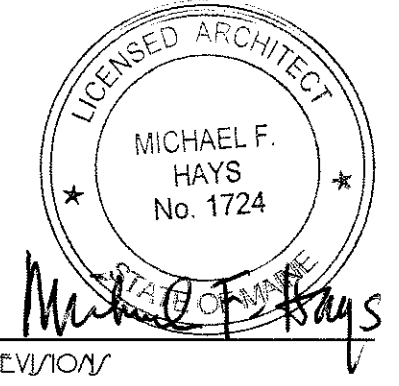


SEAL



REVISION

PROJECT NAME

CIAMPI RESIDENCE
53 CRAIGIE STREET
PORTLAND, MAINE 04102

SHEET

FIRST FLOOR
PLAN

DATE
17 AUG 2015

SCALE

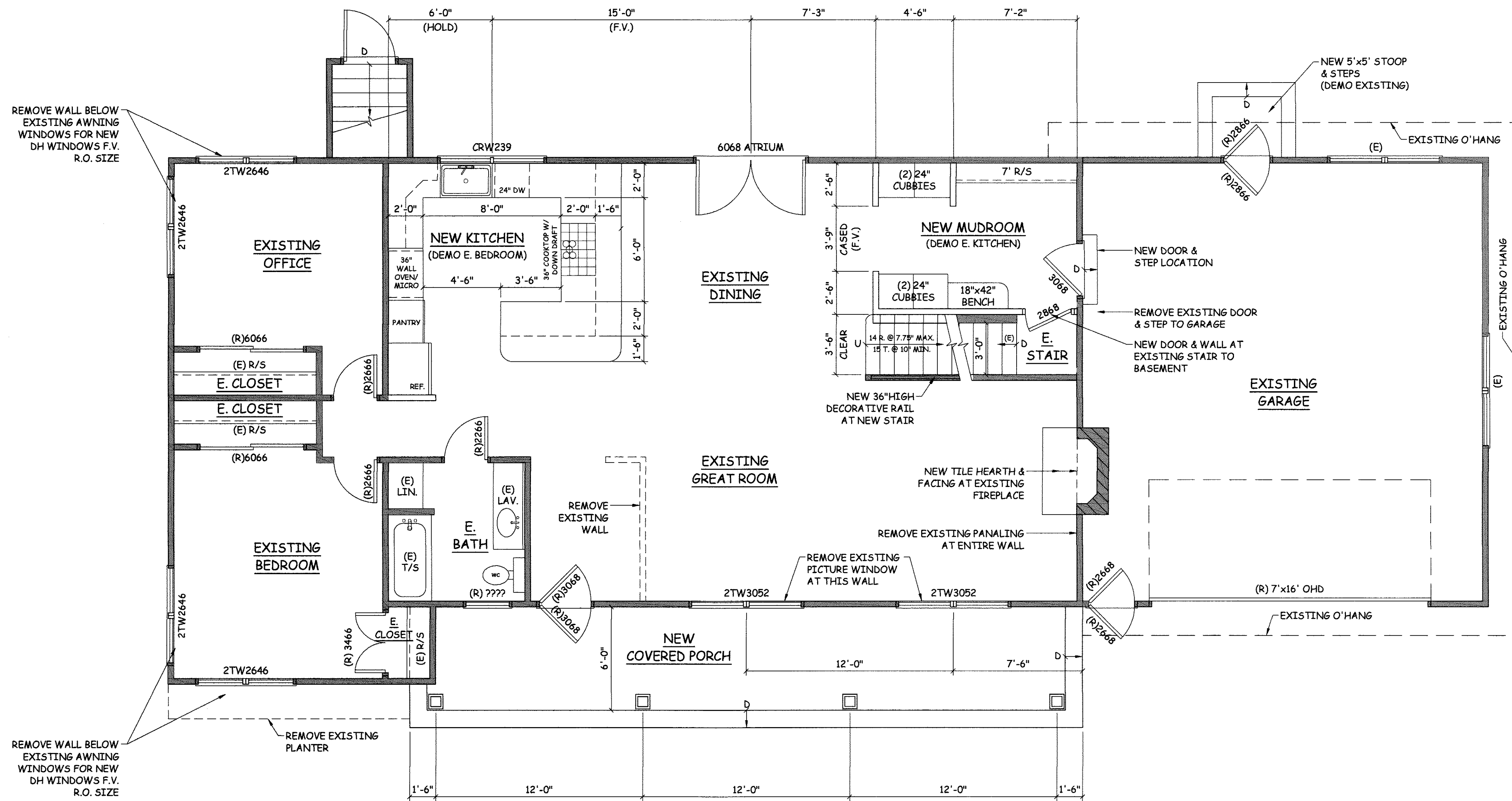
DRAWN
SAM/MFH

JOB NO.
R150801

SHEET

A1

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REMOVE WALL BELOW
EXISTING AWNING
WINDOWS FOR NEW
DH WINDOWS F.V.
R.O. SIZE

