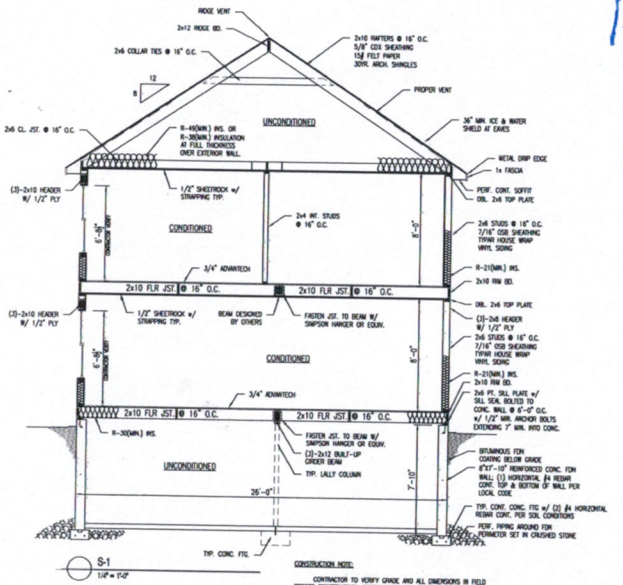
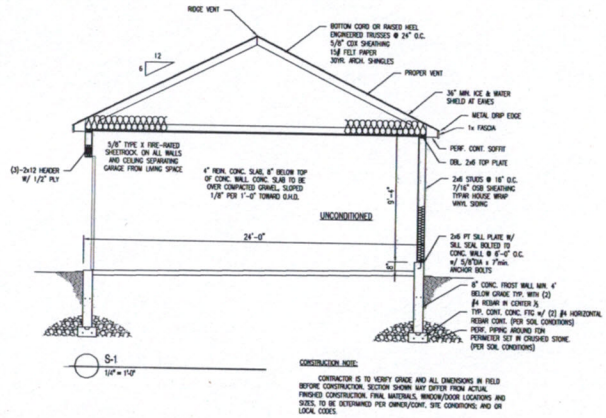
Roof - 7 pitch



S-1
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. SECTION SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.



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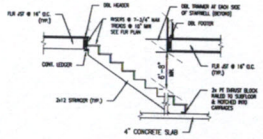
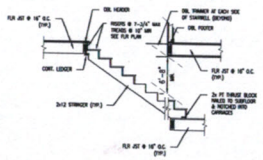


NOTE:
1. SUBSTITUTE RAFTER, CL JSTS & STUD WALL SIZES WITH PLAN CALL OUT

TYPICAL STAIR FRAMING
N.T.S.



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TYPICAL STAIR FRAMING
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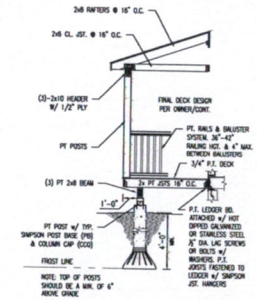
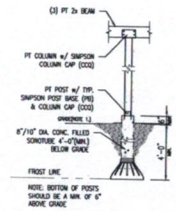


NOTE:
1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.
2. SUBSTITUTE FLR JOISTS AND STUD WALL SIZES WITH PLAN CALL OUT

CONC. SNOTUBES AT COVERED PORCH
N.T.S.



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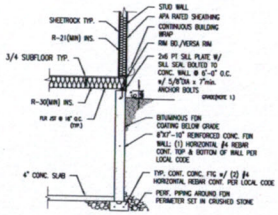
2. SUBSTITUTE FLR JOISTS AND STUD WALL SIZES WITH PLAN CALL OUT

CONC. SNOTUBES AT DECKING
N.T.S.



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2. SUBSTITUTE FLR JOISTS AND STUD WALL SIZES WITH PLAN CALL OUT

TYPICAL INS. BETWEEN FDN & 1st FLR
N.T.S.

Drafting & Design NE LLC
Proposed Section Plans
Ft Hill Colonial with Garage
Gorham, ME

