

# 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.

Chapter 10 Fire Suppression

Uponer Residential Sprinkler System By G.C.

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" CWB.

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.

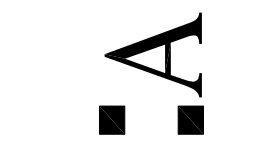
Chapter 11 Energy Efficiency

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)



PROPERTY OF

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



DRAFTSMEN:

SAO RESIDENCE  
 PORTLAND, MAINE

COVER SHEET

2.

1.

REVS:

CODE:

TOWN: PORTLAND

DATE: 10-12-2017

SCALE: AS NOTED

DESIGNED: SSA

DRAWN: SSA

TITLE:

COVER SHEET

FILE:

SHEET: A1



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



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



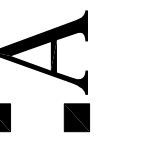
**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



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

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SAO RESIDENCE  
PORTLAND, MAINE

**BUILDING ELEVATIONS**

2.

1.

REVS:

CODE:

TOWN: PORTLAND

DATE: 10-12-2017

SCALE: AS NOTED

DESIGNED: SSA

DRAWN: SSA

TITLE:

BUILDING  
ELEVATIONS

FILE:

SHEET: A2



DRAFTSMEN:

SAO RESIDENCE  
PORTLAND, MAINE

BUILDING FLOOR PLANS

2.

1.

REVS:

CODE:

