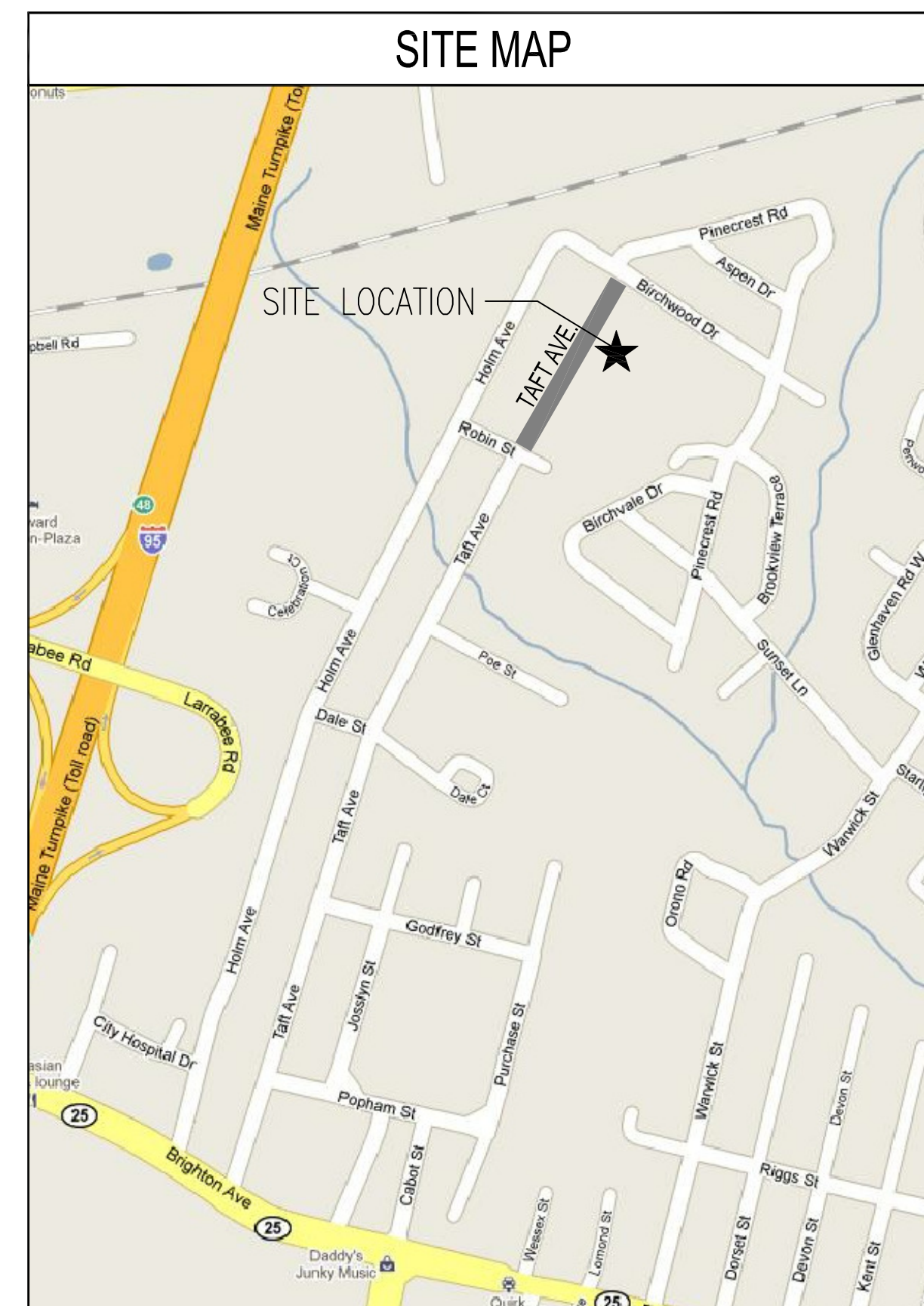
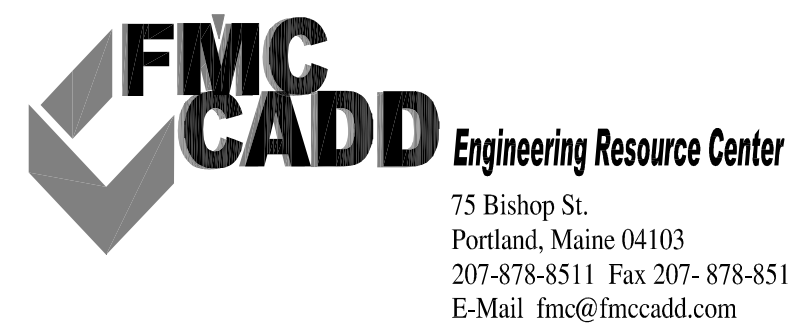




