SUSAN & BRYAN RENCH RESIDENCE

78 HERSEY ST, PORTLAND MAINE

Drawing List

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Building Information

Basement	664	sq ft
Garage	230	sq ft
First Floor	986	sq ft
Second Floor	1000	sq ft

Building Height 23'-6"

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

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 ½" 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 Floor and Roof Trusses
By: Aroostook trusses or Similar

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
Carbon Monoxide monitors shall be installed in ea. area giving access to bedrooms.
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 11 Energy Efficiency
Roofs shall have a min. rating of R-38 (R60 ACTUAL)
Exterior walls shall have a min. rating of R-21(R-34)
Floors above garage spaces shall have a min. rating of R-21(R-54)
Floors above basement spaces shall have a min. rating of R-21
Windows shall have a U-facor of 0.35 (0.21)

PROPOSED FRONT ELEVATION
N.T.S.

SITE PLAN EXISTING / PROPOSED

SITE PLAN
N.T.S.

PROPERTY OF

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SUSAN & BRYAN RENCH HOME PLAN
78 HERSEY ST.
PORTLAND, MAINE

2.
1.
REVS:
CODE:
TOWN: PORTLAND
DATE: 05-25-2016
SCALE: AS NOTED
DESIGNED: SSA
DRAWN: SSA
TITLE:
GENERAL NOTES: COVER PAGE
FILE:
SHEET: A1

Inspections Division
Date: 06/14/16