

GENERAL NOTES:

1. All work shall be in accordance with IRC 2009 by ICC, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, IL, NFPA Codes, American with Disabilities Act (ADA) and all local, State and Federal requirements.

2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act (OSHA).

3. All required City and State permits must be obtained before any construction begins.

4. It is the contractor's sole responsibility to determine erosion procedures and measures to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, bracing, temporary bracing, gyps or tie-downs, both material and method, the property of the contractor after completion of the project.

5. Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.

6. All fire ratings indicated shall be continuous to underside of the rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.

7. Building shall be APPROVED in accordance with NFPA-99. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance with state law.

8. All lighting shall have approved smoke detectors in accordance with NFPA-70 Life Safety Code. Smoke detectors shall be installed in the sleeping rooms of each unit.

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10. All smoke detectors shall be continuously powered from the building electrical system and shall be located such that when activated they ring in all areas of the sleeping rooms (multiple detectors may be required in larger apartments).

11. In each bedroom or sleeping area shall have an egress window 16" x 20" in width, 20" in height, and 6" in net clear height above finished floor with a minimum 20 sq. ft. clear opening. Details and construction of the egress window shall be in accordance with the applicable code.

12. Portable fire extinguishers shall be provided in all hazardous areas in accordance with NFPA-10. Local authority having jurisdiction needs to provide written requirements.

13. Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the egress route of egress.

14. HVAC installations to be in accordance with ASHRAE, NFPA-90A OR NFPA-90B and all federal, local and State codes. Verification of unit equipment shall be in accordance with NFPA-90A, NFPA-90B, NFPA-90A-1 and NFPA-90B-1 as applicable.

15. All egress doors shall have positive self-closer and latch mechanism with panic bar or lever handle meeting standards as specified in the IBC & NFPA-101.

16. Installation of egress of egress is in accordance with NFPA 101.

17. Emergency lighting shall be installed in accordance with NFPA 101 including battery backup, full duration of egress routes and exit doors.

18. Audible/visual alarms shall be in accordance with NFPA 101.

19. The fire alarm system shall be initiated upon operation of the automatic fire alarm system in addition to manual releases.

20. John J. Lussier Architect, Inc. will not be held responsible and held harmless for the Design of Civil, Mechanical, Electrical Engineering for the Structure, including but not limited to structural analysis of the overall building. It is the contractor's responsibility to ensure that all construction details and construction of the civil, mechanical, electrical and architectural design.

FOUNDATION NOTES:

1. PROVIDE WALL SEALER ON TOP OF ALL FOUNDATION WALLS.

2. FOUNDATION WALLS SHALL BE BACKFILLED IMMEDIATELY ON BOTH SIDES.

3. ALL STEEL REINFORCING IN FOOTINGS TO BE ALUMINUM 3" CLEAR FROM BOTTOM OF FOOTING.

4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM 3" CLEAR FROM FACE OF WALL.

5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVED PRESERVATIVE TREATED LCCA TO 50% RETENTION PER A.P.A. FORMS & LUMBER FINISH.

6. ALL CONCRETE SURFACES SHALL HAVE A STEEL FIBER 1 LB/100 CY CONCRETE.

7. BOTTOM OF FOOTINGS MIN 4" BELOW FINISHED GRADE.

8. SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.

9. FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE WITH FIBER REINFORCEMENT. PROVIDE CONTROL JOINTS @ 8'-0" SPACING MAX.

10. ALL CONCRETE SHALL BE 3000 PSI (F'W) STRENGTH AT 28 DAYS.

11. ALL CONCRETE SHALL BE AIR ENTRAINED 4-8%.

12. ALL OTHER AGGREGATES SHALL BE VIBRO-APPROVED.

FRAMING NOTES:

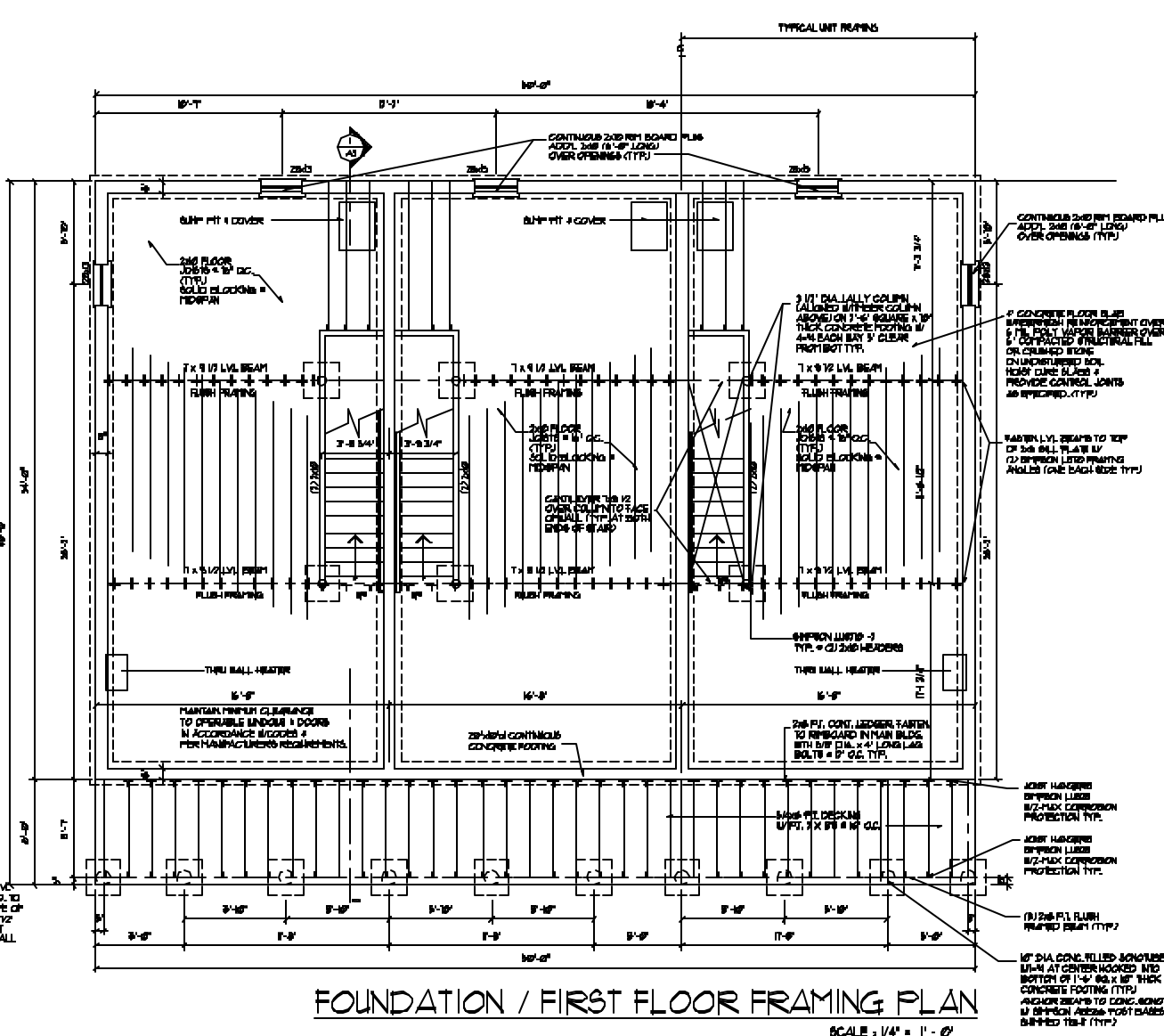
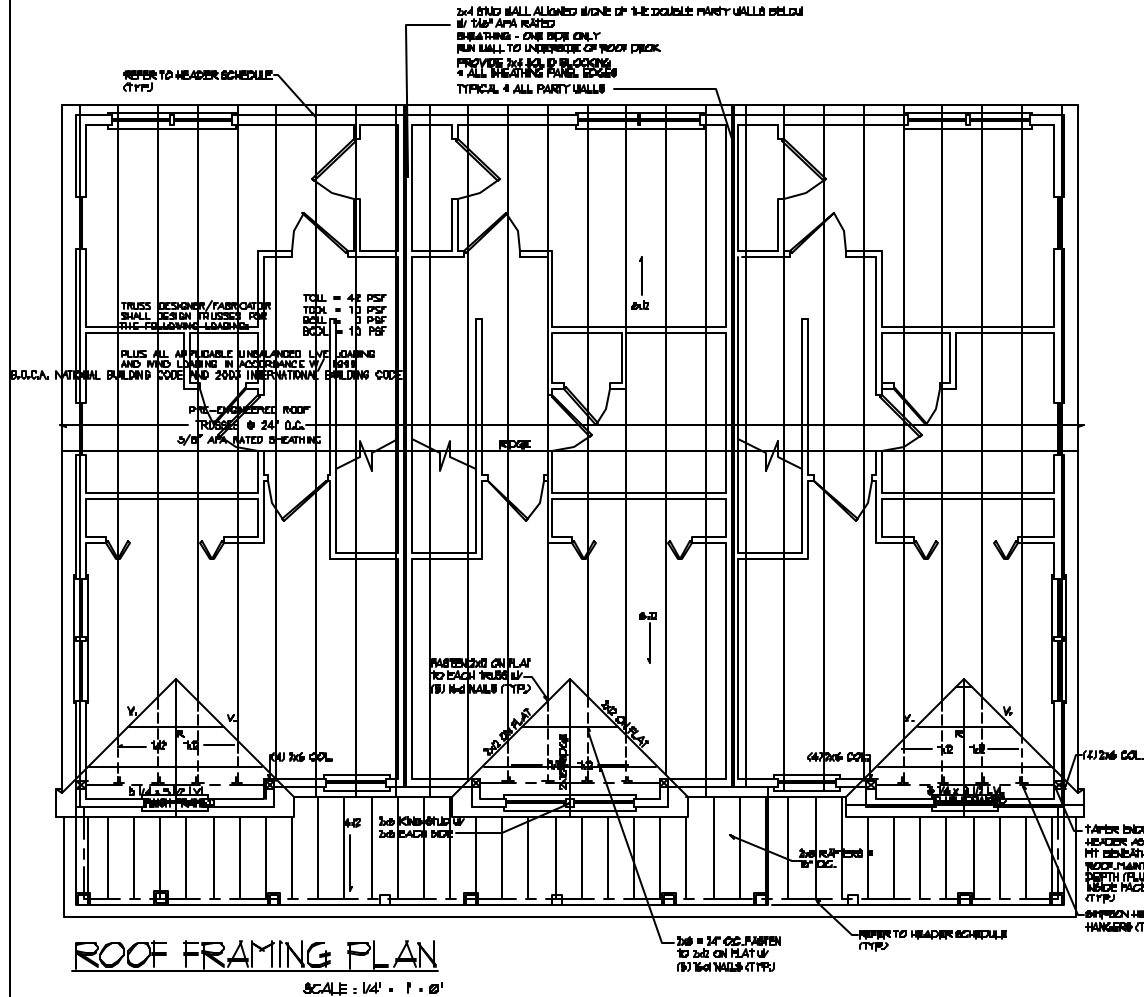
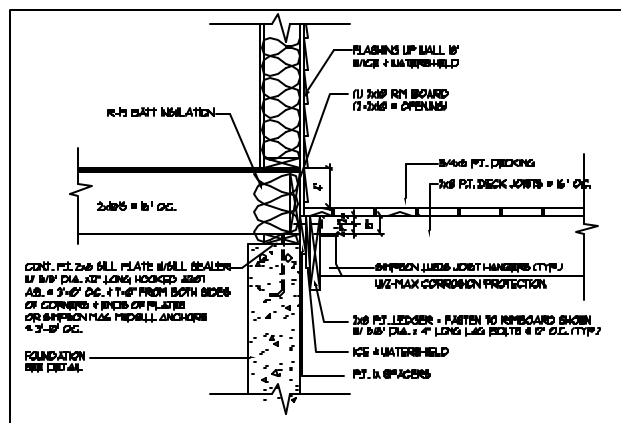
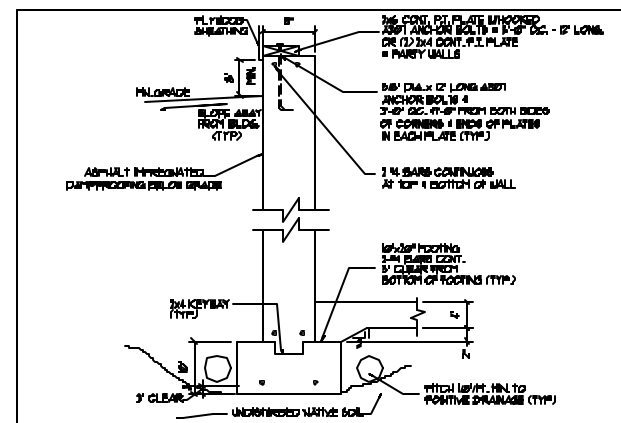
1. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. ALIGNED STUDS, PARTIAL 1x4 OR 2x4 W/ 1/2" GIBBS AND VAPOR BARRIER = INSIDE FACE OF WALL, 1" BATT INSULATION (R-13) AND 1/2" GIBBS BATTING @ EXTERIOR FACE OF WALL.

2. ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" GIBBS EACH SIDE.

3. REFR. BLOCKS PERIOD ALL INTERIOR APPLIED PARTIES, TRIM AND SHELVES MUST BE MOUNTED ON WALLS.

4. THE LOCATION OF ALL DOOR THRESHES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

NOTE: EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS



**LOT 16 CARRIAGE LANE
PORTLAND, MAINE
50 x 40 UNIT**

**FOUNDATION PLAN
FIRST FLOOR FRAMING
ROOF FRAMING
DETAILS**

DRAWING THIS SHEET

DATE: 01/20/24

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