93R CUMBERLAND AVENUE - PORTLAND, ME

2 View from Driveway

GENERAL NOTES
1. DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION & THE CENTERLINE OF INTERIOR WALLS UNLESS NOTED OTHERWISE.

2. DO NOT SCALE DRAWINGS – WORK FROM DIMENSIONS ONLY.

3. IF THIS PROJECT INVOLVES AN EXISTING STRUCTURE, DIMENSIONS SHOWN ON THE DRAWING ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. THE GENERAL CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.

4. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE & LOCAL CODES.

5. G. CONTRACTOR RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.

6. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.

7. EXTERIOR PAVING AND GRADE SHALL SLOPE AWAY FROM BUILDING TO DRAINAGE WAYS.

8. NOTIFY OWNER/STRUCTURAL ENGINEER BEFORE PENETRATING OR MODIFYING JOISTS, BEAMS, COLUMNS OR OTHER STURCUTRAL MEMBERS.

9. SEE STRUCTURAL NOTES.

10. INSTALL WINDOWS & FLASHING FOLLOWING MANUFACTURERS INSTRUCTIONS WITH STICK-ON FLASHING TO PROVIDE WATERPROOF SEAL.

11. PROVIDE A CONTINUOUS BEAD OF SEALANT IN ALL JOINTS IN BUILDING, INCLUDING: ENVELOPE, PERIMETER, ISOLATION JOINTS, COLUMN PIPE, ALL PENETRATIONS AND CONDITIONS SO THAT NO MOISTURE, VAPOR OR GAS MAY PASS THROUGH STRUCTURE.

12. THE ROOF BOTTOM EDGE 3'-0" WIDE SHALL HAVE A WATERPROOF MEMBRANE LIKE "ICE & WATER SHIELD."

13. PROVIDE DOUBLE STUDS AT EACH SIDE OF NORTH WINDOW FRAMES.

14. PROVIDE PRE-MOULDED ISOLATION STRIP BETWEEN ALL FOUNDATION WALLS AND CONCRETE SLAB.

15. WOOD BLOCKING IN CONTACT WITH CONCRETE OR STONE TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL CUTS IN "PT" WOOD WITH FIELD APPLIED PRESERVATIVE. USE STAINLESS STEEL FASTENERS.

16. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES.

17. HEATING SYSTEM TO BE PROFORMANCE BASED, DESIGN BY MECHANICAL CONTRACTOR, OWNER TO APPROVE BEFORE PURCHASING.

18. ELECTRICAL LIGHTS & OUTLETS TO BE INSTALLED BY CERTIFIED ELECTRICIAN. OWNER TO APPROVE BEFORE PURCHASING.

19. CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION THAT PREVENT CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.

20. TAPE ALL GYPSUM SEAMS AND PAINT PER FINISH SCHEDULE.

21. PROVIDE PAPERLESS, MOISTURE RESISTANT GWB IN BATHROOMS, TYP.

22. SEAL ALL OUTLETS & PENETRATIONS IN VAPOR RETARDER W/TAPE COMPLIANT W/VAPOR RETARDER MANUFACTURER.
23. CONTRACTOR TO CONDUCT VISUAL INSPECTION OF SHEATHING TO SPOT AND SEAL PENETRATIONS, INCLUDING NAIL HEAD PENETRATIONS IN VAPOR BARRIER.
24. USE SPRAY FOAM INSULATION TO SEAL AIR GAPS IN HARD-TO-REACH PLACES THAT ARE UNLIKELY TO BE FILLED DURING APPLICATION OF INSULATION.
25. PROVIDE METAL DRIP EDGES ON ALL ROOF EAVES, TYP. AND METAL FLASHING W/DRIP EDGE ON ALL WINDOWS, TYP.

