



LOCUS MAP

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING.
2. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.
3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
4. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW.
5. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
6. THE INSTALLATION AND/OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.
7. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ENGINEER.
8. DO NOT SCALE FROM THE DRAWINGS.
9. PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 715.2.12. NOTE THAT FIRE RESISTANCE RATIGN SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED

GENERAL REQUIREMENTS

1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.
2. CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY.
3. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ENGINEER.
5. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.
6. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETRIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERLOADING OF STORAGE SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.
8. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHER-TIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.
9. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE.
2. DECK AND STAIR LOADS:
  - A. FLOOR FRAMING AND STAIRS 100 PSF
  - B. LATERAL LOAD ON RAILINGS - 200 POUNDS OR 50 POUNDS PER LINEAL FOOT ANY DIRECTION
3. SNOW LOAD IS BASED UPON A GROUND SNOW LOAD OF 60 PSF, ON AN UNHEATED STRUCTURE (THE DECK) OR IN A VENTILATED COLD ROOF STRUCTURE (THE MAIN ATTIC). NET FLAT ROOF SNOW LOAD IS 46.2 PSF.
4. WIND LOAD: PER IBC SECTION 1609.0/ASCE 7-02 CHAPTER 6

BASIC WIND SPEED, 3 SECOND GUST	100 mph
IMPORTANCE FACTOR, <i>I<sub>w</sub></i>	1.0
EXPOSURE CATEGORY	C
BUILDING CLASSIFICATION	II
BASIC WIND PRESSURE COMPONENT AND CLADDING PRESSURE	+22.7, -36.9 psf

SEISMIC LOAD - IBC SECTION 1610, EARTHQUAKE DATA PER SECTIONS 1616.3:

SEISMIC USE GROUP	II
OCCUPANCY IMPORTANCE FACTOR, <i>I<sub>e</sub></i>	1.0
SHORT-PERIOD ACCELERATION <i>S<sub>s</sub></i>	0.314
10 SECOND ACCELERATION <i>S<sub>1</sub></i>	0.077g
SITE CLASSIFICATION SOIL TYPE	D
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER <i>F<sub>a</sub></i>	1.55
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER <i>F<sub>v</sub></i>	2.40
SHORT PERIOD ACCELERATION (ASCE 94.12.4-1, 5ms)	0.496g
10 SECOND ACCELERATION (ASCE 94.12.4-1, 5ms)	0.194g
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACC.	0.294g, SDC B
10 SECOND DESIGN SPECTRAL RESPONSE ACC.	0.123g, SDC B

