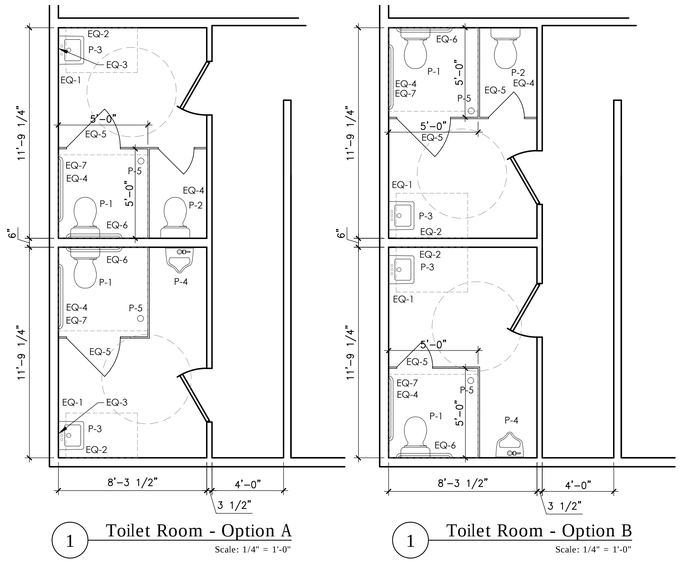


1 Toilet Room - Option A

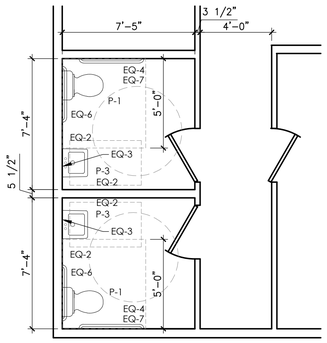
Scale: 1/4" = 1'-0"

1 Toilet Room - Option B

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

2 Employee Toilet Room

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



3 Toilet Room

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

Equipment Schedule

EQ-1	Paper towel dispenser or Electric hand dryer
EQ-2	Soap dispenser
EQ-3	Mirror
EQ-4	Toilet paper holder
EQ-5	Coat hook type B-233 by Bobrick, provide one at each Toilet door and where noted
EQ-6	SS Grab bar, 36" long (1 1/4" to 1 1/2" O.D.)
EQ-7	SS Grab bar, 42" long (1 1/4" to 1 1/2" O.D.)

Plumbing Schedule

P-1	ADA compliant lavatory
P-2	Lavatory
P-3	ADA compliant wall-hung sink and faucet or ADA compliant countertop, sink and faucet.
P-4	Urinal
P-5	Floor Drain

Notes:

1. Refer to typical mounting height details, sheet R-1
2. Provide appropriate blocking in walls for all fixtures, partitions, and accessories
3. Toilet partition (if noted) height shall be 7'-0" a.f.f.
4. Install blocking behind Owner supplied equipment as well as GC supplied equipment
5. GC responsible for meeting ADA guidelines for handicap accessible mounting heights
6. Toilet partitions (if noted) shall be floor mounted and ceiling braced
8. Toilets shall be elongated style
9. Provide ADA insulation under sinks at exposed pipes
10. Provide silicone sealant at wall to backsplash and countertop

GENERAL NOTES

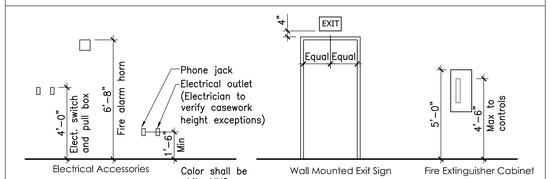
1. All work included in these drawings and specifications shall conform to all state, national, and other codes and ordinances.
2. The General Contractor shall be responsible for obtaining building permits and for payment of all fees and hook-ups.
3. General contractor shall verify all dimensions and report any discrepancies to the architect before proceeding with work. Do not scale drawings, work from dimensions only.
4. The General Contractor shall obtain approval from the owner for staging areas and hours of allowable work times.
5. Provide appropriate reinforcing within partitions for support of all grab bars, shelving brackets, cabinets, door frames, water coolers, cubbies, fire extinguishers, lighting, and other wall mounted equipment or appliances indicated in documents.
6. All doors shall be located a minimum of 3" (wall to frame) off adjoining stud walls, except where noted or dimensioned otherwise.
7. All handicapped toilet rooms, grab bars, and door openings shall meet the requirements of ANSI 117.1 latest edition, and the American Disability Act (ADA) for handicapped accessibility.
8. Provide ADA insulation under sinks at exposed pipes.
9. All gypsum wall board within 3'-0" of plumbing fixtures shall be moisture resistant.
10. Before penetrating or otherwise modifying joists, beams, or other structural members, consult with the Architect on maximum size and location of penetrations.
11. Provide double studs at all door frames over 3'-0" wide.
12. All penetrations through rated walls and floor/ceiling assemblies shall be firestopped by specific subcontractor requiring penetration.
13. Location of every exit shall be clearly indicated by exit signs placed, if required, at an angle with the exit opening. Install directional signs to serve as guides form all portions of the corridor or floor.

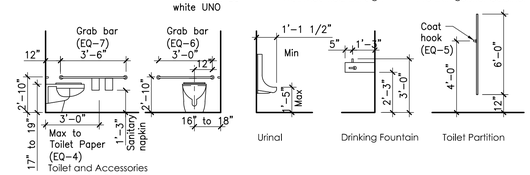
APPLICABLE CODES

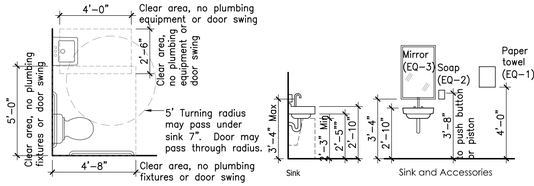
City of Portland Technical Manual
International Building Code, 2009
NFPA 101, Life Safety Code, 2006
Uniform Plumbing Code
NFPA 13 Sprinklers
ASHRAE 90.1 – 2007 Energy Standards for Buildings except Low-Rise Residential
ASHRA 62.1 – 2007 Ventilation for Acceptable Indoor Air Quality
2009 International Energy Conservation Code

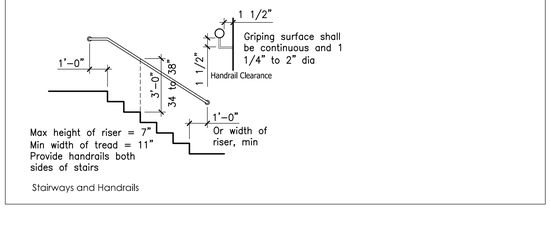
Plumbing, Mechanical, Electrical, and Sprinkler system shall be design/build and shall meet all applicable codes.

STANDARD HEIGHTS AND CLEARANCES / TYPICAL BARRIER FREE REQUIREMENTS

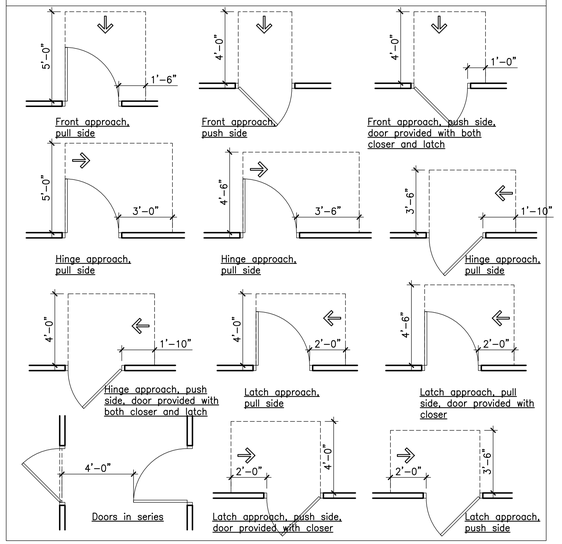








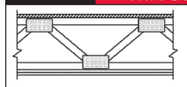
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES



List of Drawings

Floor/Ceiling Assemblies - Wood Framing

1 Hour	Design # FM FC-214	GA File # FC 5512	STC - N/A (Sound Test # N/A)	IIC - N/A (Test # N/A)



Link to .PDF file
Link to .DWG file
Link to .DWG/Text file

Base Layer 1/2"(12.7 mm) Fire-Shield C Gypsum Board applied at right angles to parallel chord wood trusses 24"o.c. with 1-1/4" Type S drywall screws 24"oc. Face layer 1/2" Fire-Shield C Gypsum Board applied at right angles to trusses with 1-7/8" Type S drywall Screws 12"o.c. and 1-1/2" Type G screws 12"o.c. placed 3" back on either side of end joints. Joints offset 24" from base layer joints. Trusses supporting 19/32" T&G plywood with exterior glue applied at right angle to trusses with 6d nails 6"o.c. Plywood joints staggered 48".

