GENERAL CODE SUMMARY/ OVERVIEW:

01. TYPE OF CONSTRUCTION (IBC TABLE 601, NFPA):
TYPE III–A(IBC), TYPE III (NFPA), SPRINKLERED CONSTRUCTION CLASSIFICATION.
– EXTERIOR BEARING WALL (2HR FIRE RATING)
(E) EXTERIOR WALLS MULTI–WYTHE MASONRY
– ALL OTHER ELEMENTS CAN BE NON–RATED (DUE TO FIRE–RATING REDUCTION WITH USE OF SPRINKLERS).

NOTE: NO SCOPE OF WORK IS INCLUDED IN THIS PROJECT AT THE FIRST FLOOR RESTAURANT.

02. BUILDING OCCUPANCY SUMMARY:
– 1ST FLOOR:
~~'A–2' EXISTING RESTAURANT (NO CHANGES – NOT~~ PART OF PROJECT)
– 2ND (STREET ENTRANCE) FLOOR:
'A–2' ASSEMBLY (PREVIOUS USE A–2 RESTAURANT)
'A–2' COMMERCIAL KITCHEN (NO CHANGES)
– 3RD FLOOR:
'B' BUSINESS (NO CHANGES)
– 4TH FLOOR:
'R–3' RESIDENCE (NO CHANGES)

03. ALLOWABLE STORIES FOR EACH USE (III–A, PER IBC TABLE 503):
– A–2, RESTAURANT: 3 STORIES, (E) OCCUPANCY W/ NO CHANGES
– F–1, COMMERCIAL KITCHEN: 3 STORIES, (E) OCCUPANCY W/ NO CHANGES
– B, BUSINESS: 5 STORIES, (E) OCCUPANCY W/ NO CHANGES
– R–3, RESIDENCE: 4 STORIES, (E) OCCUPANCY W/ NO CHANGES

NOTES:
1. REFER TO "STORY ABOVE GRADE PLANE" IN IBC SEC. 202 AND "BASEMENT" & "GRADE PLANE" IN IBC SEC. 505.
2. BASED ON APPROX. GRADE PLANE, THE LOWEST LEVEL OF THE BUILDING IS NOT A "BASEMENT" AS DEFINED BY THE IBC CODE (I.E. THE FLOOR ABOVE IS GREATER THAN 6'–0" ABOVE AVERAGE GRADE PLANE.) THEREFORE, THE BUILDING IS A 4–STORY BUILDING, BASED ON CURRENT CODE (SEE DIAGRAM BELOW).

04. OCCUPANCY SEPARATIONS (IBC TABLE 508.4, NFPA TABLE 6.1.14.4.1):
– 1–HR. SEPARATION PROVIDED BETWEEN 1ST FLOOR RESTAURANT AND 2ND FLOOR ASSEMBLY
SEPARATION PROVIDED AS PART OF 2014 REMODEL OF 1ST FLOOR RESTAURANT.
– 1–HR. SEPARATION REQUIRED BETWEEN A–2 AND B OCCUPANCIES
SEPARATION PROVIDED: EXISTING PLASTER LATH CEILING AND FIRE–RATED CEILING ASSEMBLIES PER PLAN. SEPARATION AROUND OPEN STAIR PROVIDED AT 3RD FLOOR PER PLAN.
– 1–HR. SEPARATION REQUIRED BETWEEN B AND R–3 OCCUPANCIES
SEPARATION PROVIDED: EXISTING PLASTER LATH CEILING AND FIRE–RATED CEILING ASSEMBLY PER PLAN.
– NO SEPARATION REQUIRED BETWEEN B AND F–1
– NO SEPARATION REQUIRED BETWEEN KITCHEN AND AREA SERVED
– NOTE: SEPARATIONS ABOVE INCLUDE 1 HR. REDUCTION ALLOWED FOR SPRINKLER SYSTEM

05. EXIT REQUIREMENTS:
– 2ND FLOOR – ASSEMBLY – 2 EXITS REQUIRED, 3 PROVIDED
– SEE PLAN FOR LOCATIONS AND SEPARATION PROVIDED.
– SEPARATION EXCEEDS ½ DIAGONAL DISTANCE REQUIRED.
– 3RD FLOOR – OFFICE – 2 EXITS REQUIRED, 2 PROVIDED
– SEE PLAN FOR LOCATIONS AND SEPARATION PROVIDED.
– SEPARATION EQUALS ⅓ DIAGONAL DISTANCE REQUIRED.
– 4TH FLOOR – RESIDENTIAL – 1 EXIT REQUIRED, 1 PROVIDED
– SEE PLAN FOR LOCATION.
– 1 EXIT ALLOWED (IBC 1021.1, EXC. 4 / NFPA 24.2.2.1.1 / 24.2.2.2)

