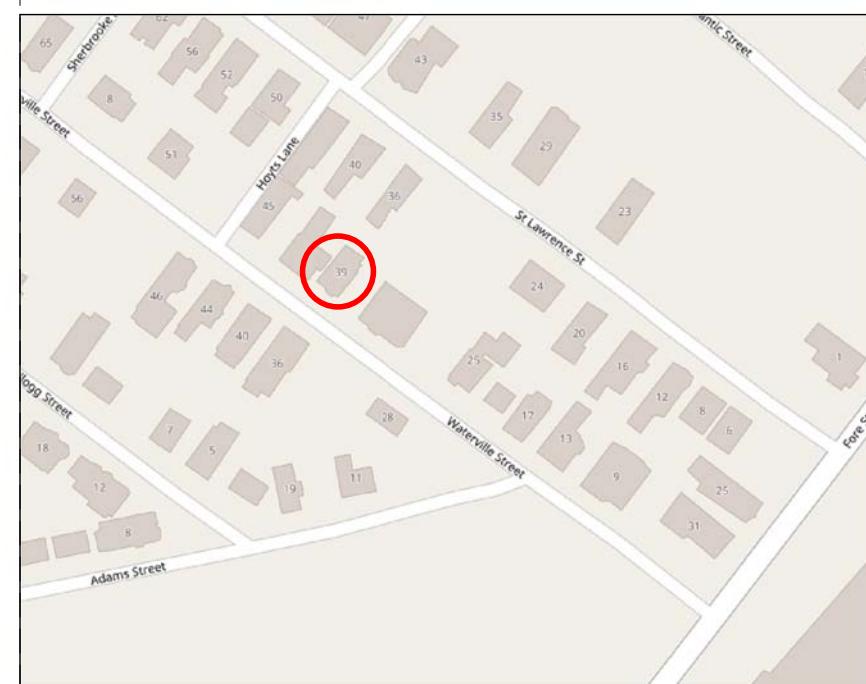


# CASALE RESIDENCE

39 WATERVILLE STREET  
PORTLAND, MAINE

## DATE OF ISSUE

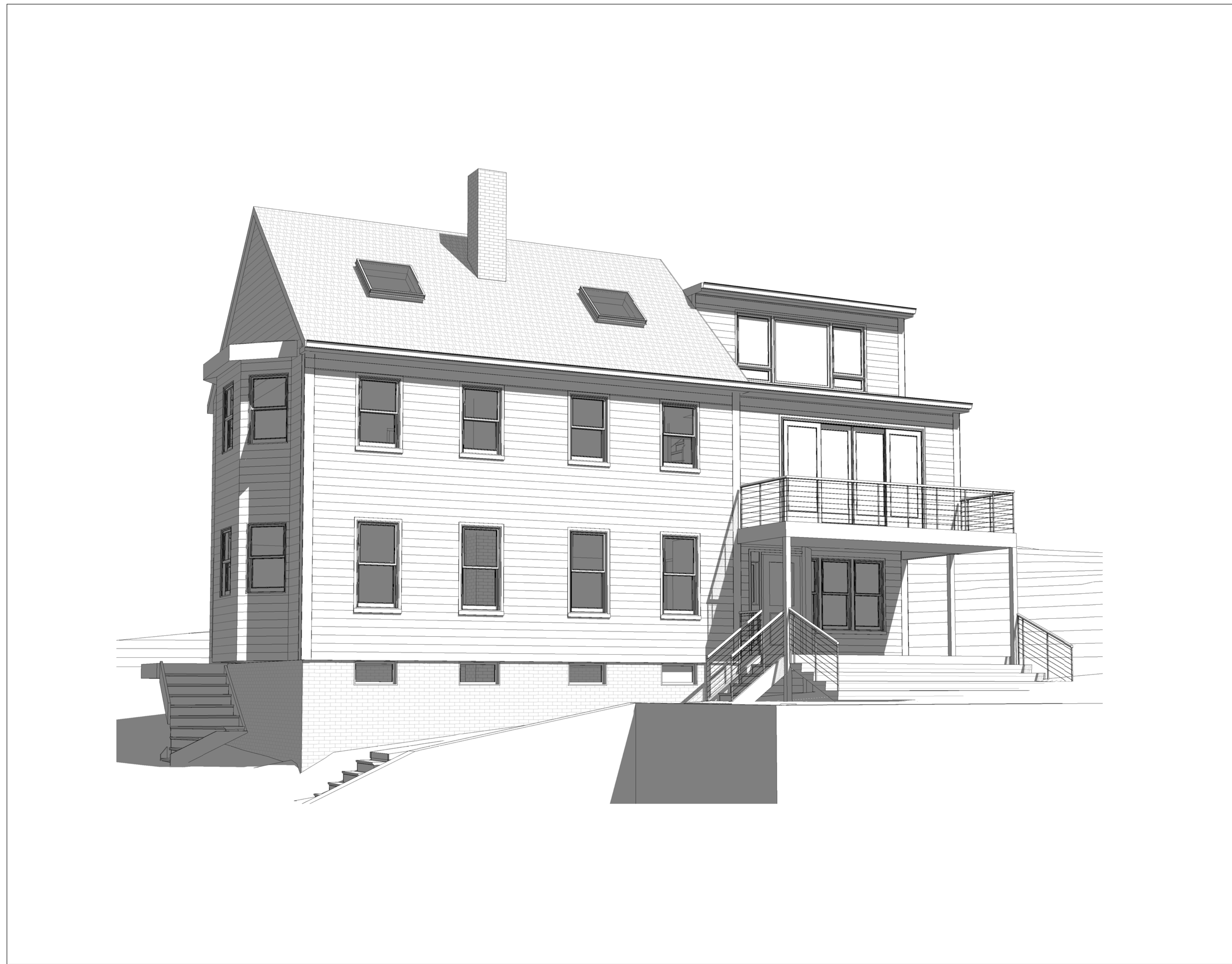
SUBMISSION - DATE



LOCATION MAP NOT TO SCALE

## SIGNATURES

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ARCHITECT: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MAINE HOUSING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION LENDER: \_\_\_\_\_ DATE: \_\_\_\_\_



## DRAWING LIST

CIVIL	PLAN OF LAND
C1	
STRUCTURAL	GENERAL NOTES, ETC.
S1.0	
S1.1	FOUNDATION PLAN
S1.2	1ST AND 2ND FLOOR FRAMING PLANS
S1.3	3RD FLOOR AND ROOF FRAMING PLANS
S2.1	DETAILS
ARCHITECTURAL DRAWINGS	
A1.00	SITE PLAN
A1.01	BUILDING PLANS
A2.01	BUILDING ELEVATIONS
A8.01	DOOR AND WINDOW SCHEDULE

## CODE REVIEW

**CITY OF PORTLAND MAINE - CODE OF ORDINANCES**

**ZONE: R-6**

**SEC 14-433 (b) 2.**  
BUILDING ADDITION MUST MEET 5' SETBACK AT REAR AND SIDE YARD

**SEC 14-436**  
RESIDENTIAL PRINCIPAL STRUCTURE EXPANSION IS LIMITED TO A FLOOR AREA LESS THAN 80% OF THE FIRST FLOOR FOOTPRINT. SHALL BE CREATED BY RAISING THE EXISTING ROOF CONFIGURATION.

EXPANSION: 220 SF  
FIRST FLOOR: 1090 SF  
EXPANSION = 20% OF FIRST FLOOR FOOTPRINT

**LOT COVERAGE**  
1,468 SF COVERAGE / 2,900 LOT = 51% (<60% REQ'D)