TOWN: PORTLAND

DATE: 10-12-2017

SCALE: AS NOTED

DESIGNED: SSA

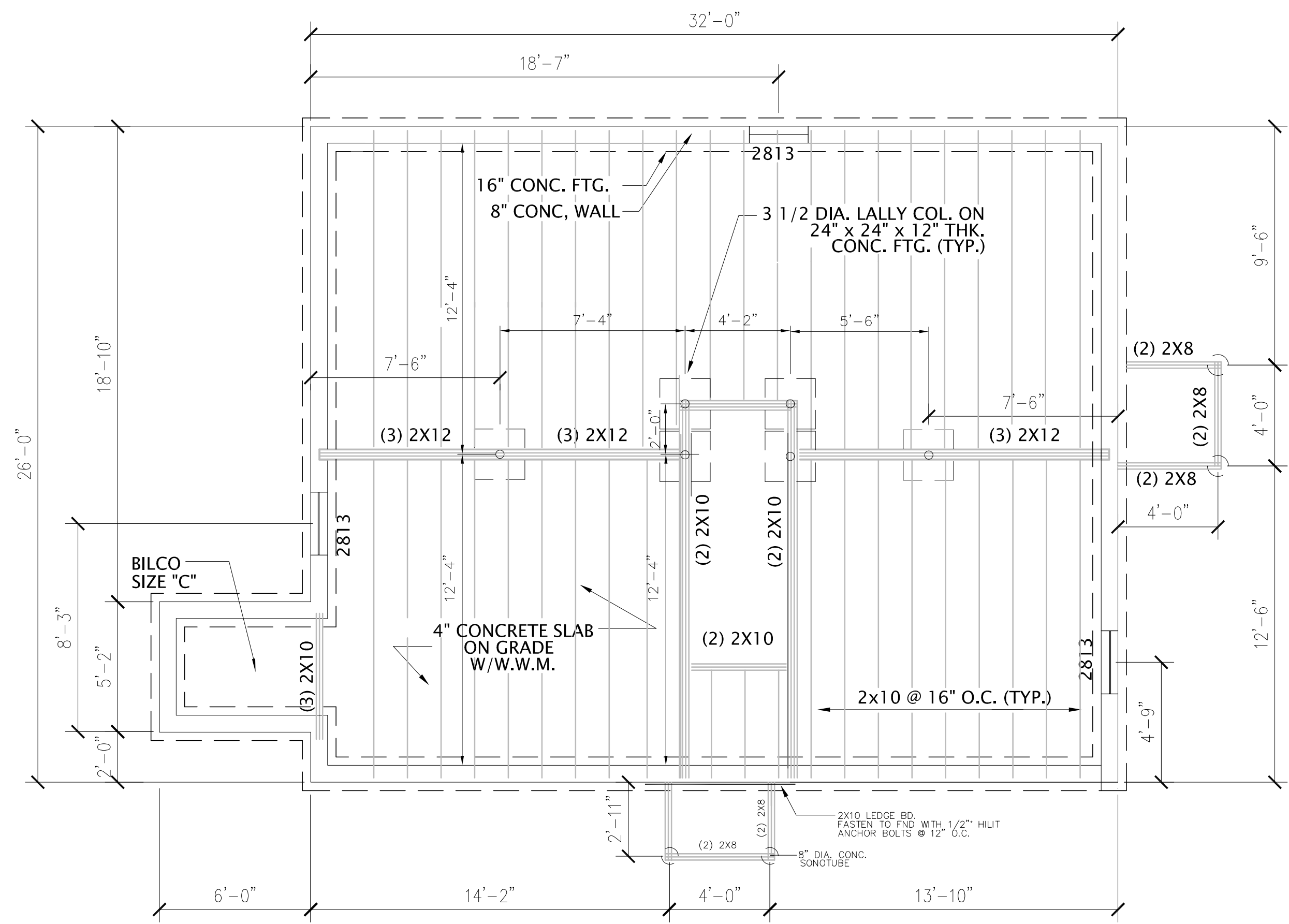