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01/01/10 -

Date : 04/30/15
Scale : 1/4"=1'-0"
Drawn By: JTM
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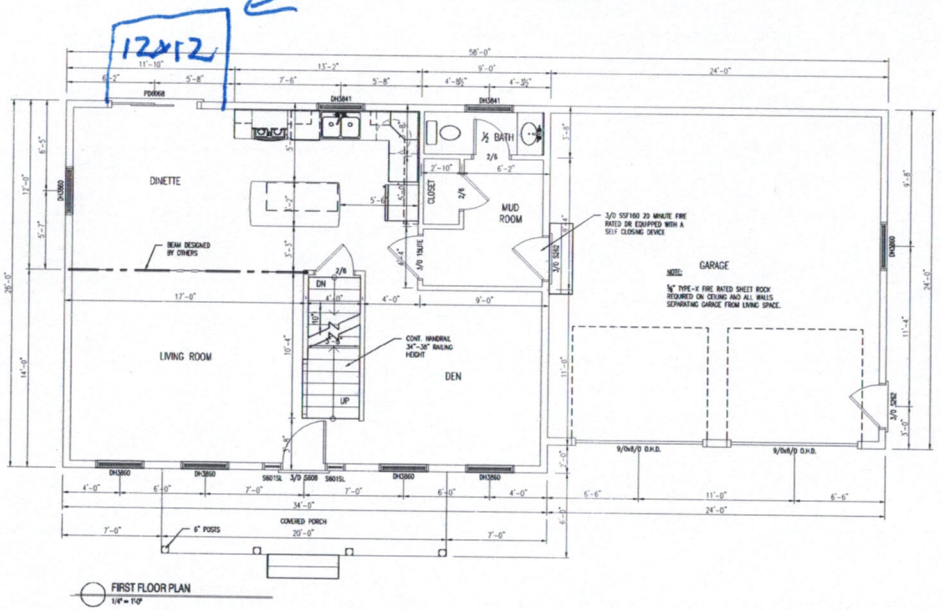
12x12 DECK



SMOKE ALARMS

SHALL BE INTERCONNECTED & INSTALLED IN THE FOLLOWING LOCATIONS

1. EACH SLEEPING AREA
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
4. FIRE SEPARATION PER TOWN AND LOCAL CODE WHEN REQUIRED

* DENOTES EGRESS WINDOW

CARBON MONOXIDE ALARMS:

SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

1. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES

CONSTRUCTION NOTE:

CONTRACTOR TO VERIFY GRADE, STRUCTURAL INTEGRITY OF EXISTING STRUCTURE AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.

FASTENER SPACING FOR SOUTHERN PINE OR HEM-FIR DECK LEDGER AND 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST (DECK LIVE LOAD=40PSF, DECK DEAD LOAD=10PSF)

JOIST SPAN	6'-0" AND LESS	6'-1" AND 8'-0"	8'-1" AND 10'-0"	10'-1" AND 12'-0"	12'-1" AND 14'-0"	14'-1" AND 16'-0"	16'-1" AND 18'-0"
CONNECTION DETAILS	ON-CENTER SPACING OF FASTENERS						
½" DIAMETER LAG SCREW WITH MASONRY SHEATHING	30	23	18	15	13	11	10
½" DIAMETER LAG SCREW WITH WOOD SHEATHING	36	36	34	29	24	21	19
½" DIAMETER LAG SCREW WITH MASONRY SHEATHING & ½" DIAMETER THROUGH BOLT & ½" DIAMETER WASHER	36	36	29	24	21	18	16

(IRRC TABLE R507.2)

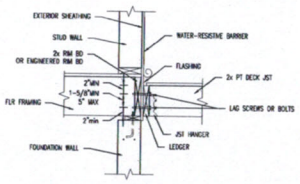


FIGURE R507.2.1(2)
PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOISTS

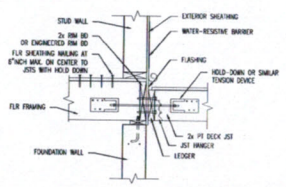
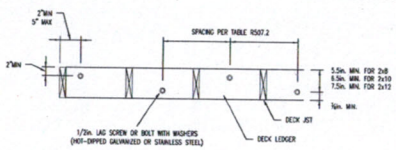


FIGURE R507.2.3
DECK ATTACHMENT FOR LATERAL LOADS



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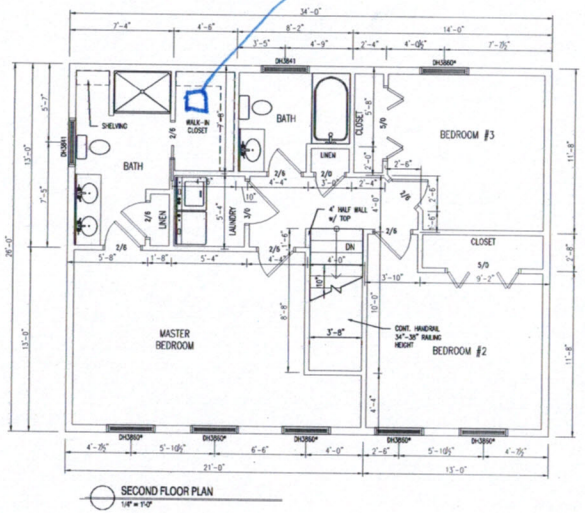

SMOKE ALARMS

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Drafting & Design ME LLC

Proposed 1st & 2nd Floor Plans
Ft Hill Colonial with Garage
Gorham, ME

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Revisions:

05/06/15 -

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13D Sprinkler
Fire /CO² ~~detectors~~ detectors installed per code.