

41 MONTREAL STREET, PORTLAND, MAINE

MAY 18, 2012

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ARCHITECTURE

BILD ARCHITECTURE

PO BOX 8235

PORTLAND, ME 04101

207.408.0168

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June 1, 2012

DRAWING LIST

A1.0 TITLE SHEET AND CODE

A1.1 EXISTING CONDITIONS

A1.2 PLANS

A1.3 ELEVATIONS

A1.4 SECTIONS & DETAILS

AREA SUMMARY

EXISTING HOUSE (HATCHED IN PLANS) 1,114 SQUARE FEET

FIRST FLOOR 814 SF

SECOND FLOOR 300 SF

PROPOSED SECOND FLOOR ADDITION 238 SQUARE FEET

TOTAL AREA 1,402 SQUARE FEET

GOVERNING CODE

ALL ELEMENTS OF THIS PROJECT SHALL COMPLY WITH:

- IRC2009

- ALL APPLICABLE CODES IN MUPEG, THE MAINE STATE BUILDING CODE

CODE REVIEW CHECKLIST

Footing Dimensions/Depth (Table R403.1 & R403.1.1), (Section R403.1 & R403.1.4.1)	N/A (EXISTING)
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	N/A (EXISTING)
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A (EXISTING)
Anchor Bolts/Straps, Spacing (Section R403.1.6)	N/A (EXISTING)
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	N/A (NONE)
Built-Up Wood Center Girder Dimension/Type	N/A (NONE)
Sill/Band Joist Type & Dimensions	BAND (2ND): 2X12, NO. 2 GRADE, ANY SPECIES
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A (EXISTING)
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	ANY SPECIES NO. 2 GRADE, 2X12 @ 16" O.C.
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R502.4(1) & R502.4(2))	ANY SPECIES NO. 2 GRADE, 2X4 @ 16" O.C.
Pitch, Span, Spacing& Dimension (Table R502.5.1(1) - R 502.5.1(3)) Roof Rafter; Framing & Connections (Section R502.3 & R502.3.1)	ANY SPECIES NO. 2 GRADE, 2X6 @ 16" O.C. W/ RIDGE BEAM
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" CDX PLYWOOD
Fastener Schedule (Table R602.3(1) & (2))	NOTED ON SECTION

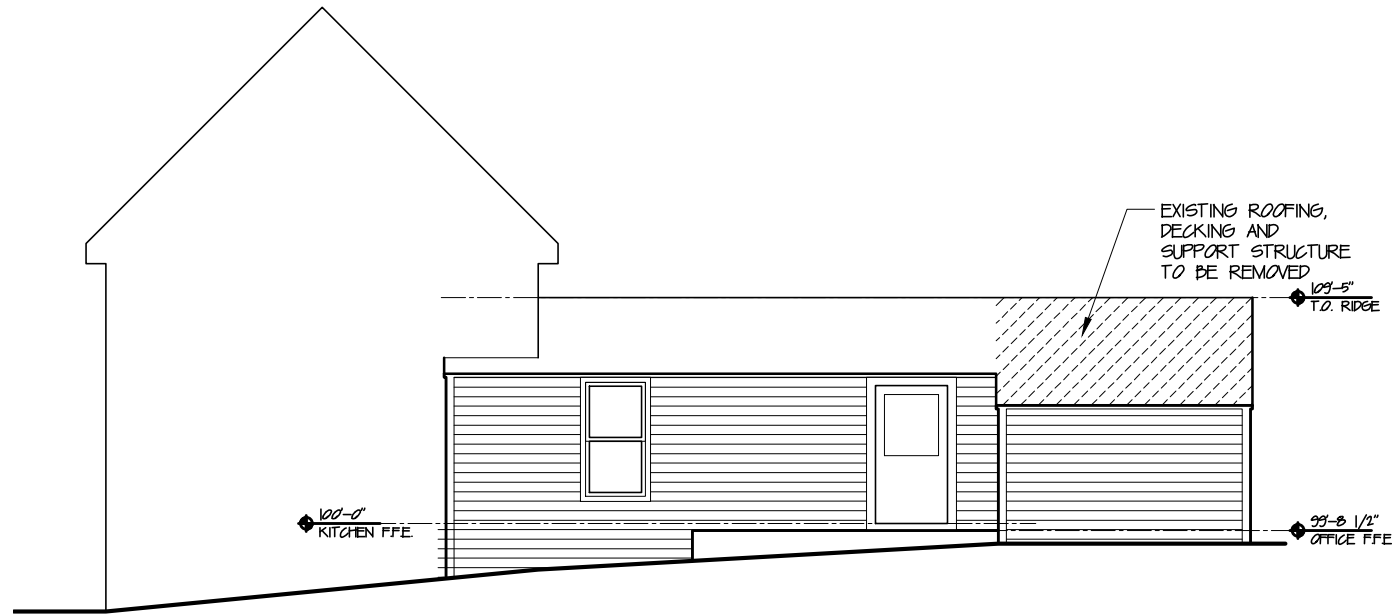
Private Garage (Section R309) Living Space? (Above or beside) Fire Separation (Section R309.2) Opening Protection (Section R309.1)	N/A (NO GARAGE)
Emergency Escape and Rescue Openings (Section R310)	SEE WINDOW SCHEDULE
Roof Covering (Chapter 9)	ASPHALT SHINGLES
Safety Glazing (Section R308)	N/A (NO PROPOSED WINDOWS MEET SAFETY GLAZING REQUIREMENTS)
Attic Access (Section R307)	N/A (NONE)
Chimney Clearances/Fire Blocking (Chap. 10)	N/A (NONE)
Header Schedule [Table 502.5(1) & (2)] Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	SEE SECTION SEE BUILDING SECTION & WINDOW SCHEDULE
Ventilation of Space per ASRAE 62.2, 2007	N/A (ADDITION WILL HAVE CONTINUOUS AIRFLOW WITH EXISTING HOUSE)
Type of Heating System	HOT WATER TERMINALS AS CONNECTED TO EXISTING BOILER
Means of Egress (Sec R311 & R312) Basement Number of Stairways (INTERIOR AND EXTERIOR) Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	N/A (NONE) 1 INTERIOR (SEE A1.2) SPIRAL (SEE A1.2) 26" (SEE A1.2) 7'-7" (SEE A1.2) PREFAB TO IRC312
Carbon Monoxide Alarms (R315) Smoke Detectors (Section R314) Location and Type/Interconnected	SEE PLAN SEE PLAN
Dwelling Unit Separation (Section R317) and IRC - 2003 (Section 1207)	N/A (SINGLE FAMILY)
Deck Construction (Section R502.2.1)	N/A (NONE)

