

THE SAO RESIDENCE

PORTLAND, MAINE

Drawing List

A1 COVER SHEET / GENERAL NOTES
 A2 FLOOR PLANS
 A3 BUILDING ELEVATIONS
 A4 SECTIONS AND DETAILS

Building Information

First Floor 768 sq ft
 Second Floor (GARAGE) 768 sq ft
 Total 1,536 sq ft
 Building Height 24'-0"

Code Requirements

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 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 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)



2.

1.

REVS:

CODE:

TOWN: PORTLAND

DATE: 10-10-2017

SCALE: AS NOTED

DESIGNED: SSA

DRAWN: SSA

TITLE:

COVER SHEET

FILE:

SHEET: A1

Stephen S. Andrews
23 Panther Pond Pines Rd.
Raymond, Maine 04071
1-207-415-5605



SAO RESIDENCE
PORTLAND, MAINE

BUILDING ELEVATIONS

2.
1.
REVS:
CODE:
TOWN: PORTLAND
DATE: 10-10-2017
SCALE: AS NOTED
DESIGNED: SSA
DRAWN: SSA
TITLE:
BUILDING ELEVATIONS
FILE:
SHEET: A2



FRONT ELEVATION
SCALE: 1/4"=1'-0"



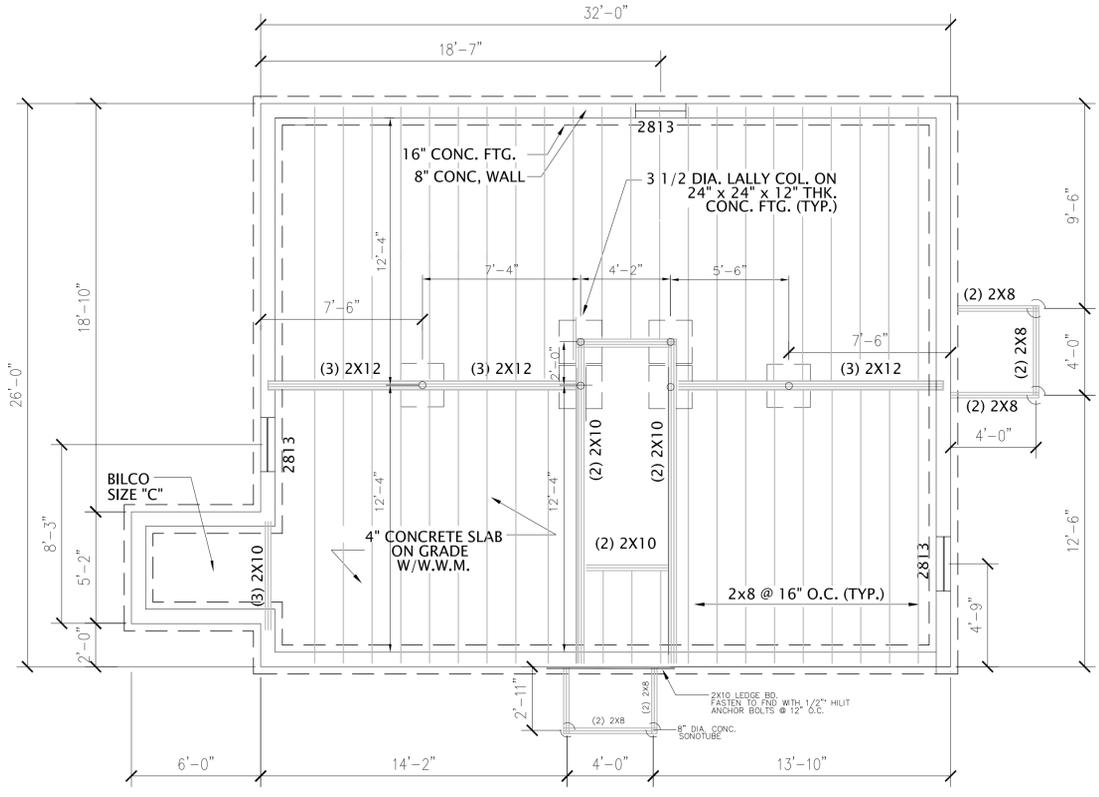
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