GENERAL WOOD FRAMING NOTES
1. STRUCTURAL LUMBER:
-NO. 2 SPRUCE-PINE-FIR OR BETTER. 19% MAX MOISTURE CONTENT.
-PRESSURE TREATED LUMBER: NO. 2 OR BETTER SOUTHERN YELLOW PINE.
-LAMINATED VENEER LUMBER (LVL): EQUIVALENT TO VERSA-LAM 2.0 3100 BY BOISE ENGINEERED PRODUCTS.
LUMBER SIZES SHOWN ARE NOMINAL SIZES.

2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST & PAPER ASSOCIATION.

3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE 2009 INTERNATIONAL BUILDING CODE, UNLESS OTHERWISE SHOWN ON DRAWINGS.

4. NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE 8d COMMON NAILS FOR ROOF & WALLS, 8d ROSIN COATED RING SHANK NAILS FOR FLOORS AS FOLLOWS:
a. 6" O.C. ALONG ALL FLOOR PANEL EDGES
b. 12" O.C. ALONG INTERMEDIATE MEMBERS

5. SPIKE TOGETHER ALL FRAMING MEMBERES WHICH ARE BUILT-UP USING 2 ROWS OF 16d NAILS @ 12" O.C. STAGGERED.

6. PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH-FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS FOR SINGLE 2X'S PROVIDE HANGERS EQUAL TO SIMPSON LU210 OR LU210.

7. PROVIDE GALVANIZED METAL RAFTER TIES EQUAL TO SIMPSON H2.5 BETWEEN RAFTERS AND SUPPORTING MEMBERS, UNLESS OTHERWISE SHOWN.

8. PROVIDE MINIMUM OF (2) 2x10 HEADRES OVER OPENINGS 4'-0" OR WIDER IN BEARING WALLS. PROVIDE (2) 2x8 MINIMUM IN OPENINGS LESS THAN 4'-0", UNLESS OTHERWISE NOTED.

9. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLACE SPLICES IN EXTEIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-16d NAILS EACH SIDE OF SPLICE.

10. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

11. PROVIDE MIN OF (2) 2x STUDS AT ENDS OF ALL BUILT-UP BEAMS OR HEADERS UNLESS SHOWN OTHERWISE.

12. WHERE POST CAPS OR BASES ARE NOT SHOWN ON DRAWINGS, PROVIDE THE FOLLOWING:
-POST FRAMES UNDER OR OVER BEAMS: SIMPSON LPC SERIES POST CAPS FOR CAPS & BASES.
-POST FRAMING ONTO SILLS: SIMPSON BCC 60 OR BC 40 BASES.

13. ROOF, FLOOR AND WALL SHEATHING. APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL 1 OR II RATED SHEATHING, EXPOSURE 1.
a. ROOF: SPAN RATING 32/16 MIN. THICKNESS 19/32"
b. FLOORS: SPAN RATING 32/16" MIN. THICKNESS 23/32"
c. WALLS: MIN. THICKNESS 15/32"

14. PROVIDE FULL-DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.

15. PROVIDE 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 12" EMBEDMENT INTO FOUNDATION FOR ALL SILL PLATES. PROVIDE MINIMUM OF 2 BOLTS PER SECTION OF PLATE. ONE BOLT AT 12" FROM END OF EACH SECTION OF PLATE, WITH INTERMEDIATE BOLTS. PLACED NOT MORE THAN 6'-0" ON CENTER.

16. PROVIDE SOLID BLOCKING @ ENDS OF ALL WOOD BEAMS TO PREVENT ROTATION OF BEAM.

17. CONNECTIONS AT PRESSURE TREATED (P.T. OR PT) WOOD:
a. PROVIDE EQUIVALENT TO Z-MAX OR HOT DIPPED GALVANIZED CONNECTORS BY SIMPSON STRONG-TIE W/STAINLESS STEEL FASTENERS OR FASTENERS GALVANIZED PER ASTM A153
b. PROVIDE PROTECTION MEMBRANE AT LOCATIONS SHOWN ON THE DRAWINGS AND WHERE Z-MAX PROTECTION MEMBRANE= GRACE VYCOR DECK PROTECTOR.

