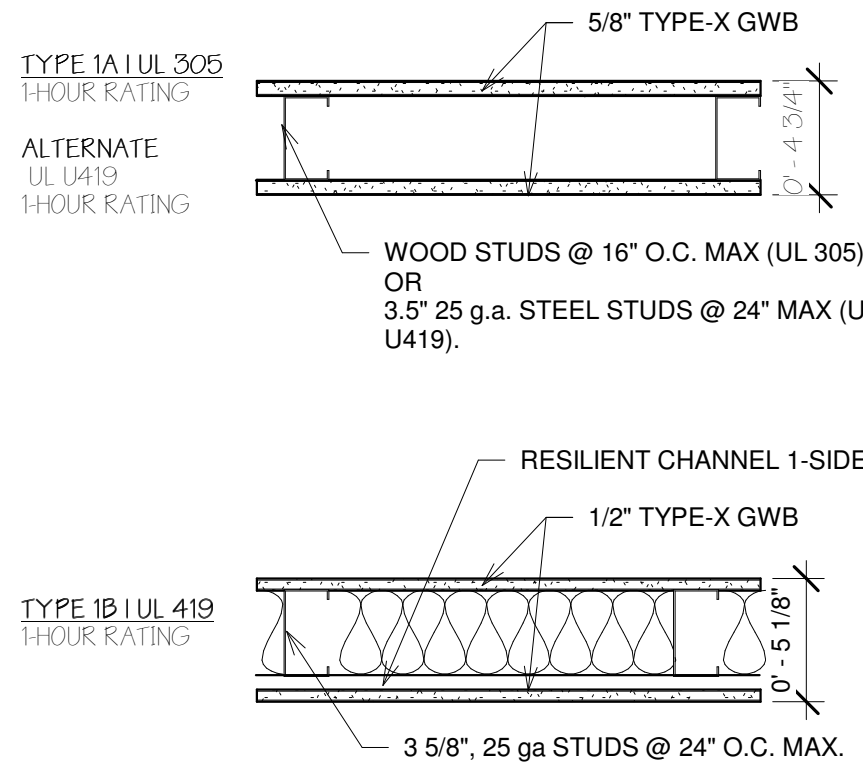


LOCUS MAP: 1250 FOREST AVENUE - PORTLAND, MAINE

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 FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
 4. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE & LOCAL CODES.
 5. G. CONTRACTOR RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
 6. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.
 7. EXTERIOR PAVING AND GRADE SHALL SLOPE AWAY FROM BUILDING TO DRAINAGEWAYS.
 8. NOTIFY OWNER/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 CONDITIONS SO THAT NO MOISTURE, VAPOUR OR GAS MAY PASS THROUGH STRUCTURE.
 12. THE ROOF BOTTOM EDGE 5'-0" WIDE SHALL HAVE A WATERPROOF MEMBRANE LIKE "ICE & WATER SHEILD".
 13. PROVIDE DOUBLE STUDS AT EACH SIDE OF NORTH WINDOW FRAMES.
 14. PROVIDE PRE-MOULDED 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 CUTS IN "P" WOOD WITH FIELD APPLIED PRESERVATIVE. USE STAINLESS STEEL FASTENERS.
 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 ELECTRICIAN 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 PREVENT 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 GWB IN BATHROOMS, TYP.
 22. SEAL ALL OUTLETS & PENETRATIONS IN VAPOR RETARDER W/TAPE COMPLIANT W/VAPOUR 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 814 OR UL 179 PER IBC 713.2.12. NOTE THAT FIRE RESISTANCE RATING SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED.

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 PROFESSIONAL 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.
 5. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.
 6. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING: THEFT, COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
 7. 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, STORING, UNPACKING, PROTECTING, AND INSTALLING.
 8. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERIGHT ENCLOSEURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.
 9. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.