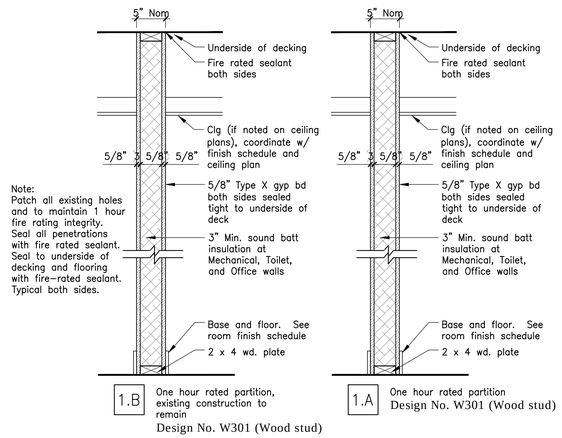
Terminate rating by extending gyp bd to underside of deck and seal tight w/ fire rated sealant

B 1 Hour Rated Floor / Ceiling Assembly

Scale: NTS

Partition Type Notes

1. All rated and smoke tight partitions are continuous through ceiling and sealed tight with fire rated sealant to the underside of decking / sheathing
2. All stud walls under beams and decks shall have deflection joints.
3. Provide tile backer board at walls scheduled to receive ceramic tile.
4. Lay out steel studs to conform to 4'-0" module where required to install gypsum board vertically to comply with tested fire-rated wall assemblies.
5. Penetrations through walls to be acoustically or smoke sealed shall have sealant system conforming to approved installations.
6. Provide metal 'J' bead at drywall to wood/plywood joints UNO.
7. Provide Dens Armor Plus gypsum board at toilet rooms.



A Partition Types

Scale: 1" = 1'-0"

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Revisions

Poppy's Fish Shack and Oyster Room

6 Custom House Wharf Street
Portland, Maine

DAVID S. MATERO No. 2705 — LICENSED ARCHITECT — STATE OF MAINE

Job Number: 12.023
Date: 12.26.12
Scale: As Noted

Drawing Title:

Gen. Notes, Partition Types and Details

R.1

Issue for Permit

Code Analysis - 6 Custom House Wharf Restaurant

6 Custom House Wharf, Portland, ME	
Existing 2 story wood-framed restaurant to be renovated and remain a restaurant. Ground Floor area, 4,143 sf; second floor area, 3,444 sf (total of 7,587 sf). Proposed new second floor roof deck, 590 sf. Building will be fully sprinklered. Per the State Fire Marshal, an elevator is not required.	
IBC 2009 Code Review	
Chapter 3 Use and Occupancy Classification	
Section 303	Assembly A-2
Chapter 4 Special Detailed Requirements Based on Use and Occupancy	
Section 410 Stages and Platforms	A raised area within a building used for worship, head table for special guests, etc
Section 410.4	Permanent platforms shall be constructed of materials required for the type of construction of the building. Where space beneath is used for storage (except wiring or plumbing), the floor assembly shall be rated 1 hour.
Chapter 5 General Building Heights and Areas	
Construction Type	VB
Table 503 - Area limitations (A-2)	6,000 sf per floor
	Existing 4,143 sf - OK
Height limitations	1 Story
	Existing 2 stories
Maximum Height	40'
	Existing 35' - OK
Section 504.2 - Automatic Sprinkler system increase	If sprinklered, increase 1 story and 20'
	Existing 2 stories - OK
Table 508.4 - Required Separation	Kitchen need not be separated from seating area
Chapter 6 Types of Construction	
Table 601 Ratings of Structure Elements	
Structural frame	0 Hour / Existing to remain, 0 hr - OK
Exterior bearing walls	0 Hour / Existing to remain, 0 hr - OK
Interior bearing walls	0 Hour / Existing to remain, 0 hr - OK
Nonbearing walls and partitions	0 Hour / Existing to remain, 0 hr - OK
Floor construction	0 Hour / Existing to remain, 0 hr - OK
Roof construction	0 Hour / Existing to remain, 0 hr - OK
Table 602 Fire Resistance Rating Requirements for Exterior Walls	
Less than 10'	1 Hour
More than 10'	0 Hour
Chapter 7 Fire and Smoke Protection Features	
Table 705.8 Max Area of Exterior Wall Openings Based on Fire Separation Dist.	
0 to 3' (Unprotected, Sprinklered)	Not permitted
3' to 5'	15%
5' to 10'	25
10' to 15'	45%
15' to 20'	75%
More than 25'	No limit
Table 715.4 Fire Door and Fire Shutter Fire Protective Ratings	
Fire walls, 2 hour	1 1/2 Hour rating
Shaft, 1 hour	1 Hour
Exit enclosures, 1 hour	1 Hour
Corridor walls, 1 hour	20 Minute
Table 715.4.4 Limiting Size of Wired Glass Panels	
1 and 1 1/2 hours	100 sq in, 33" max ht, 10" max width
3/4 hour	1,296 sq in, 54" max ht, 54" max width
20 minute	Not limited
Chapter 8 Interior Finishes	
Sec 803.1.1 Interior wall and ceiling finish material	
Class A	Flame spread index 0-25; smoke-developed index 0-450
Class B	Flame spread index 26-75; smoke-developed index 0-450
Class C	Flame spread index 76-200; smoke-developed index 0-450
Sec 803.9 Interior Wall and Ceiling Finish Requirements by Occupancy (A-2)	
Exit enclosures and passageways	Class C
Corridors	Class B
Rooms and enclosed spaces	Class C
Sec 804.4 Interior floor finish requirements	
Interior floor finish	Not less than Class II and comply with DOCFF-1 "pill test"
Sec 806 Decorative Materials and Trim (A)	
Curtains, draperies, hangings and other decorative materials	Shall meet flame propagation performance criteria of NFPA 701
Chapter 9 Fire Protective Systems (New buildings)	
Sec 903.2.1.2 Group A-2 - Sprinkler system required	Required if fire area exceeds 5,000 sf, fire area has an occupant load of 100 or more, or fire area is located on a floor other than the level of exit discharge. N/A

Chapter 10 Means of Egress	
Table 1004.1.2 Occupant Load	
Ground Floor	129 Occupants (refer to drawings)
Second Floor	151 Occupants (refer to drawings)
Outdoor Patio Seating	100 Occupants (refer to drawings)
	Total occupant load = 380
Table 1005 Egress Width	
Stairways	.30" per person
Doors, ramps, and corridors	.2" per person
Sec 1005.2 Door encroachment	Doors and handrails shall not reduce required means of egress by more than 7". Doors in any position shall not reduce the required width by more than one-half.
Sec 1006.2 Illumination Level	Means of egress illumination level shall not be less than 1 foot-candle at the walking surface.
Sec 1006.3 Illumination Emergency Power	Power supply for means of egress illumination shall normally be provided by premises's electrical power.
	In power failure event, automatic illumination shall include corridors, exit enclosures, exit passageways, interior exit discharge elements for a duration of 90 minutes with battery backup or on-site generator.
Sec 1007.1 Accessible Means of Egress	
Accessible spaces must be provided with an accessible means of egress. Exception, accessible means of egress not required in alterations to existing buildings	
Sec 1007.3 Stairways	
Minimum width between handrails	48" unless sprinklered - N/A
Sec 1008.1.1.1 Projections into Clear Width	No projections into required clear width allowed lower than 34" above the floor. Shall not exceed 4" between 34" and 80" above the floor.
	Exceptions: Door closers and door stops shall be permitted to be 78" min above the floor.
Sec 1008.1.2 Door swing	Door shall swing in the direction of egress travel where serving an occupant load of 50 or more persons.
Sec 1008.1.5 Floor Elevation	There shall be a floor or landing on each side of a door and shall be at the same elevation. Exterior may slope .25 / 12 units (2%).
Sec 1008.1.6 Landings at Doors	Landings shall have a width not less than the width of the stairway. When serving an occupant load of 50 or more, doors shall not reduce the landing to less than 1/2 its required width. Landings shall not have a length less than 44" in the direction of travel.
Sec 1008.1.7 Thresholds	Thresholds shall not exceed 1/2"
Sec 1008.1.10 Panic Hardware	Doors serving rooms or spaces with 50 or more occupants shall not be provided with a latch or lock unless its is panic hardware.
Sec 1009.1 Stairway width	
Minimum width	3'-8"
Exception serving less than 50	3'-0"
Min headroom	6'-8"
Sec 1009.4 Stair treads and risers	
Stair riser	Max 7"
Stair riser	Min 4"
Stair tread	Min 11"
Sec 1009.5 Stairway Landings	There shall be a floor or landing at the top and bottom of each stairway. The width shall not be less than the width of the stairway. The length must be at least the same as the width but need not exceed 48" in s straight run.
Sec 1009.7 Vertical Rise	Max 12' vertical rise between landings or levels
Sec 1009.12 Handrails	Handrails shall be on both sides of stairways
Sec 1012 Handrails	Between 34" and 38" above nosing
	Handrail gripping surfaces shall be continuous, without interruption
	Handrails shall return to a wall, guard, or continuous.
	Handrails shall extend 12" horizontally above top riser and continue to slope for the depth of one tread beyond the bottom riser
Sec 1013.1 Guards	
When more than 30" above floor	Guards required
Height	3'-6"
Sec 1014.2 Egress through intervening spaces	Shall not pass through adjoining spaces, including kitchens and storage rooms

