

NEW RESIDENCE AT

# B LAKESIDE ROAD - DESERT ISLAND

STATE OF MAINE

2,2016 SQ FT

PROJECT DESCRIPTION

SINGLE FAMILY RESIDENCE

ARCHITECT:

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CONSTRUCTION  
DOCUMENTS

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PROJECT NAME:  
NEW SINGLE FAMILY RESIDENCE AT  
**B LAKESIDE ROAD**  
MOUNT DESERT ISLAND, ME 04660  
2,216 sq ft | 3 BEDS | 2 BATHS | 1 CAR

DOCUMENT ISSUED  
07/10/2023

PROJECT #NO.

SHEET TITLE :

COVER SHEET

SHEET NO.

A100.00

SCALE : ARCH D : 24" X 36"

PROJECT NOTES

ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT MINIMUM, 1/2" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESS CAN NOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED.

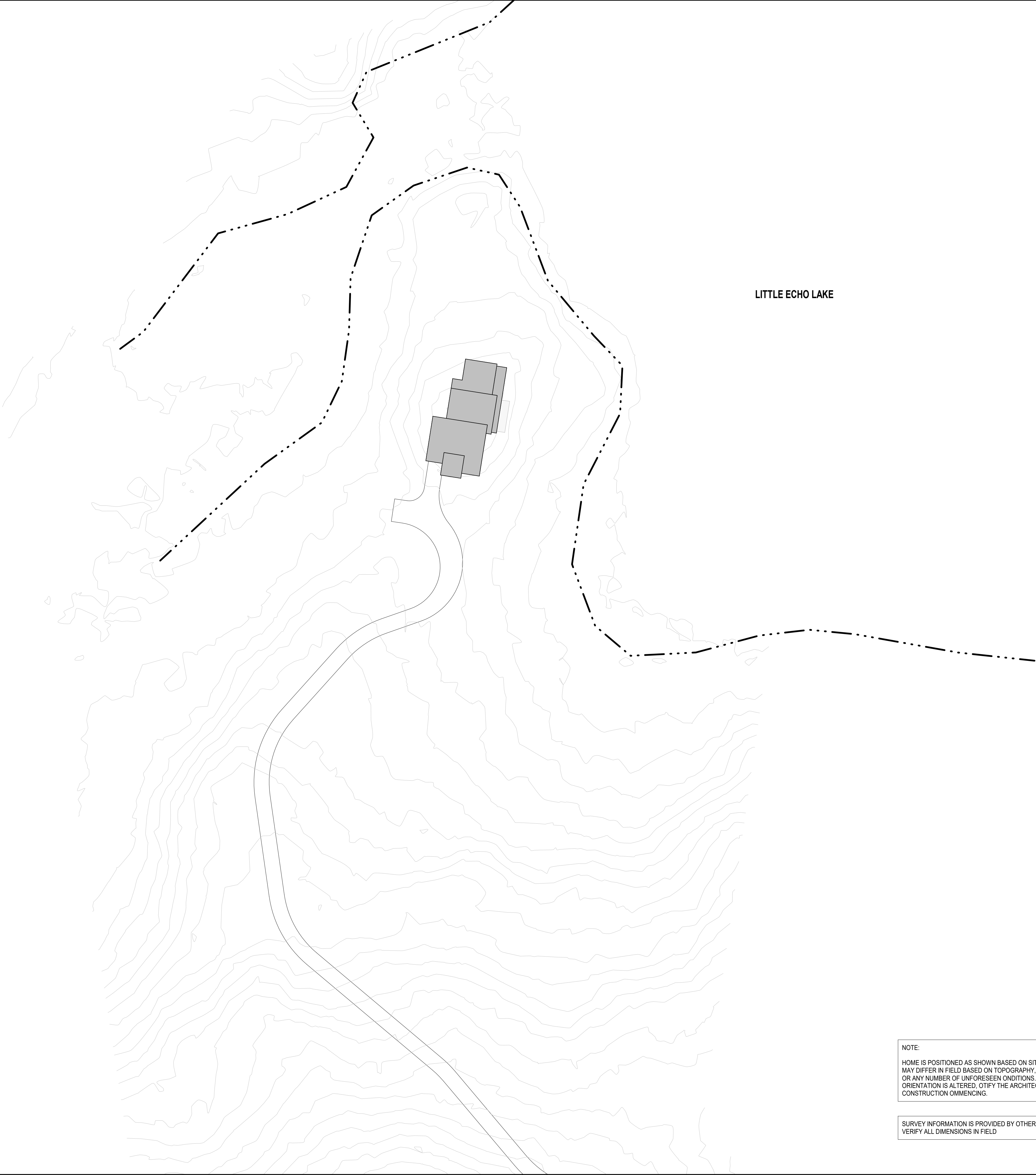


SITE PLAN GENERAL NOTES

- GENERAL CONTRACTOR TO CONFIRM SIZE AND LOCATION OF SEWER LATERAL DURING DEMOLITION.
- SITE CONSTRUCTION TO BE IN ACCORDANCE WITH STORM WATER POLLUTION PREVENTION PLAN.
- INCORPORATE DROUGHT-RESISTANT PLANTS.
- PERMEABLE PAVING: NOT LESS THAN 30 PERCENT OF TOTAL PARKING, WALKING, OR PATIO SURFACES SHALL BE PERMEABLE.
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
- DURING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDEED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
- DIRECT ROOF RUNOFF FROM SIDEWALKS, WALKWAYS, AND PATIOS ONTO VEGETATED AREAS.
- CONSTRUCT BIKE LANES, DRIVEWAYS, AND/OR UNCOVERED PARKING LOTS WITH PERMEABLE SURFACE.
- PUBLIC UTILITY CONNECTION BETWEEN UTILITY SOURCE AND PROPOSED BUILDING SHALL BE PLACED UNDERGROUND FOR ALL NEW BUILDINGS OR STRUCTURES. OWNER SHALL BE RESPONSIBLE FOR ALL COORDINATION REQUIRED WITH RESPECTIVE UTILITY COMPANY PER CCMC 5.04.066
- OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF-GRADE, OR ANY NON-CONFORMING SIDEWALK, DRIVEWAY APPROACH, OR NON-CONFORMING CONDITIONS THAT EXIST IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE 9.08.415). THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- ANY WORK PROPOSED IN THE PUBLIC RIGHT OF WAY TO INCLUDE DRIVEWAY RECONSTRUCTION REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION.
- WATER METER AND MAIN SERVICE LINE TO THE BUILDING SHALL MEET THE MINIMUM REQUIREMENTS OF 1" TO ENSURE THE HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM.
- OUTDOOR WATER SYSTEMS TO COMPLY WITH CGC 4.304 REFERENCE THE MANDATORY MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWEO) CONTAINED WITH CHAPTER 2.7, DIVISION 2, TITLE 23 PER CGC 4.304.1.
- MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING" FLOWS TO BAY" OR EQUIVALENT.
- PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER [OR PROHIBIT].
- PLUMB INTERIOR PARKING GARAGE FLOOR DRAINS TO SANITARY SEWER.
- RETAIN EXISTING VEGETATION AS PRACTICABLE. SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE.
- INCLUDE PLANTS THAT ARE PEST- AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS.
- MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS.
- USE EFFICIENT IRRIGATION SYSTEM; DESIGN TO MINIMIZE RUNOFF.
- CONSTRUCTION PLANS TO INDICATE HOW SITE GRADING AND DRAINAGE SYSTEM WILL MANAGE ALL WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. REFER TO CIVIL DRAWINGS.
- INSTALL A THREE-WAY DIVERTER VALVE AT THE DRAIN LINE INTENDED FOR OPTIONAL LAUNDRY-TO-LANDSCAPE IRRIGATION PER SMC 23.70.02. REFER TO CIVIL DRAWING.
- PLANT MATERIALS AND BARK MULCH SHOWN ARE FOR CONTRACTOR'S CONVENIENCE. MINOR FIELD ADJUSTMENTS TO QUANTITIES AND LOCATIONS MAY BE REQUIRED AS NECESSARY. ENSURE ALL NEW PLANTS ARE RECEIVING DRIP IRRIGATION PER PLAN.
- TREE PROTECTION FENCING SHALL BE ERECTED AT THE EDGE OF THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.
- FENCE SHALL BE MIN. 5 FT TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH /DURABILITY).
- FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FT MIN. INTO THE GROUND AND SPACED NOT MORE THAN 10 FT APART.
- A SIGN THAT INCLUDE THE WORDS "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE COUNTY PLANNING OFFICE" SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINET LOCATION.

GENERAL LAYOUT & GRADING NOTES

- SEE LANDSCAPE PLANS FOR LANDSCAPE LAYOUT
- BASE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT, ANY OF THEIR CONSULTANTS, AND THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. PHYSICAL FEATURES TO BE DEMOLISHED, IF ANY, HAVE BEEN OMITTED FROM THE BASE FOR CLARITY.
- THE SITE LAYOUT SHALL BE BASED ON THE SITE PLAN AS PROVIDED. MINOR ADJUSTMENTS TO THE LAYOUT MAY BE NECESSARY IN THE FIELD TO MAINTAIN EXISTING TREES AND TO ACHIEVE THE DESIRED ALIGNMENT WITH EXISTING FEATURES TO REMAIN. IF ANY, THE CONTRACTOR SHALL CONTACT THE HOMEOWNER FOR APPROVAL PRIOR TO ADJUSTMENSTS.
- THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUNDS AND REPORT ANY DISCREPANCIES TO THE HOMEOWNER IMMEDIATELY FOR A DECISION.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE LOCAL APPROVAL WHERE NECESSARY PRIOR TO CONSTRUCTION. OWNER IS RESPONSIBLE FOR OBTAINING APPROVALS FROM LOCAL NEIGHBORHOOD AUTHORITIES, DESIGN REVIEW BOARDS OR ANY OTHER LOCAL AUTHORITY WHICH MAINTAINS JURISDICTION OVER CONSTRUCTION APPROVAL OR COMMENCEMENT.
- THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. ANY DAMAGE OR RELOCATION SHALL BE ACCOMPLISHED PER LOCAL STANDARD. DAMAGE RELOCATION OR REPAIR SHALL BE AT THE CONTRACTOR'S EXPENSE.
- MINIMUM GRADE ON ALL NEW PAVING SHALL BE 1.0% UNLESS OTHERWISE NOTED.
- TRANSITION BETWEEN EXISTING PAVEMENT AND PROPOSED PAVEMENTS SHALL BE SMOOTH IN BOTH VERTICAL AND HORIZONTAL ALIGNMENT. FIELD ADJUSTMENT MAY BE NECESSARY.
- THE CONTRACTOR SHALL CUT CLEAN EDGES ON EXISTING PAVEMENT AND PROVIDE SMOOTH TRANSITION INTO PROPOSED PAVEMENT. PROPOSED CURBS SHALL MEET EXISTING CURBS TANGENT TO THE EXISTING CURBS SHOWN.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN ALL EXISTING TREES, AND ALL EXISTING TREES OUTSIDE THE GRADING LIMITS.



NOTE:  
HOME IS POSITIONED AS SHOWN BASED ON SITE OBSERVATIONS. AERIAL LAYOUT MAY DIFFER IN FIELD BASED ON TOPOGRAPHY, SOIL CONDITIONS, EXISTING TREES OR ANY NUMBER OF UNFORESEEN ONDITIONS. IN THE EVENT THAT THE HOME ORIENTATION IS ALTERED, OTIFY THE ARCHITECT TO REVIEW PRIOR TO ANY CONSTRUCTION OMMENCING.

SURVEY INFORMATION IS PROVIDED BY OTHERS. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD

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PROJECT NAME:

NEW SINGLE FAMILY RESIDENCE AT

**B LAKESIDE ROAD**

MOUNT DESERT ISLAND, ME 04660

2216 sq ft | 3 BEDS | 2 BATHS | 1 CAR

DOCUMENT ISSUED  
07/10/2023

PROJECT #NO.

SHEET TITLE :

SITE PLAN

SHEET NO.

**A102.00**

SCALE : 1" = 40'-0" ARCH D : 24" X 36"



# GENERAL NOTES

## SMOKE DETECTORS & CARBON MONOXIDE REQUIREMENTS

### SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS,
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

### CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
- ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

### POWER AND INTERCONNECTION:

- POWER MUST BE SUPPLIED BY THE BUILDINGS PRIMARY POWER SOURCE FOR BOTH SMOKE AND CARBON MONOXIDE DETECTORS AND THEY MUST HAVE A BATTERY BACK-UP.
- FOR EXISTING BUILDINGS WHERE WALLS ARE NOT BEING OPENED A BATTERY ONLY DEVICE MAY BE USED.
- WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED THEY MUST BE INTERCONNECTED.
- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS INSTALLED THEY MUST BE INTERCONNECTED.
- INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES. THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.

## FIRE DEPARTMENT REQUIREMENTS & NOTES

### 1. THE DESIGN SHALL MEET ALL REQUIREMENTS IN THE FIRE CODE AND CITY/COUNTY FIRE DEPARTMENT DESIGN.

**2. THE BUILDING SHALL INCLUDE AN APPROVED AUTOMATIC RESIDENTIAL FIRE PROTECTION SYSTEM IN ACCORDANCE WITH NFPA 13D** COMPLYING WITH LOCAL AMENDMENTS. RESIDENCE SPRINKLER HEADS SHALL BE USED IN THE DWELLING/GUEST PORTIONS OF THE BUILDING. THE SPRINKLER SYSTEM SHALL PROVIDE PROTECTION TO AT LEAST ALL OF THE FOLLOWING AREAS: GARAGES, CARPORTS, BATHROOMS, CONCEALED SPACES, WATER HEATER/FURNACE ROOMS, CLOSETS, LAUNDRY ROOMS, ATTIC SPACES, UNDER WALKS, OR OVERHANGS, BALCONIES OR DECKS GREATER THAN FOUR FEET IN DEPTH, FLOOR LANDINGS IF WHOLLY OR PARTIALLY ENCLOSED, COVERED GUEST CARPORTS OR OTHER AREAS AS REQUIRED.

FIRE SPRINKLER TEST WATER MUST DRAIN TO AN APPROPRIATELY-SIZED LANDSCAPED AREA. PLANS SHOWING PIPING OF AFES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

**2. A SEPARATE PERMIT MAY BE REQUIRED FOR THE FIRE SPRINKLER SYSTEM.** A LICENSED FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE CITY FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. A COPY OF THE PLAN CHECK COMMENTS SHALL BE REQUIRED AT THE TIME OF THE PERMIT APPLICATION. THIS WILL BE A DEFERRED SUBMITTAL (AFTER BUILDING PERMIT IS ISSUED).

3. THE INSPECTION, HYDROSTATIC TEST, AND FLUSHING OF THE AFES SHALL BE WITNESSED BY THE BUILDING INSPECTOR SPECIALIST, FIRE, AND NO PIPING SHALL BE COVERED OR HIDDEN FROM VIEW UNTIL AN INSPECTION HAS BEEN COMPLETED.

**4. POTABLE WATER SUPPLIES** SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUB-CONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND/ OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECT TO ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.

FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION MAY NOT BE GRANTED UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT URVEYOR AS HAVING BEEN MET BY THE APPLICANT(S).

5. THE MINIMUM RECOMMENDED SIZE WATER METER WHICH CAN BE USED WITH A SPRINKLER SYSTEM IS 3/4 INCH. LARGER WATER METERS MAY BE REQUIRED.

**6. WATER SUPPLIES AND FIRE HYDRANTS** - THE REQUIRED FIRE FLOW SHALL BE NOT LESS THAN 1,000 GALLONS PER MINUTE AT 20 PSI. THE FIRE FLOW SHALL BE AVAILABLE FROM ONE (1) FIRE HYDRANT. THE MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT IS 250 FEET. **PLEASE OBTAIN FIRE FLOW INFORMATION FROM THE WATER COMPANY.**

FIRE FLOW INFORMATION FOR THE SITE IS REQUIRED AT TIME OF SUBMITTING YOUR SPRINKLER PERMIT.

**7. FIRE HYDRANT LOCATION** - WHERE A PORTION OF THE PROPERTY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE PROPERTY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CHIEF.

THE NEW STRUCTURE MUST COMPLY WITH DISTANCE TO FH REQUIREMENT PER ABOVE.

8. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE FIRE CODE AND STANDARD DETAILS AND SPECIFICATIONS. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT.

**9. ADDRESS IDENTIFICATION** - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, SUBUNITS OF ANY BUILDING OR COMPLEX, NOT HAVING INDIVIDUAL ADDRESSES, SHALL BE IDENTIFIED IN A CONSISTENT MANNER, EITHER NUMERICALLY OR ALPHABETICALLY, USING A LOGICAL SEQUENCE. UNIT NUMBERS OR LETTER SHALL BE AFFIXED NEAR THE MAIN ENTRANCE IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE.

**10. FIRE ACCESS** - THE FIRE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ALL PORTIONS OF THE BUILDING AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

11. THE APPLICANT MUST IMMEDIATELY NOTIFY THE FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES, ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS, OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES.

ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

## PLUMBING NOTES

**1. GENERAL:** ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE CITY-RELATED PLUMBING CODES AND STANDARDS.

**2. SHOWER & SHOWER / TUB COMBINATIONS:** SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR THE COMBINATION OF THE TWO TYPES, TO PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

- MINIMUM RECOMMENDED INTERIOR DIMENSION = 30"
- MINIMUM RECOMMENDED INTERIOR AREA = 1,024 SQUARE INCHES
- WATERPROOF WALL FINISHES MUST EXTEND A MINIMUM 70" ABOVE SHOWER DRAIN.
- SHOWER HEADS MUST DISCHARGE BELOW THE TOP EDGE OF WATERPROOF WALL FINISH.
- HINGED SHOWER DOORS MUST SWING OUTWARD WITH 22 INCH NET OPENING.

