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 PORTLAND, ME 04101

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PROJECT TEAM

No.	Description	Date
1	Revision 1	Date 1

PROJECT INFORMATION	
Project number	15-40
Date	04.10.17
Drawn by	TJR
Checked by	TJR

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

Sheet List	
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**CODE & ZONING REVIEW**

**PROJECT DESCRIPTION:** EXISTING BUILDING, FORMER RESTAURANT WITH APARTMENTS ON UPPER FLOORS, FULLY SPRINKLED WITH NFPA 13 SYSTEM, TO BE RENOVATED (LEVEL III ALTERATION) BY TENANT TO HOUSE A BAGEL SHOP WITH DRY GOODS FOR SALE ON FIRST FLOOR, BUILDING HAS TWO OPEN PERMITS: 2016062667 & 201700005.

**UNIFORM PLUMBING CODE (2015) (TABLE 402.1)**

**ADA:**  
 PROJECT MUST SPEND 20% OF BUDGET TO IMPROVE ACCESSIBILITY (PRIORITYIZATION IN ORDER OF PRIORITY: 1) ACCESSIBLE ENTRANCE, 2) ACCESSIBLE ROUTE TO ALTERED AREA, 3) AT LEAST ONE ACCESSIBLE RESTROOM, 4) ACCESSIBLE TELEPHONES, 5) ACCESSIBLE DRINKING FOUNTAIN (36"40")

**APPLICABLE CODES:**  
 IRC 2009  
 IBC 2009  
 NFPA 101:2009  
 NFPA 13:2009  
 ADA STANDARDS: 2010

**CONDITIONS:**  
 MONITORED SPRINKLER BUILDING  
 BASEMENT + THREE STORES

**ZONING:**  
 B2B OVERLAY  
 CBL:18.000001  
 MIN LOT SIZE: NONE  
 LOT FRONTAGE: MIN 20'-0"  
 FRONT SETBACK: NONE  
 REAR SETBACK: 10'-0"  
 SIDE SETBACK: 5'-0"  
 MAX OVERHANG: 3'-0"  
 TOTAL CALCULATED OCCUPANT LOAD: 41 PERSONS WHOSE SEATS 88% OF SEATS 29 ARE AT 30" AFF, (4) ARE AT 42" AFF.

**IBC/IEBC:**  
 USE CLASSIFICATION BUSINESS PER (3003.1)  
 CONSTRUCTION TYPE: VB  
 ALTERATION LEVEL: LEVEL THREE ALTERATION (405.1)  
 SMOKE BARRIERS SHALL HAVE A HOUR FIRE PROTECTION RATING (710.2)  
 SHAFT ENCLOSURES SHALL BE HOUR IN BUILDINGS UNDER 4 STORES (708.4)  
 INTERIOR FINISH REG. CLASS C (903.9)  
 TRAVEL DISTANCE = FOR LESS THAN 50 OCCUPANTS, 75'-0" TRAVEL DISTANCE MAX. (903.2a)  
 MAX. (903.2a)

**IECC:**  
 CLIMATE ZONE: 6  
 ATTIC: R-38  
 WALLS: R-13 + R-7.5@  
 BASEMENT WALLS: R-25@  
 DOORS: U-0.35  
 WINDOWS: U-0.35, 0.40 SHGC

**NFPA 101:**  
 WIDTH OF AISLES SERVING SEATING AT TABLES SHALL NOT BE LESS THAN 36" WHERE SERVING AN OCCUPANT LOAD OF 50 OR FEWER. (NFA 12.2.5.2.2)  
 REQUIRED SEPARATION FROM AFI: ABOVE: 2 HOURS PER NFPA TABLE 6.11.4.1(6)  
 CHANGES IN FLOOR ELEVATION CANNOT BE MORE THAN 1/4" PER NFPA 7.16.2.2  
 CEILING HEIGHT OF NOT LESS THAN 7'-0" IN EXISTING BUILDING WITH PROJECTIONS FROM THE CEILING OF NOT LESS THAN 6'-9" (NFPA 7.15.1)  
 MINIMUM CLEAR WIDTH FOR A NEW RAMP: 44" (7.25.2.4)  
 INTERIOR FINISHES: A, B OR C (NFA 10.2.2)