Sec 1014.3 Common path of egress travel	
Occupancy A	Not more than 75'
Table 1015.1 Spaces with 1 exit	
Occupancy A	Max occupant load = 49
Sec 1015.2.1 Two exits	
When 2 are required	Not less than 1/3 overall diagonal when sprinklered
Exception	When exit enclosures are interconnected by a 1 hour rated corridor, separation shall be measured along the shortest direct line of travel within the corridor
Table 1016.1 Travel Distance Limitations	
Occupancy A	250' (with sprinkler system)
Table 1018.1 Corridor Fire-Resistance Rating	
Occupancy A, corridor serving more than 30	0 Hour when sprinklered
Sec 1018.2 Corridor Width	
Min width	3'-8"
Req occupant capacity less than 50	3'-0"
Sec 1018.4 Dead Ends	
Group A	Max 20'
	Not limited when corridor is less than 2.5 times the least width of the corridor
Table 1021.2 Stories with One Exit (A)	
First story or basement	49 Occupants and 75' travel distance
Sec 1022 Exit Enclosures	
Stairway enclosure	1 Hour rating
Sec 1027 Exit Discharge	
Exits shall discharge directly to the exterior of the building and shall be at grade or direct access to grade.	
Sec 1027.1 Exceptions	Max of 50% occupants permitted to egress through areas of exit discharge
	Free and unobstructed path of travel and exit is readily visible
	Area of exit discharge is 1 hour separated from areas below
	Egress path is sprinklered
Exceptions	Max of 50% occupants permitted to egress through a vestibule
	Entire area of vestibule is 1 hour separated from areas below
	Depth from exterior of building is not greater than 10' and length is not greater than 30'
	Area is separated from remainder of exit discharge with equivalent of wired glass in steel frames
	Area is used only for mean of egress and exits directly to outside.
Sec 1027.3 Exit discharge location	
Exterior balconies, stairways, ramps	Located at least 10' from lot lines
Sec 1028.2 Assembly Main Exit	
Group A with occupant load greater than 300 shall be provided with a main exit	Shall accommodate not less than 1/2 of the occupant load
Chapter 11 Accessibility	
Sec 1105.1 Public entrance	Min 60% entrances
	Accessible entrance not required to areas not required to be accessible
Table 1106.1 Accessible Parking Spaces	
Total parking spaces 1 to 25	Required min accessible spaces, 1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
Sec 1006.5 Van Spaces	
For every 6 accessible spaces	At least 1 shall be van-accessible
Chapter 14 Exterior Walls	
Sec 1406.3 Balconies	Balconies not constructed with fire-retardant-treated wood shall be rated per table 601 or of Type IV construction. Aggregate length shall not exceed 50% of the buildings perimeter on each floor.
Exceptions	Balconies on Type V buildings are permitted to be of Type V construction and shall not be required to be fire-resistance rated when sprinkler system extends to this area.
	When sprinklered, aggregate length of balconies on each floor shall not be limited

NFPA 101 Life Safety Code Review	
Sec 3.3.168.2	Assembly Occupancy used for gathering over 50 or more persons
Chapter 7 Means of Egress	
Sec 7.1.3.1 Exit Access Corridor	1 Hour when occupant load exceeds 30
Exception	Does not apply to existing buildings if occupancy classification does not change
Sec 7.1.3.2 Exits	Indicates 1 hour separation for exits if 3 or less stories
	Openings in exit enclosures shall be limited to door assemblies from normally occupied spaces and corridors
	An exit enclosure shall provide a continuous protected path of travel to an exit discharge
Sec 7.1.5.1 Means of egress headroom	Not less than 7'-6" with projections not less than 6'-8"
Sec 7.1.5.1.1 Existing building	Not less than 7'-0"
Sec 7.2.1.4.3 Door Leaf Encroachment	During its swing, any door leaf in a means of egress shall not leave less than 1/2 of the required width of a corridor, and shall not project more than 7" into the required width when fully opened.
Table 7.2.2.2.1.1 New Stairs	
Min width	36" when occupant load less than 50
	44" when occupant load less than 2000
Max riser	7"
Min riser	4"
Min tread depth	0'-11"
Min head room	6'-8"
Max height between landings	12'-0"
Sec 7.2.2.3.4 Stair landings	Not required to exceed 48"
Sec 7.2.2.4.1 Handrails	Stairs and ramps shall have handrails on both sides
Sec 7.2.2.4.1.2 New stairs exceeding 6'-3" in width	Handrails shall be provided within 30" of all portions of req egress width
Sec 7.2.2.4.5.2 Guard details	Guards shall be not less than 42" high
	Existing guards on existing stairs shall be permitted to not less than 30" high
Sec 7.2.2.4.5.3 Open guards	4" Sphere must not pass though any opening to a height of 34"
	Triangular openings at stairs, 6" opening max
Sec 7.2.2.5.2 Exposure	Where nonrated walls or unprotected openings enclose the exterior of a stairway, and the walls are exposed by other parts of the building at an angle less than 180 degrees, the building enclosure walls within 10' horizontally of the nonrated wall shall be 1 hour constructed
Sec 7.2.2.5.3 Usable Space	Enclosed usable space shall be permitted under stairs when separated with 1 hour construction and entrance is not from the same stair enclosure
Table 7.3.1.2 Occupant Load	
Ground Floor (refer to drawings)	118 Occupants
Second Floor (refer to drawings)	154 Occupants
Total Occupants	272 Occupants
At-grade Patio Seating	100 Occupants
Sec 7.7.2 Discharge Through Areas on Level of Exit Discharge	Not more than 50% of the required number of exits and egress capacity shall discharge through LED
	Discharge shall lead to a free and unobstructed way to the exterior of the building.
	LED shall be protected by a sprinkler system.
Chapter 13 Existing Assembly Occupancies	
Table 13.1.6 Construction Type Limitations, Type V (000)	
Level of exit discharge	Any assembly if occ load under 1,000
1 Level above exit discharge	If occupant load is less than 300
2 Levels above exit discharge	Not permitted
Sec 13.2.3.6.2 Main entrance	Shall be of width to accommodate 1/2 of total occupant load
	Main entrance shall be at LED or shall connect to a stairway
Sec 13.2.5.1.2 Common path of travel	Shall not exceed 20' for any number of occupants and 75' for not more than 50
Sec 13.2.5.1.3 Dead-end corridors	Shall not exceed 20'
Sec 13.2.5.2 Access through hazardous areas	Shall not pass through kitchens, storerooms, platforms, etc.
Sec 13.2.6 Travel distance to exits	Shall not exceed 250' if sprinklered
Sec 13.3.3.2 Interior wall and ceiling finish	
Corridors and lobbies	Class A or B
Enclosed stairways	Class A
Assembly areas less than 300	Class A, B, or C
Assembly areas more than 300	Class A or B
Projection screens	Class A or B

Maine State Internal Plumbing Code (Uniform Plumbing Code 2009)	
Total occupant load	262 Occupants / 131 men, 131 women
Male	2 WC required
	1 Urinal required
Female	2 WC required
	Total number of water closets of female must meet water closets and urinals required for males. 3 Required
Lavatories, both	1 Lavatory each
Sec 413.6 Food Service Establish	With occupant load more than 100, shall be provided with separate facilities for employees and customers

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Revisions

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Poppy's Fish Shack and Oyster Room

