

BANGOR PROTOTYPICAL HOUSING - ACCESSORY DWELLING UNIT 1

BANGOR, MAINE



DRAWING INDEX

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DESIGN/ BUILD BY OWNER				

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BANGOR PROTOTYPICAL HOUSING
ACCESSORY DWELLING UNIT 1
BANGOR, MAINE

REVISIONS

#	DATE	DESCRIPTION

DATE:	04.07.2025
PROJECT #	010624.01
DRAWN BY:	DEC, BW
CHECKED BY:	DEC, DLP, RLD
DRAWING SCALE	As indicated

SHEET TITLE
COVER SHEET

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ABBREVIATIONS

ALUM OR AL	ALUMINUM	FR	FIRE RATING	PL	PLATE
AWP	ACOUSTICAL WALL PANEL	FRMG	FRAMING	PLY WD	PLYWOOD
ACT	ACOUSTICAL CEILING TILE	FT	FEET (FOOT)	PNL	PANEL
BIT	BITUMINOUS	FV	FIELD VERIFY	PT & D	PRESSURE TREATED
BM	BENCH MARK	FWC	FABRIC WALL COVERING	PT	PAPER TOWEL AND WASTE DISP.
BOT	BOTTOM	G	GRANITE	PTN	PARTITION
BRG	BEARINGS	GA	GAUGE	RD	ROOF DRAIN
BRK	BRICK	GALV	GALVANIZED	RE	REFER
C	CARPET	GB	GRAB BARS	REF	REFRIGERATOR
CAB	CABINET	GC	GENERAL CONTRACTOR	REINF	REINFORCED
CB	CHALK BOARD	GWB	GYPSUM WALL BOARD	REQD	REQUIRED
CC	CENTER TO CENTER	HC	HANDICAP	RM	ROOM
CH	CONCRETE HARDENER	HD WD	HARDWOOD	RO	ROUGH OPENING
CJ	CONTROL JOINT	HDR	HEADER	S	SOUTH
CL	CENTER LINE	HDWE	HARDWARE	SC	SHOWER CURTAIN
CLG	CEILING	HH	HEAD HEIGHT	SD	SOAP DISPENSER
CMU	CONCRETE MASONRY UNITS	HM	HOLLOW METAL	SCHED	SCHEDULE
CONC	CONCRETE	HORZ	HORIZONTAL	SECT	SECTION
CONT	CONTINUOUS	HT	HEIGHT	SHT	SHEET
CONST	CONSTRUCTION	ID	INSIDE DIAMETER	SIM	SIMILAR
CONTR	CONTRACTOR	IF	INSIDE FACE	SND	SANITARY NAPKIN DISPOSAL
CT	CERAMIC TILE	IN	INCHES	SO	SQUARE
DBL	DOUBLE	INSUL	INSULATION	SSS	SYNTHETIC SPORTS SURFACE
DF	DRINKING FOUNTAIN	INT	INTERIOR	STD	STANDARD
DIA	DIAMETER	LOC	LOCATION	STL	STEEL
DIM	DIMENSION	M	MARBLE	STRUCT	STRUCTURAL
DNA	DOES NOT APPLY	MAS	MASONRY	SV	SHEET VINYL
DTL	DETAIL	MAX	MAXIMUM	T	TEMPERED (GLASS)
DWG	DRAWING	MB	MARKER BOARD	TB	TACK BOARD
E	EAST	MECH	MECHANICAL	THK	THICKNESS
EA	EACH	MFGR	MANUFACTURER	TO	TOP OF
EF	EACH FACE	MIN	MINIMUM	TOB	TOP OF BEAM
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	TOM	TOP OF MASONRY
EL	ELEVATION	MO	MASONRY OPENING	TOW	TOP OF WALL
ELEC	ELECTRICAL	MR	MOP RECEPTOR	TP	TOILET PAPER DISPENSER
ELEV	ELEVATOR	MRGB	MOISTURE REST. GYP. BRD.	TYP	TYPICAL
EMHO	ELECTROMAGNETIC HOLD OPEN	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	N	NORTH	VB	VAPOR BARRIER
EW	EACH WAY	NA	NOT APPLICABLE	VCT	VINYL COMPOSITION TILE
EWIC	ELECTRIC WATER COOLER	NIC	NOT IN CONTACT	VERT	VERTICAL
EXIST OR (E)	EXISTING	NO	NUMBER	VWC	VINYL WALL COVERING
EXP	EXPANSION	NOM	NOMINAL	W	WEST
EXT	EXTERIOR	NTS	NOT TO SCALE	WI	WITH
FD	FLOOR DRAIN	OA	OVERALL	WC	WATER CLOSET
FDN	FOUNDATION	OC	ON CENTER	WD	WOOD
FE	FIRE EXTINGUISHER	OD	OUTSIDE DIAMETER		
FFE	FINISH FLOOR ELEVATION	OPNG	OPENING		
FIN	FINISH	OPP	OPPOSITE		
FIN FL OR FF	FINISH FLOOR	OF	OUTSIDE FACE		
FIN GR	FINISH GRADE	P	PAIN		
FL	FLOOR	PTD	PAINTED		
F.O.	FACE OF				

LEGEND

Room name	ROOM LABEL
	101
	DOOR TAG
	WINDOW TYPE
	WALL TYPE
	CEILING LABEL
	CEILING LABEL
	BUILDING ELEVATION
	BUILDING SECTION
	WALL SECTION
	DETAIL SECTION
	INTERIOR ELEVATION
	VERTICAL ELEVATION
	CLEAR FLOOR AREA FOR DOOR, APPLIANCES, FIXTURES, ETC.

GENERAL NOTES

1. THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 6 INCHES FROM ADJACENT WALL.
2. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST ADOPTED EDITIONS OF IBC, MUBEC, NFPA 101, & ANSI.
3. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.
4. WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
5. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.
6. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN BATHROOMS AND ON INTERIOR FACE OF EXTERIOR WALLS.
7. BUILDING INSULATION: PROVIDE AS INDICATED ON WALL DETAILS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND DRAWINGS. FOR DRAWING CLARITY, INSULATION MAY NOT BE SHOWN, EVEN IF IT IS PROVIDED.
8. THE DESIGN AND INSTALLATION OF THE HVAC AND PLUMBING SYSTEMS, ELECTRICAL AND FIRE PROTECTION SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE CONSTRUCTION MANAGER.
9. VENT ALL PLUMBING THROUGH ROOF. DO NOT VENT BATHROOMS AND LAUNDRY EQUIPMENT THROUGH EAVES. ALL VENT CAPS TO BE LOW-PROFILE AND PAINTABLE.
10. REFER TO IECC 2021 TABLE R402.4.1.1 FOR AIR BARRIER, AIR SEALING, AND INSULATION INSTALLATION REQUIREMENTS.

BUILDING AIR SEALING NOTES:

1. MAINTAIN CONTINUITY OF AIR BARRIER ON EXTERIOR WALL (WEATHER RESISTANT BARRIER), CEILING (POLYETHYLENE VAPOR BARRIER), AND CONCRETE SLAB (POLYOLEFIN VAPOR BARRIER) UTILIZING SEALANT, TAPES, AND OTHER METHODS ILLUSTRATED IN DETAILS.
2. PROVIDE GASKETS OR SILL SEALS UNDER MUD SILLS ALONG FOUNDATION WALLS.
3. IF BATHTUB OR SHOWER ENCLOSURE IS INSTALLED ON EXTERIOR WALLS OR UNIT SEPARATION WALLS, INSULATE AND AIR SEAL THIS AREA BEFORE SHOWER/ TUB IS INSTALLED.
4. RECESSED LIGHTS MUST BE AIRSEALED AND AIRTIGHT. (RECESSED LIGHTS MAY NOT PENETRATE THE BUILDING ENVELOPE.) RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF LESS THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
5. WINDOW FRAMES AND DOOR JAMBS MUST BE SEALED TO THEIR ROUGH OPENINGS USING BACKER ROD AND SEALANT.
6. ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST BE CAREFULLY SEALED. TYPICAL PENETRATIONS INCLUDE CHIMNEY, DUCT & PLUMBING CHASES, AND PENETRATIONS OF PIPES AND WIRES THROUGH THE TOP PLATES OF TOP STORY WALLS. IT IS PARTICULARLY IMPORTANT TO SEAL ALL POSSIBLE AIR PATHS TO THE ATTIC. BUILDING THERMAL ENVELOPE DELINEATED BY ----- ON ALL BUILDING SECTIONS.
7. ELECTRICAL BOXES ON EXTERIOR WALLS AND CEILINGS MUST EITHER BE AIR-SEALED OR PLACED IN AIRTIGHT ENCLOSURES (LESSCO BOX OR EQUIVALENT).