STRUCTURAL ENGINEERING GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING.

2. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.

3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.

4. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW.

5. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.

6. THE INSTALLATION AND OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.

7. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ENGINEER.

8. DO NOT SCALE FROM THE DRAWINGS.

STRUCTURAL ENGINEERING GENERAL REQUIREMENTS

1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.

2. CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY.

3. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ENGINEER.

5. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.

6. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7. SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERCROWDING OF CONSTRUCTION SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.

8. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERTIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.

9. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE.

2. DECK AND STAIR LOADS:
A. FLOOR FRAMING AND STAIRS 100 PSF
B. LATERAL LOAD ON RAILINGS - 200 POUNDS OR 50 POUNDS PER LINEAL FOOT ANY DIRECTION.

3. SNOW LOAD IS BASED UPON A GROUND SNOW LOAD OF 60 PSF, NET FLAT ROOF SNOW LOAD IS 46.2 PSF.

4. WIND LOAD: PER IBC SECTION 1609.0/ASCE 7-02 CHAPTER 6

BASIC WIND SPEED, 3 SECOND GUST	100 mph
IMPORTANCE FACTOR Iw	1.0
EXPOSURE CATEGORY	C
BUILDING CLASSIFICATION	II
BASIC WIND PRESSURE	20 psf
COMPONENT AND CLADDING PRESSURE	+22.7, -35.8 psf

SEISMIC LOAD: IBC SECTION 1615.0, EARTHQUAKE DATA PER SECTIONS 1616.3:

SEISMIC USE GROUP	II
OCCUPANCY IMPORTANCE FACTOR, Ie	1.0
SHORT-PERIOD ACCELERATION Ss	0.314
1.0 SECOND ACCELERATION S1	0.077g
SITE CLASSIFICATION SOIL TYPE	D
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER Fa	1.55
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER Fv	2.40
SHORT PERIOD ACCELERATION (ASCE 9.4.1.2.4-1, Sms)	0.486g
1.0 SECOND ACCELERATION (ASCE 9.4.1.2.4-1, Sm1)	0.184g
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACC.	0.324g, SDC B
1.0 SECOND DESIGN SPECTRAL RESPONSE ACC.	0.123g, SDC B

ROUGH CARPENTRY MATERIALS

1. DIFFERING LUMBER AND COMPOSITE LUMBER MATERIALS ARE SPECIFIED AT VARIOUS LOCATIONS. MATERIAL GRADES SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:

PERIMETER SILLS (WALL SILLS):	PRESSURE-TREATED SOUTHERN YELLOW PINE, SUITABLE FOR GROUND CONTACT PLACED ON TOP OF CONCRETE.
EXPOSED FINISH TIMBERS: (EXPOSED EXTERIOR POSTS)	PRESSURE-TREATED SOUTHERN YELLOW PINE.
PRESSURE-TREATED LUMBER:	SOUTHERN YELLOW PINE NO. 1 GRADING
COMPOSITE LUMBER:	VERSA-LAM BY BOISE-CASCADE, Fb=3,100 psi, E=2000ksi (INTERIOR FRAMING AS NOTED). ANTHONY POWER-PRESERVED BEAMS FOR EXTERIOR USE.
CONVENTIONAL LUMBER:	S-P-F-S NO. 2 OR BETTER

2. ALL LEDGER BOLTS EXTENDING THROUGH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.

3. ALL LUMBER AND TIMBER FRAMING MATERIAL SHALL BE STORED IN A PROTECTED, DRY AREA OFF OF THE GROUND AND GROUND FLOOR SURFACES. STORE MATERIAL OUT OF DIRECT SUNLIGHT TO PREVENT DIFFERENTIAL DRYING AND WARPING.

4. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. WHERE NOTED, HANGERS SHALL BE STAINLESS STEEL, ATTACHED WITH STAINLESS STEEL 10d x 1 1/2" HANGER NAILS INSTALLED IN PREDRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER. REFER TO PLAN SHEETS AND SCHEDULE FOR HANGERS AND LOCATIONS.