6 Custom House Wharf Street
Portland, Maine

LICENSED ARCHITECT
DAVID S. MATERO
No. 2705
STATE OF MAINE

Job Number: 12.023
Date: 12.26.12
Scale: NTS

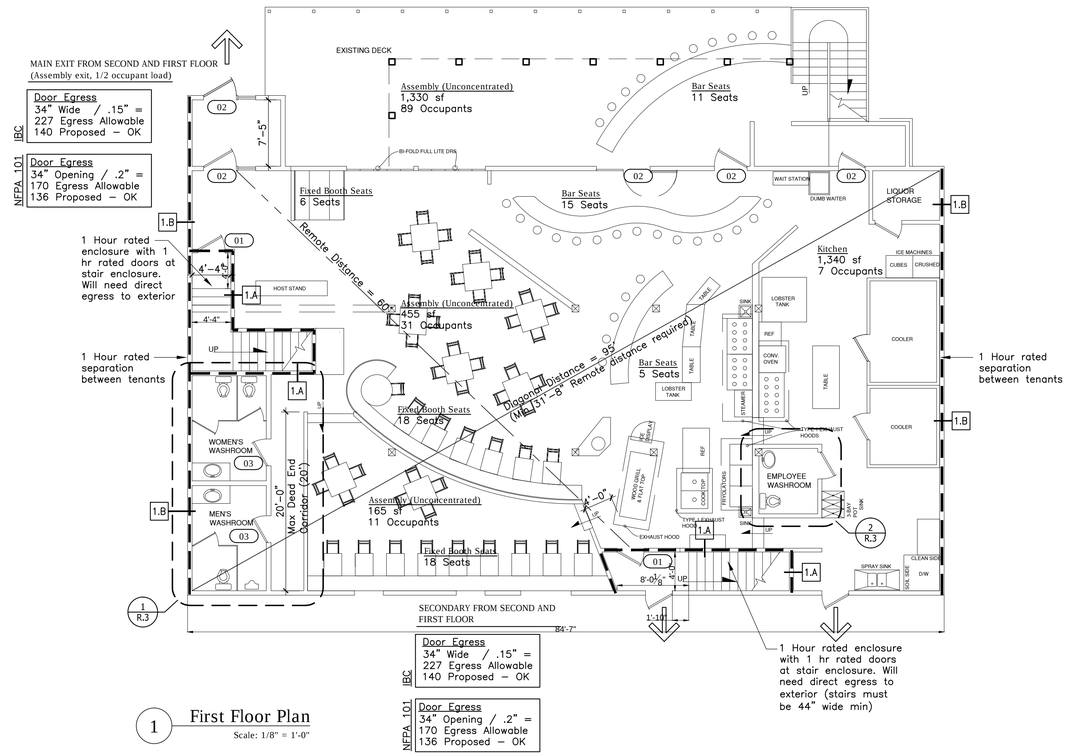
Drawing Title:

Code Analysis

R.2

Issue for Permit

EGRESS – IBC (Table 1004.1.1)			EGRESS – Life Safety (Table 7.3.1.2)		
Ground Floor			Ground Floor		
Assembly Space (Unconcentrated)	620 sf @ 15 sf net =	42 Occupants	Assembly Space (Unconcentrated)	620 sf @ 15 sf net =	42 Occupants
Bar Seating	20 Seats =	20 Occupants	Bar Seating	20 Seats =	20 Occupants
Fixed Booth Seating	42 Seats =	42 Occupants	Fixed Booth Seating	36 Seats =	42 Occupants
Kitchen	1,340 sf @ 200 gross sf =	7 Occupants	Kitchen	1,340 sf @ 100 gross sf =	14 Occupants
Total First Floor		111 Occupants	Total First Floor		118 Occupants
Second Floor			Second Floor		
Assembly Space (Unconcentrated)	1,920 sf @ 15 sf net =	128 Occupants	Assembly Space (Unconcentrated)	1,920 sf @ 15 sf net =	128 Occupants
Bar Seating	10 Seats =	10 Occupants	Bar Seating	10 Seats =	10 Occupants
Fixed Booth Seating	10 Seats =	10 Occupants	Fixed Booth Seating	10 Seats =	10 Occupants
Kitchen	555 sf @ 200 gross sf =	3 Occupants	Kitchen	555 sf @ 200 gross sf =	6 Occupants
Total Second Floor		151 Occupants	Total Second Floor		154 Occupants
Total Occupants		262 Occupants	Total Occupants		272 Occupants
Outdoor Patio Seating			Outdoor Patio Seating		
Assembly Space (Unconcentrated)	1,330 sf @ 15 sf net =	89 Occupants	Assembly Space (Unconcentrated)	1,330 sf @ 15 sf net =	89 Occupants
Bar Seating	11 Seats	11 Occupants	Bar Seating	11 Seats	11 Occupants
Total Ground Floor Patio Occupants		100 Occupants	Total Ground Floor Patio Occupants		100 Occupants



1 First Floor Plan
Scale: 1/8" = 1'-0"

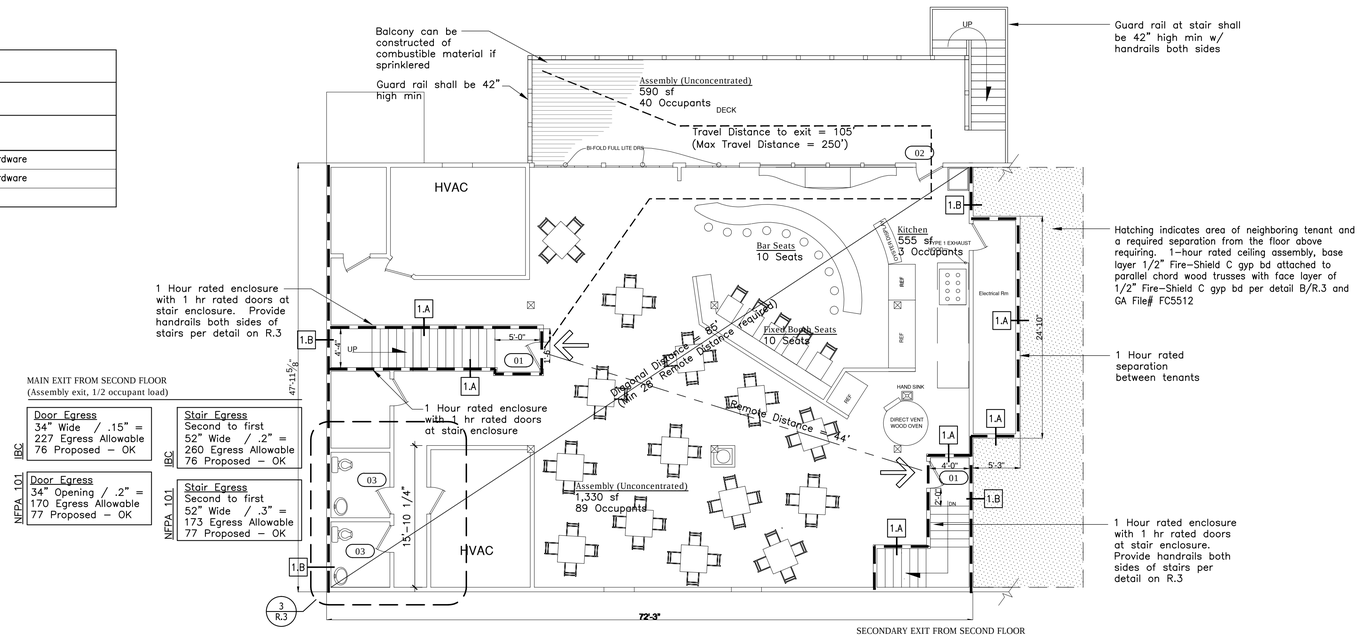
DOOR SCHEDULE													
Door								Frame	Miscellaneous				Remarks
No.	Width	Height	Thick.	Materal	Type	Finish	Insul	Material	Rating	Glazing	Clsr	MHO	Wstrip	
01	3'–0"	6'–8" Min	1 3/4"	Wd		Pre		HM	1 Hr	Firelight	Yes	Yes		Provide panic hardware
02	3'–0" Min	6'–8" Min	1 3/4"	Alum		Pre	Yes	Alum	–	Insul	Yes	–	Yes	Provide panic hardware
03	3'–0"	6'–8" Min	1 3/4"	Wd		Pre		HM	–	–	Yes	–	–	

Abbreviations

Al	Aluminum
Clsr	Closer
Ex	Existing
MHO	Magnetic Hold Open
HM	Hollow Metal
Hrdware	Hardware
Insul	Insulated
Ob	Obscure Glass, Tempered
Pnt	Paint
Pre	Prefinished
Thick	Thickness
Wstrp	Weatherstriping
Wd	Wood

Door and Frame Notes

1. All doors shall be located 3" off adjacent wall except where noted or dimensioned
2. All door thickness to be 1 3/4" unless noted otherwise
3. Provide minimum of 20 ga. double studs (or double wood stud) at all door jambs.
4. All floor material transitions shall occur under door in closed position
5. All door hardware shall meet ADA. Handles, pulls and latches shall be lever style. When sliding doors are fully opened (if specified), operating hardware shall be exposed and usable from both sides.
6. All emergency egress doors in assembly rooms shall swing in the direction of travel and shall have panic hardware



2 Second Floor Plan
Scale: 1/8" = 1'-0"

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Consultants
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Revisions
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Poppy's Fish Shack and Oyster Room

6 Custom House Wharf Street
Portland, Maine

LICENSED ARCHITECT
DAVID S. MATERO
No. 2705
STATE OF MAINE

Job Number: 12.023
Date: 12.26.12
Scale: 1/8" = 1'-0"

