

Remodeled Residence for Elizabeth and Peter Adams

49 Merrill Street, Portland, ME



Drawing List

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Building Information

- Size 45'-0" x 22'-9"
- Basement 1024 sf
- First Floor 1076 sf
- Second Floor 995 sf
- Turret Floor 254 sf
- Total Area 3349 sf

Building Height 30'-5"

Lot Information

- Zoning R-6
- Max Building Hgt. 35'

(Lot is non-conforming. House is being built on existing foundation)

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 1/2" GWB all walls. The ceiling will be sheathed in min 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 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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