Reviewed for Code Compliance
Inspections Division
Department of Planning & Development
Date: 12/20/17

EXISTING CONDITIONS

EXISTING CONDITIONS

FLOOR PLAN

SCALE: 1/4"=1'-0"

SECTION @ WALL

SCALE: 1/4"=1'-0"

* ADD METAL BEAM, POST, & JOIST HANGERS TO EXISTING FLOOR FRAMING PER ENGINEER DIRECTION IN THE FIELD.

SECTION @ POST

SCALE: 1/4"=1'-0"

FRONT ELEVATION

SCALE: 1/4"=1'-0"

RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

REAR ELEVATION

SCALE: 1/4"=1'-0"

LEGEND	
SYMBOL	DESCRIPTION
	NEW WALL
	NEW WALL/EXISTING WALL W/INFILL
	EXISTING WALL
	THIN LINEWEIGHT DENOTES EXISTING CONDITIONS
	HEAVY LINEWEIGHT DENOTES NEW CONDITIONS
	DEMOLISHED OR REMOVED STRUCTURE OR EQUIPMENT
(S)	SMOKE DETECTOR (WIRED TO MAIN HOUSE POWER)

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 AND DESIGNS 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 AND ALLOWED TIME TO RECTIFY. IF PLANS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS, MORIN DRAFTING SHALL BE HELD HARMLESS. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE CLIENT AGREES TO LIMIT THE LIABILITY FOR THE CLIENTS DAMAGES TO THE FEE PAID TO MORIN DRAFTING. THIS LIMITATION SHALL APPLY REGARDLESS OF THE CAUSE OR ACTION OR LEGAL THEORY PLED OR ASSERTED. DRAFTING ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS, CHANGES AND/OR REVISIONS TO THE PLANS. ALL PLANS ARE THE PROPERTY OF MORIN DRAFTING.

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". THE GREATEST TREAD DEPTH AND RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

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.

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 SLOPED OR CATHEDRAL; R–30 OR 38 IF > 500 SQ. FT
      DOOR: U–0.35
      WOOD FRAMED WALLS: R–21
      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 RETARDANT 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.

ISSUED FOR CONSTRUCTION

09/25/2017

1 11–28–17 REVISED PER CEO COMMENTS

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

Village Builders
21 New Portland Road, Gorham, Me 207–839–6072

MORIN DRAFTING 318–1177

SIMS & GIROUX RESIDENCE
90 ROCKLAND AVE. PORTLAND, MAINE

PORCH/MUDROOM RENOVATION

DRAWN: J. MORIN
SCALE: AS NOTED
DATE: 09–15–2017
PLAN NO:

A1