



# New Residence

East Kidder Street  
Portland Maine

### Drawing List

- A0.01 Cover Sheet
- A1.01 Floor Plans
- A1.02 Floor & Framing Plans
- A1.03 Framing Plans
- A2.01 Building Elevations
- A3.01 Building Sections & Wall Types
- A3.02 Wall Sections

### Building Information

	Finished	Un-finished
Basement	0	916
First		
Living	916	0
Garage	0	336
Porch	0	72
Second		
Living	875	0
Bonus Room	336	0
Totals	2127	1324

### 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

1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will Comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.

PROPERTY OF



235 Riverside Industrial Parkway  
Portland, ME 04102

THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL DRAWINGS, PLANS, SPECIFICATIONS, AND SCHEDULES ETC. ARE PROVIDED TO OUR CLIENTS IN ACCORDANCE WITH CONTRACT BUILDING PRACTICES AND WE DO NOT WARRANT THE ACCURACY OF THE INFORMATION AND REQUIREMENTS ARCHITECT, ENGINEER OR LAND SURVEYOR HAS PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND REQUIREMENTS BEFORE ACTUAL CONSTRUCTION BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND REQUIREMENTS BEFORE ACTUAL CONSTRUCTION AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

**New Residence**  
East Kidder Street  
Portland, ME

BY: JJO

Issued for Permitting

NO REMARKS

DATE: 2-19-13 A

CODE: IRC2009

TOWN: Portland

DATE: 02-12-13

SCALE: As Noted

DRAWN: JJO

TITLE: COVER SHEET

FILE:

SHEET: A0-01