41 Montreal Street

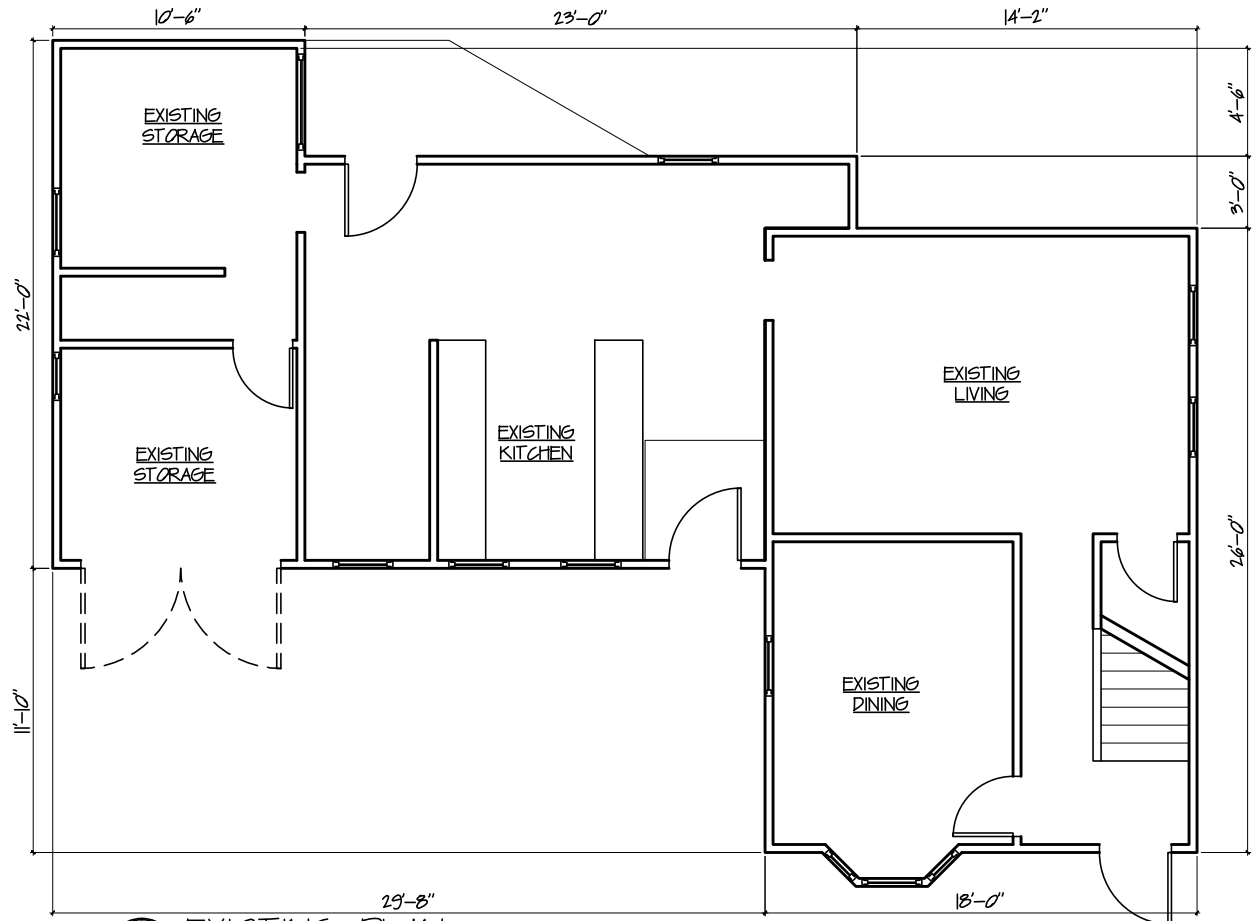
Portland, Maine

#	DATE	DESCRIPTION
REVISIONS		
DATE ISSUED: 06/01/2012		
PROJECT NUMBER: 12071		
DRAWING SCALE:		
SHEET NAME		
TITLE SHEET & CODE		
DRAWN BY		A1.0
EAC		
CHECKED BY		
