Reviewed for Code Compliance
Approved as Noted
Approved with Conditions

Date: _____

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 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 GC/ELECTRICIAN WIRING AND INSTALLATION.

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

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	

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

3/4 WOOD FINISHED FLOOR
3/4 WOOD SUBFLOOR
2x10 WOOD JOISTS @ 16" O.C.
WOOD STRAPPING
5/8" GYPSUM PLASTER ON METAL LATH

WALL
PER IBC TABLE 720.1(2) 12-1.1

5/8" GYPSUM PLASTER ON METAL LATH
WOOD STRAPPING
2x4 WOOD STUDS @ 16" O.C.
WOOD STRAPPING
5/8" GYPSUM PLASTER ON METAL LATH

1 SITE PLAN
Scale: 1" = 10 ft

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

RESIDENTIAL DESIGN STUDIO

LICENSED ARCHITECT CAROL A. MORRISSETTE No. 3769 STATE OF MAINE

Structural Integrity Consulting Engineers, Inc.

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	
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