



CODE COMPLIANCE OVERVIEW

- NEW CONSTRUCTION, FULLY SUPERVISED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT. FOUR STORIES (APPROXIMATELY 42,000 SQUARE FEET MEASURED AT INTERIOR FACE OF GMB, APPROXIMATELY 10,500 SQUARE FEET PER FLOOR)
- DESIGN PARAMETERS:
- CODE COMPLIANCE:
 - NFPA 01 LIFE SAFETY CODE 2003 ED.
 - NFPA 80 WINDOW AND DOOR CODE 2003 ED.
 - IBC 2003 EDITION
 - MAINE STATE PLUMBING CODE
 - CONSTRUCTION TYPE:
 - NFPA TYPE II, 000
 - IBC TYPE II B (UNPROTECTED, NON-COMBUSTIBLE)
 - OCCUPANCY:
 - NFPA CLASSIFICATION OF OCCUPANCY: NEW BUSINESS
 - IBC USE OR OCCUPANCY: BUSINESS 'B'
 - ALLOWABLE HEIGHT AND BUILDING AREAS (IBC)

TABULAR AREA PER FLOOR	= 23,000 SF
AREA INCREASE DUE TO SPRINKLER PROTECTION	= 46,000 SF
AREA INCREASE DUE TO 85% FRONTAGE	= 8,918 SF
TOTAL	= 77,918 SF
- BUILDING HEIGHT = 4 STORIES
 AUTOMATIC SPRINKLER SYSTEM INCREASE = 1 STORY
TOTAL = 5 STORIES
- OCCUPANT LOAD FACTOR USED: 100 GROSS SF/PERSON
 - CALCULATED OCCUPANT LOAD: 48 PEOPLE PER FLOOR MAX
 - REQUIRED SEPARATIONS:
 - IBC INCIDENTAL USE AREAS: BOILER ROOMS:
 - FULL HEIGHT SMOKE PARTITIONS (1-HOUR PROVIDED)
 - DOOR CLOSERS
 - ELEVATOR HOISTWAY:
 - 2-HOUR FIRE SEPARATION ASSEMBLY
 - ELEVATOR MACHINE ROOM:
 - 2-HOUR FIRE SEPARATION ASSEMBLY
 - STAIR ENCLOSURES:
 - 2-HOURS
 - EXIST ACCESS PASSAGEWAY:
 - 2-HOURS
 - CORRIDORS:
 - SMOKE PARTITIONS
 - ELECTRICAL ROOMS:
 - FULL HEIGHT SMOKE PARTITIONS (1-HOUR PROVIDED)
 - MECHANICAL SHAFTS:
 - 2-HOURS
 - FIRE PROTECTION SYSTEMS:
 - PORTABLE FIRE EXTINGUISHER DISTRIBUTION PER NFPA
 - AUTOMATIC SPRINKLER SYSTEM PER NFPA
 - MEANS OF EGRESS PARAMETERS:
 - TWO EXITS PER FLOOR REQ'D
 - MAX DEAD END CORRIDORS - 50 FEET
 - MAX TRAVEL DISTANCE TO EXIT - 300 FT
 - MAX COMMON PATH OF TRAVEL - 100 FT
 - CORRIDOR WIDTH (2 IN/PERSON) MINIMUM 44"
 - STAIR WIDTH (3 IN/PERSON) MINIMUM 44"

