/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/Grisanti Munjoy St/1 DESIGN/DRAWINGS/5 CD/ARCHICAD/Grisanti CD NEW EXIT STAIR OPTION 2.4.27.17.pln

Stair Addition: Typical Window/ Door trim:
2x2 Jamb and Head trim on edge. (1 1/2" visible)
2x6 Mahogany sill w/ sloped top and drip.
Prime and 2- top coats paint. typ. at all trim

Stair Addition: Typical Corner trim:
5/4 x 3 Smooth Fiber Cement Trim by Hardi- Board or Equal. Finish: 1-Factory Primed and 1- Factory Finish Coat. Provide Second Finish Coat in Field

PROVIDE WINDOW SILL PAN FLASHING W/ EPDM FLASHING AND COUNTER FLASHING AS RECOMMENDED BY ROOFING MANUF. FOR LOW CONDITION OF WINDOW SILL IN RELATION TO NEW ROOF SYSTEM. TYP. AT STAIR ADDITION DOOR/ WINDOWS

Non-Rated Wall Above Second Floor
Rated Stair Enclosure stops at Stair run and Landing From Third Floor to Roof due to stair being Open to Third Floor Apartment

Typical Exterior Opening Trim:
Windows and Doors: 5/4 x 4 @ all Head and Jamb Trim. Butt Jamb Trim into head trim. Extend head trim to outside face of Jamb trim. Provide Waterproofing Membrane or Tape at Perimeter of all Openings as Recommended by Window Manuf.. Provide Cont. Metal Z-Flashing @ Heads (Color to Match Trim Color as Close as Possible). Sill shall be 2x6 Mahogany w/ sloped top and Curf for drip. Extend sill to Outside face of each Jamb Trim

Existing Wall Construction:
Remove all existing vinyl and wood siding, trim, etc. down to existing wood sheathing. typ. for entire building. provide Tyvek air barrier w/ taped seams
Smooth Hardieplank Fiber Cement Lap Siding. 5" Exposure. Install as recommended by Manuf. Color: TBD.
1x3 P.T. Vert. Strapping @ 16" o.c. w/ Cor-A-Vent Screening Material at Top and Bottom for Rain Screen Affect.
Provide 1x Blocking at Perimeter of all openings for trim install. Cut and Install to vent around Windows and Door
Tyvek Air/ Moisture Barrier
Existing Sheathing to Remain
Existing 2 x Wall Studs @ 16" o.c. to Remain
5.5" Spray-in Dense-Pack insul. (R-20 Min.)
1/2" GWB. Prime and 2- top coats Paint

Entry Addition: Typical Roof Construction:
60 mil Fully Adhered EPDM Membrane w/ 1 1/2" (max. ht.) metal drip at perimeter. Black Mtl. Drip Color to Match Storefront System As Close as Possible.

Cover Board as Recommended by Roofing Manufacturer

5/8" Advantech Sheathing

Wood Roof Rafters. See Structural Framing Plans for Type, Size and Spacing

7 1/4" Spray-in Closed Cell Foam. R-49 Minimum

1x Wood Strapping @ 16" o.c.

1/2" GWB. Prime and two-top coats @ Interior Ceiling or 1x6 T & G EWC No. 2 or Better. Natural Finish

Eave/ Rake- Cont. 2 x blocking at Roof w/ 1x3 Trim. Finish to match siding

1-Hour Rated Wall Assembly (UL Design U305) w/ 1 Hour Ground Floor Openings and 3/4 Hour Second Floor Openings:

Smooth Hardieplank Fiber Cement Lap Siding w/ 5" exposure. Install as recommended by Manuf. Color: TBD.

1x3 P.T. Vert. Strapping @ 16" o.c. w/ Cor-A-Vent Screening Material at Top and Bottom for Rain Screen Affect. Cut and Install to vent around Windows and Door

Tyvek Air/ Moisture Barrier

5/8" Fire Rated Dense Glass Sheathing

2 x 6 Wall Studs @ 16" o.c.

