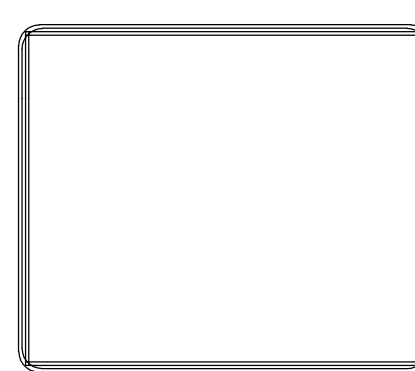
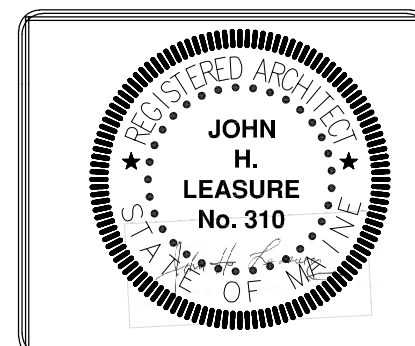


GENERAL NOTES

- All sleeping rooms shall have minimum of one emergency escape and rescue opening in accordance with 2009 IBC Section 1029.
Minimum Window Size:
Minimum 5.7 square feet net clear opening area, minimum net clear opening of 20" in width, minimum net clear opening of 24" in height, bottom of clear opening not greater than 44" measured from the floor.
All replacement windows shall also meet the minimum fenestration u-value of 0.35 or less.
- Contractor shall verify all existing locations of sleeping rooms in field. City fire dept shall approve these locations.
Contractor shall verify all existing window opening sizes & rough openings in all apartments in this Building 55 for proposed egress replacement windows installation and clear opening heights measured from floor in field prior to ordering or installing. New windows shall meet the requirements in Note 1 above. City fire dept shall approve before installation.
All Egress replacement windows shall be installed before any demolition of existing exterior deck work begins. Confirm requirements with City / Fire Dept.
- All work shall be in accordance with IBC 2009 by ICC, 2009 NFPA 101 Life Safety Code, Maine Uniform Building Code, NFPA-1, NFPA-70 National Electric Code, NFPA 54 National Fuel & Gas Code, NFPA 96, and any other NFPA codes applicable to Mechanical, Electrical or HVAC. Maine State Plumbing Code, ASHRAE, ASTM, UL (Underwriters Laboratories) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act (OSHA)
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine installation procedures and sequence to ensure the safety of the building and its components during installation. 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.
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of Architect/Engineer before proceeding with the affected part of the work.
- Do not scale drawings or plan diagrams. Dimensions indicated are taken from preliminary field measurements and shall be verified by Contractor in the field prior to fabrication or installation.



REV.	DATE	STATUS
0	9-22-17	SUBMITTED FOR PERMITS

JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

ALTERATIONS TO BUILDING 55
9 RESIDENTIAL APARTMENTS
57 ALLEN AVENUE
PORTLAND, MAINE
NOTES, FLOOR PLAN AND SECTION DIAGRAMS