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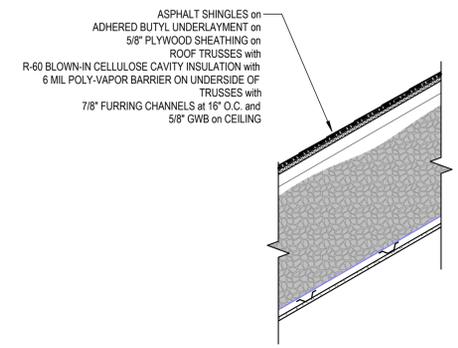
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STRUCTURAL ENGINEER:
M2 STRUCTURAL ENGINEERING, INC.
23 THORNBURY WAY, WINDHAM, ME 04062
207-892-0983

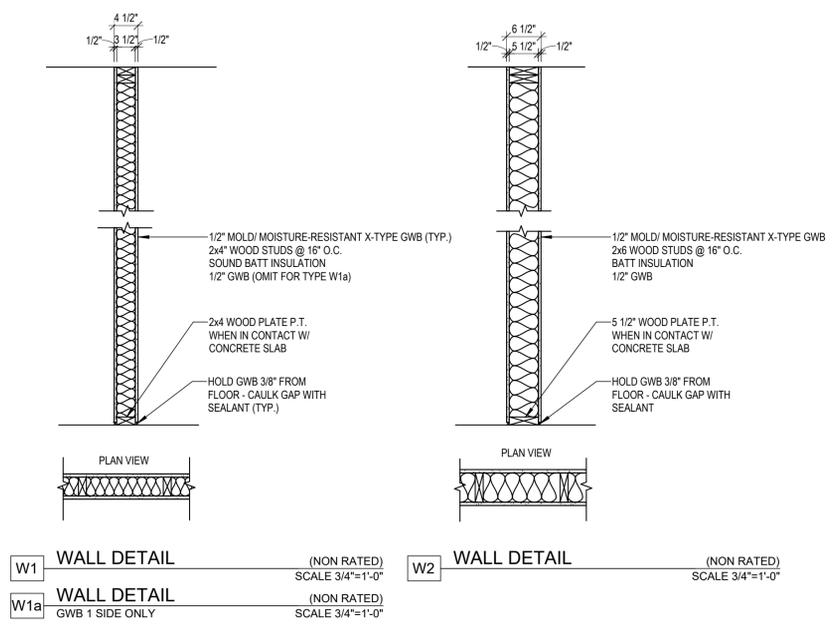
MECHANICAL ENGINEER:
DESIGN/ BUILD BY CONSTRUCTION
MANAGER

ELECTRICAL ENGINEER:
DESIGN/ BUILD BY CONSTRUCTION
MANAGER

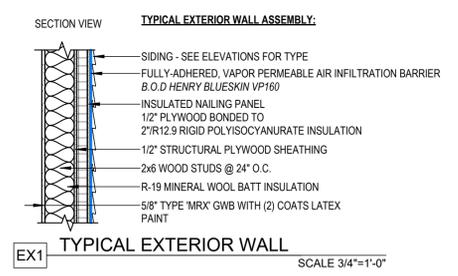
R
Q
P
O
N
M
J
K
J
H
G
F
E
D
C
B
A



M17 TYP ROOF/CEILING ASSEMBLY
3/4" = 1'-0"



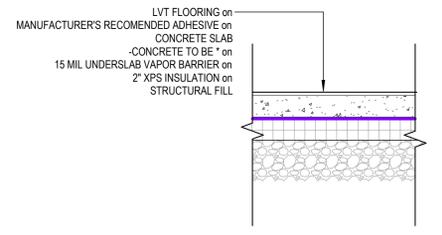
W1 WALL DETAIL (NON RATED) SCALE 3/4"=1'-0"
W1a WALL DETAIL (NON RATED) SCALE 3/4"=1'-0"
W2 WALL DETAIL (NON RATED) SCALE 3/4"=1'-0"



EX1 TYPICAL EXTERIOR WALL SCALE 3/4"=1'-0"

G9 INTERIOR PARTITION TYPES
3/4" = 1'-0"

G17 TYP EXTERIOR WALL
3/4" = 1'-0"



A17 TYPICAL SLAB-ON-GRADE
3/4" = 1'-0"