**GENERAL NOTES:**  
 1. DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION & THE CENTERLINE OF INTERIOR WALLS UNLESS NOTED OTHERWISE.  
 2. DO NOT SCALE DRAWINGS - WORK FROM DIMENSIONS ONLY.  
 3. IF THIS PROJECT INVOLVES AN EXISTING STRUCTURE, DIMENSIONS SHOWN ON THE DRAWING ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. THE GENERAL CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND CONSTRUCTION.  
 4. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE & LOCAL CODES.  
 5. CONTRACTOR RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.  
 6. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.  
 7. EXISTING PAVING AND GRADE SHALL REMOVE AWAY FROM BUILDING TO DRAINAGEWAYS.  
 8. NOTIFY OWNER'S STRUCTURAL ENGINEER BEFORE PENETRATING OR MODIFYING JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL MEMBERS.  
 9. SEE STRUCTURAL NOTES.  
 10. INSTALL WINDOWS & FLASHING FOLLOWING MANUFACTURER'S INSTRUCTIONS WITH STICK-ON FLASHING TO PROVIDE WATERPROOF SEAL.  
 11. PROVIDE A CONTINUOUS BEAD OF SEALANT IN ALL JOINTS IN BUILDING, INCLUDING ENVELOPE, PERIMETER, ISOLATION JOINTS, COLUMN PIPE, ALL PENETRATIONS AND ANCHORS SO THAT NO MOISTURE, VAPOR OR GAS MAY PASS THROUGH STRUCTURE.  
 12. THE ROOF BOTTOM EDGE 3'-0" WIDE SHALL HAVE A WATERPROOF MEMBRANE LIKE "ICE & WATER SHIELD".  
 13. PROVIDE DOUBLE STUDS AT EACH SIDE OF NORTH WINDOW FRAMES.  
 14. PROVIDE PRE-MOLDED ISOLATION STRIP BETWEEN ALL FOUNDATION WALLS AND CONCRETE SLAB.  
 15. WOOD BLOCKING IN CONTACT WITH CONCRETE OR STONE TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL GAPS IN TYP. WOOD WITH FELT APPLIED PRESERVATIVE TREATED PRESSURE TREATED LUMBER.  
 16. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES.  
 17. HEATING SYSTEM TO BE PERFORMANCE BASED, DESIGN BY MECHANICAL CONTRACTOR, OWNER TO APPROVE BEFORE PURCHASING.  
 18. ELECTRICAL LIGHTS & OUTLETS TO BE INSTALLED BY CERTIFIED ELECTRICAL OWNER TO APPROVE BEFORE PURCHASING.  
 19. CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION THAT PREVENTS CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.  
 20. TAPE ALL GYPSUM SEAMS AND PAINT PER FINISH SCHEDULE.  
 21. PROVIDE PAPERLESS, MOISTURE RESISTANT GWS IN BATHROOMS, TYP.  
 22. SEAL ALL OUTLETS & PENETRATIONS IN VAPOR RETARDER WITH TAPE COMPLIANT WITH VAPOR RETARDER MANUFACTURER.  
 23. CONTRACTOR TO CONDUCT VISUAL INSPECTION OF SHEATHING TO SPOT AND SEAL PENETRATIONS, INCLUDING NAIL HEAD PENETRATIONS IN VAPOR BARRIER.  
 24. USE SPRAY FOAM INSULATION TO SEAL AIR GAPS IN HARD-TO-REACH PLACES THAT ARE UNLIKELY TO BE FILLED DURING APPLICATION OF INSULATION.  
 25. PROVIDE METAL DRIP EDGES ON ALL ROOF EAVES, TYP. AND METAL FLASHING W/DRIP EDGE ON ALL WINDOWS, TYP.  
 26. PROVIDE THRU PENETRATION FIRE STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 84 OR UL 1479 PER IBC 7102.2.2. NOTE THAT FIRE RESISTANCE RATING SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED.