FOUNDATION REQUIREMENTS and EXCAVATION STABILITY

1. NO GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED AT THIS SITE. NOTIFY ENGINEER DURING EXCAVATION SO THAT ENGINEER MAY OBSERVE SOIL CONDITIONS ENCOUNTERED ON-SITE. ENGINEER MAY ELECT TO REQUIRE SOIL INVESTIGATION BY A GEOTECHNICAL ENGINEER.
2. PROOF ROLL EXISTING UNDISTURBED SOIL PRIOR TO PLACING FOUNDATION BACKFILL OR CONSTRUCTION FOOTINGS. PROOF ROLLING SHOULD CONSIST OF A MINIMUM OF THREE PASSES IN A NORTH-SOUTH DIRECTION AND THEN THREE PASSES IN AN EAST-WEST DIRECTION USING A VIBRATORY PLATE COMPACTOR.
3. FOR FROST PROTECTION, BACKFILL FOOTINGS WITH FOUNDATION BACKFILL HAVING A MAXIMUM PARTICLE SIZE LIMITED TO 6 INCHES. THE PORTION PASSING THROUGH A 3-INCH SIEVE SHALL MEET THE GRADATION SPECIFICATIONS OF MDOT SPECIFICATION 703.06, TYPE F.
4. FOUNDATION BACKFILL SHOULD BE PLACED IN 6 TO 12 INCH LIFTS AND SHOULD BE COMPACTED TO 96 PERCENT OF ITS MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK AND REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI STANDARDS, ACI 301 AND 318.
2. FOUNDATION CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. PROVIDE BATCH TICKETS TO ENGINEER FOR REVIEW.
3. SLAB CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. REINFORCE SLAB CONCRETE WITH WIRE REINFORCING IN ACCORDANCE WITH ASTM A185. PROVIDE A 15-MIL STEGOWRAP VAPOR BARRIER DIRECTLY BELOW ALL SLABS ON GRADE. OVERLAP SEAMS AND TAPE ADJACENT PIECES TO PREVENT MOVEMENT.
4. PLACE NO CONCRETE WITHOUT REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS BY THE CITY AND BY THE ENGINEER.
5. ALL CONCRETE MATERIALS, REINFORCEMENT, AND FORMS SHALL BE FREE OF FROST OR DEBRIS.
6. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR OR OTHER MEANS RECOMMENDED BY ACI 301.
7. PROVIDE DIAGONAL REINFORCING BARS AROUND INSIDE CORNERS OF ALL OPENINGS IN CONCRETE.
8. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
  - CONCRETE CAST AGAINST EARTH 3 INCHES
  - FORMED CONCRETE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES <#6 BARS 2 INCHES #6 OR GREATER
9. CALCIUM CHLORIDE IS PROHIBITED FROM ALL CONCRETE MIXES.
10. PLACE WALL CONTROL JOINTS AS SHOWN ON DRAWINGS OR AT A MAXIMUM OF 40 FEET ON CENTER.

ROUGH CARPENTRY MATERIALS

1. DIFFERING LUMBER AND COMPOSITE LUMBER MATERIALS ARE SPECIFIED AT VARIOUS LOCATIONS. MATERIAL GRADES SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:
  - PERIMETER SILLS (WALL SILLS):** PRESSURE-TREATED SOUTHERN YELLOW PINE, SUITABLE FOR GROUND CONTACT PLACED ON TOP OF CONCRETE.
  - EXPOSED FINISH TIMBERS: (EXPOSED EXTERIOR POSTS)** PRESSURE-TREATED SOUTHERN YELLOW PINE.
  - PRESSURE-TREATED LUMBER:** SOUTHERN YELLOW PINE NO.1 GRADING
  - COMPOSITE LUMBER:** VERSA-LAM BY BOISE CASCADE, Fb=3,100 psi, E=2000ksi (INTERIOR FRAMING AS NOTED), ANTHONY POWER PRESERVED BEAMS FOR EXTERIOR USE.
  - CONVENTIONAL LUMBER:** S-P-F #2 OR BETTER
2. ALL LEDGER BOLTS EXTENDING THROUGH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.
3. ALL LUMBER AND TIMBER FRAMING MATERIAL SHALL BE STORED IN A PROTECTED, DRY AREA OFF OF THE GROUND AND GROUND FLOOR SURFACES. STORE MATERIAL OUT OF DIRECT SUNLIGHT TO PREVENT DIFFERENTIAL DRYING AND WARPING.
4. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. WHERE NOTED, HANGERS SHALL BE STAINLESS STEEL, ATTACHED WITH STAINLESS STEEL 1/4" x 1 1/2" HANGER NAILS INSTALLED IN PRE-DRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER. REFER TO PLAN SHEETS AND SCHEDULE FOR HANGERS AND LOCATIONS.
5. REFER TO STRUCTURAL DRAWINGS FOR APPROPRIATE SELF-DRIVING FASTENERS, EITHER MANUFACTURED BY FASTENMASTER, INC. OR BY GRK, INC. INSTALL FASTENERS AS INDICATED ON DRAWINGS.
6. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPANS, AND PROVIDE TAPERED CUTS AT ENDS OF JOISTS WHERE NOTED, TO PREVENT SPLITTING OF LUMBER AT STRESS CONCENTRATION POINTS.
7. FLOOR SHEATHING SHALL BE ADVANTECH SHEATHING, IN THICKNESS INDICATED ON DRAWINGS. GLUE AND NAIL FLOOR DECKING TO SHEATHING AS NOTED. PROVIDE 1/8" SPACING BETWEEN SHORT ENDS OF PANELS AS REQUIRED BY MANUFACTURER.

