Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/27/16

## GENERAL NOTES

ance with IRC 2009 by ICC, 2009 NFPA 101 Life Safety Code,
ay Code, NFPA-72, NFPA-70 National Electric Code, NFPA 54 National
NFPA 211 and any other NFPA codes applicable to Mechanical,
. Maine State Plumbing Code, ASHRAE, ASTM, UL (Underwritwers
ate and Federal requirements.

e and Municipal regulations shall be followed, including the Federal
ional Safety and Health Act (OSHA)

permits must be obtained before any construction begins.

sponsibility to determine erection procedures and sequence to
ng and its components during erection. This includes the addition
of necessary shoring, sheating, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.

E. Kitchen Counter/cabinet designs by others.

F. Mechanical, Electrical, Plumbing, Heating, Ventilating and Air Conditioning Engineering Design by others. Coordination with Architectural plan by G.C. Obtain necessary Permits and Conform to applicable codes.

G. Furniture layout, Equipment and Interior finishes by others.

H. Dimensions shown are measured to centerline of interior stud walls (u.n.o.).
Contractor shall verify actual grade elevations prior to placement of concrete footings, walls and slabs.

## ABBREVIATIONS

| | |
|---|---|
| CONC. | CONCRETE |
| COL | COLUMN |
| GYP. | GYPSUM |
| TYP. | TYPICAL |
| VIF | VERIFY IN FIELD |
| UON | UNLESS OTHERWISE NOTED |
| EPDM | ETHYLENE PROPYLENE DIENE MONOMER |
| DWGS | DRAWINGS |
| STR | STRUCTURAL |
| BD | BOARD |
| SF | SQUARE FEET |
| W/ | WITH |
| MIN | MINIMUM |
| MAX | MAXIMUM |
| COORD | COORDINATE |
| EXIST | EXISTING |
| DN | DOWN |
| @ | AT |
| O.C. | ON CENTER |
| R.O. | ROUGH OPENING |
| M.O. | MASONRY OPENING |
| EL/ELEV | ELEVATION |
| CLG | CEILING |
| F.C. | FIRE CODE |
| FRT | FIRE RETARDANT TREATED |
| XPS | EXTRUDED POLYSTYRENE |
| GC | GENERAL CONTRACTOR |
| PT | PRESSURE TREATED |
| CL | CENTER LINE |

Proposed Single Family Residence

Use Group R

Single Family Residence
Automatic Sprinkler System NFPA 13D

Basement (Unfinished) - 1,742 S.F.

First Floor - 3,021 S.F. [Footprint incl Garage]
Garage - 1,109 S.F.

Second Floor - 1,713 S.F. (unfinished)
Living Space above garage - 840 S.F.

1. Occupancy Classification - Residential R (Single Family)

2. Construction Type V (B) - Wood stud insulated exterior walls & wood stud interior walls.

3. Stairs shall be minimum 36 inches clear in width. All Stairs and landings shall be illuminated to provide minimum 1 footcandle at center of stair width to exterior of building.

4. Portable fire extinguisher shall be provided for Class A fire hazards. Ordinary hazard occupancy min. rated single extinguisher is 2-A.

5. Draftstopping shall be installed to subdivide floor/ceiling assemblies into 1,000 S.F areas maximum. Draftstop material shall be installed parrallel to floor framing members unless approved by building official. See plans for locations. GC confirm location of draftstops relative to structural floor framing joist locations.

Draftstopping shall be not less than 1/2" gypsum board, 3/8" wood structural panel or particle board, or other *approved* materials adequately supported. The integrity of draftstops shall be maintained. Penetrations through the draftstops shall be adequately sealed to prevent the passage of smoke. See detail on architectural plans.

6. Access to Attic spaces shall be provided with a minimum of one access opening per space of not less than 22 inches by 30 inches when a ceiling is installed. A vertical height minimum of 30" is required measured from the top of ceiling members to the underside of roof framing members.

7. Combustible insulation shall be separated a minimum of 3 inches from recessed luminaires, fan motors and other heat producing devices except where devices are listed for lesser clearances whereas they should meet the listing requirements.

8. Bathrooms shall be provided with windows of not less than 3 SF, one half of which must be openable.
The minimum ventilation requirement for bathrooms without openable windows shall be 50 cubic feet per minute for intermittant exhaust and artificial light shall be provided.

9. Smoke Detectors/Alarms shall be installed in accordance with NFPA 72. Detectors shall be located in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms, on each story of the residence including basements but not including uninhabited attics spaces. Smoke Detectors shall be interconnected.

10. Carbon Monoxide Detectors/Alarms shall be located outside each sleeping area in the immediate vicinity of the bedrooms and wherever any fossil fuel appliances are located, including the basement area. CO detectors may be single station type listed as complying with UL 2034 and installed in accordance with manufacturer's written instructions.

11. Guards shall be installed at all open sided walk areas including stairs and landings, that are located more than 30" measured vertically to the floor or grade. Guards shall have height of 36" minimum measured vertically above the adjacent surface. Openings in guards at and below the guard height shall not allow the passage of a 4" diameter sphere through any openings. The triangular openings at the open sides of stairs shall formed by the riser, tread and bottom rail shall not allow the passage of a 6" diameter sphere.

12. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. The handrail height measure from the tread nosing, shall be minimum 34" to maximum 38". The use of volute shall be allowed over the lowest tread. Handrails shall be continuous for the full run of stair flight and shall terminate in newel post or returned to wall.

13. Masonry chimney shall be constructed in accordance with NFPA 211, local and State codes. Maintain minimum 2" clearance to all combustibles.

REGISTERED ARCHITECT
JOHN H. LEASURE
No. 310
STATE OF MAINE

| REV. | DATE | STATUS |
|---|---|---|
| 0 | 3-28-16 | PERMIT SUBMISSION |

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GENERAL NOTES

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