DRAWN: SSA

TITLE:

1st Floor Plan

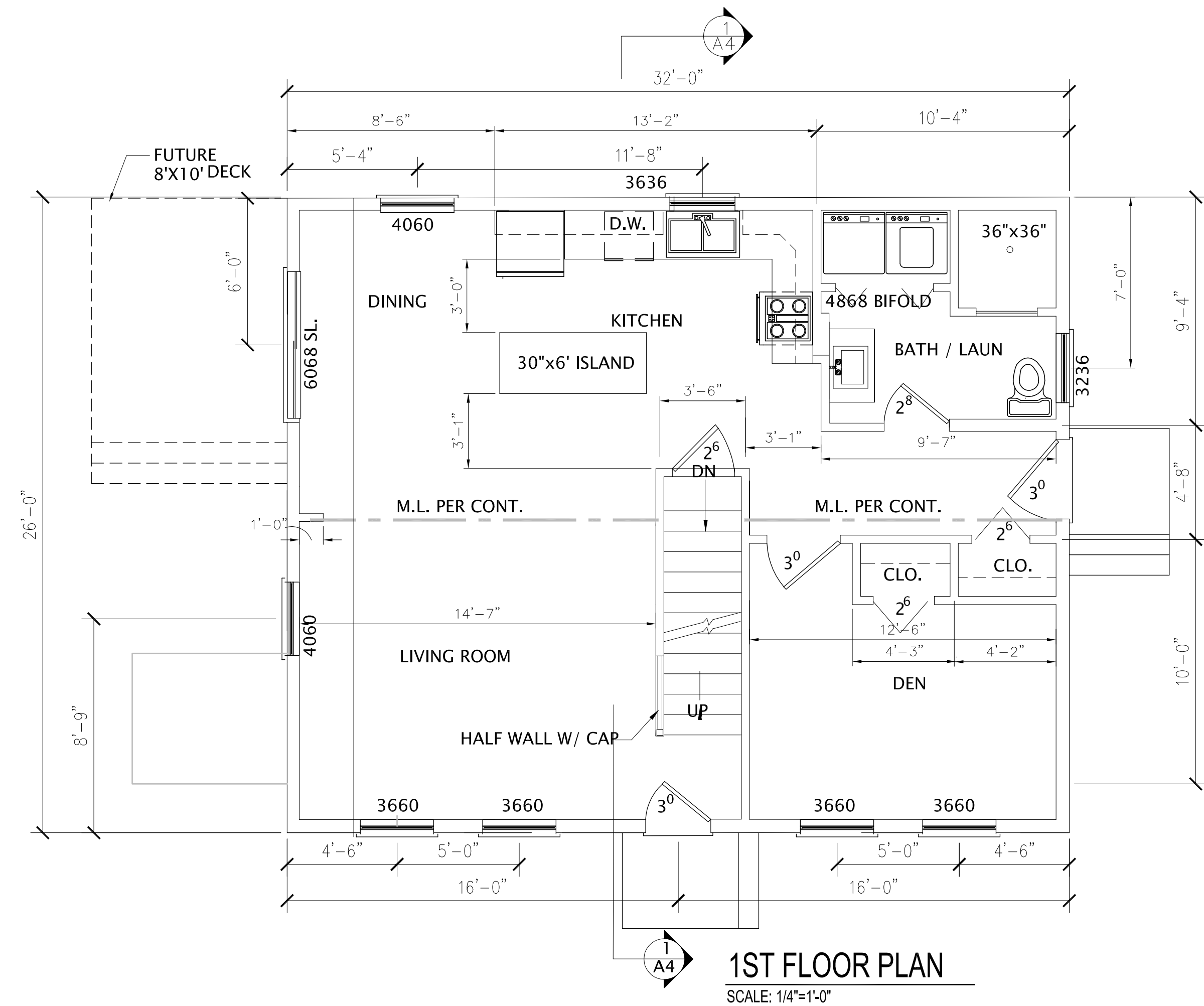
FILE:

