NE

R313.2 – Automatic Fire sprinkler system shall be installed

ESTES DEV.

PLAN NOTES:
IT IS THE RESPONSIBILITY OF THE BUILDER OF THIS PROJECT TO SEE THAT IT IS BUILT IN COMPLIANCE WITH ALL OF THE STATE AND LOCAL CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

THE BUILDER WILL MAKE THE DECISIONS ON ALL OPTIONS ON THE HOME SUCH AS SIDING, ROOFING, WINDOW AND DOOR STYLES AND SIZES, TRIM DETAILS, FLOOR COVERINGS, CABINETS, APPLIANCES, DECK AND PORCH STYLES AND MATERIALS, LANDSCAPING DETAILS AND/OR ANY OTHER ITEMS NOT SPECIFIED ON THESE PLANS.

THE WINDOW AND DOOR LOCATIONS AND SIZES SHOWN ARE RECOMMENDATIONS ONLY AND MAY BE CHANGED AT THE DIRECTION OF THE BUILDER. THE KITCHEN WINDOW IS MEASURED FROM THE INSIDE OF THE KITCHEN WALL WITH ALLOWANCE FOR DRYWALL.

IF THE CABINET SIZES ARE CHANGED, THE KITCHEN WINDOW WILL HAVE TO BE RELOCATED. J.C.D. RECOMMENDS A SLIDING OR AWNING WINDOW IN THE KITCHEN (NOT A CASEMENT). ALL BATHROOM WINDOWS MUST BE SAFETY GLASS. ALL BEDROOMS ARE TO HAVE AT LEAST (1) EGRESS WINDOW. IF THERE ARE WINDOWS AT WINDOW SEATS, OR IN STAIRWAYS THEY MUST BE SAFETY GLASS.

INSULATION (INCLUDING THE BASEMENT) MUST MEET THE MINIMUM OF THE STATE AND/OR LOCAL CODES AT THE TIME OF CONSTRUCTION.

ALL BEARING POINTS (CIRCLES MARKED BP) ARE TO BE SOLIDLY BLOCKED TO THE FOUNDATION OR CARRYING TIMBER SUPPORT POST. ALL OPENINGS OVER 6' ARE TO HAVE DOUBLE JACKS SUPPORTING THE HEADERS. THE WINDOW AND DOOR HEADERS IN BRG WALLS ARE TO BE (3) 2X10 UNLESS SPECIFIED DIFFERENTLY. ANY LAM BEAMS SHOWN ON THE PLAN ARE TO BE SPECIFIED BY THE SUPPLIER OR AN INDEPENDENT ENGINEER. ROOF AND/OR FLOOR TRUSSES ARE TO BE ENGINEERED BY THE MANUFACTURER AND ARE TO BE INSTALLED AND BRACED ACCORDING TO THE MANUFACTURERS DIRECTIONS.

STAIRS ARE TO BE MAX 7 3/4" RISE AND MIN 10" TREAD N.T.N. WITH RAILINGS AT 36" OR AS LOCAL CODES DICTATE.

THE BUILDER WILL GO OVER THESE DRAWINGS AND VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND THAT THE MEASUREMENTS ARE WHAT THEY WANT. SHOULD ANY CHANGES BE NEEDED WE WILL BE GLAD TO DO THEM BEFORE ANY CONSTRUCTION STARTS.

WE DO OUR BEST TO SEE THAT ALL DRAWINGS ARE ERROR FREE, HOWEVER, IF ANY ERRORS ARE FOUND WE WILL BE HAPPY TO CORRECT THEM BEFORE ANY CONSTRUCTION STARTS.

NE Ceiling & walls to have 5/8" type X sheetrock

ALL WINDOWS AND DOORS IN BRG WALLS TO HAVE (3) 2X10 HDRS
NON BRG WALLS (2) OR (3) 2X6 HDRS BASED ON WALL THICKNESS.

WINDOW SCHEDULE :

	SIZE AND STYLE ALL WINDOWS UF 34	ROUGH OPENING	QUANTITY
(A)	4260 DH EGRESS		4
(B)	1236 D/AWN		3
(C)	3046 DH/TEMP		2
(D)	6460 D/DH/EGRESS		2
(E)	3636 AWNING		1
(F)	4260 DH/TEMP		1

EXTERIOR DOOR SCHEDULE :

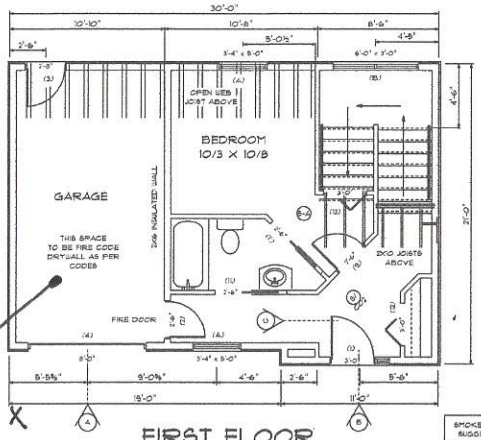
	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1)	3' FRONT (UF35) W/ SIDELITE (UF18)		1
(2)	3' ENTRY TO GARAGE 60 MIN FIRE DOOR		1
(3)	3' GARAGE REAR ENTRY (UF35)		1
(4)	8X7 GARAGE O.H. (UF 25)		1
(5)	2'-8" DECK DOOR (UF35)		1