	<b>1</b>	<b>SIM</b>		<b>1</b>	<b>SIM</b>
	<b>1</b>	<b>View Name</b>		<b>1</b>	<b>REVISION</b>
	<b>1</b>	<b>1/8" = 1'-0"</b>		<b>101</b>	<b>ROOM NAME, NUMBER &amp; SF</b>
	<b>101</b>	<b>DOOR TAG</b>		<b>101</b>	<b>SPOT ELEVATION</b>
	<b>11</b>	<b>WALL TAG</b>		<b>11</b>	<b>WINDOW TAG</b>
	<b>CL</b>	<b>CENTERLINE</b>		<b>NS</b>	<b>NORTH SYMBOL</b>
	<b>SD</b>	<b>SMOKE/CO DETECTOR</b>		<b>1-H</b>	<b>1-HOUR RATED WALL</b>

**Keynote Legend**  
1/4" = 1'-0"

**CONTRACTOR SCOPE OF WORK**  
WORK OUTLINED & DESCRIBED TO BE COMPLIANT WITH MAINE BUILDING CODES/REGULATIONS APPLICABLE TO VARIOUS TRADES. CONTRACTOR TO ALERT ARCHITECT/ENGINEER/OWNER TO ANY EXISTING CONDITIONS DEVIATING FROM THE CONDITIONS DESCRIBED HEREIN. ALL CONTRACTORS TO COORDINATE REQUIRED INSPECTIONS & TRADE-SPECIFIC PERMITS WITH THE CITY OF PORTLAND.

**CARPENTRY/GENERAL**  
INSTALL (3) NEW DORMERS ON THIRD FLOOR TO INCLUDE EGRESS WINDOWS, INSULATION, FLASHING, ROOFING, ETC. PER PLANS. PATCH, REPAIR, PAINT SURROUNDING WALLS/ROOF/FLOOR OF ADJACENT AREAS DISTURBED BY CONSTRUCTION TO MATCH SURROUNDINGS, TYP.  
CONTRACTOR TO ALERT ARCHITECT/STRUCTURAL ENGINEER 48-HOURS IN ADVANCE OF WORK TO OBSERVE/VERIFY EXISTING CONDITIONS ONCE WALL/ROOF IS/ARE OPENED.  
CREATION OF NEW UNIT LAUNDRY CLOSET FOR THIRD FLOOR AS OUTLINED PER PLANS.  
CREATE FIRE RATED HALLWAY ON SECOND FLOOR & NEW ENTRANCE TO LIVING ROOM IN SECOND FLOOR UNIT TO ACCOMMODATE CODE-COMPLIANT EGRESS HALL FROM THIRD FLOOR THROUGH NEW COMMON SECOND FLOOR HALL, DOWN & OUT OF BUILDING TO STREET & FIRST FLOOR.  
REWORK TOP LANDING OF SECOND FLOOR STAIR TO CREATE LANDING EQUAL TO EXISTING STAIR CLR WIDTH WORK TO INCLUDE CREATING NEW SOFFIT AT FIRST FLOOR CEILING BELOW NEW LANDING. ALL WORK TO INCLUDE APPROPRIATE FIRE BLOCKING, SEALING PER IBC (COMMERCIAL BUILDING CODE).  
INSTALL RATED FIRE DOORS ON INTERIOR DOORS TO ALL UNITS & BASEMENT PER PLANS  
REPAIR/FILL HOLE IN FLOORS FROM REMOVED RADIATOR RISER IN SECOND FLOOR HALLWAY.  
ADD ALTERNATE QUOTE FOR FABRICATION/INSTALLATION OF ALUMINUM SILL PAN FLASHING W/INTEGRATED DRIP EDGE FOR ALL EXTERIOR WINDOWS.