**3. SHOWERS AND TUBS WITH SHOWERS:** REQUIRE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72-INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.

**4. WATER CLOSETS:** TO BE A MAX. 1.28 GAL. PER FLUSH, PROVIDE A CLEAR WIDTH OF 30" MIN. PREFERABLY 36" WITH A FRONTAL CLEAR ACCESS OF 24" MIN.

**5. PIPING:** PROVIDE R-3 INSULATION ON ALL HOT WATER PIPES IN UNCONDITIONED SPACES & ON ALL HOT WATER RE-CIRCULATING PIPES.

- DOMESTIC WATER LINES WITHIN BUILDING SHALL BE COPPER.
- NATURAL GAS PIPING, EXPOSED TO WEATHER SHALL BE GALVANIZED.
- PROVIDE "DIELECTRIC" UNIONS "PPCO" @ ALL DISSIMILAR MATERIAL CONNECTIONS.
- PROVIDE A SOFT WATER LOOP WITH (2) GATE VALVES AS APPLICABLE.
- HEATED WATER SHALL HAVE A CONTINUOUS LOOP SYSTEM.
- ALL HOSE BIBS & LAWN SPRINKLER SYSTEMS SHALL HAVE AN APPROVED BACK-FLOW PREVENTION DEVICE.

**6. WHIRLPOOL TUBS:** A REMOVABLE PANEL SHALL BE INSTALLED FOR SERVICE ACCESS TO THE MOTOR / PUMP. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE WIRE OF THE TRAP. THE PUMP FITTINGS ON WHIRLPOOL TUBS SHALL COMPLY WITH THE LISTED STANDARDS. RECEPTACLES THAT PROVIDE POWER FOR THE WHIRLPOOL TUBS SHALL BE GFCI PROTECTED. WHIRLPOOL BATHTUBS SHALL BE "HARD-WIRED" WITH A DISCONNECT SWITCH WITHIN SIGHT OF THE APPLIANCE. WIRING SHALL COMPLY WITH THE LISTING ON THE FIXTURE.

- A. ALL ELECTRIC SPA OR HOT TUB HEATERS SHALL BE LISTED.
- B. PROVIDE ACCESS TO HYDRO-MASSAGE TUB MOTOR AND JUNCTION BOX BY AN ACCESS PANEL.
- C. ALL RECEPTACLES LOCATED WITHIN 10 FEET OF THE INSIDE WALLS OF A SPA/HOT TUB SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER.
- D. ALL LIGHTING FIXTURES AND LIGHTING OUTLETS OVER THE SPA OR WITHIN 5 FEET OF THE INSIDE WALLS SHALL BE A MIN. OF 7'-6" ABOVE THE MAXIMUM WATER LEVEL AND SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER.
- E. HYDRO-MASSAGE TUB CONTROLS AND WALL SWITCHES SHALL BE LOCATED A MIN. OF 5 FT. FROM THE TUB.
- F. RECEPTACLES THAT PROVIDE POWER FOR A SPA OR HOT TUB SHALL BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED.

**7. WATER HEATER:** ALL WATER HEATER APPLIANCES SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR AND CODE IREMENTS.

SEE PLAN FOR LOCATION F APPLIANCES.

- A. PROVIDE A MIN. (2) SEISMIC STRAPS @ THE UPPER 1/3 OF ITS MENSION.
- B. PROVIDE R-12 INSULATION BLANKET @ WATER HEATER.
- C. HOT WATER NLET & OUTLET PIPES SHALL BE INSULATED WITH R-3 INSULATION MIN. STEEL OR HARD RAWN COPPER TO THE EXTERIOR OF THE BUILDING WITH THE END OF THE PIPE ROTRUDING 6" MIN. @ 24" ABOVE THE GRADE POINTED DOWNWARD TO THE TERMINATION - UNTHREADED.
- D. PROVIDE RE-CIRCULATION SYSTEM LOOP FOR THE HOT ATER SIDE.
- E. PROVIDE 24" MIN. ACCESS DOOR.
- F. PROVIDE WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE TERMINATION TO OUTSIDE OF BUILDING.
- G. PROVIDE A WATER HEATER AS SPECIFIED IN THE ELECTRICAL, MECHANICAL, AND PLUMBING PLANS FOR THIS PROJECT IN COMPLIANCE WITH THE LISTED CITY PLUMBING CODES AND STANDARDS.
- H. PROVIDE "EARTHQUAKE" STRAPPING: PROVIDE 1 1/2" x 16 GAUGE STRAPS AT TOP & BOTTOM WITH 3/8" Ø. X 3" LONG LAG BOLT AT EACH END.
- I. PROVIDE AN 120V ELECTRICAL RECEPTACLE LOCATED WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
- J. PROVIDE A CATEGORY II OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
- K. PROVIDE A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMPS ASSISTANCE.
- L. PROVIDE A GAS SUPPLY LINE WITH A MINIMUM CAPACITY OF AT LEAST 200,000 BUT/HR FOR EACH NEW WATER HEATER DESIGN GAS INPUT.
- M. PROVIDE DOCUMENTATION TO SHOW THAT THE GAS PIPING IS ADEQUATE IN SIZE FOR THE LOADING PROVIDED, INCLUDE APPLIANCE BTU RATING AND LENGTHS OF PIPING FROM METER TO THE MOST REMOTE OUTLET.

**8. PLUMBING VENT TERMINATION:** EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET HORIZONTALLY FROM, AND 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY OR STREET.

**9. DISHWASHER:** NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.

LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR A ABOVE FLOOD LEVEL OF SINK OR DRAIN BOARD, WHICHEVER IS HIGHER.

10. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS.

## MECHANICAL NOTES

**APPLIANCES** MUST BE DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL & HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE.

**LISTED HEATING & COOLING EQUIPMENT** SHALL BE INSTALLED PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.

**DWELLINGS** ARE TO MEET CITY ENERGY COMMISSION STANDARDS. PROVIDE COMPLIANCE DOCUMENTATION AND MANDATORY FEATURES.

**BATHROOMS** : ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED.

ROOMS CONTAINING A WATER CLOSET SHALL HAVE AN EXHAUST FAN WITH A MINIMUM RATING OF 50 CFM. PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR.

**BATHROOM EXHAUST FANS** WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH **LISTED CODES** AND SHALL COMPLY WITH THE FOLLOWING:

- A. ENERGY STAR
- B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%.

**ENVIRONMENTAL COMFORT:** HEATING SYS. IS RECOMMENDED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR LEVEL IN ALL HABITABLE ROOMS.

**DUCT SYSTEMS** ARE RECOMMENDED TO BE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

- A.1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO AIR CONDITIONING CONTRACTORS OF AMERICA (ACCA) MANUAL J OR EQUIVALENT.
- A.2. SIZE DUCT SYSTEMS ACCORDING TO LISTED CODES AND STANDARDS OR EQUIVALENT.
- A.3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO LISTED CODES AND STANDARDS OR EQUIVALENT.

**WHOLE HOUSE EXHAUST FANS** SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.

**HVAC SYSTEM INSTALLERS:** ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

**ALL RESIDENTIAL PROJECTS CURRENTLY SUBJECT TO GREEN REGULATIONS** TO TEST HEATING AND COOLING DUCTS FOR LEAKAGE. DUCT LEAKAGE TESTING IS NOT REQUIRED IF THE DUCTS ARE INSTALLED WITHIN THE CONDITIONED ENVELOPE OF THE BUILDING.

**VERIFICATIONS:** VERIFICATION OF COMPLIANCE WITH THE CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

**HEATING EQUIPMENT** THAT MAY GENERATE A GLOW, SPARK OR FLAME SHALL HAVE BURNERS OR PILOTS 18" ABOVE THE GARAGE FLOOR.

**SUFFICIENT ACCESS** SHALL BE PROVIDED TO ALL MECHANICAL EQUIPMENT FOR SERVICING.

**RANGES** SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30" TO UNPROTECTED COMBUSTIBLE MATERIAL.

**ATTICS** CONTAINING EQUIPMENT REQUIRING ACCESS SHALL PROVIDE AN ACCESS OPENING LARGE ENOUGH FOR THE LARGES PIECE OF EQUIPMENT BUT NOT LESS THAN 30" X 22"; HAS CONTINUOUS SOLID FLOORING 24" WIDE, AND A LEVEL SERVICE SPACE 30" X 30" IN FRONT OF EQUIPMENT.

**PROVIDE ADEQUATE AIR FOR COMBUSTION** , VENTILATION AND DILUTION OF FLUE GASES FOR ALL GAS-FIRED APPLIANCES.

**PROVIDE CLOTHES DRYER VENT** TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA) WITH A MAXIMUM LENGTH OF 14 FEET, EQUIPPED WITH A BACK-DRAFT DAMPER INCLUDING TWO 90-DEGREE ELBOWS AND A MINIMUM DIAMETER OF 4-INCHES.

**MECHANICAL DUCTS:** TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).

**FLEXIBLE DUCTWORK:** IN ATTICS OR UNDER-FLOOR AREAS SHALL BE SUPPLIED AT MANUFACTURERS RECOMMENDED INTERVALS, BUT NO GREATER THAN 4 FEET ON CENTER.

**ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS:** SHALL BE PROTECT AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD.

**AT THE TIME OF FINAL INSPECTION,** AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

**INSTALLED GAS FIREPLACE(S)** SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.

A. A MASONRY OR FACTORY – BUILT FIREPLACE SHALL HAVE A CLOSABLE METAL OR GLASS COVERING THE ENTIRE OPENING OF THE FIREBOX.

**DUCT OPENINGS** AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED DURING CONSTRUCTION.

**ADHESIVES, SEALANTS, AND CAULKS** SHALL BE COMPLIANT WITH "VOC" AND OTHER TOXIC COMPOUND LIMITS.

- A. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- B. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
- C. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
- D. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- E. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- F. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

### INTERIOR MOISTURE CONTROL ELEMENTS:

- A. VAPOR RETARDER AND CAPILLARY BREAK IS REQUIRED TO BE INSTALLED AT THE SLAB ON GRADE FOUNDATIONS.
- B. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE ENCLOSURE.

## ELECTRICAL NOTES

**GENERAL:** CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT, AND PROVIDE ALL LABOR REQUIRED TO PROVIDE A COMPLETE INSTALLATION READY FOR OPERATION.

**MAIN PANEL SIZE:** MAINTAIN EXISTING ELECTRICAL SERVICE. (PANEL MUST BE MINIMUM SIZE 3-WIRE, 200-AMP, PANEL).

SEE ELECTRIC PLANS FOR LOCATION.

VERIFY WITH LOCAL SERVICE PROVIDER AS REQUIRED. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 100 SQ. IN. IN FIRE WALLS. NEVER INSTALL ELECTRICAL PANELS IN CLOSETS. MAINTAIN A CLEARANCE OF 36 IN. IN FRONT OF THE PANELS.

**ARC-FAULT CIRCUIT INTERRUPTERS REQUIRED:** ALL NEW BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

**ALL 15 AMP & 20 AMP DWELLING UNIT RECEPTACLE OUTLETS:** SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

~~KITCHEN:~~ TWO SMALL BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES – ONLY THE REQUIRED COUNTERTOP / WALL OUTLETS INCLUDING THE REFRIGERATOR.

**BATHROOMS:** PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. EXCEPTION: WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.

**LAUNDRY:** PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY ROOM OUTLET.

**BATHROOMS:** ALL RECEPTACLES SHALL HAVE GFCI PROTECTION WITH AT LEAST ONE RECEPTACLE WITHIN 36" OF EACH SINK.

**OUTLETS, TYPICAL:** UNLESS OTHERWISE NOTED, HEIGHT OF OUTLETS AND SWITCHES WILL BE AS FOLLOWS:

- OUTLETS: CENTER 12" A.F.F.
- SWITCHES: CENTER 48" A.F.F.
- ABOVE COUNTER OUTLETS SHALL BE CENTERED 6" ABOVE COUNTER, BUT NOT MORE THAN 20" ABOVE, THE COUNTERTOP.

## LIGHTING NOTES

### KEY TERMS PERTAINING TO LIGHTING COMPLIANCE INCLUDE:

- **ADDITIONS:** INCLUDES ANY ADDITION OF NEW SQUARE FOOTAGE, WHERE NEW LUMINAIRES ARE INSTALLED.
- **ALTERATIONS:** INCLUDES MODIFICATIONS WHERE EXISTING LUMINAIRES ARE RE-USED.
- **PERMANENTLY INSTALLED LIGHTING:** INCLUDES CEILING LUMINAIRES, HANDELMERS, VANTY LAMPS, WALL SCONCES, UNDER-CABINET LUMINAIRES, AND ANY OTHER TYPE OF LUMINAIRE THAT IS ATTACHED TO THE DWELLING.

ALL NEW OR ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH LISTED CODES AND STANDARDS.

### RECESSED DOWNLIGHT LUMINAIRE REQUIREMENTS:

- BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL OR OTHER NATIONALLY RECOGNIZED LAB.
- HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283
- BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK.
- SHALL NOT CONTAIN SCREW BASE SOCKETS
- SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX.

### SCREW BASED LUMINAIRE REQUIREMENTS:

- SHALL NOT BE RECESSED DOWNLIGHT IN CEILINGS.
- SHALL CONTAIN LAMPS THAT COMPLY W/ REFERENCE JOINT APPENDIX.
- SHALL BE MARKED WITH JAB-2016 OR JAB-2016-E AS SPECIFIED IN REFERENCE JOINT APPENDIX.

### SWITCHING CONTROL REQUIREMENTS:

- EXHAUST FANS SHALL BE SWITCHED SEPARATELY, EXCEPT WHEN LIGHTING INTEGRAL TO THE FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED THE LIGHTING CAN BE SWITCHED OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.
- LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
- LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX.

- LED LUMINAIRES WITH INTEGRAL SOURCES
- PIN-BASED LED LAMPS
- GU-24 BASED LED LIGHT SOURCES

- LUMINAIRES IN CLOSETS LESS THAN 70 SF AND HALLWAY LUMINAIRES NEED NOT HAVE DIMMERS OR VACANCY SENSORS.
- UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

**BATHROOM LIGHTING:** LIGHTS OVER TUB AND SHOWER SHALL BE LISTED FOR WET OR DAMP LOCATION.

**CLOSET LIGHTING:** ALL FIXTURES SHALL HAVE A COMPLETELY ENCLOSED LAMP OR BE RECESSED.

**ELECTRICAL BOXES:** LIMIT THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR TO NOT GREATER THAN THE NUMBER OF BEDROOMS. ALL SUCH ELECTRICAL BOXES SHALL BE CONTROLLED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL.

**EXTERIOR LIGHTING:** MUST MEET THE CRITERIA OF BEING CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ONE OF THE FOLLOWING:

- PHOTOCELL AND MOTION SENSOR.
- PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
- ASTRONOMICAL TIME CLOCK.
- ENERGY MANAGEMENT CONTROL SYSTEM.

## GENERAL BUILDING CODE NOTES

**UNDERFLOOR VENTS (AS APPLICABLE):** MINIMUM 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. LOCATE 1-VENT WITHIN 3 FEET OF EACH CORNER. COVER OPENINGS WITH CORROSION RESISTANT WIRE MESH WITH AN OPENING SIZE NOT EXCEED 1/4 INCH.

AREA UNDER STAIRWAY AND COMMON WALL BETWEEN GARAGE AND HOUSE SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD AND SOLID CORE TIGHT FITTING AND SELF-CLOSING DOOR.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED WITH A MINIMUM NO. 26 GAGE (0.48mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND HAVE NO OPENINGS INTO THE GARAGE.

**ALL HABITABLE ROOMS** SHALL HAVE AN AGGREGATE GLAZING AREA FOR LIGHT NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED; THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

**BATHROOMS,** WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF MUST BE OPENABLE.

**EXCEPTION:** WHEN ARTIFICIAL LIGHT AND MECHANICAL VENTILATION SYSTEM IS PROVIDED AT 50 CFM INTERMITTENT OR 25 CFM CONTINUOUSLY. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

### INTERIOR SPACE DIMENSIONS:

- HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL NOT BE LESS THAN 7 FEET IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.
- OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET, 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE & LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
- MINIMUM WIDTH OF HALLWAY IS 3 FEET.
- MINIMUM ROOM SIZES:
  - 70 SQ. FT. FOR HABITABLE ROOMS
  - MINIMUM OF ONE 120 SQ. FT. ROOM IN EACH DWELLING
  - 7 FEET WIDTH FOR HABITABLE ROOMS OTHER THAN KITCHENS

### PROVIDE TEMPERED SAFETY GLAZING AT THE FOLLOWING LOCATIONS:

- WINDOWS LOCATED WITHIN 24" ARC OF THE VERTICAL EDGE OF DOORS.
- ALL GLAZED DOORS WITH Sidelights
- WINDOWS GREATER THAN 9 SQ. FT. WITHIN 18" OR LESS OF A FLOOR AND 30" WITHIN A WALKING SURFACE.
- WINDOWS AT MID-LANDING OF STAIRS.
- WINDOWS OVER A TUB OR SHOWER.
- ALL GLASS SHOWER ENCLOSURES.
- SEE LOCATIONS ON PLAN.