REMOVE WALL BELOW
EXISTING AWNING
WINDOWS FOR NEW
DH WINDOWS F.V.
R.O. SIZE

EXISTING
OFFICE

NEW KITCHEN
(DEMO E. BEDROOM)

EXISTING
DINING

NEW MUDROOM
(DEMO E. KITCHEN)

EXISTING
GREAT ROOM

EXISTING
BEDROOM

E. BATH

EXISTING
GARAGE

NEW
COVERED PORCH

E. STAIR

RENOVATED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:

1. REMOVE EXISTING ROOF AT HOUSE. GARAGE ROOF TO REMAIN. (REMOVE ROOFING DOWN TO EXISTING ROOF SHEATHING).
2. REMOVE EXISTING WINDOWS AND DOORS EXCEPT WINDOWS AT GARAGE TO REMAIN.
3. REMOVE EXISTING BRICK PLANTER & PORCH AT FRONT OF HOUSE. REMOVE REAR CONCRETE STOOP AT GARAGE.
4. REMOVE EXISTING OVERHEAD DOOR.
5. REMOVE EXISTING INTERIOR DOORS THROUGHOUT HOUSE.
6. SEE SHEET A7 & A8 FOR FRAMING PLANS.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES, AN PREVAILING EDITIONS OF ADOPTED BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE ARCHITECT HAS RESOLVED THE DISCREPANCY. CONTRACTOR SHALL REVIEW AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.
3. WORK WITH GIVEN DIMENSIONS AND LARGE SCALE DRAWINGS. DO NOT SCALE THE DRAWINGS AS THE REPRODUCTIVE PROCESS TENDS TO CAUSE SLIGHT DISCREPANCIES IN SCALE ACCURACY.
4. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION ACTIVITIES, WHICH SHALL BE PERFORMED IN A NEAT, CLEAN, AND SAFE MANNER.

FOUNDATION NOTES

1. ALL CONCRETE SHALL BE 3000 PSI AT VERTICAL WALLS AND INTERIOR SLABS. EXTERIOR SLABS EXPOSED TO WEATHER SHALL BE 3500 PSI.
2. DO NOT PLACE CONCRETE IN WET CONDITIONS OR ON FROZEN SUBSTRATE.
3. SOIL BEARING PRESSURE IS ASSUMED TO BE 3000 PSF. CONTRACTOR SHALL NOTIFY ARCHITECT OF UNSUITABLE SOILS CONDITIONS PRIOR TO FORMING FOUNDATION.
4. FOOTINGS, WALLS, AND SONO TUBES SHALL HAVE CONTINUOUS STEEL REBAR REINFORCING AS INDICATED ON THE DRAWINGS.
5. FOUNDATION WALLS SHALL BE KEVED INTO CONTINUOUS FOOTING WITH BEVELED 2X4 PROFILE OR WITH 8" LONG #4 REBAR DOWELS AT 48" ON CENTER.
6. FULL FOUNDATION WALLS SHALL RECEIVE CONTINUOUS ASPHALTIC EMULSION MOISTURE PROOF COMPOUND APPLIED TO THE EXTERIOR SURFACES BELOW FINISH GRADE.
7. FULL FOUNDATIONS SHALL HAVE CONTINUOUS SILT PROOF DRAINAGE PIPE EACH SIDE OF FOOTING AND SHALL DRAIN TO DAYLIGHT AT A LOWER ELEVATION THAN THE BOTTOM OF FOOTING. MINIMUM DRAINAGE PIPE PITCH SHALL SLOPE 1/8" PER LINEAR FOOT.