Drawing Title:
Code Review Plans

R.3
Issue for Permit

SYMBOL LEGEND

	LED Exit Light (unswitched)
	LED Exit Light w/ Directional Arrow (unswitched)
	Self Contained, wall–mounted, Emergency Lighting Unit with 2 Heads and battery backup
	Self Contained, ceiling–mounted, Emergency Lighting Unit with 2 Heads and battery backup
	Single Head Remote Emergency Light
F	Fire Alarm Audio/Visual, mount 6'–8" AFF, dB Level in Field
S	Fire Alarm Visual Strobe only, Flush mount 6'–8" AFF, set Candela Level in Field according to code
SD	System connected Smoke Detector, photoelectric type w/ Sounder base
F	Fire Alarm pull station, mount 48" AFF
FACP	Fire Alarm Control Panel Station, location to be approved by Portland Fire Department
KB	Knox Box (location and type to be approved by Portland Fire Department)
FEC–#	Fire extinguisher cabinet and type
ETR	Existing to Remain
MHO	Magnetic Hold Open (requires smoke detectors located on each side of door and connected to sprinkler system)
WP	Exterior grade / waterproof

NOTES

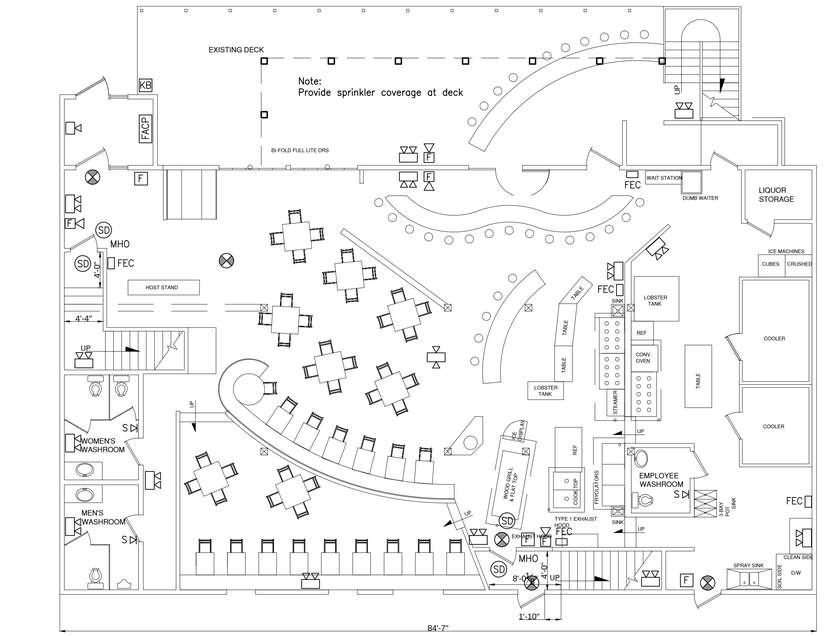
1. Life safety equipment and locations shall conform to all applicable codes.
2. Fully test and inspect sprinkler system.
3. Provide smoke detectors on both sides of doors with magnetic hold opens.
4. Provide pull station at each assembly door egress.
5. Provide duct smoke detectors at each 2,000 CFM supply duct.
6. Provide duct smoke detectors at each 15,000 CFM supply and exhaust duct.
7. Obtain water supply flow test if available within last three years, if not available test must be conducted.
8. All sprinkler heads must be quick response type.
9. Integrate kitchen smoke/fire detection/suppression system with main fire panel. Provide automatic cooking fuel shut–off mechanism.
10. Electrical outlets shall be provided for all plug–in equipment. All other outlets shall be located per all applicable codes.
11. Refer to food service drawings for all equipment requiring direct wiring.
12. Fire alarm system notification shall be via approved voice communication, or public address system that is audible above the ambient noise level of assembly occupancy. Notification shall be by means of voice announcements, either live or prerecorded initiated by the person in the constantly attended location.
13. Provide laminated floor plan at each public room indicating direction to building exit.

Fire Extinguisher Cabinet

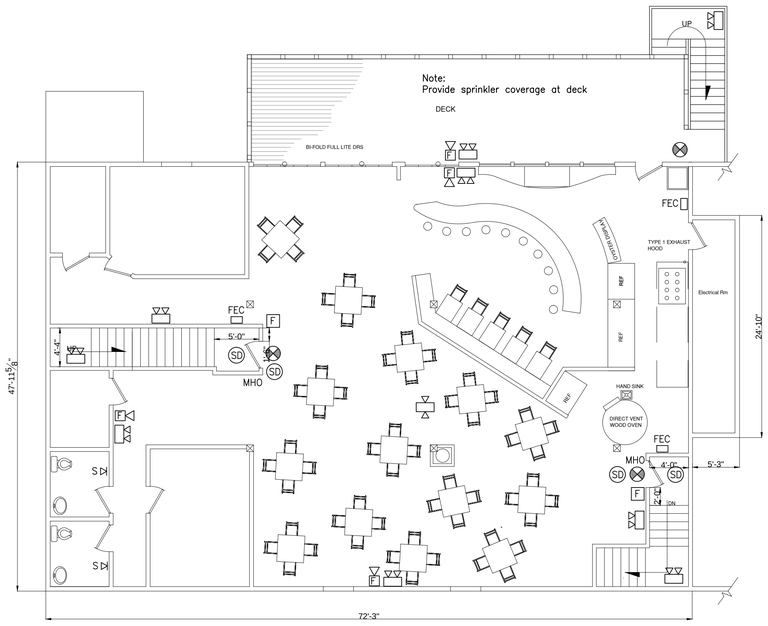
FEC	Semi–recessed Fire Extinguisher Cabinet by Larsen of approved equivalent. Include Class K hazard in Kitchen

Portable Fire Extinguishers:

1. Location of fire extinguishers and cabinets shall conform to NFPA 10 Standards for Fire Extinguisher Cabinets.
2. Portable fire extinguisher rating shall be 2–A, spacing shall not exceed a maximum of 75' and 3,000 sf.
3. Portable fire extinguisher rating in combustible cooking media exist shall be rated Class K, spacing shall not exceed a maximum travel distance of 30'



1 First Floor Plan
Scale: 1/8" = 1'-0"



2 Second Floor Plan
Scale: 1/8" = 1'-0"

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Poppy's Fish Shack and Oyster Room

6 Custom House Wharf Street
Portland, Maine

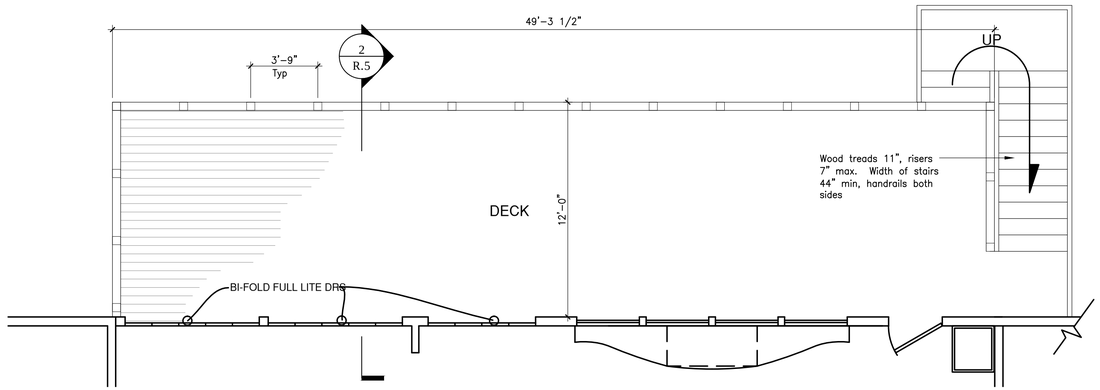
LICENSED ARCHITECT
DAVID S. MATERO
No. 2705
STATE OF MAINE

Job Number: 12.023
Date: 11.13.12
Scale: 1/8" = 1'-0"

