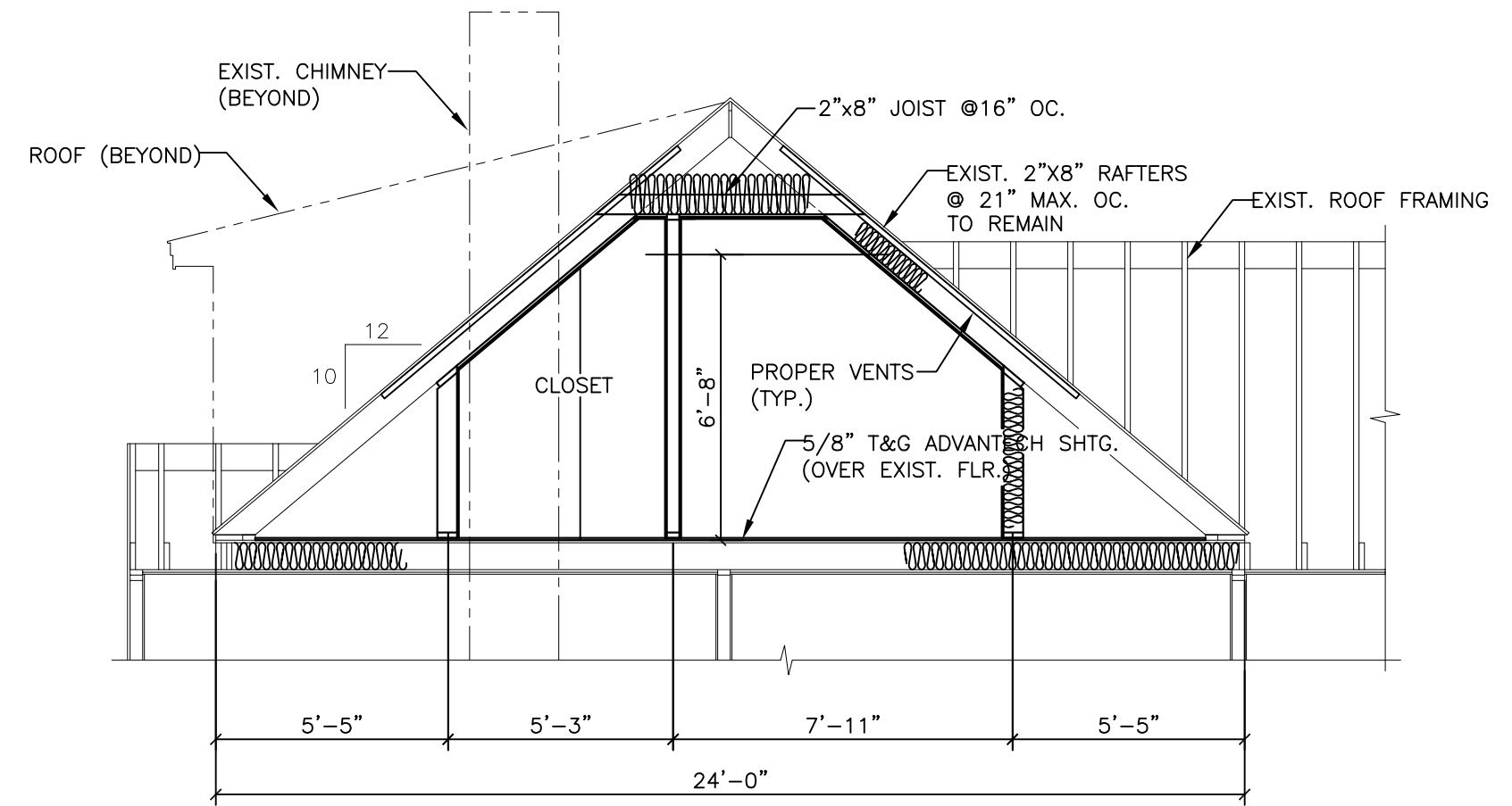
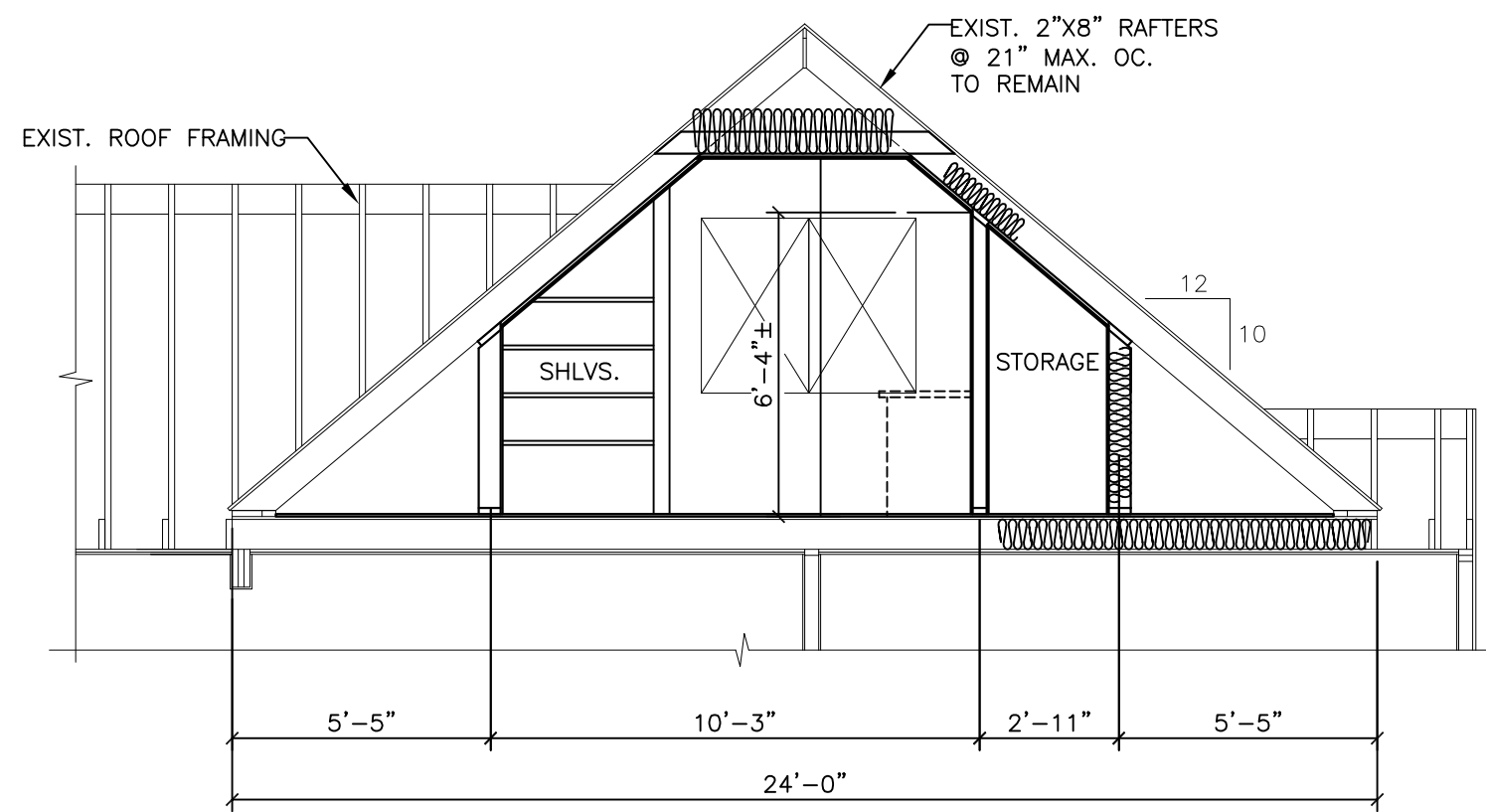


A
A2 SECTION
SCALE: 1/4"=1'-0"



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



C
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 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 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.

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 SURFACE 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: R21

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 OMISSIONS 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.

DORMER EXPANSION SECOND FLOOR	
MORIN DRAFTING GORHAM, ME. 318-1177	
GOULD RESIDENCE 106 CALEB ST., PORTLAND, MAINE	
SECTIONS	
DRAWN: J. MORIN	A3
SCALE: 1/4"=1'-0"	
DATE: 12/08/2013	
PLAN NO:	