

**PROJECT SCOPE:**

NEW 18X26 2 STORY GARAGE/WORK ROOM WITH DECK AND ROOF CONNECTION FROM EXISTING HOUSE AND DECK.

**LOCAL (PORTLAND) ZONING AND CODE:**

ADDRESS: 110 LEDGEWOOD RD, PEAKS ISLAND, MAINE  
LOT ID(S): 087 E002, 087 E003, 087 E004 AND 087 E048,087 E049  
TAX MAP:

PORTLAND ADOPTED: CITY OF PORTLAND MUNICIPAL CODE ( ESPECIALLY CH 4,6,10) MUBEC, 2009 NFPA 101, 2009 NFPA 1

CHAPTER 4 LAND USE:

ZONE: IR-1 (SPLITS ZONES 1R-1 & IR-2; IR-1 MORE RESTRICTIVE)  
SHORELAND ZONE: NO  
MIN LOT SIZE: EXISTING LOT AND HOUSE (CODE IS 60,000 SF WITHOUT PUBLIC WATER BUT EXCEPTION 14-433, (A), 3 ALLOWS 10,000 MIN IF LOT OF RECORD JULY 15, 1985)  
LOT AREA: 28,745 SF (OR 28,737 BY CITY RECORDS: 02= 8,704SF; 03= 6,194SF; 04= 2,500SF; 48=5,629SF; 49=5,710SF)  
COVERAGE LIMIT: 20% (28,737 X .2= 5,747.4 SF)  
COVERAGE PROPOSED: 2,582SF (EXISTING ~1,950SF FOOTPRINT + NEW ~632SF)  
SETBACKS: FRONT=30FT; REAR=30FT; SIDE=20FT(FOR 2 STORIES) OR MIN 12FT IF 2FT MORE THAN 14FT ON OTHER "SIDE".  
MAX HEIGHT: 35FT  
PARKING: PER DIVISION 20  
SEPTIC: NO ADDITIONAL FIXTURES ADDED  
WATER: EXISTING WELL & NO FIXTURES ADDED  
ELECTRIC: NEW UNDER DECK FROM HOUSE

CHAPTER 6 BUILDING AND BUILDING REGULATIONS:

CHAPTER 10 FIRE PREVENTION AND PROTECTION, ARTICLE 1. LIFE SAFETY CODE:

AMMENDMENTS, SECTION 10-3 :

STAIRS: (H) RISERS CAN BE UP TO 7 3/4"H; TREADS CAN BE 10"D MIN; STAIR GUARDS CAN BE ONLY 36"H; NOSINGS CAN BE 3/4"- 1 1/4".  
SMOKE ALARM: (I) HARD WIRED SMOKE DETECTORS REQUIRED IN PARKING STRUCTURES (GARAGE)  
CO2 ALARM: (L) CARBON MONOXIDE DETECTORS REQUIRED IN PARKING STRUCTURES (GARAGE)

SPRINKLERS: NOT REQUIRED AS ROOM ABOVE GARAGE NOT A DWELLING UNIT PER PORTLAND ADOPTION OF NFPA 101 2009 EFFECTIVE SEPT 15, 2010

2009 IECC: INSULATION TABLE 402.1.1 FOR ZONE 6: FLOOR R-30 MIN., WALLS R-20 MIN., CEILING R-49 MIN.

THIS PROJECT HAS: FLOOR- 1.875" OF DENSE PACKED CELLULOSE AT R4= R47.5; WALL- 5.5" OF DENSE PACKED CELLULOSE AT R4= R22; CEILING (ROOF)- 7.75" (9.25"RAFTERS-1.5" VENT) OF CLOSED CELL URETHANE AT R6.5= R50.375

STATE (MAINE) ADOPTED CODES: MUBEC= 2015 IBC, 2015 IRC, 2015 IEBC, 2009 IPMC, 2009 IECC, 2013 ASHRAE 62.1, 62.2, 90.1, 2008 ASTM E-1465



Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions

11/26/2018

CODE ANALYSIS

ARCHITECTURE

WINKELMAN

A  
002

FRED AND JEANETTE SOMERS  
110 LEDGEWOOD STREET, PEAKS ISLAND, PORTLAND, ME

SCALE: NONE  
DATE: 10/05/2018

41 UNION WHARF, SUITE 4, PORTLAND ME 04101  
PH: 207.699.2998

**EXTERIOR DOOR AND WINDOW SCHEDULE**



**REMARKS**  
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**11/26/2018**

UNIT ON PLAN	UNIT STYLE	MANUFACTURER NUMBER	UNIT ROUGH OPENING WIDTH	UNIT ROUGH OPENING HEIGHT	HEADER HEIGHT FROM SLAB OR SUBFLOOR	MULLING	LITE PATTERN	HINGE SIDE AS VIEWED FROM EXTERIOR	INTERIOR FINISH	JAMB DEPTH	REMARKS
FIRST FLOOR											
G-1	OVERHEAD GARAGE DOOR	TBD	14'-0"	7'-0"	7'-0" (FROM SLAB)	N/A	N/A	N/A	PRIMED	N/A	SIMPLE SLAB PANELS TO BE BOARDED OVER BY G.C.
G-2	CASEMENT	CUCA2432	2'-1"	2'-7 3/4"	6'-11" (FROM SLAB)	N/A	4 LITE	RIGHT	PRIMED	0'-6 9/16"	
G-3	CASEMENT	CUCA2432	2'-1"	2'-7 3/4"	6'-11" (FROM SLAB)	N/A	4 LITE	RIGHT	PRIMED	0'-7 9/16"	
G-4	ENTRY DOOR	SIMPSON FIR DOOR	3'-2 1/2"	6'-11"	6'-11" (FROM SLAB)	N/A	4 LITE (SEE ELEV.)	LEFT	FIR	0'-8 9/16"	TEMPERED
G-5	DOUBLE HUNG	CUDH-NG3024	3'-0 1/4"	4'-8"	7'-0" (FROM SLAB)	N/A	2 / 2	N/A	PRIMED	0'-9 9/16"	TEMPERED (STAIR LOCATION)
G-6	CASEMENT	CUCA2432	2'-1"	2'-7 3/4"	6'-11" (FROM SLAB)	N/A	4 LITE	RIGHT	PRIMED	0'-10 9/16"	
G-7	CASEMENT	CUCA2432	2'-1"	2'-7 3/4"	6'-11" (FROM SLAB)	N/A	4 LITE	RIGHT	PRIMED	0'-11 9/16"	
G-8	CASEMENT	CUCA2432	2'-1"	2'-7 3/4"	6'-11" (FROM SLAB)	N/A	4 LITE	LEFT	PRIMED	1'-0 9/16"	
SECONND FLOOR											
G-9	DOUBLE HUNG	CUDH-NG3056E	3'-0 1/4"	10'-0"	12'-0"	N/A		N/A	PRIMED		
G-10	(3)AWNING	CUCA4040	* 10'-5"	3'-3 3/4"	5'-3 1/4"	THREE UNITS W/ FACTORY POSTS		TOP	PRIMED		* 2" STRUCTURAL POST FACTORY MULLED- VERIFY R.O. WIDTH
G-11	DOUBLE HUNG / FIXED TRANSOM	CUDH-NG3024 / CUDHP-NG3086 TRANSOM	3'-0 1/4"	12'-8"	11'-0"	TWO UNITS MULLED		N/A	PRIMED		TEMPERED LOWER UNIT (STAIR LOCATION)
G-12	DOUBLE HUNG		3'-0 1/4"	4'-8"	7'-0"	N/A		N/A	PRIMED		TEMPERED (STAIR LOCATION)
G-13	(3)AWNING	CUCA4040	* 10'-5"	3'-3 3/4"	5'-3 1/4"	THREE UNITS W/ FACTORY POSTS		TOP	PRIMED		* 2" STRUCTURAL POST FACTORY MULLED- VERIFY R.O. WIDTH
ROOF											
G-14,15,16,17	SKYLIGHT- FIXED	VELUX FS M08	2'-6 9/16"	4'-6 15/16"		N/A	N/A	N/A			4 SEPARATE SKYLIGHTS MUST HAVE 0.55 U FACTOR MAX. PER IECC.

**WINDOW NOTES:**

- ALL WINDOW UNITS TO BE MARVIN ULTIMATE SERIES. CLAD ULTIMATE DOUBLE-HUNG, CASEMENTS, AWNINGS, TRANSOMS.
- DOUBLE-GLAZED, INSULATED, LOW-E II GLASS. SDL WITH SPACER BAR.
- ALL UNITS TO BE PRIMED INTERIOR UNLESS NOTED OTHERWISE. CLAD EXTERIOR COLOR EVERGREEN
- ALL SCREENS TO BE HIGH TRANSPARENCY, PRIMED WOOD FRAME.
- EXTENSION JAMS AS NOTED.
- SATIN NICKEL HARDWARE.

**SKYLIGHT NOTES:**

- ALL SKYLIGHT UNITS TO BE VELUX DECK MOUNTED FIXED.
- VERIFY OPTIONS WITH ARCHITECT.

**SCHEDULES**

**A 100**

**WINKELMAN ARCHITECTURE**

SCALE: NONE  
DATE: 10/05/2018

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