SHEET: A3



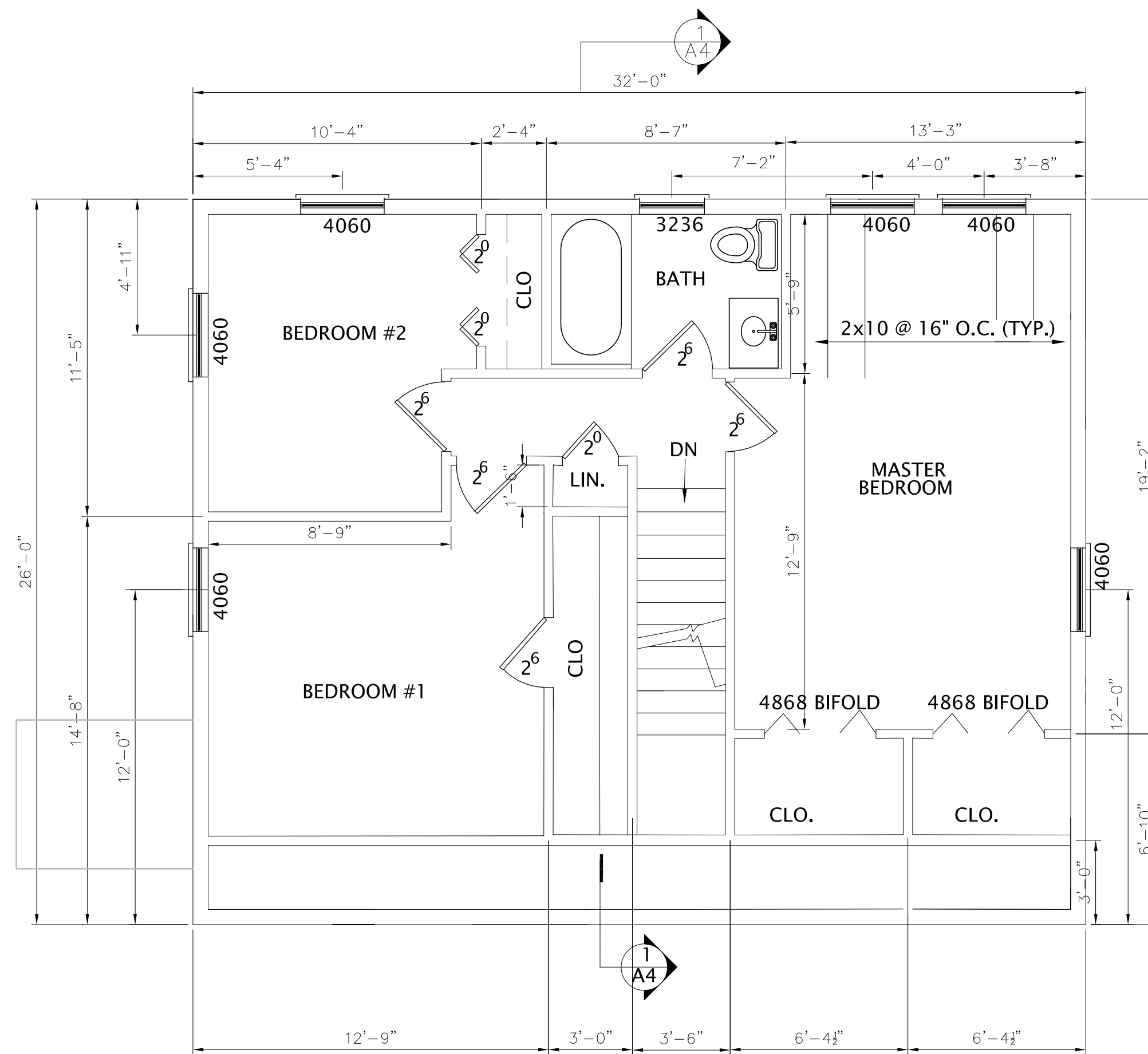
FOUNDATION FLOOR PLAN

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



1ST FLOOR PLAN

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

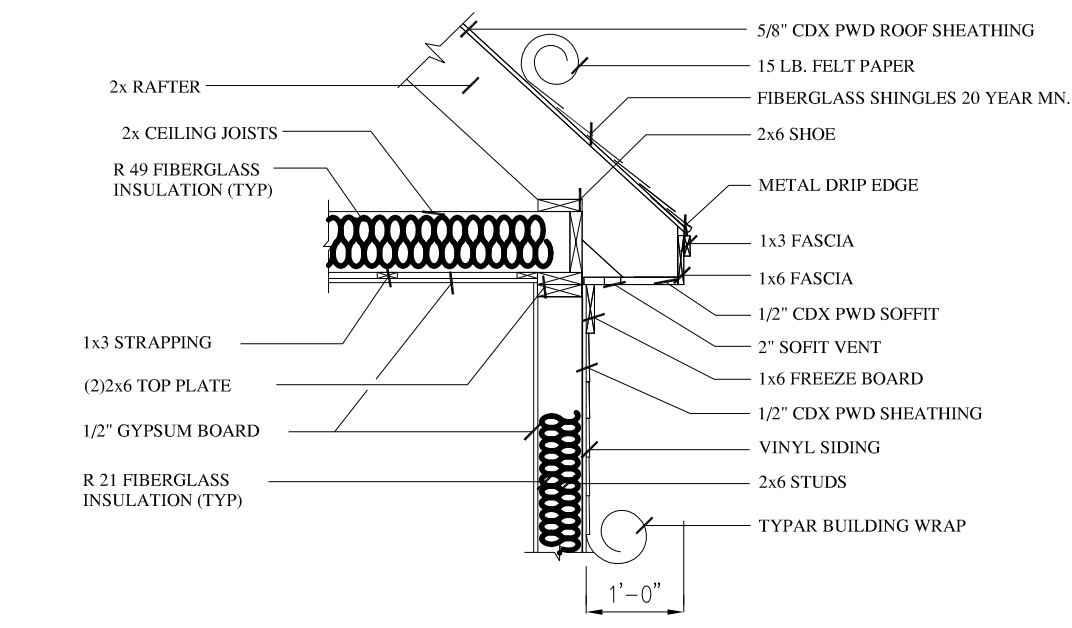


