GENERAL NOTES:

1. All work shall be in accordance with IRC, IBC Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (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. Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.

5. 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.

6. 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.

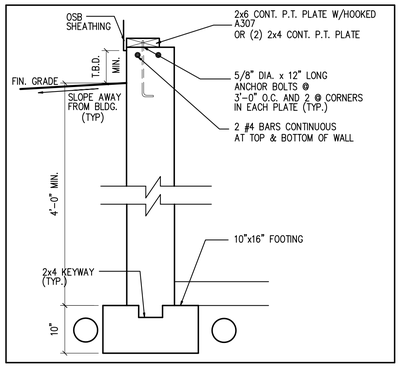
7. Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.

8. 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.

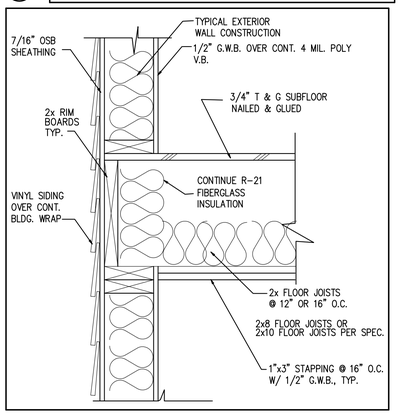
9. 2x10 framing with no sprinkler and 2x8 framing with sprinkler.

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

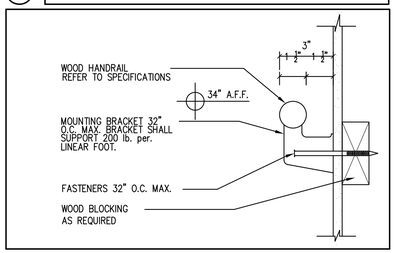
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
(2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



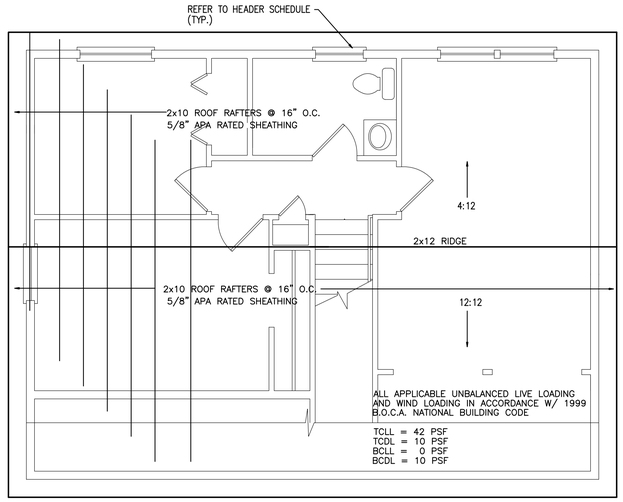
1 TYPICAL FOUNDATION WALL SCALE: 1"=1'-0



