



FLOOR PLAN-BASEMENT

GENERAL CONSTRUCTION NOTES:

(THE FOLLOWING NOTES ARE FOR INFORMATIONAL USE ONLY. THEY SHOULD NOT BE INTERPRETED AS CODE OR VIEWED AS THE COMPLETE CODE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE TOWN ADOPTED CODE BEFORE ANY CONSTRUCTION BEGINS.)

1. ALL FASTENED CONNECTIONS SHALL COMPLY WITH THE CODE FASTENER SCHEDULE.
2. ALL STAIRS SHALL COMPLY WITH THE TOWN ADOPTED STAIR CODE.  
OPEN SIDES OF STAIRS WITH TOTAL RISE OF MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" ABOVE SURFACE OF TREAD OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4".
3. ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) FIRE-RATED DOORS, AND CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. SPACE TO ALL COMBUSTIBLE MATERIALS.
4. ALL CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. SPACE TO ALL COMBUSTIBLE MATERIALS.
5. THIS RESIDENCE SHALL BE HEATED WITH AN OIL FIRED, FORCED HOT WATER SYSTEM.
6. ONE SMOKE DETECTOR SHALL BE INSTALLED IN ALL COMMON AREAS & ONE IN EACH BEDROOM, INTER-CONNECTED AND HARD WIRED WITH A BATTERY BACK-UP.
7. PORCHES, BALCONIES RAISED FLOOR SURFACES MORE THAN 30" ABOVE FLOOR OR GRADE, SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4".
8. TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING CONDITIONS.  
-GLAZING IN BATHROOMS WHERE IT IS LOWER THAN 60" FROM ANY VERTICAL SURFACE  
-GLAZING LESS THAN 60" ABOVE ANY SURFACE ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN CLOSED POSITION.  
-GLAZING BOTTOM LESS THAN 18" ABOVE THE FLOOR  
-GLAZING ENCLOSING STAIRWAY LANDINGS OR WITHIN 60" OF TOP & BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
9. ALL EGRESS REQUIRED WINDOWS SHALL MEET NET OPENING REQUIREMENTS OF 5.0 SQ. FT. (GRADE FLOOR) AND 5.7 SQ. FT. (SECOND FLOOR) WITH A MINIMUM OPENING HEIGHT OF 24" AND A MIN. WIDTH OF 20" WITH MAX. SILL HEIGHT OF 44"
10. ALL STAIRWAY WALLS SHALL BE CONSTRUCTED WITH (1) HOUR FIRE-RATED WALLS WITH (1) LAYER OF 5/8" TOUGHROCK FIREGUARD GYPSUM BD. BY GEORGIA-PACIFIC OR EQUIV. OVER 2"x4" STUDS @ 16" OC. ATTACHED WITH 1 7/8" 6d COATED NAILS @ 7"OC. STAGGER JOINTS.

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3-Unit Renovation	
133 Morning Street, Portland, Maine	
FLOOR PLAN-BSMNT.	
DRAWN: J MORIN	A4
SCALE: 1/4"=1'-0"	
DATE:	
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