2ND FLOOR PLAN

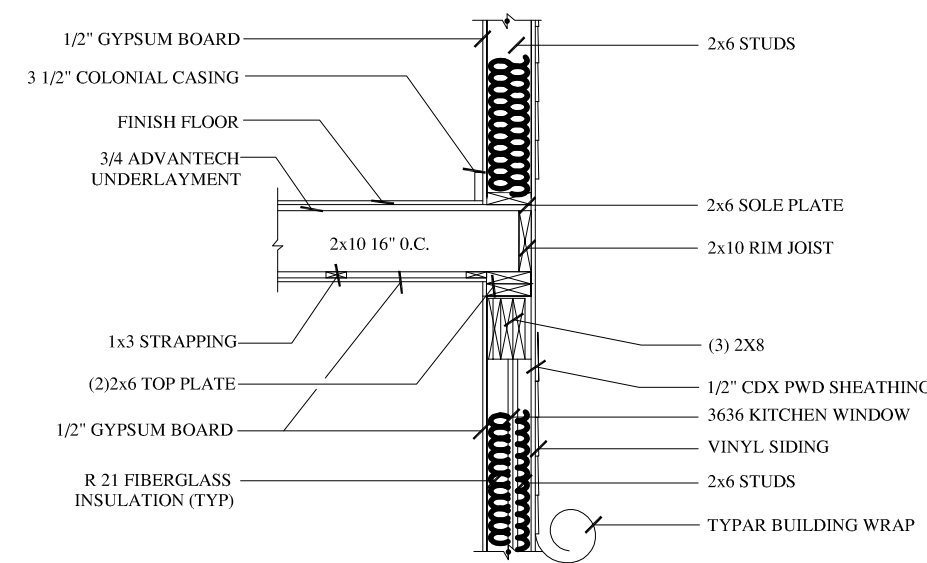
SCALE: 1/4"=1'-0"



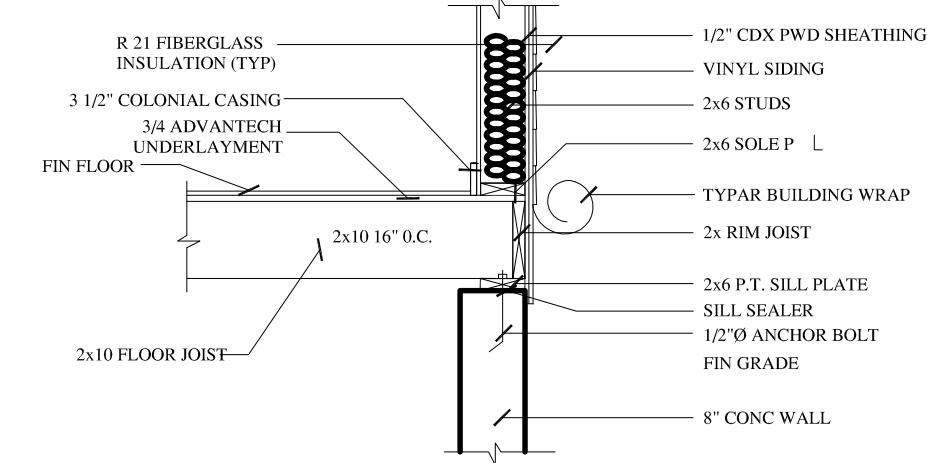
2.
1.
REVS:
CODE:
TOWN: PORTLAND
DATE: 10-12-2017
SCALE: AS NOTED
DESIGNED: SSA
DRAWN: SSA
TITLE:
BUILDING SECTIONS
FILE:
SHEET: A4



