

Please provide Landing dimensions for both interior and exterior stairs.

EXTERIOR LANDING IS 3'-4" wide by 4'-6" long INTERIOR LANDING/ FIRST FLOOR = 3'-6" INTERIOR LANDING SECOND FLOOR=6'-5"

Project Description: Build a 498SF single family

CODES:
 IRC 2009 - Single Family
 NFPA 2009 - Sprinkler System 13D
 NFPA 101
 3.3.32.5 New Building
 6.1.8.1 Residential Occupancy
 6.1.8.1.1 Single Family Dwelling Unit
 6.2.2.3 Ordinary Hazard of Contents
 7.3.1 Occupancy load: 200
 Gross 501sf = 3 Occupants
 Number of Exits = 2
 IECC - Climate Zone 6
 402.1.1 Fenestration U-Factor 0.35
 Ceiling R-Value 49
 Wall R-Value 21
 Basement R-Value 15
 Zoning- Land Use Code Chapter 14
 Zone: R-6
 Side Setback: 5', or 0' if combined = 10', with easement
 Rear Setback: 10'
 Front Setback: 9"= the average depth of the front yards
 1 Monument St = 1'-6" and 7 Monument St = 0'-0"

List of Drawings
 AR - Architectural
 ST - Structural
 SITE-Site Plan
 SUR - Survey
 RES-REScheck

Project 5 Monument Street

Energy Code: 2009 IECC
 Location: Portland, Maine
 Construction Type: Single-family
 Project Type: New Construction
 Conditioned Floor Area: 498 ft²
 Glazing Area: 22%
 Climate Zone: 6 (7378 HDD)
 Permit Date:
 Permit Number:

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off
 Compliance: 19.7% Better Than Code Maximum UA: 218 Your UA: 175
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area of Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Cathedral Ceiling (no attic)	671	55.0	49.0	0.010	7
Skylight: Vinyl Frame	21			0.550	12
Wall: Wood Frame, 16" o.c.	1,328	29.2	23.1	0.021	22
Door: Glass Door (over 50% glazing)	114			0.350	40
Window: Vinyl Frame	182			0.350	64
Basement: Solid Concrete or Masonry Wall height: 6.0' Depth below grade: 6.0' Insulation depth: 6.0'	498	0.0	10.0	0.060	30

Show emergency escape and rescue opening as per IRC Section R310

SECTION R310 PERTAINS TO BASEMENTS, HABITABLE ATTICS, AND SLEEPING SPACES. THIS IS AN OFFICE.

Show guard as per IRC Section R312

DETAIL PROVIDED ON SHEET ST2

FOR YOUR REFERENCE: ARCHITECTURAL PLANS ARE BASED ON 4' OFF THE FINISHED FLOOR.

Is this a full height wall? YES
 Is this a guard? NO, IT IS A WALL
 What is the height? THE HEIGHT IS FROM THE SECOND FLOOR TO THE ROOF LINE. THE ROOF VARIES IN HEIGHT FROM 8'-4 3/16" TO 12'-3 3/8"

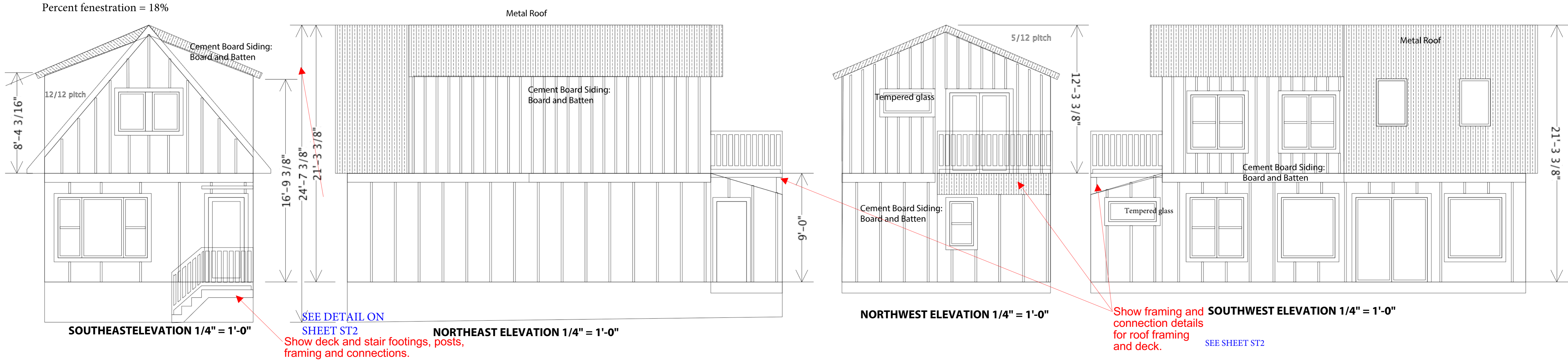
Show post to structural ridge
 THIS IS NOT A STRUCTURAL PLAN. SEE SHEET ST FOR STRUCTURAL MEMBERS.



Entry Awning Detail- to be prefabricated and purchased.

*Note: Southeast Elevation = 376sf
 Glass door = 16.5sf, window = 52.5sf
 Percent fenestration = 18%

SECOND FLOOR PLAN 1/4" = 1'-0"



SEE DETAIL ON SHEET ST2

Show deck and stair footings, posts, framing and connections.

Show framing and connection details for roof framing and deck.

SEE SHEET ST2

New Single Family
 A M E N D M E N T
 5 Monument Street Portland, Maine

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Date: 10/24/17
 Revised: 11/1/17

AR