

GENERAL NOTES

CODE COMPLIANCE

All construction to comply with Maine and local codes

It is a violation of Maine State law for any person, unless acting under the direction of a licensed architect, to alter this document in any way. If a document bearing the seal of an architect is altered, the altering architect shall affix to such document his or her seal and a notation "ALTERED BY", followed by his or her signature, the date of such alteration, and a specific description of the alteration.

All emergency escape and rescue openings are to have a minimum net clear opening of 5.7 square feet. Grade floor openings shall have a minimum net clear opening of 5 square feet. The minimum net clear opening height is 24". The minimum net clear opening width is 20".

Provide proper fire blocking to cut off all concealed draft openings and to form an effective air barrier between stories. Provide fire blocking:

- In concealed spaces of stud walls at ceilings and floor levels.
- In concealed horizontal spaces at intervals not exceeding 10 ft.
- In concealed soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at top and bottom of run.
- In concealed spaces around vents, ducts and pipes at ceiling and floor level.

Combination Smoke and Carbon Monoxide detectors shall be provided and installed as indicated. Detectors shall be interconnected and hard wired into the electrical power system and have battery backup.

GENERAL CONDITIONS

Details shown are typical; similar details apply to similar conditions unless otherwise indicated.

These Drawings do not include necessary components for construction safety.

Contractor shall determine exact location of existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve underground utilities.

Contractor shall notify Architect in writing of all proposed deviations or substitutions from dimensions, materials, or equipment shown on Drawings and make only those deviations or substitutions acceptable to Architect.

Do not scale Drawings. Contractor shall notify Architect of any discrepancies in dimensions between existing conditions and/or Architectural Drawings.

Coordinate location of all ceiling devices with Architect.

ARCHITECTURAL

Provide Batt Sound Insulation at Second Floor Framing.

MECHANICAL

Provide Sprinkler System in compliance with NFPA13D

Heating system - T.B.D. (Radiant/Pex Floor Heating w/ Ducted A/C and Heat Recovery on Ventilation)

Provide outside air supply with damper for fireplace combustion.

Provide exhaust fan in baths.

Coordinate location of ducts and vents required for A/C system with Architect.

ELECTRICAL

All electrical work to comply with the National Electrical code

Fixtures installed in an insulated cavity should be rated for such application.

PLUMBING

All fixture venting shall be per Maine State Plumbing code

SPECIFICATIONS

Fireplace Specifications

FP1 - Ortal 110LS

Exterior Cladding

Siding JamesHardi – HardiePanel, HardieTrim
Metal Siding Firstone UR Pro Omega (or approved alternate)

Roofing

Membrane Ballasted EPDM

Other Materials

Decking TREX Transcend, color – T.B.D
Railing - Exterior Wire Cable on Steel

ENERGY COMPLIANCE CRITERIA

Climate Zone 6

Minimum Requirements

Roof R-Value - R49
Wall R-Value R20+5 or R13+10

Design Criteria

Roof - Total R-Value = 68
Rigid Insulation (Tapered) Average thickness 3" = R17
Closed Cell Foamed Insulation 5" = R32
Batt Insulation 5 1/2" = R19

Wall - Total R-Value = R23+R5.5
Cavity Insulation - Roxul 5.5 = R23
Continuous Insulation - 1" Rigid = R5.5

CODE INFORMATION

IBC 2009

Use
302.1.8, 310.1 - **R-3 Residential**

Construction Type Vb

Table 503
Height 40'
Max # stories 3
Floor Area Unlimited

Table 601
Type Vb construction
No fire rating of primary structural frame, bearing walls, non-bearing walls, floor construction or roof construction required

Table 602
No fire rating due to separation distance required

Table 803.9
Finish Requirements – Class C
803.1.1 Class C – Flame spread index 76-200, smoke-developed index 0-450



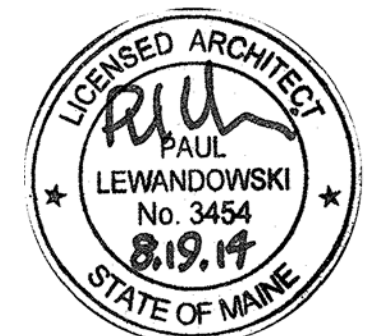
3 Exterior - Driveway



1 Exterior - Mackworth Street View



2 Exterior - Blvd View



A001

Scale