**PERMITTED MATERIALS FOR UNIT SKYLIGHTS:** LAMINATED GALSSS WITH A MIN. 0.015 INCH POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES 16 SQ. FT. OR LESS IN AREA LOCATED SUCH THAT HIGHEST POINT IS NOT MORE THAN 12 FT. ABOVE WALKING SURFACE.

- FULLY TEMPERED GLASS
- HEAT STRENGTHENED GLASS
- WIRED GLASS
- APPROVED RIGID PLASTIC

**EVERY SLEEPING ROOM** AND ANY BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH THESE MINIMUM DIMENSIONS:

- MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., AND MINIMUM 5 SQ. FT. AT GRADE.
- MINIMUMNET CLEAR HEIGHT OPENING OF 20 INCHES.
- MINIMUM NET CLEAR WIDTH OPENING OF 24 INCHES.
- THE BOTTOM OF THE CLEAR WINDOW OPENING SHALL BE NO MORE THAN 44 INCHES FROM THE FLOOR.

**MEANS OF EGRESS:** FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEED 1/4 " PER FOOT SLOPE OR 2%.

LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.

**EXCEPTION:** THE EXTERIOR LANDING



GENERAL FLOOR PLAN NOTES

- COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS
  - SEE SHEET A101 FOR ABBREVIATIONS, SYMBOLS, GENERAL NOTES AND TYPICAL ACCESSIBLE MOUNTING HEIGHTS
  - PROVIDE WOOD BLOCKING AS REQUIRED FOR ALL WALL MOUNTED EQUIPMENT, CABINETS AND ACCESSORIES. NAILERS, BLOCKING, AND OTHER ROUGH CARPENTRY ITEMS IN RATED ASSEMBLIES SHALL BE TREATED FOR FIRE RESISTANCE.
  - PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS
  - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PREVAIL. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL BE FAMILIAR WITH ALL ASPECTS OF THE JOB, INCLUDING SITE UTILITIES.
  - ALL DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMN, FACE OF MASONRY OR CONCRETE, EDGE OF WALK OR FACE OF CURB UNLESS NOTED OTHERWISE. FOR FURTHER DIMENSIONING, SEE LARGE SCALE PLANS, SECTIONS, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, AND DETAILS.
  - ITEMS NOT INCLUDED IN GENERAL CONTRACTOR'S CONTRACT ARE MARKED "N.I.C." (NOT IN CONTRACT) AND SHALL BE PERFORMED BY OWNER'S OWN FORCES.
  - ALL CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
  - THE CONTRACTOR SHALL LAY OUT ALL PARTITIONS AND VERIFY ACCEPTABILITY OF LAYOUT WITH THE ARCHITECT AND OWNER PRIOR TO THE START OF THIS WORK.
  - FIELD MEASUREMENTS: WHERE WORK IS INDICATED TO FIT TO OTHER CONSTRUCTION, VERIFY DIMENSIONS OF OTHER CONSTRUCTION BY FIELD MEASUREMENTS BEFORE FABRICATION, AND INDICATE MEASUREMENTS ON SHOP DRAWINGS. COORDINATE FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS TO AVOID DELAYING THE WORK.
- 11.1. LOCATE CONCEALED FRAMING, BLOCKING, AND REINFORCEMENTS THAT SUPPORT THE WORK BY FIELD MEASUREMENTS BEFORE BEING ENCLOSED, AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.
- 11.2. ESTABLISHED DIMENSIONS: WHERE FIELD MEASUREMENTS CANNOT BE MADE WITHOUT DELAYING THE WORK, ESTABLISH DIMENSIONS AND PROCEED WITH FABRICATING WORK WITHOUT FIELD MEASUREMENTS. PROVIDE ALLOWANCE FOR TRIMMING AT SITE, AND COORDINATE CONSTRUCTION TO ENSURE THAT ACTUAL DIMENSIONS CORRESPOND TO ESTABLISHED DIMENSIONS. IF WORK PROCEEDS WITHOUT FIELD MEASUREMENTS, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY CORRECTIVE ACTION NECESSARY FOR COORDINATION OF ALL THE WORK.

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DOOR SCHEDULE

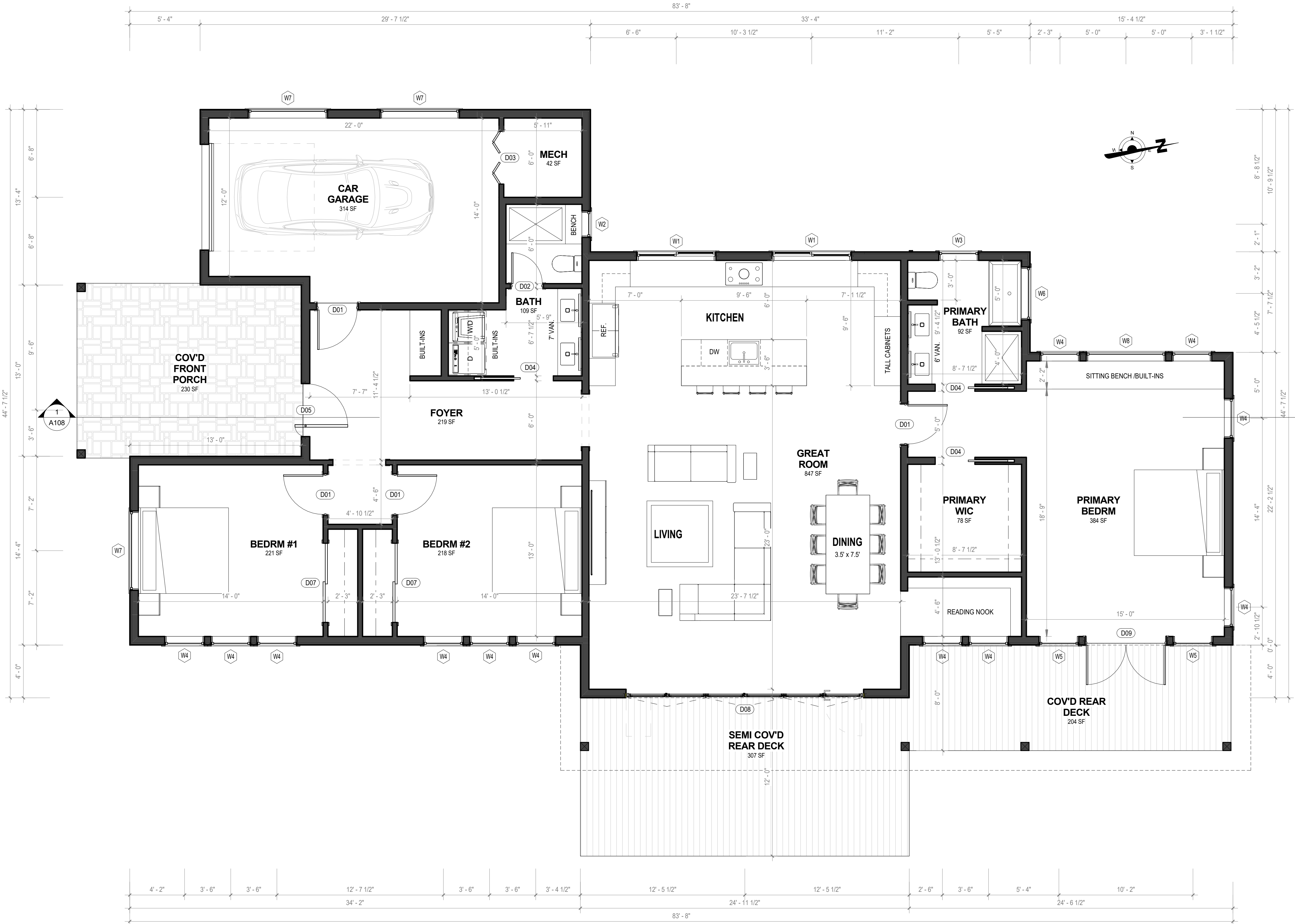
| MARK | DESCRIPTION              | WIDTH  | HEIGHT | QTY. | REMARKS |
|------|--------------------------|--------|--------|------|---------|
| MAIN |                          |        |        |      |         |
| D01  | SINGLE FLUSH WOOD DOOR   | 3'-0"  | 7'-0"  | 4    |         |
| D02  | SINGLE FLUSH WOOD DOOR   | 2'-4"  | 7'-0"  | 1    |         |
| D03  | BIFOLD 4-PANEL           | 4'-0"  | 7'-0"  | 1    |         |
| D04  | SLIDING POCKET DOOR      | 3'-0"  | 7'-0"  | 3    |         |
| D05  | FRONT DOOR               | 4'-0"  | 8'-0"  | 1    |         |
| D06  | GLASS GARAGE DOOR        | 8'-0"  | 8'-0"  | 1    |         |
| D07  | SLIDING DOUBLE WOOD DOOR | 6'-0"  | 7'-0"  | 2    |         |
| D08  | MULTI-PANEL GLASS DOOR   | 18'-0" | 8'-0"  | 1    |         |
| D09  | DBL. FRENCH GLASS DOOR   | 6'-0"  | 8'-0"  | 1    |         |

WINDOW SCHEDULE

| MARK | DESCRIPTION    | WIDTH | HEIGHT | HEAD  | QTY. | REMARKS |
|------|----------------|-------|--------|-------|------|---------|
| MAIN |                |       |        |       |      |         |
| W1   | GLIDING WINDOW | 6'-0" | 4'-6"  | 8'-0" | 2    |         |
| W2   | WINDOW         | 2'-0" | 5'-0"  | 8'-0" | 1    |         |
| W3   | WINDOW         | 3'-0" | 5'-0"  | 8'-0" | 1    |         |
| W4   | WINDOW         | 3'-0" | 6'-0"  | 8'-0" | 12   |         |
| W5   | WINDOW         | 3'-0" | 8'-0"  | 8'-0" | 2    |         |
| W6   | WINDOW         | 4'-0" | 5'-0"  | 8'-0" | 1    |         |
| W7   | WINDOW         | 6'-0" | 2'-0"  | 8'-0" | 3    |         |
| W8   | WINDOW         | 6'-0" | 6'-0"  | 8'-0" | 1    |         |

MAIN FLOOR ROOMS SCHEDULE

| NAME                | AREA    |
|---------------------|---------|
| FINISHED            |         |
| MAIN                |         |
| FOYER               | 219 SF  |
| BEDRM #1            | 221 SF  |
| BEDRM #2            | 218 SF  |
| BATH                | 109 SF  |
| GREAT ROOM          | 847 SF  |
| PRIMARY WIC         | 78 SF   |
| PRIMARY BEDRM       | 384 SF  |
| PRIMARY BATH        | 92 SF   |
|                     | 2168 SF |
| PORCHES             |         |
| MAIN                |         |
| COVD FRONT PORCH    | 230 SF  |
| SEMI COVD REAR DECK | 307 SF  |
| COVD REAR DECK      | 204 SF  |
|                     | 741 SF  |
| UNFINISHED          |         |
| MAIN                |         |
| CAR GARAGE          | 314 SF  |
| MECH                | 42 SF   |
|                     | 356 SF  |
| GRAND TOTAL         | 3265 SF |



1 MAIN FLOOR PLAN  
1/4" = 1'-0"

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| REV  | DESCRIPTION                | DATE       |
|------|----------------------------|------------|
| 05   | RE-ISSUED FOR CONSTRUCTION | 07/10/2023 |
| 04   | ISSUED FOR CONSTRUCTION    | 06/26/2023 |
| 04   | RE-ISSUED FOR DESIGN       | 05/17/2023 |
| 03   | RE-ISSUED FOR DESIGN       | 04/29/2023 |
| 02   | RE-ISSUED FOR DESIGN       | 04/24/2023 |
| 1 01 | RE-ISSUED FOR DESIGN       | 04/03/2023 |
| A100 | ISSUED FOR DESIGN          | 02/20/2023 |

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PROJECT NAME:  
NEW SINGLE FAMILY RESIDENCE AT  
**B LAKESIDE ROAD**  
MOUNT DESERT ISLAND, ME 04660  
2,216 sq ft | 3 BEDS | 2 BATHS | 1 CAR

DOCUMENT ISSUED  
07/10/2023

SHEET TITLE :  
MAIN FLOOR PLAN

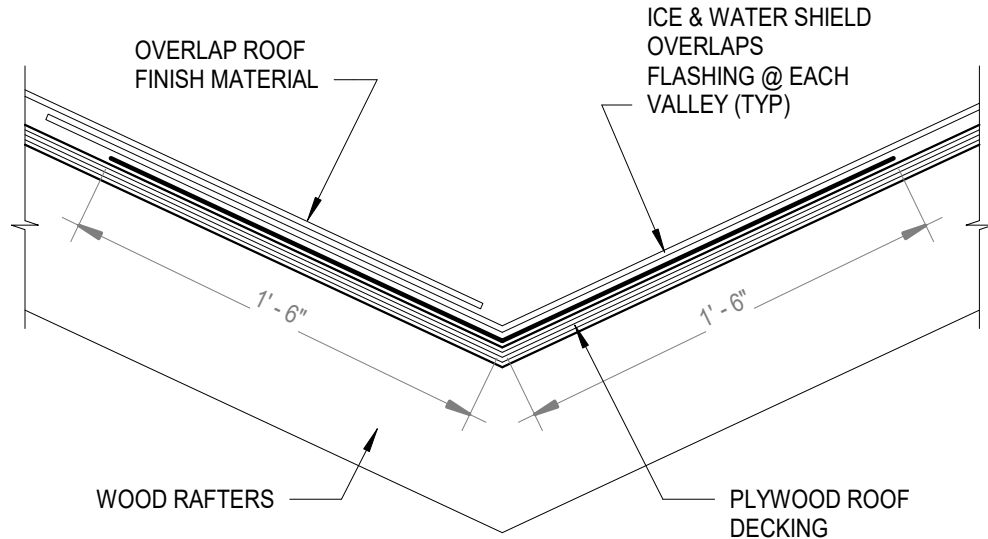
SHEET NO.  
**A104.00**

SCALE : 1/4" = 1'-0" ARCH D : 24" X 36"

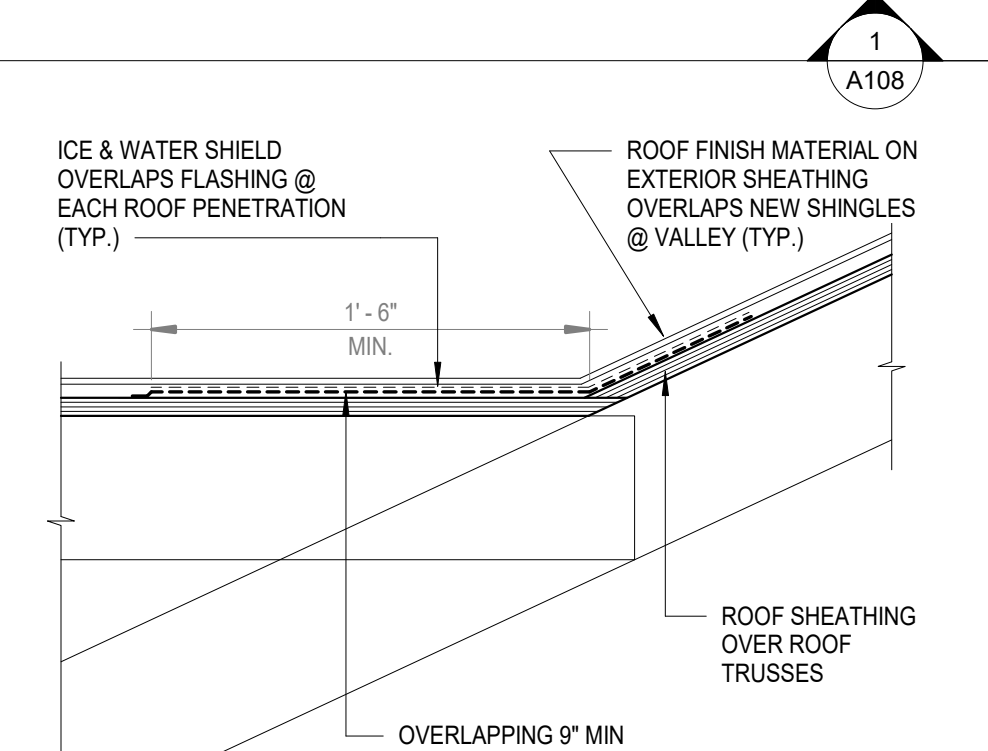


GENERAL FLOOR PLAN NOTES

- ARROWS INDICATE DOWNWARD ROOF SLOPE AS NOTED, 1/4" PER FOOT MINIMUM.
- ROOF ASSEMBLY TO BE CLASS "X" CONSTRUCTION
- VENT PIPE, ROOF PENETRATIONS NOT SHOWN FOR CLARITY.
- COORDINATE EXACT LOCATIONS OF KITCHEN EQUIPMENT REMOTE CONDENSING UNITS IN FIELD. MOUNT REMOTE CONDENSORS.
- D.S. = DOWNSPOUT
- ALL DOWNSPOUTS TO TIE INTO PVC 'BOOT' AND ROUTED UNDERGROUND TO DAYLIGHT AREA. ADDRESS DISCHARGE AREA WITH APPROPRIATE SOIL STABILIZING ELEMENTS (GRID, ROCK, ETC.) TO ELIMINATE/ MINIMIZE EROSION.
- ALL GUTTERS AND DOWNSPOUTS TO BE APPROPRIATELY SIZED BASED ON RAINFALL RECORDS AND CALCULATIONS FOR THE EASTERN TENNESSEE REGION. CONFIRM WITH METAL ROOF MANUFACTURER.
- PROVIDE FLASHING AT VALLEYS, ALL ROOF/WALL INTERSECTIONS, ROOF PENETRATIONS, AND AS SPECIFIED BY ROOFING MANUFACTURER.
- COORDINATE ALL DOWNSPOUT LOCATIONS W/ WINDOWS AND DOORS. ALL DOWNSPOUTS TO RUN DOWN WALLS OR COLUMNS
- VERIFY EXACT NUMBER & LOCATION OF ALL VENT PIPES, ROOF PENETRATIONS, ETC IN FIELD. PROVIDE FLASHING AROUND ALL ROOF PENETRATIONS.
- PROVIDE ALL ROOF ACCESSORIES INCLUDING FLASHING BOOTS, COUNTER FLASHING, DRIP EDGES, COPING, AND ALL OTHER ACCESSORIES REQUIRED TO PROVIDE A WATER TIGHT ROOF SYSTEM THAT WILL MEET THE ROOF WARRANTY REQUIREMENTS.
- FOR ROOF PITCHES 4:12 OR GREATER, INSTALL 30# FELT AS UNDERLAYMENT OVER ROOF AND OVER ICE AND WATER SHIELD TO EXTEND 18" FROM ALL EDGES, ICE & WATERSHIELD TO BE AT ALL VALLEYS 36" WIDE
- FOR ROOF PITCHES LESS THAN 4:12, INSTALL ICE AND WATER SHIELD AS UNDERLAYMENT CONTINUOUSLY FROM RIDGE TO EAVE AND FROM EDGE TO EDGE.
- PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS AT SHOWN LOCATION. COLOR TBD BY OWNER. GUTTERS TO BE SUPPORTED AT 3'-0" O.C.
- PROVIDE DOWNSPOUT STRAPS AT 5'-0" O.C. VERTICAL FOR EACH DOWNSPOUT.