FRAMING NOTES

1. THE LOCATION OF ALL DOOR JAMBS NOT DIMENSIONS SHALL BE 6" FROM THE PERPENDICULAR WALL.
2. ALL FRAMING LUMBER SHALL BE KILN-DRIED, NUMBER 1 GRADE SPF OR BETTER. MOISTURE CONTENT SHALL NOT EXCEED 15%. ALL EXTERIOR WOOD TRIM SHALL BE AZEK, UNLESS INDICATED OTHERWISE. ALL JOINTS SHALL BE SEALED PRIOR TO PAINTING.
3. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-PRESERVATIVE TREATED.
4. HEADERS AND BEAMS SHALL BE COMPOSED OF ALTERNATE 2X AND 3/4" CDX PLYWOOD IN THE SIZE INDICATED ON THE DRAWINGS, UNLESS INDICATED OTHERWISE. STRUCTURAL HEADERS AND BEAMS SHALL HAVE A MINIMUM BEARING OF 3" AT EACH END, UNLESS OTHERWISE NOTED.
SPANS UP TO 3'-6" 3-2X8'S
SPANS 3'-6" TO 5'-6" 3-2X10'S
SPANS 5'-6" TO 8'-6" 3-2X12"
SPANS OVER 8'-6" AS NOTED
5. CANTILEVERED FRAMING SHALL NOT EXTEND BEYOND THE OUTSIDE BEARING LINE BY MORE THAN ONE-THIRD THE TOTAL FRAMING DISTANCE.
6. ALL TRUSSES AND LAMINATED TYPE BEAMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN INSTRUCTIONS.
7. ALL EXTERIOR WALLS SHALL BE FRAMED WITH 2X6 STUDS AT 16" O.C. ALL INTERIOR WALLS SHALL BE FRAMED WITH 2X4 STUDS AT 16" O.C., EXCEPT 2X6 STUDS AT 16" O.C. AT PLUMBING STACKS AND LOCATIONS NOTED ON THE DRAWINGS.
8. ALL GANG-NAILED COLUMNS SHALL BE SIZED AS INDICATED ON THE DRAWINGS.
9. STEEL BEAMS SHALL HAVE A MINIMUM BEARING OF 3" AT EACH SUPPORT POINT, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
COORDINATE FRAMING AND STRUCTURAL BEARING AT MASONRY FIREPLACE AND HEARTH WITH MASON PRIOR TO COMMENCING THE WORK.

ENERGY CRITERIA - ZONE 6A PER 2009 IECC

1. FROST WALL FOUNDATION INSULATION VALUE SHALL BE R-15 EXTRUDED POLYSTYRENE AT VERTICAL WALL TO A DEPTH OF 4'-0" MINIMUM BELOW GRADE.
2. HORIZONTAL PERIMETER INSULATION VALUE SHALL BE R-10 EXTRUDED POLYSTYRENE AT CONCRETE SLABS, UNLESS UNDCATED OTHERWISE.
3. FLOOR FRAMING PERIMETER CONDITIONS SHALL HAVE R-21 BATT INSULATION BLOCKERS CONTINUOUS AT ALL EXTERIOR EXPOSURES.
4. EXTERIOR WALLS SHALL HAVE R-21 BATT INSULATION CONTINUOUS AT ALL EXTERIOR EXPOSURES.
5. ATTIC CEILINGS SHALL HAVE R-49 BATT INSULATION AT CAP CONDITION; R-38 BATT INSULATION AT SLOPED ROOF FRAMING (CATHEDRAL CEILING) CONDITIONS WITH AIR VENT BAFFLES (PROP AVENT).
6. EXTERIOR DOORS SHALL HAVE R-10 INSULATION VALUE AND FULL WEATHERSTRIPPING.
7. EXTERIOR WINDOWS SHALL BE MINIMUM U=0.35.
8. FULL BASEMENT WALL INSULATION VALUE SHALL BE R-19 IF INSULATION IS LOCATED AT THE INTERIOR FACE OF THE FOUNDATION WALL IN LIEU OF THE EXTERIOR FACE (INDICATED IN #1 ABOVE).

FIRE SAFETY CRITERIA

1. ALL SLEEPING ROOMS SHALL HAVE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP.
2. ALL STAIRWELLS SHALL HAVE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AT THE UPPER LANDING OF EACH RUN.
3. ALL LIVING ROOMS/GREAT ROOMS SHALL HAVE A HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP.
4. ALL WINDOWS ADJACENT TO A STAIR SHALL HAVE TEMPERED GLASS.
5. ALL WINDOWS WITHIN 36" OF A TUB/SHOWER SHALL HAVE TEMPERED GLASS.
6. ALL SECOND FLOOR BEDROOMS (IF APPLICABLE) SHALL HAVE AT LEAST ONE WINDOW MEETING EGRESS WIDTH/HEIGHT/AREA REQUIREMENTS (DESIGNATED WITH AN "E").
7. EACH LEVEL SHALL HAVE A CARBON MONOXIDE DETECTOR. DETECTOR CAN BE DUA CARBON MONOXIDE/SMOKE DETECTOR, IF APPROVED BY LOCAL AUTHORITY HAVING JURISDICTION.