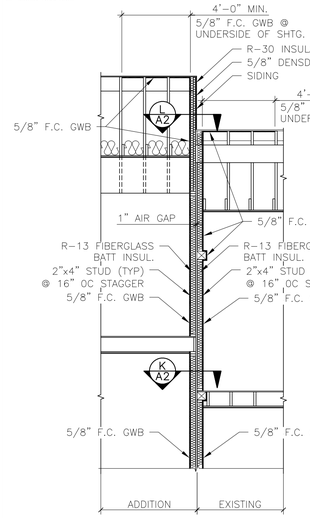
ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES. NONE OF THE EMPLOYEES OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR PROFESSIONAL LAND SURVEYORS. ALL CODES SHALL 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.



J A2 SECTION
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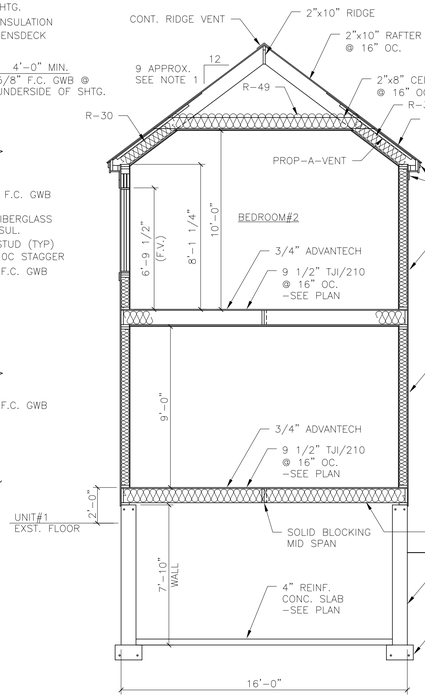

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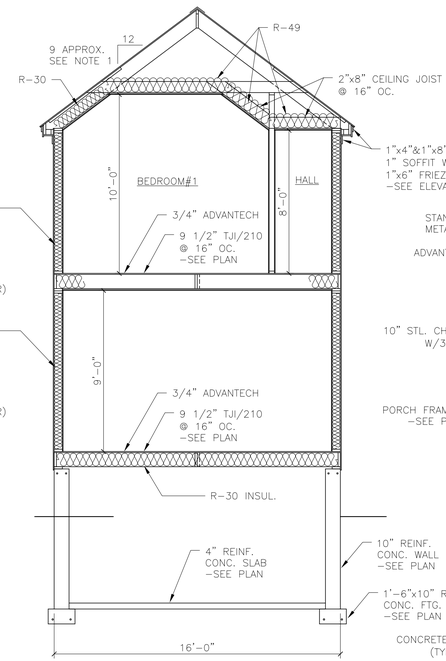

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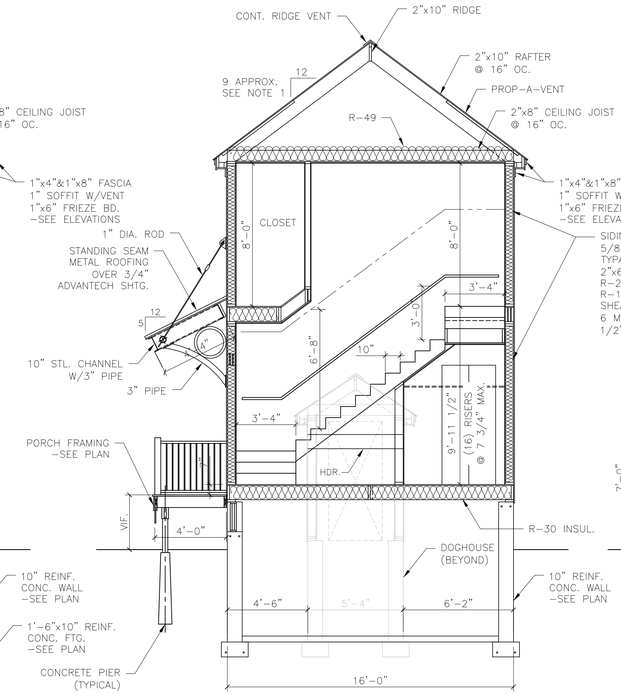

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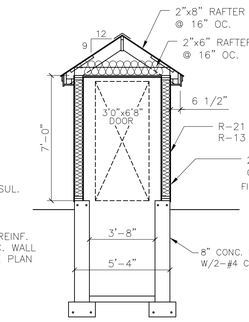

G A2 DOGHOUSE SECTION
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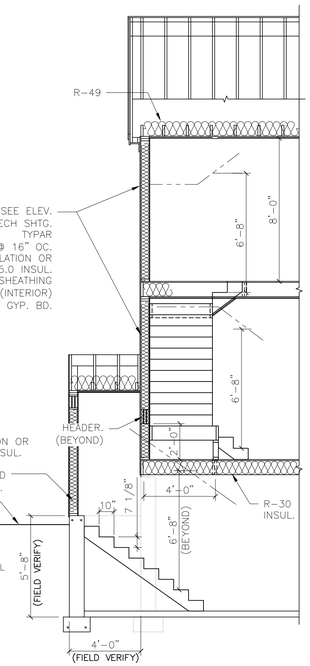


F A2 SECTION
SCALE: 1/4"=1'-0"

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".

SPRINKLERS & 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.
2. THE ENTIRE STRUCTURE SHALL BE SPRINKLED IN COMPLIANCE WITH WITH NFPA 13D, PER CITY CODE (NFPA 101 2009 ED.)