EAC		

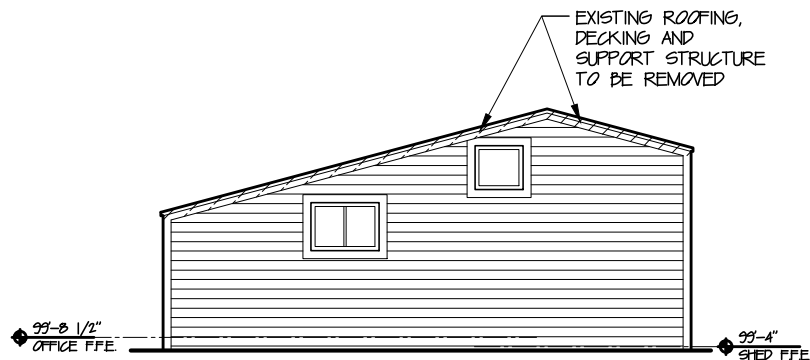
IF THIS SHEET IS NOT 11 X 17 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



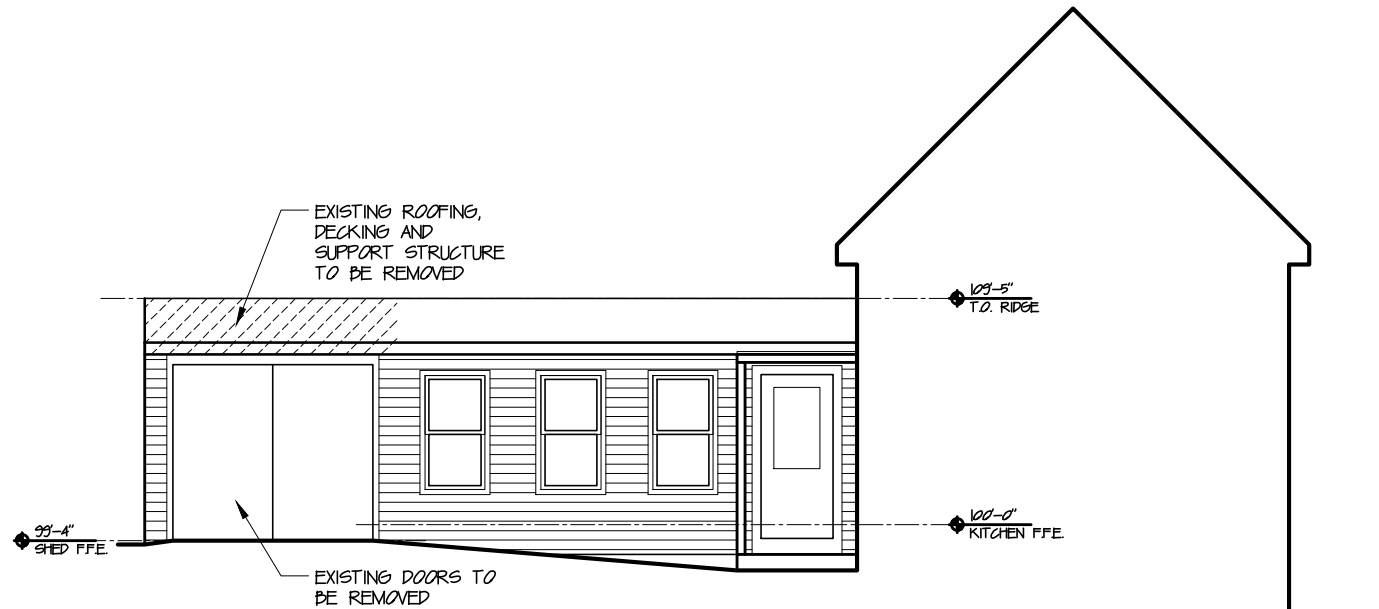
21 EXISTING NORTH ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"



