

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
2. EXISTING BUILDING COMPONENTS AND WORK CURRENTLY COMPLETED AND IN PLACE DURING CONSTRUCTION WHICH IS AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.
3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL GOVERNING CODES INCLUDING 2009 IBC (MUBEC), NFPA 101 2009, MAINE HUMAN RIGHTS COMMISSION GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2005, AND ANSI.
4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.
5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS. APPARENT DISCREPANCIES REQUIRING CLARIFICATION SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION.
6. DEMOLITION MAY REQUIRE SELECTIVE REMOVAL OF EXISTING MATERIALS, TEMPORARY BRACING AND STRUCTURAL SHORING. REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR REUSE SHALL BE DISPOSED OF IN COMPLIANCE WITH LOCAL REGULATIONS.
7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY TYPE, INCLUDING BUT NOT LIMITED TO ASBESTOS.
8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO COMMENCING THE WORK AND INSPECTIONS AND APPROVALS UPON COMPLETION OF THE WORK.
9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTION.
10. THE LOCATION OF ALL DOOR FRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
11. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
12. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.
13. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.
14. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUCH-UP, REPAIR AND RESTORE ALL MARRED EXPOSED FINISHES.
15. IF TWO CONFLICTING CONDITIONS OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS THE CONTRACTOR SHALL MAKE THEM KNOWN TO THE ARCHITECT. IT SHALL BE THE ARCHITECT'S CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES, AT NO ADDITIONAL COST.

REVISIONS:

07/24/14 CM REVIEW REVISIONS

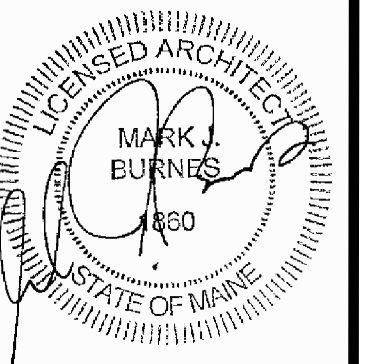


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Project Status:
BIDDING &
PERMIT SET

Project Number:
SRH0314



**Seaside Rehabilitation
and Healthcare Center
Lobby / Rehab Renovation
850 Baxter Boulevard
Portland, Maine**

Drawing Name:

CODE PLANS

Scale:
AS NOTED

Date:
07/18/14

SHEET:

A002

2009 IBC: CODE DATA	I.B.C. EXISTING BUILDING CODE, LEVEL 2 RENOVATION	2009 NFPA: CODE DATA	
USE GROUP CLASSIFICATION	INSTITUTIONAL GROUP "I-2"	OCCUPANT LOAD FLOOR AREA [BUILDING AREA LESS STORAGE AREAS]	42,773 SF TOTAL
TYPE OF CONSTRUCTION (EXISTING TO REMAIN) TYPE OF CONSTRUCTION (NEW CONSTRUCTION)	VB (UNPROTECTED COMBUSTIBLE) 2B (UNPROTECTED COMBUSTIBLE)	FLOOR AREA (AFFECTED BUILDING AREA)	9,973 SF
FLOOR AREA (ENTIRE BUILDING, NOT INCL. ADDITION)	47,773 SF	OCCUPANT LOAD - HEALTH CARE FACILITY (INPATIENT CARE)	NON PATIENT ROOM AREA IN THIS PHASE
FLOOR AREA (AREA OF BUILDING AFFECTED BY THE SCOPE OF WORK SHOWN HEREIN)	9,973 SF	USE GROUP CLASSIFICATION	EXISTING HEALTH CARE
TABLE 503 BUILDING AREA LIMITATION-SF	EXISTING UNCHANGED	TYPE OF CONSTRUCTION (EXISTING TO REMAIN) TYPE OF CONSTRUCTION (NEW CONSTRUCTION)	UNPROTECTED:TYPE V (000) UNPROTECTED:TYPE II (000)
506.2 STREET FRONTAGE INCREASE - (25%)	EXISTING UNCHANGED	ACTUAL BUILDING AREA	42,773 SF TOTAL
506.3 AUTOMATIC SPRINKLER SYSTEM (INCREASE 200%)	EXISTING UNCHANGED	BUILDING HEIGHT	SINGLE STORY
ALLOWABLE BUILDING FLOOR AREA-SF	EXISTING UNCHANGED	FIRE SUPPRESSION	SUPERVISED FIRE SUPPRESSION PROVIDED
BUILDING HEIGHT	SINGLE STORY	FIREWALL-(EXISTING/ NEW HEATHCARE SEPARATION - CONNECTED / ADJACENT STRUCTURE)	2 HR. (ESTABLISHES TWO SEPARATE BUILDING STRUCTURES)
FIRE SUPPRESSION	FULLY SUPERVISED FIRE SUPPRESSION	STAIR ENCLOSURES	N/A
NEW 1 HR. SMOKE SEPARATION WALL AT JUNCTION OF RESIDENT WING AND BUILDING COMMON CORE	REFER TO CODE PLAN	SHAFTS	N/A
STAIR ENCLOSURES	N/A	ACCESS CORRIDORS	N/A
SHAFTS	N/A	INTERIOR LOAD BEARING WALLS	0 HR
EXIST ACCESS CORRIDORS	N/A	STRUCTURAL MEMBER SUPPORTING FLOORS AND ROOF	0 HR
INTERIOR LOAD BEARING WALLS	0 HR	FLOOR CONSTRUCTION	0 HR
STRUCTURAL MEMBER SUPPORTING WALLS	0 HR	ROOF CONSTRUCTION	0 HR
FLOOR CONSTRUCTION	0 HR	FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED IN FIELD BY FIRE CHIEF PRIOR TO INSTALLATION
ROOF CONSTRUCTION	0 HR	ARRANGEMENT OF MEANS OF EGRESS	-
FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED IN FIELD BY FIRE CHIEF PRIOR TO INSTALLATION	DEAD END CORRIDORS	NOT TO EXCEED 30 FT
FLAME SPREAD RATINGS:		COMMON PATH OF TRAVEL	NOT TO EXCEED 75 FT
REQUIRED VERTICAL EXITS	CLASS A OR CLASS B	CORRIDOR WIDTH	96 INCHES MIN
CORRIDORS PROVIDING EXIT ACCESS	CLASS A OR CLASS B	FLAME SPREAD RATINGS	INTERIOR FINISH REQUIREMENTS
ROOMS OR ENCLOSED SPACES	CLASS A OR CLASS B	REQUIRED VERTICAL EXITS	CLASS A OR CLASS B
INTERIOR FLOOR FINISH REQUIREMENTS	CLASS A OR CLASS B	CORRIDORS PROVIDING EXIT ACCESS	CLASS A OR CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS 1 OR CLASS 11	ROOMS OR ENCLOSED SPACES	CLASS A OR CLASS B
ROOMS OR ENCLOSED SPACES	CLASS 1 OR CLASS 11	INTERIOR FLOOR FINISH REQUIREMENTS	
		REQUIRED VERTICAL EXITS	CLASS 1 OR CLASS 11
GENERAL NOTES: 1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS AND FIRE DAMPERS,AS REQUIRED. 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G.		CORRIDORS PROVIDING EXIT ACCESS	CLASS 1 OR CLASS 11
		ROOMS OR ENCLOSED SPACES	CLASS 1 OR CLASS 11
		GENERAL NOTES: 1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS AND FIRE DAMPERS,AS REQUIRED. 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G.	

**OWNER: FIRST ATLANTIC
CORPORATION
100 WATERMAN DRIVE SUITE 4
S. PORTLAND, ME 04106
207 874-2700**

**CONST MANAGER:
LEDGEWOOD
CONSTRUCTION
27 MAIN STREET
S. PORTLAND, ME 04106
207 767-1866**

**FIRE ALARM: NEW FIRE ALARM SYSTEM WILL
BE INSTALLED IN THIS PORTION OF THE LOBBY
AND REHAB AREA.
EXISTING WET & DRY SPRINKLER SYSTEM HAS
COVERAGE IN CRAWL SPACE, FIRST FLOOR
AND ATTIC. HEAD LOCATIONS SHALL BE
MODIFIED TO NEW ROOM LAYOUTS BY
APPROVED SPRINKLER CONTRACTOR.**

**ENTIRE BUILDING IS SUPPORTED BY A DIESEL
EMERGENCY BACK-UP GENERATOR. NO DEDICATED
EMERGENCY LIGHTING REQUIRED.**

**NOT REQUIRED TO MEET THE IECC
REQUIREMENTS FOR LEVEL 2
RENOVATIONS**

**SEE SHEETS A101 AND A103 FOR FIRE
RATED SMOKE PARTITIONS IN
BASEMENT AND ATTIC**