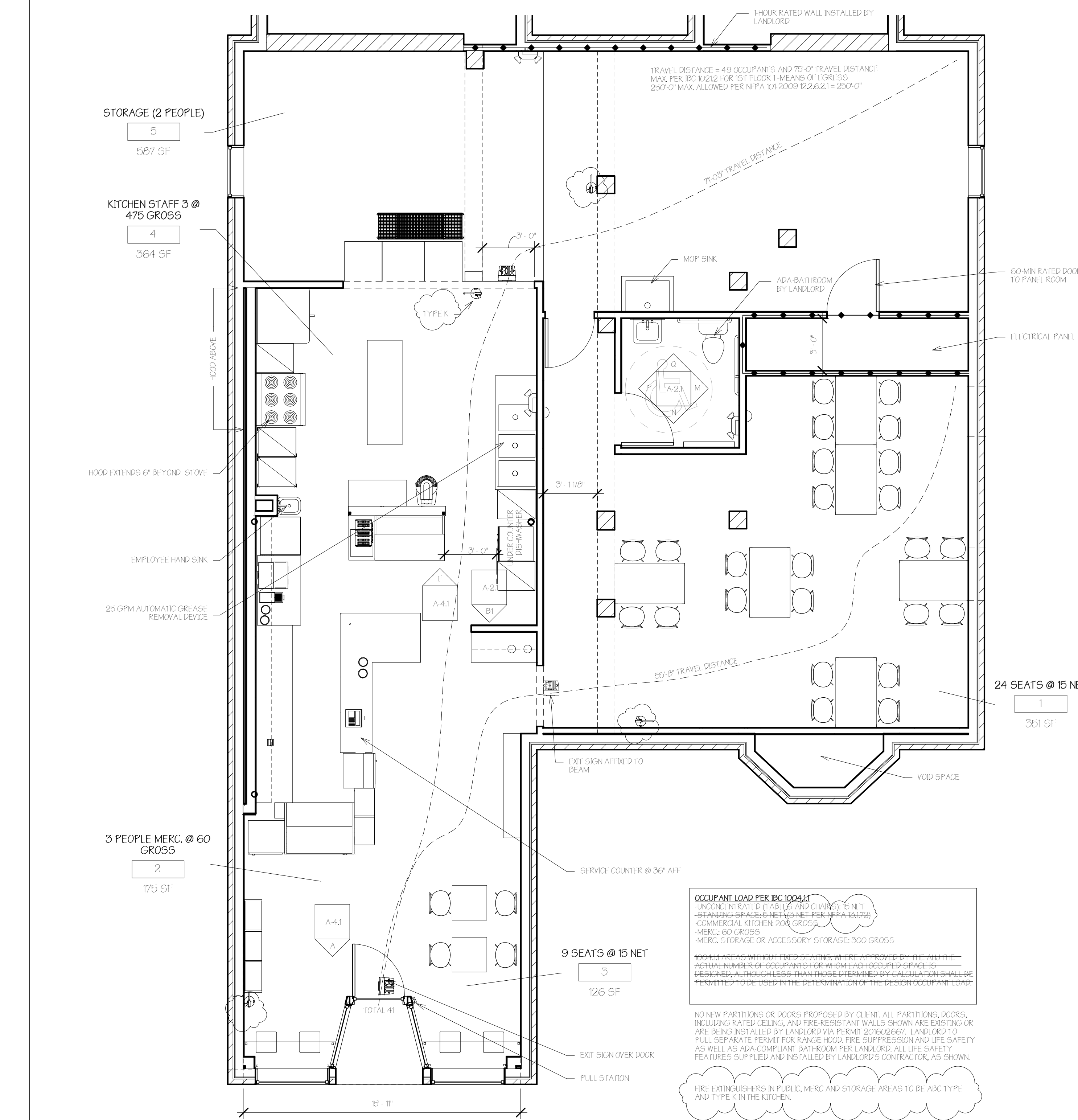
**GENERAL WOOD FRAMING NOTES:**  
 1. STRUCTURAL LUMBER:  
 - NO. 2 SPOKED PINE, FIR OR BETTER, 19% MAX MOISTURE CONTENT.  
 - PRESSURE TREATED LUMBER: NO. 2 OR BETTER SOUTHERN YELLOW PINE.  
 - LAMINATED VENEER LUMBER (LVL): EQUIVALENT TO VERSA-LAM 2.0 3000 BY BOISE ENGINEERED PRODUCTS.  
 LUMBER SIZES SHOWN ARE NOMINAL SIZES.  
 2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST & PAPER ASSOCIATION.  
 3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE 2009 INTERNATIONAL BUILDING CODE, UNLESS OTHERWISE SHOWN ON DRAWINGS.  
 4. WALLING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE 8d COMMON NAILS FOR ROOF & WALLS, 8d ROBIN COATED NAILS FOR FLOORS AS FOLLOWS:  
 - 8" O.C. ALONG ALL FLOOR PANEL EDGES  
 - 12" O.C. ALONG INTERMEDIATE MEMBERS  
 5. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING 2 ROWS OF 16d NAILS @ 12" O.C. STAGGERED.  
 6. PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS FOR SINGLE 2x4'S PROVIDE HANGERS EQUAL TO SIMPSON L200 OR L200Z.  
 7. PROVIDE GALVANIZED METAL RAFTER TIE BETWEEN RAFTERS AND SUPPORTING MEMBERS, UNLESS OTHERWISE SHOWN.  
 8. PROVIDE MINIMUM (2) 2x4 HEADERS OVER OPENINGS 4'-0" OR WIDER IN BEARING WALLS. PROVIDE (2) 2x8 MINIMUM IN OPENINGS LESS THAN 4'-0", OR WIDER IN BEARING WALLS. PROVIDE (2) 2x8 MINIMUM IN OPENINGS LESS THAN 4'-0", OR WIDER IN BEARING WALLS.  
 9. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-16d NAILS EACH SIDE OF SPLICE.  
