

Garage Addition

40 O'Brion Street

Portland, Maine

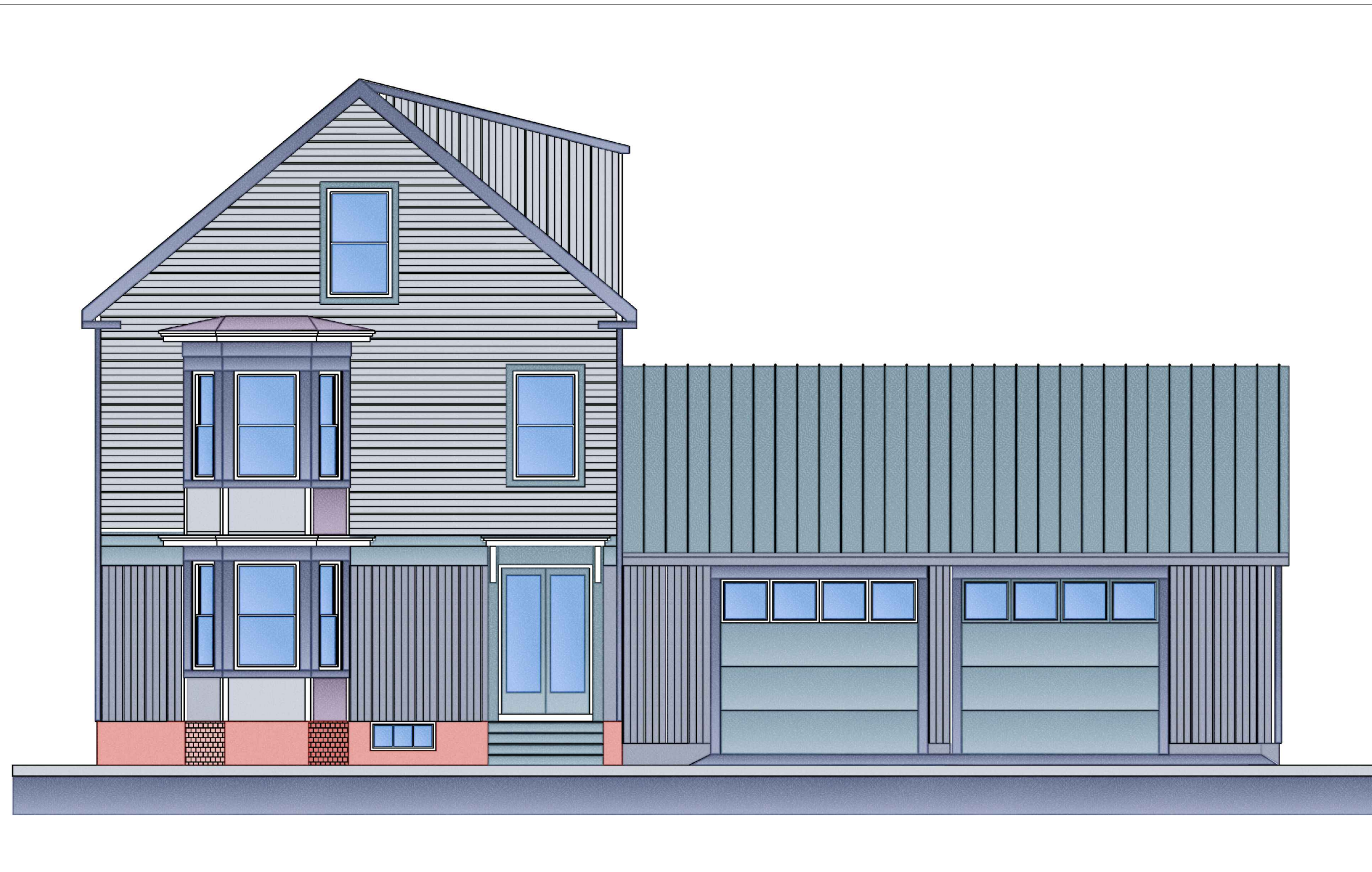
Allan Jagger

Project Data

GBL	003 N003001
Land Use	Single Family
Location	40 O'brion Street
Owner	Allan Jagger
	40 O'brion Street,
	Portland, ME 04101
	21994/171
Book & Page	3-N-3
Legal Description	O'brion St. 38-40
	3180 (0.073 Acres)
Lot Size	Single story 2-car
Project Description	Garage
	720 sf
Project Size	22.6%
Lot Coverage	

Drawing List

A0.01	Cover Sheet
A1.01	Site Plan & Foundation Plan
A1.02	Garage Floor & Roof Framing Plan
A1.03	Elevations
A1.04	Elevations
A1.05	Building Sections
A1.06	Wall Sections



Code Requirements

R101.2 Scope

Single Family Residence

R301.2.3 Snow Loads

The ground and roof snow load for this region is 60#/sf & 42#/sf.

R301.2.4 Floodplain Construction

The site of this building is not located in a floodplain

R301.5 Live Load

The building has been designed to support the live loads from table 301.5

R301.6 Roof Load

This building has been designed to support the snow loads of 42#/sf

R309 Garage and Carports

The garage will be sheathed in min $\frac{1}{2}$ " GWB all walls. The ceiling will be sheathed in min $\frac{5}{8}$ " TYPE-X GWB. The door from the garage to the residence will be minimum 20 min.

R310 Emergency Escape and Rescue Openings

Every living room and sleeping room in this residence has been designed with an emergency escape window or door as required.

R311 Means of Egress

The means of egress for this residence have been designed to meet the requirements of this section

R311.2.2 Under Stair Protection

The accessible space beneath the stairs will be sheathed with min $\frac{1}{2}$ " GWB.

R311.3 Hallways

Hallways area a min. 36" wide

R311.5 Stairways

Stairways are a min. 36" wide

Headroom is a min. 6'-8"

Riser heights are a max. 7-3/4"

Treads are a min. 10" wide

The landing width is at least as wide as the stairway and is a min. 36" wide in the direction of travel.

R311.3.6 Handrails

Handrails will be installed on a least one wall of each stairway and shall be 34" to 38" high as measured above the nosing.

R312 Guards

Guards at porches, open sides of stairs and balconies shall be 42" high and no opening in the rail are more than 4"

R502 Wood Girders

Refer to table 502.5 for wood girders

R603 Headers

Refer to table R603.6 for the required size of opening headers

R602 Wood Fastening

Refer to table R602.3 for wood fastener requirements

R313 Smoke Alarms

Smoke alarms shall be installed:

in each sleeping room

outside each sleeping area

On each additional story, including the

basement

Alarms shall be installed per NFPA 72

R315 Flame Spread and Smoke Density

Finishes shall have a flame spread classification of no greater than 200 and a smoke-developed index of no greater than 450.

Chapter 10 Chimneys and Fireplaces

The chimneys and fireplaces shall be constructed to meet the requirements of this section.

Chapter 11 Energy Efficiency

Roofs shall have a min. rating of R-38

Exterior walls shall have a min. rating of R-21

Floors above garage spaces shall have a min. rating of R-21

Floors above basement spaces shall have a min. rating of R-21

Windows shall have a U-factor of 0.35

NOTE:

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REVS:

CODE: IRC 2009

TOWN: Portland

DATE: 11-02-12

SCALE: As Noted

DESIGNED:

DRAWN: JJO

TITLE:

Cover Sheet

FILE:

SHEET:

A0.01