



FLOOR PLAN—SECOND FLOOR

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 LAND SURVEYORS. CODES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS. IF NOT, SHALL BE RESPONSIBILITY OF CONTRACTOR OR OWNER. ALL NOTING, SPECIFICATION AND DIMENSIONS SHALL BE REVIEWED BY CLIENT/CONTRACTOR BEFORE WORK BEGINS. ALL OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING. 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 PLANS.

**GENERAL CONSTRUCTION NOTES:**

1. ALL FASTENED CONNECTIONS SHALL COMPLY WITH THE CODE FASTENER SCHEDULE.
2. ALL STAIRS SHALL COMPLY WITH THE TOWN ADOPTED STAIR CODE. OPEN SIDES OF STAIRS WITH TOTAL RISE OF MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" ABOVE SURFACE OF TREAD OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4".
3. ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) FIRE-RATED DOORS, WITH SELF-CLOSING HINGERS.
4. THIS RESIDENCE SHALL BE HEATED WITH AN OIL FIRED, FORCED HOT WATER SYSTEM WITH POWER VENT.
5. ONE SMOKE DETECTOR SHALL BE INSTALLED IN ALL COMMON AREAS & ONE IN EACH BEDROOM. INTER-CONNECTED AND HARD WIRED WITH A BATTERY BACK-UP.
6. PORCHES, BALCONIES RAISED FLOOR 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".
7. 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 18" ABOVE THE FLOOR  
 -GLAZING ENCLOSED 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.
8. ALL EGRESS REQUIRED WINDOWS SHALL MEET NET OPENING REQUIREMENTS OF 5.0 SQ. FT. (GRADE FLOOR) AND 5.7 SQ. FT. (SECOND FLOOR) WITH A MINIMUM OPENING HEIGHT OF 24" AND A MIN. WIDTH OF 20" WITH MAX. SILL HEIGHT OF 44"

MORIN DRAFTING GORHAM, ME. 893-2462
TREELINE DEVELOPMENT 19 Tide Mill Road, Portland, Maine
FLOOR PLAN—SECOND FLOOR
DRAWN: J. MORIN
SCALE: 1/4"=1'-0"
DATE: 05-17-08
PLAN NO: A5