 10. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.  
 11. PROVIDE MIN. OF (2) 2x STUDS AT ENDS OF ALL BUILT-UP BEAMS OR HEADERS UNLESS SHOWN OTHERWISE.  
 12. WHERE POST CAPS OR BASES ARE NOT SHOWN OTHERWISE, PROVIDE THE FOLLOWING:  
 - POSTS: FRAMING UNDER OR OVER BEAMS; SIMPSON LFC SERIES POST CAPS FOR CAPS & BASES.  
 - POSTS: FRAMING ONTO SILL; SIMPSON BOC 60 OR DC 40 BASES.  
 13. ROOF, FLOOR AND WALL SHEATHING: APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL I OR I RATED SHEATHING, EXPOSURE 1.  
 - ROOF: SPAN RATING 32/16/15 MIN THICKNESS 15/32"  
 - FLOORS: SPAN RATING 32/16/15 MIN THICKNESS 25/32"  
 - WALLS: MIN THICKNESS 1 1/2"  
 14. PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.  
 15. PROVIDE 2" DIAMETER ANCHOR BOLTS WITH MINIMUM 12" EMBEDMENT INTO FOUNDATION FOR ALL SILL PLATES. PROVIDE MINIMUM OF 3 BOLTS PER SILL PLATE, ONE BOLT AT 12" FROM END OF EACH SECTION OF PLATE, WITH INTERMEDIATE BOLTS PLACED NOT MORE THAN 6'-0" CENTER.  
 16. PROVIDE SOLID BLOCKING AT ENDS OF ALL WOOD BEAMS TO PREVENT ROTATION OF BEAM.  
 17. CONNECTIONS AT PRESSURE TREATED (PT) OR PT WOOD:  
 - PROVIDE EQUIVALENT TO Z-MAX OR HOT DIPPED GALVANIZED CONNECTORS BY SIMPSON STRONG-TIE W/STAINLESS STEEL FASTENERS OR FASTENERS GALVANIZED PER ASTM A153  
 - PROVIDE PROTECTION MEMBRANE AT LOCATIONS SHOWN ON THE DRAWINGS AND WHERE Z-MAX PROTECTION MEMBRANE = GRADE VYCOR DECK PROTECTOR.

