

GENERAL NOTES

1. All work shall be in accordance with IBC, 2009 NFPA, 101 Life Safety Code, 2010 ADA Standards for Accessible Design, Maine Uniform Building Code (NFPA-1, NFPA-70 National Electric Code, Maine State Food Code, NFPA 54 National Fuel & Gas Code, NFPA 96, and any other NFPA codes applicable to Mechanical, Electrical or HVAC installation, Maine State Plumbing Code, ASHRAE, ASTM, UL (Underwriters Laboratories) 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 (OSHA)
3. All required City and State permits must be obtained before any construction begins.
4. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. 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.
5. 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.
6. Do not scale drawings. Dimensions indicated are taken from field measurements and shall be verified by Contractor in the field prior to fabrication or installation.
7. All fire ratings indicated shall be continuous to underside of roof deck/floor as indicated. Seal all openings & mechanical penetrations with approved fire rating material and/or rated fire dampers as applicable.
8. All egress doors shall have positive self-closer and latch mechanisms with lever handles meeting standards as specified in the 2010 ADA & 2009 NFPA-101 codes. (Refer to Door Schedule Dwg A8)
9. Emergency lighting shall be provided for not less than 1 1/2 hour in the event of power failure. Emergency lighting facilities shall be so arranged to provide initial illumination that is not less than an average of 1 Ft candle (10.8 Lux) and at any point not less than 0.1 Ft candle (1.1 Lux) measured along the path of egress at floor level.
  - a) Emergency power system for lighting shall be at least Type 10, Class 1.5, Level 1 in accordance with NFPA 110.
  - b) Unit equipment and battery system for emergency luminaires shall be listed to UL 924.
  - c) Emergency lighting shall be either continuously in operation or shall be capable of repeated automatic operation without manual intervention.
10. Mechanical, Electrical, Plumbing, Heating, Ventilating and Air Conditioning Engineering Design by others. Coordination by G.C. Obtain necessary Permits and Conform to applicable codes.
11. Seating & Furniture layout, Kitchen & Storage Room Equipment and Interior wall, floor and ceiling finishes by others. See Notes 14 & 15 on Dwg L51.
12. Kitchen counter/cabinet designs are by others. Conform to applicable 2010 ADA requirements.
13. Glazing at all interior walls and exterior walls shall meet criteria for safety glass installation in accordance with section 2406 of the IBC 2009 code. Contractor shall confirm compliance of existing glazing in field (typ)
 

Glazing less than 18" above finished floor and within 24" of door (less than 60" above floor) and glazing within 36" horizontally of walking surface requires safety glazing. Contractor shall verify existing glazing at exterior walls for safety glazing compliance.

Safety glazing is not required for the following installation:  
A protective bar 1 1/2" or more in height capable of withstanding a horizontal load of 50 pounds without contacting the glass, is installed on the accessible sides of the glazing 34" to 38" above the floor.
14. Where the top of the guard also serves as the handrail on the open sides of the stair, the top of the guard shall not be less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.
15. Guards shall be 42 inches in height measured vertically above adjacent walking surfaces and shall not have openings which allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height.
16. Handrails and guardrails shall be adequate in strength and attachments to resist a load of 50 pounds per lineal foot applied in any direction at the top and to transfer this load through the supports to the structure. They shall also be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and to transfer this load through the supports to the structure. Intermediate rails (all those except the handrail) balusters and panel fillers shall be designed to withstand a horizontal applied normal load of 50 pounds on an area equal to 1 square foot, including openings and space between rails.
17. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Handrail shall extend at the required height to at least those points above the top and bottom risers. Handrail ends shall be returned to wall, floor or terminate at newel posts. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4" and not greater than 2". If the handrail is not circular, it shall have a perimeter dimension of at least 4" and not greater than 6 1/4" with a minimum cross-section dimension of 2 1/4" provided that grasable edges are rounded so as to provide a radius of not less than 1/8". Edges shall have a minimum radius of 0.01 inch. Clearance space between the handrail and the wall or other surface shall be minimum of 2 1/4" and shall be free of any sharp or abrasive elements.
18. Door width in the required means of egress shall provide a clear width of 32 inches. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.
19. For Wall Types - See Drawing A8; For Ceiling Types - See Drawing A9
20. For Door Schedules - See Drawing A9

21. All exterior equipment, ductwork, vents, lighting, signage, glazing or any alterations or modifications to either exterior facades (Exits 1 or 2) shall be submitted to the City of Portland's Historic Preservation Office for approvals prior to any work beginning.

