

# COOPER RESIDENCE

## RENOVATION 81 Morning Street Portland, Maine

### PROJECT NOTES

**HVAC**  
EXISTING STEAM FURNACE AND SYSTEM TO SERVE FIRST AND SECOND FLOORS  
MINIPLIT SYSTEM(S) TO HEAT AND COOL THIRD FLOOR  
PROVIDE ELECTRIC RADIANT HEAT AS NOTED

**CABINETRY**  
KITCHEN CABINETS WILL BE SUPPLIED BY OWNER & INSTALLED BY GC  
DINING ROOM BUILT-INS BY GC, AS NOTED  
BATH VANITIES TBD

**INTERIOR TRIM**  
TRIM TO MATCH EXISTING, PAINTED

**SIDING**  
NEW CLAPBOARD SIDING ON ADDITION TO MATCH EXISTING SIDING  
COLOR TBD

**EXTERIOR PAINTING**  
PAINT SIDING, NEW & EXISTING, EXCEPT AS NOTED ON REAR PORCHES  
PAINT TRIM, NEW & EXISTING, FASCIA, EAVES & BRACKETS FOR COMPLETE EXTERIOR PAINT PROJECT, EXCEPT AS NOTED ON REAR PORCHES

**ROOFING**  
NEW ASPHALT ARCHITECTURAL SHINGLES ON ENTIRE ROOF  
REPAIR LOW SLOPE/FLAT ROOFS AT BAYS & FRONT PORCH AS REQUIRED -- NO KNOWN LEAKS

**EXISTING STAIRS**  
EXISTING INTERIOR STAIRS TO REMAIN  
PROVIDE NEW FINISHES AT FRONT & REAR STAIRS (PAINTED TREADS & RISERS)

**EXISTING WOOD FLOORS**  
SALVAGE WOOD FLOORS TO THE EXTENT PRACTICAL FOR REFINISHING EXCEPT AS NOTED.  
PROVIDE SHIMS AS REQUIRED AT NEW WOOD FLOORS FOR PROPER, FLAT INSTALLATION.  
SEE INTERIOR FINISH SCHEDULE FOR LOCATIONS OF FLOOR FINISHES

**NEW FLOORS**  
NEW TILE FLOORING AS NOTED.  
EXCEPT WHERE NOTED AS TILE, ALL FLOORS TO BE 2 1/4" MAPLE WITH EXISTING SALVAGED TO THE EXTENT PRACTICAL AND REFINISHED  
PROVIDE ELECTRIC HEAT MAT AT MASTER BATH

**ELECTRICAL**  
PROVIDE AN ALLOWANCE FOR ALL LIGHTING, UNDER CABINET LIGHTING, AND BATH FANS.  
OWNER SHALL SUPPLY RECESSED LIGHTS AND DECORATIVE LIGHTS FOR GCELECTRICIAN WIRING AND INSTALLATION.

**BATH ACCESSORIES**  
BATH ACCESSORIES SHALL BE SUPPLIED BY OWNER, INSTALLED BY GC.

### CODE REVIEW

IECC 2009	REQUIRED	PROVIDED	
FENESTRATION U-FACTOR	0.35	.31 ANDERSEN 400 SERIES	✓
SKYLIGHT U-FACTOR	0.60	0.24 (Velux VCS 3046)	✓
CEILING R-VALUE	R-49	R-51	✓
WALL R-VALUE	R-21	R-21	✓
FLOOR R-VALUE	R-30 (FILL CAVITY TO R-19 MIN.)	R-30	✓
CRAWL SPACE WALL R-VALUE	R-10/13	R-10	✓
SEC. 101.4.3.3	Existing cavities exposed during construction are already filled with insulation	Existing to remain	IEBC 2009 Alterations Level 2
SEC 101.4.3.4	Cavity is not exposed during construction	Existing to remain	IEBC 2009 Alterations Level 2

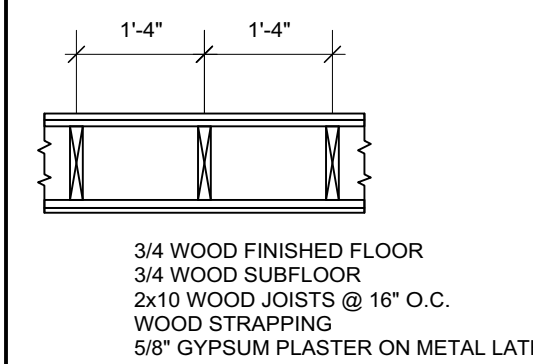
IRC 2009		
USE GROUP	R-5	2-UNIT RESIDENTIAL
CONSTRUCTION TYPE	VB	
FIRE RATINGS BETWEEN UNITS	1-HOUR	✓