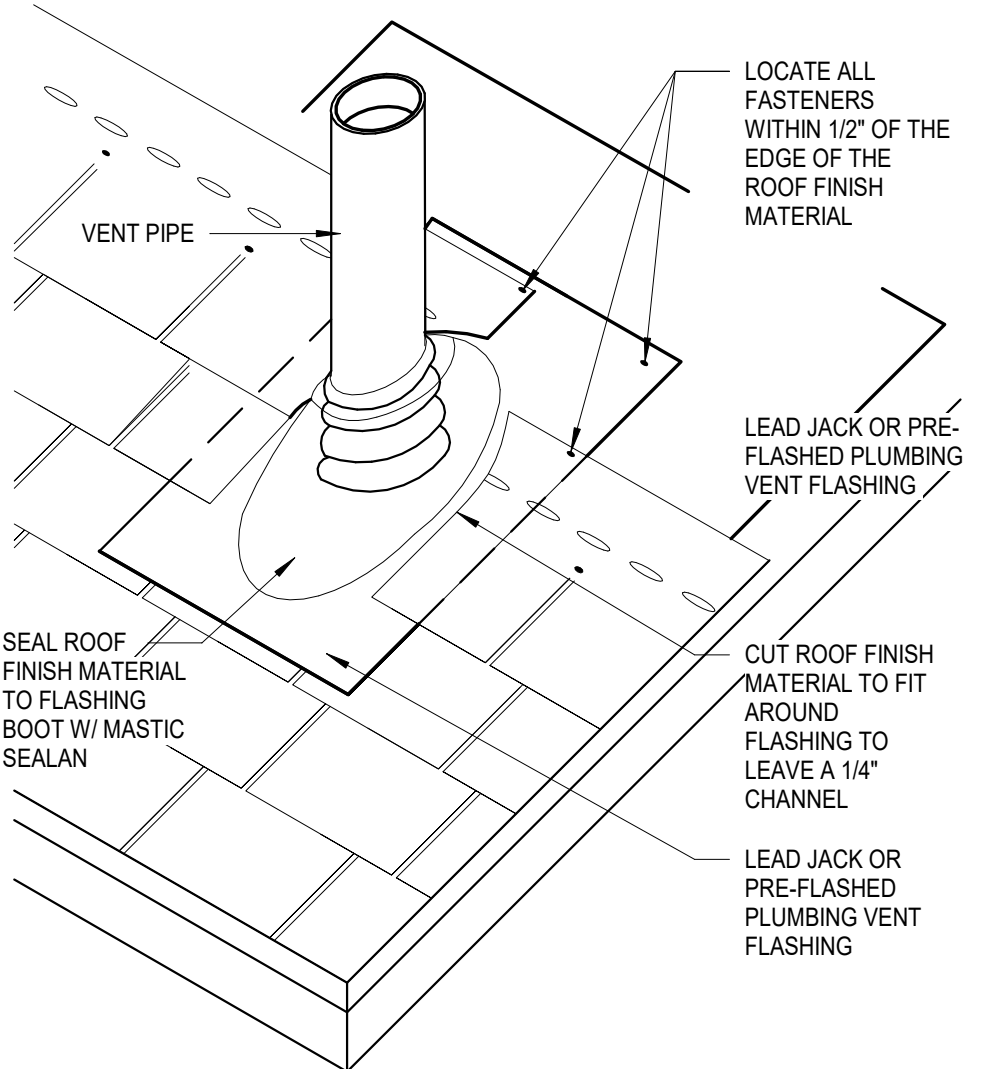


2 VALLEY DETAIL  
1 1/2" = 1'-0"



3 VALLEY FLASHING DETAIL  
1 1/2" = 1'-0"

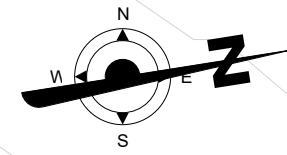
NOTES:  
1.) INSTALL 24" WEATHERWATCH OR STORMGUARD LEAK BARRIER TARGET SHEET.  
2.) DO NOT FACE NAIL THE PLUMBING VENT FLASHING.



4 VENT PIPE FLASHING DETAIL  
1 1/2" = 1'-0"

- NOTES:
- ALL EXTERIOR WALLS ARE 6" STUDS @ 16" O.C. WITH R-20 BATT INSULATION MINIMUM.
  - ALL INTERIOR (NON-PLUMBING) WALLS ARE 4" STUD @ 16" O.C.
  - PROVIDE SOUND ATTENUATION BATTS AT BATHROOM WALLS & LAUNDRY WALLS OR AS SHOWN.
  - ALL PLUMBING WALLS ARE 6" STUDS @ 16" O.C. - PROVIDE CEMENT BOARD AT ALL TILE LOCATIONS.

1 ROOF PLAN  
1/4" = 1'-0"



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| 05 | RE-ISSUED FOR CONSTRUCTION | 07/10/2023 |
| 04 | ISSUED FOR CONSTRUCTION    | 06/26/2023 |
| 04 | RE-ISSUED FOR DESIGN       | 05/17/2023 |
| 03 | RE-ISSUED FOR DESIGN       | 04/29/2023 |
| 02 | RE-ISSUED FOR DESIGN       | 04/24/2023 |
| 01 | RE-ISSUED FOR DESIGN       | 04/03/2023 |
| 00 | ISSUED FOR DESIGN          | 02/20/2023 |

| REV | DESCRIPTION | DATE |
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PROJECT NAME:

NEW SINGLE FAMILY RESIDENCE AT

**B LAKESIDE ROAD**

MOUNT DESERT ISLAND, ME 04660

2,216 sq ft | 3 BEDS | 2 BATHS | 1 CAR

DOCUMENT ISSUED  
07/10/2023

PROJECT #NO.

SHEET TITLE :

ROOF PLAN

SHEET NO.

**A105.00**

SCALE : As indicated ARCH D : 24" X 36"



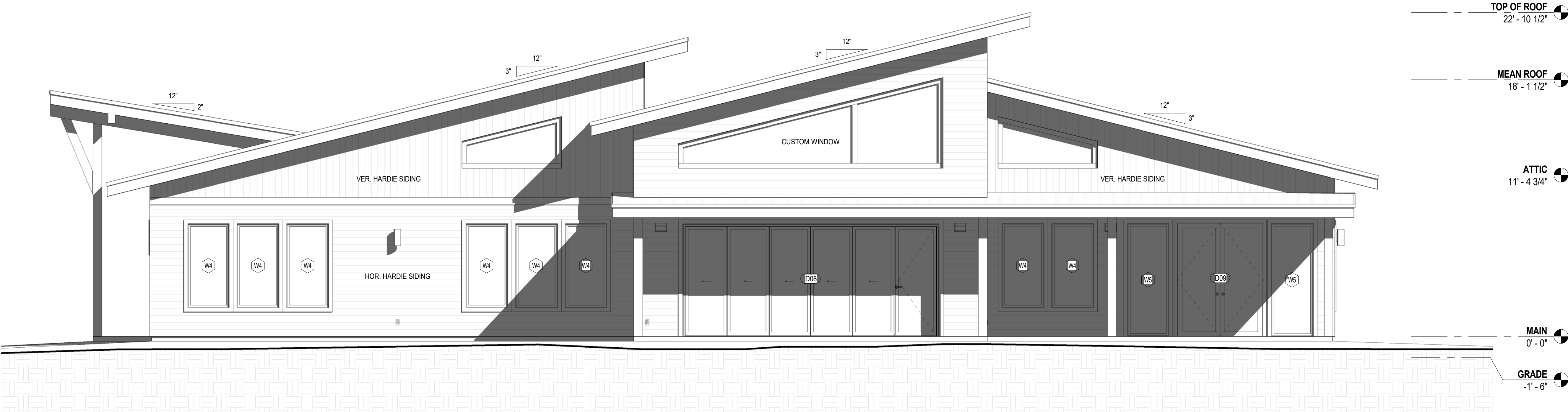
ELEVATION NOTES

- (ALL NOTE MAY NOT APPLY TO THIS SHEET)
1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
2. SEE ROOF PLAN SHEET FOR ADDITIONAL INFORMATION ON ROOF COVERING, GUTTERS & DOWNSPOUTS.
3. **EXTERIOR WALL COVERING:** (SEE EXTERIOR ELEVATIONS FOR LOCATION OF MATERIALS, AND DETAILS FOR ADDITIONAL INFORMATION).
- GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL BY OWNER AND ARCHITECT.
- a. FIBER CEMENT BOARD OR SOLID WOOD BOARD AND BATTEN SIDING WITH 12" O.C. BATTENS OR SIMILAR.
- b. FIBER CEMENT BOARD OR SOLID WOOD LAP SIDING OR SIMILAR.

4. **TRIMS, EXTERIOR DOORS, SHUTTERS, CORBALS AND OTHER MISC. ACCENTS:** PAINTED COLOR FINISH; SHALL BE SELECTED BY OWNER AND ARCHITECT
5. **EXTERIOR ENTRY DOOR, OVERHEAD GARAGE DOOR:** PROVIDE A PAINT-GRADE FRONT ENTRY DOOR BY "SIMPSON" OR "JELD-WEN" OR SIMILAR BRAND; COLOR TO BE DETERMINED BY OWNER AND ARCHITECT.
6. **PATIO DOORS & WINDOWS:** BY MARVIN WINDOW OR SIMILAR; ALUMINUM CLAD EXTERIOR FINISH; PRIMED WOOD INTERIOR FINISH. COLOR AND HARDWARE TO BE DETERMINED. SEE WINDOW AND DOOR SCHEDULE, DETAILS, AND FLOOR PLANS FOR ADDITIONAL INFORMATION.
7. **PROVIDE VAPOR BARRIER** (TYVEK OR EQUAL) OVER THE WALL SHEATHING. SEE DETAILS FOR ADDITIONAL INFORMATION.

| DOOR SCHEDULE |                          |          |         |      |         |
|---------------|--------------------------|----------|---------|------|---------|
| MARK          | DESCRIPTION              | WIDTH    | HEIGHT  | QTY. | REMARKS |
| MAIN          |                          |          |         |      |         |
| D01           | SINGLE FLUSH WOOD DOOR   | 3' - 0"  | 7' - 0" | 4    |         |
| D02           | SINGLE FLUSH WOOD DOOR   | 2' - 4"  | 7' - 0" | 1    |         |
| D03           | BIFOLD 4-PANEL           | 4' - 0"  | 7' - 0" | 1    |         |
| D04           | SLIDING POCKET DOOR      | 3' - 0"  | 7' - 0" | 3    |         |
| D05           | FRONT DOOR               | 4' - 0"  | 8' - 0" | 1    |         |
| D06           | GLASS GARAGE DOOR        | 8' - 0"  | 8' - 0" | 1    |         |
| D07           | SLIDING DOUBLE WOOD DOOR | 6' - 0"  | 7' - 0" | 2    |         |
| D08           | MULTI-PANEL GLASS DOOR   | 18' - 0" | 8' - 0" | 1    |         |
| D09           | DBL. FRENCH GLASS DOOR   | 6' - 0"  | 8' - 0" | 1    |         |

| WINDOW SCHEDULE |                |         |         |         |              |
|-----------------|----------------|---------|---------|---------|--------------|
| MARK            | DESCRIPTION    | WIDTH   | HEIGHT  | HEAD    | QTY./REMARKS |
| MAIN            |                |         |         |         |              |
| W1              | GLIDING WINDOW | 6' - 0" | 4' - 6" | 8' - 0" | 2            |
| W2              | WINDOW         | 2' - 0" | 5' - 0" | 8' - 0" | 1            |
| W3              | WINDOW         | 3' - 0" | 5' - 0" | 8' - 0" | 1            |
| W4              | WINDOW         | 3' - 0" | 6' - 0" | 8' - 0" | 12           |
| W5              | WINDOW         | 3' - 0" | 8' - 0" | 8' - 0" | 2            |
| W6              | WINDOW         | 4' - 0" | 5' - 0" | 8' - 0" | 1            |
| W7              | WINDOW         | 6' - 0" | 2' - 0" | 8' - 0" | 3            |
| W8              | WINDOW         | 6' - 0" | 6' - 0" | 8' - 0" | 1            |



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



2 WEST ELEVATION  
1/4" = 1'-0"

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| 01 | RE-ISSUED FOR DESIGN       | 04/03/2023 |
| 00 | ISSUED FOR DESIGN          | 02/20/2023 |

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PROJECT NAME:

NEW SINGLE FAMILY RESIDENCE AT

**B LAKESIDE ROAD**

MOUNT DESERT ISLAND, ME 04660

2,216 sq ft | 3 BEDS | 2 BATHS | 1 CAR

|                 |              |
|-----------------|--------------|
| DOCUMENT ISSUED | PROJECT #NO. |
| 07/10/2023      |              |

SHEET TITLE :

ELEVATIONS

SHEET NO.

A106.00

SCALE : 1/4" = 1'-0"      ARCH D : 24" X 36"



ELEVATION NOTES

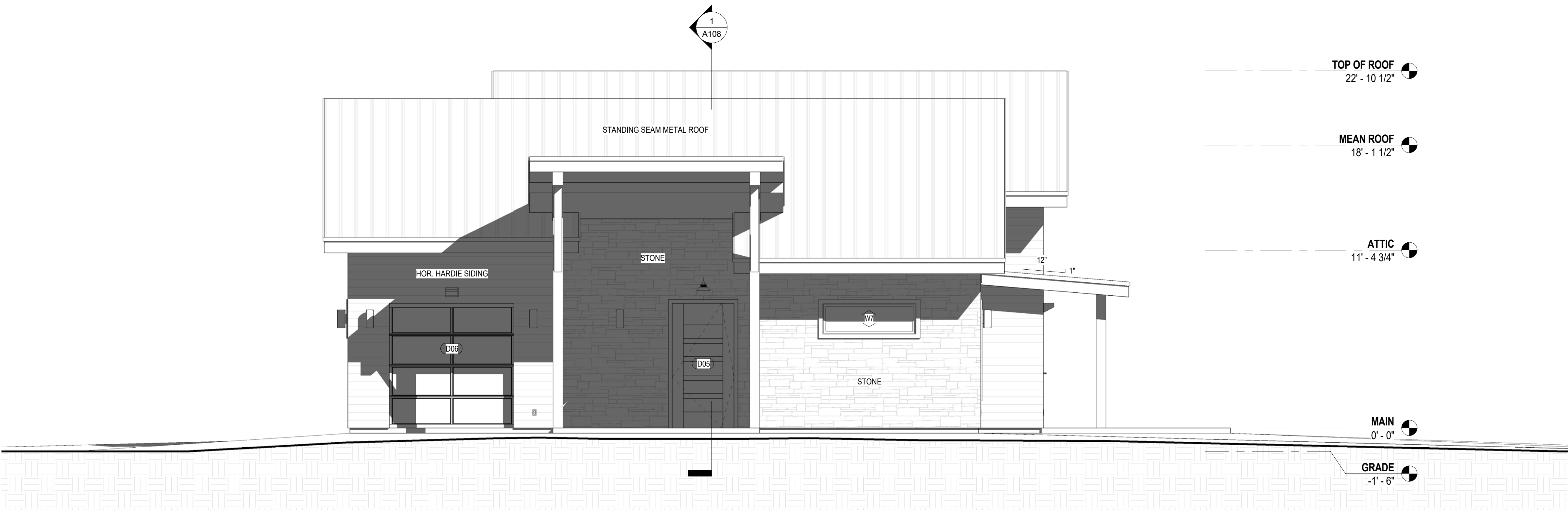
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7. **PROVIDE VAPOR BARRIER** (TYVEK OR EQUAL) OVER THE WALL SHEATHING. SEE DETAILS FOR ADDITIONAL INFORMATION.

| DOOR SCHEDULE |                          |          |         |      |         | WINDOW SCHEDULE |                |         |         |         |              |
|---------------|--------------------------|----------|---------|------|---------|-----------------|----------------|---------|---------|---------|--------------|
| MARK          | DESCRIPTION              | WIDTH    | HEIGHT  | QTY. | REMARKS | MARK            | DESCRIPTION    | WIDTH   | HEIGHT  | HEAD    | QTY. REMARKS |
| MAIN          |                          |          |         |      |         | MAIN            |                |         |         |         |              |
| D01           | SINGLE FLUSH WOOD DOOR   | 3' - 0"  | 7' - 0" | 4    |         | W1              | GLIDING WINDOW | 6' - 0" | 4' - 6" | 8' - 0" | 2            |
| D02           | SINGLE FLUSH WOOD DOOR   | 2' - 4"  | 7' - 0" | 1    |         | W2              | WINDOW         | 2' - 0" | 5' - 0" | 8' - 0" | 1            |
| D03           | BIFOLD 4-PANEL           | 4' - 0"  | 7' - 0" | 1    |         | W3              | WINDOW         | 3' - 0" | 5' - 0" | 8' - 0" | 1            |
| D04           | SLIDING POCKET DOOR      | 3' - 0"  | 7' - 0" | 3    |         | W4              | WINDOW         | 3' - 0" | 6' - 0" | 8' - 0" | 12           |
| D05           | FRONT DOOR               | 4' - 0"  | 8' - 0" | 1    |         | W5              | WINDOW         | 3' - 0" | 8' - 0" | 8' - 0" | 2            |
| D06           | GLASS GARAGE DOOR        | 8' - 0"  | 8' - 0" | 1    |         | W6              | WINDOW         | 4' - 0" | 5' - 0" | 8' - 0" | 1            |
| D07           | SLIDING DOUBLE WOOD DOOR | 6' - 0"  | 7' - 0" | 2    |         | W7              | WINDOW         | 6' - 0" | 2' - 0" | 8' - 0" | 3            |
| D08           | MULTI-PANEL GLASS DOOR   | 18' - 0" | 8' - 0" | 1    |         | W8              | WINDOW         | 6' - 0" | 6' - 0" | 8' - 0" | 1            |
| D09           | DBL. FRENCH GLASS DOOR   | 6' - 0"  | 8' - 0" | 1    |         |                 |                |         |         |         |              |



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



2 WEST ELEVATION  
1/4" = 1'-0"

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PROJECT NAME:

NEW SINGLE FAMILY RESIDENCE AT

**B LAKESIDE ROAD**

MOUNT DESERT ISLAND, ME 04660

2,216 sq ft | 3 BEDS | 2 BATHS | 1 CAR

DOCUMENT ISSUED 07/10/2023 PROJECT #NO.

