Inspections Division

Date: 09/26/14

1 1st floor plan
scale: 1/4 " = 1'-0"

GRAPHIC SCALE
0-0 5-0 10-0 20-0

General Notes:

1. Building shall be sprinklered in accordance with NFPA 13D and City of Portland requirements.
2. Separate permits from the City of Portland Maine shall be required for sprinkler, plumbing and electrical work
3. Contractor shall provide passive radon removal system that is convertible to an active removal system, by means of an interior drain tile perimeter loop and subgrade preparation that allows migration of soil gas to tile and nvent through roof
4. Site Address: building address number shall be provided according to the requirements of the City of Portland
5. Light fixture locations per R303.6 have been shown
6. All egress doors leading out of the building shall be readily operable without the use of a key or special knowledge or effort
7. Dimensions shown are to face of framing except where noted otherwise. Contractor shall obtain rough opening dimensions for all items shown in the drawings
8. Variations in tread depth and riser height shall not exceed 3/8" within any flight of stairs
9. Contractor shall provide safety glazing as required by Section R308.3
10. Smoke alarms shall be photoelectric, 120 volt with battery back up, interconnected with all detectors within the residence
11. carbon monoxide detectors shall be 120 volt with battery back up, interconnected with all detectors within the residence
12. City of Portland Smoke and Carbon Monoxide Detector Requirements:
    - 12.1. Detectors shall all be hardwired with battery backup
    - 12.2. Detectors shall be interconnected
    - 12.3. Smoke Detectors shall be photoelectric
    - 12.4. Smoke Alarms shall be located as follows:
      - 12.4.1. on an interior wall within 12" of the ceiling
      - 12.4.2. on a ceiling within 4" of a wall
13. Carbon Monoxide detectors shall be installed according to manufacturer's instructions
14. Contractor shall provide 2x6 framing at all wet walls
15. Insulation performance shall be in conformance with IECC Residential Energy Efficiency requirements of Table 402.1.1, zone 6. R = minimum value, U = maximum value
    - 15.1. Fenestration U-Factor 0.35
    - 15.2. Ceiling/Attic insulation: R-49
    - 15.3. Wood Framed walls R-20 Cavity, or R-13 cavity with R-5 sheathing
    - 15.4. Basement Wall R-15, sheathing or R-19 cavity wall
16. Contractor shall use IC rated light fixtures where light fixtures are intended to have direct contact with ceiling insulation
17. Foam plastic insulation board in basement shall be finished with 1/2" gypsum wall board
18. Contractor shall use pressure preservatively treated structural lumber at porch and rear stair and deck

Area Tabulations:

1st floor	1620 sf
2nd floor	964 sf
Total	2584 sf

Garage:

© josef chalat, architect
2014 ∞ all rights reserved

e: azimuth@maine.rr.com

Issued for Permit
August 27, 2014

Tamaki, Single Family Residence
131 River's Edge Road,
Portland Maine
CBL: 229 A 045
ZD C8, Shoreland Overlay

First Floor Plan

a1