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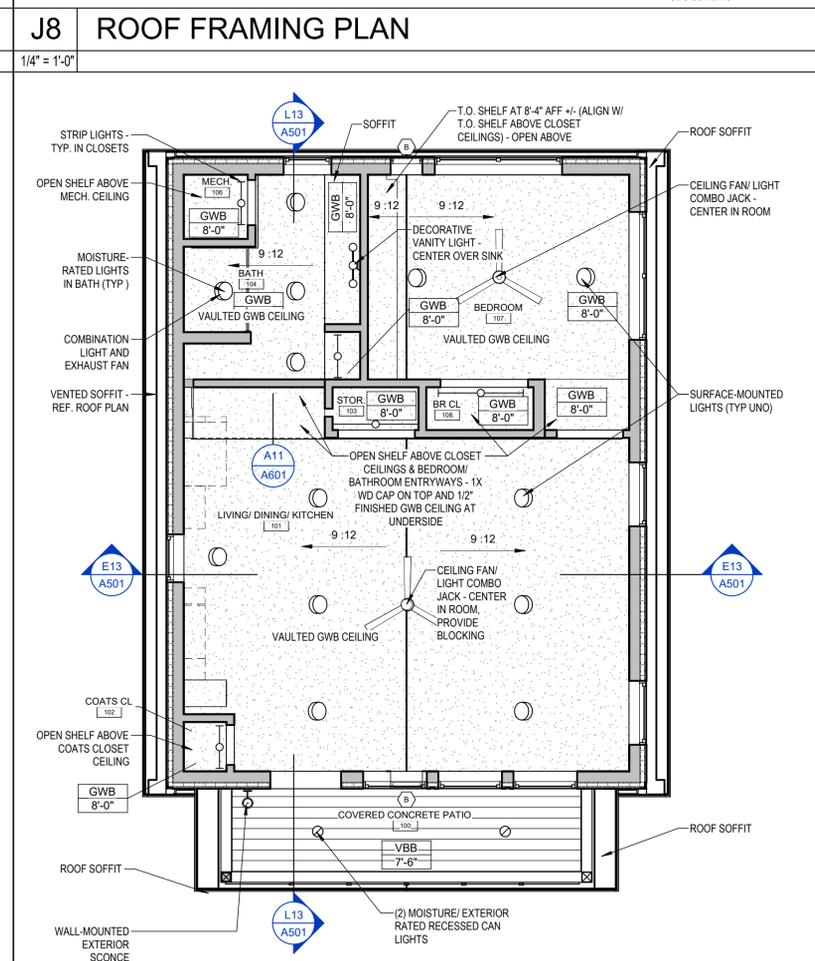
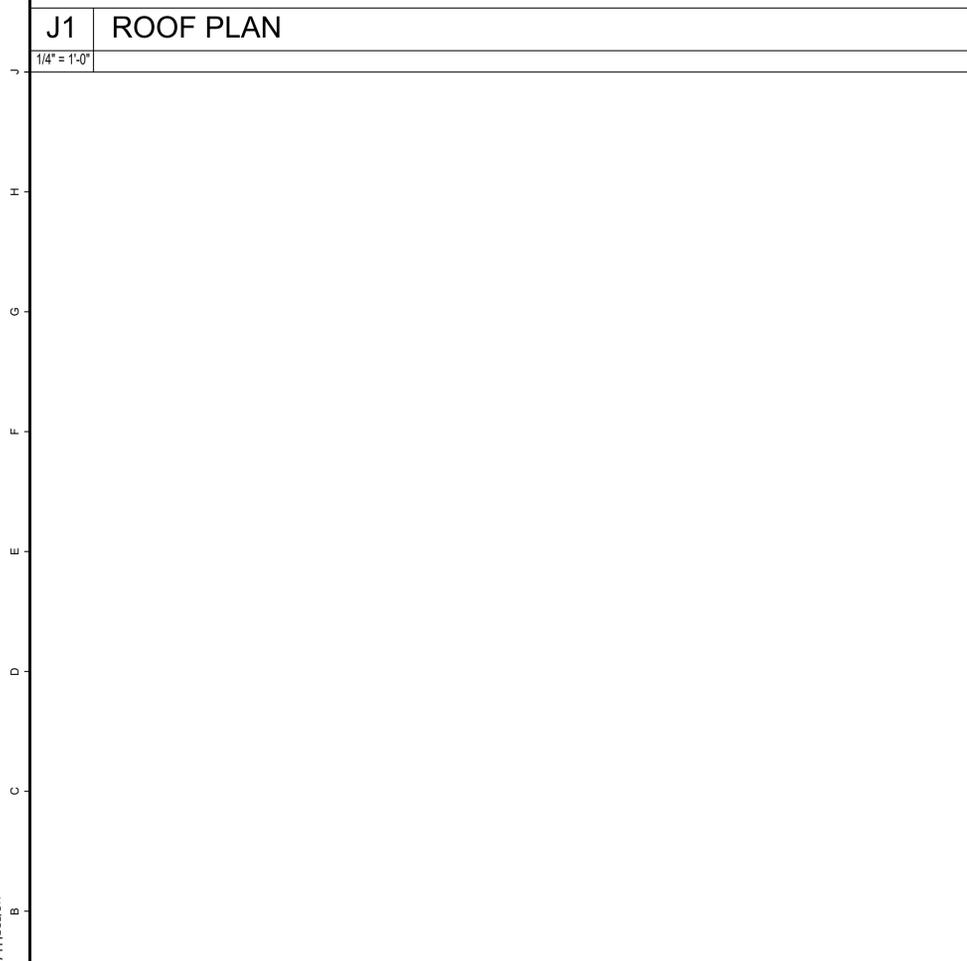
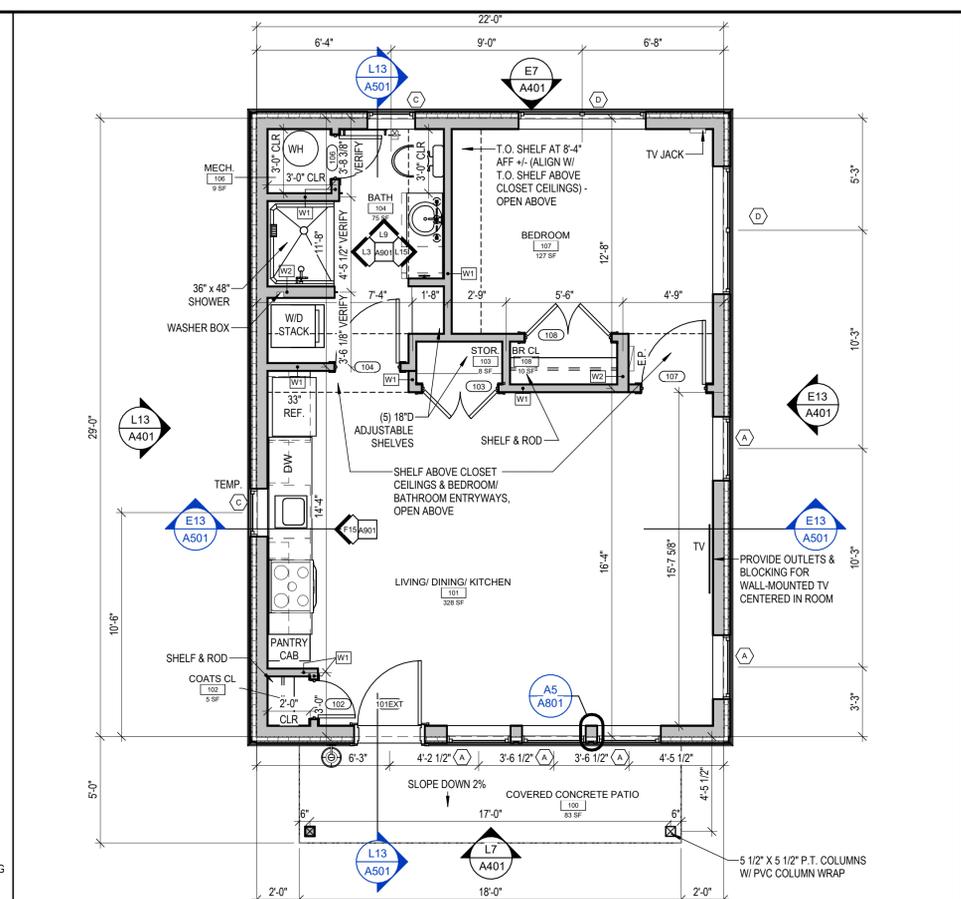
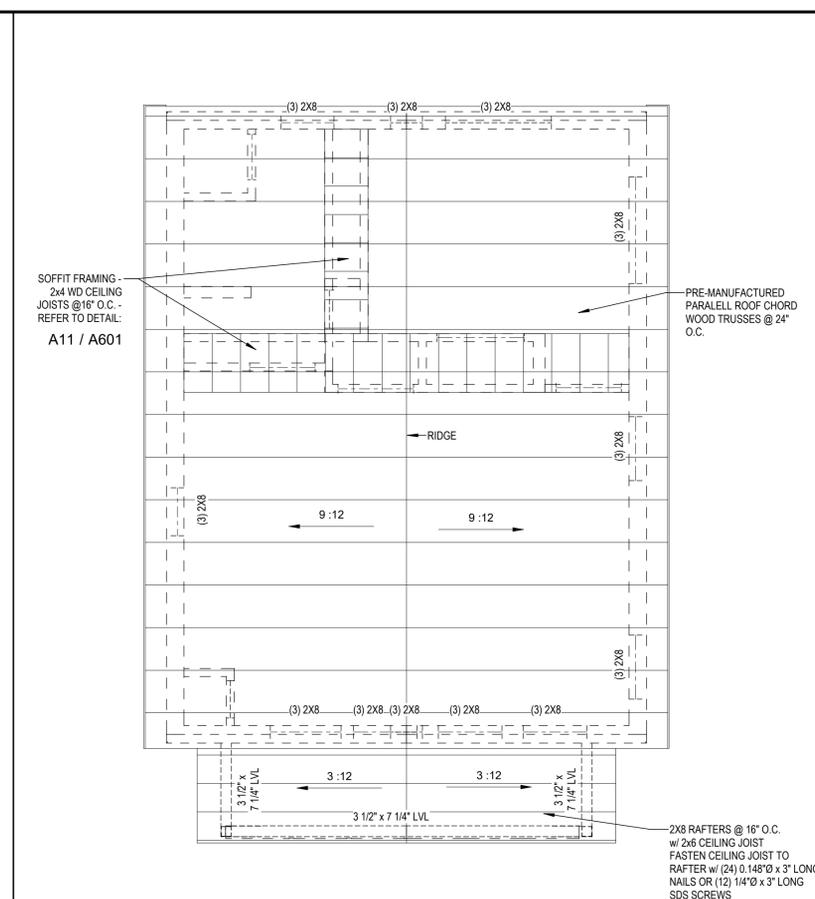
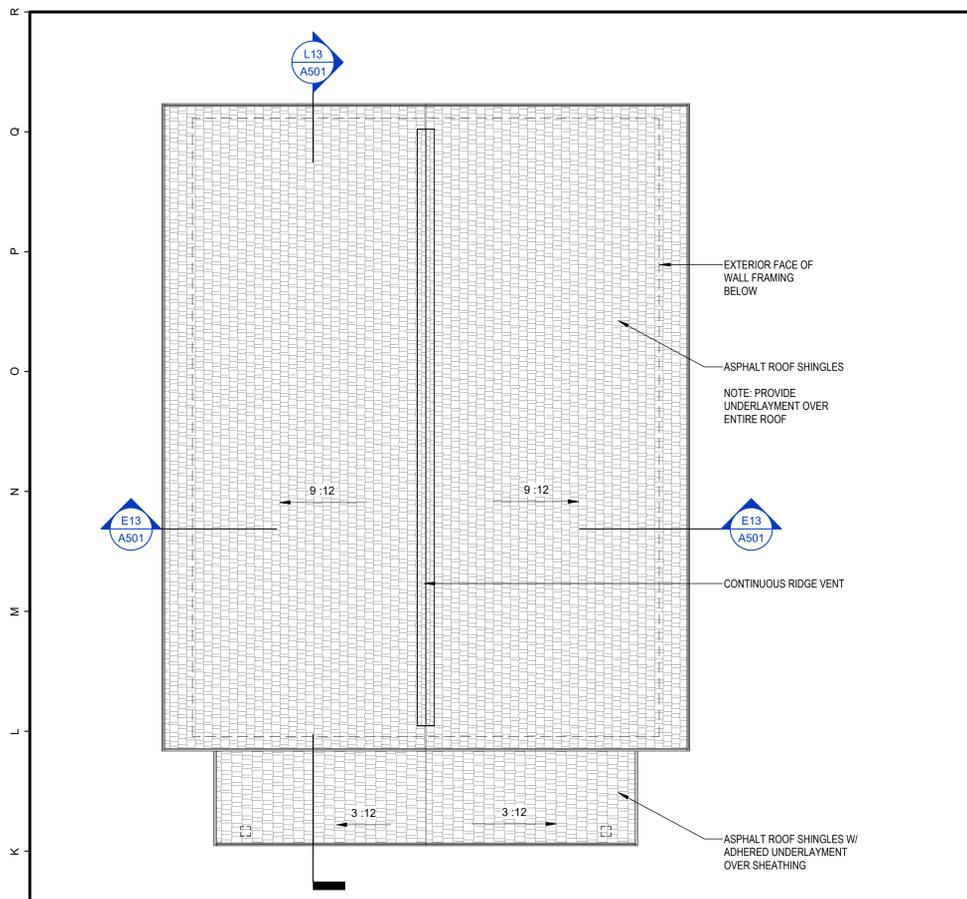
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DATE:	07.02.2025
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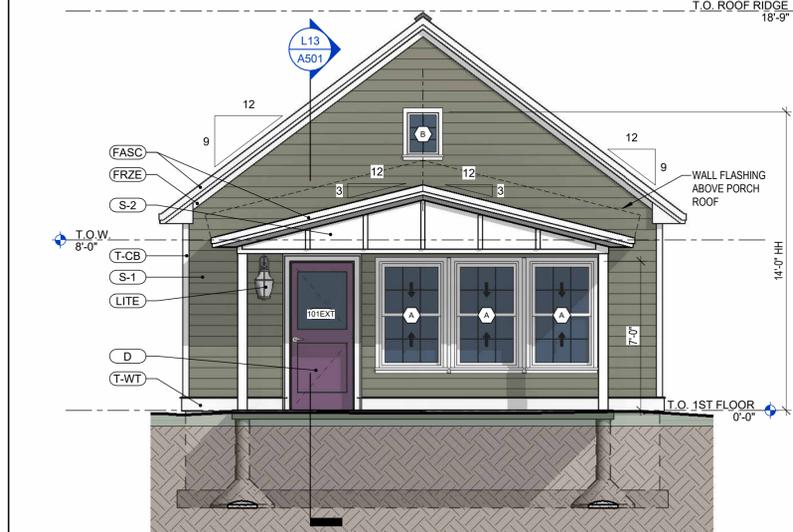
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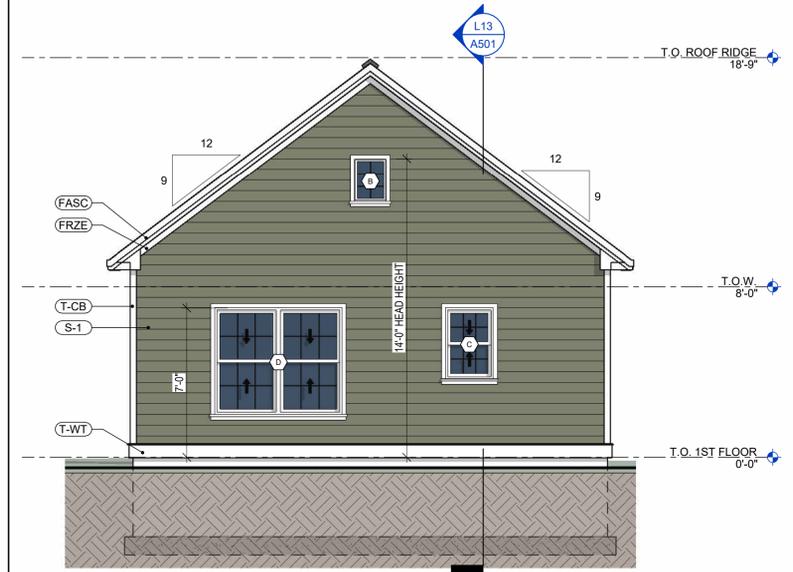
L7 FRONT ELEVATION

