CITY OF PORTLAND, MAINE
RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/24/16

LEFT GABLE END – FRONT

RIGHT GABLE END – FRONT

Monday, May 23, 2016

PERSPECTIVE VIEWS ARE NOT TO SCALE

HARLOW HOME DESIGN	
Project: Eric Stoddard (Schiavi Lot Model)	**Description:** 3D PERSPECTIVE VIEWS
Page #: 1	Scale: 1/8" = 1'-0" (11" x 17")
C:\DataCAD 16\Drawings\Client Custom Plans\Eric Stoddard (SCHIAVI – LOT MODEL HOME).aec	
Plans prepared by: Michael Harlow, 207-739-0673	

CITY OF PORTLAND, MAINE
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LEFT END ELEVATION

FRONT ELEVATION

RIGHT END ELEVATION

REAR ELEVATION

Monday, May 23, 2016

HARLOW HOME DESIGN	
Project: Eric Stoddard (Schiavi Lot Model)	**Description:** ELEVATIONS
Page #: 2	Scale: 1/8" = 1'-0" (11" x 17")
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Plans prepared by: Michael Harlow, 207-739-0673	

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NOTE: HOUSE HAS SPRINKLERS INSTALLED ON ALL 3 LEVELS EXCEPT THE UNFINISHED ATTIC SPACE ABOVE THE GARAGE, THIS SPACE IS FRAMED AND LEFT UNFINISHED.

2009 IECC ZONE 6 INSULATION REQUIREMENTS

CEILING R-VALUE 49
WOOD FRAME WALL R-VALUE 20 OR 13+5H
MASS WALL R-VALUE 15/19
FLOOR R-VALUE 30
BASEMENT WALL R-VALUE 15/19
SLAB R-VALUE D, DEPTH R-10 @ 4 FT
CRAWLSPACE WALL R-VALUE 10/13
FENESTRATION U-FACTOR 0.60
SKYLIGHT U-FACTOR 0.60
GLAZED FENESTRATION SHGC, NR

2009 IRC R302.5 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE

OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCES SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEY-COMB-CORE STEEL DOORS, NOT LESS THAN 1 3/8 INCHES (35 MM) THICK OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.
R302.6 DWELLING/GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

2009 IRC TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
FROM RESIDENCE AND ATTIC	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE-X GYPSUM BOARD OR EQUIVALENT
STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
GARAGE LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

Monday, May 23, 2016

HARLOW HOME DESIGN

Project: Eric Stoddard (Schiavi Lot Model)	**Description:** FIRST FLOOR PLAN GARAGE & COVERED PORCH
Page #: 3	Scale: 1/8" = 1'-0" (11" x 17")

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Plans prepared by: Michael Harlow, 207-739-0673

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Date: 05/24/16

NOTE: HOUSE HAS SPRINKLERS INSTALLED ON ALL 3 LEVELS EXCEPT THE UNFINISHED ATTIC SPACE ABOVE THE GARAGE, THIS SPACE IS FRAMED AND LEFT UNFINISHED.

2009 IRC TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
FROM RESIDENCE AND ATTIC	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE-X GYPSUM BOARD OR EQUIVALENT
STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
GARAGE LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

2009 IECC ZONE 6 INSULATION REQUIREMENTS

CEILING R-VALUE 49
WOOD FRAME WALL R-VALUE 20 OR 13+5H
MASS WALL R-VALUE 15/19
FLOOR R-VALUE 30
BASEMENT WALL R-VALUE 15/19
SLAB R-VALUE D, DEPTH R-10 @ 4 FT
CRAWLSPACE WALL R-VALUE 10/13
FENESTRATION U-FACTOR 0.60
SKYLIGHT U-FACTOR 0.60
GLAZED FENESTRATION SHGC, NR

2009 IRC R302.5 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE

OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCES SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEY-COMB-CORE STEEL DOORS, NOT LESS THAN 1 3/8 INCHES (35 MM) THICK OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.
R302.6 DWELLING/GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

Monday, May 23, 2016

HARLOW HOME DESIGN

Project: Eric Stoddard (Schiavi Lot Model)	**Description:** 2ND FLOOR PLAN
Page #: 3A	**Scale:** 1/8" = 1'-0" (11" x 17")

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Plans prepared by: Michael Harlow, 207-739-0673

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not

FOUNDATION NOTES

- Assumed load bearing value = 3000 psf Table R401.4.1
- Concrete Footings & Walls f'c=3000 psi Table R402.2
- All footings 8" x 16"
- Backfill with well graded gravels or sands Table R404.1.2(3) (GW, SW)
- Construction Joints to have # 4 Bars x 2'-0" long & spaced at 24"o.c. (R404.1.2.3.7.8)

BASEMENT STORAGE

- BASEMENT STORAGE WILL CONSIST OF THE FOLLOWING: BICYCLES, KAYAKS, HAND TOOLS, RAKES, ETC.

2009 IECC ZONE 6 INSULATION REQUIREMENTS

CEILING R-VALUE 49
WOOD FRAME WALL R-VALUE 20 OR 13+5H
MASS WALL R-VALUE 15/19
FLOOR R-VALUE 30
BASEMENT WALL R-VALUE 15/19
SLAB R-VALUE D, DEPTH R-10 @ 4 FT
CRAWLSPACE WALL R-VALUE 10/13
FENESTRATION U-FACTOR 0.60
SKYLIGHT U-FACTOR 0.60
GLAZED FENESTRATION SHGC, NR

2009 IRC R302.5 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCES SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEY-COMB-CORE STEEL DOORS, NOT LESS THAN 1 3/8 INCHES (35 MM) THICK OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

R302.6 DWELLING/GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

2009 IRC TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
FROM RESIDENCE AND ATTIC	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO GARAGE SIDE
** FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE-X GYPSUM BOARD OR EQUIVALENT
STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
GARAGE LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

Monday, May 23, 2016

HARLOW HOME DESIGN

Project: Eric Stoddard (Schiavi Lot Model)	**Description:** TYPICAL FOUNDATION DETAIL
Page #: 4	Scale: 1/8" = 1'-0" (11" x 17")

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Plans prepared by: Michael Harlow, 207-739-0673

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HARLOW HOME DESIGN	
Project: Eric Stoddard	Description: 26' WIDE GARAGE SECTION
Page #: 5	Scale: 1/4"= 1'-0" (11" x 17")
C:\DataCAD 16\Drawings\Client Custom Plans\Eric Stoddard (SCHIAVI - LOT MODEL HOME).aec	