SHEET TITLE :

ELEVATIONS

SHEET NO.

**A107.00**

SCALE : 1/4" = 1'-0" ARCH D : 24" X 36"

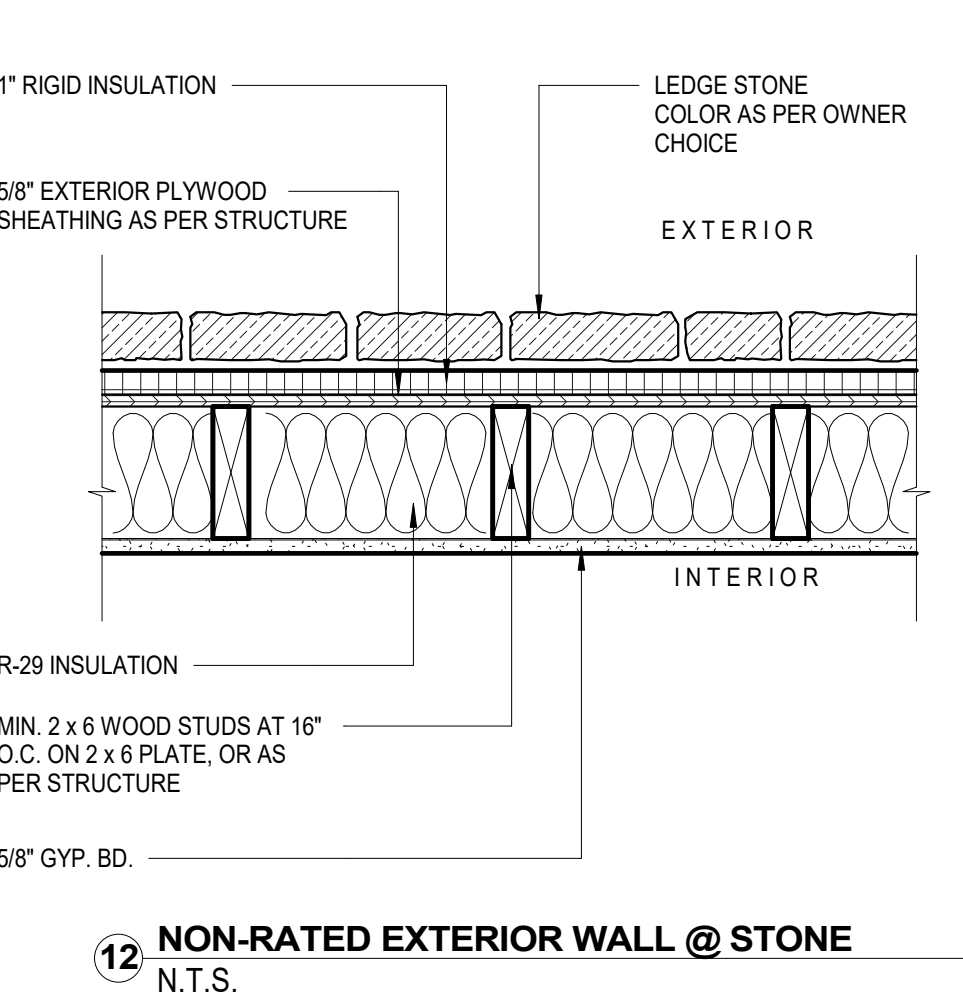
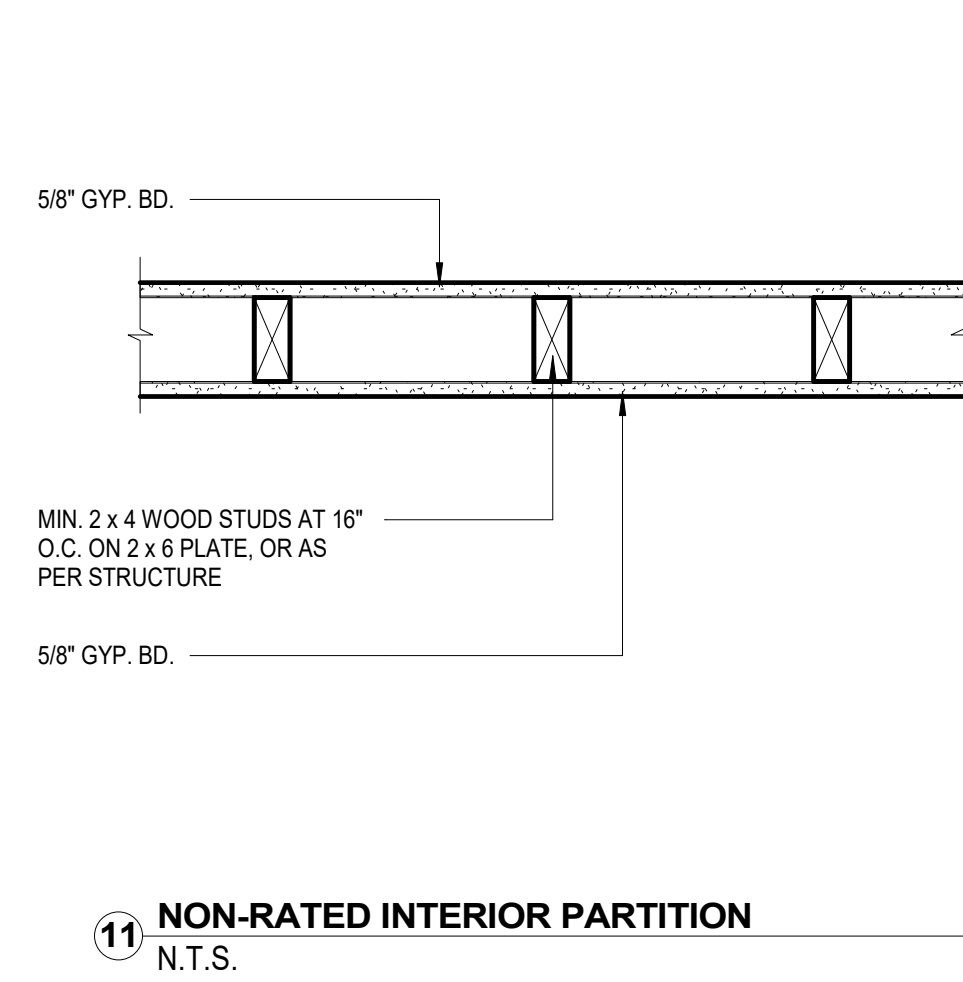
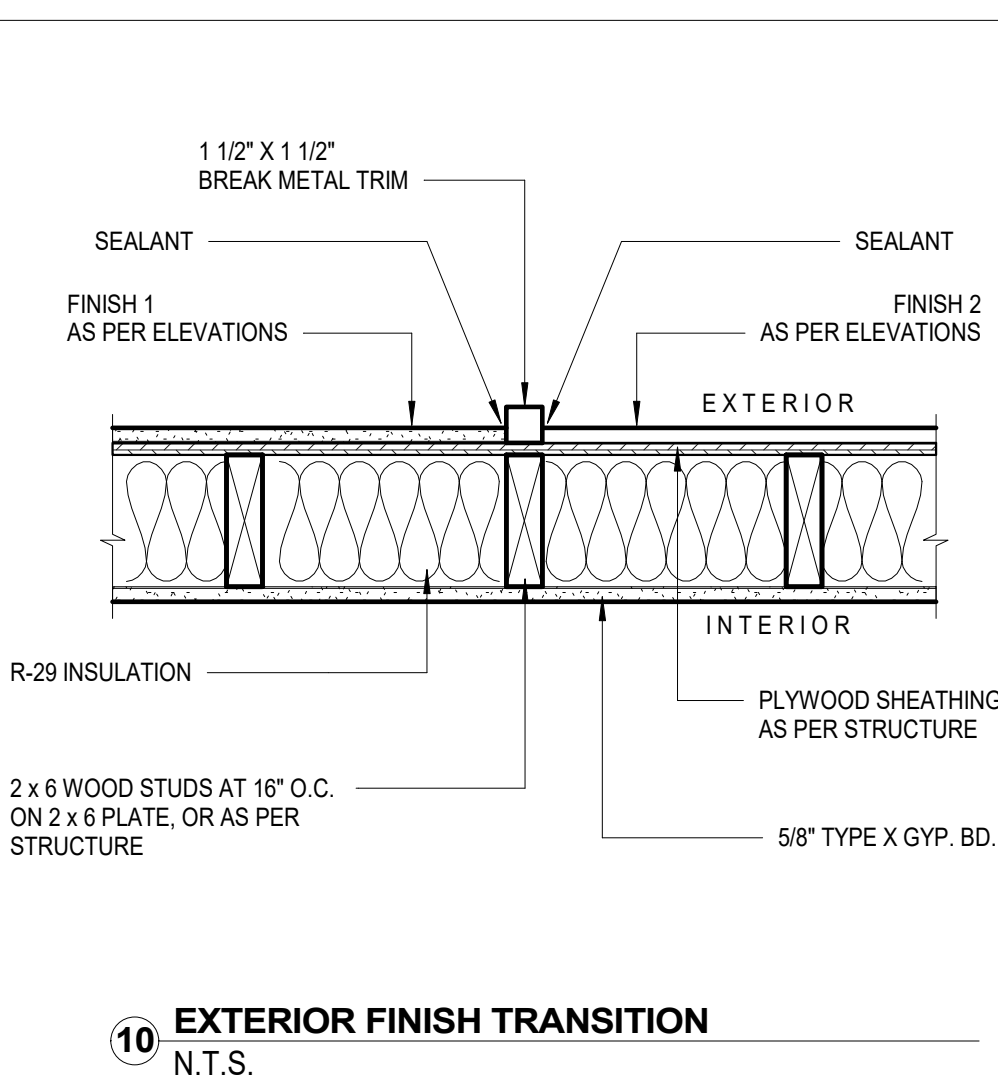
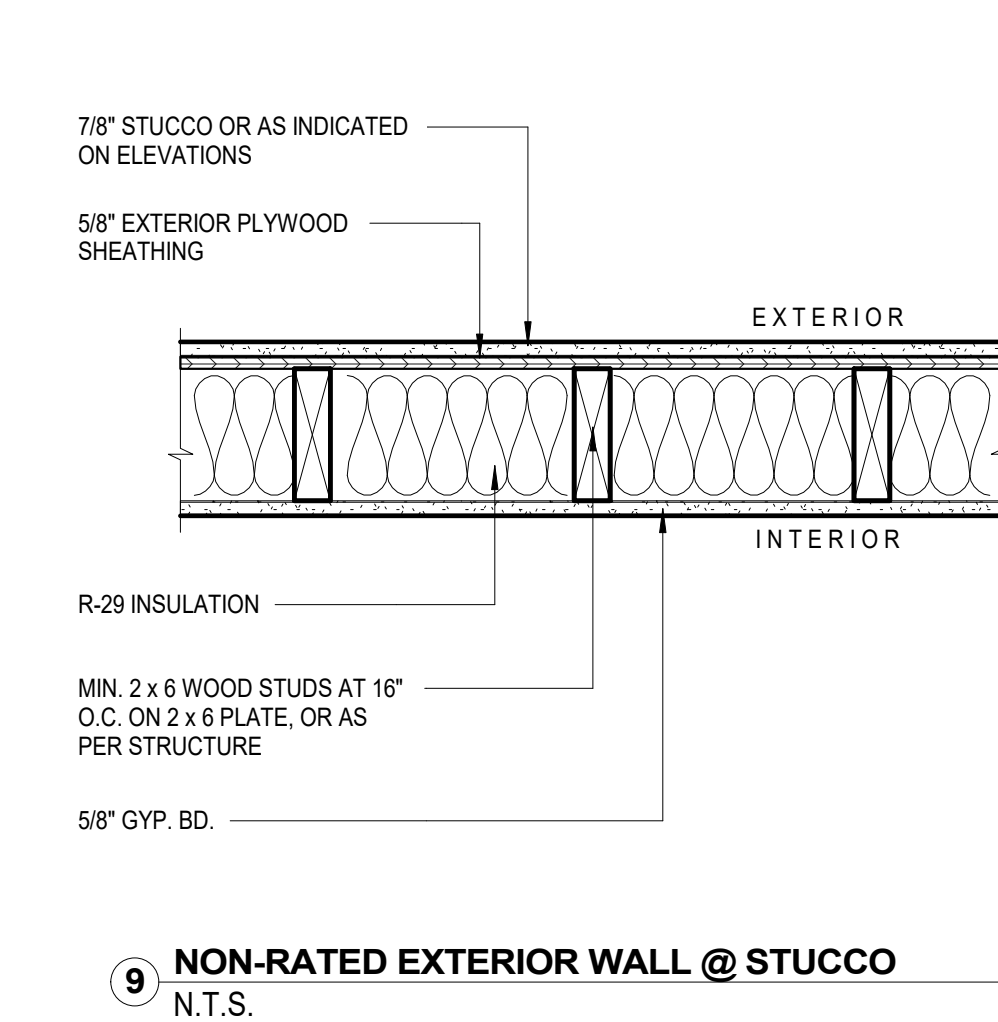