II EXISTING PLAN
0 4'-0" SCALE: 1/8" = 1'-0"



20 EXISTING WEST ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"



10 EXISTING SOUTH ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

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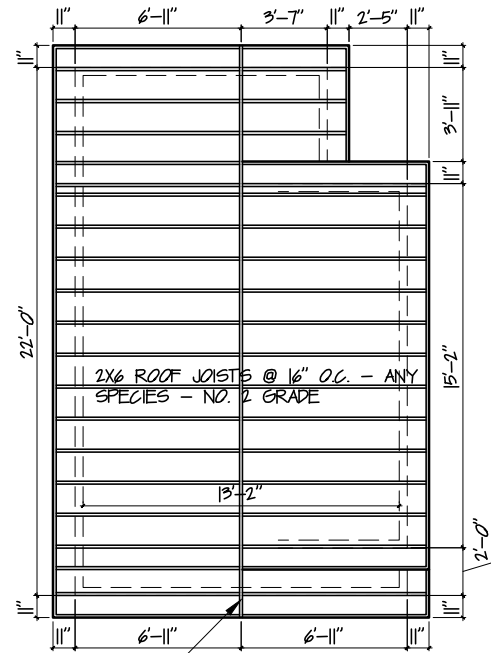
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#	DATE	DESCRIPTION
REVISIONS		
DATE ISSUED: 06/01/202		
PROJECT NUMBER: 1207		
DRAWING SCALE:		

SHEET NAME	
EXISTING CONDITIONS	
DRAWN BY	A1.1
EAC	
CHECKED BY	
EAC	

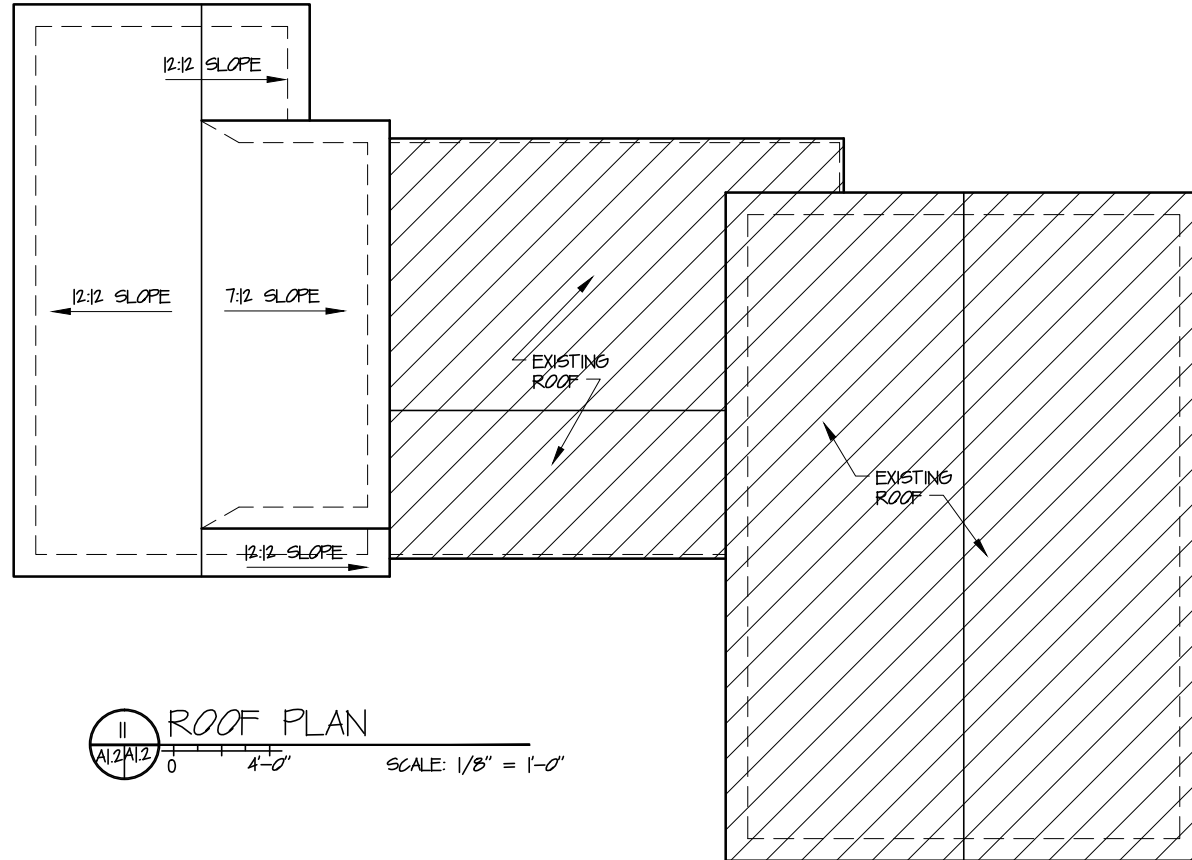
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RIDGE BEAM W/ SIZE BY
LUMBER SUPPLIER USING
IRC2009 (BEARING LOADS
MUST BE CONTINUOUS TO
EXISTING FOUNDATION)