5. REFER TO STRUCTURAL DRAWINGS FOR APPROPRIATE SELF-DRIVING FASTENERS, EITHER MANUFACTURED BY FASTENMASTER, INC. OR BY GRK, INC. INSTALL FASTENERS AS INDICATED ON DRAWINGS.

6. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPANS, AND PROVIDE TAPERED CUTS AT ENDS OF JOISTS WHERE NOTED, TO PREVENT SPLITTING OF LUMBER AT STRESS CONCENTRATION POINTS.

7. FLOOR SHEATHING SHALL BE ADVANTEK SHEATHING, IN THICKNESS INDICATED ON DRAWINGS. GLUE AND NAIL FLOOR DECKING TO SHEATHING AS NOTED. PROVIDE 1/8" SPACING BETWEEN SHORT ENDS OF PANELS AS REQUIRED BY MANUFACTURER.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK AND REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI STANDARDS, ACI 301 AND 318.

2. FOUNDATION CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. PROVIDE BATCH TICKETS TO ENGINEER FOR REVIEW.

3. SLAB CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. REINFORCE SLAB CONCRETE WITH WIRE REINFORCING IN ACCORDANCE WITH ASTM A185. PROVIDE A 15-MIL STEGOWRAP VAPOR BARRIER DIRECTLY BELOW ALL SLABS ON GRADE. OVERLAP SEAMS AND TAPE ADJACENT PIECES TO PREVENT MOVEMENT. .

4. PLACE NO CONCRETE WITHOUT REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS BY THE CITY AND BY THE ENGINEER.

5. ALL CONCRETE MATERIALS, REINFORCEMENT, AND FORMS SHALL BE FREE OF FROST OR DEBRIS.

6. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR OR OTHER MEANS RECOMMENDED BY ACI 301.

7. PROVIDE DIAGONAL REINFORCING BARS AROUND INSIDE CORNERS OF ALL OPENINGS IN CONCRETE.

8. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST EARTH	3 INCHES
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	1 1/2 INCHES #6 BARS 2 INCHES #6 OR GREATER

9. CALCIUM CHLORIDE IS PROHIBITED FROM ALL CONCRETE MIXES.

10. PLACE WALL CONTROL JOINTS AS SHOWN ON DRAWINGS OR AT A MAXIMUM OF 40 FEET ON CENTER.

11. BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY TO PREVENT UNEVEN LATERAL LOADING.

FOUNDATION REQUIREMENTS & EXCAVATION STABILITY

1. PROOF ROLL EXISTING UNDISTURBED SOIL PRIOR TO PLACING FOUNDATION BACKFILL OR CONSTRUCTION FOOTINGS. PROOF ROLLING SHOULD CONSIST OF A MINIMUM OF THREE PASSES IN A NORTH-SOUTH DIRECTION AND THEN THREE PASSES IN AN EAST-WEST DIRECTION USING A VIBRATORY PLATE COMPCTOR.

3. FOR FROST PROTECTION, BACKFILL FOOTINGS WITH FOUNDATION BACKFILL HAVING A MAXIMUM PARTICLE SIZE LIMITED TO 6 INCHES. THE PORTION PASSING THROUGH A 3-INCH SIEVE SHALL MEET THE GRADATION SPECIFICATIONS OF MDOT SPECIFICATION 703.06, TYPE E.

4. FOUNDATION BACKFILL SHOULD BE PLACED IN 6 TO 12-INCH LIFTS AND SHOULD BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.

R-6 INFILL STANDARDS STANDARDS - DESIGN STANDARDS APPENDIX 7
PRINCIPLE A Overall Context
A-1 Scale and Form Relate the scale and form of the new building to those found in residential buildings within a two-block radius of the site, that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.