PROJECT GENERAL NOTES

- THESE NOTES ARE INTENDED FOR GENERAL REFERENCE AND INFORMATION AND TO AUGMENT CONTRACT AND SPECIFICATION INFORMATION. REFER TO THOSE SPECIFICATIONS FOR DETAILED INFORMATION AND REQUIREMENTS.
 - ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES, ORDINANCES AND AGENCY REQUIREMENTS INCLUDING, BUT NOT LIMITED TO: HAZARDOUS MATERIAL REMOVAL, SOLID WASTE DISPOSAL, SEISMIC DESIGN, AND LIFE-SAFETY.
 - IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO HAVE THE CONTRACTOR PROVIDE A COMPLETE, FULLY OPERATIONAL BUILDING. PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS NECESSARY TO ACHIEVE THIS INTENT. FAILURE OF THE DRAWINGS OR SPECIFICATIONS TO INDICATE EACH INCIDENTAL SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE NECESSARY ITEMS AS PART OF THIS CONTRACT. THE DRAWINGS SHOW THE DESIGN AND LAYOUT, DESCRIBE THE QUALITY LEVEL, AND CONSTRUCTION TECHNIQUES IN A GENERAL SENSE ONLY. ALL DETAILS ARE TYPICAL UNLESS NOTED OTHERWISE. ALL DETAILS APPLIED TO ALL OTHER SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
 - VERIFY THE FOLLOWING ITEMS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK, AND PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES ARE RESOLVED BY THE ARCHITECT.
 - EXISTING CONDITIONS.
 - THE SIZE AND LOCATION OF ALL EXISTING UTILITIES.
 - DISCREPANCIES BETWEEN OR WITHIN THE CONTRACT DOCUMENTS.
 - UNSATURABLE SOILS: REPORT THE LOCATION OF ALL UNSATURABLE SOIL MATERIALS BELOW ANTICIPATED.
 - LEVELS OF FOOTINGS OR SLABS PRIOR TO SETTING FORMS.
 - MECHANICAL, ELECTRICAL AND PLUMBING COORDINATION HAVING POTENTIAL IMPACT ON CEILING.
 - HEIGHTS OR BUILDING APPEARANCE.
 - DIMENSIONAL DISCREPANCIES.
 - PROVIDE BOND-OUTS, BLOCKINGS, SLEEVES AND PIPES AS REQUIRED FOR ALL WALL, FLOOR, ROOF, AND CEILING PENETRATIONS THROUGH STRUCTURE. COORDINATE INSTALLATION OF ALL STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL COMPONENTS. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE ASSEMBLIES TO CONFORM TO U.L. RATED ASSEMBLIES AND ALL NFPA AND BOCA BUILDING CODE REQUIREMENTS. ALL PENETRATIONS SHALL ALSO COMPLY WITH THE ACOUSTICAL ASSEMBLY RATING REQUIRED FOR EACH WALL OR FLOOR ASSEMBLY. REFER TO THE CODE PLANS FOR SPECIFIC CODE REFERENCES.
 - MECHANICAL, ELECTRICAL AND PLUMBING COORDINATION: CEILING HEIGHTS AND DUCT SIZES ARE GIVEN. COORDINATE THE WORK TO ACHIEVE THE GIVEN VISUAL AND PERFORMANCE REQUIREMENTS, AND THE REQUIREMENT OF INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS WITHIN THE INDICATED SPACE.
 - DO NOT PENETRATE STRUCTURAL BEAMS, COLUMNS, OR SHEAR WALLS.
 - COORDINATE THE WORK OF ALL SUBCONTRACTORS.
- WALL GENERAL NOTES
- FILL ALL CMU VOIDS WITH MORTAR OR GROUT AT ALL DOOR JAMBS AND MASONRY TIES. REFER TO STRUCTURAL DRAWINGS FOR NOTES ON MASONRY REINFORCEMENT.
 - ALL PARTITIONS SHALL EXTEND FROM SUB-FLOOR OR SLAB TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE, UNLESS NOTED OTHERWISE.
 - INSTALL ONE BEAD OF ACOUSTICAL SEALANT UNDER EACH LAYER OF GMB AT INTERSECTION WITH FLOOR AT EACH SIDE OF WALL. COVER WITH WALL BASE.
 - FILL CMU SOLID WITH GROUT AT ALL SURFACE-APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS, BASE MOLDINGS, TACK OR MARKER BOARDS, WINDOW TREATMENT, WALL OR BASE CABINETS OR COUNTERS, AND MISCELLANEOUS ACCESSORIES MOUNTED ON CMU.
 - INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS, BASE MOLDINGS, TACK OR MARKER BOARDS, WINDOW TREATMENT, WALL OR BASE CABINETS OR COUNTERS, AND MISCELLANEOUS ACCESSORIES MOUNTED ON STUD WALLS.
 - INSTALL MOISTURE RESISTANT GMB IN TOILETS, JANITOR'S CLOSETS, SHOWERS, WALL AREAS WITHIN 8 FEET OF SINKS, AND OTHER HIGH HUMIDITY AREAS.
 - ALL EXTERIOR WOOD FRAMING IN CONTACT WITH CONCRETE OR GROUND OR EXPOSED TO THE WEATHER SHALL BE PRESURE TREATED.
 - ALL INTERIOR METAL STUD PARTITIONS ARE TYPE 2A6, UNLESS NOTED OTHERWISE.
 - ALL CMU IS 8", UNLESS NOTED OTHERWISE.
 - LOCATE CONTROL JOINTS IN MASONRY AS SHOWN, OR IF NOT SHOWN, IN ACCORDANCE WITH ACI 530/ACI 530.1, UNLESS NOTED OTHERWISE.

BASIC BUILDING SYSTEMS

<p>SEE ROOF PLAN FOR LOCATION OF TAPERED INSULATION (IF APPLICABLE)</p> <p>SINGLE-PLY MEMBRANE ROOFING (RI)</p>	<p>NOTES: 1. USE MR GMB AT TOILET & JANITOR RMS. 2. PROVIDE 2 LAYERS GMB ON ROOM SIDE OF BOILER RMS.</p> <p>6\"/> </p>	<p>4\"/> </p>
<p>SHAFT WALL 2-HOUR FIRERATED (2B4-2)</p>	<p>6\"/> </p>	<p>SEE STRUCTURAL DWGS FOR STEEL REINFORCEMENT, GROUTING AND BOND BEAM, LOCATIONS</p> <p>GMB ON 1-5/8\"/> <p>(OR APPROPRIATE FURRING DEPTH TO ALIGN WITH ADJACENT GMB).</p> <p>8\"/> </p></p>
<p>WARNOCK-HERSEY TEST WHI-495-P5H-0183 OR CABO REPORT NER-258 (G)</p> <p>HORIZONTALLY APPLIED SHAFT WALL SYSTEM 2-HOUR FIRERATED (CLG-2)</p>	<p>METAL STUD FULL HEIGHT 2-HOUR FIRERATED (2A6-2)</p>	<p>SHEET METAL SIDING AT 6\"/> </p>
<p>TYP. CONCRETE FOUNDATION WALL (FDN1)</p>	<p>CONCRETE SLAB ON GRADE - UNINSULATED (FI)</p>	<p>MASONRY VENEER AT 6\"/> </p>

ARCHITECTURE INTERIOR DESIGN PLANNING

PDT ARCHITECTS

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OLYMPIA EQUITY INVESTORS

JOB NO. 04-132

DRAWN: BRC

SCALE: 1/8"=1'-0"

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SHEET A0.1