

GENERAL NOTES:

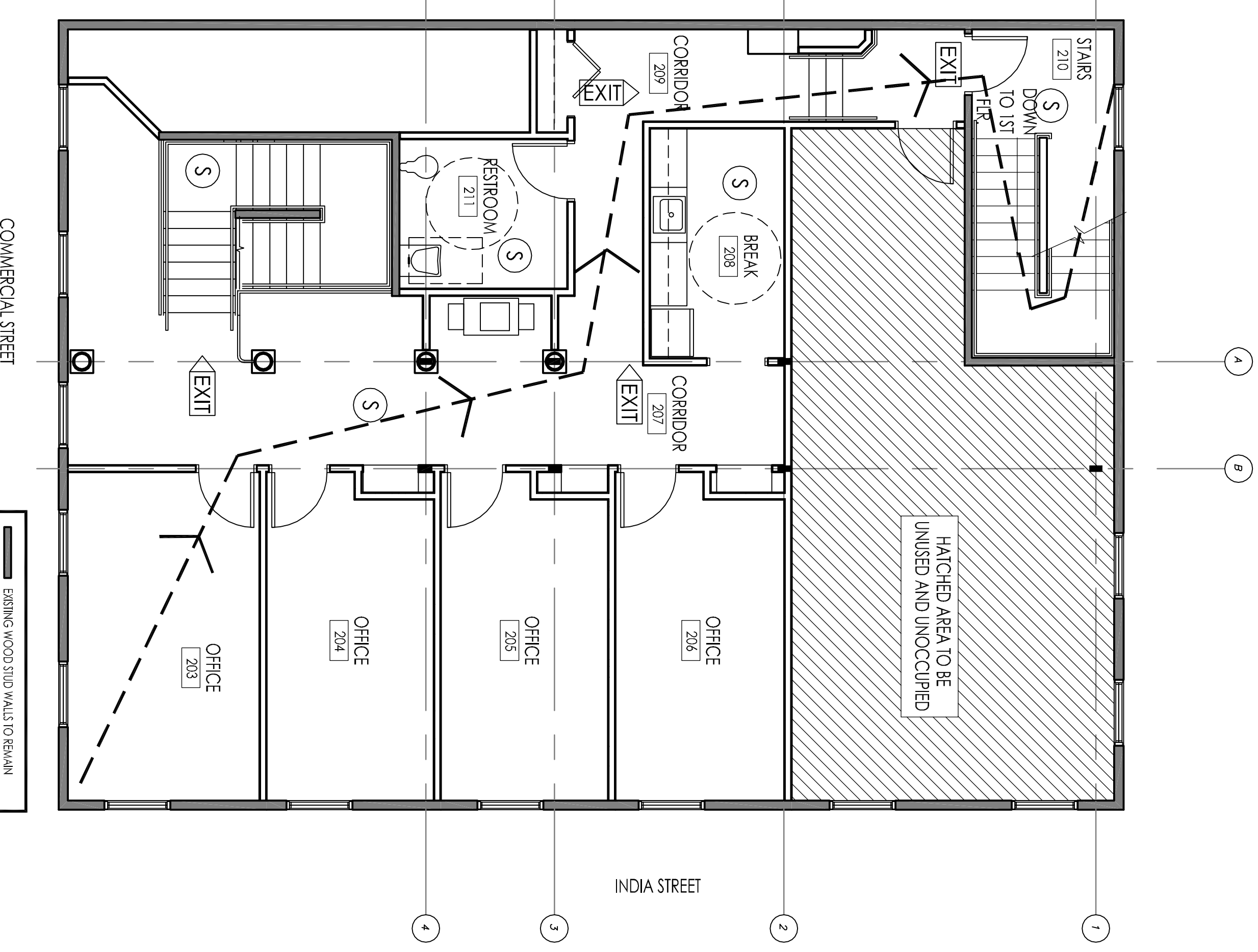
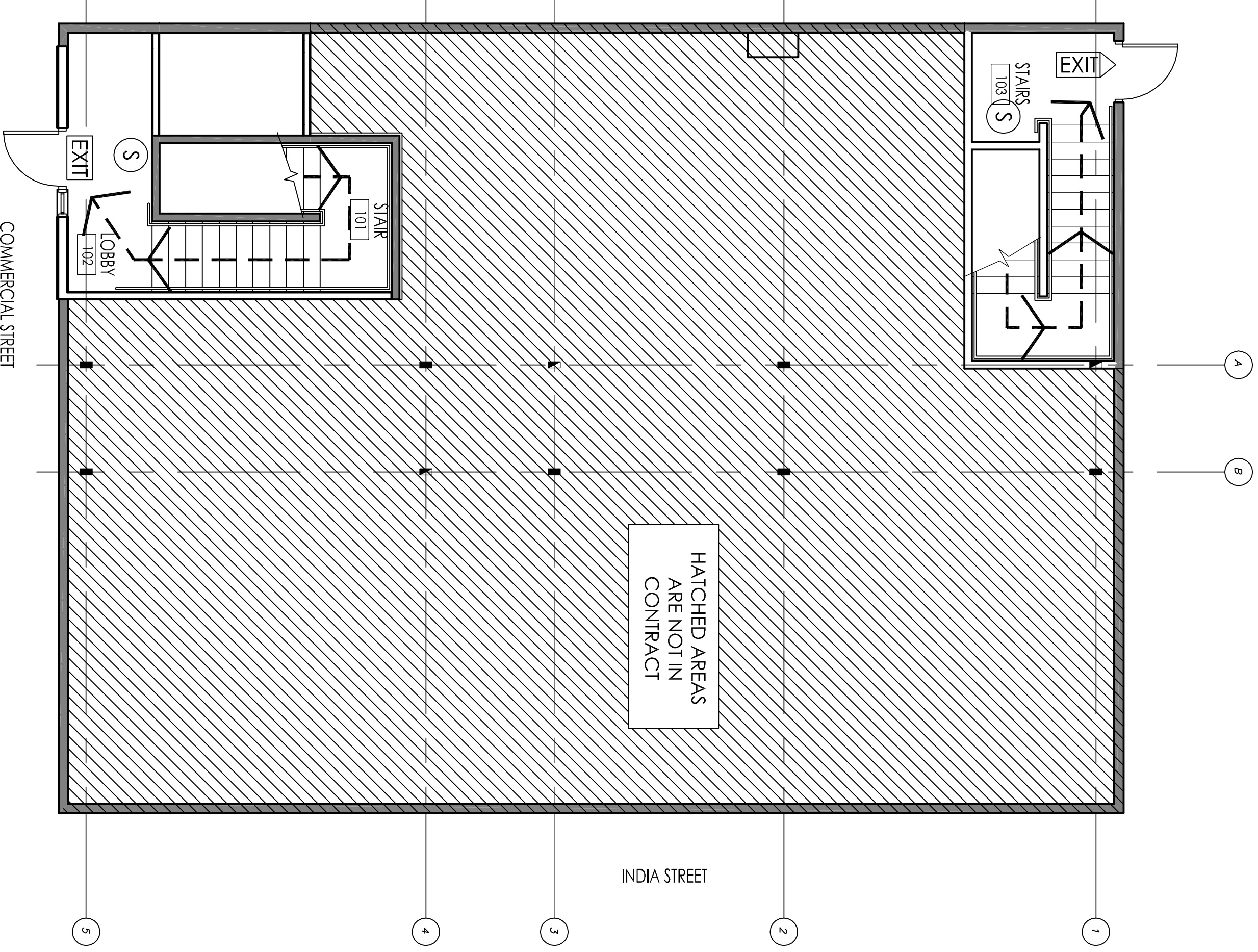
1. REFER ALL REQUIREMENTS TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY THE CONSTRUCTION SHALL BE REPAIR OR REPLACED BY THE CONTRACTOR ON ANY SUBCONTRACTOR. SHALL BE OBTAINED AS PROVIDED BY THE ARCHITECT.
3. THE BUILDING SHALL BE CONSTRUCTED TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. STATE OF MAINE. PLUMBING CODE, REG. 209, AND ANSI.
4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR. DIMENSIONS AND MATERIALS DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.
5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS INCLUDING CLEARANCE.
6. DEMOLITION REQUIRES SETBACK REMOVAL AND PROTECTION OF ALL MATERIALS DISMANTLED NOT INTENDED FOR REUSE AND REMOVAL AND RECONNECTION, CAPPING AND PLUMBING NOT USED IN THE NEW WORK.
7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT INCLUDING BUT NOT LIMITED TO ASBESTOS.
8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO THE COMMENCEMENT OF THE WORK.
9. WHENEVER A SINGLE PRODUCT OR MANUFACTURER'S PRODUCT IS SPECIFIED, THE CONTRACTOR SHALL SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. COMPLY WITH ALL APPLICABLE REGULATIONS, PERMITS, CERTIFICATIONS AND SIMILAR DOCUMENTS.
11. AT PROJECT CLOSEOUT, ALL EXCESS MATERIALS, WASTE, WORKMANSHIP DEFECTS, MAINTENANCE AGREEMENTS, FINAL INSPECTION REPORTS AND ALL OTHER DOCUMENTS SHALL BE "AS-BUILT" FROM ALL WORKMANSHIP UNLESS OTHERWISE INDICATED.
12. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO CEILING OR TO THE TOP OF THE PARTITION ABOVE FINISH CEILING UNLESS OTHERWISE NOTED.
13. INSTALL LOCKING BARRIERS ALL SURFACE FINISHES SHALL BE INSTALLED AND FINISHED PRIOR TO THE START OF THE FINISH WORK.
14. IF TWO CONTRACTING COMPANIES ARE PERFORMING THE SAME SET OF ASSOCIATED OPERATIONS IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS AT NO ADDITIONAL COST TO THE OWNER.