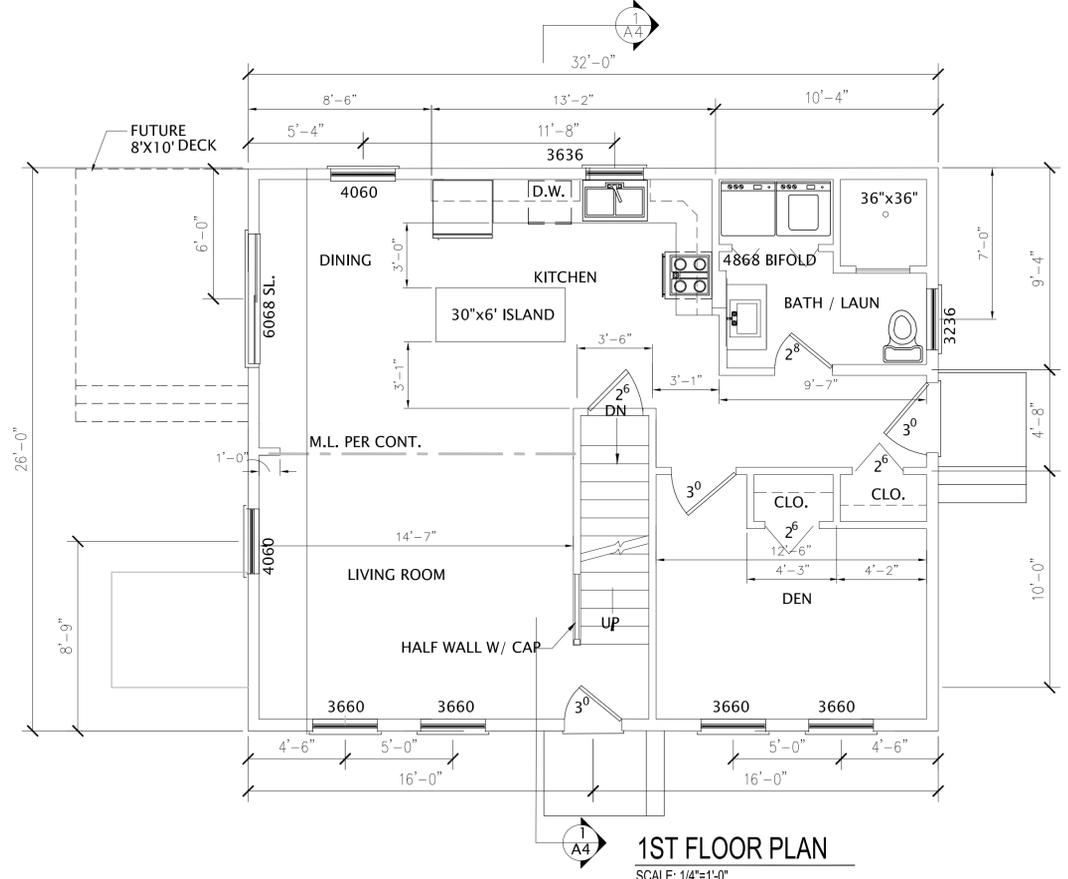
REAR ELEVATION
SCALE: 1/4"=1'-0"



