

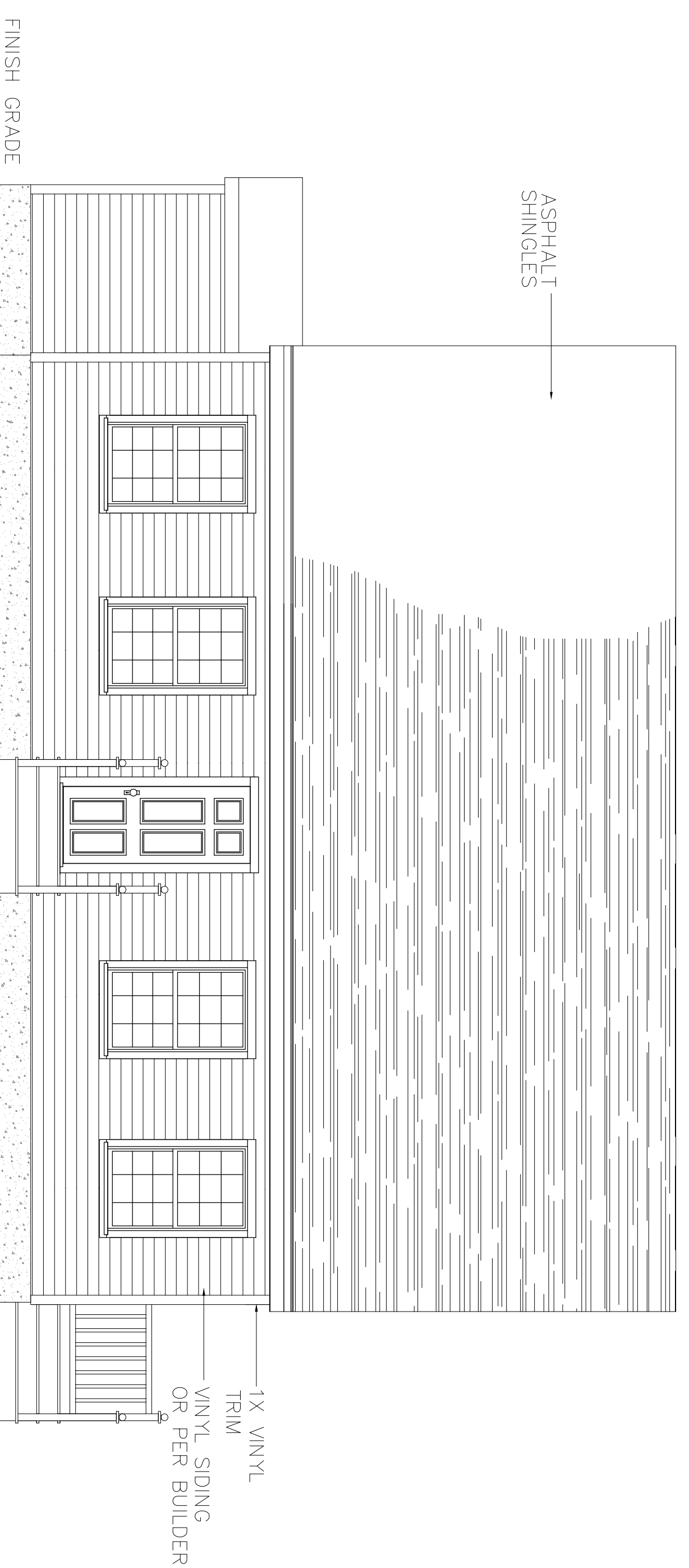
# THE SAO RESIDENCE

## PORTLAND, MAINE

Drawing List		Building Information	
A1	COVER SHEET / GENERAL NOTES	First Floor	768 sq ft
A2	FLOOR PLANS	Second Floor (GARAGE)	768 sq ft
A3	BUILDING ELEVATIONS	Total	1,536 sq ft
A4	SECTIONS AND DETAILS	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**  
Upover 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" GWB.
- R311.3 Hallways**  
Hallways are 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"
- R302 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 room  
On each additional story, including the basement  
Carbon Monoxide monitors shall be installed in ed.  
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-34)  
Floors above basement spaces shall have a min. rating of R-21  
Windows shall have a U-factor of 0.35 (0.21)



COVER SHEET

SAO RESIDENCE  
PORTLAND, MAINE

DRAFTSMEN:



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

PROPERTY OF

2.

1.

REVS:

CODE:

TOWN: PORTLAND

DATE: 10-12-2017

SCALE: AS NOTED

DESIGNED: SSA

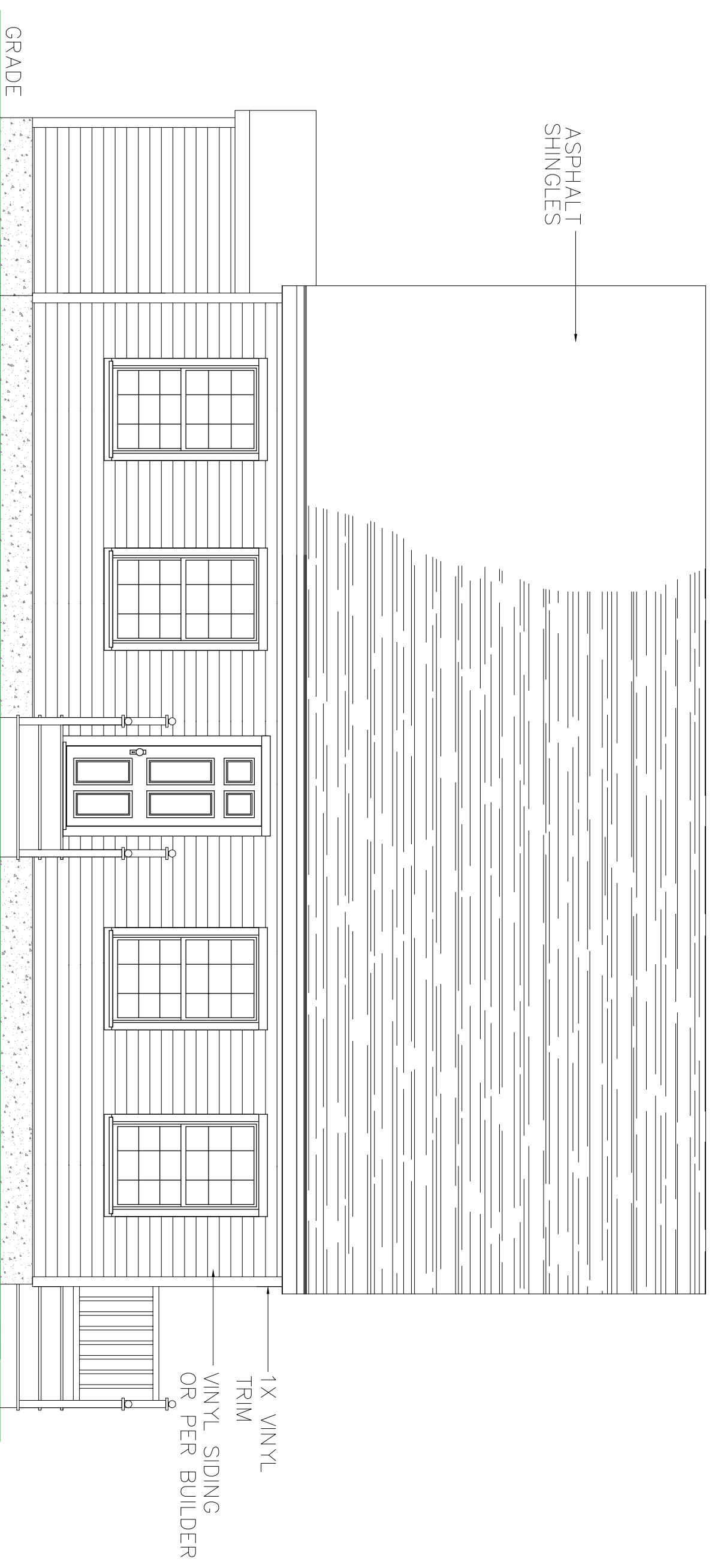
DRAWN: SSA

TITLE:

COVER SHEET

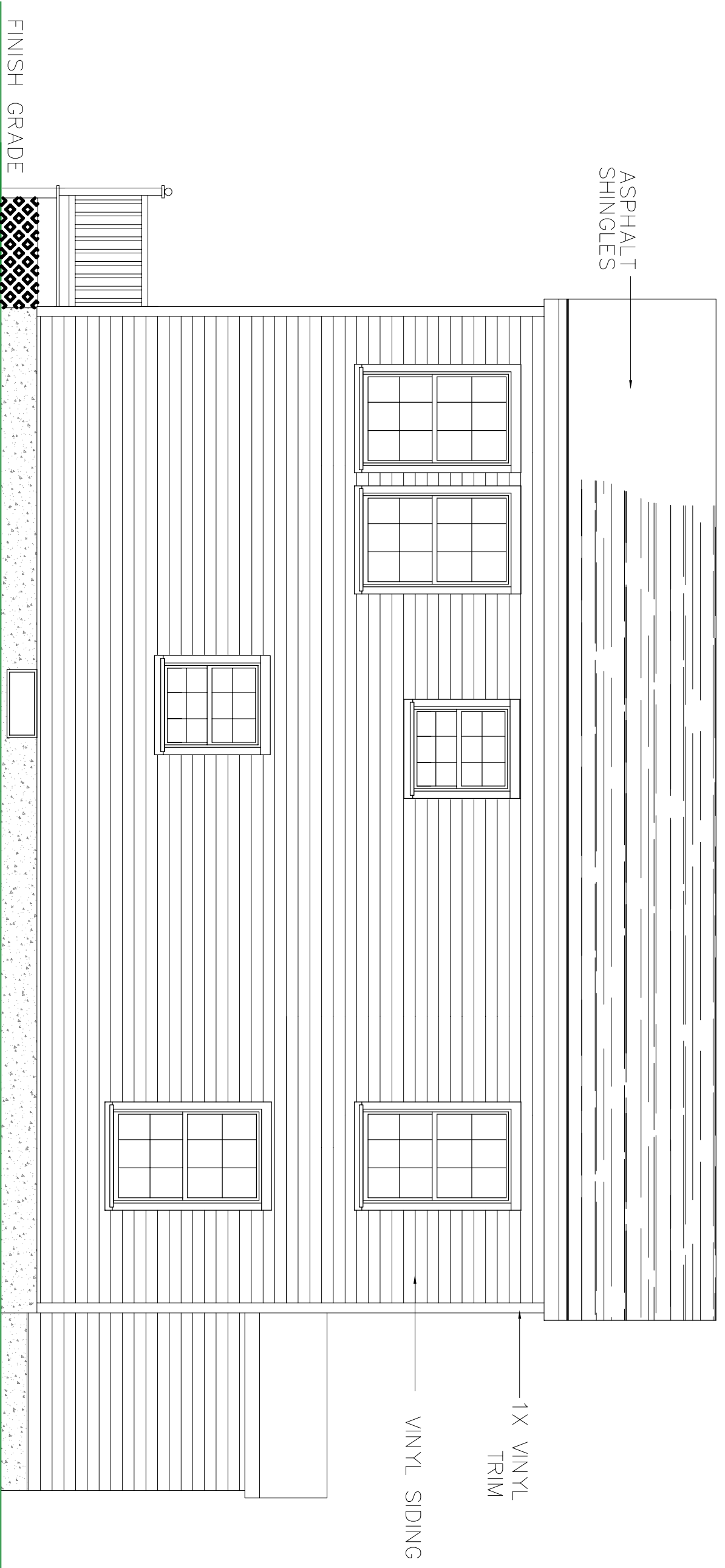
FILE:

SHEET: A1



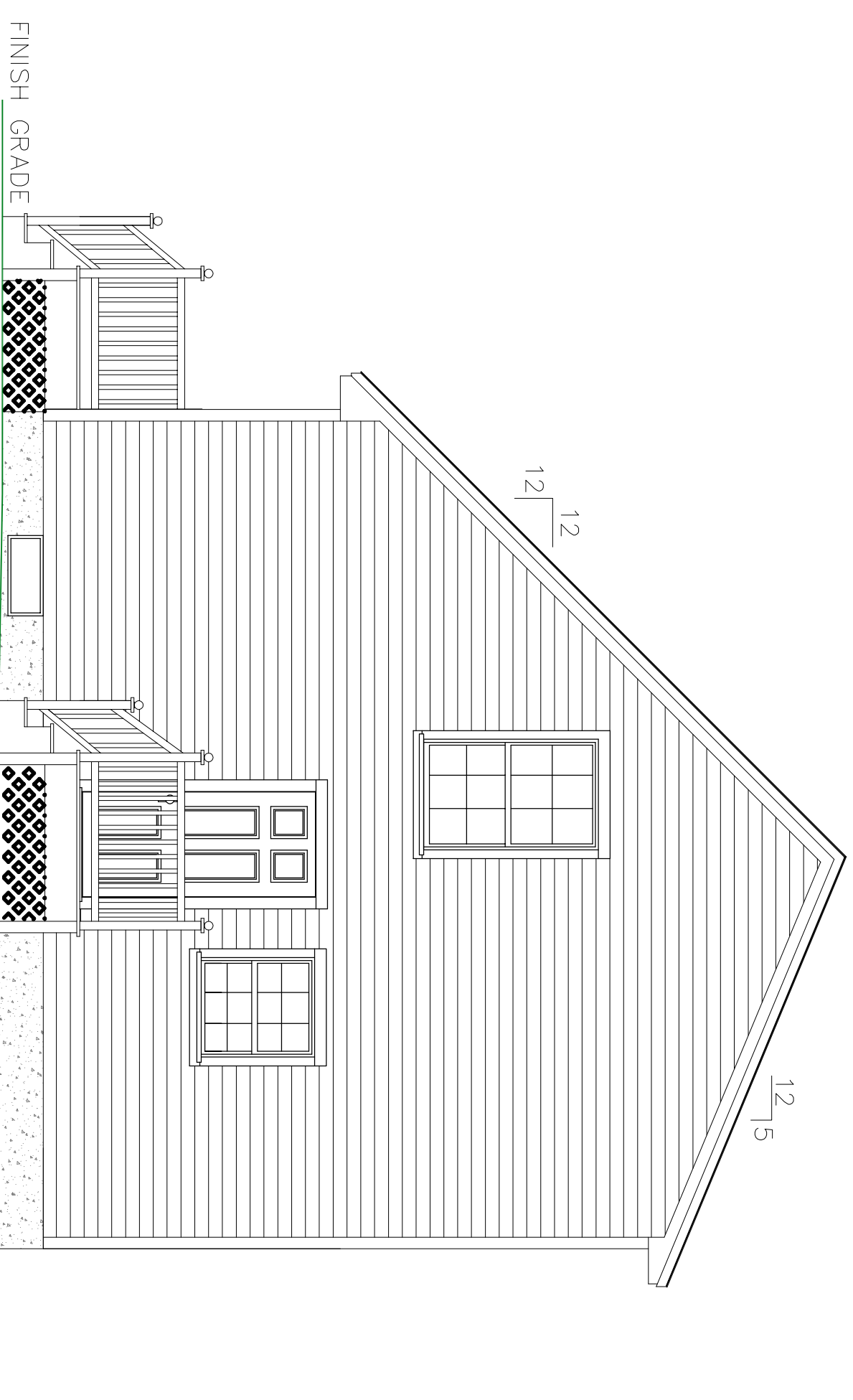
**FRONT ELEVATION**

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



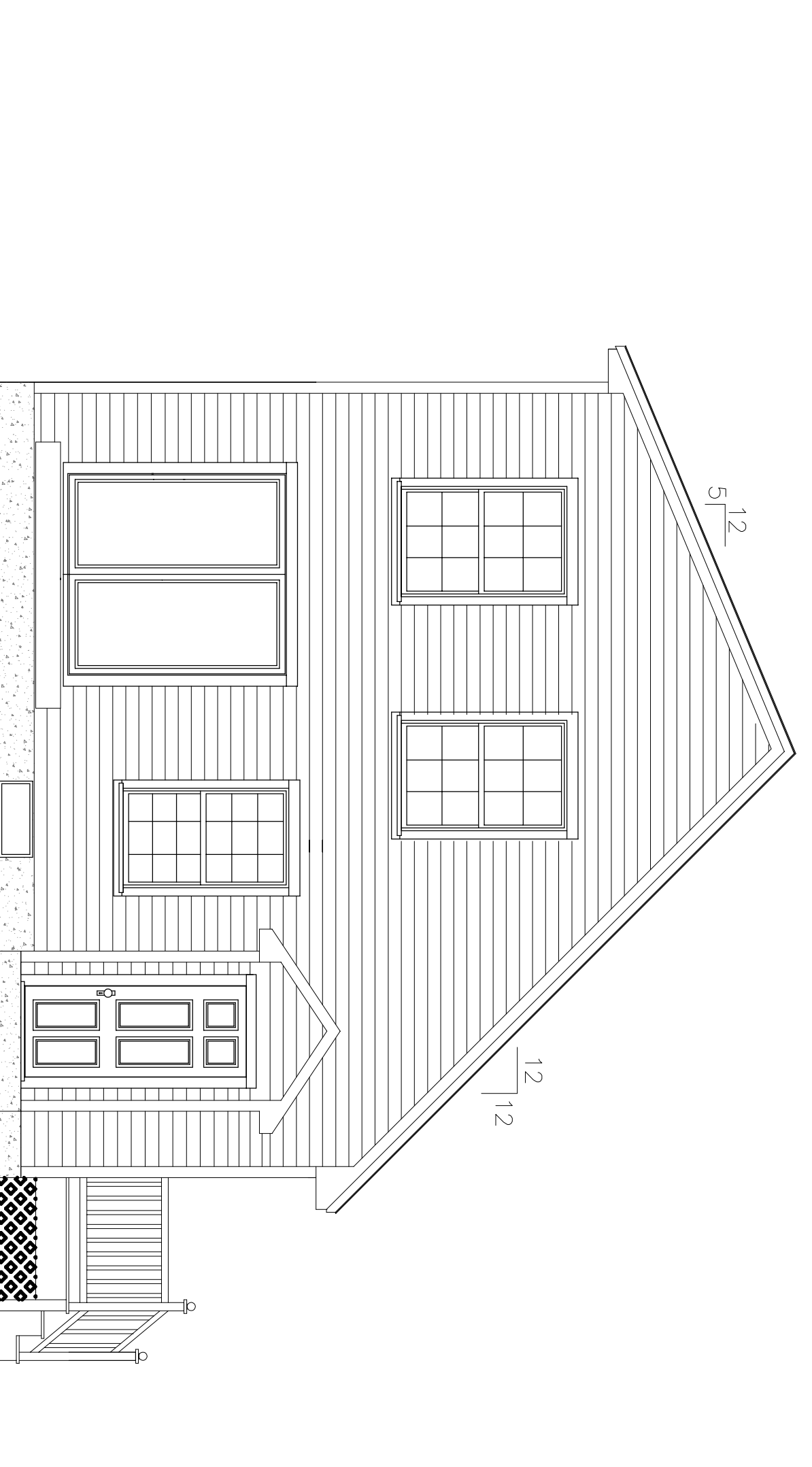
**REAR ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**LEFT SIDE ELEVATION**

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

DRAFTSMEN:

**A** Stephen S. Andrews  
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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