2 FLOOR FRAMING DETAIL 1 1/2" = 1'-0"

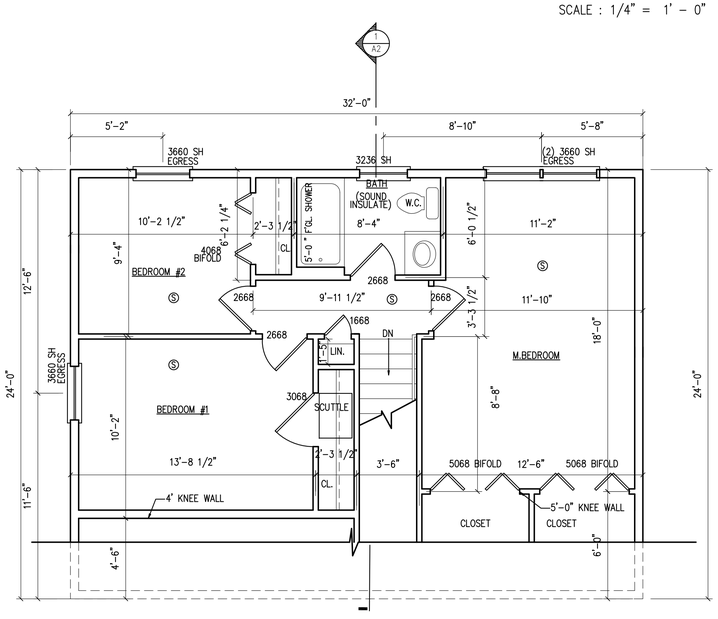


HANDRAIL DETAIL NTS



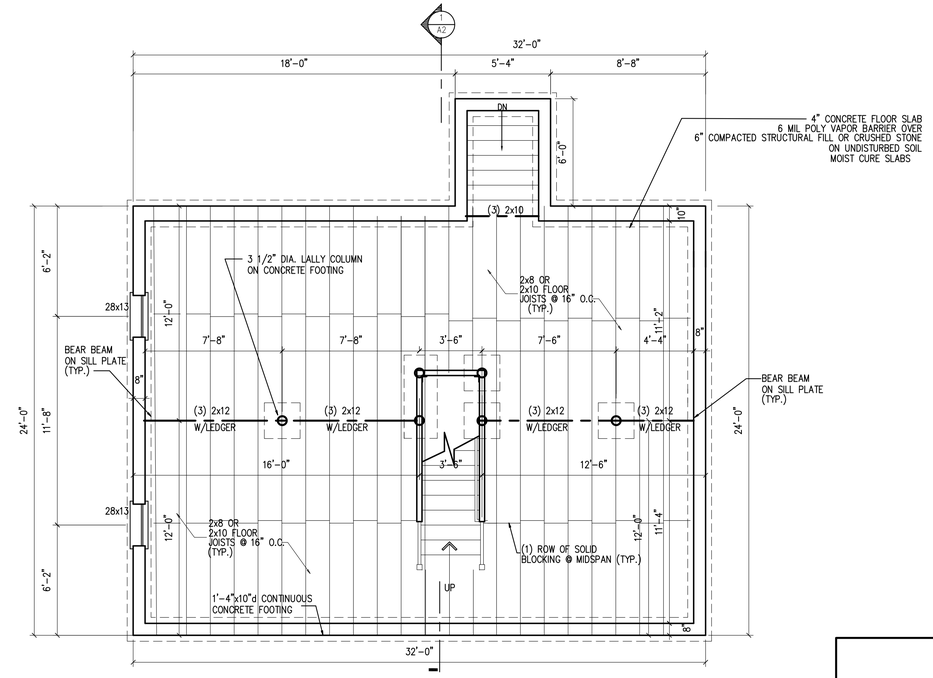
ROOF FRAMING PLAN

SCALE : 1/4" = 1' - 0"



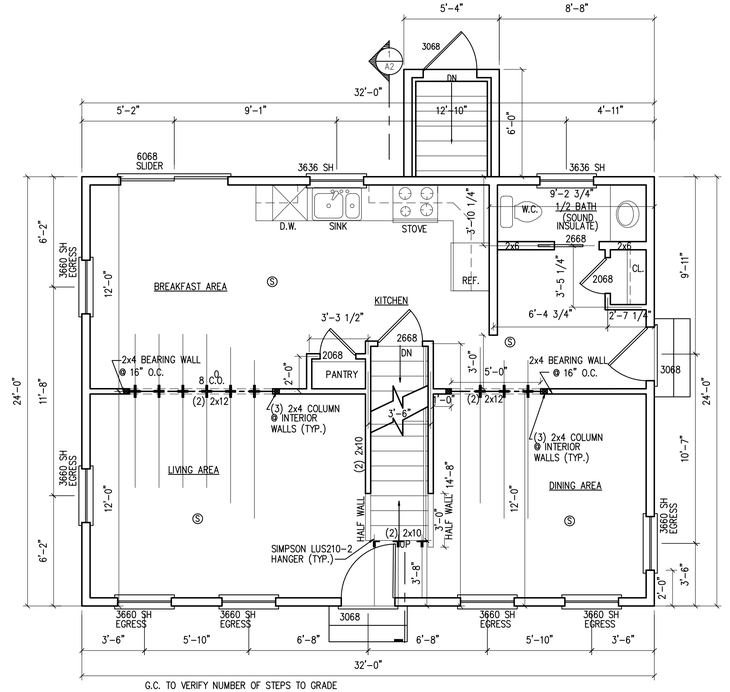
SECOND FLOOR PLAN

SCALE : 1/4" = 1' - 0"



FOUNDATION / FIRST FLOOR FRAMING PLAN

SCALE : 1/4" = 1' - 0"



G.C. TO VERIFY NUMBER OF STEPS TO GRADE

FIRST FLOOR PLAN

768 s.f.

SCALE : 1/4" = 1' - 0"

24x32 CAPE

DRAWINGS THIS SHEET

FOUNDATION & ROOF PLAN
FIRST FLOOR PLAN / SECOND FLOOR PLAN
NOTES / DETAILS

DATE 05/29/12

A1