

119 WARWICK STREET

BUILDING PERMIT SET

OWNER

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BUILDER

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ARCHITECT

BILD ARCHITECTURE
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PORTLAND, MAINE 04104

DRAWING LIST

- A1.0 TITLE SHEET AND CODE
- D1.1 DEMOLITION PLANS
- A1.1 PROPOSED PLANS
- A2.1 BUILDING SECTION
- A2.2 STAIR SECTIONS
- A3.1 PHOTO ELEVATIONS



DEMOLITION NOTES

- PLANS BASED ON LIMITED VISUAL KNOWLEDGE OF EXISTING STRUCTURE AND EXISTING CONDITIONS. NOTIFY ARCHITECT OF SUSPECTED DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN DESIGN INTENTIONS AND EXISTING CONDITIONS.
- REMOVE WALLS AND OTHER FRAMING ELEMENTS ONLY AS NOTED ON PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE THE ALTERATION OF JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS. CONSULT WITH THE ARCHITECT FOR APPROVAL.

CODE REVIEW CHECKLIST

Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4))	N/A (EXISTING)
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	N/A (EXISTING)
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A (EXISTING)
Anchor Bolts/Straps, Spacing (Section R403.1.6)	N/A (EXISTING)
Lally Column Type (Section R407) Girder & Header Spans (Table R 501.5(2))	N/A (EXISTING)
Built-Up Wood Center Girder Dimension/Type	N/A (EXISTING)
Sill/Band Joist Type & Dimensions	N/A (EXISTING)
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A (EXISTING)
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A (EXISTING)
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R502.4(1) & R502.4(2))	N/A (EXISTING)
Pitch, Span, Spacing & Dimension (Table R502.5.1(1) - R 502.5.1(5)) Roof Rafter, Framing & Connections (Section R502.3 & R502.3.1)	N/A (EXISTING)
Sheathing, Floor, Wall and roof (Table R503.2.1(1))	N/A (EXISTING)
Fastener Schedule (Table R602.3(1) & (2))	N/A SHELL TO REMAIN

Private Garage (Section R309)	N/A (NO GARAGE)
Living Space? (Above or beside)	
Fire Separation (Section R309.2)	
Opening Protection (Section R309.1)	
Emergency Escape and Rescue Openings (Section R310)	SEE ELEVATIONS
Roof Covering (Chapter 9)	N/A (EXISTING)
Safety Glazing (Section R308)	N/A (EXISTING)
Attic Access (Section R507)	N/A (NONE)
Chimney Clearances/Fire Blocking (Chap. 10)	SEE ALL
Header Schedule [Table 502.5(1) & (2)] Energy Efficiency IEEC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	SEE SECTION SEE BUILDING SECTION & WINDOW SCHEDULE
Ventilation of Space per ASRAE 62.2, 2007	N/A
Type of Heating System	HOT WATER TERMINALS AS CONNECTED TO NEW BOILER
Means of Egress (Sec R311 & R312)	
Basement	N/A (EXISTING)
Number of Stairways (INTERIOR AND EXTERIOR)	2 EXISTING INTERIOR
Treads and Risers (Section R311.5.3)	SEE STAIR SECTION
Width (Section R311.5.1)	SEE STAIR SECTION
Headroom (Section R311.5.2)	SEE STAIR SECTION
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	SEE STAIR SECTION
Carbon Monoxide Alarms (R315)	SEE PLAN
Smoke Detectors (Section R314)	SEE PLAN
Location and Type/Interconnected	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	1 HOUR SEE PLANS
Deck Construction (Section R502.2.1)	N/A (NONE)

IRC Summary

- R302.1 Exterior walls >5' separation distance: Not fire-resistance rated
Projections >5' separation distance: Not Fire-resistance rated
Wall openings >5' separation distance: Unlimited
Penetrations >5' separation distance: No protections required
- R302.3 Two-Family Dwellings
1-hour fire-resistance rated ceilings and walls for separation.
- R302.7 1/2" Gyp must protect stairs in enclosed spaces under stairs
- R302.11 Provide Fire Blocking:
At ceiling and floor levels (including soffits and cove ceilings)
Between stair stringers at top and bottom of run
At ceiling and floor penetrations with materials complying with ASTM E 136
- R302.12 No draftstopping required as there are no usable spaces above ceiling
- R303.1 All habitable rooms must have glazing areas at 8% of floor area, or be artificially ventilated and lit
- R303.3 Bathrooms must have 3sf of glazing, or be artificially ventilated and lit
- R303.7 Required glazing shall open directly into yard.
- R304 One room shall be 120sf minimum
All habitable rooms shall be 70sf minimum and shall not be less than 7' in any direction
Only areas with sloped ceilings over 5' and flat ceilings over 7' shall contribute to the required areas.
- R305 Min ceiling height: 7'
- R308.4 Doors shall have safety glazing.
- R310.1 Max sill height: 44"
R310.1.1 Min emergency opening area: 5.7sf
R310.1.2 Min emergency opening height: 24"
R310.1.3 Min emergency opening width: 20"
R311.2 Egress Door 32" wide, 78" high
R311.3 36" deep landings shall be provided on either side of egress door.
R311.3.1 If door swings in, 7 3/4" step to outside allowed
- R311.6 Hallways 36" wide
- R311.7 Stairway 36" wide
6'-8" headroom
Winders: measured 12" from inside and 6" min depth anywhere
Riser: 7 1/2"
Tread: 10"
- R311.7.5 Landings 36" deep
Landing not required at top of stair with door opening away from stair
- R311.7.7 Handrail shall be provided on one side of stair.
Height: 34"-38"
Grip Size: 1.25" - 2" (circular)
- R312.1 Guards where 30" drop
36" high
- R313 Sprinkler system not required for alterations.
- R314 Smoke Alarms hardwired required
- R315 CO detectors required
- R612.2 Sills below 24" from finish floor must have 4" opening limiter.

IECC - Brief Summary

402.1.1 Insulation and Fenestration Minimums: (for new construction)	
Fenestration U-Factor	0.35
Ceiling R-Value	49
Wood Frame Wall R-Value	20 or 13+5
Basement Wall R-Value	15/19

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PROJECT NO.
14021
PROJECT NAME
119 WARWICK STREET

RE-ISSUED

DRAWN BY
JHW
SHEET TITLE
TITLE AND CODE SHEET

ISSUE DATE
6/24/14
SHEET SCALE
NOT TO SCALE

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