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REVIEWED BY: _____ DATE: _____
CONSULTANT: _____ DATE: _____
CONTRACTOR: _____ DATE: _____

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

NO.	DATE	DESCRIPTION
1	8/25/17	STRUCTURAL
2	9/27/17	FOR PERMIT
Δ	11/29/17	PERMIT CORRECTIONS

PROPOSED NEW ONE FAMILY DWELLING

204 W. SHORE DRIVE
GREAT DIAMOND ISLAND
PORTLAND, ME

OWNER:
AMY FARRELL

STRUCTURAL ENGINEER:
M2 STRUCTURAL ENGINEERS, P.C.
23 THORNBURY WAY
WINDHAM, ME 04062
207-892-0983

PROJECT DESIGNER:
CARR WARNER, ARCHITECTS
3711 N. RAVENSWOODS AVE, SUITE 104
CHICAGO, IL 60613
773-477-9009

ATLANTIC OCEAN
SEAL COVE



		CODE	PROPOSED/ACTUAL
SETBACKS	FRONT	30'0"	30'0"
	REAR	30'0"	30'0"
	SIDE 1.5 STORY	20'0"	20'0"
LOT COVERAGE		20%	2031'0"
MAX. HEIGHT		35'0"	24'0"
MIN. LOT SIZE		40,000	40,000
MIN. STREET FRONTAGE (SQ. FT.)		100'0"	164'0"
MIN. LOT WIDTH		100'0"	198'0"

PROJECT TO ABIDE/FOLLOW ALL LOCAL CODES:

- MAINE UNIFORM BUILDING AND ENERGY CODE
- PORTLAND CITY CODE, CHAPTER 10 - FIRE PREVENTION AND PROTECTION, WHICH INCLUDES NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1, FIRE CODE AND NFPA 101, LIFE SAFETY CODE

A. MAINE UNIFORM BUILDING AND ENERGY CODE "MUBEC" CONSISTS OF THE FOLLOWING CODES:
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

THE FOLLOWING STANDARDS ARE ALSO ADOPTED AS PART OF THE MUBEC:
B. THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE) STANDARDS:
62.1 - 2007 (VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY)
62.2 - 2007 (VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW-RISE RESIDENTIAL BUILDINGS)
90.1 - 2007 (ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS) EDITIONS WITHOUT ADDENDA.

A-0	CODE ANALYSIS, SITE PLAN
A-1	FLOOR PLANS
A-2	EXTERIOR ELEVATIONS
A-3	BUILDING SECTIONS, ENERGY
A-4	DOOR & WINDOW SCHEDULES, WALL TYPES, RES-CHECK, LIGHT & VENT SCHEDULES
S-1	GENERAL NOTES
S-2	FOUNDATION PLAN
S-3	FIRST FLOOR FRAMING PLAN
S-4	LOFT & LOW ROOF FRAMING
S-5	ROOF FRAMING PLAN
S-6	FOUNDATION SECTIONS & DETAILS
S-7	FOUNDATION SECTIONS & DETAILS
S-8	FRAMING SECTIONS & DETAILS
S-9	FRAMING SECTIONS & DETAILS
MEP-1	ELECTRICAL PLANS, LIGHT FIXTURE SCHEDULE

STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-007277
EXP. DATE 4-30-2017

CARR WARNER ARCHITECTS
3711 N. Ravenswood
Suite 104
Chicago Illinois 60613
p 773 477 9009
1773 477 8888

FARRELL HOUSE

204 W. SHORE DRIVE
GREAT DIAMOND ISLAND
PORTLAND, ME 04109

AMY FARRELL
OWNER

A-0
DATE: 11.29.17