5.5" Spray-in Dense-Pack insul. (R-20 Min.)

5/8" Type 'X' GWB. Prime and 2- top coats Paint

Provide Waterproofing Membrane or Tape at Perimeter of all Openings as Recommended by Window Manuf.. Provide Cont. Sill shall be 2x6 Mahogany w/ sloped top and Curf for drip. Extend sill to Outside face of each Jamb Trim and miter at outside corner. Typ. at South and East Side of Entry Hall under storefront windows and entry doors

SCRAPE, PRIME AND 2-TOP COATS PAINT AT EXISTING EXPOSED CONC. BLOCK WALL

2" R-13 Min. White Faced Thermal Rigid Insulation with Closed Cell Polyurethane Insul. at connections. Provide coating of Intumescent Paint where exposed to basement. Typ. at all exterior foundation walls from Existing Concrete Slab to Wood Floor Structure. Provide 3"- R-20 min. Closed Cell Polyurethane Insul. at each Rim/ Band joist pocket

Stair Addition: Typical Roof/ Eave/ Rake Construction:
60 mil Fully Adhered EPDM Membrane w/ 1 1/2" (max. ht.) metal drip at perimeter. Mtl. Drip Color to Match Window Color As Close as Possible.

Cover Board as Recommended by Roofing Manufacturer

5/8" Advantech Sheathing

2 x 8 Wood Roof Rafters @ 16" o.c. See Structural Framing Plans.

7 1/4" Spray-in Closed Cell Foam. R-49 Minimum

1x Wood Strapping @ 16" o.c.

1/2" GWB. Prime and two-top coats

Eave/ Rake- Cont. 2 x blocking at Roof w/ 1x3 Trim. Finish to match siding

Elevator Clearance @ Top of Shaft:
Two Hour Shaft Walls Shall Continue up to Underside of existing roof structure (Remove Existing Ceiling within Elevator Shaft). Provide Horiz. Membrane Construction by USG or Equal as per Report Number AER-09038: 1" Gypsum Liner Panel, 2 1/2" C-H Stud @ 24" o.c. 2-1/2" Fire Code C core Gypsum Panels and Perimeter J-Runner.

Stair Addition Wall Construction:
Smooth Hardie Panel Fiber Cement Lap Siding. Install as recommended by Manuf. Color: TBD.
1x3 P.T. Vert. Strapping @ 16" o.c. w/ Cor-A-Vent Screening Material at Top and Bottom for Rain Screen Affect. Cut and Install to vent around Windows and Door
Tyvek Air/ Moisture Barrier
1/2" Plywood Sheathing
2 x 6 Wall Studs @ 16" o.c.
5.5" Spray-in Dense-Pack insul. (R-20 Min.)
1/2" GWB. Prime and 2- top coats Paint

2-Hour Stair and Landing Construction:
Provide 2-hour Horizontal Membrane Construction by USG or Equal as per Report Number AER-09038: 1" Gypsum Liner Panel, 2 1/2" C-H Stud @ 24" o.c. 2-1/2" Fire Code C core Gypsum Panels and Perimeter J-Runner. Prime and 2-Top Coats Paint.

Typical One-Hour Floor Construction UL Des L514:
Existing / New Wood Floor. ReFinish/ Provide a Rubio Monocoat Finish. Existing Wood Subfloor to Remain

Existing Wood Floor Joists to Remain. For New/ Replacement of exist. rafters see Structural Framing Plans for Type, Size and Spacing

5 1/2" Roxul Sound Insul. Install Tight to Underside of Subfloor. ALTERNATE #1: Replace Roxul Sound Insul. w/ 3 1/2 or 5 1/2" Dense Pack Cellulose

7/8" Resilient Channels @ 24" o.c.