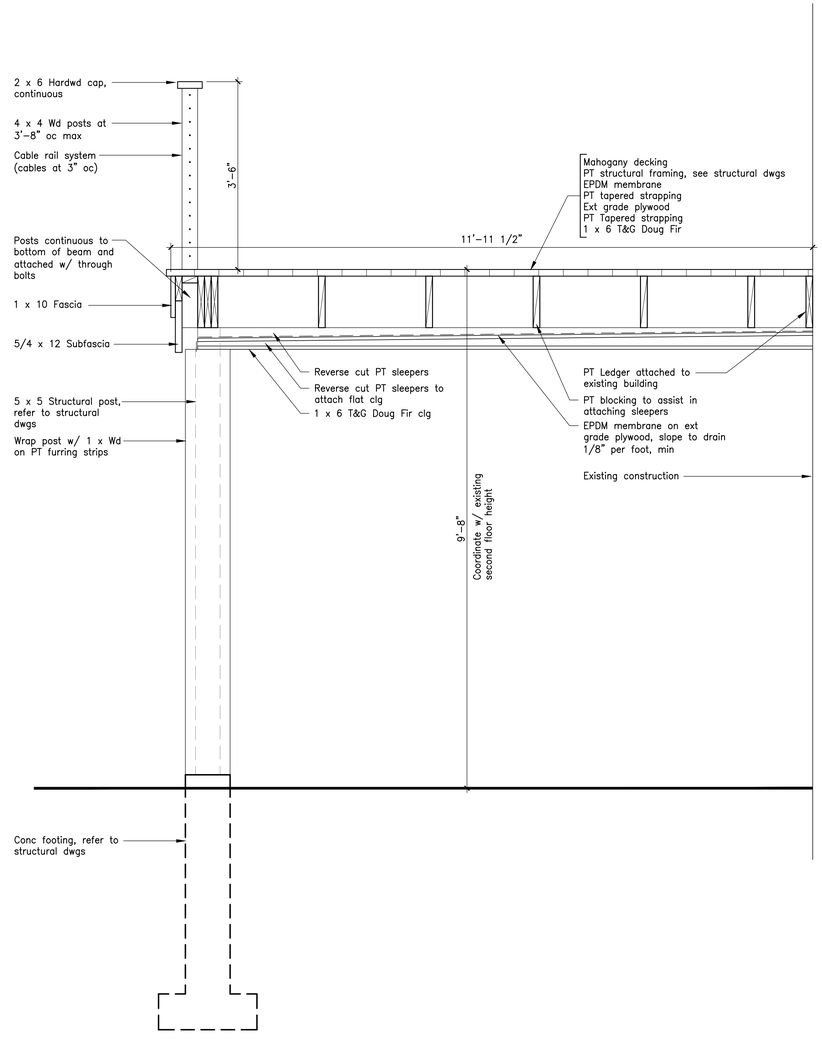
Drawing Title:

Electrical Life Safety Plan

R.4
Issue for Permit



1 Second Floor Deck
Scale: 1/4" = 1'-0"



2 Deck Section
Scale: 3/4" = 1'-0"

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Plan
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Revisions

Poppy's Fish Shack and Oyster Room

6 Custom House Wharf Street
Portland, Maine

Job Number: 12.023
Date: 12.26.12
Scale: As Noted

Drawing Title:

Deck Details

R.5
Issue for Permit

PRINTED: Dec 26, 2012

THE FOLLOWING BUILDING CODES AND STANDARDS SHALL BE REFERENCED DURING CONSTRUCTION:

IBC 2009	EDITION OF THE IBC INTERNATIONAL BUILDING CODE
ASCE 7	AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ACI 301	AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ACI 318	AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
NDS	NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION, 2005.

REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.

EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE CONTRACT DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.

THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.

GENERAL NOTES

SCALE: NTS

LIVE LOAD:
RESTAURANT DECK = 100 PSF LIVE LOAD

SNOW LOADS:
GROUND SNOW LOAD, Pg = 60 PSF
SNOW EXPOSURE FACTOR, Ce = 1.0
SNOW LOAD IMPORTANCE FACTOR, I = 1.0
THERMAL FACTOR, Ct = 1.1
FLAT ROOF SNOW LOAD, Pf = 46.2 PSF + DRIFT

DESIGN CRITERIA

SCALE: NTS

ALL CONCRETE WORK, INCLUDING MATERIAL SELECTION, ADMIXTURES, MIXING, AND PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES. IN ADDITION, REFERENCE THE FOLLOWING CONCRETE STANDARDS AND SPECIFICATIONS:

ACI 318 AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ACI 301 AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE
ACI 305 STANDARD SPECIFICATION FOR HOT WEATHER CONCRETING
ACI 306 STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING
ACI 308 STANDARD PRACTICE FOR CURING CONCRETE

REQUIRED CONCRETE PARAMETERS ARE AS FOLLOWS:

LOCATION	MAX W/C RATIO	f'c	AIR-ENTRAINMENT
INT. CONC./WALLS/SLABS	.52	3,000 PSI	2% ± 1½%
FOUNDATIONS, FOOTINGS, & FOUNDATION WALLS	.52	3,000 PSI	5-7%
INT. SLAB-ON-GRADE	.47	4,000 PSI	2% ± 1½%
EXT. SLAB-ON-GRADE	.45	4,000 PSI	6% ± 1½%

WHERE: W/C = WATER TO CEMENT RATIO AND
f'c = COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS

MAXIMUM AGGREGATE SIZE SHALL BE ¾", IN CONFORMANCE WITH ASTM C33.
USE PORTLAND CEMENT TYPE II, IN CONFORMANCE WITH ASTM 150.
AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C 260.
ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE" ASTM C 494.
FLY ASH USED AS ADMIXTURES SHALL CONFORM TO ASTM C 618.
CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE IS NOT PERMITTED.

MAXIMUM SLUMP AFTER THE ADDITION OF A WATER-REDUCING ADMIXTURE IS 8 INCHES.

CONCRETE EXPOSED TO FREEZING AND THAWING, INCLUDING FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, AND EXTERIOR WALKWAYS SHALL BE AIR ENTRAINED WITH AIR CONTENT BETWEEN 5% AND 6%. CONTRACTOR SHALL NOT PLACE CONCRETE ON FROZEN GROUND OR IN WATER. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING NEAR-FREEZING OR FREEZING WEATHER. REFERENCE ACI 306, AS NOTED ABOVE, FOR RECOMMENDATIONS FOR COLD WEATHER CONCRETING.

CONTRACTOR SHALL SUBMIT PROPOSED CONCRETE MIX DESIGN AND LABORATORY TESTS OF FABRICATED CYLINDERS VERIFYING CONCRETE STRENGTH OR PERFORMANCE HISTORY OF MIX TO ENGINEER FOR ACCEPTANCE PRIOR TO PLACEMENT OF CONCRETE. CONCRETE USED ON SITE SHALL BE FIELD TESTED IN ACCORDANCE WITH AND IN THE PRESENCE OF AN APPROVED TESTING AGENCY. FIELD TESTING INFORMATION SHALL INDICATE SLUMP, AIR CONTENT, AND TEMPERATURE. COMPRESSION TEST 1 CYLINDER AT 7 DAYS AND 2 AT 28 DAYS. HOLD AN ADDITIONAL CYLINDER FOR A 56 DAY BREAK, IF NECESSARY. PROVIDE A SET OF 4 CYLINDERS FOR EACH PLACEMENT AND PER 50 CUBIC YARDS OF CONCRETE PLACED. THE OWNER SHALL PAY FOR ALL CONCRETE TESTING.

CONSTRUCTION JOINTS IN WALLS SHALL BE PERMITTED AS DETAILED ON THE STRUCTURAL DRAWINGS. SURFACES OF CONCRETE CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED. VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL NOT EXCEED A SPACING OF 40 FEET.

WHERE ELECTRICAL CONDUIT/ RADIANT HEATING TUBES RUN IN THE SLAB, THEY SHALL BE LOCATED AT MID-DEPTH OF THE SLAB. ALUMINUM CONDUIT AND SLEEVES ARE NOT PERMITTED.

ANCHOR BOLTS SHALL CONFORM TO ASTM F1554. ANCHOR BOLTS SHALL HAVE HEAVY HEX NUTS AND LOCK WASHERS.

CONCRETE NOTES

SCALE: NTS

USE DEFORMED BILLET-STEEL REINFORCING BARS, GRADE 60, IN CONFORMANCE WITH ASTM A615. REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED PRIOR TO CONCRETE PLACEMENT, AND SHALL BE SECURED AGAINST DISPLACEMENT.

THE CONTRACTOR SHALL SUBMIT REINFORCING SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCING FABRICATION. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES". SHOP DRAWINGS SHALL SHOW REINFORCING STEEL PLACEMENT DETAILS AND SECTIONS.

MINIMUM CONCRETE COVER FOR REINFORCEMENT	
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER	2 INCHES
CONCRETE NOT EXPOSED TO EARTH OR WEATHER IN SLABS AND WALLS (FOR PRIMARY REINFORCEMENT, TIES, AND STIRRUPS)	1½ INCHES
CONCRETE NOT EXPOSED TO EARTH OF WEATHER IN COLUMNS AND BEAMS	1½ INCHES

CONTINUOUS REINFORCEMENT SHALL BE TENSION LAP SPLICED PER LAP SPLICE LENGTH TABLE, U.N.O..

LAP SPLICE LENGTH TABLE								
BAR SIZE	#3	#4	#5	#6	#7	#8	#9
MIN LAP SPLICE (INCHES)	18	24	30	36	48	64	81

REINFORCEMENT HOOKS SHALL CONFORM TO STANDARD HOOKS ACCORDING TO ACI 318.
WELDING OF REINFORCEMENT IS NOT PERMITTED, U.N.O.