STANDARD A-2 Composition of Principal Facades Relate the composition of the new building facade, including rhythm, size, orientation and proportion of window and door openings, to the facades of residential buildings within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing facades on both side of the street within the block of the proposed site.

STANDARD A-3 Relationship to the Street Respect the rhythm, spacing, and orientation of residential structures along a street within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing streetscape on both side of the street within the block of the proposed site.

PRINCIPLE B Massing
The massing of the building reflects and reinforces the traditional building character of the neighborhood through a well composed form, shape and volume.

STANDARD B-1 Massing The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius.

STANDARD B -2 Roof Forms Roof forms shall refer to the architectural forms found within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing roof forms on both side of the street within the block of the proposed site.

STANDARD B -3 Main Roofs and Subsidiary Roofs The building shall have a clear main roof form. Subsidiary roof forms and dormers shall be clearly subordinate to the main form in size, space and number. Where a building has multiple rooflines (e.g., main roof, dormer roof, porch roof, etc.) there shall not be more that two roof pitches or outlines overall.

STANDARD B-4 Roof Pitch Gable roofs shall be symmetrical with a pitch of between 7:12 and 12:12. Hip roofs with a shallow pitch and flat roofs shall have a cornice of at least 12 inches in width. The slope of the roof may be either parallel or perpendicular to the street. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No mono pitch roofs shall be less than 7:12, except for porch roofs. There is no minimum pitch for porch roofs.

STANDARD B-5 Facade Articulation Provide variety in the massing by incorporating at least two or more of the following architectural elements. Such features shall be applied to the front facade and those portions of the building that are readily visible from the public way.
1. Gables or dormers.
2. Balconies.
3. Recessed entries.
4. Covered porches, covered entries or stoops.
5. Bay windows. In the case of horizontally attached dwelling units, at least one-half of the ground floor units shall have a bay window to receive credit as a design feature.

STANDARD B-6 Garages Attached and detached garages are allowed provided that the street-facing facade of the garage is recessed behind the facade of the main structure by a minimum of four feet. However, if the garage is integrated into the building form, the garage door may be included into the front facade of the dwelling providing that there are at least one story of living space over the garage. In this instance, the garage door width may be no more than 40% of the width of the building's overall facade width, except that no garage door need be reduced to less than 9 feet in width. Standard C-2 is not required if there is no living space on the ground level.

PRINCIPLE E Balance
The building's facade elements must create a sense of balance by employing local or overall symmetry and by appropriate alignment of building forms, features and elements.
Explanatory Note: Balance refers to the composition of facade elements. Symmetry refers to the balanced distribution of equivalent forms and spaces about a common line (axis) or point (center). Overall symmetry refers to arrangements around an axis line that bisects the building facade equally. Local symmetry refers to arrangements around an axis line that focuses on a particular building element (e.g., a porch or bay window). A balanced facade composition generally employs overall or local symmetry.
Alignment refers to the position of building elements with each other and with the building form as determined by scale, mass, roofline, slopes, etc.

STANDARD E-1 Window and Door Heights The majority of window's and door's head heights shall align along a common horizontal datum line.

STANDARD E-2: Window and Door Alignment The majority of windows shall stack so that centerlines of windows are in vertical alignment.

STANDARD E-3: Symmetricality Primary window compositions (the relationship of two or more windows) shall be arranged symmetrically around the building facade's centerline (overall symmetry) or around another discernable vertical axis line.

PRINCIPLE F Articulation
The design of the building is articulated to create a visually interesting and well composed residential facade.
Explanatory Note: Articulation refers to the manner in which the shapes, volumes, architectural elements and materials of a building's surface are differentiated yet work together. A well-composed building articulation adds visual interest and individual identity to a home while maintaining an overall composition.

STANDARD F-1 Articulation Buildings shall provide surface articulation by employing such features such as dimensional trim, window reveals, or similar elements appropriate to the style of the building. Trim and details shall be designed and detailed consistently on the facades visible from the public right of way.