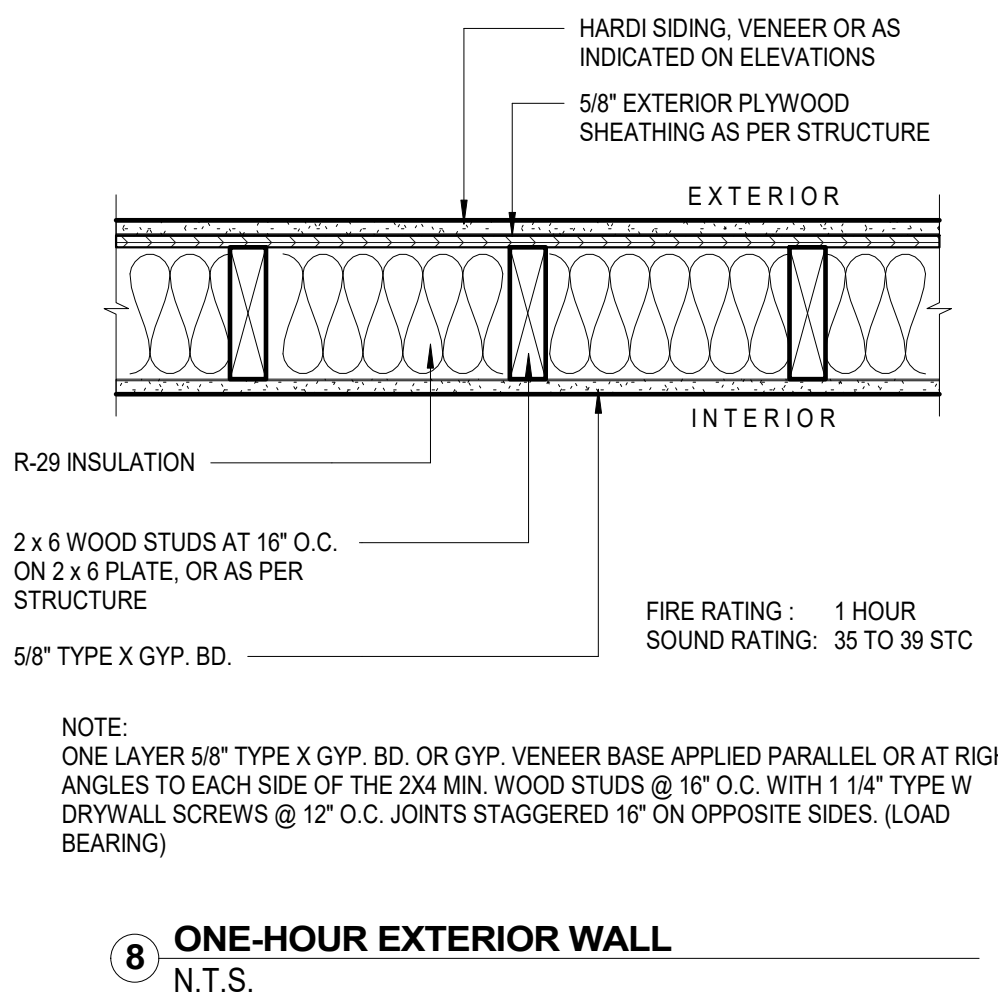
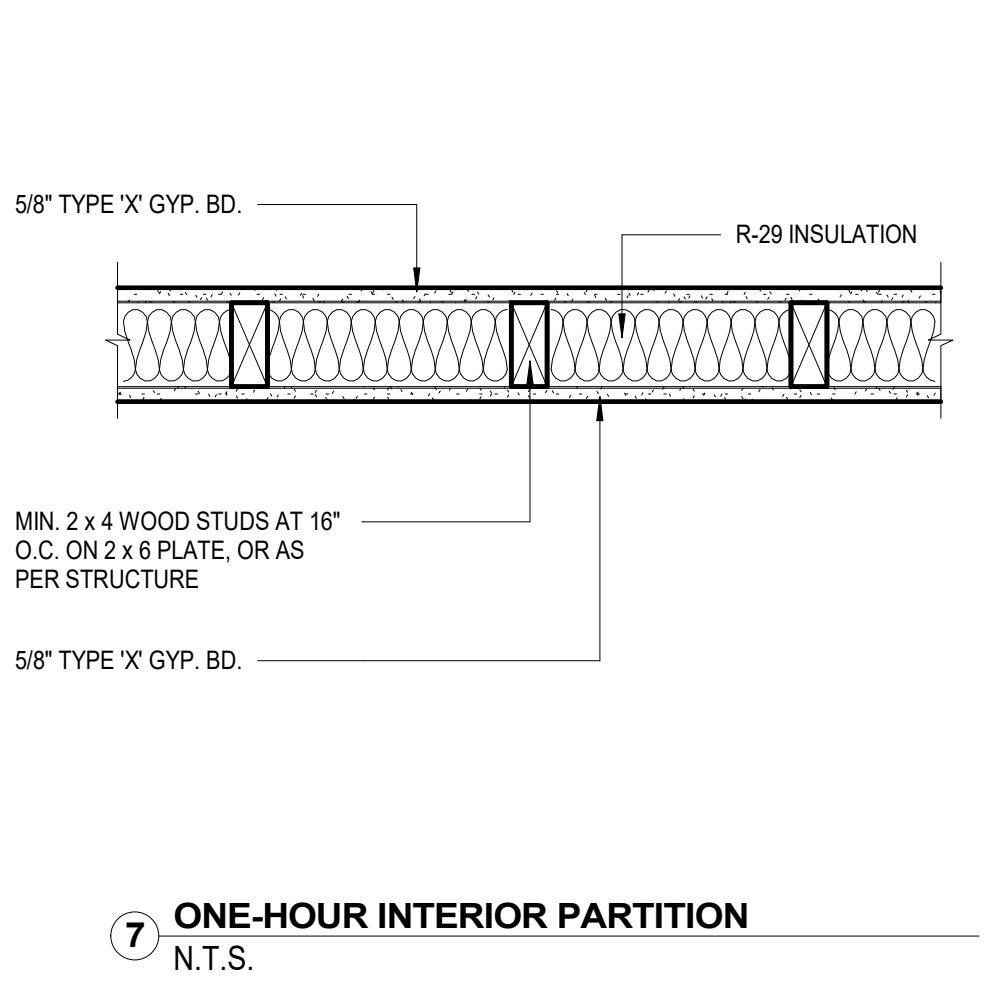
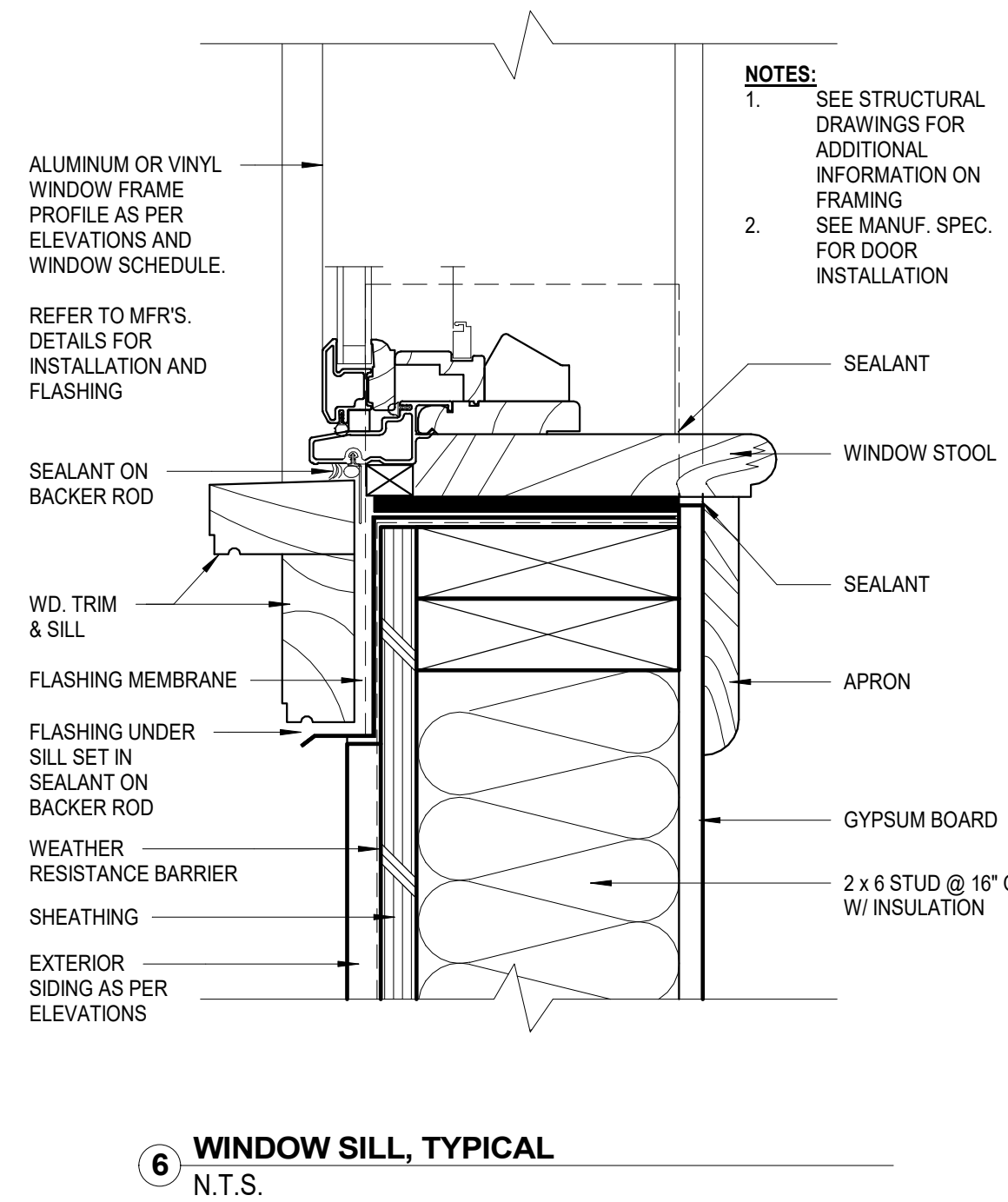
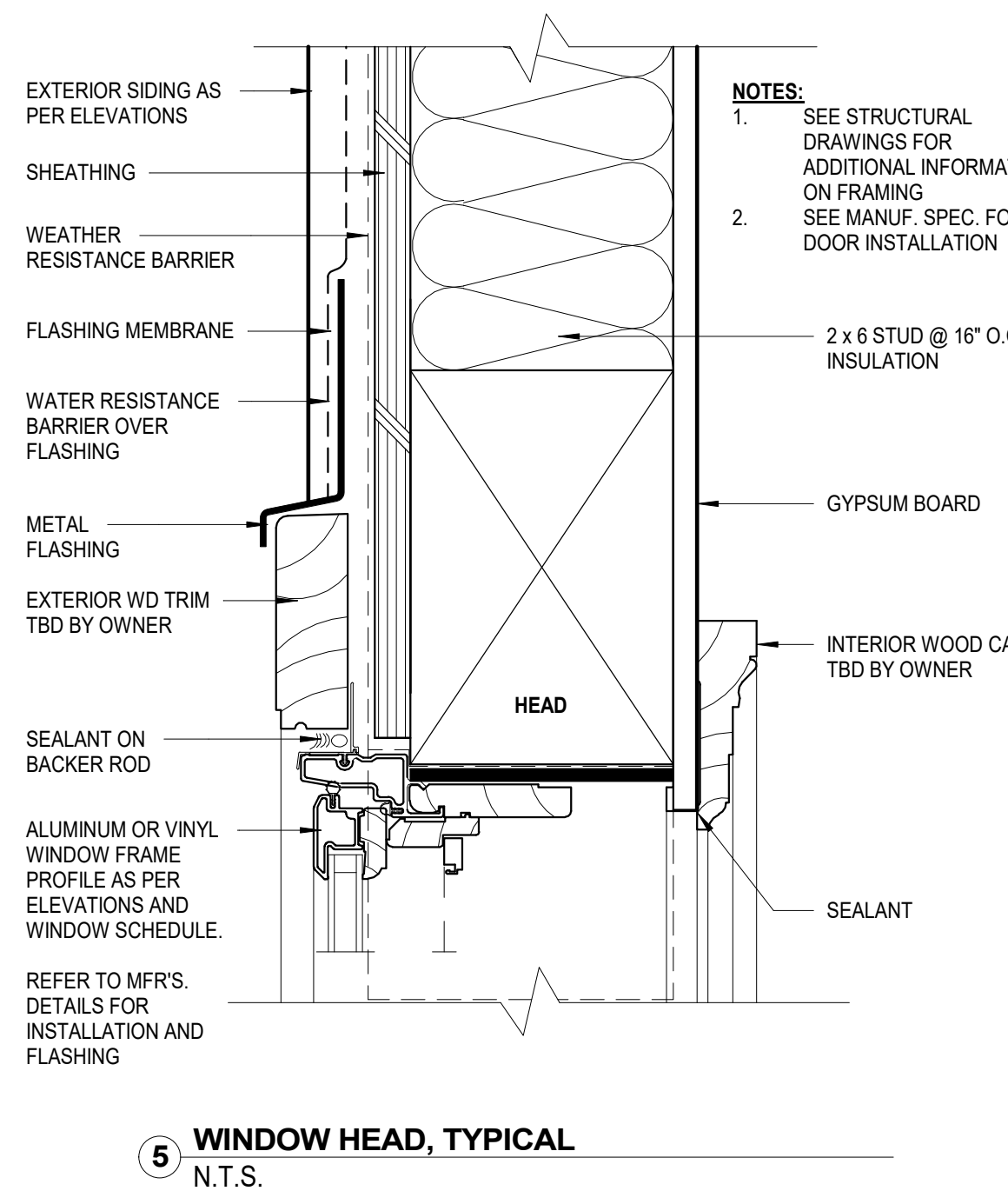
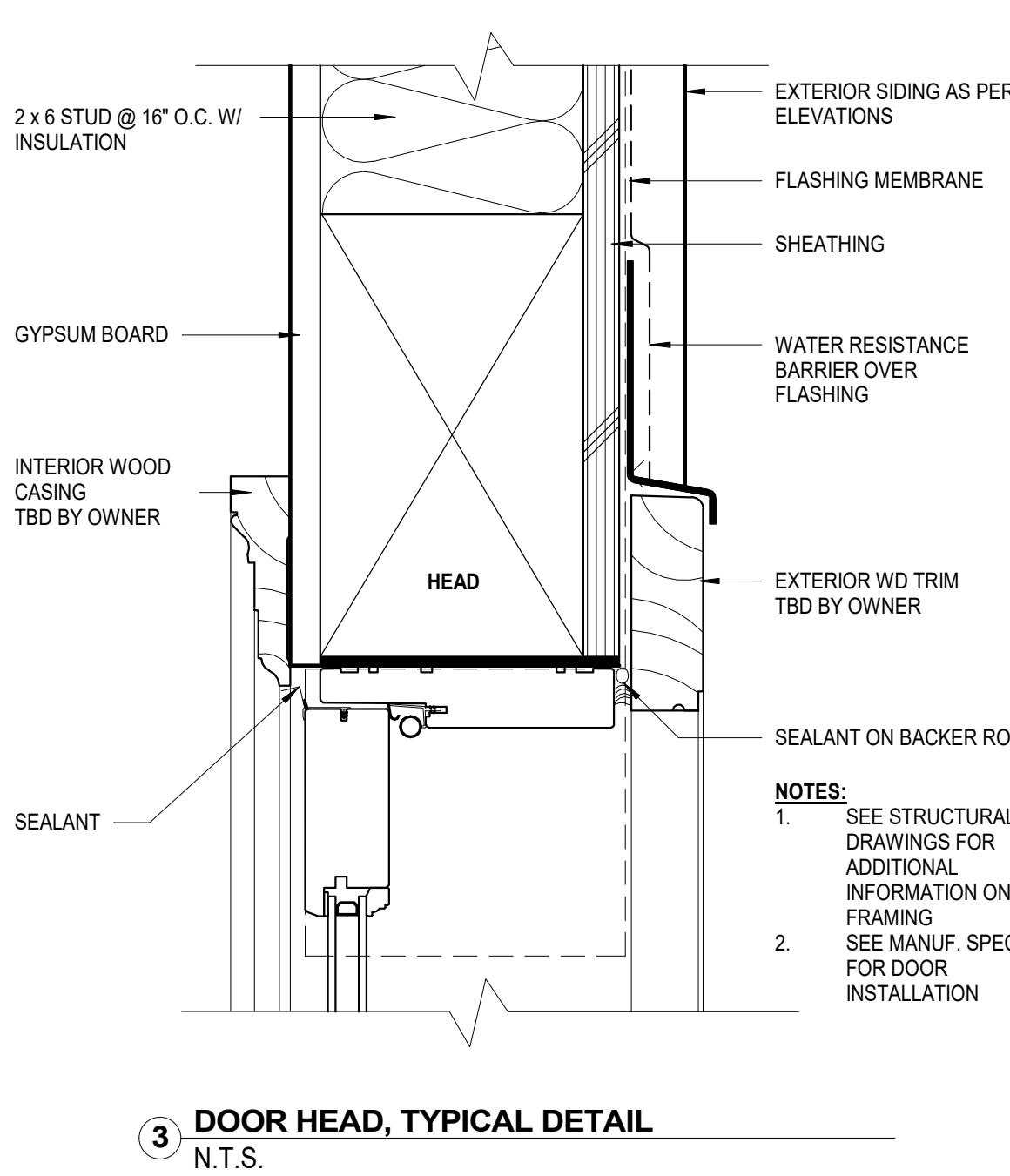
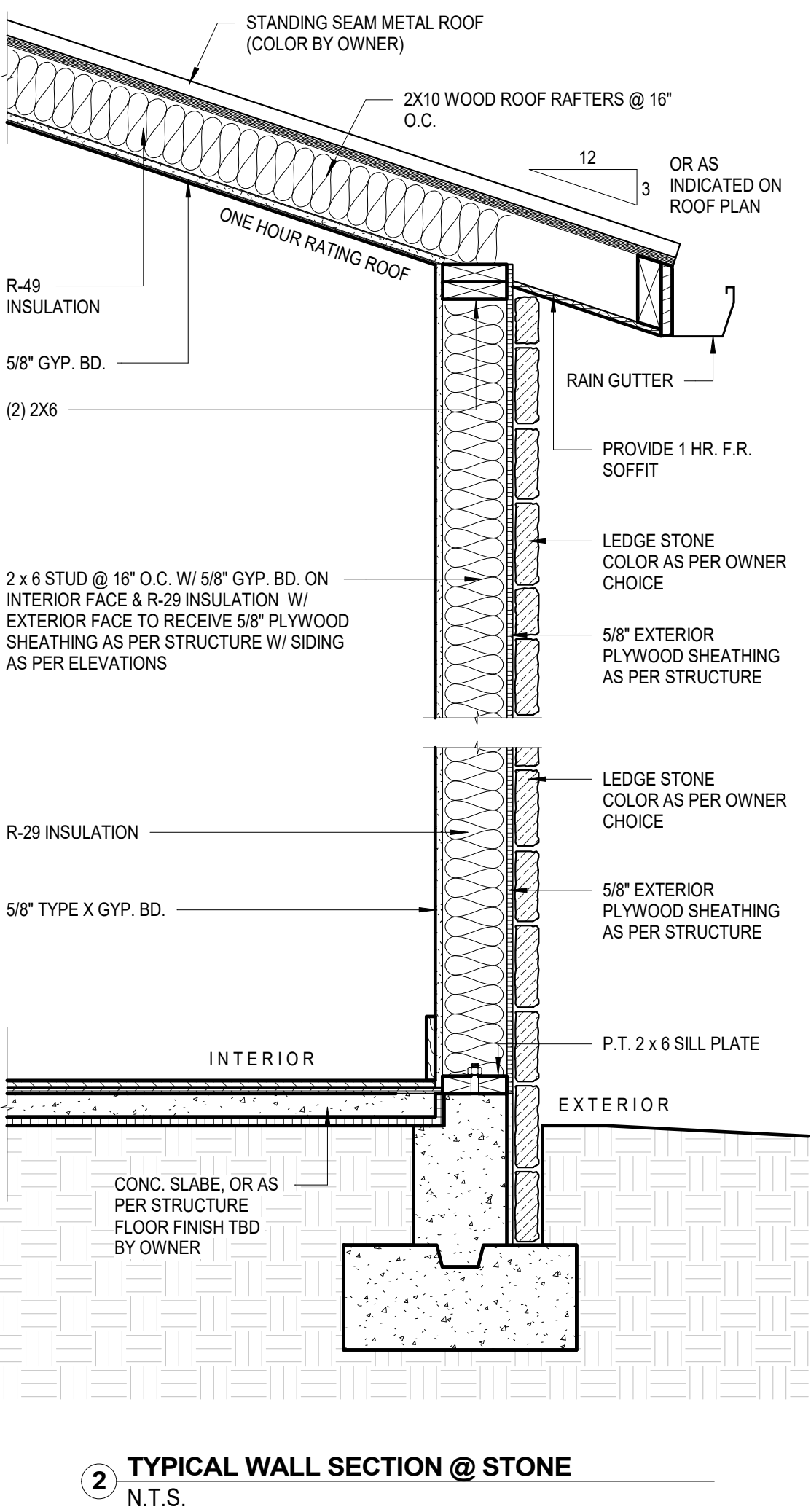
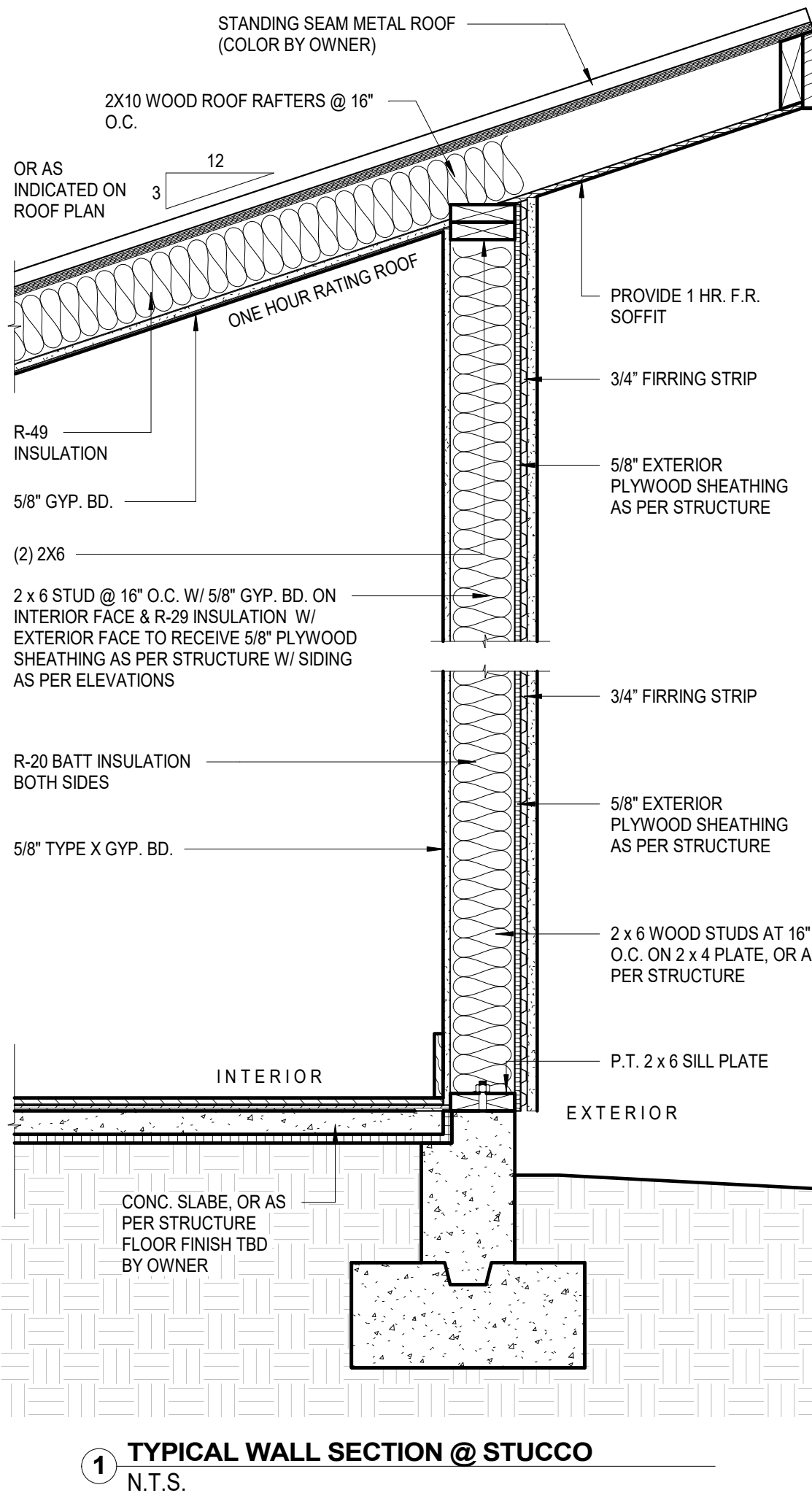