**MECHANICALS/SPRINKLER**  
INSTALL DUCTLESS MINI-SPLIT HEAT PUMP WHICH MEETS EFFICIENCY MAINE'S HOME ENERGY SAVINGS PROGRAM REBATE ELIGIBILITY CRITERIA. (MIN. HSPS: 12) FOR THIRD FLOOR UNIT  
PROVIDE BACK-UP ELECTRIC RESISTANCE BASEBOARDS IN (2) BEDROOMS, & LIVING ROOM CONNECTED TO THIRD FLOOR PANEL  
ADD SPRINKLER HEADS OVER BOILERS IN BASEMENT AS REQ. PER CODE

**ELECTRICAL**  
INSTALL NEW ELECTRIC METER FOR 3RD FLOOR UNIT & CONNECT TO EXISTING THIRD FLOOR PANEL  
INSTALL NEW ELECTRIC METER FOR BUILDING'S COMMON ELECTRICAL LOADS & SEPERATE COMMON LOADS FROM EXISTING PANELS TO HOUSE METER  
INSTALL NEW OUTLET FOR WASHER/DRYER ON THIRD FLOOR  
INSTALL (2) NEW MOTION ACTIVATED LIGHT AT OKDALE STREET ENTRANCE & FALMOUTH STREET ENCLOSED PORCH

**PLUMBING**  
INSTALL NEW WATER LINE FOR WASHER ON THIRD FLOOR  
ADD HEAT PUMP HOT WATER HEATER WHICH MEETS EFFICIENCY MAINE REBATE REQ. TO SERVICE THIRD FLOOR UNIT, INCLUDE ELECTRICAL HOOKUP, AS REQ.  
REMOVE EXISTING HOT WATER RADIATORS IN THIRD FLOOR UNIT.  
RELOCATE SECOND FLOOR RADIATOR IN HALLWAY TO LIVING ROOM, SWAPPING OUT EXISTING SMALLER UNIT ADJACENT TO HALLWAY IN LIVING ROOM W/LARGER RADIATOR FROM HALL, REMOVE RISER IN NEW HALL FROM OLD RADIATOR.  
PROVIDE ADD ALTERNATE QUOTE FOR SEPERATION OF WATER METERS FOR UNITS

ADDRESS: 61 FALMOUTH STREET  
CBL: 16 D022001  
LOT SIZE: 54,436 SF  
BUILT: 1990  
STORIES: 3  
UNSPRINKLERED

DESCRIPTION: LEGAL 2-UNIT W/NO CONFORMING THIRD FLOOR ON CORNER LOT, CHANGE OF USE TO 3-UNIT TO INCLUDE NEW DORMER AT EXISTING REAR STAIR TO IMPROVE HEAD HEIGHT TO 7'-0", CONSTRUCT DORMERS IN BEDROOM(S) ON THIRD FLOOR TO ADD EGRESS WINDOWS, & REVISION TO SECOND FLOOR STAIRHALL TO CREATE FIRE-RATED CORRIDOR FOR IMPROVED EGRESS FROM 2ND AND THIRD FLOOR UNITS. NEW FIRE DOORS ALL UNITS.

