATED IN THE GARAGE ADJACENT TO THE EXISTING HOUSE PANEL, AS INDICATED ON THE PROJECT DRAWINGS.

EXTERIOR OUTLETS - THE ELECTRICIAN SHALL PROVIDE AND INSTALL (2) EXTERIOR OUTLETS IN LOCATIONS INDICATED BY THE

INTERIOR OUTLETS - THE ELECTRICIAN SHALL PROVIDE AND INSTALL POWER OUTLETS AS REQUIRED BY CODE AND AS REQUESED BY THE

INTERIOR SWITCHES - ALL INTERIOR SWITCHES SHALL BE LOCATED AND APPROVED BY THE OWNER. THESE LOCATIONS SHALL BE ESTABLISHED BY A WALK-THROUGH HELD PIOR TO INSTALLATION WITH THE OWNER, CONRTRACTOR, AND SUB-CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE (4) UTILITY CERAMIC BASE LIGHT SOCKETS IN THE CRAWL SPACE. THESE LIGHTS SHALL BE WIRED TO A SWITCH LOCATED OUTSIDE OF THE PASSAGEWAY IN THE BASEMENT AREA.

### FIRE ANNUNCIATORS

SMOKE DETECTORS AND AUDIBLE FIRE ANNUNCIATORS SHALL BE LOCATED IN ALL SLEEPING ROOMS AND AS REQUIRED BY CODE. THE SYSTEM SHALL BE A NON-SUPERVISED SYSTEM.

### FIRE PROTECTION SYSTEM

THE CONTRACTOR SHALL PROVIDE AND INSTALL A FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 317 OF THE ORDINANCE OF THE TOWN OF YARMOUTH. THE SYSTEM SHALL COMPLY WITH NFPA 13 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS.

### **ALLOWANCES**

THE FOLLOWING ALLOWANCE HAVE BEN ESTABLISHED FOR THE OWNER TO PURCHASE THE FOLLOWING FIXTURES AND EQUIPEMNT. THE ALLOWANCE SHALL NOT INCLUDE THE INSTALLATION (LABOR) REQUIRED, OR ANY ANCHORS, FASTENERS, OR ANY OTHER ACCESSORIES RELATED TO THE INSTALLATION OF SAID FIXTURES OR EQUIPEMT. THOSE INSTALLATION COSTS MUST BE CARRIED AS LABOR, NOT AS PART OF THE ALLOWANCE. LIGHTING AND PLUMBING FIXTURES WILL BE PURCHASED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.

ALLOWANCE #1: KITCHEN CABINETS \$30,000 ALLOWANCE #2: KITCHEN EQUIPMENT \$15,000 ALLOWANCE #2: GARAGE DOORS \$15,000 ALLOWANCE #3: LIGHTING FIXTURES \$20,000 ALLOWANCE #4: PLUMBING FIXTURES \$20,000 Warner Design Associates, LLC.

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Minor Site Plan Application

Drawing Set - 04/15/2023

No.	Descr	iption	Date



Brandimarte/Steffeney 125 West Elm St. Yarmouth, Maine

### Architectural **Specifications**

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

Scale

1/4" = 1'-0"