CONCRETE REINFORCING NOTES

SCALE: NTS

SUBGRADE PREPARATION AND DETERMINATION (INCLUDING ALLOWABLE BEARING PRESSURE, STRUCTURAL FILL GRADATION REQUIREMENTS, COMPACTION REQUIREMENTS AND POST-CONSTRUCTION SETTLEMENT ANALYSIS) BENEATH FOOTINGS AND SLABS-ON-GRADE AND BEHIND FOUNDATION WALLS SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER. ALL FILL USED TO SUPPORT FOUNDATIONS AND SLABS-ON-GRADE SHALL CONSIST OF A WELL-GRADED, GRANULAR MATERIAL PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. STRUCTURAL SLABS SHALL BE CONSTRUCTED ON A MINIMUM 12" THICK LAYER OF STRUCTURAL FILL SOIL WITH PROPERTIES PER THE GEOTECHNICAL ENGINEER.

PRESUMED ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN = 2,000 PSF.
BEARING CAPACITIES SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER.
MINIMUM FROST DEPTH COVER = 4'-6" FOR EXTERIOR FOOTINGS BELOW FINAL EXTERIOR GRADE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL, UNLESS NOTED OTHERWISE. BEARING ELEVATIONS SHALL BE LOWERED WHERE SUITABLE SOILS ARE NOT ENCOUNTERED. WHERE OVEREXCAVATION HAS OCCURRED, CONTRACTOR MAY PLACE LEAN CONCRETE ON TOP OF NATIVE SOIL. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER IF ANY UNSUITABLE SOILS ARE ENCOUNTERED PRIOR TO PLACING FOUNDATIONS.

FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES OF THE WALL. FOUNDATION WALLS AND SLAB-ON-GRADES SHALL REACH THEIR FULL 28 DAY COMPRESSIVE STRENGTH PRIOR TO BACKFILLING. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING/BRACING FOR WALLS WHEN BACKFILL IS PLACED PRIOR TO CONCRETE ACHIEVING ITS FULL 28 DAY STRENGTH. BACKFILL FOR FOUNDATION WALLS IS BASED ON DRAINED CONDITIONS. SEE ARCHITECTURAL, CIVIL, AND MECHANICAL DRAWINGS FOR FOUNDATION DRAINAGE SYSTEM.

PROTECT FOUNDATIONS FROM FROST AND KEEP BOTTOM OF TRENCH DRY DURING CONSTRUCTION. IF GROUNDWATER IS ENCOUNTERED NEAR OR ABOVE THE BASE OF THE FOOTINGS, EXCAVATIONS SHALL BE DEWATERED DURING CONSTRUCTION. SURFACE WATER SHALL BE DIVERTED AWAY FROM EXCAVATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING AND BRACING OF EXISTING STRUCTURES DURING EXCAVATION, BACKFILLING, AND CONSTRUCTION. CONTRACTOR SHALL SLOPE EXCAVATIONS TO ACHIEVE SOIL STABILITY.

FOUNDATION NOTES

SCALE: NTS

ALL LUMBER SHALL BE VISUALLY GRADED AND STAMPED WITH GRADE DESIGNATION, SPECIES, AND ADDITIONAL INSPECTION INFORMATION, U.N.O..

CARE SHALL BE TAKEN TO PROTECT TIMBER FROM WEATHER AND DAMPNESS. DO NOT STACK IN SUCH A WAY AS TO CAUSE WARPING OR PREVENT ADEQUATE AIR CIRCULATION.

WOOD GRADES AND SPECIES:
1. SPRUCE-PINE-FIR, No.1/No.2 OR BETTER FOR TYPICAL LUMBER (JOISTS, WALLS, ETC) U.N.O.
2. USE SOUTHERN YELLOW PINE FOR EXTERIOR EXPOSURE APPLICATIONS AND WHERE SHOWN ON DRAWINGS AS PRESERVATIVE PRESSURE TREATED LUMBER (PT OR PPT).
3. WHERE NOTED LVL ON DRAWINGS, PROVIDE VERSA LAM 3100 BY BOISE CASCADE, OR EQUIVALENT, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

A. LVL PROPERTIES:
Fb = 3100 PSI Fc = 2510 PSI (PARALLEL TO GRAIN)
Fv = 285 PSI Fc = 750 PSI (PERPENDICULAR TO GRAIN)
Ft = 1555 PSI E = 2,000,000 PSI

STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.

PROVIDE PRESSURE TREATED OR WOLVANIZED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE. ALL CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED, U.N.O.

NOMINAL SIZES ARE TYPICALLY REFERENCED ON THE DRAWINGS. PROVIDE ACTUAL SIZES AS SET FORTH IN U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD PS20-99.

ALL PLYWOOD SHALL BE APA RATED CDX SHEATHING:
1. USE ½" PLYWOOD WALL SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO WALL STUDS. STAGGER PANEL ENDS AND BLOCK ALL PANEL EDGES.
2. USE ⅝" PLYWOOD ROOF SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS. USE SHEATHING CLIPS BETWEEN SHEETS WHERE BLOCKING IS NOT REQUIRED.
3. USE ¾" PLYWOOD FLOOR SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS.

PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.

WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPLICE BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.

FASTENERS SHALL COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF REFERENCED BUILDING CODE, U.N.O. ON DRAWINGS, SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED, UNLESS OTHERWISE NOTED IN BOCA OR ON THE DRAWINGS. NAIL MULTIPLE LVL'S TOGETHER AS RECOMMENDED BY THE MANUFACTURER USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" o.c. STAGGERED. ALL FASTENERS, NUTS, AND WASHERS SHALL BE HOT-DIPPED GALVANIZED.

ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT.

PROVIDE HORIZONTAL BLOCKING FOR ALL LOAD BEARING WALLS AT 4'-0" O.C. VERTICAL, MAXIMUM.

SUBMIT SHOP DRAWINGS FOR ALL PREFABRICATED WOOD JOISTS AND WALL PANELS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

WOOD NOTES

SCALE: NTS

SCALE: NTS

AB	ANCHOR BOLT	L	ANGLE
ADDL	ADDITIONAL	LL	DOUBLE ANGLE
ARCH	ARCHITECT	LB	POUND
&	AND	LF	LINEAR FOOT
		LLH	LONG LEG HORIZONTAL
B/FTG, BOF	BOTTOM OF FOOTING	LLV	LONG LEG VERTICAL
BLDG	BUILDING		
BM	BEAM	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BRG	BEARING	MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
		MISC	MISCELLANEOUS
C	STRUCTURAL STEEL CHANNEL		
CANT	CANTILEVER	NF	NEAR FACE
CIP	CAST-IN-PLACE CONCRETE	NO	NUMBER
CJ	CONTROL JOINT	NS	NEAR SIDE
CL	CENTERLINE	NTS	NOT TO SCALE
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CNJ	CONSTRUCTION JOINT	OF	OUTSIDE FACE
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONN	CONNECTION		
CONT	CONTINUOUS	P	PIER DESIGNATION
CONTR	CONTRACTOR	PL	PLATE
CP	COMPLETE PENETRATION WELD	PP	PARTIAL PENETRATION WELD
CY	CUBIC YARD	PREFAB	PREFABRICATED
		PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIM	DIMENSION		
DISCONT	DISCONTINUOUS	REINF	REINFORCING STEEL
DWG	DRAWING	REQ, REQD	REQUIRED
		RD	ROOF DRAIN
(E), EX, EXIST	EXISTING		
EA	EACH	SC	SLIP CRITICAL
EF	EACH FACE	SECT	SECTION
EL, ELEV	ELEVATION	SHEATH	SHEATHING
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SOG	SLAB-ON-GRADE
ES	EACH SIDE	SPAC	SPACING
EW	EACH WAY	SPECS	SPECIFICATIONS
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STD	STANDARD
		STIFF	STIFFENER
F	FOOTING DESIGNATION	STL	STEEL
FDN	FOUNDATION	STR	STRAIGHT
FF	FINISH FLOOR	STRUCT	STRUCTURAL
FLG	FLANGE		
FLR	FLOOR	T	TOP
FT	FOOT	T&B	TOP AND BOTTOM
FTG	FOOTING	TOC, T/CONC	TOP OF CONCRETE
FV	FIELD VERIFY	T/FTG, TOF	TOP OF FOOTING
		TEMP	TEMPERATURE
G	GAGE	T/SHELF	TOP OF SHELF
GALV	GALVANIZED	T/SLAB	TOP OF SLAB
		T/STL	TOP OF STEEL
HOR, HORIZ	HORIZONTAL	T/WALL	TOP OF WALL
HSS	HOLLOW STRUCTURAL SHAPE	TS	STRUCTURAL TUBING
HT	HEIGHT	TYP	TYPICAL
IF	INSIDE FACE	UNO	UNLESS NOTED OTHERWISE
IN	INCH		
INFO	INFORMATION	VER, VERT	VERTICAL
		VIF	VERIFY IN FIELD
JT	JOINT		
		W	STRUCTURAL STEEL WIDE FLANGE
K	KIP (1 KIP = 1,000 LBS)	w/	WITH
KSI	KIPS PER SQUARE INCH	w/O	WITHOUT
		WP	WORK POINT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC

ABBREVIATIONS

SCALE: NTS

SLOPE DESIGNATION — SLOPE
ELEVATION MARK
ROOF PITCH — 12 / 8
SPAN DIRECTION
SECTION MARK — SECTION No. / DWG. WHERE SHOWN

UNDISTURBED EARTH
LEDGE
COMPACTED STRUCTURAL FILL
CONCRETE
GROUT
BRICK
CMU

LEGEND

SCALE: NTS

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STATE OF MAINE · ERIC DUBE No. 12630 · LICENSED PROFESSIONAL ENGINEER

POPPY'S FISH SHACK AND OYSTER ROOM
6 CUSTOM HOUSE WHARF ST PORTLAND, ME
RESTAURANT DECK ADDITION

ISSUED	No.	DESCRIPTION	DR. BY	CKD. BY	DATE
	A	FOR PERMIT ONLY	SJP	ED	12-26-12

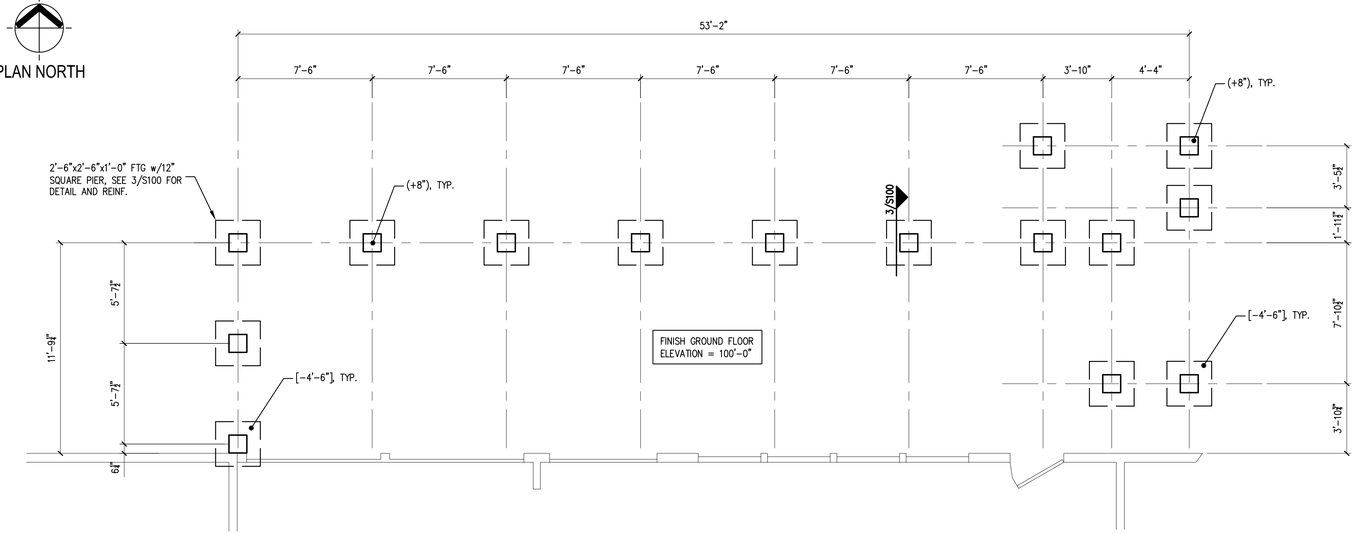
SHEET TITLE:
STRUCTURAL NOTES

DESIGNED:	SJP
DRAWN:	SJP
DATE:	12-26-12
PROJECT NUMBER:	12-116

S000

PRINTED: Dec 26, 2012

PLAN NORTH



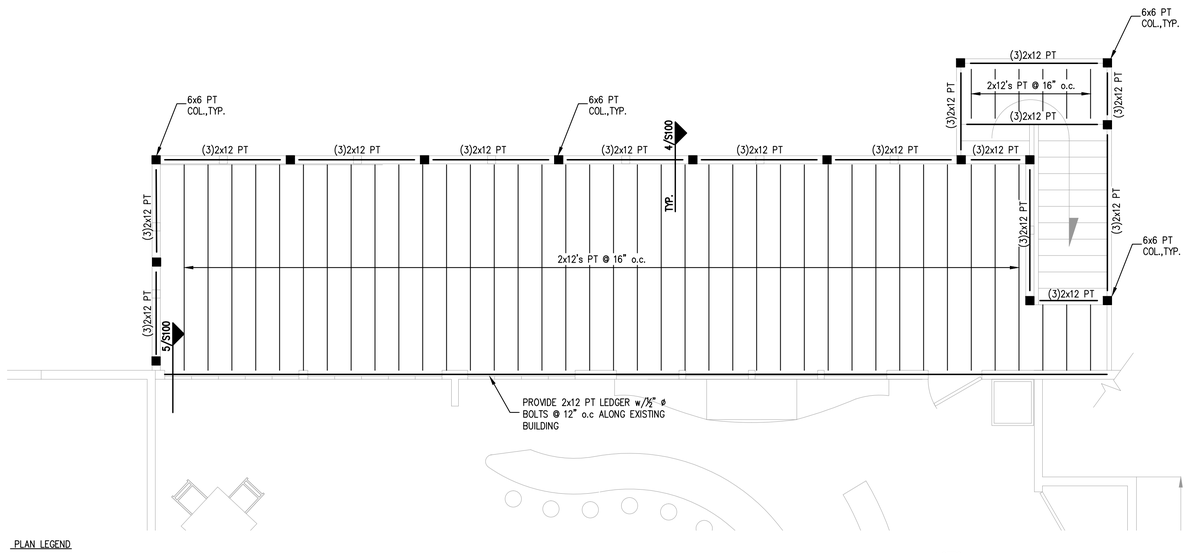
NOTES:
1. VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
2. CONSULT A GEOTECHNICAL ENGINEER FOR SOIL CONDITIONS PRIOR TO CONSTRUCTION
3. REFERENCE ASSUMED FINISHED GROUND FLOOR ELEVATION = 100'-0"
4. TOP OF CONCRETE ELEVATIONS ARE NOTED (+X") FROM ASSUMED GROUND FLOOR ELEVATION
5. TOP OF FOOTING ELEVATIONS ARE NOTED [-X'-X"] FROM ASSUMED GROUND FLOOR ELEVATION.

PLAN LEGEND

- BEAM
- ⊠ COLUMN FROM ABOVE
- ■ COLUMN BELOW
- ◪ COLUMN ABOVE AND BELOW

DECK FOUNDATION PLAN — SCALE: 1/4"=1'-0" — 1

PLAN NORTH

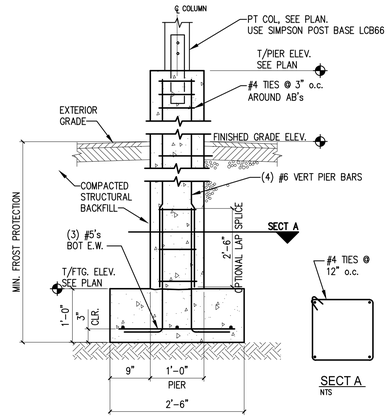


PLAN LEGEND

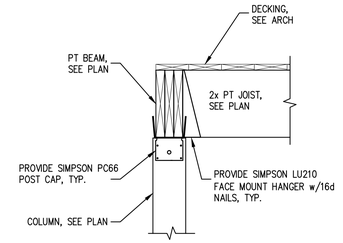
- BEAM
- ⊠ COLUMN FROM ABOVE
- ■ COLUMN BELOW
- ◪ COLUMN ABOVE AND BELOW

NOTES:
1. VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
2. PROVIDE SIMPSON LU FACE MOUNT HANGERS, TYP.
3. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
4. PROVIDE SIMPSON POST CAPS & BASES AT ENDS OF ALL POSTS.
5. VERIFY TOP OF COLUMN ELEVATION W/ARCH. DWGS
6. WINDOW HEADERS SHALL BE (3)-2x10's w/ ½" PLYWOOD LAMS, U.N.O.

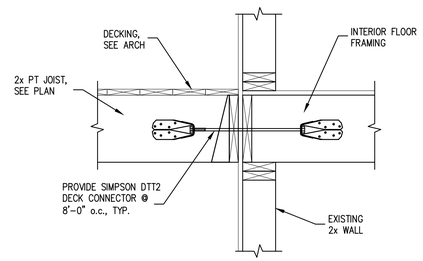
DECK FRAMING PLAN — SCALE: 1/4"=1'-0" — 2



SECTION — SCALE: 3/4"=1'-0" — 3



SECTION — SCALE: 1"=1'-0" — 4



SECTION — SCALE: 1"=1'-0" — 5

SCALE: 1/4"=1'-0" — -

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RESTAURANT DECK ADDITION

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	FOR PERMIT ONLY	SJP	ED	12-26-12

SHEET TITLE:
DECK FOUNDATION, FRAMING PLAN & DETAILS

DESIGNED:	SJP
DRAWN:	SJP
DATE:	12-26-12
PROJECT NUMBER:	12-116

S100