GENERAL NOTES

- THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS NOTED OTHERWISE OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BY THE CONTRACTOR/BUILDER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL LOCAL CODES PRESENTLY IN EFFECT UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
- ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
- THE CONTRACTOR/BUILDER SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, AND ALL UTILITY CHARGES, AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
- THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR COORDINATING BUILDING & SITE UTILITIES BETWEEN ARCHITECTURE, CIVIL & MEP DRAWINGS. THE CONTRACTOR SHALL ALSO CONTACT ALL APPLICABLE UTILITY COMPANIES & PROVIDE CONDUIT & OTHER FACILITIES AS REQUIRED.
- THE CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- IN CASES OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES AND LOCATION, THE CONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS OR SCHEDULES. THE ARCHITECT WILL THEN INFORM THE CONTRACTOR, IN WRITING, WHICH DOCUMENT TAKES PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OR TIME OF THE WORK RESULTING FROM CLARIFICATION OF SUCH DISCREPANCIES.
- DIMENSIONS ON DRAWINGS ARE SHOWN TO FINISHED FACE OF WALLS AND PARTITIONS OF EXISTING OR NEW CONSTRUCTION UNLESS NOTED OTHERWISE. CEILING HEIGHT DIMENSIONS AND ALL OTHER VERTICAL DIMENSIONS ARE TO THE FINISHED FLOOR SURFACE UNLESS NOTED OTHERWISE.
- ALL MATERIALS SPECIFIED OR NOTED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR CASEWORK, FINISHES, DOORS, FRAMES, HARDWARE, MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES, AND OTHER ITEMS REQUIRING ARCHITECT'S OR CLIENT'S REVIEW FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND FOR ALL ITEMS WHICH ALLOWED CONTRACTOR OPTIONS, PRIOR TO FORWARDING TO THE ARCHITECT FOR REVIEW. THESE SUBMITTALS MUST BE REVIEWED BY THE CONTRACTOR FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/BUILDER. THE CONTRACTOR/BUILDER SHALL AFFIX A STAMP TO SUBMITTAL INDICATING HIS REVIEW. SUBMITTALS FORWARDED WITHOUT A STAMP WILL BE RETURNED. ALL SUBMITTALS MUST BE REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST FAULT OF ANY MATERIAL OR WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER COMPLETION OR ACCEPTANCE. FAULTY WORK SHALL BE REPLACED OR REPAIRED AS REQUIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE SALVAGED PRIOR TO SUBMISSION OF BIDS AND START OF CONSTRUCTION. OWNER SHALL HAVE SALVAGE RIGHTS TO RETAIN ALL REMOVED ITEMS.
- ALL CHANGES PROPOSED DURING CONSTRUCTION WHICH RESULT IN A CHANGE TO THE CONTRACT TIME AND/OR SUM SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING AND APPROVED BY THE ARCHITECT AND OWNER BEFORE SUCH WORK SHALL COMMENCE.
- CONTRACTOR SHALL COORDINATE CLEAR OPENINGS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION OF CASEWORK.
- CONTRACTOR SHALL FURNISH AND INSTALL CONCEALED FIRE-RETARDANT TREATED WOOD BLOCKING BEHIND ALL CABINETS, TOILET ACCESSORIES, PLUMBING FIXTURES, AND OTHER WALL MOUNTED ITEMS AS REQUIRED FOR ADEQUATE SUPPORT.
- CONTRACTOR SHALL COORDINATE ALL LOCK AND LATCH SETS AND FINAL KEYING WITH OWNER. DOUBLE KEYED LOCKS ARE NOT PERMITTED ON ANY REQUIRED OR MARKED EXIT. MATCH EXISTING KEYING SYSTEM IF ONE IS EXISTING.
- ALL DOOR HARDWARE ON EXIT DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- CONTRACTOR/BUILDER SHALL PREPARE ALL NEW AND EXISTING SURFACES SCHEDULED TO RECEIVE NEW FINISHES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE SUBSTRATE & FINISH BEING APPLIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONSTRUCTION INDICATED TO REMAIN AND SHALL REPAIR AND/OR REPLACE ALL AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION AT A MINIMUM TO THE CONDITION WHICH EXISTED PRIOR TO CONSTRUCTION.
- ALL NEW GLASS AND GLAZING LOCATED IN HAZARDOUS LOCATIONS AS DEFINED IN IBC SECTION 2406.3 SHALL MEET THE REQUIREMENTS FOR SAFETY GLAZING AS DEFINED IN IBC SECTION 2406.
- IF THE CONTRACTOR/BUILDER FAILS TO SUBMIT A MATERIAL FOR APPROVAL, THE MATERIAL MAY BE REQUIRED TO BE REMOVED BY HIM EITHER BY DIRECTION OF THE OWNER OR ARCHITECT.
- THE CONTRACTOR/BUILDER IS TO PROVIDE AS BUILT DRAWINGS IN HARD COPY & AN ELECTRONIC AUTOCAD FILE TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- INSTALL ELASTOMERIC JOINT SEALER AROUND ALL PIPES, DUCTWORK, & STRUCTURE PASSING THRU INTERIOR NON-RATED CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS. FOR FIRE RATED INTERIOR CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS SEAL ALL PIPES, DUCTWORK, AND STRUCTURE. INSTALL FIRESTOP MATERIALS IN ALL GAPS PRIOR TO SEALANT APPLICATION. INSTALL SEALER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.



ARCHITECT:

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| 05  | RE-ISSUED FOR CONSTRUCTION | 07/10/2023 |
| 04  | ISSUED FOR CONSTRUCTION    | 06/26/2023 |
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PROJECT NAME:  
NEW SINGLE FAMILY RESIDENCE AT  
**B LAKESIDE ROAD**  
MOUNT DESERT ISLAND, ME 04660  
2,216 sq ft | 3 BEDS | 2 BATHS | 1 CAR

DOCUMENT ISSUED  
07/10/2023

SHEET TITLE :

GENERAL NOTES WALL  
SECTION & DETAILS

SHEET NO.

**A109.00**

SCALE : As indicated ARCH D : 24" X 36"



MECHANICAL, ELECTRICAL & PLUMBING GENERAL NOTES

1. FOR ALL MECHANICAL, ELECTRICAL, & PLUMBING GENERAL NOTES, SEE THE MAIN GENERAL NOTES SHEET.
2. FOR REFERENCE, PROVIDE ALL NEW PLUMBING FIXTURES AS PER THE MAXIMUM FIXTURE WATER USE TABLE.

SOLAR-READY NOTES

1. **GENERAL.** NEW DETACHED ONE- AND TWO-FAMILY DWELLINGS, AND TOWNHOUSES WITH NOT LESS THAN 600 SQUARE FEET OF ROOF AREA ORIENTED BETWEEN 90 DEGREES AND 270 DEGREES OF TRUE NORTH, SHALL COMPLY WITH LISTED CODES AND STANDARDS
- EXCEPTIONS**
- NEW RESIDENTIAL BUILDINGS WITH A PERMANENTLY INSTALLED ON-SITE RENEWABLE ENERGY SYSTEM
  - A BUILDING WHERE ALL AREAS OF THE ROOF THAT WOULD OTHERWISE MEET THE REQUIREMENTS OF THE CODE ARE IN FULL OR PARTIAL SHADE FOR MORE THAN 70 PERCENT OF DAYLIGHT HOURS ANNUALLY.

2. **CONSTRUCTION DOCUMENTS SHALL BE PROVIDED BY A SEPARATE DESIGN-BUILD SOLAR INSTALLATION COMPANY IF NEEDED.**

3. **SOLAR-READY ZONE AREA.** THE TOTAL SOLAR-READY ZONE AREA SHALL NOT BE LESS THAN 300 SQUARE FEET EXCLUSIVE OF MANDATORY ACCESS OR SETBACK AREAS OR AS REQUIRED BY THE CITY FIRE CODE. NEW TOWNHOUSES THREE STORIES IN HEIGHT ABOVE GRADE PLANE AND WITH A TOTAL FLOOR AREA LESS THAN OR EQUAL TO 2,000 SQUARE FEET PER DWELLING SHALL HAVE A SOLAR-READY ZONE AREA IF NOT LESS THAN 150 SQUARE FEET. THE SOLAR-READY ZONE SHALL BE COMPOSED OF AREAS NOT LESS THAN 5 FEET IN WIDTH AND NOT LESS THAN 80 SQUARE FEET EXCLUSIVE OF ACCESS OR SET-BACK AREAS OR AS REQUIRED BY THE CITY FIRE CODE.

4. **OBSTRUCTIONS.** SOLAR-READY ZONES SHALL BE FREE FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND ROOF-MOUNTED EQUIPMENT.

5. **SHADING.** THE SOLAR-READY ZONE SHALL BE SET BACK FROM ANY EXISTING OR NEW, PERMANENTLY AFFIXED OBJECT ON THE BUILDING OR SITE THAT IS LOCATION SOUTH, EAST OR WEST OF THE SOLAR ZONE A DISTANCE NOT LESS THAN TWO TIMES THE OBJECT'S HEIGHT ABOVE THE NEAREST POINT ON THE ROOF SURFACE. SUCH OBJECTS INCLUDE, BUT ARE NOT LIMITED TO, TALLER PORTIONS OF THE BUILDING ITSELF, PARAPETS, CHIMNEYS, ANTENNAS, SIGNAGE, ROOFTOP EQUIPMENT, TREES AND ROOF PLANTINGS.

6. **CAPPED ROOF PENETRATION SLEEVE.** A CAPPED ROOF PENETRATION SLEEVE SHALL BE PROVIDED ADJACENT TO A SOLAR-READY ZONE LOCATED ON A ROOF SLOPE NOT GRATER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE). THE CAPPED ROOF PENETRATION SLEEVE SHALL BE SIZED TO ACCOMMODATE THE FUTURE PHOTOVOLTAIC SYSTEM CONDUIT, BUT SHALL HAVE AN INSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES.

7. **ROOF LOAD DOCUMENTATION.** THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS.

8. **INTERCONNECTION PATHWAY.** CONSTRUCTION DOCUMENTS SHALL INDICATE PATHWAYS FOR ROUTING OF CONDUIT OR PLUMBING FROM THE SOLAR-READY ZONE TO THE ELECTRICAL SERVICE PANEL OR SERVICE HOT WATER SYSTEM.

9. **ELECTRICAL SERVICE RESERVED SPACE.** THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC." THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION.

10. **CONSTRUCTION DOCUMENT CERTIFICATE.** A PERMANENT CERTIFICATE, INDICATING THE SOLAR-READY ZONE AND OTHER REQUIREMENTS OF THIS SECTIONS, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER OR OTHER CONSPICUOUS LOCATION BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.

VENTILATION NOTES

**WHOLE-BUILDING VENTILATION REQUIREMENTS [ASHRAE 62.2, SECTION 4]:** PROVIDE A QUIET CEILING-MOUNTED BATHROOM EXHAUST FAN, REMOTE-MOUNTED INLINE FAN, OR EXTERIOR-MOUNTED EXHAUST FAN.

THE CEILING MOUNTED WHOLE-BUILDING VENTILATION FAN HAS A SOUND RATING OF ONE SONE OR LESS AT THE REQUIRED VENTILATION AIRFLOW RATE.

PROVIDE A LABEL AT A READILY ACCESSIBLE CONTROL SWITCH WHICH READS "FANS TO BE LEFT ON FOR INDOOR AIR QUALITY" OR IN SIMILAR WORDING.