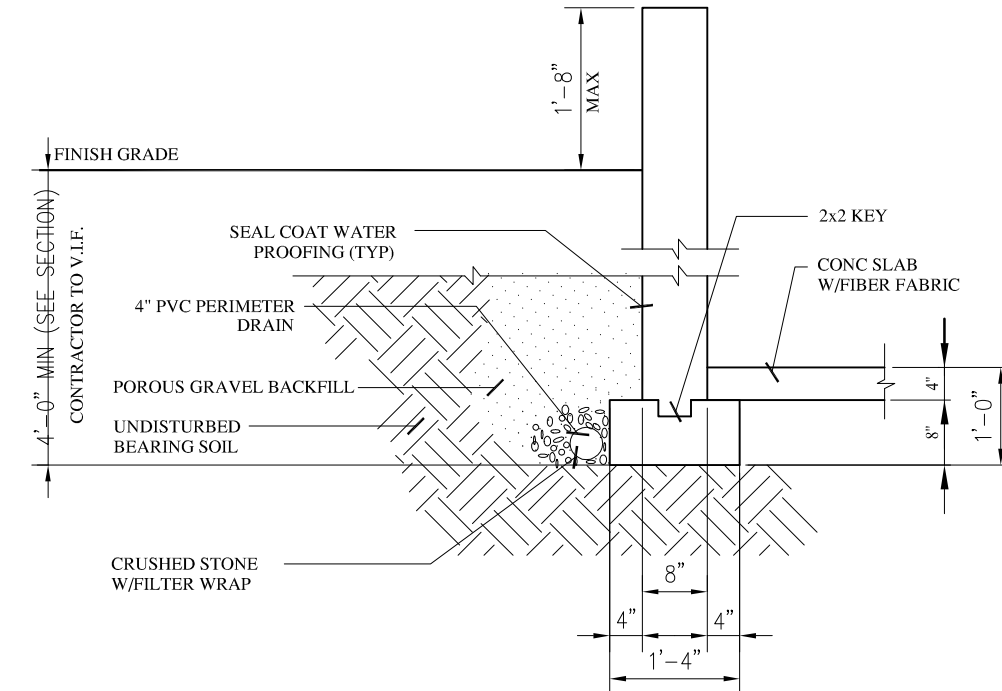
**SOFFIT DETAIL**  
 SCALE: 1/2"=1'-0"  
 NOTE: SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.



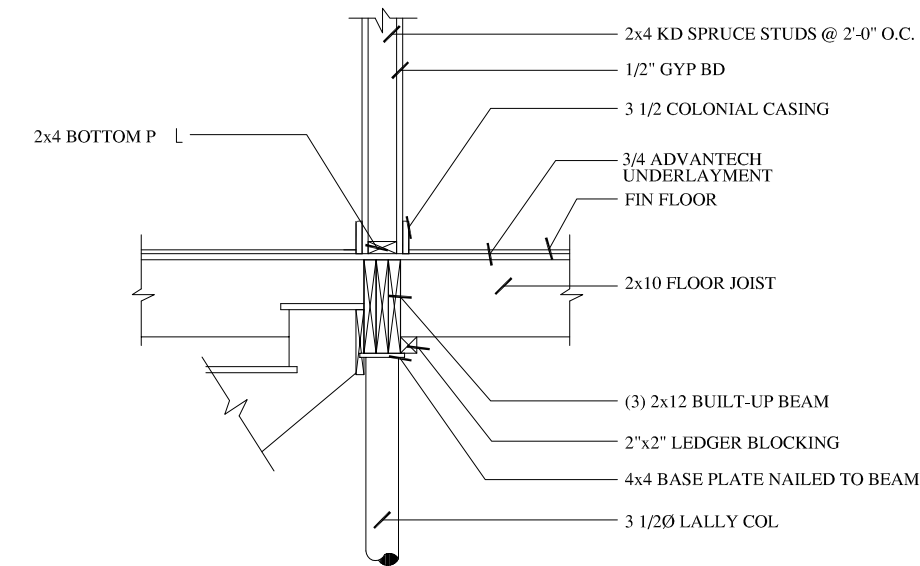
**EXTERIOR WALL DETAIL**  
 SCALE: 1/2"=1'-0"  
 NOTE: SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.