STANDARD F-2 Window Types Window patterns shall be composed of no more than two window types and sizes except where there is a design justification for alternate window forms..

STANDARD F-3 Visual Cohesion Excessive variations in siding material shall not be allowed if such changes disrupt the visual cohesion of the facade. Materials shall be arranged so that the visually heavier material, such as masonry or material resembling masonry, is installed below lighter material, such as wood cladding.

STANDARD F-4 Delineation between Floors Buildings shall delineate the boundary between each floor of the structure through such features as belt courses, cornice lines, porch roofs, window head trim or similar architectural features.

STANDARD F-5: Porches, etc. Porches, decks, balconies, stoops and entryways shall be architecturally integrated into the overall design of the building in a manner that complements its massing, material, and details. Multilevel porches and balconies on front facades shall not obscure the architectural features of the facade. Use of rail/baluster systems with appropriate openings between rails, stepping back balconies from the front plane of the building face, or other appropriate design features shall be employed to achieve this standard.

STANDARD F-6: Main Entries Main entries shall be emphasized and shall be integrated architecturally into the design of the building, using such features as porch or stoop forms, porticos, recessed entries, trim or a combination of such features, so that the entry is oriented to the street.

STANDARD F-8: Articulation Provide articulation to the building by incorporating the following architectural elements. Such features shall be on all facades facing and adjacent to the street.
1. Eaves and rakes shall have a minimum projection of 6 inches.
2. All exterior facade trim such as that used for windows, doors, corner boards and other trim, shall have a minimum width of 4 inches except for buildings with masonry exteriors.
3. If there are off sets in building faces or roof forms, the off sets shall be a minimum of 12 inches.
4. Pronounced and decorative cornices.

PRINCIPLE G Materials
Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood.

STANDARD G-1 Materials Use materials and treatments for the exterior walls (including foundation walls) and roofing that are harmonious with those in buildings within a two-block radius of the site that contribute to and are compatible with the predominant characterdefining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.

STANDARD G-2 Material and Facade Design The selection of facade materials shall be consistent with the facade design and appropriate to their nature. For example, brick facing should not appear to be thin layers on the facade, or to overhang without apparent support.

STANDARD G-3 Chimneys Chimneys shall be of brick, finished metal, stone or boxedin and clad with materials to match the building.

STANDARD G-4 Window Types A variety of window treatments and skylights are acceptable. However, within a single building the types of windows shall be limited to two types, and window detailing shall be consistent throughout.

STANDARD G-5 Patios and Plazas Patios and plazas shall be constructed of permanent materials such as concrete, brick or stone.

Sheet List	
#	Name
T-1	TITLE
C-1.1	SITE PLAN
A-1.1	FDN & FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLANS
A-1.3	ROOF PLAN
A-2.1	NORTH & SOUTH ELEVATION
A-2.2	EAST & WEST ELEVATION
A-3.1	SECTIONS
A-5.1	PERSPECTIVES
S-1.1	FRAMING PLANS

ADDRESS: 93R CUMBERLAND AVENUE
CBL: 013 1040

PROJECT DESCRIPTION: NEW CONSTRUCTION SINGLE-FAMILY RESIDENCE. ABANDONED STRUCTURE ON LOT DEMOLISHED ON APRIL 1, 2016. NEW RESIDENCE DOES NOT UTILIZE EXISTING FOOTPRINT. PROJECT IS SEEKING PLANNING REVIEW UNDER ALT. DESIGN REVIEW OPTION.