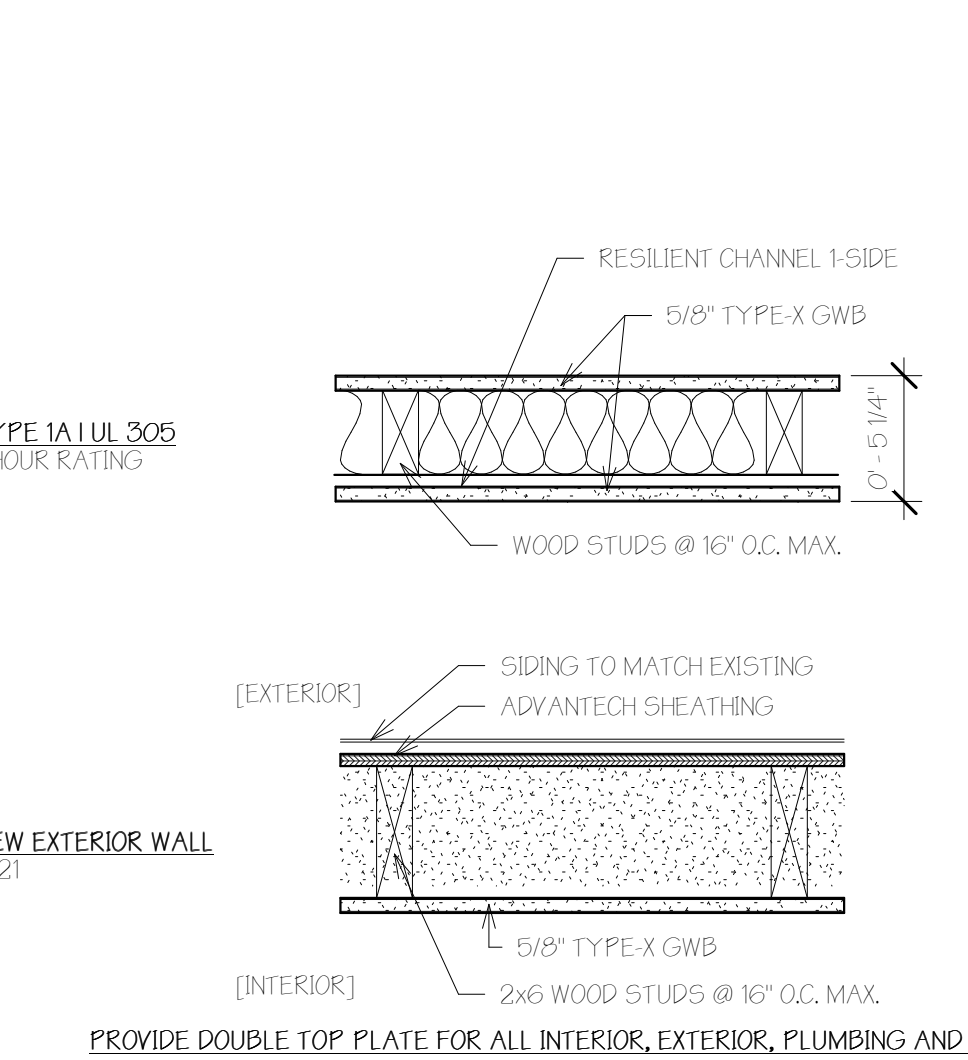
**ZONING**  
ZONE: R-5  
MIN. LOT SIZE: 6,000 SF  
STREET FRONTAGE: 50'-0"  
MIN. WIDTH: 20'-0"  
FRONT SETBACK: AVERAGE DEPTH  
REAR YARD: 20'-0"  
SIDE SETBACK: 14'-0" FOR 2.5 STORY BUILDING CUMULATIVE  
ACCESSORY STRUCT. UNDER 144 SF: 5'-0"  
MAX. LOT COVERAGE: 40%  
MAX HEIGHT: 35'-0"  
MAX HEIGHT OF ACCESSORY STRUCT: 15'-0"  
MAX. # OF UNITS: 6  
MINIMUM DWELLING UNIT SIZE: 600 SF  
NO OPEN STAIRWELLS OR FIRE ESCAPES  
FIRST FLOOR ENTRY PORCH SHALL NOT EXCEED 50 SF OR PROJECT FROM THE BUILDING MORE THAN 6'-0"

**NEEA 101**  
CHAPTER 3: EXISTING APARTMENT BUILDINGS  
OPENINGS: LONG SIDE OF A BALCONY SHALL BE AT LEAST 50% OPEN (75.3.2)  
EXISTING WALLS IN GOOD CONDITION W/LATH AND PLASTER, GWB OR MASONRY UNITS CAN PROVIDE SATISFACTORY PROTECTION FOR 1-HOUR FIRE RESISTANCE (A-71.3.2.1)(2)