**LANDSCAPED OPEN SPACE**  
856 SF OPEN SPACE / 2,900 LOT = 30% (>20% REQ'D)

**IRC 2009**

**R102.7.1**  
ADDITIONS, ALTERATIONS OR REPAIRS TO ANY STRUCTURE SHALL CONFORM TO THE REQUIREMENTS FOR A NEW STRUCTURE WITHOUT REQUIRING THE EXISTING STRUCTURE TO COMPLY WITH ALL OF THE REQUIREMENTS OF THIS CODE, UNLESS OTHERWISE STATED.

**R310.1**  
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM.

**R310.1.1**  
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F.

**R310.1.2**  
THE MINIMUM NET CLEAR OPENING HEIGHT OF EGRESS WINDOWS SHALL BE 24 INCHES

**R310.1.3**  
THE MINIMUM NET CLEAR OPENING WIDTH OF EGRESS WINDOWS SHALL BE 20 INCHES

**R312.2**  
GUARDS SHALL BE NOT LESS THAN 36 INCHES.

**R312.2 EXCEPTION 2**  
TOP OF GUARD MAY ALSO SERVE AS HANDRAIL ON OPEN SIDES OF STAIRS. TOP OF GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

**Client:**  
Mary Casale  
39 Waterville Street  
Portland, ME  
04101  
207.210.7810

**Architect:**  
Archetype Architects  
48 Union Wharf  
Portland, ME  
04101  
207.772.6022

**Structural Engineer:**  
Structural Integrity  
77 Oak Street  
Portland, ME  
04101  
207.774.4614

**Electrical Engineer:**  
-

**Mechanical Engineer:**  
-

**Civil Engineer:**  
-

**Surveyor:**  
-

**Geotechnical Engineer:**  
-

**Landscape Architect:**  
-