06. OCCUPANT LOAD:
– 2ND FLOOR: RESTAURANT: 36 + 19 + 11 = 66 OCC
KITCHEN: 4 OCC.
(PER IBC, A–2 OCCUPANT LOADS ARE CALCULATED AS "NET" AREA NOT TO INCLUDE TOILET ROOMS, STORAGE ROOMS, STAIRS OR CORRIDORS.)
– 3RD FLOOR: 100 SF/OCC = 18 OCCUPANTS
– 4TH FLOOR: 200 SF/OCC = 9 OCCUPANTS

07. FIRE–RATED DOORS:
– SEE PLAN FOR LOCATIONS
– DOOR HARDWARE AND INFORMATION, SEE SHEET A3.1

BUILDING HEIGHT DIAGRAM:

GENERAL CODE PLAN NOTES:

01. NFPA 13 SPRINKLER SYSTEM:
A BIDDER DESIGNED NFPA 13 SPRINKLER SYSTEM HAS BEEN INSTALLED THROUGHOUT THE ENTIRE BUILDING. LICENSED SPRINKLER DESIGNER TO REVIEW AND MAKE APPROPRIATE MODIFICATIONS TO (E) SPRINKLER SYSTEM TO SUPPORT PROPOSED DESIGN AND MEET ALL LOCAL AND STATE REQUIREMENTS. CONTRACTOR TO SUBMIT ALL REQUIRED APPLICATIONS & DRAWINGS TO OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS AS REQUIRED BY THE STATE FIRE MARSHAL'S OFFICE AND THE CITY OF PORTLAND. PROVIDE COPY TO ARCHITECT.

02. FIRE ALARM SYSTEM:
CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS FOR MODIFICATIONS TO EXISTING FIRE ALARM SYSTEM TO SUPPORT PROPOSED DESIGN AS REQUIRED BY THE STATE FIRE MARSHAL'S OFFICE & CITY OF PORTLAND TO MEET ALL LOCAL, STATE, AND ADA STANDARDS.

03. ALL NEW OR REPLACED GWB SHALL BE MINIMUM ⅝" TYPE 'X' GWB.

04. SIGNAGE: WHERE SIGNAGE IS PROVIDED, IT IS REQUIRED TO MEET ADA REQUIREMENTS. CONTRACTOR TO PROVIDE ARCHITECT W/ SUBMITTAL FOR ALL ADA SIGNAGE FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

05. IN ALL EXPOSED BALLOON FRAMED WALLS PROVIDE 2X SOLID FIRE BLOCKING AT EACH FLOOR IN EVERY BAY.

EXIT OPENING: SLIDING DOORS:
– ONE PANEL TO REMAIN OPERABLE
– ONE PANEL TO BE FIXED / INOPERABLE
(+/–3'–0" WIDE DOOR OPENING EXCEEDS REQUIRED EXIT WIDTH (36 OCC. X .2"/OCC. = 7.2" REQUIRED)
CONTRACTOR TO FIX DOOR PANEL OPEN WITH WOOD BLOCKING (FINISHED TO MATCH DOOR TRIM) AT TOP AND BOTTOM.

DOOR TO REMAIN UNLOCKED AT ALL TIMES

REMOVE EXISTING EXIT SIGN

PLACE NEW COMBO EMER. LIGHT / EXIT SIGN IN CORRIDOR (ARROW DIRECTING EGRESS THROUGH THIS ROOM)

(E) STAIR, NOT AN EXIT STAIR, SEPARATED FROM LOWEST LEVEL BY 1–HR CONSTRUCTION AT BOTTOM OF STAIR (MIN. 60 MINUTE DOOR / WALL CONSTRUCTION REQUIRED DURING BUILD–OUT OF BASEMENT RESTAURANT)

RATED CEILING NOTE #2:
BACK HALL / UNDER (E) STAIR: PROVIDE 1HR CEILING CONSISTING OF (2) LAYERS OF ⅝" TYPE 'X' DRYWALL ON UNDERSIDE OF (E) FLOOR JOIST OR OVER (E) PLASTER PER 5/A7.0, IF IN GOOD CONDITION. FIRE SEAL ALL PENETRATIONS PER DETAIL 1/A7.0.

(E) WALL TILE FINISH TO REMAIN. MATCH AT ALL WALLS IN EGRESS HALL.

4 OCC. (2ND FLR. KITCH.) + 9 OCC. (3RD FLR.) + 9 OCC. (4TH FLR.) 22 OCC. TOTAL AT THIS EXIT

RATED CEILING NOTE #1:
REMOVE (E) CEILING FINISHES IN NEW TOILET ROOM & EGRESS HALL AREA. PROVIDE 1HR CEILING PER DETAIL 4/A7.0. NOTE: FIRE SEAL ALL PENETRATIONS PER DETAIL 1/A7.00

CONTRACTOR / BIDDER–DESIGNER TO INSTALL HEATING IN EGRESS HALL AND TOILET ROOM.