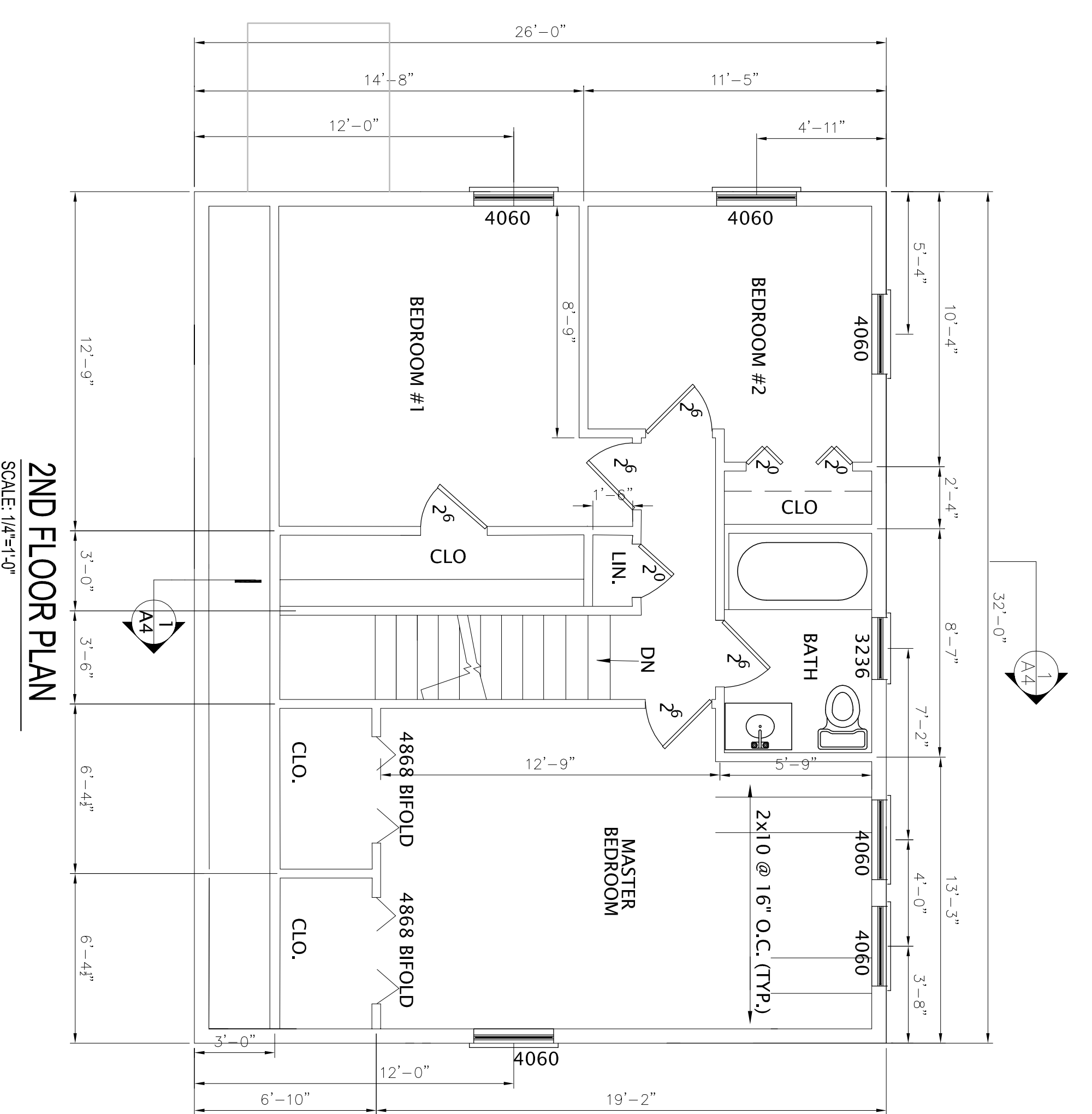
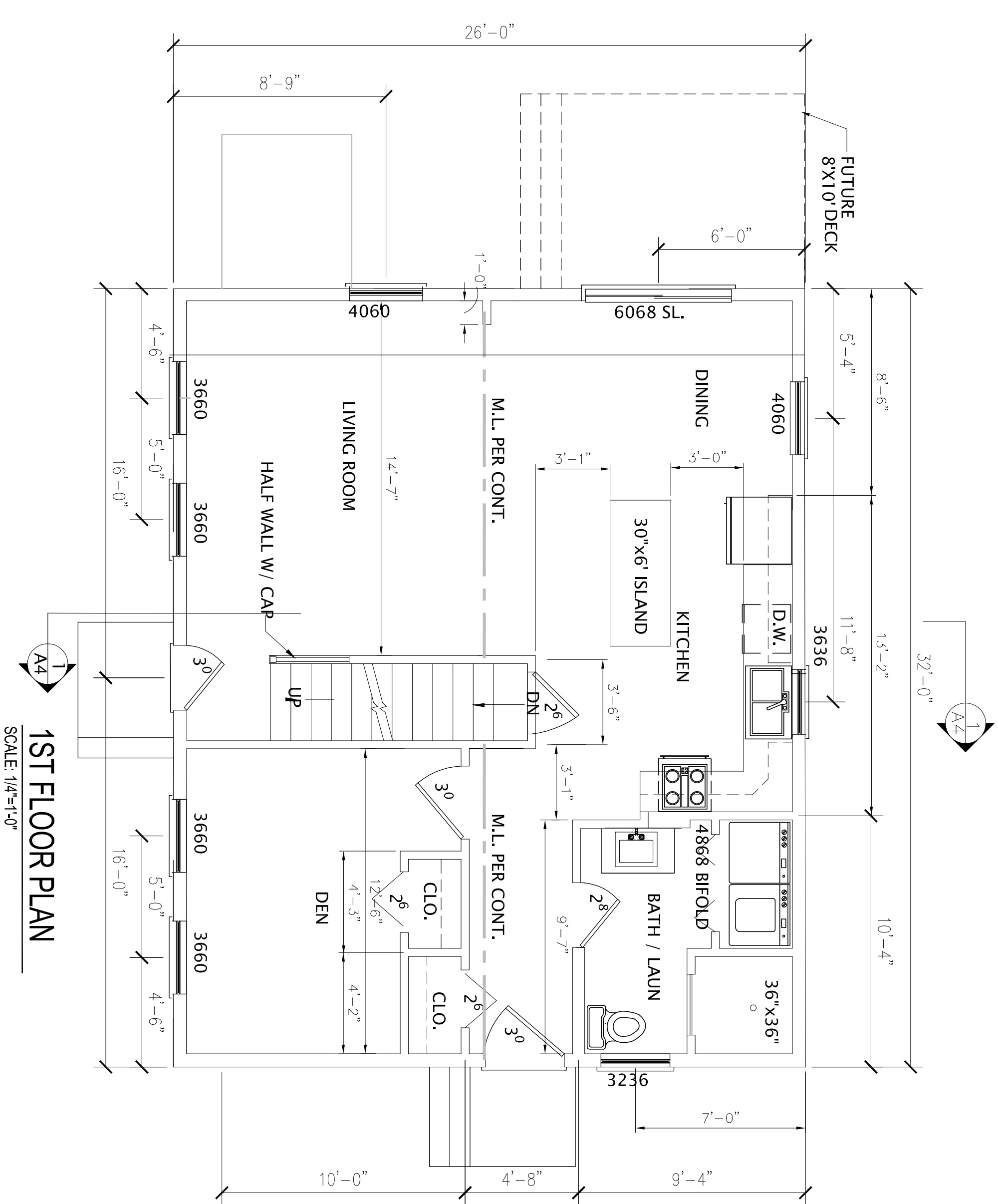