21 ROOF FRAMING PLAN

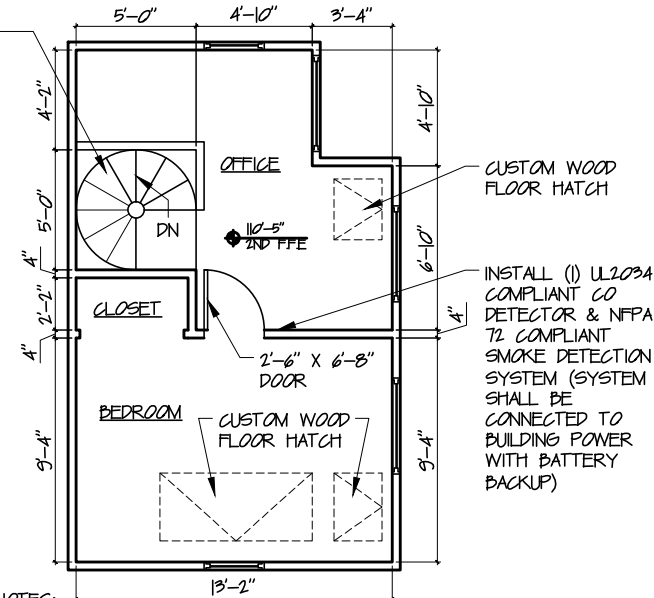
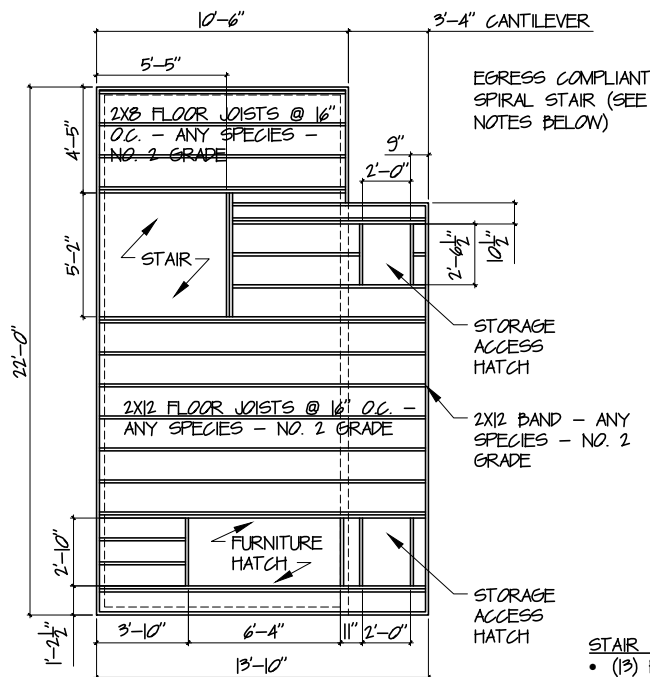
0 4'-0" SCALE: 1/8" = 1'-0"



