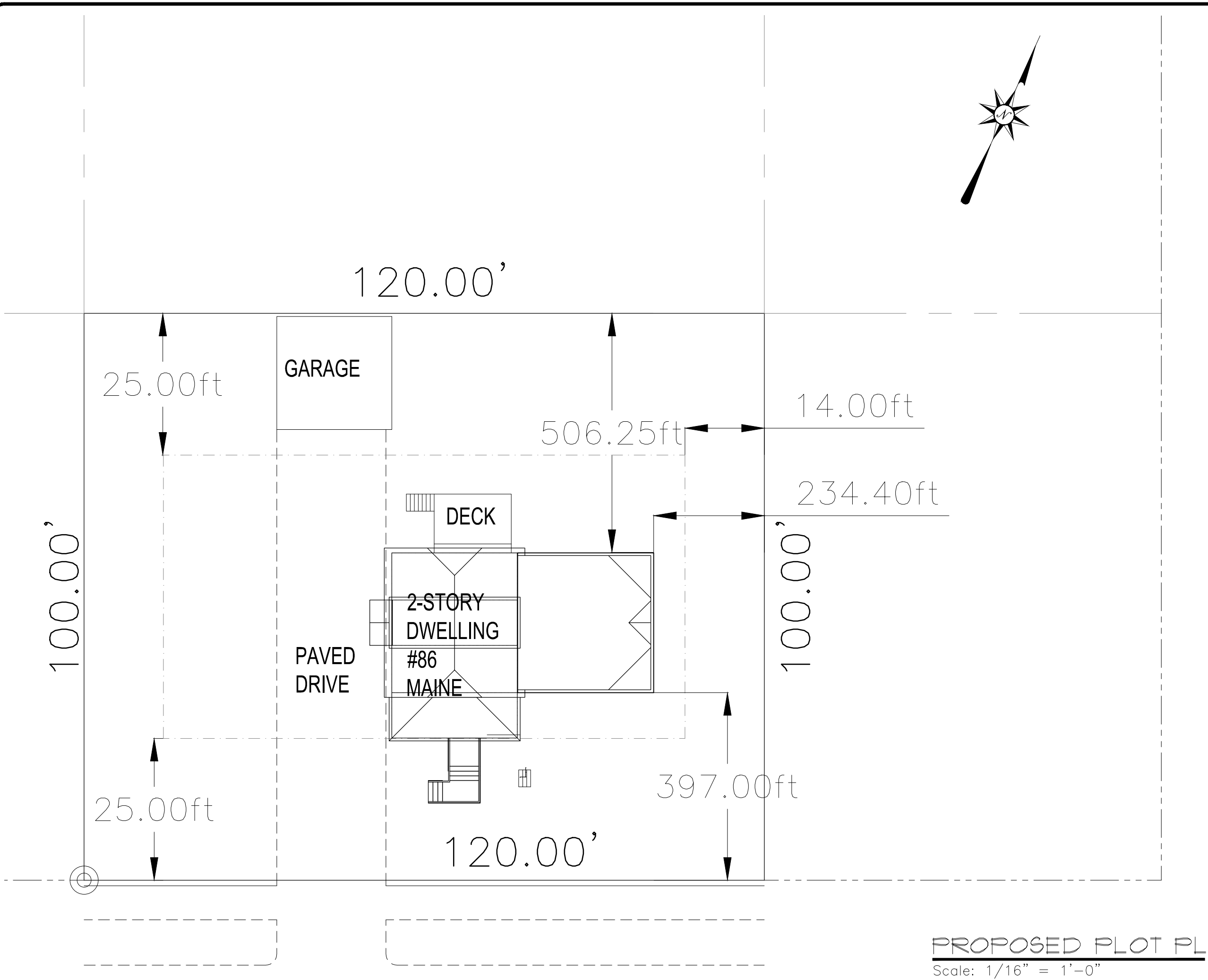


BY	JJO
REMARKS	
NO	ISSUED FOR PERMITTING
DATE	
08-15-13	
CODE:	IRC 2009
TOWN:	Portland
DATE:	08-15-13
SCALE:	As Noted
DRAWN:	JJO
TITLE:	
COVER SHEET	
FILE:	
SHEET:	
	A0-01

# Addition to Residence @ 86 Maine Avenue

for  
 Daniel & Christine Romano  
 Contractor  
 ADG Builders LLC



**PROPOSED PLOT PLAN**  
 Scale: 1/16" = 1'-0"

Drawing List (Partial Set)

- A0.01 Cover Sheet
- A0-02 Existing Conditions
- A1-01 Revised Basement & First Floor Plans
- A1-02 Revised First Floor & Roof Framing Plans
- Roof Plan
- A2-01 Revised Elevations
- A2-02 Typical Building Section

Building Information

Proposed Addition to be single story 24'-0" x 24'-6",  
 588 sf.

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

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-factor of 0.35

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.