DRAWN BY:



DRAKE RESIDENCE

TAFT AVENUE
 PORTLAND, ME 04103

DRAWING LIST

- A-0 COVER SHEET
- A-1 SITE PLAN (BY OTHERS)
- A-2 FOUNDATION PLAN
- A-3 FIRST FLOOR PLAN
- A-4 ROOF PLAN
- A-5 FIRST FLOOR FRAMING PLAN
- A-6 ROOF FRAMING PLAN
- A-7 ELEVATIONS
- A-8 ELEVATIONS
- A-9 SECTIONS

BUILDING INFORMATION

SIZE	60'-0" X 49'-6"
GARAGE	1410 s.f.
CELLAR	967.6 s.f.
COLD STORAGE	502.7 s.f.
3-SEASON PORCH	208 s.f.
FIRST FLOOR	2478 s.f.
TOTAL	5566.3s.f.
BUILDING HEIGHT	32'-3 3/4"

LOT INFORMATION

ZONING	R-3 (FH)
SIZE	16200 SF (0.372 AC)
FRONT SETBACK	25'
REAR SETBACK	25'
SIDE SETBACK	8' (for 1.5-story)
MAX BUILDING HGT.	35'
MAX LOT COVERAGE	35% or 5670 s.f.
TOTAL LOT COVERAGE	2970 s.f.

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

R602 Wood Wall Framing

Wood fastener requirements, refer to Table R602.3

Opening Header requirements, refer to Table R502.5

GIRDER & HEADER SIZING	
SPAN UP TO	(#) LUMBER SIZE
3'-0"	(3) 2x6
5'-1"	(3) 2x8
6'-3"	(3) 2x10
8'-0"	(3) 2x12

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

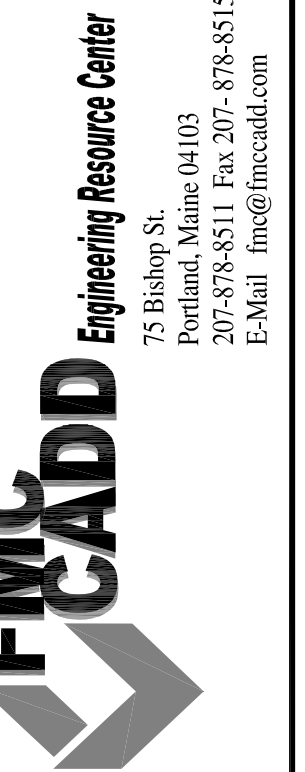
The chimneys and fireplaces shall be constructed to meet the requirements of this section.

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.

NOTE:
 THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.
 ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAFTING SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

PROPERTY OF



DRAKE RESIDENCE
 TAFT AVENUE, PORTLAND, ME 04103
 COVER SHEET

3.	
2.	
1.	
REVS:	
CODE:	-
TOWN:	PORTLAND
DATE:	11-2-10
SCALE:	NTS
DESIGNED:	JJR
DRAWN:	JJR
TITLE:	COVER SHEET
JOB #:	10-0105
SHEET:	A0