ROOF PLAN



SCALE: $\frac{1}{8}" = 1'-0"$

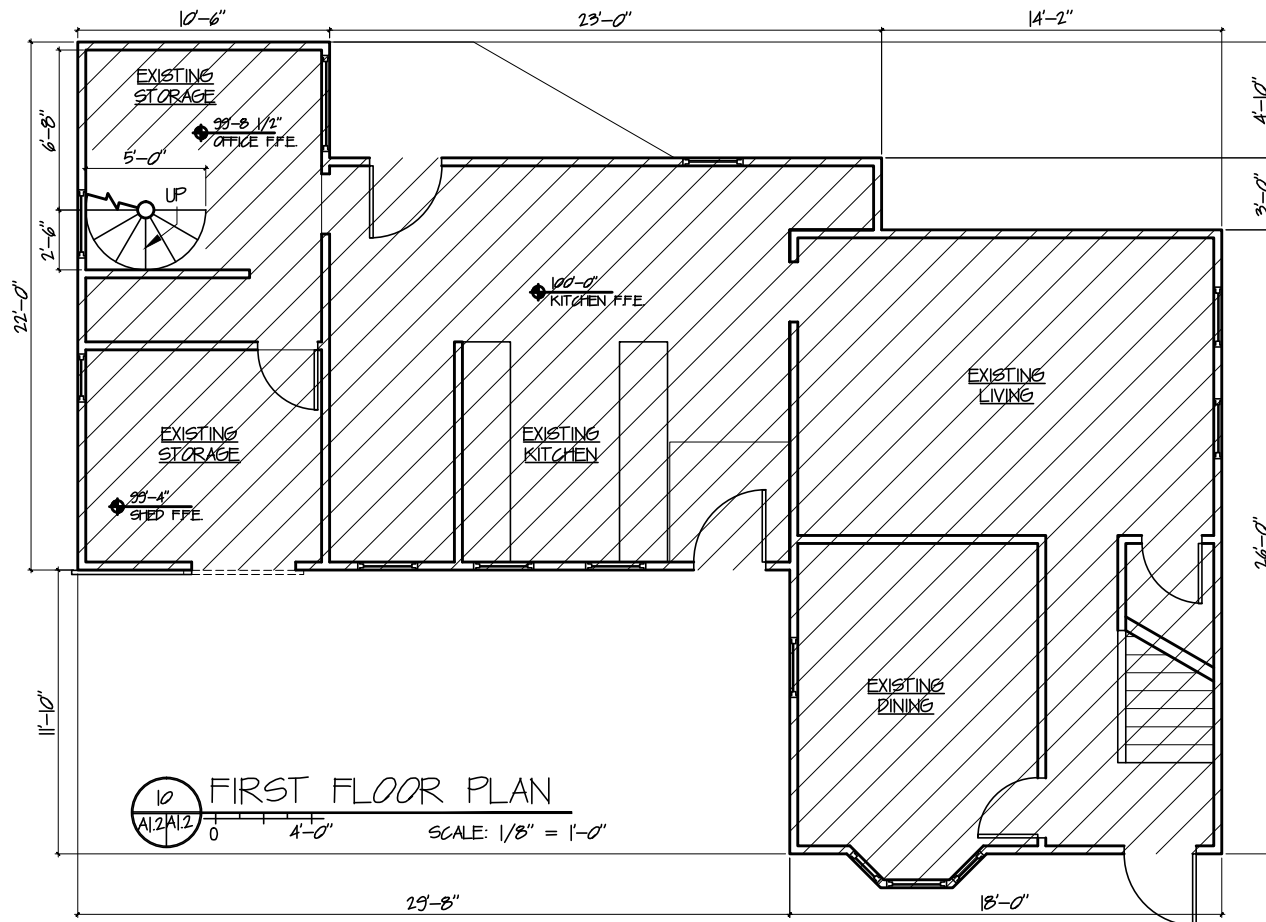


STAIR NOTES:

- (13) RISERS AT 30 DEGREES = 360 DEGREES
- (11) RISER FROM LANDING TO SECOND FLOOR
- (14) TOTAL RISERS @ 9 1/8" = 10'-8 1/2" FLOOR TO FLOOR
- STAIR WIDTH: 26"
- TREAD DEPTH AT 12" FROM NARROW EDGE: 8 1/4"
- MIN HEAD ROOM: 7'-7"
- PREFABRICATED STAIR TO FOLLOW IRC312

30 SECOND FLOOR FRAMING PLAN

0 4'-0" SCALE: 1/8" = 1'-0"



10 FIRST FLOOR PLAN

0 4'-0"

SCALE: 1/8" = 1'-0"

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#	DATE	DESCRIPTION
REVISIONS		
DATE ISSUED:	06/01/2012	
PROJECT NUMBER:	1007	
DRAWING SCALE:		
SHEET NAME		