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 WINDOWS WHERE 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

DWELLING UNIT SEPARATION

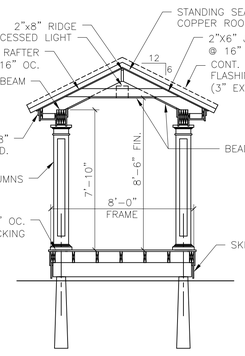
1. DWELLING UNITS IN A TWO FAMILY SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES WITH A 1-HOUR FIRE RESISTANCE RATING AND EXTEND TO EXTERIOR WALL AND UNDERSIDE OF SHEATHING. 1/2 HOUR FIRE RESISTANT RATING IS REQUIRED WITH AN AUTOMATIC SPRINKLER SYSTEM.
2. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE WITH 5/8" TYPE "X" GYPSUM BOARD. THE GARAGE ENTRY DOOR INTO THE RESIDENCE SHALL BE A (1) HOUR FIRE RESISTANT DOOR WITH CLOSER.
3. ALL CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. CLR. AIRSPACE TO ALL COMBUSTIBLE MATERIALS, INCLUDING FIRE STOPS AT EACH FLOOR OR CEILING. ALL SPACES BETWEEN CHIMNEYS, FLOORS AND CEILINGS SHALL BE FIRE BLOCKED WITH NON-COMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE.
4. 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.

INSULATION & VENTILATION

1. COMPLY WITH MAINE UNIFORM BUILDING AND ENERGY CODE
   LOCATION: CUMBERLAND COUNTY, MAINE
   HDD: 7,000-8499
   MINIMUM INSULATION R-VALUES:
   GLAZING: U-0.35 MINIMUM
   SKYLIGHT: U-0.60 MINIMUM
   CEILINGS: R-49
   WOOD FRAMED WALLS: R-21 OR R-13+5.0 INSULATED SHEATHING
   WOOD FLOORS (OVER HEATED SPACE): R30
   BASEMENT WALLS: R-15 CONTINUOUS OR 19 CAVITY
   SLAB (HEATED SPACE) R-VALUE & DEPTH: R-10 TO 4 FT. PERIMETER
   CRAWL SPACE: R-10 CONTINUOUS OR 13 CAVITY
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.

NOTES:

1. ALIGN EXISTING AND NEW ROOF AS SHOWN. ADJUST PITCH AS REQUIRED, COORDINATION WITH FOUNDATION AS REQUIRED. FIELD VERIFY DIMENSIONS SHOWN BEFORE CONSTRUCTION. BEGINS.



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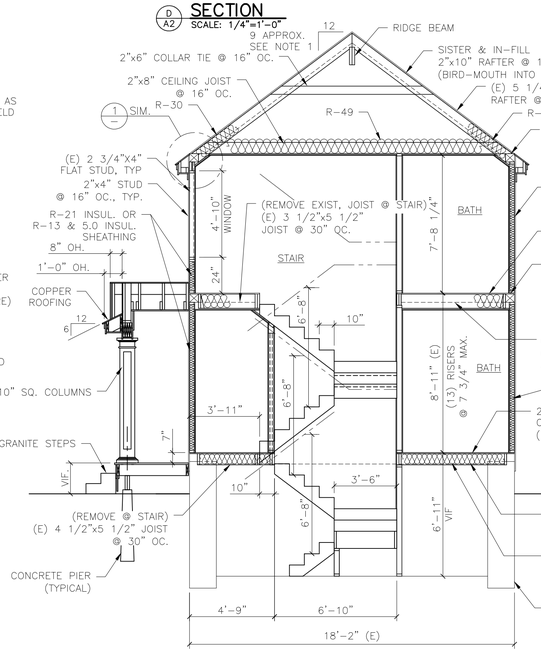

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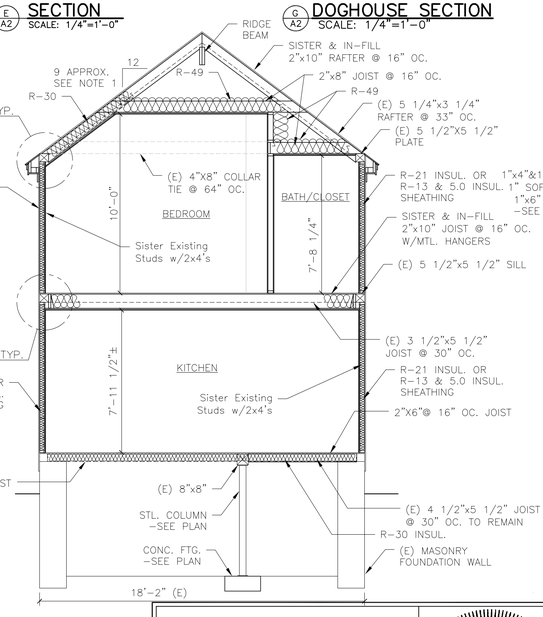

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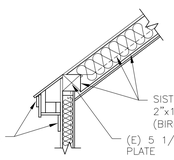

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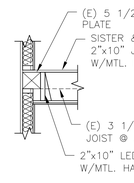

2 SECTION
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0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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No. 5990
LICENSED
PROFESSIONAL ENGINEER

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477 CONGRESS STREET PORTLAND, MAINE

MORIN DRAFTING 318-1177

56 WILMOT STREET BUILDING #1
56 WILMOT STREET PORTLAND, MAINE

SECTIONS

DRAWN: J. MORIN
SCALE:
DATE: 02-13-2016
PLAN NO:

A3