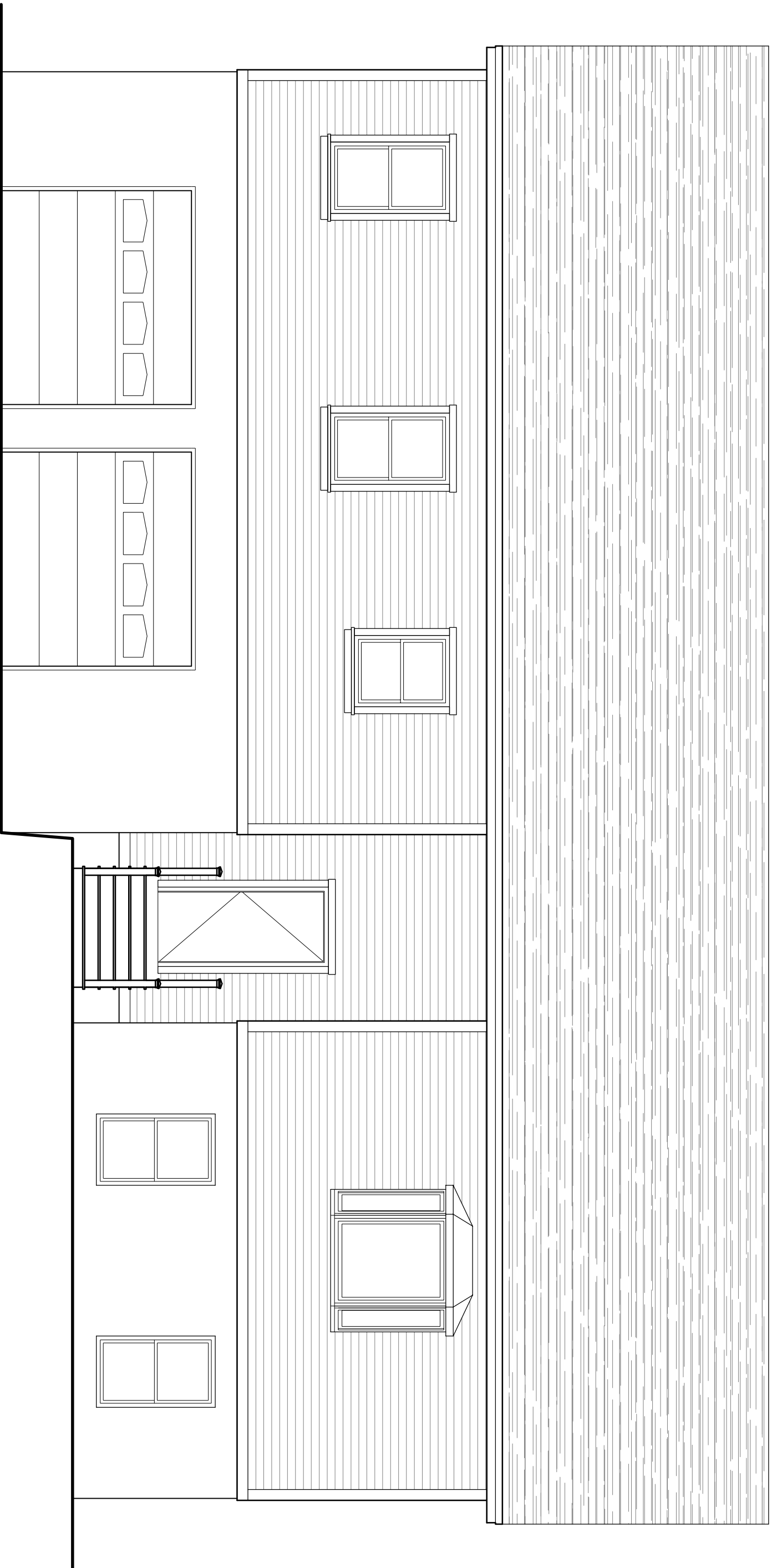


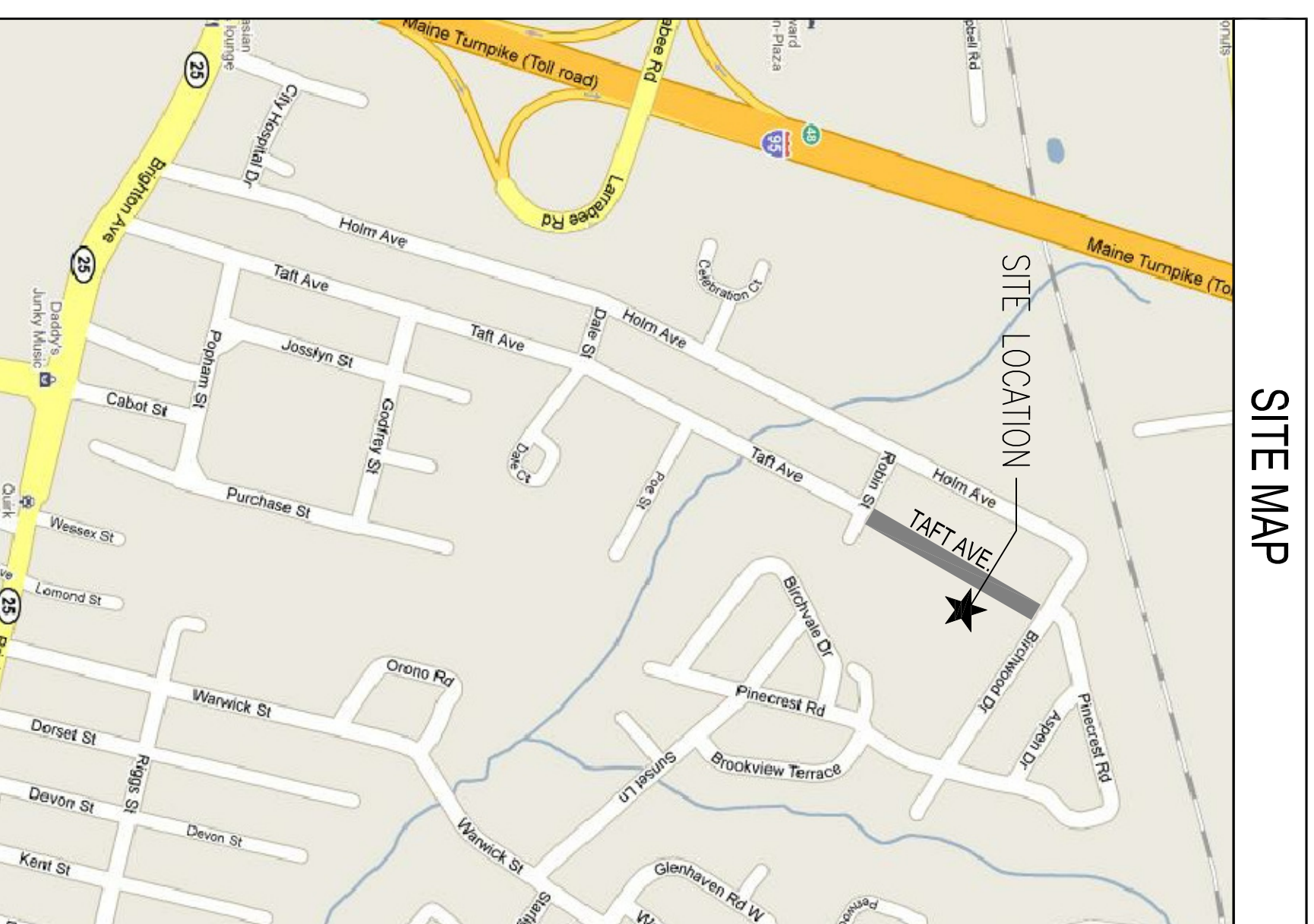
DRAKE RESIDENCE

TAFT AVENUE
PORTLAND, ME 04103

PROPERTY OF



DRAWN BY:



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	5566.3 s.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 3/8" 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
- 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.

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

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

DRAKE RESIDENCE
TAFT AVENUE, PORTLAND, ME 04103
COVER SHEET