GENERAL FIRE SEPARATION 2ND FLOOR NOTE:
FIRE SEAL ALL (E) & NEW THROUGH WALL & CEILING PENETRATIONS IN RATED WALL AND CEILING ASSEMBLIES PER DETAIL 1/A7.00

GENERAL PLAN NOTES:

01. AN ARCHITECTURAL SITE VISIT TO FIELD MEASURE AND VERIFY EXISTING CONDITIONS OF THE BUILDING WAS CONDUCTED ON AUGUST 1, 2014.
02. ALL EFFORTS HAVE BEEN MADE TO PROVIDE A COMPREHENSIVE DOCUMENTATION OF THE EXISTING BUILDING. SOME INTERIOR FINISHES AND ITEMS ARE CONCEALED AND HAVE BEEN A CHALLENGE TO DOCUMENT. IT IS POSSIBLE THAT DEFICIENCIES MAY EXIST WHICH ARE NOT IDENTIFIED IN THESE DRAWINGS.
03. IT IS POSSIBLE CONDITIONS MAY CHANGE DURING THE INTERIM PERIOD BETWEEN THE DATE OF THE INSPECTION AND COMPLETION OF THE PROJECT. 2A ARCHITECTS ASSUMES NO RESPONSIBILITY FOR ANY UNIDENTIFIED DEFICIENCIES OR CHANGES IN THE CONDITION OF THE BUILDING ANYTIME AFTER THE DATE OF THE INSPECTION.
04. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AFTER REVIEWING PROPOSED REVISIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
05. ALL CHANGES ARE ANTICIPATED TO BE NON–STRUCTURAL. NOTIFY ARCHITECT/ENGINEER OF ALL STRUCTURAL CONDITIONS IDENTIFIED DURING DEMOLITION FOR DIRECTION / RESOLUTION.

SYMBOL LEGEND:

ROOM / C: 000 / F: 000	ROOM NAME / CEILING MATERIAL / FLOORING MATERIAL
FP.00	KEY PLAN REFERENCE NUMBER
+8'–5"	CEILING HEIGHT ABOVE FINISH FLOOR
W" x H"	DOOR OR WINDOW SIZE WIDTH X HEIGHT (IN FEET & INCHES)
EXST	EXISTING DOOR (NO CHANGES)
000	DOOR REFERENCE NUMBER FOR NEW DOOR
A	WALL TYPE REFERENCE NUMBER
EXST	EXISTING WINDOW (NO CHANGES)
EF / VTO	RECESSED EXHAUST FAN (VENT TO EXTERIOR)
RS	INDICATES ADA COMPLIANT ROOM SIGNAGE W/ BRAILLE CHARACTERS
EXIT A1	INDICATES HARDWIRED ILLUMINATED EXIT SIGN W/ BATTERY BACKUP & COMBINATION EMERGENCY LIGHTS. SEE FLOOR PLAN FOR LOCATIONS.
EXIT (E)	EXISTING EXIT SIGN W/ EMERGENCY LIGHTS
A2	INDICATES EMERGENCY LIGHTING (NOT INTEGRAL TO COMBINATION EXIT LIGHTS) W/ BATTERY BACKUP
(E)	INDICATES (E) EMERGENCY LIGHTING TO REMAIN
(E) FE	INDICATES (E) FIRE EXTINGUISHER IN SEMI RECESSED CABINET OR SURFACE MOUNTED. INSPECT/ TEST TO VERIFY IN WORKING ORDER.
(E) SD	(E) WALL OR CEILING MOUNTED SMOKE DETECTOR (VERIFY)

WALL SYMBOL LEGEND:

	(E) WALL CONSTRUCTION
	EXISTING RATED / SEPARATION WALL (TO REMAIN)
	NEW WOOD FRAMED, NON–RATED WALL CONSTRUCTION
	NEW RATED / SEPARATION WALL
1	NEW RATED WALL ASSEMBLY: GA NO. 3520 5/8" TYPE 'X' DRYWALL (EA. SIDE), 2x4 WOOD STUDS @ 16" O.C. & INSTALL PER U.L. INSTRUCTIONS TO UNDERSIDE OF FRAMING ABOVE. NOTE: PROVIDE (2) LAYERS OF ⅝" TYPE 'X' DRYWALL ON ONE SIDE, IF OPPOSITE SIDE IS NOT ACCESSIBLE (I.E. NEW KNEE WALL UNDER (E) STAIR) (2x6 WALL STUDS AT "1A" LOCATIONS – GA 3660)
2	WALL ASSEMBLY: (E) PLASTER & LATH EA. SIDE (VERIFY) ON (E) WOOD STUDS. (1–HOUR EQUIVALENT ASSEMBLY)
3	WALL ASSEMBLY: PATCH/ REPAIR (E) 1/2" LATH & PLASTER (VERIFY) OR ADD ⅝" TYPE 'X' DRYWALL, (E) WOOD STUDS/ STRAPPING & INSULATION (UNKNOWN), (E) MASONRY LOAD BEARING EXTERIOR WALL.