**LOCAL VENTILATION EXHAUST REQUIREMENTS [ASHRAE 62.2, SECTION 5]:** FOR INTERMITTENT LOCAL EXHAUST, THE MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 CFM AND FOR KITCHEN HOOD EXHAUST SHALL BE 100 CFM (OR AS AN ALTERNATE, PROVIDE CEILING OR WALL MOUNTED EXHAUST FAN OR DUCTED VENTILATION SYSTEM THAT PROVIDES AT LEAST 5 AIR CHANGES OF THE KITCHEN VOLUME PER HOUR). **ASHRAE 62.2-2010 SECTION 4.6.5**

INDOOR AIR QUALITY VENTILATION CALCULATIONS

LOCAL INTERMITTANT VENTILATION:

|             |                      |         |
|-------------|----------------------|---------|
| KITCHEN     | VENTILATION HOOD     | 100 CFM |
| BATHS       | BATHROOM EXHAUST FAN | 50 CFM  |
| MASTER BATH | BATHROOM EXHAUST FAN | 50 CFM  |
| LAUNDRY     | EXHAUST FAN          | 50 CFM  |

WHOLE BUILDING CONTINUOUS VENTILATION:

The ASHRAE 62.2 fan sizing is based on total square footage of the home and number of bedrooms. The formula is: (total square footage of the home x 0.03) + ((number of bedrooms+1) X 7.5 cfm). 2,216 square foot house with 4 bedrooms needs

$(2,216 \times 0.03) + ((3+1) \times 7.5) = 66.48 + 30 = \mathbf{96.48\ cfm}.$

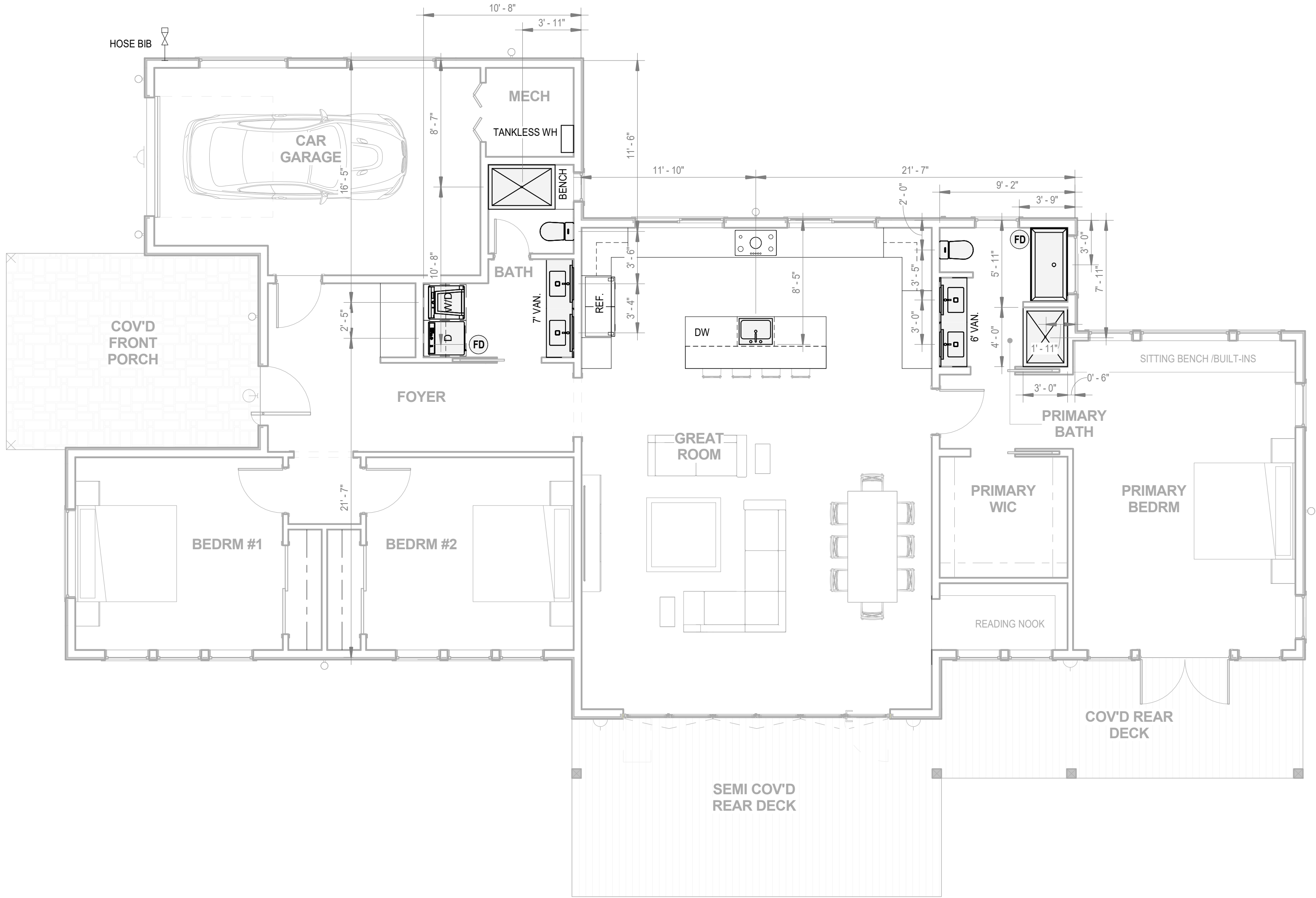
WHOLE HOUSE FAN:

|                                        |         |
|----------------------------------------|---------|
| PANASONIC "WHISPERCEILING" EXHAUST FAN | 100 CFM |
|----------------------------------------|---------|

NOTE:

1. PROVIDE LABEL AT A READILY ACCESSIBLE CONTROL SWITCH WHICH READS "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY" OR SIMILAR WORDING.
2. FANS TO HAVE A BACK-DRAFT DAMPER.
3. VENTILATION SOUND RATING IS 3 SONE MAX. FOR INTERMITTENT FANS.
4. FOR DUCT DIAMETER AND MAXIMUM DUCT LENGTH, REFERE TO MANUFACTURER'S MANUAL AND SPECIFICATIONS.

PLUMBING PLAN



1 MAIN FLOOR PLUMBING PLAN  
3/16" = 1'-0"

TABLE - MAXIMUM FIXTURE WATER USE

| FIXTURE TYPE                                                                                                                                                                                                                                             | FLOW RATE                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| SHOWER HEADS (RESIDENTIAL)                                                                                                                                                                                                                               | 1.8 GPM @ 80 PSI                            |
| MULTIPLE SHOWER HEADS SERVING ONE SHOWER: THE FLOW RATE OF ALL SHOWER HEADS COMBINED AT 1.8 GALLONS PER MINUTE AT 80PSI, CONTROLLED BY A SINGLE VALVE, OR SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER HEAD OR OUTLET TO BE IN OPERATION AT A TIME. |                                             |
| LAVATORY FAUCETS (RESIDENTIAL)                                                                                                                                                                                                                           | MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI |
| LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS                                                                                                                                                                                                            | 0.5 GPM @ 60 PSI                            |
| KITCHEN FAUCETS                                                                                                                                                                                                                                          | 1.8 GPM @ 60 PSI                            |
| METERING FAUCETS                                                                                                                                                                                                                                         | 0.25 GAL/CYCLE                              |
| WATER CLOSET                                                                                                                                                                                                                                             | 1.28 GAL/FLUSH                              |
| URINALS                                                                                                                                                                                                                                                  | 0.125 GAL/FLUSH                             |

**NOTE:** THIS TABLE COMPLES THE LISTED CODES AND STANDARDS, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

PLUMBING NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH NATIONAL STANDARD PLUMBING CODE LATEST EDITION.
2. CONTRACTOR TO SECURE & PAY FOR ALL NECESSARY PERMITS & FEES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING OR NEW CONDITIONS OF ALL EQUIPMENT, PIPING, PIPE LOCATIONS, ETC. & NOTIFY ARCHITECT / ENGINEER OF ALL DISCREPANCIES PRIOR TO SUBMITTING A PROPOSAL & BEFORE STARTING WORK.
4. PLUMBING SYSTEM SHALL BE PROPERLY PROTECTED FROM FREEZING OR OVERHEATING AS REQUIRED. ALL EXTERIOR OPENINGS FOR PLUMBING EQUIPMENT, VENTS, PIPING SHALL BE MADE WATERTIGHT.
5. ALL PLUMBING FIXTURES OR DRAINS SHALL BE SEPARATELY TRAPPED BY A WATER SEAL TRAP & THE VERTICAL DISTANCE FROM THE FIXTURE OUTLET TO THE TRAP, WHICH SHOULD NOT EXCEED 24". NO DOUBLE TRAPPING PERMITTED.
6. DO NOT SCALE FROM THIS DRAWINGS.
7. VERIFY LOCATION OF ALL RUNS OF PIPING WITH ARCHITECT BEFORE STARTING INSTALLATION.
8. PITCH HORIZONTAL SANITARY & WASTE DRAINAGE PIPING 3/8" OR LESS 1/4" PER FOOT MIN. OVER 3/8" PITCH 1/8" PER FOOT MIN.
9. SPACING BETWEEN CLEANOUTS SHALL NOT EXCEED 75'
10. SOIL, WASTE & STORM PIPING ABOVE GRADE SHALL BE BRASS PIPE, COPPER PIPE, COPPER TUBE TYPE DWV WEIGHT OR HEAVIER, CAST IRON SOIL PIPE, OR GALVANIZED STEEL PIPE.
11. GAS PIPING SHALL BE STANDARD WEIGHT SCHEDULE 40 BLACK STEEL PIPE WITH GALVANIZED MALLEABLE IRON FITTINGS.
12. HOT & COLD WATER PIPING SHALL BE INSTALLED WITH 1/2" ARMAFLEX.
13. ALL SOLDER TO BE LEAD FREE TYPE
14. PROVIDE DRAIN PAN & DRAIN FOR ALL HOT WATER HEATERS.

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PROJECT NAME:

NEW SINGLE FAMILY RESIDENCE AT

B LAKESIDE ROAD

MOUNT DESERT ISLAND, ME 04660

2,216 sq ft | 3 BEDS | 2 BATHS | 1 CAR

DOCUMENT ISSUED PROJECT #NO.  
07/10/2023

SHEET TITLE :

MAIN FLOOR PLUMBING PLAN

SHEET NO.

A110.00

SCALE : 3/16" = 1'-0" ARCH D : 24" X 36"



MECHANICAL, ELECTRICAL & PLUMBING GENERAL NOTES

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- EXCEPTIONS**
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INDOOR AIR QUALITY VENTILATION CALCULATIONS

LOCAL INTERMITTANT VENTILATION:

|             |                      |         |
|-------------|----------------------|---------|
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WHOLE BUILDING CONTINUOUS VENTILATION:

The ASHRAE 62.2 fan sizing is based on total square footage of the home and number of bedrooms. The formula is: (total square footage of the home x 0.03) + ((number of bedrooms+ 1) X 7.5 cfm). 2,216 square foot house with 4 bedrooms needs

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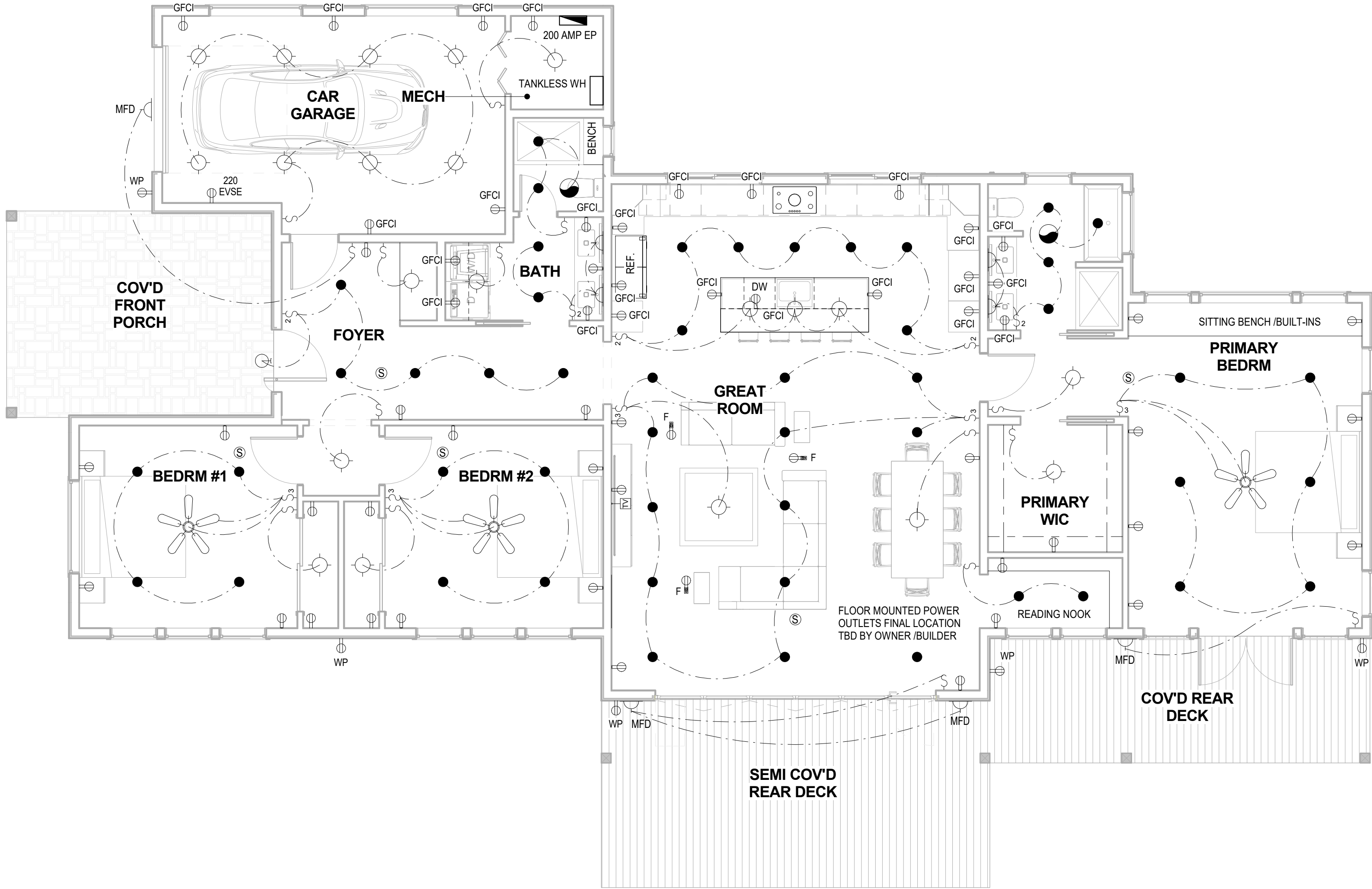
WHOLE HOUSE FAN:

|                                        |         |
|----------------------------------------|---------|
| PANASONIC "WHISPERCEILING" EXHAUST FAN | 100 CFM |
|----------------------------------------|---------|

NOTE:

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4. FOR DUCT DIAMETER AND MAXIMUM DUCT LENGTH, REFERE TO MANUFACTURER'S MANUAL AND SPECIFICATIONS.

ELECTRICAL PLAN



1 MAIN FLOOR PLUMBING PLAN  
3/16" = 1'-0"

ELECTRICAL NOTES

**OUTLETS, TYPICAL:** UNLESS OTHERWISE NOTED, HEIGHT OF OUTLETS AND SWITCHES WILL BE AS FOLLOWS:

**OUTLETS:** CENTER FROM F.F.L. - 28" AT BED SIDES, 48" AT KITCHEN AND BATHS AND 12" FOR OTHER LOCATIONS, COORDINATE WITH BASEBOARD HEIGHT AS NECESSARY.

**SWITCHES:** CENTER 48" FROM F.F.L.

KITCHEN OUTLETS:

- ABOVE COUNTER OUTLETS SHALL BE CENTERED 6" ABOVE COUNTIE COORDINATE WITH BACK SPLASH AS NECESSARY.
- BUT NOT MORE THAN 20" ABOVE, THE COUNTERTOP.

ELECTRICAL LEGEND

|  |                                            |
|--|--------------------------------------------|
|  | DUPLEX ELECTRICAL OUTLET                   |
|  | DUPLEX GFI ELECTRICAL OUTLET               |
|  | WEATHER PROOF ELECTRICAL OUTLE             |
|  | WEATHER PROOF 30/50 AMP RV POWER OUTLET    |
|  | FLOOR-MOUNTED POWER OUTLET                 |
|  | CLINGING ELECTRICAL FIXTURE / JUNCTION BOX |
|  | WALL ELECTRICAL FIXTURE / JUNCTION BOX     |
|  | WEATHER PROOF EXTERIOR FLOOD LIGHT         |
|  | WEATHER PROOF MOTION FLOOD LIGHT           |
|  | WALL MOUNTED OUTDOOR SCONCE                |
|  | RECESSED "CAN" LIGHT                       |
|  | DECORATIVE PENDENT LIGHTING FIXTURE        |
|  | SINGLE LIGHT SWITCH                        |
|  | DOUBLE LIGHT SWITCH                        |
|  | THREE WAY LIGHT SWITCH                     |
|  | TV/ CABLE OUTLET                           |
|  | CEILING FAN W/ LIGHT                       |
|  | CEILING EXHAUST FAN                        |
|  | SMOKE DETECTOR/ CARB. MONOX.               |

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PROJECT NAME:

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B LAKESIDE ROAD

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2,216 sq ft | 3 BEDS | 2 BATHS | 1 CAR

DOCUMENT ISSUED PROJECT #NO.  
07/10/2023

SHEET TITLE :  
MAIN FLOOR ELECTRICAL PLAN

SHEET NO.

A111.00

SCALE : 3/16" = 1'-0" ARCH D : 24" X 36"