CODE REVIEW CHART

BUILDING INFORMATION		
BUILDING USE:	BUSINESS	
BUILDING CONSTRUCTION:	EXISTING WOOD FRAME CONSTRUCTION, EXISTING SHEATHING AND EXTERIOR SIDING, PLWOOD SHEATHING AND EXT. SIDING, LIGHT GAUGE W/ GYPSUM WALL BOARD INTERIOR WALLS	
TOTAL BUILDING AREA:	4,726 S.F. (FIRST AND SECOND FLOORS)	
TOTAL OCCUPIED FLOOR AREA:	1,688 S.F.	
BUILDING CODE INFORMATION		
USE GROUP:	B - BUSINESS	
CONSTRUCTION CLASSIFICATION:	TYPE IV - COMBUSTIBLE	
ALLOWABLE AREA:	B = 8,000 S.F. PER FLOOR, TABLE 503	
ACTUAL OCCUPIED AREA:	1,688 S.F. - SECOND FLOOR	
AREA INCREASE:	N/A	
SPRINKLER INCREASE:	N/A	
FRONTAGE INCREASE:	N/A	
ACTUAL HEIGHT:	B = 2 STORIES - TABLE 503	
HEIGHT INCREASE:	N/A	
NOTE: EXISTING FLOORS ABOVE 2ND FLOOR ARE UNOCCUPIED & TREATED AS ATTIC SPACE		
FIRE RESISTANCE RATINGS		
TABLE 601	VB FIRE WALLS	3 HR. TABLE 705.4
STRUCTURAL FRAME	0 HR.	2 HR. SECTION 706.3
BEARING WALLS	0 HR.	1 HR. SECTION 706.3
EXTERIOR CORRIDOR WALLS	0 HR.	0 HR. TABLE 1004.3.2.1
NON-BEARING WALLS	0 HR.	1 HR. SECTION 707.4
EXTERIOR FLOOR CONSTRUCTION	0 HR.	4HR WALL = 3HR
ROOF CONSTRUCTION	0 HR.	3HR WALL = 3HR
TABLE 602	VB	1 1/2HR WALL = 1 1/2HR
>= 5, < 10	1 HR.	1 1/2HR WALL = 1 1/2HR
>= 10, < 30	1 HR.	2HR WALL = 1 1/2HR
>= 30	0 HR.	2HR WALL = 1 1/2HR
FIRE PROTECTION: **THIS BUILDING IS NOT SPRINKLERED PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL FIRE DEPARTMENT PROVIDE FIRE DETECTIONS SYSTEMS AND EMERGENCY EGRESS LIGHTING		
OCCUPANCY		
BUSINESS OCCUPANCY REQUIREMENTS ARE 100 SPPERSON		
TOTAL OCCUPANTS = 17		
1,688 SF / 100SF PER PERSON = 16.88		
PLUMBING REQUIREMENTS		
BECAUSE THIS BUSINESS OCCUPANCY IS A PRIVATE OFFICE OF LESS THAN 2,000 SF, ONLY ONE UNISEX ADA COMPLIANT RESTROOM IS PROVIDED		
GOVERNING CODES		
TABEC	MAINE DIVAN RIGHTS COMMISSION	
STATE OF MAINE PLUMBING CODE	MEG 209	
CIT. OF PORTLAND - CIT. CODE CHAPTER 10	NPA 101.2009	

LIFESAFETY LEGEND

- Ⓢ SMOKE DETECTOR
- Ⓜ HEAT DETECTOR
- Ⓢ FIRE EXTINGUISHER (ABC TYPE)
- EXIT (DIRECTION)
- ← — — PATH OF EGRESS



NOT FOR CONSTRUCTION

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Project Status:	ISSUE FOR PERMIT
Project Number:	OCS1211
Project Title:	1 COMMERCIAL STREET SECOND FLOOR TENANT FIT-OUT 1 COMMERCIAL ST. PORTLAND, ME.
Drawing Name:	CODE / LIFESAFETY PLANS
Scale:	3/16" = 1'-0"
Date:	02/03/12
SHEET	
F-1.1	