FLOOR PLAN–PROPOSED THIRD FLOOR

WINDOW DESCRIPTION:

TW3046–3 WITH 1'–6" HIGH X MATCHING WIDTH AWNING BELOW (TOP OF WINDOW AT 7'–3" ABOVE FIN. FLOOR)

OPTIONAL WINDOW–SEE ELEVATION
TW3062–3 WITH REVERSE COTTAGE STYLE SASH (TOP OF WINDOW AT 7'–3" ABOVE FIN. FLOOR)

| LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
| | NEW WALL |
| | NEW WALL/EXISTING WALL W/INFILL |
| | EXISTING WALL |
| | THIN LINEWEIGHT DENOTES EXISTING CONDITIONS |
| | HEAVY LINEWEIGHT DENOTES NEW CONDITIONS |
| | DEMOLISHED STRUCTURE |
| (E) | (E) DENOTES EXISTING DIMENSIONS |

NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
2. ALL INSTALLATION OF MATERIALS AND ITEMS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

INTERIOR GUARDRAIL DETAIL
SCALE: 1/2"=1'–0"

OPTIONAL–INTERIOR GUARDRAIL DETAIL
SCALE: 1/2"=1'–0"

TYPICAL INTERIOR HANDRAIL DETAIL
SCALE: 3/4"=1'–0"

CONSTRUCTION STANDARD NOTES:

(THE FOLLOWING NOTES ARE FOR INFORMATION USE ONLY. THEY SHOULD NOT BE INTERPRETED AS CODE OR VIEWED AS THE COMPLETE CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE CITY ADOPTED CODE BEFORE ANY CONSTRUCTION BEGINS AND SHALL FULLY IMPLEMENT THE CODE DURING CONSTRUCTION.

STAIRS

1. ALL STAIR SHALL COMPLY WITH THE CITY ADOPTED STAIR CODE. OPEN SIDES OF STAIRS WITH TOTAL RISE OF MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" NOR MORE THAN 38" ABOVE SURFACE OF TREAD. OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4". GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR ORNAMENTAL PATTERNS THAT RESULT IN A LADDER EFFECT.
2. ALL PORCHES, BALCONIES, & DECKS AND RAISED 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". GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR ORNAMENTAL PATTERNS THAT RESULT IN A LADDER EFFECT.
3. ALL STAIRS SHALL MAINTAIN A MINIMUM OF 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE AND AND MAINTAIN MINIMUM CLEAR WIDTH AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREAD AND LANDINGS. STAIR WIDTH SHALL NOT BE LESS THAN 31.5", WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE ON BOTH SIDES. THE MIN. HEADROOM OF THE STAIRWAY SHALL NOT BE LESS THAN 6'–8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM SURFACE OF LANDING OR PLATFORM.
4. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4" AND MINIMUM SHALL BE 4". THE MINIMUM TREAD DEPTH SHALL BE 10" (MEASURED FROM LEADING EDGE OF TREAD TO LEADING EDGE OF TREAD). A NOSING NOT BE LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE REQUIRED ON TREADS WHERE THE DEPTH IS LESS THAN 11". OPENINGS IN RISERS SHALL NOT EXCEED 4".

SMOKE/CO ALARMS

1. ALL ALARMS SHALL BE A COMBINATION SMOKE AND CO ALARMS AND SHALL BE LISTED IN ACCORDANCE WITH UL 217. THEY SHALL BE INSTALLED IN PROVISION TO THE CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND SMOKE/CO ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE
SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ALSO ONE SHALL BE INSTALLED ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT. IN NEW CONSTRUCTION SMOKE/CO ALARMS SHALL BE CONNECTED TO THE PRIMARY BUILDING POWER
AND HAVE A BATTERY BACKUP.

WINDOWS

1. BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING EXITING DIRECTLY TO THE OUTSIDE. EGRESS WINDOWS SHALL MEET NET OPENING REQUIREMENTS OF 5.0 SQ. FT. (GRADE FLOOR) AND
5.7 SQ. FT. (OTHER FLOORS) WITH A MIN. CLEAR OPENING HEIGHT OF 24", A MIN. CLEAR OPENING WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44".
2. 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 24" 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.
3. FALL PREVENTION CLIPS SHALL BE INSTALLED ON ALL WINDOWsWHERE THE SILL IS LOCATED MORE THAN 72" ABOVE FINISH GRADE
OR SURAFCE BELOW, AND THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" ABOVE FINISH FLOORH

INSULATION & VENTILATION

1. COMPLY WITH MAINE UNIFORM BUILDING AND ENERGY CODE
LOCATION: CUMBERLAND COUNTY, MAINE
HDD: 7,000–8499
MINIMUM INSULATION R–VALUES:
CEILINGS: R–49
WALLS: R–21
FLOORS: R30
BASEMENT WALLS: R–11
SLAB PERIMETER R–VALUE & DEPTH: R–13, 4 FT.
CRAWL SPACE: R–20
2. UNHEATED CRAWL SPACES SHALL HAVE VENTILATION OPENINGS OF A MINIMUM OF 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. AND SHALL BE WITHIN 3'–0" OF EACH CORNER OF THE BUILDING. UNVENTED CRAWL SPACES SHALL HAVE A VAPOR RETARDER WITH 6" OVERLAPPED SEALED SEAMS AND EDGES THAT SHALL EXTEND UP 6" ON THE STEM WALLS WHICH SHALL BE ATTACHED AND SEALED. UNVENTED CRAWL SPACE SHALL HAVE A CONTINUOUSLY OPERATING MECHANICAL EXHAUST SYSTEM OR CONDITIONED AIR SUPPLY PER IBC CODE REQUIREMENTS.

MISCELLANEOUS

1. ATTIC ACCESS SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30" OR MORE. THE ROUGH OPENING SHALL BE NOT LESS THAN 22"X 30" LOCATED IN A READILY ACCESSIBLE LOCATION.

FLOOR PLAN–PROPOSED SECOND FLOOR

FLOOR PLAN–EXISTING SECOND FLOOR

ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES. NONE OF THE EMPLOYEES OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR PROFESSIONAL LAND SURVEYORS. ALL CODES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE REGISTERED PROFESSIONAL, IF NOT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER. ALL NOTING, SPECIFICATIONS AND DIMENSIONS SHALL BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE WORK BEGINS. ALL OMMISIONS SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING AFTER REVIEW. IF PLANS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS, MORIN DRAFTING SHALL BE HELD HARMLESS. IN ALL EVENTS DAMAGES SHALL BE LIMITED TO THE COST OF THE PLANS. MORIN DRAFTING ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS, CHANGES AND/OR REVISIONS TO THE PLANS. ALL PLANS ARE THE PROPERTY OF MORIN DRAFTING.

Reviewed for Code Compliance
Inspection Services
Department of Planning & Development
Date: 03/13/15

FOURNIER RESIDENCE
16 FEDERAL STREET, PORTLAND, MAINE

MORIN DRAFTING GORHAM, ME. 318–1177

THIRD FLOOR RENOVATION
16 FEDERAL STREET, PORTLAND, MAINE

PROPOSED FLOOR PLANS

DRAWN: J. MORIN
SCALE: 1/4"=1'–0"
DATE: 12–23–2014
PLAN NO:

A2