

McCain RESIDENCE 45 Summer St. Portland

Maine 04102

Drawing List

Cover Sheet/General Notes Building Elevations Floor Plans Floor Plans Sections and Details

Building Information

Building Height 30'-0"

Garage First Floor Second Floor Third Floor

Code Requirements

R101.2 Scope Single Family Residence

R301.2.3 Snow Loads
The ground and roof s
60#/sf&42#/sf. snow load this reg

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<u>~</u>.

R301.2.4 floodplain Construction
The site of this building is not located floodplain ⊇.

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_; e

R301.5 Live Load
The building has be loads from table R301.6 Roof Load
This building has been snow loads of 42#/sf been 301.5 designed designed ó ó support support the

R310 Every R310 Emergency Escape and Rescue Every living room and sleeping room residence has been designed with an escape window or door as required. Openings in this emergence ency

> R311 Means of Egress
> The means of egress for this residence has been designed to meet the requirements section of

R311.2.2 Under Stair P
The accessible space ksheathed with min $\frac{1}{2}$ " Protection beneath the

R311.3 Hallways Hallways area a min. 36" wide

_ 0

R502 Wood Floor and Roof Trusses By: Aroostook trusses or Similar

will be

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.

direction

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 balconies shall be 42" high and n stairs and no opening i ⊇.

this

Fire Sprinkler An automatic residential fire sprinkler system will be installed in the house. A state-licensed sprinkler contractor, with permitting through the Office of State Fire Marshall, will installed a system that meets the National Fire Protection Association 13D standard.

Heating System

The house will have either a modulating condensing boiler, direct vent natural gas, or two mini split electric heat pumps, with a roof-mounted photovoltaic system of 20 panels, which would add 3 psf dead load.

R302.5.1 Opening Protection
The doors opening between the garage and (a) the entry hall and (b) the storage room minute, fire-rated steel doors, self closing. will be

R308 Safety Glazing
Each pane of glazing installed in hazardous locations as defined in Section R308.4 will have a manufacturer's designation specifying who applied the designation, designating the type of glazand the safety glazing standard with which it complies.

R403, R405, R506 Concrete Foundations.
All exterior walls will be supported on continuous solid concrete footings of sufficient design to accommodate all loads according to Section R301, and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings will be supported on undisturbed natural soils or engineered fill. Foundation walls will be waterproofed from the top of the footing to the finished grade. Washed gravel or crushed stone and perforated pipe will be installed at the area to be protected, and will be discharge by gravity into an approved drainage system. The gravel will extend 12" beyond the outside edge of the footing and 6" above the top of the footing, covered with an approved filter membrane material. The foundation walls will be waterproofed from the top of the footing to the finished grade with a 60 mil solvent-free liquid-applied synthetic rubber.

R502.2 Deck Construction
The rear 4'x8' balcony will be constructed in accordance with provisions of Section R502. Based on the recommendations of Foard Panel the balcony will be freestanding and independent of the house itself.

R905 Roof Covering Roof will be covered with Duro-Last thermoplastic vinyl roof membrane or equivalent in accordance with provisions of this section and the manufacturer's installation instructions

R602 Wood Fastening Refer to table R602.3

for

wood

R603 Headers Refer to table R603.6 headers

for

the

required

size

of

opening

the basement installed in ea

R313 Smoke Alarms
Smoke alarms shall be installed:
in each sleeping room
outside each sleeping area
On each additional story, including th
Carbon Monoxide monitors shall be in
area giving access to bedrooms.
Alarms shall be installed per NFPA 72

R403.1.6 Anchor Bolts All pressure treated sill plates will have 1/2" anchor bolts spaced a maximum of 6' on center, extending at least 7" into concrete. There will be a minimum of two bolts per plate section, with one bolt not more than 12" or less than seven bolt diameters from each end of the plate section.