1/4" = 1'-0"



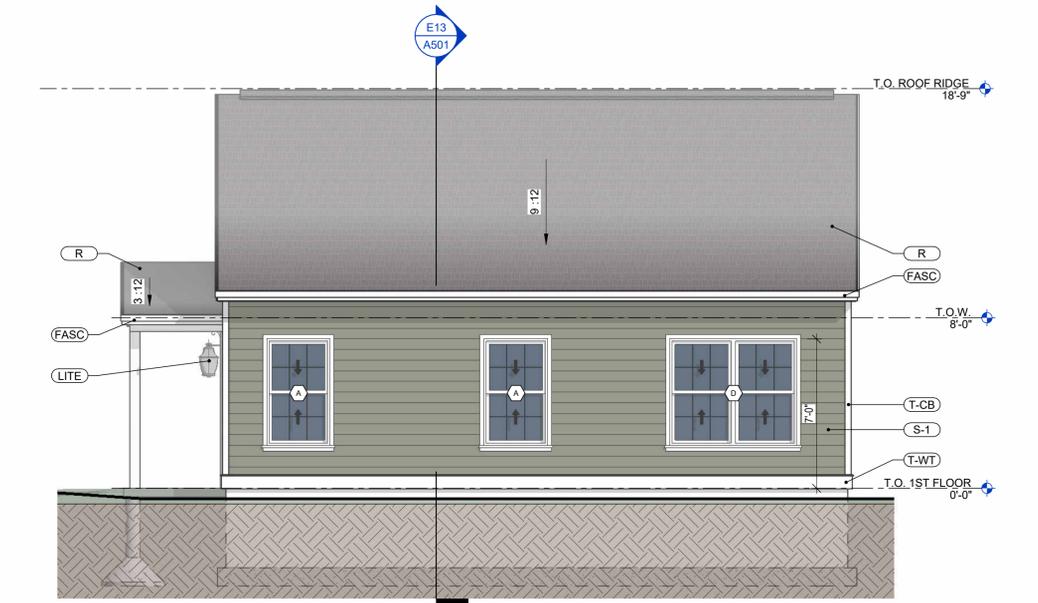
L13 LEFT SIDE ELEVATION

1/4" = 1'-0"



E7 REAR ELEVATION

1/4" = 1'-0"



E13 RIGHT SIDE ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:
 1. COLORS ARE FOR GRAPHICAL PURPOSES ONLY. ACTUAL COLORS MAY VARY.
 2. GRADES MAY VARY FROM SHOWN.

EXTERIOR MATERIALS LEGEND	
(R)	ROOFING - ASPHALT SHINGLES, COLOR TO BE SELECTED BY OWNER
(FASC)	SYNTHETIC FASCIA - 1x3 or 1x8, COLOR TO BE SELECTED BY OWNER
(FRZE)	SYNTHETIC FRIEZE - 1x4, COLOR TO BE SELECTED BY OWNER
(T-CB)	SYNTHETIC TRIM - CORNERBOARD - 1x4, COLOR TO BE SELECTED BY OWNER
(T-WT)	SYNTHETIC TRIM - WATERTABLE - 1x8, COLOR TO BE SELECTED BY OWNER
(S-1)	SIDING - VINYL CLAPBOARD, COLOR TO BE SELECTED BY OWNER
(S-2)	SIDING - 1/2" PVC PANEL W/ 3/4" PVC BATTEN, COLOR TO BE SELECTED BY OWNER
(D)	EXTERIOR DOOR - INSULATED, MATERIAL AND COLOR TO BE SELECTED BY OWNER
(LITE)	WALL SCONCE, EXTERIOR RATED, 18" MIN HEIGHT, FIXTURE TO BE SELECTED BY OWNER
(W)	WINDOW, MATERIAL AND COLOR TO BE SELECTED BY OWNER - REFER TO WINDOW SCHEDULE

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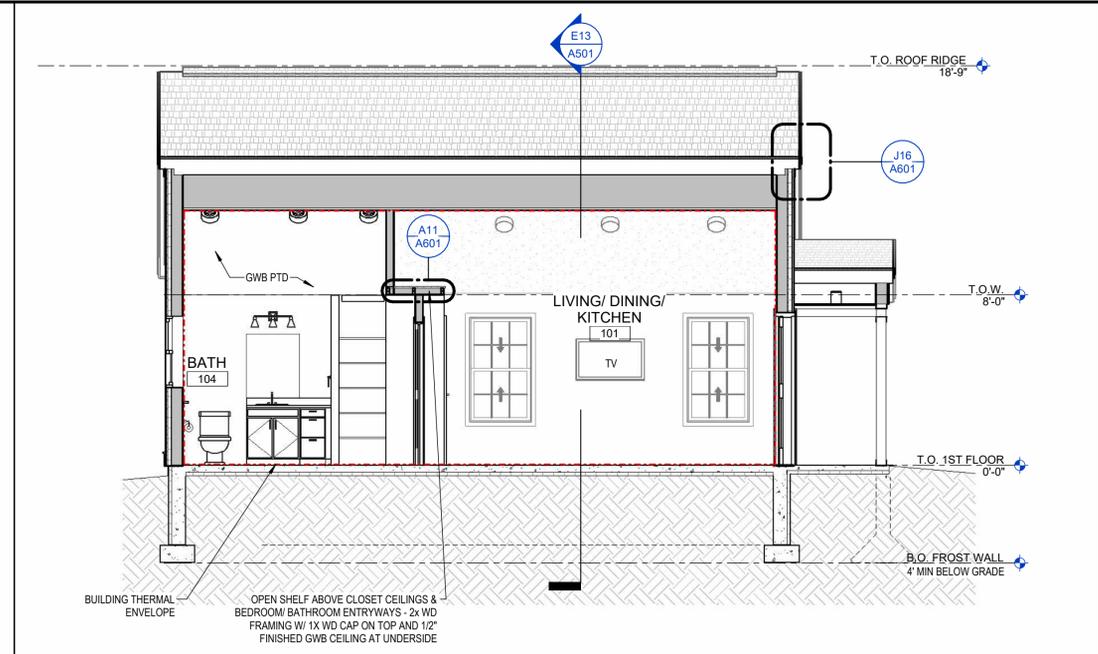
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 BUILDING ELEVATIONS
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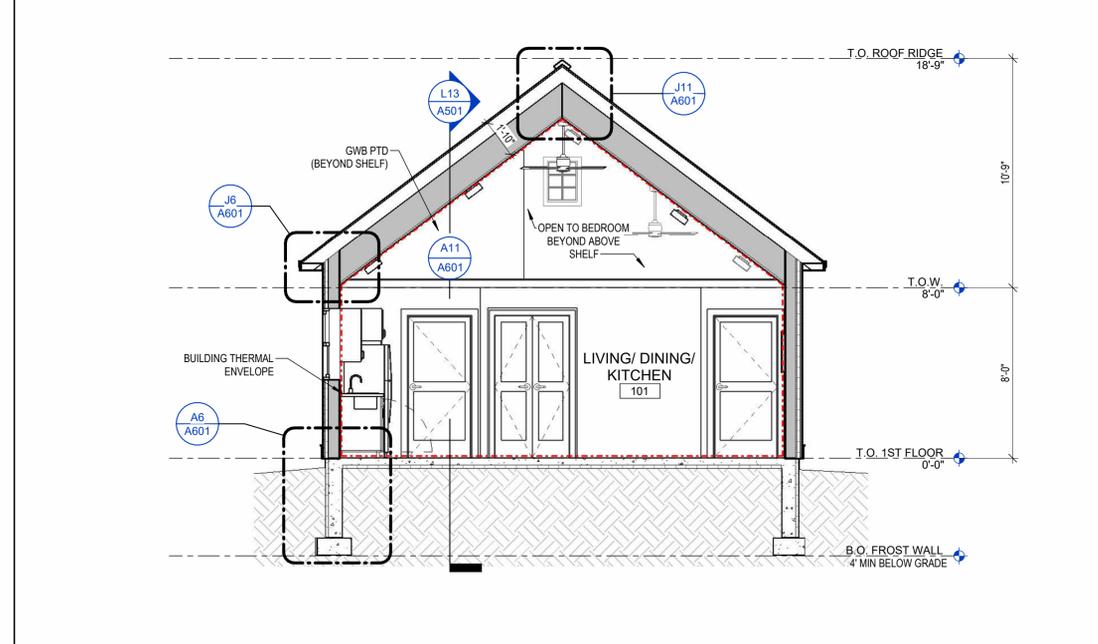
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L13 BUILDING SECTION - LONG