**STRUCTURAL ENGINEERING GENERAL NOTES:**  
 1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING.  
 2. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.  
 3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.  
 4. THE CONTRACTOR SHALL PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW.  
 5. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.  
 6. THE INSTALLATION AND OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.  
 7. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL RESPONSIBILITY AND LIABILITY RESPONSIBILITY OF THE ENGINEER.  
 8. DO NOT SCALE FROM THE DRAWINGS.

**STRUCTURAL ENGINEERING GENERAL REQUIREMENTS:**  
 1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.  
 2. CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY.  
 3. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ENGINEER.  
 4. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.  
 5. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETRIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.  
 6. SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERCROWDING OF CONSTRUCTION SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORAGE, UNPACKING, PROTECTING, AND INSTALLING.  
 7. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERTIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.  
 8. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.  
 9. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

**ROUGH CARPENTRY MATERIALS:**  
 1. DIFFERING LUMBER AND COMPOSITE LUMBER MATERIALS ARE SPECIFIED AT VARIOUS LOCATIONS. MATERIAL GRADES SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:  
 - PERIMETER SILLS (WALL SILLS): PRESSURE TREATED SOUTHERN YELLOW PINE, SUITABLE FOR GROUND CONTACT PLACED ON TOP OF CONCRETE.  
 - EXPOSED FINISH TIMBERS: PRESSURE-TREATED SOUTHERN YELLOW PINE.  
 - EXPOSED EXTERIOR POSTS: PRESSURE-TREATED SOUTHERN YELLOW PINE.  
 - PRESSURE-TREATED LUMBER: SOUTHERN YELLOW PINE NO. 1 GRADING.  
 - COMPOSITE LUMBER: VERSA-LAM BY BOISE CASCADE, P-3100 PUL-E-2000KS (INTERIOR FRAMING AS NOTED), POWER-PRESERVED BEAMS FOR EXTERIOR USE.  
 - CONVENTIONAL LUMBER: S-P-F #2 OR BETTER.

2. ALL LEDGER BOLTS EXTENDING THROUGH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.  
 3. ALL LUMBER AND TIMBER FRAMING MATERIAL SHALL BE STORED IN A PROTECTED, DRY AREA OFF OF THE GROUND AND GROUND FLOOR SURFACES. STORE MATERIAL OUT OF DIRECT SUNLIGHT TO PREVENT DIFFERENTIAL DRYING AND WARPING.  
 4. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. WHERE NOTED, HANGERS SHALL BE STAINLESS STEEL, ATTACHED WITH STAINLESS STEEL 10d x 11/16" HANGER NAILS INSTALLED IN PREDRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER REFER TO PLAN SHEETS & SCHEDULE FOR HANGERS AND LOCATIONS.  
 5. REFER TO STRUCTURAL DRAWINGS FOR APPROPRIATE SELF-DRIVING FASTENERS, EITHER MANUFACTURED BY FASTENMASTER, INC. OR BY GRK, INC. INSTALL FASTENERS AS INDICATED ON DRAWINGS.  
 6. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPANS, AND PROVIDE TAPERED CUTS AT ENDS OF JOISTS WHERE NOTED, TO PREVENT SPLITTING OF LUMBER AT STRESS CONCENTRATION POINTS.  
 7. FLOOR SHEATHING SHALL BE ADVANTER SHEATHING, IN THICKNESS INDICATED ON DRAWINGS, GLUE AND NAIL FLOOR DECKS TO SHEATHING AS NOTED. PROVIDE 11/8" SPACERS BETWEEN SHORT ENDS OF PANELS AS REQUIRED BY MANUFACTURER.



**OCCUPANT LOAD PER IBC 1004.1.1**  
 UNCONCENTRATED (TABLES AND CHAIRS) 15 NET  
 SEATING AT TABLES 15 NET  
 COMMERCIAL KITCHEN 200 GROSS  
 MERC 60 GROSS  
 MERC STORAGE OR ACCESSORY STORAGE 300 GROSS

NO PARTITIONS OR DOORS PROPOSED BY CLIENT. ALL PARTITIONS, DOORS, INCLUDING RATED CEILING, AND FIRE RESISTANT WALLS SHOWN ARE EXISTING OR ARE BEING INSTALLED BY LANDLORD PER PERMIT 2016062667. LANDLORD TO PULL SEPARATE PERMIT FOR RANGE HOOD, FIRE SUPPRESSION AND LIFE SAFETY AS WELL AS ADA COMPLIANT BATH ROOM PER LANDLORD. ALL LIFE SAFETY FEATURES SUPPLIED AND INSTALLED BY LANDLORD'S CONTRACTOR, AS SHOWN.

FIRE EXTINGUISHERS IN KITCHEN, MERC AND STORAGE AREAS TO BE ABC TYPE AND TYPE K IN THE KITCHEN.

1 LIFE SAFETY PLAN  
 1/4" = 1'-0"

**Life Safety Legend**  
 1/4" = 1'-0"

2 NUMBER OF OCCUPANTS EXITING SPACE

1 HOUR RATED WALL

FIRE EXTINGUISHER

EMERGENCY LIGHT WHORN STROBE ADJACENT, TYP.

PULL STATION

SMOKE / CARBON MONOXIDE DETECTOR

ILLUMINATED EXIT SIGN

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**Symbol Legend**  
 1/4" = 1'-0"

**View Name**  
 1/8" = 1'-0"

**SECTION DETAIL**

**SECTION**

**REVISION**

**Room name**  
 101  
 150 SF

**DOOR TAG**

**WALL TAG**

**CENTERLINE**

**NORTH SYMBOL**