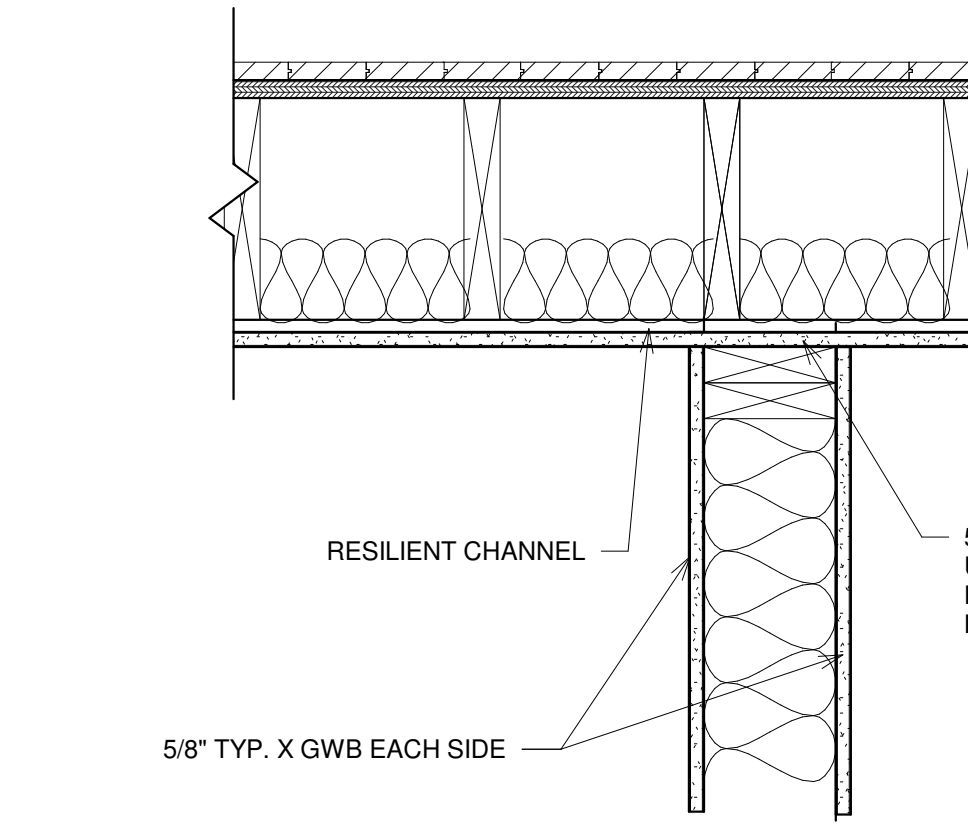
Sheet List	
#	Name
T-1	TITLE
D-1-1	FIRST & SECOND FLOOR EXISTING/DEMO PLANS
D-1-2	THIRD & ROOF EXISTING AND DEMO PLANS
A-1-1	SECOND, THIRD & ROOF PLANS
A-2-1	EXISTING ELEVATIONS
A-2-2	ELEVATIONS
A-3-1	SECTIONS
S-1-1	STRUCT. NOTES
S-1-2	FRAMING & DETAILS

**IBC**  
USE: R-2  
CONSTRUCTION TYPE: VB (STOCK FRAME)  
MIN. CLEAR DOOR OPENING WIDTH W/DOOR OPEN AT 90 DEGREES: 32" (IBC 1008.11)  
DOOR OPERATION: DOOR MUST BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IBC 1008.13)  
STAIR RISER AND TREAD DEPTH: NO GREATER THAN 7" RISE AND TREAD DEPTH OF 11" (1008.4.2)  
ENCLOSURES UNDER STAIRS: NO USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS IS PERMITTED (1009.6.2)  
HANDRAIL HEIGHT: BETWEEN 34"-38" AFF (1012.2) AND (1013.2)  
HANDRAIL SHAPE: HANDRAIL SHALL MEET IBC 1012.3 TYPE I (1012.3.1)  
CONTINUITY OF HANDRAIL: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS W/OUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS (1012.4)  
HANDRAIL CLEARANCE: CLEAR SPACE BTW HANDRAIL AND WALL SHOULD BE MIN OF 15" (1012.7)  
GUARD: GUARD AT LANDING OR BALCONY, MIN. 42" AFF.  
OPENINGS IN GUARDS: NO OPENINGS GREATER THAN 4 3/8" SPHERE CAN PASS, NO TRIANGULAR OPENING GREATER THAN CAN PASS A SPHERE OF 6" AT TREAD/RISER (1013.3)  
EGRESS THROUGH INTERVENING SPACES: EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOM, CLOSETS OR LEAD THROUGH OTHER SLEEPING AREAS, TOILETS OR BATHROOMS (1013.2)  
EXIT TRAVEL DISTANCE: 200'-0" (IBC 1003.3)  
PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 715.2.12. NOTE THAT FIRE RESISTANCE RATIGN SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED  
DOOR RATING, CORRIDOR: 20-MIN. (75.4)