1/4" = 1'-0"



E13 BUILDING SECTION - SHORT

1/4" = 1'-0"

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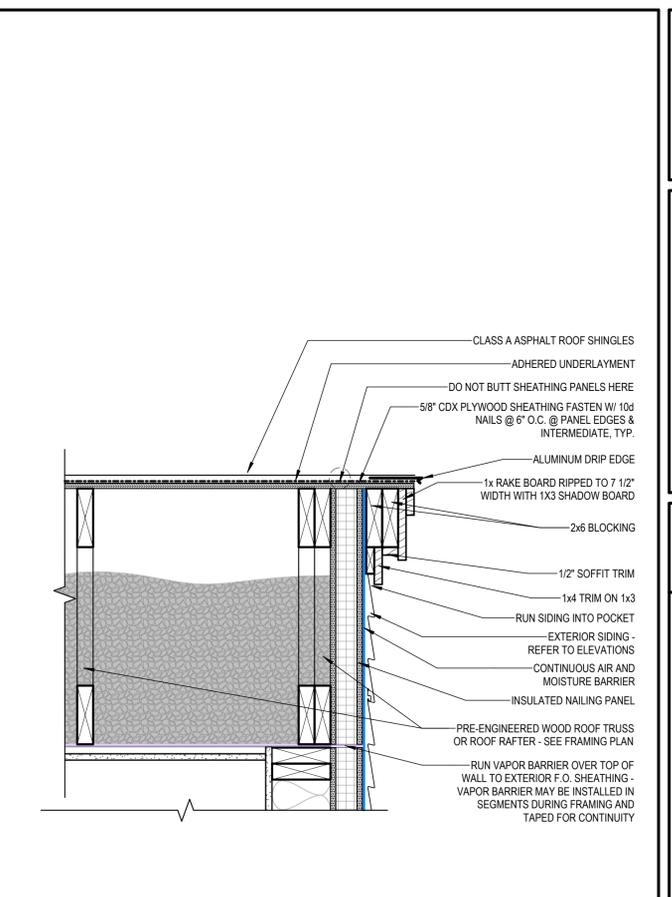
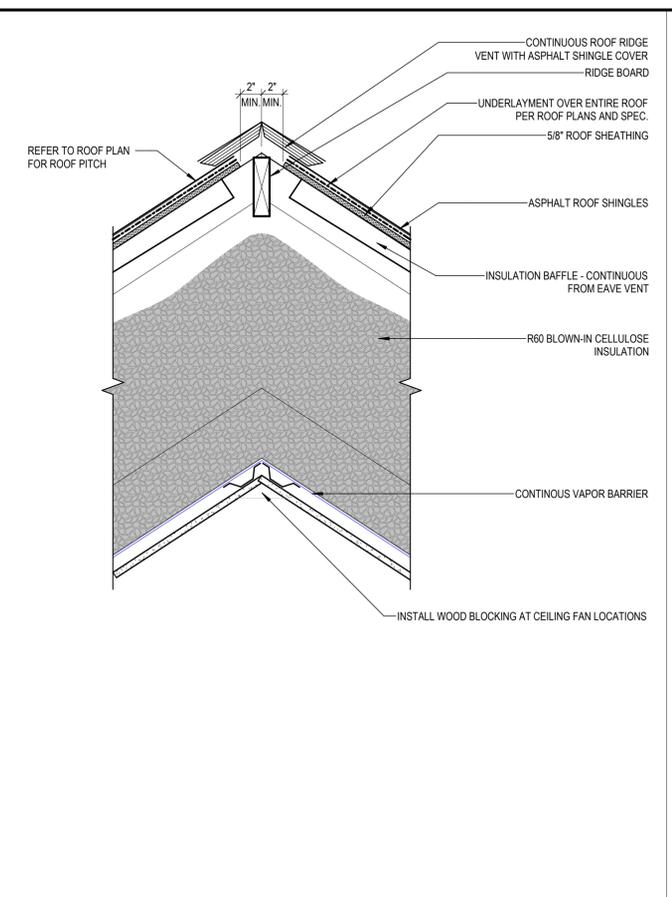
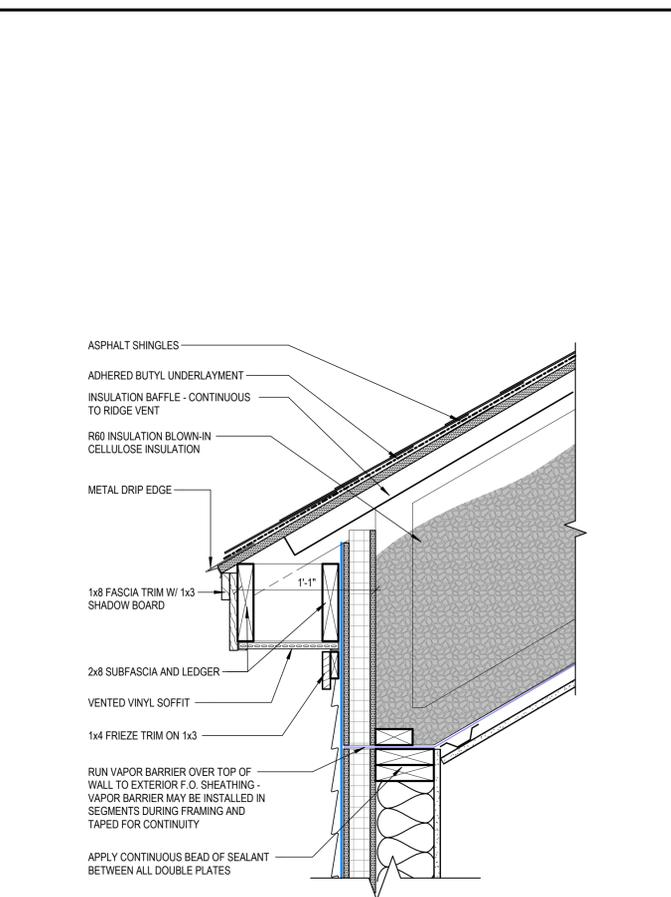
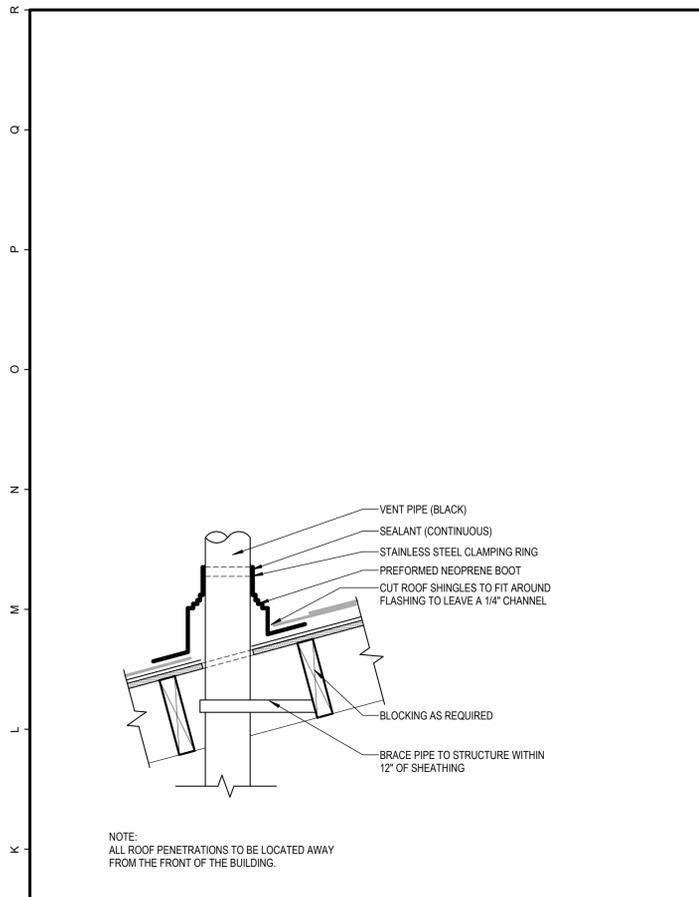
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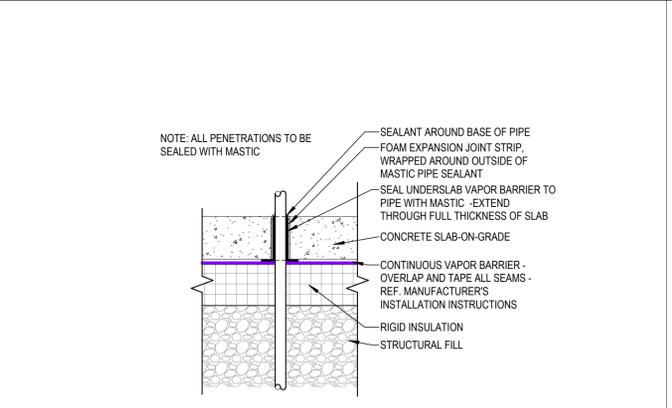
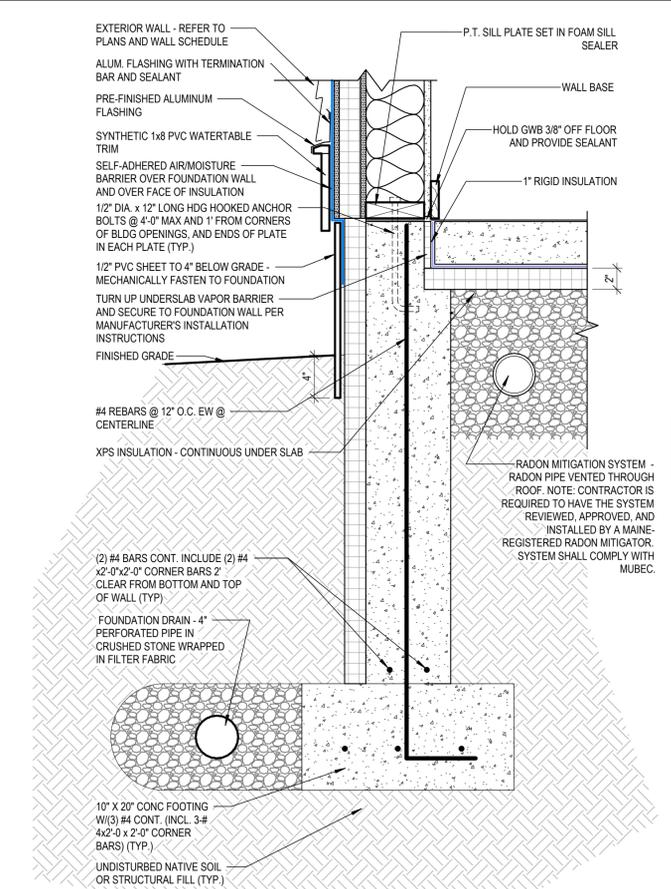
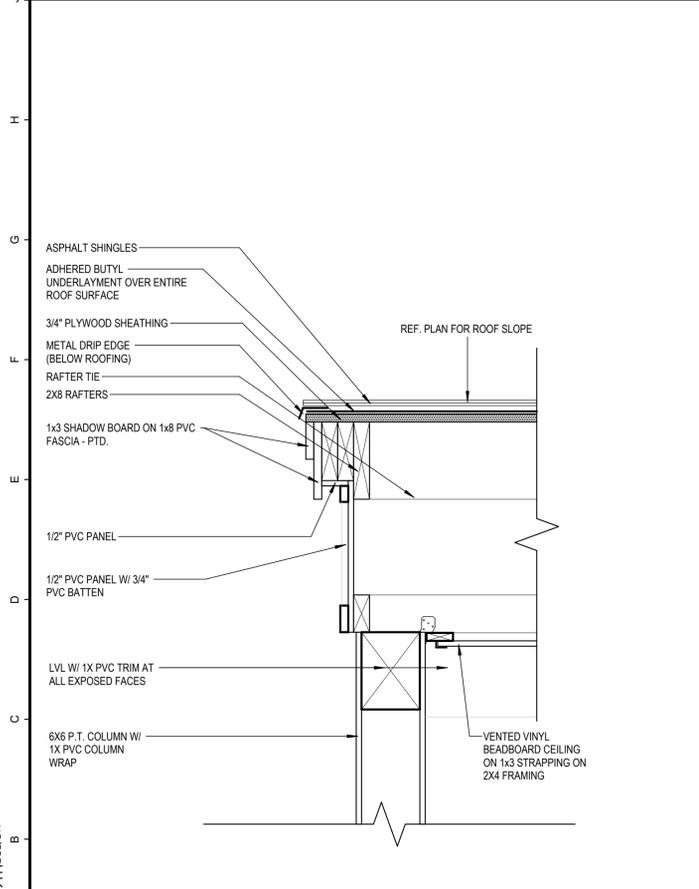