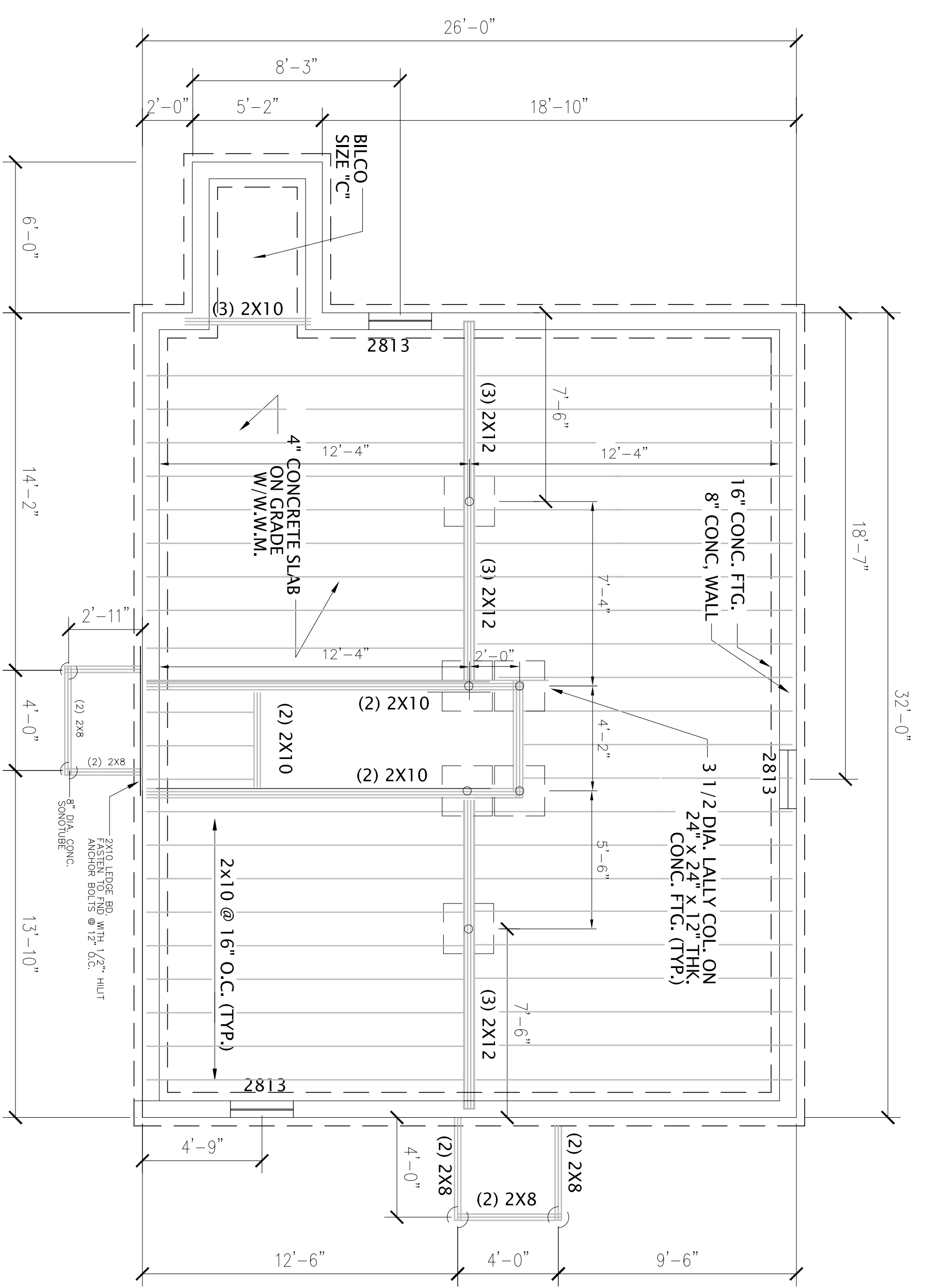
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TITLE:

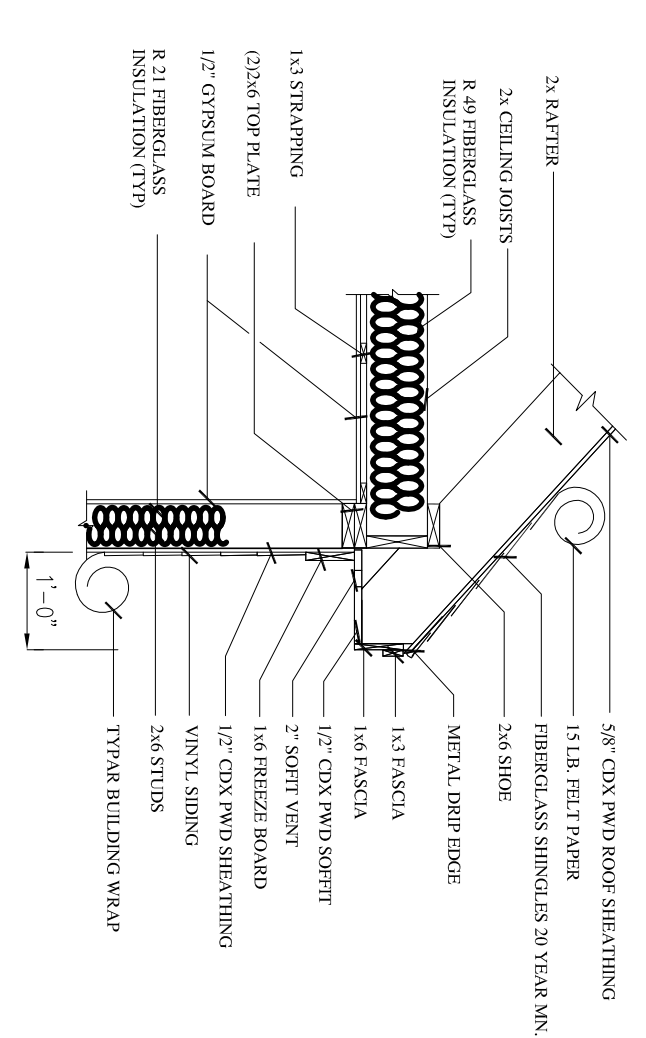
BUILDING ELEVATIONS

FILE:

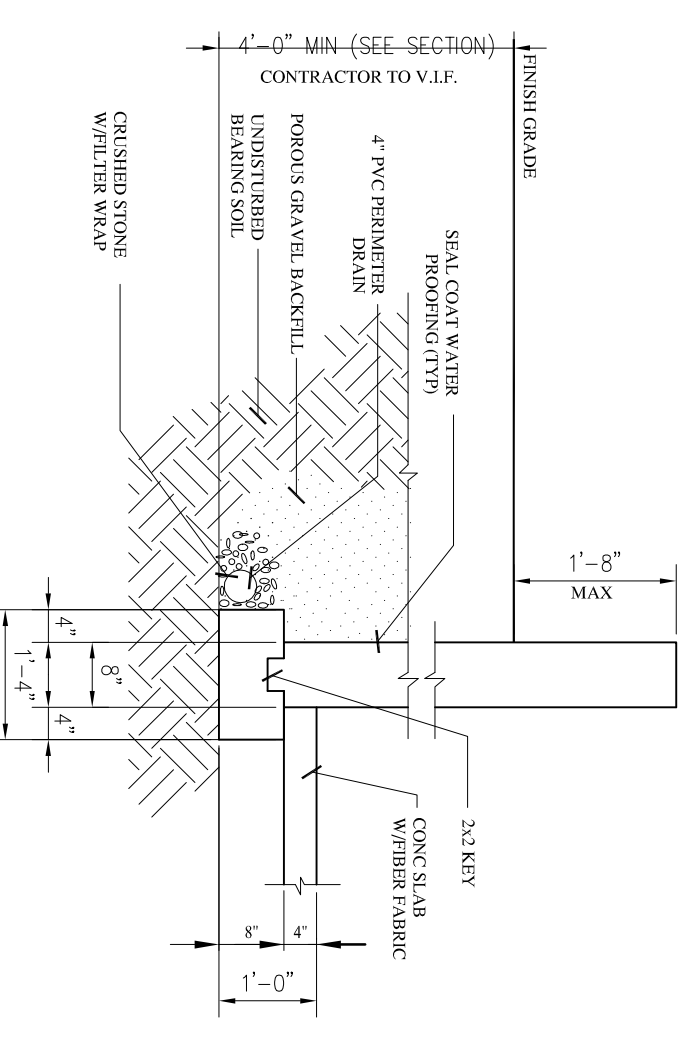
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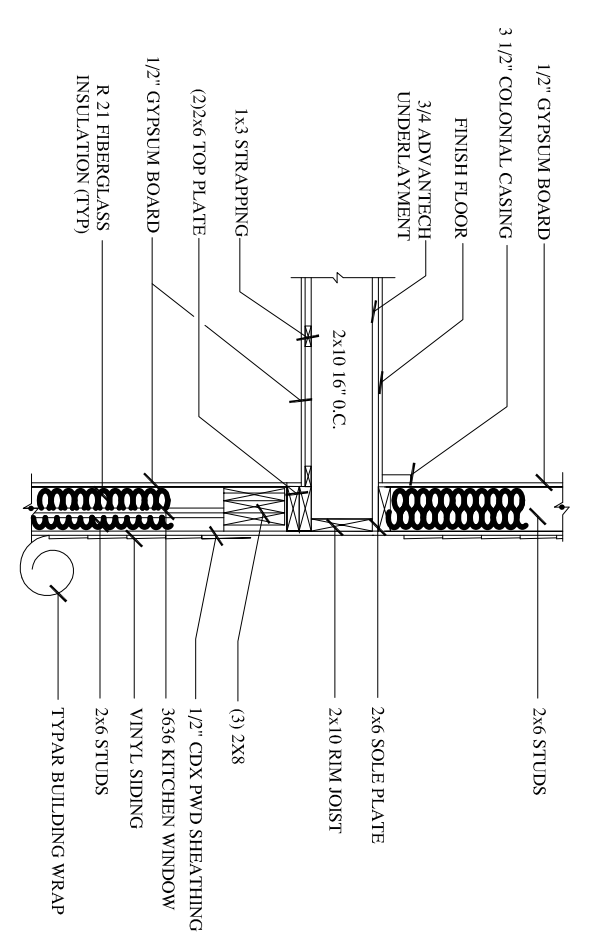
BUILDING FLOOR PLANS SAO RESIDENCE PORTLAND, MAINE	DRAFTSMEN: <b>Stephen S. Andrews</b> 23 Panther Pond Pines Rd. Raymond, Maine 04071 1-207-415-5605	PROPERTY OF:
	1. REVISED 2.	
DATE: 10-12-2017 TOWN: PORTLAND CODE: DESIGNED: SSA DRAWN: SSA TITLE: 1st Floor Plan FILE: SHEET: A3	SCALE: AS NOTED SCALE: 1/4"=1'-0"	REVISED:



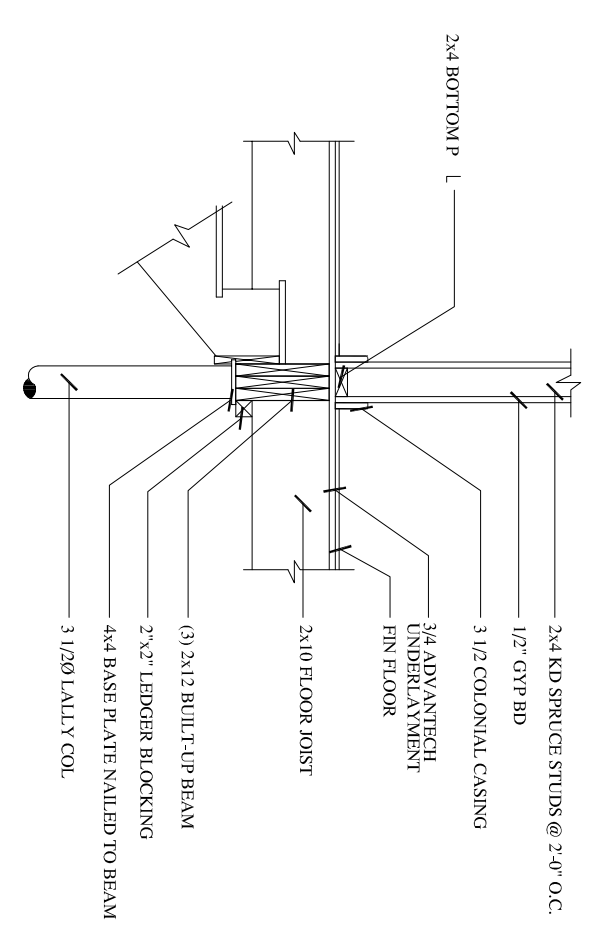
**SOFFIT DETAIL**  
 SCALE: 1/2"=1'-0"  
 NOTE:  
 SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALLOUT.