PLANS

DRAWN BY

FAC

EAC

A1.2

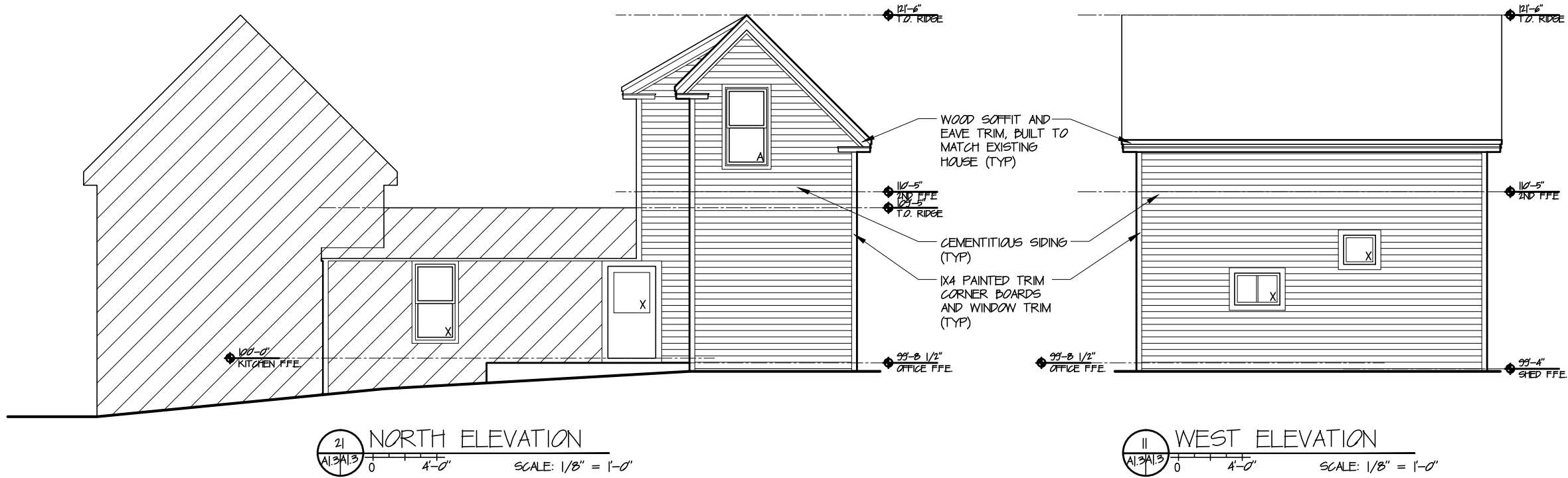
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#	DATE	DESCRIPTION
REVISIONS		
DATE ISSUED: 06/01/2012		
PROJECT NUMBER: 12007		
DRAWING SCALE:		
SHEET NAME		

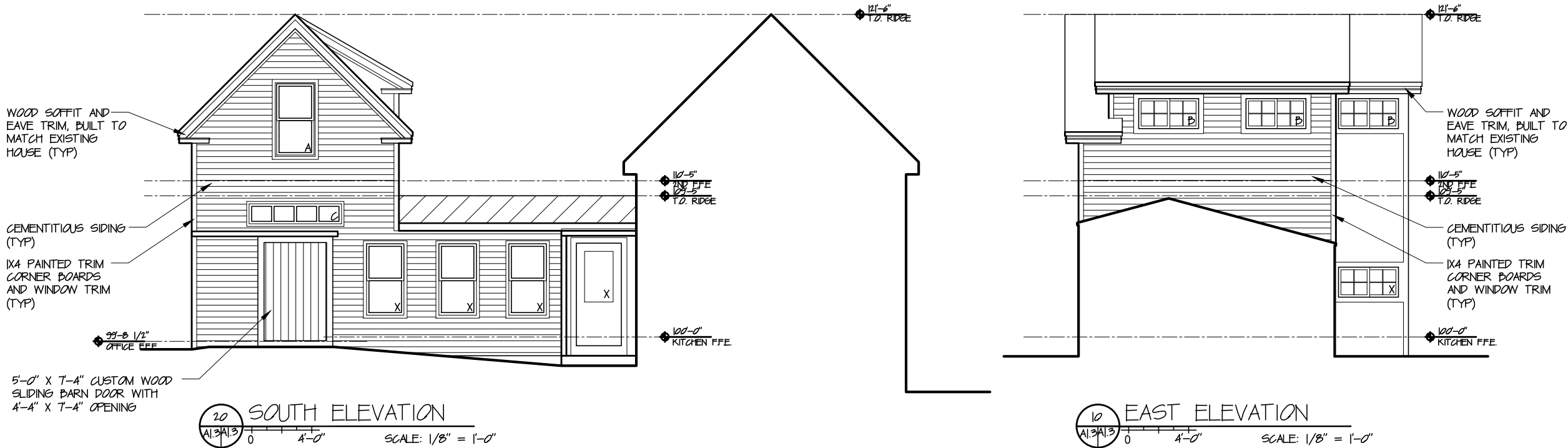
ELEVATIONS

DRAWN BY	A1.3
EAC	
CHECKED BY	
EAC	



WINDOW SCHEDULE				
TYPE	SIZE (ROUGH OPENING)	MATERIAL	OPERATION	NOTES
A	2'-8" X 4'-11"	BY OWNER	DOUBLE HUNG	EGRESS WINDOW (SEE BELOW)
P	4'-0" X 2'-0"	BY OWNER	SLIDER	-
C	6'-2" X 1'-4"	BY OWNER	FIXED/AWNING	-