### LIFE SAFETY

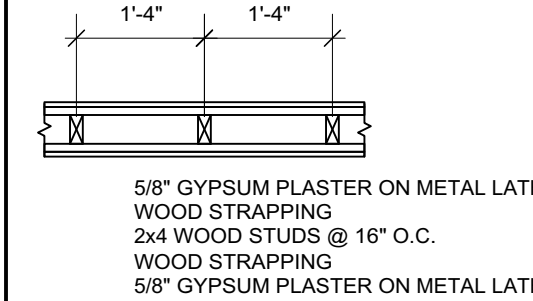
NFPA 101		
USE GROUP	EXISTING 2-FAMILY DWELLING	CHAPTER 24
STORIES ABOVE GRADE PLANE	3	✓
REMOTE EXITS PER UNIT	2	✓
FIRE RATINGS BETWEEN UNITS	1-HOUR	✓
EXIT ACCESS TRAVEL DISTANCE W/IN DWELLING UNIT	NOT REQUIRED	✓
EMERGENCY LIGHTING & COMMUNICATION SYSTEM	NOT REQUIRED	✓
SMOKE ALARMS (Per 24.3.4.1)	IN & NEAR EVERY SLEEPING ROOM, EACH LEVEL & BASEMENT	✓
SECONDARY MEANS OF ESCAPE (Per 24.2.2.3)	IN EVERY SLEEPING ROOM, AS REQ'D.	✓
EXIT ENCLOSURES	NOT REQUIRED	✓
DOORS INTO EXIT ENCLOSURES	NOT REQUIRED	✓

