New Residence

Ruby Lane

Portland, Maine

Inspections Division

Date: 10/07/13

Drawing List (Partial Set)

Existing Site Plan Sheet 1 of 2
Proposed Site Plan Sheet 2 of 2

A0.01	Cover Sheet
A1.01	Basement & First Floor Plans
A1.02	Second Floor & Roof Plan
A1.03	First & Second Floor Finish Plans
A1.04	First & Second Floor Framing Plans
A1.05	Roof Framing Plan
A2.01	Building Elevations
A2.02	Building Section A
A2.03	Building Section B

Building Information

	Finished	Un-finished
Basement	0	896
First		
Living	896	0
Garage	0	417
Porch & Patio	0	150
Second		
Living	831	0
Totals	1727	1463

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 $\frac{1}{2}$" GWB all walls. The ceiling will be sheathed in min $\frac{5}{8}$" 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 $\frac{1}{2}$" 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

R603 Headers
Refer to table R603.6 for the required size of opening headers

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
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-facor of 0.35

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER
10-2-13

1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will Comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.

THE CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.
ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS FOR THE PERMITTING AND CONSTRUCTION OF ONE SITE AND DESIGN IS ACCORDANCE WITH COMMON BUILDING PRACTICES AND STANDARDS. WORK SHOWN ON DRAWINGS PREPARED BY US ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. DIMENSIONS, CONDITIONS, ETC. SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. ALL DRAWINGS, PLANS, SKETCHES ETC. MUST BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. ERIC N. GRONDAHL & ASSOCIATES, INC. ARCHITECTS CEST ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

235 Riv
Portland

New Residence
Ruby Lane
Portland, ME

NO	REMARKS	BY
A	Issued for Permit	JJO

DATE
06-27-13

CODE:	IRC 2009
TOWN:	Portland
DATE:	06-27-13
SCALE:	As Noted
DRAWN:	JJO
TITLE:	COVER SHEET
FILE:	
SHEET:	A0-01