5/8" type 'X' GWB. Provide Fire Sealant and solid blocking within wall at Perimeter of all Ceiling to Wall Intersections

Existing Roof Construction:
Existing Roofing System shall remain. Provide New Flashing as req'd by New Stair Addition and New Penetrations

Provide patching of Existing Roof system at Chimney to be removed

Existing Sheathing Shall Remain

Existing Wood Roof Rafters Shall Remain. For New/ Replacement of exist. rafters see Structural Framing Plans for Type, Size and Spacing

7" Spray-in Closed Cell Polyurethane Insulation with 2" coverage on all roof Framing Members. R-49 Minimum.

7/8" Resilient Channels @ 24" o.c.

5/8" GWB. Prime and two-top coats

STAIR CONSTRUCTION:
Hardwood Tread and Risers w/ a Rubio Monocoat Finish
2x12 Stringers. Typ. of 4 Per Run
1 x 3 Wood Strapping @ 16" o.c.
1/2" GWB. Prime and 2- top Coats Paint

ELEVATOR SPEC:
Savaria, Ecipse Model 40x54 1R Capacity= 750 lB., Cab Panel Selection= Maple Hardwood panels, Ceiling Selection= Match Walls, Cab Flooring= Tile, N.I.C., Finished Floor Thickness= TBD, Cab Height= 96', Fixtures Finish- including cab operating panel, hall call stations and handrail= Stainless Steel, Gate Type= Automatic Slim Doors w/ Stainless Steel finish inside and outside.

LANDING CONSTRUCTION:
Hardwood T & G Flooring w/ a Rubio Monocoat Finish
3/4" Plywood Subfloor
2x12's @ 16" o.c. w/ Double at Stringer Attachment
Wood Strapping
5/8" Type 'X' GWB. Prime and Paint

Basement Ceiling System:
1x3 wood strapping @ 16" o.c.
1/2" GWB
Prime and 2-top coats Paint

TYPICAL INTERIOR TRIM:
DOORS: 5/4 X 4 WOOD JAMB AND HEAD TRIM. EXTEND HEAD TRIM OVER JAMB TRIM AND FLUSH W/ OUTSIDE FACE OF JAMB TRIM. PRIME AND 2- TOP COATS PAINT.

WINDOWS: 1 X 4 WOOD JAMB AND HEAD TRIM. EXTEND HEAD TRIM OVER JAMB TRIM AND FLUSH W/ OUTSIDE FACE OF JAMB TRIM. PROVIDE 5/4 WOOD SILL. EXTEND OUTISIDE FACE FLUSH W/ OUTSIDE FACE OF JAMB TRIM. PROVIDE 1 X 3 WOOD APRON. PRIME AND 2- TOP COATS PAINT.

NOTE: ALL TRIM SHALL BE WHOLE PIECES W/ NO FINGER-JOINTS.

1 PROPOSED LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Reviewed for Code Compliance
Inspection Division
Department of Building Safety
Date: 01/25/18

CALEB JOHNSON ARCHITECTS + BUILDER
265 MAIN STREET, SUITE 201 BIDDEFORD, ME 0400.
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STUDIO MANAGER:
PROJECT ARCHITECT:

CHANGES THIS ISSUE:

ID	DESCRIPTION

CHANGE NUMBER / SHEET NUMBER

DESCRIPTION

SUBMISSIONS:

ISSUE	DATE

CONSULTANTS:
#STRUCTURAL ENGINEER: #STRUCTURAL INTEGRITY CONSULTING ENGINEERS, INC
#STONE MASONRY: #ZOLA WORKS, PORTLAND, ME 04101
#AARON JONES

DRAFTSPERSON: Michael Chestnutt
DATE OF ISSUE: 1/25/2018
PROJECT STATUS: PRELIMINARY DESIGN

GRISANTI - MUNJOY ST
SUSAN GRISANTI
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LICENSED ARCHITECT CALEB M. JOHNSON NO. 2919 STATE OF MAINE

BUILDING SECTION
A-3.1

PERMIT SET