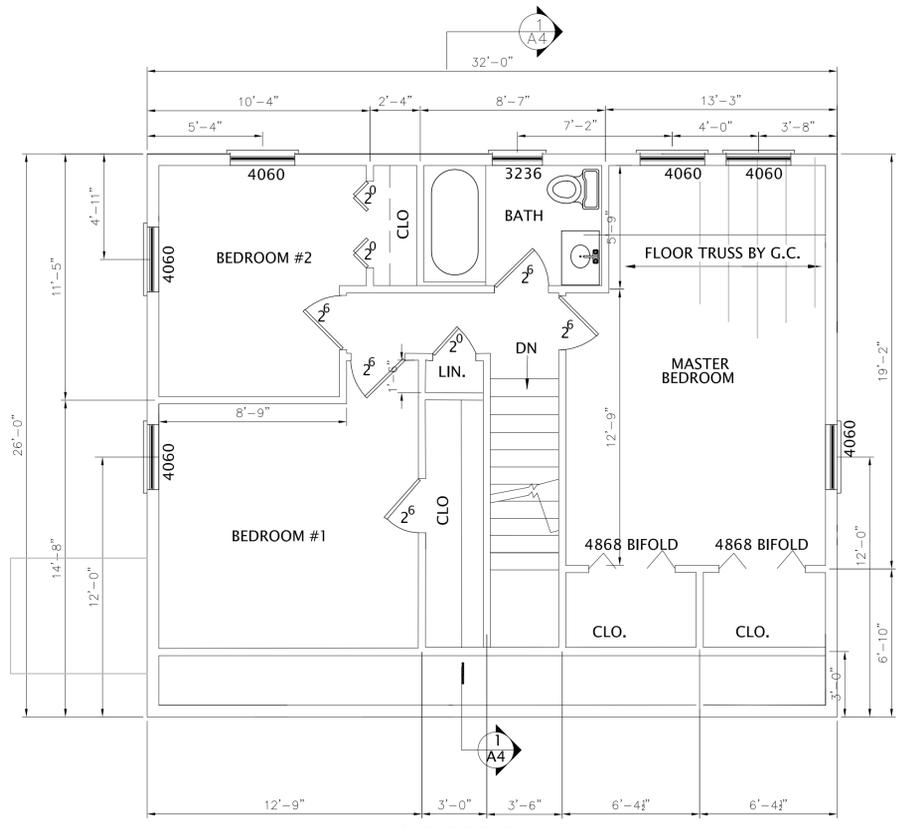
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FOUNDATION FLOOR PLAN
SCALE: 1/4"=1'-0"



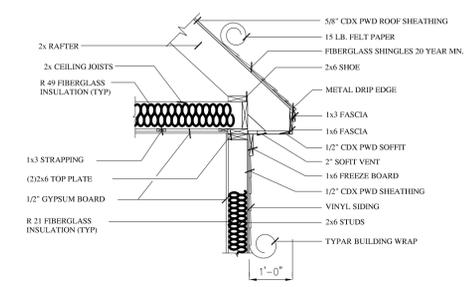
1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



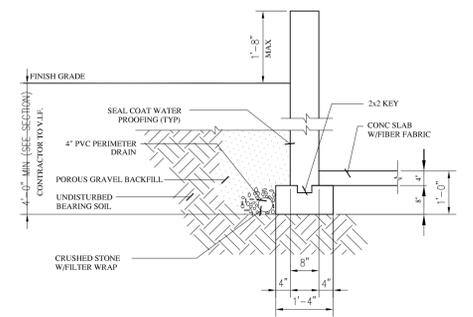
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



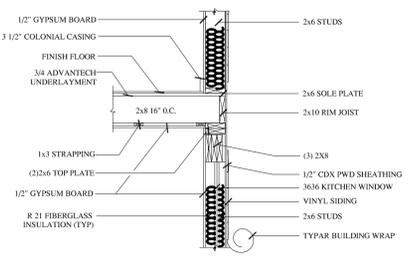
2.
1.
REVS:
CODE:
TOWN: PORTLAND
DATE: 10-10-2017
SCALE: AS NOTED
DESIGNED: SSA
DRAWN: SSA
TITLE:
BUILDING SECTIONS
FILE:
SHEET: A4



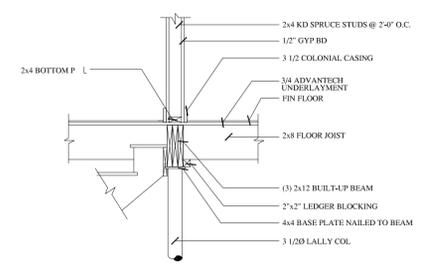
SOFFIT DETAIL
SCALE: 1/2"=1'-0"
NOTE: SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.



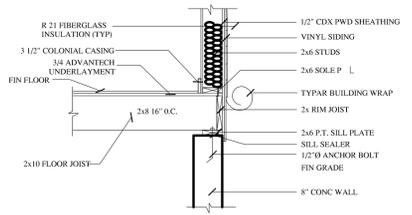
FOOTING DETAIL
SCALE: 1/2"=1'-0"
NOTE: SUBSTITUTE FOOTING AND WALL SIZES WITH PLAN CALL-OUT.