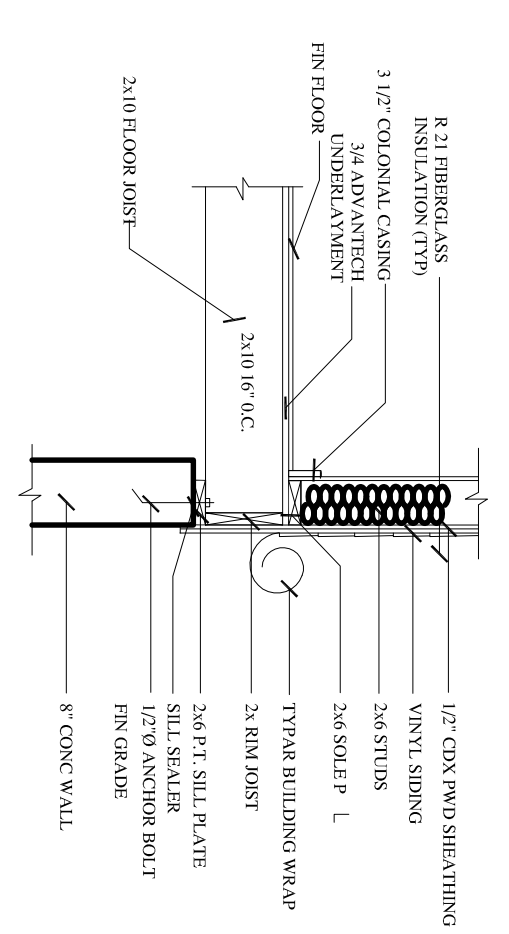
**FOOTING DETAIL**  
 SCALE: 1/2"=1'-0"  
 NOTE:  
 SUBSTITUTE FOOTING AND WALL SIZES WITH PLAN CALLOUT.



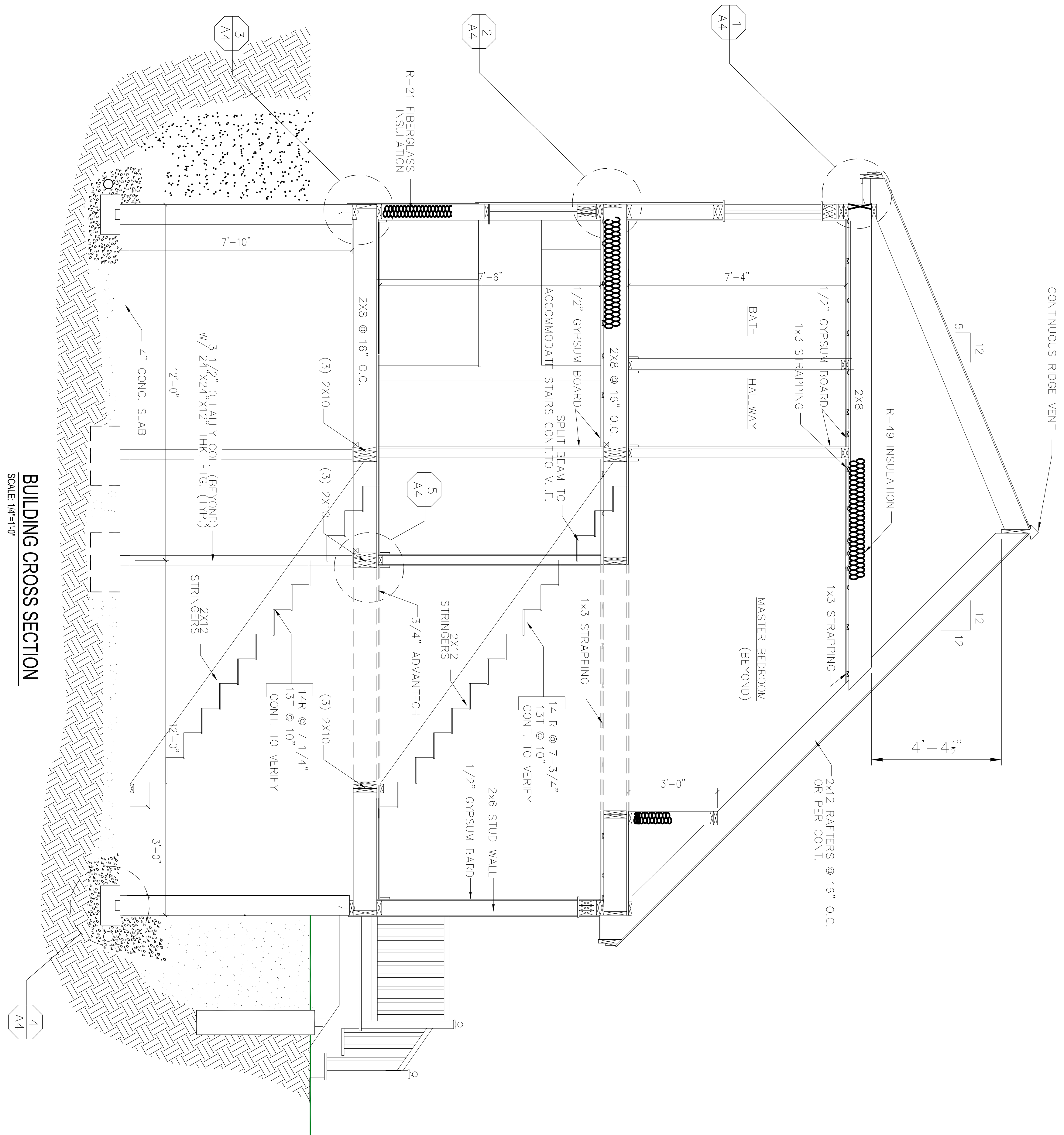
**EXTERIOR WALL DETAIL**  
 SCALE: 1/2"=1'-0"  
 NOTE:  
 SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALLOUT.



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



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



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

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

SAO RESIDENCE  
 FALMOUTH, MAINE

DRAFTSMEN:  
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 Raymond, Maine 04071  
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PROPERTY OF