J1 ROOF PENETRATION DETAIL
1 1/2" = 1'-0"

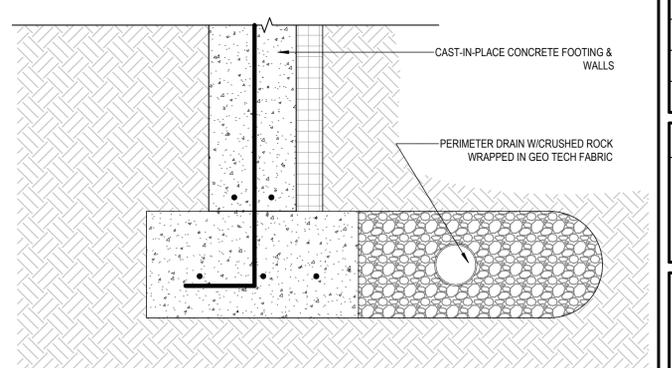
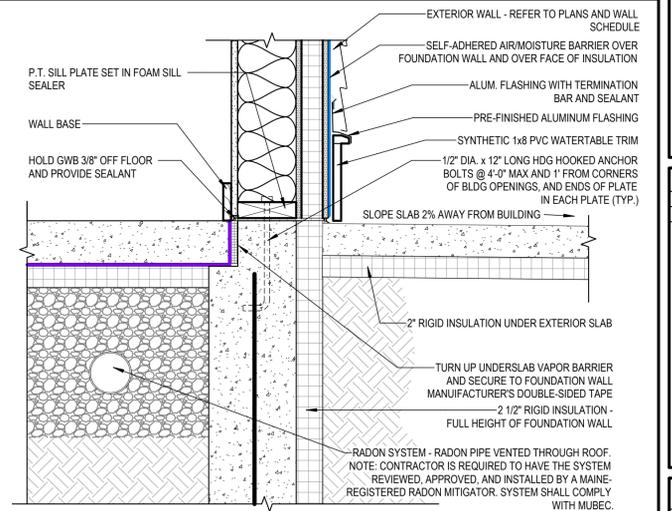
J6 VAULTED EAVE DETAIL
1 1/2" = 1'-0"

J11 ROOF RIDGE DETAIL
1 1/2" = 1'-0"

J16 ROOF RAKE DETAIL
1 1/2" = 1'-0"



E11 UNDERSLAB PIPE PENETRATION
1 1/2" = 1'-0"



A11 INTERIOR SOFFIT SHELF DETAIL
1 1/2" = 1'-0"

A16 FOUNDATION TO EXT SLAB DTL
1 1/2" = 1'-0"

A1 PORCH EAVE DETAIL
1 1/2" = 1'-0"

A6 TYPICAL FOUNDATION DETAIL
1 1/2" = 1'-0"

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WINDOW INSTALLATION NOTES:

- REMOVE UNIT COMPONENTS, PARTS, ACCESSORIES, AND INSTALLATION GUIDES FROM CARTON.
- INSPECT UNIT COMPONENTS AND VERIFY THAT COMPONENTS ARE NOT DAMAGED AND THAT PARTS ARE INCLUDED BEFORE DISPOSING OF CARTON.
- PERFORM INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- INSTALL UNIT LEVEL, PLUMB, SQUARE, TRUE TO LINE, WITHOUT DISTORTION, ANCHORED SECURELY IN PLACE TO STRUCTURAL SUPPORT, AND IN PROPER RELATION TO WALL FLASHING AND OTHER ADJACENT CONSTRUCTION.
- SEPARATE ALUMINUM AND OTHER CORRODIBLE SURFACES FROM SOURCES OF CORROSION OR ELECTROLYTIC ACTION AT POINTS OF CONTACT WITH OTHER MATERIALS.
- HOLD BACK EXTERIOR SIDING OR OTHER FINISH MATERIALS FROM EDGE OF UNIT TO ALLOW FOR EXPANSION AND CONTRACTION AND INSTALLATION OF PROPER JOINT SEALANT WITH BACKING MATERIALS. SEAL PERIMETER OF UNIT AFTER EXTERIOR FINISH IS APPLIED.
- INSTALL HARDWARE AND UNIT ACCESSORIES AFTER CLEANING.
- ADJUST OPERATION, INSECT SCREENS, HARDWARE AND ACCESSORIES FOR A TIGHT FIT AT CONTACT POINTS AND WEATHERSTRIPPING FOR SMOOTH OPERATION AND WATERTIGHT ENCLOSURE.
- PROVIDE SILICONE SEALANT: SINGLE COMPONENT, NONSTAINING, NONSAGGING SEALANT FOR EXTERIOR EXPOSURE AS RECOMMENDED BY WINDOW MANUFACTURER FOR USE WITH WINDOW.
- CLEAN UNITS USING CLEANING MATERIAL AND METHODS SPECIFICALLY RECOMMENDED BY WINDOW MANUFACTURER. REMOVE LABELS AND EXCESSIVE SEALANTS, GLAZING MATERIALS, DIRT AND OTHER SUBSTANCES.
- AVOID DAMAGING PROTECTIVE COATINGS AND FINISHES.
- REMOVE DEBRIS FROM WORK SITE AND PROPERLY DISPOSE OF DEBRIS.
- PROTECT INSTALLED WORK FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION ACTIVITY ON THE SITE.

DOOR SCHEDULE

DOOR				
NO	WIDTH	HGT.	THICKNESS	REMARKS
101EXT	3'-0"	7'-0"	0'-1 3/4"	EXTERIOR, INSULATED
102	1'-9"	6'-8"	0'-1 3/4"	COATS CL
103	3'-6"	6'-8"	0'-1 3/4"	STOR - PAIR
104	3'-0"	6'-8"	0'-1 3/4"	BATH
106	2'-0"	6'-8"	0'-1 3/4"	MECH
107	3'-0"	6'-8"	0'-1 3/4"	BEDROOM
108	4'-0"	6'-8"	0'-1 3/4"	CLOSET - PAIR

- NOTE:**
- DOOR STYLES, MATERIALS, FINISHES, TRIM, AND HARDWARE TO BE SELECTED BY OWNER
 - ANY GLAZING IN DOORS TO BE TEMPERED WHERE REQUIRED BY CODE, AND INSULATED WHERE AT EXTERIOR WALL
 - GO TO COORDINATE ALL HARDWARE AND LOCKING FUNCTIONS WITH OWNER

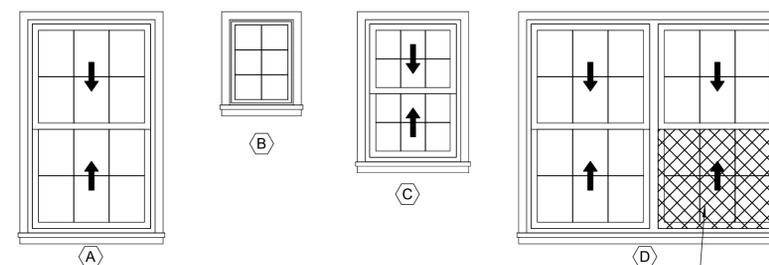
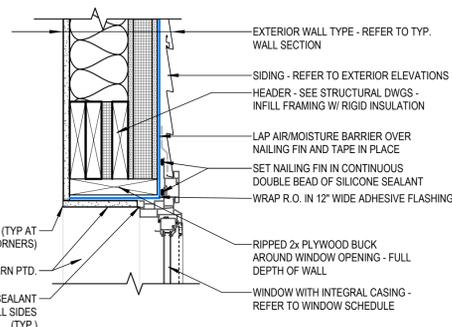
WINDOW SCHEDULE

TYPE MARK	UNIT DIM.		TYPE	HEAD HGT.	COMMENTS
	Width	Height			
A	3'-0"	5'-0"	Window-Double-Hung	7'-0"	
B	1'-6"	2'-0"	Window-Fixed	14'-0"	
C	2'-3"	3'-4"	Window-Double-Hung	7'-0"	TEMPERED
D	6'-0"	5'-0"	Window-Double-Hung-Double	7'-0"	MEETS EGRESS REQUIREMENTS

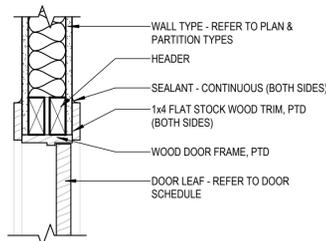
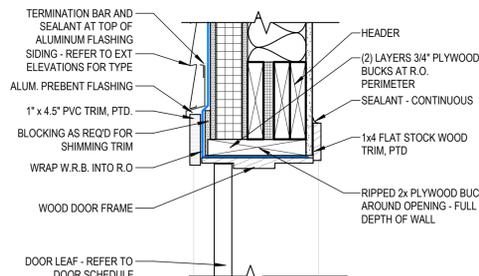
- IECC TABLE R402.1.2 REQUIREMENTS (ZONE 6):**
FENESTRATION: .30 MAX U-FACTOR
- NOTE:**
- MIN 1 WINDOW IN EACH SLEEPING ROOM TO MEET EGRESS REQUIREMENTS
 - GLAZING TO BE TEMPERED WHERE REQUIRED BY CODE
 - GLAZING TO BE INSULATED WHERE AT EXTERIOR WALL
 - WINDOW MATERIALS, FINISHES, AND TRIM TO BE SELECTED BY OWNER.

N9 DOOR SCHEDULE AND NOTES

N14 WINDOW SCHEDULE AND NOTES

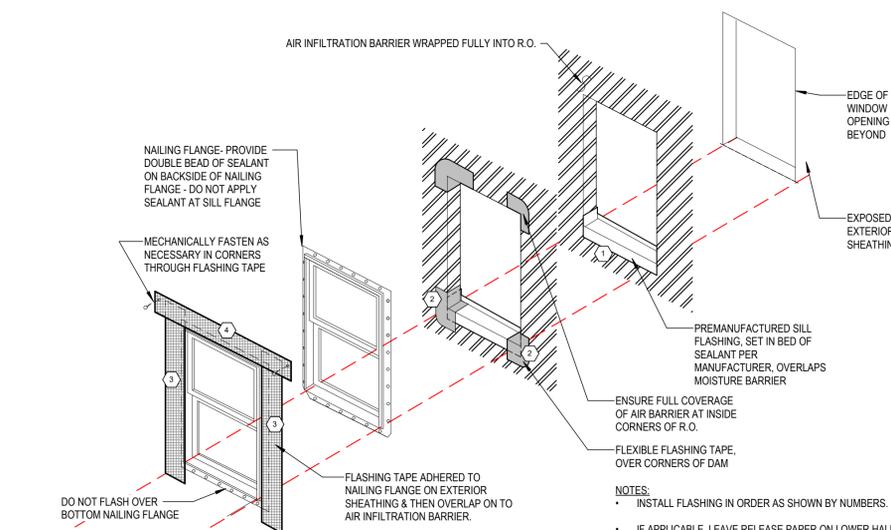
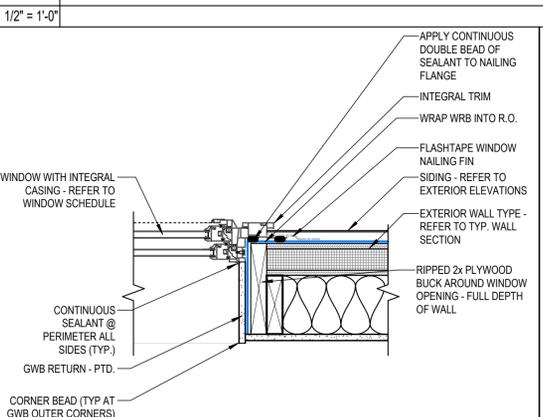


NOTE: WINDOW PROVIDES MIN 5.7 SF CLEAR AREA FOR EGRESS



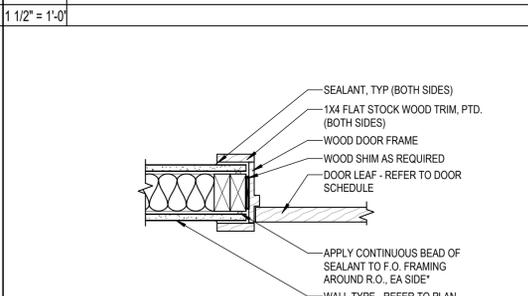
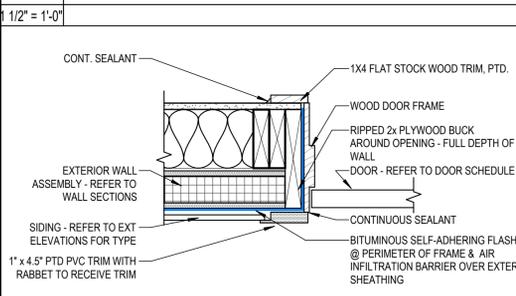
J9 TYP WDW HEAD DTL