INTERIOR DOOR SCHEDULE :

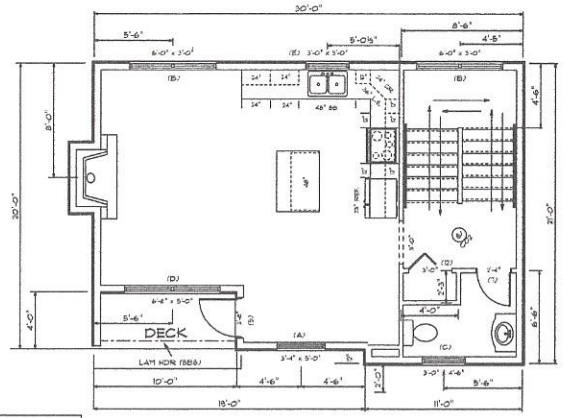
	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(6)	7'-6" BF		1
(7)	2'-4" L		2
(8)	2'-4" PKT		2
(9)	2'-6" L		1
(10)	2'-6" R		2
(11)	2'-6" PKT		2
(12)	3'-0" BP		6
(13)	4'-0" BF		1

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, SWINGS, AND QUANTITIES BEFORE ORDERING
SOME DOORS ARE IN 3 1/2" WALLS AND SOME ARE IN 5 1/2" WALLS - BUILDER TO VERIFY

ALL FRAMING AND SHEATHING TO BE FASTENED ACCORDING TO 2009 I.R.C. CODES

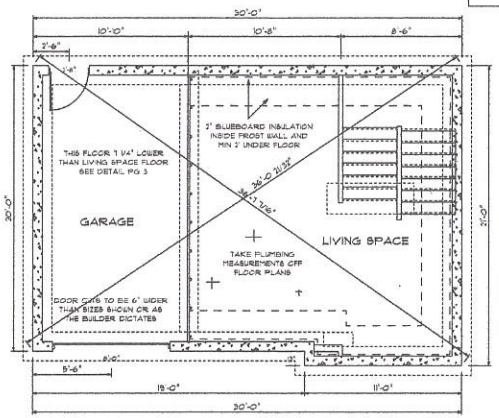


FIRST FLOOR

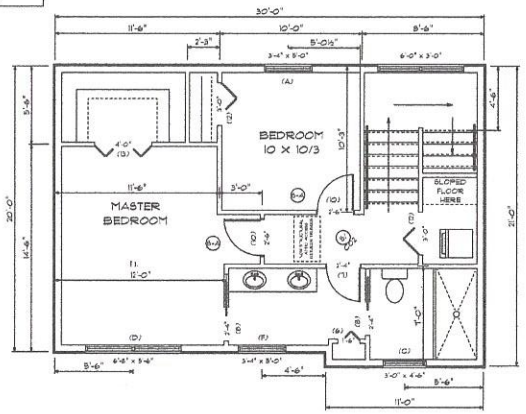


SECOND FLOOR

SMOKE ALARMS LOCATIONS ARE SUGGESTIONS ONLY. THEY ARE TO BE INSTALLED AS ELECTRICAL CODES REQUIRE



FOUNDATION



THIRD FLOOR

1576 SQ. FT. LIVING SPACE
216 SQ. FT. GARAGE SPACE
40 SQ. FT. DECK SPACE

FROST WALL:
THE FOUNDATION, FOOTINGS, FOOTING SIZES, REBAR, AND ANCHOR BOLT LOCATIONS, ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE TOWN OR STATE CODES IN EFFECT AT THE TIME OF CONSTRUCTION. IF THE FOUNDATION CONTRACTOR IS UNAWARE OF CODES IN EFFECT THEY ARE TO CONTACT THE TOWN C.E.O.
4" CONCRETE FLOOR OVER 6" CRUSHED ROCK.
ALL ELECTRICAL, PLUMBING, SEWERAGE, OR OTHER FOUNDATION CUTOUTS VERIFIED BY BUILDER.
ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED.
ALL FOOTINGS MIN 10" X 20" KEYED UNLESS SPECIFIED DIFFERENTLY BY TOWN C.E.O.
GARAGE OH AND ENTRY DOOR CUTS TO BE 6" WIDER THAN SIZES SHOWN OR AS THE BUILDER DICTATES.
VERIFY THAT ALL FOUNDATION MEASUREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION STARTS.
WE DO OUR BEST TO SEE THAT ALL DRAWINGS ARE ERROR FREE, HOWEVER, SHOULD ANY ERRORS BE FOUND J.C.D. WILL BE GLAD TO CORRECT THEM BEFORE FOUNDATION IS INSTALLED.

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EACH BLOCK = 1'

SCALE	DRAWN BY
1/4" = 1'	J. CALL
4/2014	2 OF 3
DATE	PAGE

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ESTES DEV. SPEC.
50 MYRTLE ST, PORTLAND, ME.

DRAWING: FLOOR PLANS AND FOUNDATION