FLOOR PLAN KEYNOTES:

FP.01	(E) SINK BASE & ASSOCIATED ITEMS TO BE REMOVED TO REWORK EGRESS HALL. VERIFY W/ TENANT RE: RELOCATION.
FP.02	REMOVE (E) PARTIAL WALL BELOW (E) STAIR FOR NEW CONNECTION HALL TO (E) LOBBY. NOTIFY ARCHITECT IF LOAD–BEARING.
FP.03	SLOPED THRESHOLD TO MAKE UP FLOOR HEIGHT DIFFERENCE (NOTIFY ARCHITECT OF HT DIFFERENCE).
FP.04	REMOVE (E) TRIM & INFILL (E) OPENING TO MATCH ADJACENT MATERIALS / FINISHES.
FP.05	REMOVE (E) INSWING DOOR & ASSOCIATED ITEMS, PREP FOR NEW DOOR
FP.06	REMOVE (E) EXIT SIGN OR EMERGENCY LIGHT & ASSOCIATED ITEMS, PATCH & REPAIR AS REQ'D
FP.07	(E) LIGHTED EXIT SIGN TO REMAIN
FP.08	REMOVE (E) FINISHES AS REQUIRED FOR NEW DOOR OR RATED WALL INFILL. PATCH & REPAIR AS REQUIRED. ALL TRIM & FINISHES TO MATCH ADJACENT WALL SURFACES. (AT NEW DOOR, STRUCTURAL IMPRACTIBILITY PREVENTS FULL DOOR MANEUVERING CLEARANCE. ADA 6.402(B)(c)
FP.09	REMOVE (E) DOOR & ASSOCIATED ITEMS FOR RATED DOOR PER SCHEDULE. PATCH & REPAIR AS REQUIRED. REUSE OR REPLACE ALL TRIM & FINISHES TO MATCH ADJACENT WALL SURFACES.
FP.10	REMOVE (E) EXIT SIGN AND REPLACE WITH NEW EMERGENCY LIGHT.
FP.11	ADD 42" HIGH STEEL FRAME GATE W/ SELF CLOSING HINGES. PROVIDE SIGN ON WALL TO READ "NOT AN EXIT"
FP.12	(E) PLUMBING CHASE TO REMAIN (VERIFY)
FP.13	INTERIOR ADA RAMP (MAX 1:8 SLOPE) TO MAKE UP DIFFERENCE IN FLOOR HEIGHT. NOTIFY ARCHITECT IF MORE THAN 3". DIFFERENCE. NO HANDRAILS REQUIRED.
FP.14	(E) STORAGE BELOW (E) STAIRS TO REMAIN. ADD 1 LAYER OF 5/8" TYPE 'X' GWB TO ALL WALLS AND CEILING OR PLACE SPRINKLER HEAD IN SPACE (PER CITY OF PORTLAND.)
FP.15	~~ENLARGE (E) CASED OPENING TO BE 32" CLEAR OPENING,~~ REUSE / MATCH (E) TRIM
FP.16	ADD SLOPED STONE THRESHOLD TO FILL (E) GAP IN FLOOR
FP.17	EXISTING STEPS TO REMAIN. INSTALL HANDRAIL EACH SIDE AT 34" ABOVE NOSING OF TREADS. EXTENSIONS NOT REQUIRED PER IBC 3404.1(2). (GUARDRAIL NOT REQD. AT STAIRS LESS THAN 30" A.F.F. PER NFPA 7.1.8 / IBC 1013.1)
FP.18	REPLACE EXISTING EMERGENCY LIGHT WITH A COMBO EXIT / EMERGENCY LIGHT.
FP.19	AT CEILING, TO ACHIEVE FIRE–RATING, OPTION 1: PATCH ANY MISSING AREAS OF EXISTING PLASTER ON UNDERSIDE OF FLOOR JOISTS ABOVE LAY–IN CEILING. OPTION 2: LAY–IN CEILING SYSTEM TO COMPLY WITH DETAIL 4/A7.0.

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Date: 08/17/15

Registration:

Project:

767 Congress Street
Portland, Maine

Client ■ Community ■ Environment

Consultant:

Sheet Issue Date:

Pre-App. Meeting	11/3/14
Client Record	12/15/14
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Permit Submittal	4/8/15
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Sheet Title: SECOND (STREET) FLOOR PLAN

Sheet Plot Date: 08/04/2015 A3.0_767Congress_2ndFlr.dwg

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