J14 WINDOW TYPES



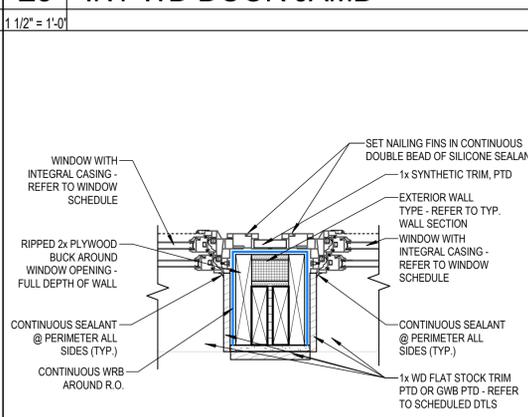
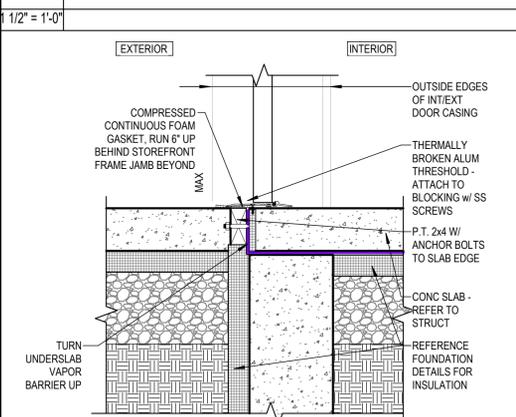
H1 EXT DOOR HDR

H5 INT WD DOOR HEAD

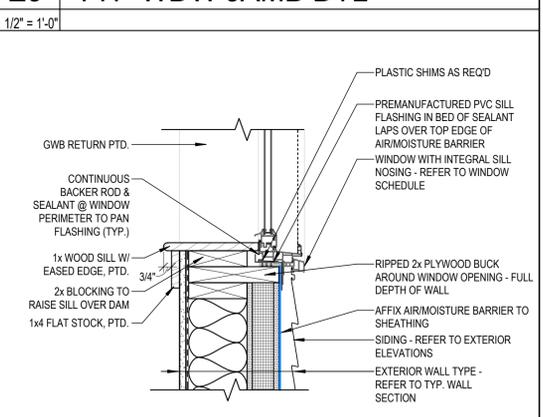


E1 EXT DOOR JAMB

E5 INT WD DOOR JAMB



E9 TYP WDW JAMB DTL

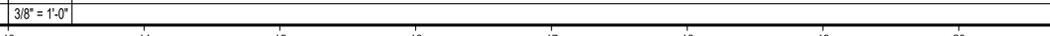
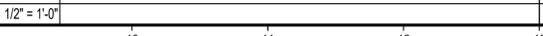
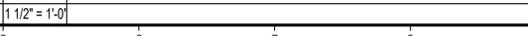


A1 EXT DOOR SILL

A5 TYP MULLED WINDOW JAMB

A9 TYP WDW SILL DTL

A13 WINDOW FLASHING



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BANGOR PROTOTYPICAL HOUSING
ACCESSORY DWELLING UNIT 1
BANGOR, MAINE

REVISIONS

#	DATE	DESCRIPTION

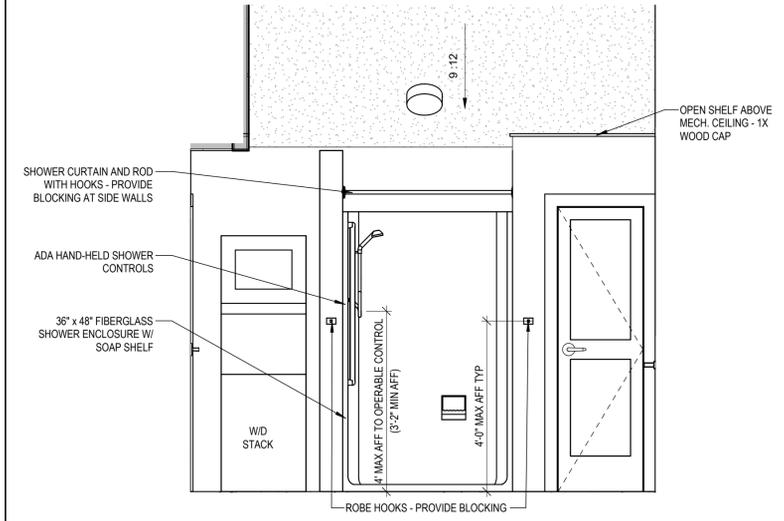
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PROJECT #	010624.01
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DRAWING SCALE	As indicated

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DOORS AND WINDOWS
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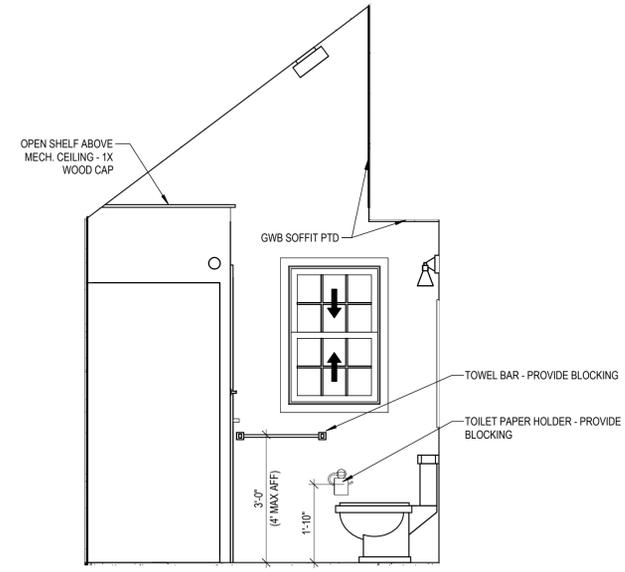
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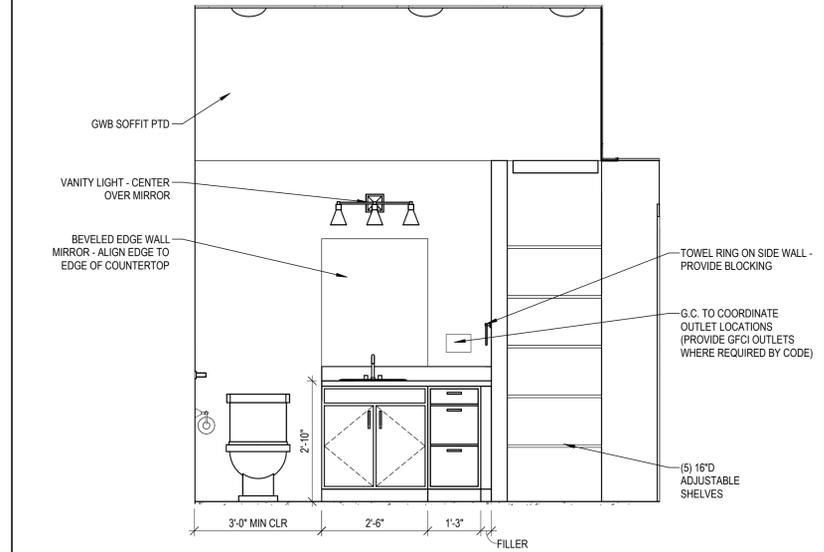
L3 BATH - SHOWER WALL

1/2" = 1'-0"



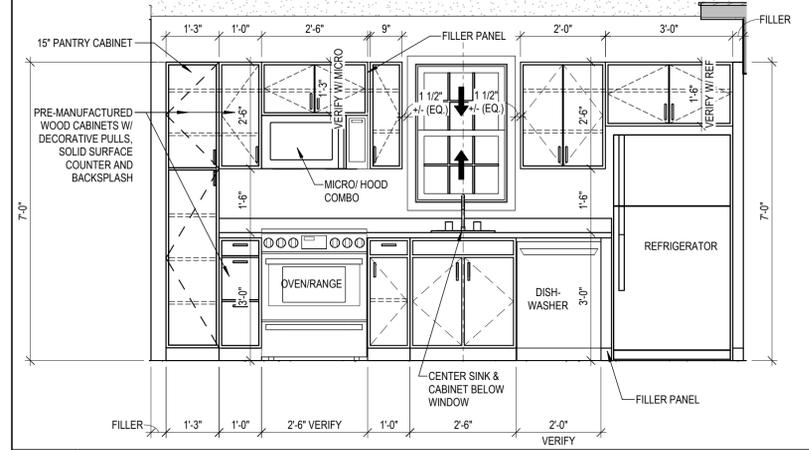
L9 BATH - SIDE WALL

1/2" = 1'-0"



L15 BATH - SINK WALL

1/2" = 1'-0"



F15 KITCHEN INTERIOR ELEVATION

1/2" = 1'-0"

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**BANGOR PROTOTYPICAL HOUSING
ACCESSORY DWELLING UNIT 1**
BANGOR, MAINE

REVISIONS		
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DRAWING SCALE	1/2" = 1'-0"

SHEET TITLE
KITCHEN & BATHROOM DRAWINGS
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