### 1 HOUR ASSEMBLIES

#### FLOOR / CEILING PER IBC TABLE 720.1(3) 13-1.2



#### WALL PER IBC TABLE 720.1(2) 12-1.1

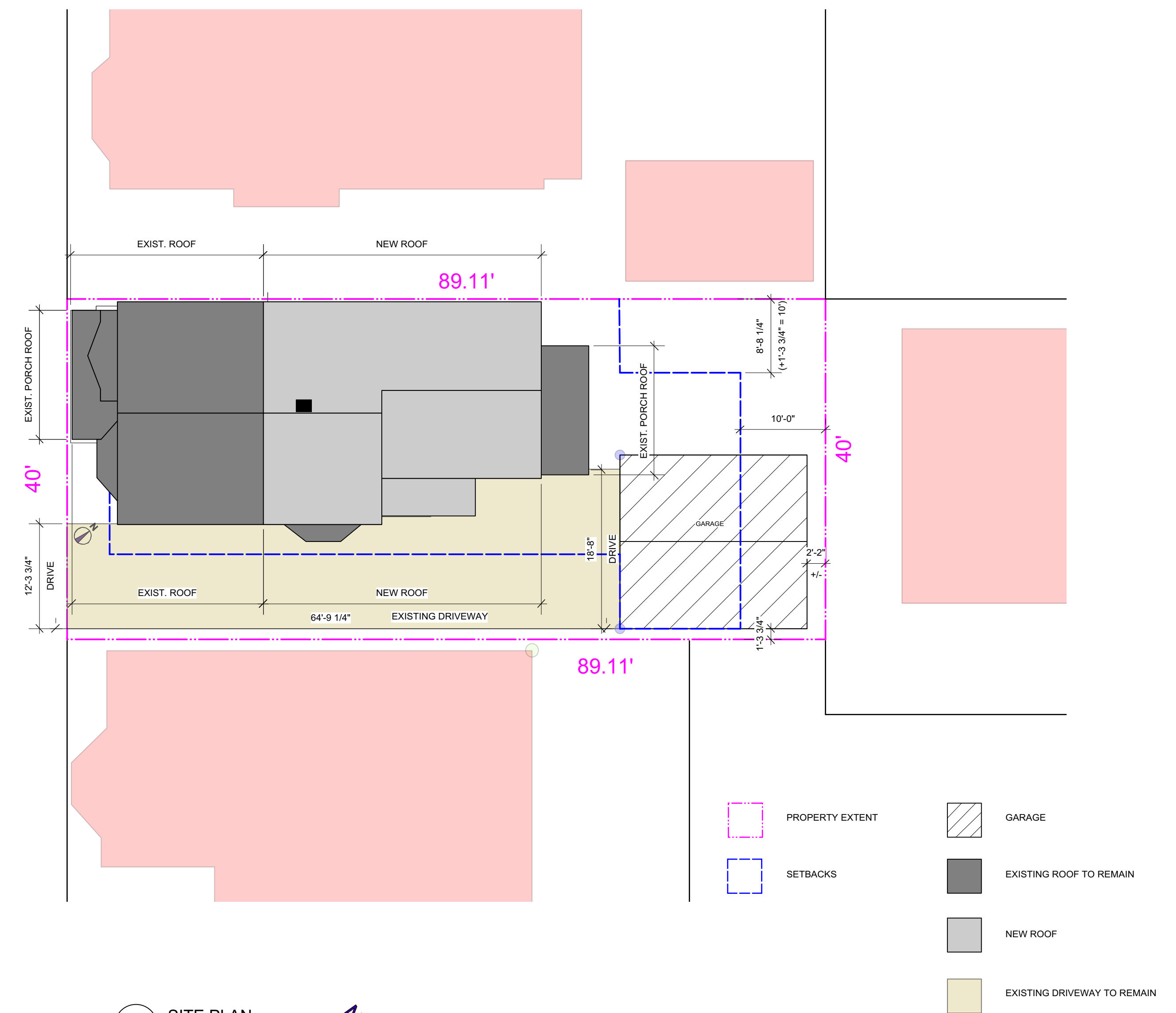


### ZONING REVIEW

81 MORNING STREET	
CBL: 003-A-014001	
0.0818 ACRES = 3,564 SF	(40' X 90')
STREET FRONTAGE	40'
EXISTING USE:	2-UNIT RESIDENTIAL
PROPOSED USE:	2-UNIT RESIDENTIAL
EXISTING BUILDING FOOTPRINT	1,316 SF
EXISTING ACCESSORY FOOTPRINT	360 SF
PROPOSED BUILDING EXPANSION	0 SF (NET)

R6 ZONE DIMENSIONAL STANDARDS	ALLOWED	EXISTING PRINCIPAL STRUCTURE	EXISTING ACCESSORY STRUCTURE	PROPOSED	MEETS REQUIREMENTS
FRONT YARD	5'	5'	>50'	NO CHANGE	✓
SIDE YARD	5' EACH SIDE OR 10' TOTAL	1', 12'	1' +/-	NO CHANGE	✓
REAR YARD	10'	27'	3' +/-	NO CHANGE	✓
HEIGHT	45'	34'	n/a	NO CHANGE	✓
ACCESSORY BLDG HEIGHT	18'	n/a	10'	NO CHANGE	✓
STRUCTURE STEPBACK	10' IF >35' AT SIDE & 15' IF >35' AT REAR	ZERO	ZERO	NONE REQUIRED	✓
LOT COVERAGE	60%	1,316SF	360 SF	NO CHANGE	✓
		47% EXISTING		NO CHANGE	✓

MORNING STREET



### PROJECT TEAM

**ARCHITECT**  
RESIDENTIAL DESIGN STUDIO, LLC  
CAROL MORRISSETTE, RA  
207-671-7965

**STRUCTURAL ENGINEER**  
STRUCTURAL INTEGRITY, LLC  
AARON JONES, PE  
207-774-4614

**OWNER**  
PAUL AND SUZANNE COOPER  
603-831-0434

**GENERAL CONTRACTOR**  
RIDEOUT & TURNER, LLC  
KEVIN RIDEOUT  
207-657-71111

### DRAWING LIST

**ARCHITECTURAL**  
A0.1 CODE & SITE PLANS  
A0.2 DEMO PLANS  
A1.1 FIRST FLOOR PLAN AND BASEMENT  
A1.2 SECOND FLOOR PLAN  
A1.3 THIRD FLOOR PLAN  
A2.1 EXTERIOR ELEVATIONS  
A2.2 EXTERIOR ELEVATIONS  
A3.1 SECTIONS  
A4.1 INTERIOR ELEVATIONS  
A4.2 INTERIOR ELEVATIONS  
A4.3 INTERIOR ELEVATIONS  
A5.1 SCHEDULES

**STRUCTURAL**  
S1.0 STRUCTURAL NOTES

### PERMIT SET

			Design Firm RESIDENTIAL DESIGN STUDIO, LLC Carol A. Morrissette 21 Chestnut Street, Suite 506 Portland, Maine 04101 T 207.699.4184 C 207.671.7965	Project Title COOPER RESIDENCE 81 MORNING STREET PORTLAND, MAINE	Sheet Status PERMIT SET
			Revisions 1 9/15/17 - SITE PLAN 2 3	Sheet Title SITE PLAN	Project Number 16.98
			Drawn By AC/CAM	Sheet Title AS NOTED	A0.1
			CAD File Number COOPER 170831	Sheet No.	