**IECC (402.11)**  
CLIMATE ZONE: 6  
U-FACTOR: 0.25  
SKYLIGHT U-FACTOR: 0.6  
CEILING/ROOF: R-49 OR R-30 FOR CEILING W/OUT ATTIC SPACE (402.2.2)  
WALL: R-20  
BASEMENT WALL: 15/19  
SLAB: 10, 4'-0"



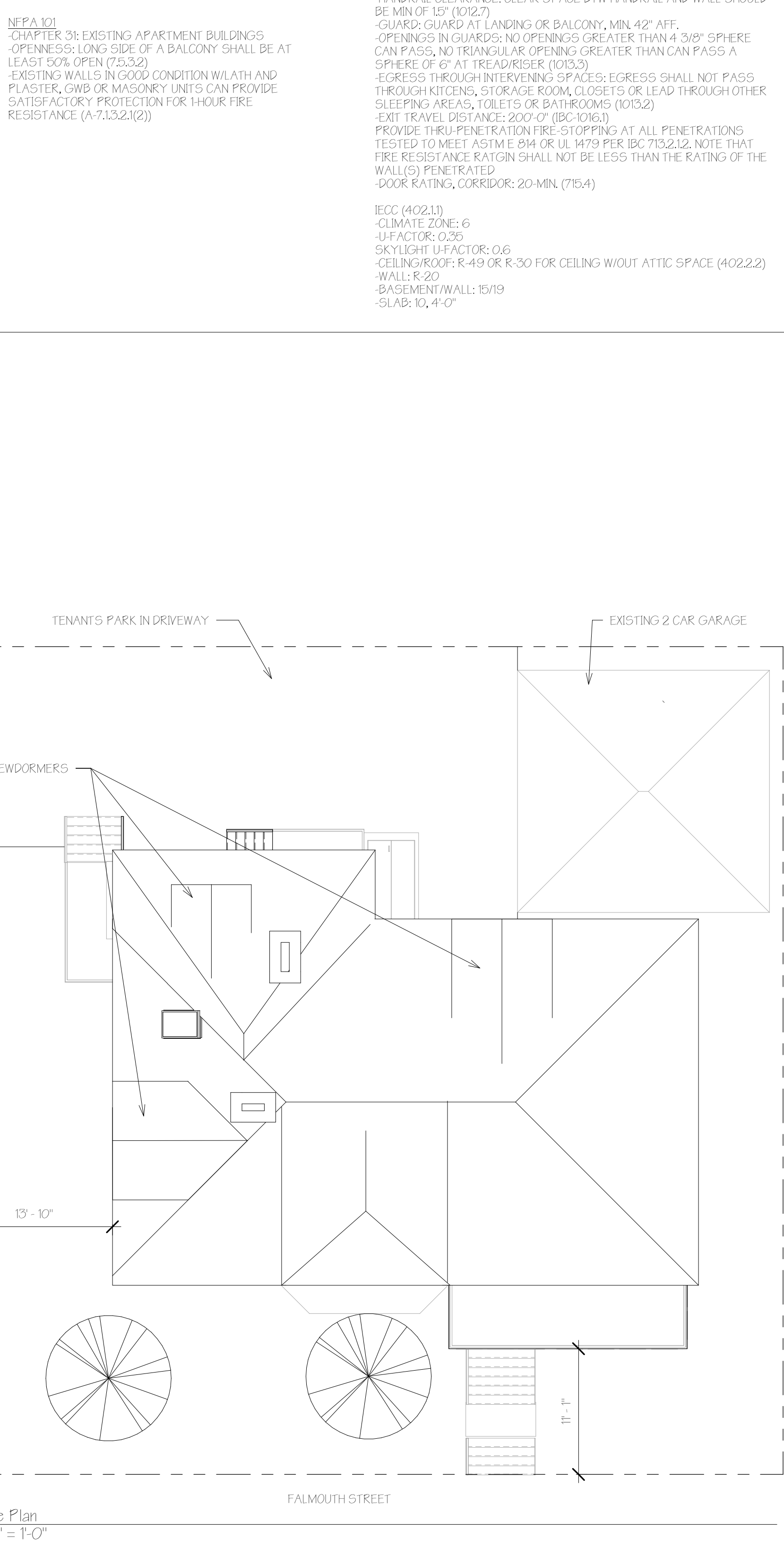
(A) WALL ASSEMBLY DETAIL  
1 1/2" = 1'-0"



