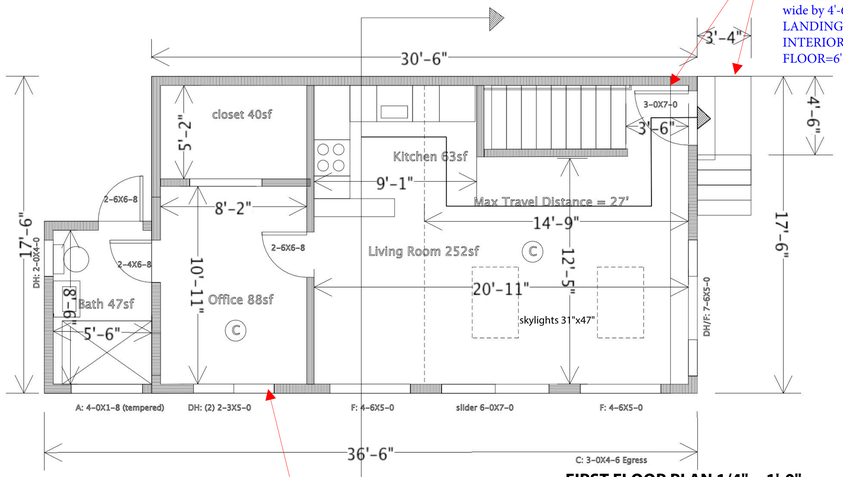
Please provide Landing dimensions for both interior and exterior stairs.

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



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

Show emergency escape and rescue opening as per IRC Section R310

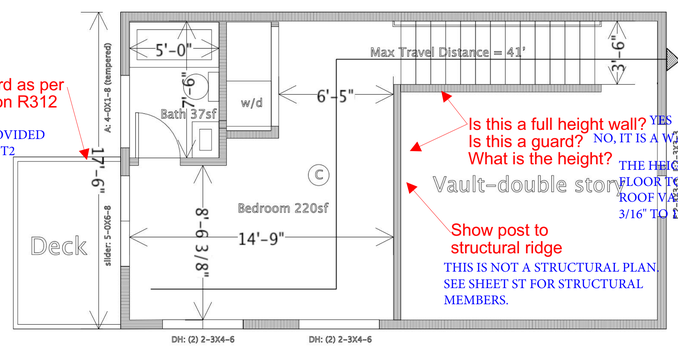
C Combination smoke and carbon monoxide detectors

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

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

Show guard as per IRC Section R312

DETAIL PROVIDED ON SHEET ST2



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"

Vault-double story

Show post to structural ridge

THIS IS NOT A STRUCTURAL PLAN. SEE SHEET ST FOR STRUCTURAL MEMBERS.

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

Entry Awning Detail- to be prefabricated and purchased.

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:

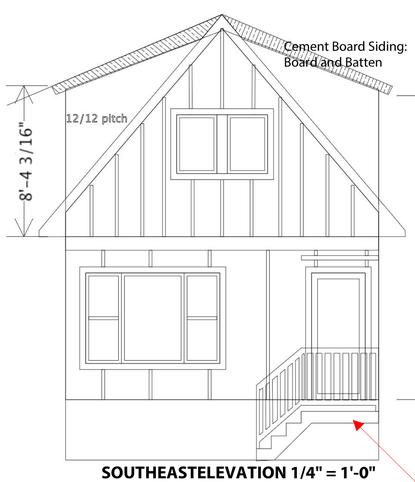
Construction Site: Owner/Agent: Designer/Contractor:

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.

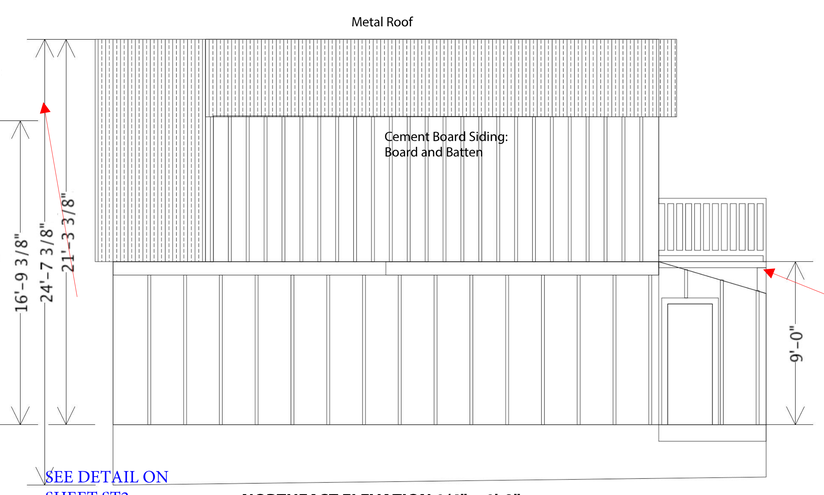
Envelope Assemblies

Assembly	Gross Area or 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

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



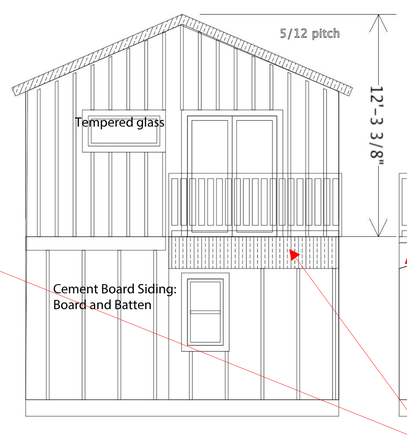
SOUTHEASTELEVATION 1/4" = 1'-0"



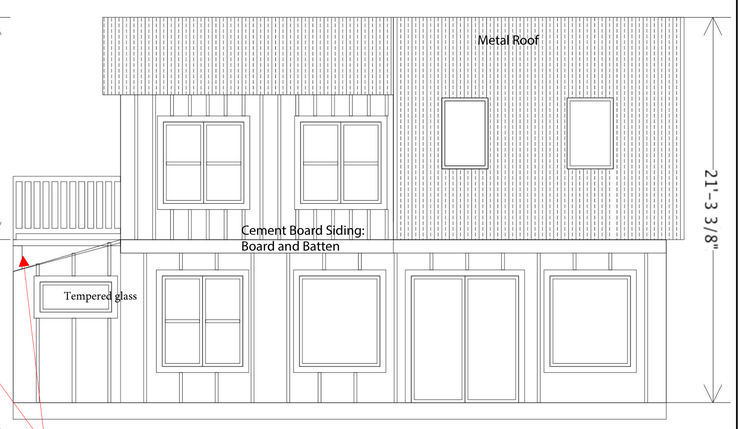
SEE DETAIL ON SHEET ST2

NORTHEAST ELEVATION 1/4" = 1'-0"

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



NORTHWEST ELEVATION 1/4" = 1'-0"



SOUTHWEST ELEVATION 1/4" = 1'-0"

Show framing and connection details for roof framing and deck.

SEE SHEET ST2

New Single Family
AMENDMENT
5 Monument Street Portland, Maine

Rockwood Design Studio
PO Box 520
Mount Desert, ME 04660
rockwooddesignstudio@gmail.com

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

AR

Reviewed for Code Compliance Approved Approved with Conditions Not Approved
Date: 11/28/17