- EGRESS WINDOW: MIN AREA 5.75SQFT, MIN HEIGHT 24", MIN WIDTH 20"
- ALL WINDOWS WITH THRESHOLDS BELOW 24" REQUIRE AN OPENING LIMITER DEVICE THAT LIMITS WINDOW OPENING TO UNDER 4"
- WINDOWS TO HAVE A U-FACTOR OF 0.35



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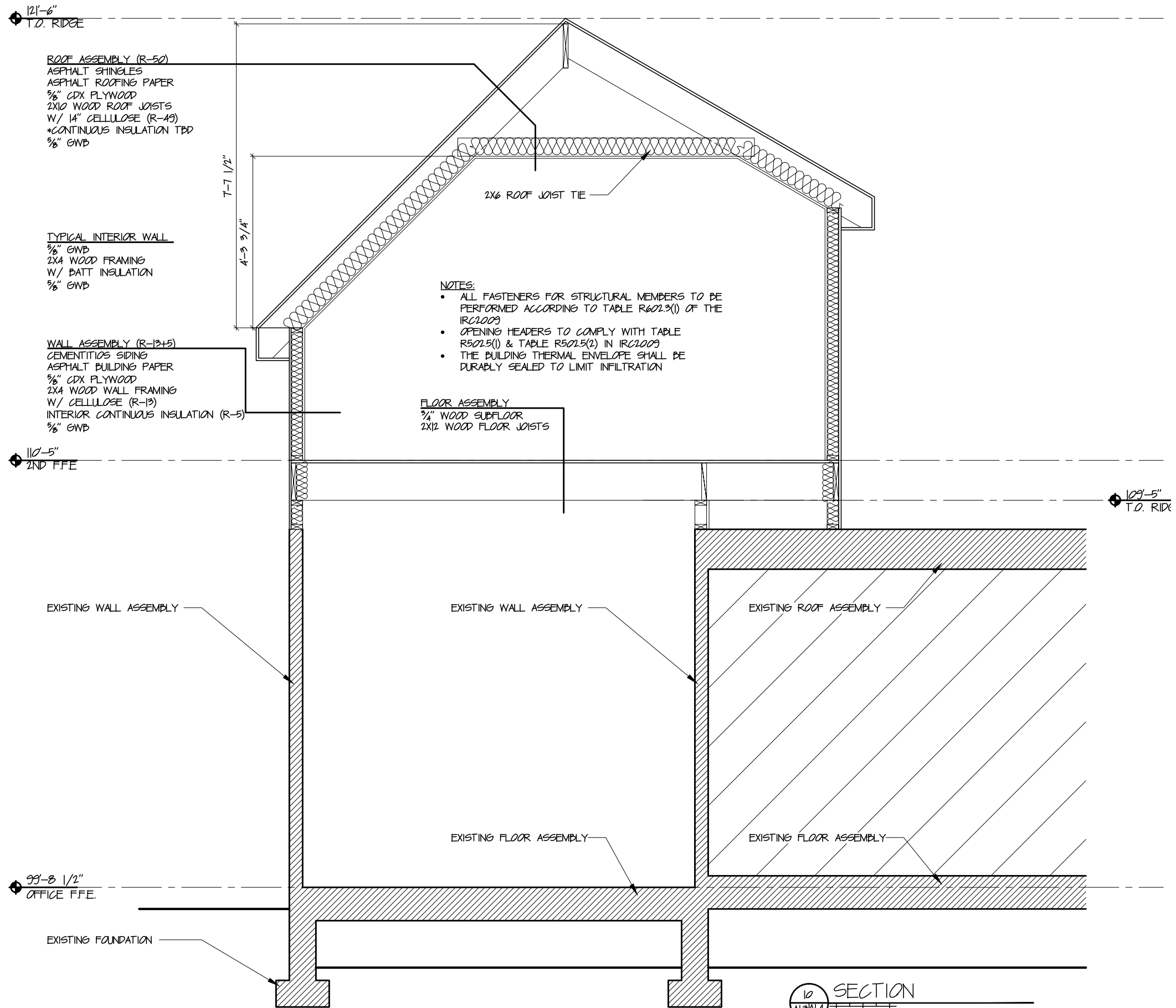


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#	DATE	DESCRIPTION
REVISIONS		

DATE ISSUED: 06/01/10

PROJECT NUMBER: 1007

DRAWING SCALE:

SHEET NAME
SECTIONS & DETAILS

DRAWN BY
EAC
CHECKED BY
EAC

A1.4