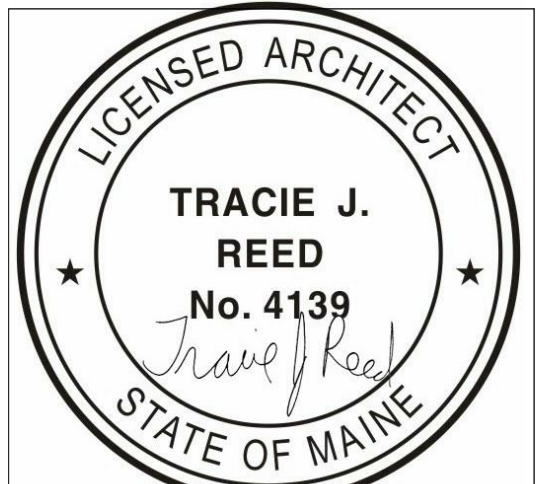
(B) WALL HEADER DETAIL  
1 1/2" = 1'-0"

**ABBREVIATIONS**

- ADA | Americans with disabilities act
- AFF | Above finish floor
- DWG | Drawing
- ELL | Elevation
- G/A | Gage
- GWB | Gypsum wall board
- EQ | Equal
- GPI | Gallons per flush (toilets)
- FI | Fire extinguisher
- HVAC | Heating, ventilation and air conditioning
- LM | Lumens
- MIN | Minimum
- NTS | Not to scale
- PSI or PSF | Pounds per square inch or pounds per square foot, pressure or strength
- UNO | Unless noted otherwise
- R-Value | Thermal resistance
- RCP | Reflected ceiling plan
- SHG | Solar Heat Gain
- SF | Square foot
- SIM | Similar
- STRUCT. | Structural
- T.O. | Top of
- TYP. | Typical
- VF | Venti in field
- VT | Visual transmittance, a measurement of transparency/translucency
- WC | Water closet, otherwise known as a bathroom



(C) Site Plan  
1/8" = 1'-0"



**61 FALMOUTH STREET**  
RENOVATION OF EXISTING TWO UNIT BUILDING W/NO CONFORMING THIRD UNIT

**OWNERS**  
ROMAN VYSATOVA & ERIC D INGERSOLL  
120 LAKEVIEW AVENUE  
CAMBRIDGE, MA 02139  
romavysatova@gmail.com  
978-270-9566



**DEXTRIOUS CREATIVE**  
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PROJECT TEAM

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PORTLAND, ME 04101  
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207.615.9965 (CELL)

No.	Description	Date

**TITLE**

Project No. 17-14\_61 Falmouth St  
Date 10.07.17  
Drawn by T.J.R.  
Checked by T.J.R.

**T-1**

Scale As indicated