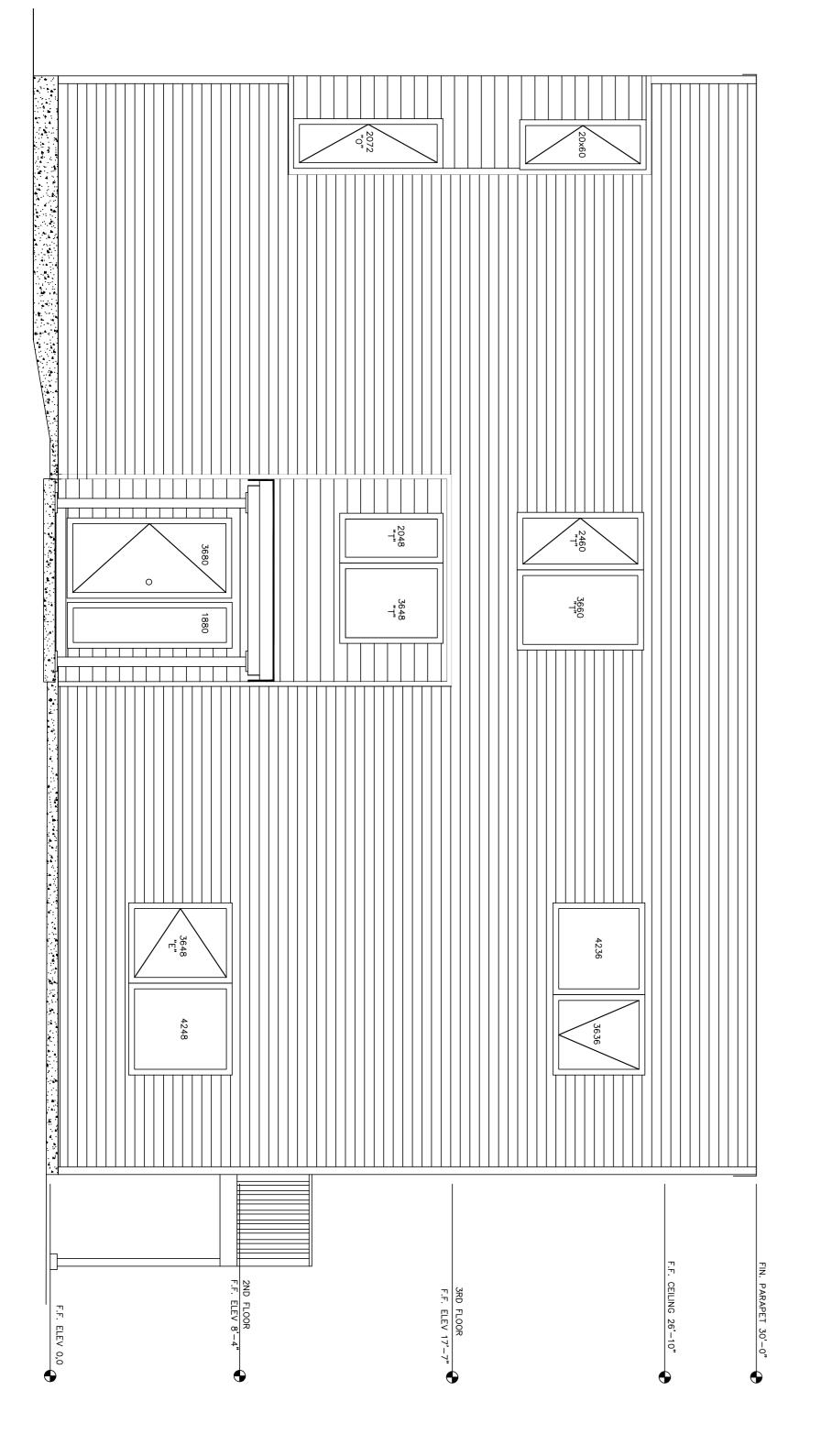
Exterior walls shall have a min. rating of Floors above garage spaces shall have a R-21(R-54)
Floors above basement spaces shall have of R-21
Windows shall have a U-facor of 0.35 (0 shall have a min. min. rating

Chapter 11 Energy Efficiency
Roofs shall have a min. rating of R—38
Exterior walls shall have a min. rating o of R 60 ACTUAL) -21(R-34) in. rating of

R315 Flame Spread and Smoke Density
Finishes shall have a flame spread classification greater than 200 and a smoke—developed index greater than 450.

of no

of 0.35 (0.21)



The house will use structural insulated panels (SIPs) for roof and exterior walls, manufactured and engineered by Foard Panel of West Chesterfield, NH, or a comparable manufacturer. For applications falling within the parameters of the IRC Section R613, the stamp of a licensed engineer is not required for code approval in jurisdictions that have adopted the IRC. The acceptance of SIPs into the IRC recognizes structural insulated panels as equal to other building systems in the Residential Code. All floors will be designed and constructed in accordance with R503.2.1.1 sheathing requirements and R602.3 fastener requirements. Roof and exterior wall construction design, construction and fasteners will follow IRC R613 and other guidelines specific to SIPs.

NOTE:

THIS DRAWING IS PROVIDED FOR INFORMANT.

IF USED FOR CONSTRUCTION. THE CONTRACTOR ASSUME
FOR LOCAL CODE COMPLIANCE.

ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF FAC CADD DRAFTING SERVICES, INC ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS FMC CADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES TO PLANS BY CLIENT AND/OR CONTRACTOR.

SHEET: A-1

FILE:

TITLE:

COVER SHEET GENERAL NOTES

DRAWN: SSA

DESIGNED: SSA

REVS: CODE: SCALE: AS NOTED DATE: 04-10-13 TOWN: Portland

McCain Residence 45 Summer St. Portland, Maine 04102

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