22. All holes, gaps and penetrations in ceilings and walls separations from adjacent residential apartments shall be sealed with *3M fire barrier sealant 150+* (min. 2 hour rated) including jax heating piping chases or approved equal. Holes, gaps and penetrations in floor/ceiling assembly separating kitchen from storage room below shall utilize min. 1 hour fire rated saffing.

All existing wood and metal lathe and plaster surfaces on fire rated walls and ceilings shall be filled and patched for monolithic surface and all penetrations shall be sealed with fire rated sealant, typ.

23. Contractor shall confirm mezzanine floor, kitchen and corridor floor framing members, spacing and fasteners. Owner/Contractor shall retain State of Maine registered professional structural engineer to verify structural stability and code compliance of existing and new floor framing, column members, and fasteners and certify acceptable for public occupancy.

24. Stairs:

- Minimum Tread width - 36 inches
- Minimum 11" Tread Depth
- Maximum 7" Riser Height
- Minimum 80" Clear Headroom Height
- Handrails both sides, continuous at center wall

Guard rails shall be minimum 42" high above walking surface (all open sides exceeding 30" above the floor require Guards) Hand rails shall be not less than 34" nor more than 38" above the walking surface See also Notes 15, 16 & 17 on Drawing A1

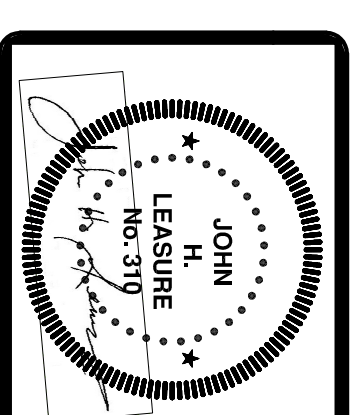
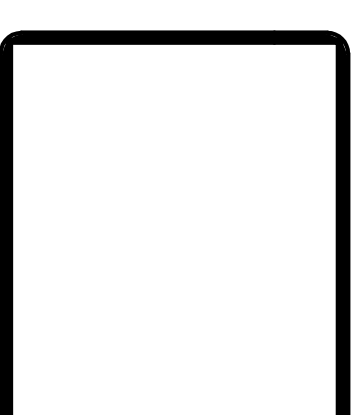
See Drawings A4 & A5 for Stair plans and sections

25. Contractor shall contact *Unifill Natural Gas Company* for inspection and assurance of gas meters and all existing gas lines meeting safety standards which will help reduce any possible unsafe incidents that may occur. Gas meters are currently located at rear of exterior building wall under existing stair landing (VJ). Gc shall coordinate new posts & framing locations of landing wall stair with gas co. before installation. For Questions, call Mark Allen at 207-541-2502 or email at [allenm@unifill.com](mailto:allenm@unifill.com)

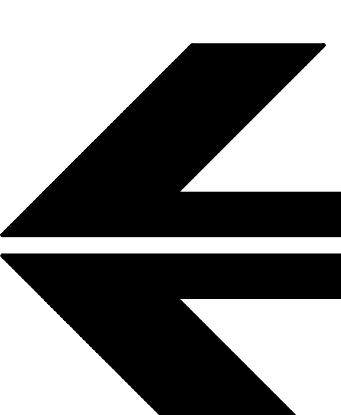
ABBREVIATIONS

CONC.	CONCRETE
COL.	COLUMN
GYP.	GYPSONUM
TYP.	TYPICAL
V.F.	VERIFY IN FIELD
UNF.	UNLESS OTHERWISE NOTED
DRUM	DRUMS
DWVS	DRAWINGS
STR	STRUCTURAL
BD	BOARD
SF	SQUARE FEET
W/	WITH
MAX	MAXIMUM
COORD	COORDINATE
EXIST	EXISTING
DN	DOWN
@	CENTER
R.O.	ROUGH OPENING
M.O.	MASONRY OPENING
E/ELEV	ELEVATION
CLG	CEILING
F.C.	FIRE CODE
FR	FIRE RESISTANT TREATED
XPS	EXTRUDED POLYSTYRENE
GC	GENERAL CONTRACTOR
PT	PRESSURE TREATED
CL	CENTER LINE

REV.	DATE	STATUS
	2-04-16	PERMIT SUBMISSION
	2-12-16	PERMIT RESUBMISSION
1	9-22-16	FMO COMMENTS REVISIONS



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