Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/25/15

2 View from Street

23 EMERSON STREET RENOVATION

LEVEL-III ALTERATION OF EXISTING, THREE STORY, THREE-FAMILY RESIDENCE. RENOVATION TO INCLUDE INSTALLATION OF NEW NFPA 13R SPRINKLER SYSTEM, NEW INSULATION, TRIM, AND DEMOLITION/RECONSTRUCTION OF EXISTING ENCLOSED PORCH. GARAGE TO REPLACE EXISTING UNDER SEPERATE PERMIT. NEW SECOND AND THIRD FLOOR DECK WITHIN EXISTING FIRST FLOOR PORCH FOOTPRINT.

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.
26. PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 713.2.1.2. NOTE THAT FIRE RESISTANCE RATGIN SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED

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 ASSOCATION.
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 U210 OR LU210.
7. PROVIDE GALVANIZED METAL RAFTER TIES EQUAL TO SIMPSON H 2.5 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 NOED.
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 BOC 60 OR BC 40 BASES.
13. ROOF, FLOOR AND WALL SHEATHING. APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL I 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 ½" 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.

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 closet, otherwise known as a bathroom

1 A101 SIM	SECTION DETAIL	1 A101 SIM	SECTION
1 View Name 1/8" = 1'-0"	VIEW TITLE	1	REVISION
Name Elevation	ELEVATION	Room name 101 150 SF	ROOM NAME, NUMBER & SF
101	DOOR TAG		SPOT ELEVATION
1t	WALL TAG	1t	WINDOW TAG
℄	CENTERLINE		NORTH SYMBOL

Symbol Key
1/4" = 1'-0"

1 Site Plan
1" = 10'-0"

Sheet List	
Sheet #	Sheet Name
S-1.0	STRUCT. NOTES
T-1	Title Sheet
LS-1.1	Basement & First Floor LS Plan
LS-1.2	Second & Third Floor LS Plan
A-1.1	Basement Plan
A-1.2	First Floor Plan
A-1.3	Second Floor Plan
A-1.4	Third Floor Plan
A-1.5	Attic/Roof Plan
A-2.1	North/South Elevations
A-2.2	East Elevation
A-2.3	West Elevation
A-3.1	Sections/Details
A-5.1	Schedules and Wall Details
S-1.1	FDN & First Floor Framing Plans
S-1.2	Second & Third Floor Framing Plans

GENERAL
ADDRESS | 23 EMERSON STREET
CBL | 014 K006001
LOT AREA | 6880 SF
BUILDING AREA | 4560
USE | THREE FAMILY R-2
BUILT | 1890
CONSTRUCTION TYPE | VB
SPRINKLER | TYPE 13R

APPLICABLE BUILDING CODES
IBC 2009
IEBC 2009
NFPA 101
NFPA 1 2009
NFPA 13R

ZONING
ZONE | R-6
MIN LOT SIZE | 2000 SF
FRONT SETBACK | 5'-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% (ACTUAL 40%)
MAX. IMPERVIOUS | 80% (ACTUAL 73%)
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

ICC
INSULATION VALUES REQ. PER ICC 2009 TABLE 402.1.1
CLIMATE ZONE | 6A
CEILINGS | R-49
WALLS | R-20
SKYLIGHTS | 0.6 U-FACTOR
FENESTRATIONS | .35 U-FACTOR
BASEMENT WALL 15/19
FLOOR | R-30

IBC/NFPA
-HEIGHT | 2 STORIES + 1 FOR SPRINKLER (MAX. 40+20 = 60'-0" TOTAL)
-AREA | 7,000 x 200% = 14,000 SF
-FIRE SEPERATION DISTANCE | 5'-0" - 10'-0" UP, S - 25%
-FIRE RATED EXTERIOR WALL | RATED FROM BOTH SIDES IF <10'-0" OR INTERIOR IF GREATER THAN 10'-0" = 1-HOUR FOR 9'-0" SEPERATION.
-OCCUPANT LOAD | 200 GROSS SF
-FIRE WALL | 2-HOURS
-FIRE BARRIER | 2-HOURS
-SHAFT ENCLOSURES | ~~NOT REQUIRED FOR RESIDENTIAL UNDER 4 STORIES~~ 1-HR
-DWELLING AND SLEEPING UNIT SEPERATIONS | ~~1/2 HOUR~~ 1-HR
-ONE MEANS OF EGRESS IN COMPLIANCE WITH NFPA 101 PER IEBC SEC. 705.2.
-HANDRAILS | 34-38" ABOVE NOSING
-HANDRAIL EXTENSIONS | NOT REQUIRED FOR DWELLING NOT CONSIDERED ACCESSIBLE
-GUARDS | 42" AFF
-EGRESS THROUGH INTERVENING SPACES | MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING OR SLEEPING UNIT.
-1 MEANS OF EGRESS ALLOWED PER IEBC SECT. 705.2 EXCEPTION 1 FOR COMPLIANCE WITH NFPA 101. EGRESS TRAVEL DISTANCE OF 125'-0" PER NFPA 101-2009 SECT. 30.2.6.2
~~1 MEANS OF EGRESS ALLOWED FOR 20 OF FEWER PERSONS PER DWELLING UNIT W/SPRINKLER SYSTEM (IBC 1015.1)~~
-TRAVEL DISTANCE | 250'-0" (WITH SPRINKLER) BUT 50'-0" MAX. FOR ONE EXIT(1021.2)
-CORRIDOR FIRE RESISTANCE RATING | 30 MIN. (WITH SPRINKLER)
-CORRIDOR WIDTH | 36" FOR OCCUPANT LOAD UNDER 50 PERSONS
-1 EXIT WHEN | THE TRAVEL DISTANCE FROM THE ENTRANCE DOOR OF ANY DWELLING UNIT TO AN EXIT DOES NOT EXCEED 35'-0" (NFPA 101 - 31.2.4.3), 60 MIN. SELF-CLOSING DOORS, 60 MIN. WALL ENCLOSURE RATING. HORIZONTAL AND VERT. SEPERATION OF 30. MIN BTW UNITS. NO MORE THAN 3-STORIES (NFPA 31.2.4.3) COORIDORS SERVING THE EXIT RATED FOR 20 MIN.
-TRAVEL DISTANCE TO EXITS WITHIN APARTMENT | 75'-0"
-EMERGENCY LIGHTING | NOT REQUIRED FOR LESS THAN 4-UNITS EXCEPT IN MEANS OF EGRESS
-BOILER ROOM | 1-HOUR SEPERATION OR SPRINKLERS
-FINISHES | CLASS A OR B FOR STAIR WAYS
-FIRE NOTIFICATION SYSTEM | NOT REQ. FOR FEWER THAN 4-UNITS

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

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NEW CONSTRUCTION
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No.	Description	Date
1	Revision 1	Date 1

Title Sheet

Project number	15-16
Date	06.23.15
Drawn by	TJR
Checked by	TJR

T-1

Scale As indicated

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