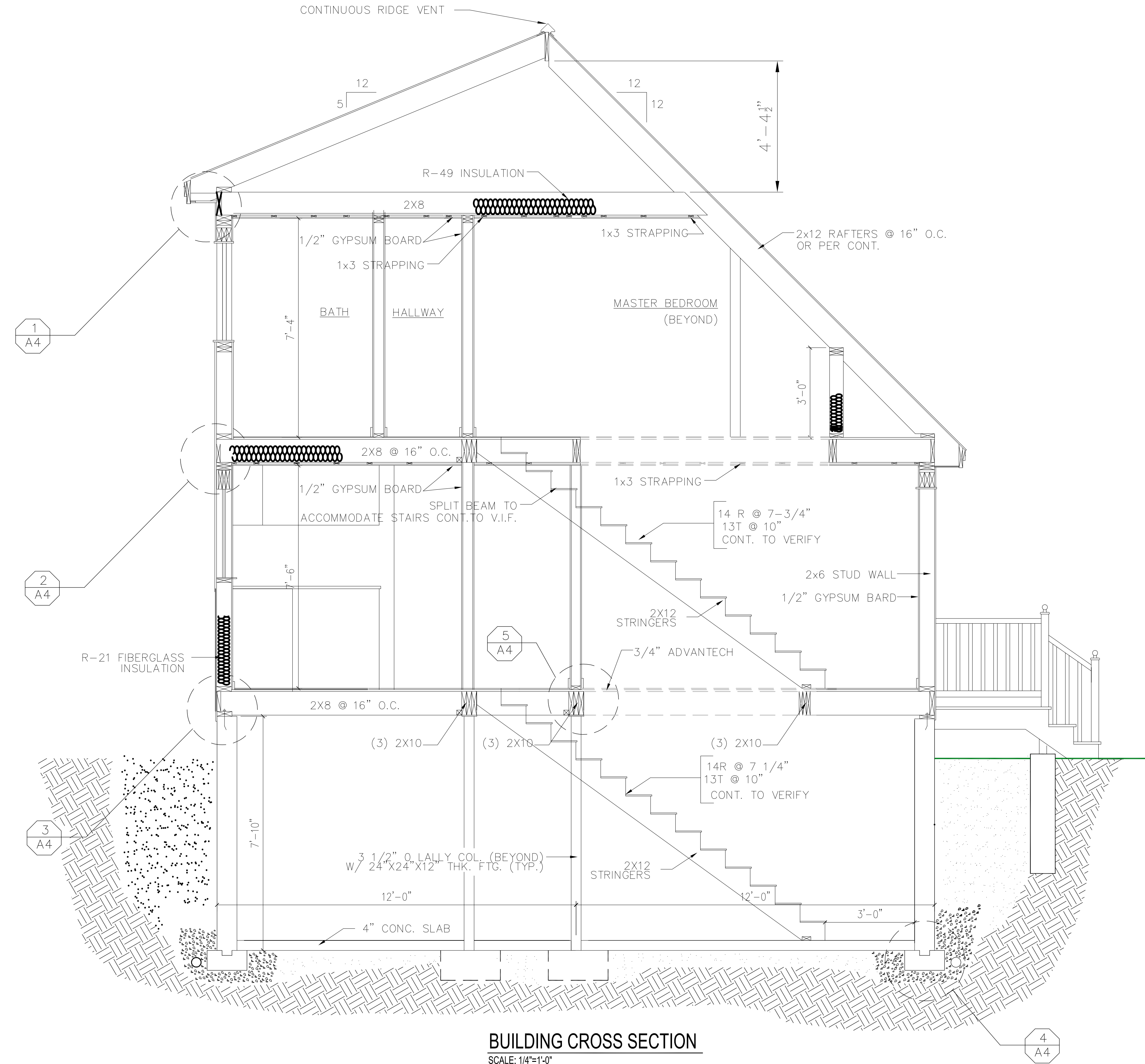
**WALL BASE DETAIL**  
 SCALE: 1/2"=1'-0"  
 NOTE: SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.



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



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



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