PORTLAND ZONING
ZONE | R-6
MIN LOT SIZE | 2,000 SF (ACTUAL 2,230)
MIN. DWELLING UNIT: 725 SF
FRONT SETBACK | 15'-0" OR AVERAGE ADJACENT DEPTH
BACK SETBACK | 10'-0"
SIDE SETBACK | 5'-0" OR 10'-0" TOTAL
SETBACK STEPPING | ABOVE 35'-0" NO CLOSER THAN 10'-0" TO SIDE & 15'-0" FROM REAR
STREET FRONTAGE | 20'-0" MIN. (69'-9 1/2" ACTUAL)
ACCESSORY STRUCTURE SETBACK | 10'-0"
MAX. LOT COVERAGE | 60%
MAX. IMPERVIOUS | 80%
MAXIMUM HEIGHT | 45'-0" PRIMARY, 18'-0" DETACHED ACCESSORY
LANDSCAPED OPEN SPACE | 20%
PARKING | NO OFF-STREET REQ. FOR BUILDING W/3 OR FEWER UNITS
GARAGE: DOOR NO GREATER THAN 9'-0" OR NOT MORE THAN 40% OF FRONT FACADE - IN NO CASE GREATER THAN 20'-0" WIDE.

APPLICABLE CODES
IRC 2009
IEBC 2009
IECC 2009
NFPA 101-2009
NFPA 1 - 2006

IRC 2009
STAIRS
-VERTICAL RISE WITHOUT LANDING: 12'-0" MAX
-MINIMUM WIDTH: 36"
-MAXIMUM RISER HEIGHT: 7 3/4"
-MIN. TREAD: 10"
-MIN. HEADROOM: 6'-8"
-HANDRAILS, ONE SIDE: @ 34-38" ABOVE TREAD

-MIN. RESCUE OPENING (NET CLEAR SF): 5.7 SF (R310.1) ABOVE GRADE, 5.0 SF AT GRADE
-MIN. OPENING WIDTH: 20" (R310.1.3)
-MIN. OPENING HEIGHT: 20" (R310.1.2)

SAFETY (TEMPERED) GLAZING REQUIRED
-IN ALL DOORS
-IN BATHROOMS
-GLAZING W/IN 24" OF DOOR SWING IF SILL IS LESS THAN 60" AFF WALKING SURFACE
-GLAZING ADJACENT TO RAMP'S OR STAIRS (W/IN 36" AFF OF HORIZONTAL WALKING SURFACE)
-GLAZING W/A SILL HEIGHT OF LESS THAN 18" AFF

IECC 2009
-CLIMATE ZONE 6
-CEILING: R-49 OR R-30 (IECC 402.2.2)
-WALL: R-20
-FLOOR: R-30
-BASEMENT: R-15/19
-WINDOWS: U-0.35
-SKYLIGHT: U-0.6

ABBREVIATIONS
ADA | Americans with disabilities act
AFF | Above finish floor
DWG | Drawing
EL | Elevation
GA | Gauge
GWB | Gypsum wall board
EQ | Equal
GPF | Gallons per flush (toilets)
FE | Fire extinguisher
HVAC | Heating, ventilation and air conditioning
LM | Lumens
MIN | Minimum
NTS | Not to scale
PSI or PSF | Pounds per square inch or pounds per square foot, pressure or strength
UNO | Unless noted otherwise
R-value | Thermal resistance
RCP | Reflected ceiling plan
SHG | Solar Heat Gain
SF | Square foot
SIM | Similar
STRUCT. | Structural
T.O. | Top of
TYP. | Typical
VIF | Verify in field
VT | Visual transmittance, a measurement of transparency/translucency
WC | Water closets, otherwise known as a bathroom

SECTION DETAIL
SECTION
VIEW TITLE
REVISION
ELEVATION
ROOM NAME, NUMBER & SF
DOOR TAG
SPOT ELEVATION
WALL TAG
WINDOW TAG
CENTERLINE
NORTH SYMBOL

1 Symbols
1/4" = 1'-0"

LICENSED ARCHITECT
TRACIE J. REED
No. 4139
STATE OF MAINE

93R CUMBERLAND AVENUE

NEW SINGLE-FAMILY INFILL

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No.	Description	Date

TITLE

Project number	16-16_73 Cumberland
Date	08.10.16
Drawn by	TJR
Checked by	TJR

T-1

Scale 1/4" = 1'-0"

8/10/2016 11:00:00 AM