GENERAL NOTES:

1. All work shall be in accordance with IRC 2009, IBC Basic Building Code 2009, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans 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.

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

4. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain 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 fire rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire safing material.

7. Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.

8. Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101. Local authority having jurisdiction needs to provide written requirements.

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

10. HVAC installation to be in accordance with ASHRAE, NFPA-90A, OR NFPA-90B and all federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-211, NFPA-31, NFPA-54 and NFPA-70 as applicable.

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 – 3'-0"	(3) – 2x6
3'-1" – 4'-6"	(3) – 2x8
4'-7" – 5'-8"	(3) – 2x10
5'-9" – 7'-0"	(3) – 2x12

NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
(2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

FLOOR PLAN

FIRST FLOOR: 1,523 S.F.
SCREENED PORCH: 124 S.F.
GARAGE: 720 S.F.

1/4"= 1'-0"

Window Schedule						
Label	DesignName	Description	UnitWidth	UnitHeight	RoughOpeningWidth	RoughOpeningHeight
A	AXW41	400 AXW41 Basic	48	36	48 1/2	36 1/2
B	C25	400 C25 Basic	48	59 7/8	48 1/2	60 3/8
C	C35/AR321	400 AR321 Basic	71 7/8	17	72 3/8	17 1/2
D	C35/AR321	400 C35 Basic	71 7/8	59 7/8	72 3/8	60 3/8
E	CW15	400 CW15 Basic	28 3/8	59 7/8	28 7/8	60 3/8
F	TW18210	400 TW18210 Tilt-Wash Basic	21 5/8	36 7/8	22 1/8	36 7/8
G	TW20210	400 TW20210 Tilt-Wash Basic	25 5/8	36 7/8	26 1/8	36 7/8
H	TW24310	400 TW24310 Tilt-Wash Basic	29 5/8	48 7/8	30 1/8	48 7/8
I	TW24410	400 TW24410 Tilt-Wash Basic	29 5/8	60 7/8	30 1/8	60 7/8

Door Schedule						
Label	DesignName	Description	UnitWidth	UnitHeight	RoughOpeningWidth	RoughOpeningHeight
01	FCM902	Front Door with Side Lights	63 5/8	79 1/2	64 3/8	80
02	TS289	Garage Side Door	37 5/8	82	38 3/8	82 1/2
03	SE978HD	Fire Rated Gargage to Kitchen Entry	36 1/4	81 1/4	37	81 5/8
04	SE100	Fire Rated Gargage to Basement	36 1/4	81 1/4	37	81 5/8
05	206HD	Living to Screen Porch	37 5/8	82	38 3/8	82 1/2
06	PVISLF40RS-PL013NW	Patio Sliding Door	95 1/4	79 1/2	96	80
07		Interior Door - 2 panel	32	80	34	82
08		Interior Door - 2 panel	36	80	38	82

JOCI
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DRAWINGS
FIRST FLOOR
NOTES

CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/18/13