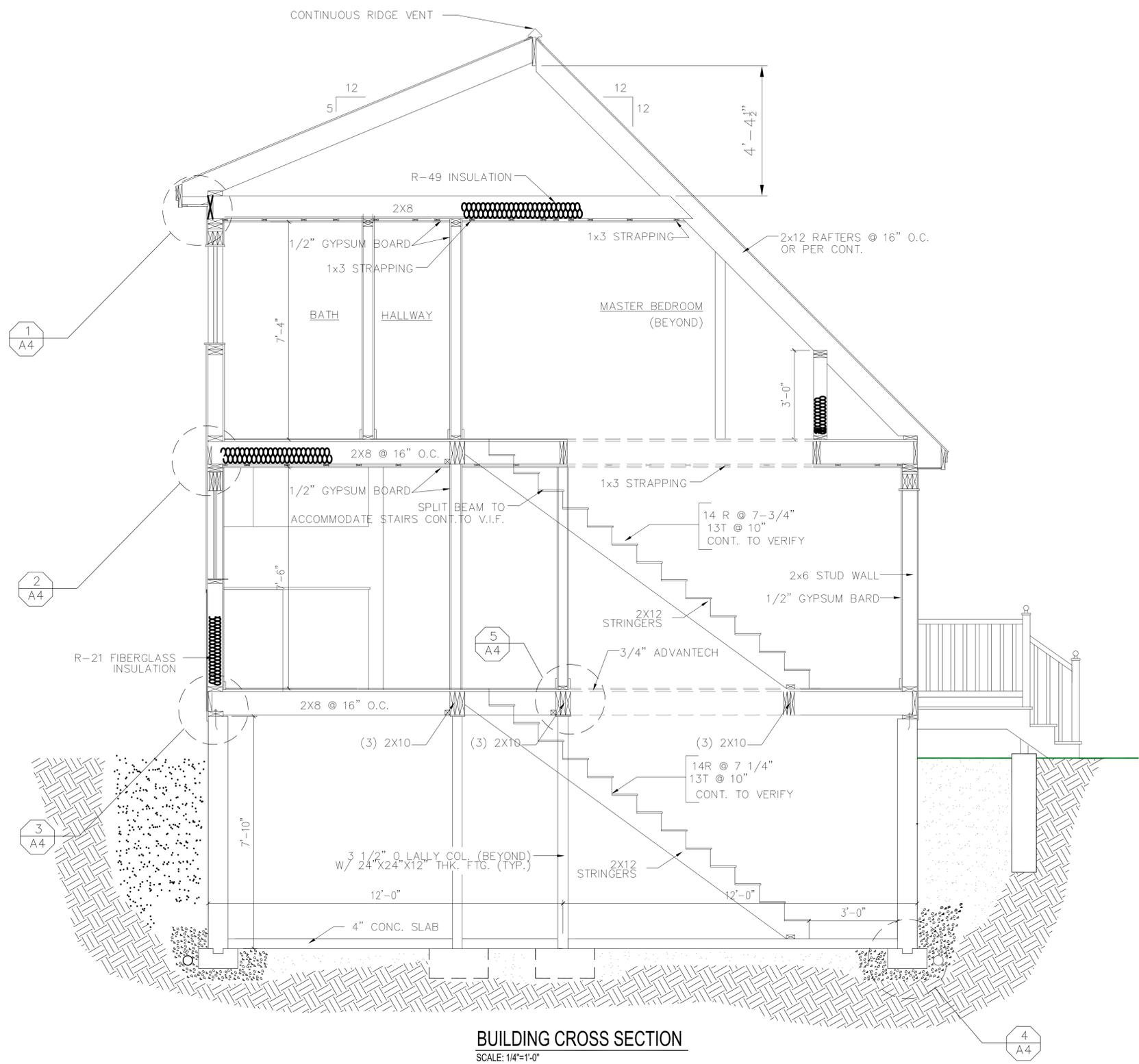
EXTERIOR WALL DETAIL
SCALE: 1/2"=1'-0"
NOTE: SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.



COLUMN/GIRDER DETAIL
SCALE: 1/2"=1'-0"
NOTE: SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.



WALL BASE DETAIL
SCALE: 1/2"=1'-0"
NOTE: SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.



BUILDING CROSS SECTION
SCALE: 1/4"=1'-0"