UL 305 - DESCRIPTION - STC 33 SOUND TEST (RAL-TL11-172)
 -5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
 -2x4 WOOD STUDS SPACED MAX. 16. O.C.
 -5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY

UL U419 - DESCRIPTION - STC N/A
 -5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
 -3 1/2" DEEP 25 ga STEEL STUDS SPACED MAX. 24" O.C.
 -5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY

DESCRIPTION - STC 50 PER CERTAINTED TEST, RAL-TL87-156
 -1/2" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
 -25 ga FURRING CHANNELS SPACED MAX. 24. O.C.
 -3 5/8" STEEL STUD, 25 ga SPACED MAX. 24 O.C. FILL W/MIN. 3" MINERAL WOOL INSULATION
 -1/2" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY

GENERAL NOTE: CONTRACTOR TO PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 179 PER IBC 713.2.12. NOTE THAT FIRE RESISTANCE RATING SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED

1 WALL TYPES
 1 1/2" = 1'-0"

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: (EXPOSED EXTERIOR POSTS)** PRESSURE-TREATED SOUTHERN YELLOW PINE.
- PRESSURE-TREATED LUMBER:** SOUTHERN YELLOW PINE NO. 1 GRADING
- COMPOSITE LUMBER:** VERSA-LAM BY BOISE-CASCADE, Pp-3,100 ppi, E-2000ksi (INTERIOR FRAMING AS NOTED), POWER-PRESERVED BEAMS FOR EXTERIOR USE.
- CONVENTIONAL LUMBER:** S-P-F → NO. 2 OR BETTER

- ALL LEDGER BOLTS EXTENDING THROUGH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.
- 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.
- JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. WHERE NOTED, HANGERS SHALL BE STAINLESS STEEL, ATTACHED WITH STAINLESS STEEL 10x4 x 1 1/2" HANGER NAILS INSTALLED IN PREDRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER. REFER TO PLAN SHEETS AND SCHEDULE FOR HANGERS AND LOCATIONS.
- REFER TO STRUCTURAL DRAWINGS FOR APPROPRIATE SELF-DRIVING FASTENERS, EITHER MANUFACTURED BY FASTENMASTER, INC. OR BY GRK, INC. INSTALL FASTENERS AS INDICATED ON DRAWINGS.
- 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.
- FLOOR SHEATHING SHALL BE ADVANTEK SHEATHING, IN THICKNESS INDICATED ON DRAWINGS. GLUE AND NAIL FLOOR DECKING TO SHEATHING AS NOTED. PROVIDE 1/8" SPACING BETWEEN SHORT ENDS OF PANELS AS REQUIRED BY MANUFACTURER.

LIGHT GAUGE FRAMING GENERAL NOTES
 A) AISI NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS - 2007 EDITION.
 B) AISI STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS"
 C) AISI STANDARDS FOR COLD FORM STEEL FRAMING - HEADER DESIGN"
 D) AISI STANDARD FOR COLD FORMED STEEL FRAMING - WALL STUD DESIGN"
 E) AISI STANDARD FOR COLD FORMED STEEL FRAMING "LATERAL DESIGN"
 F) AWS D15 "STRUCTURAL WELDING CODE - SHEET STEEL."

- GALVANIZING: STUDS AND TRACK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A663 WITH MIN. G90 COATING UNO.
- FULL HEIGHT, NON-LOAD BEARING STUD WALLS: FULL HEIGHT STUD WALLS SHALL BE ATTACHED TO CONCRETE SLABS ABOVE WITH REFLECTION TRACK TO ALLOW FOR DIFFERENTIAL VERTICAL FLOOR DEFLECTIONS UNDER LIVE LOADS. MAINTAIN 3/4" GAP BETWEEN TOP OF SLAB AND STUDS UNO.
- ALL STRUCTURAL COLD-FORMED FRAMING MEMBERS MUST BE IN GOOD CONDITION. DAMAGED MEMBERS, MEMBERS WITH CRACKING IN THE STEEL AT THE BEND RADIUS LOCATIONS, AND MEMBERS WITH SIGNIFICANT RED RUSTING OR SCALING OF THE PROTECTIVE COATINGS ARE UNACCEPTABLE AND MUST BE REPLACED. MEMBERS NOT MEETING THE TOLERANCES LISTED BELOW SHALL BE REPLACED PRIOR TO LOADING.
- FIELD CUTS AND NOTCHES: FIELD CUTS AND NOTCHES OF ANY KIND ARE NOT ALLOWED IN ANY STRUCTURAL COLD-FORMED STEEL MEMBER WITHOUT PRIOR APPROVAL.

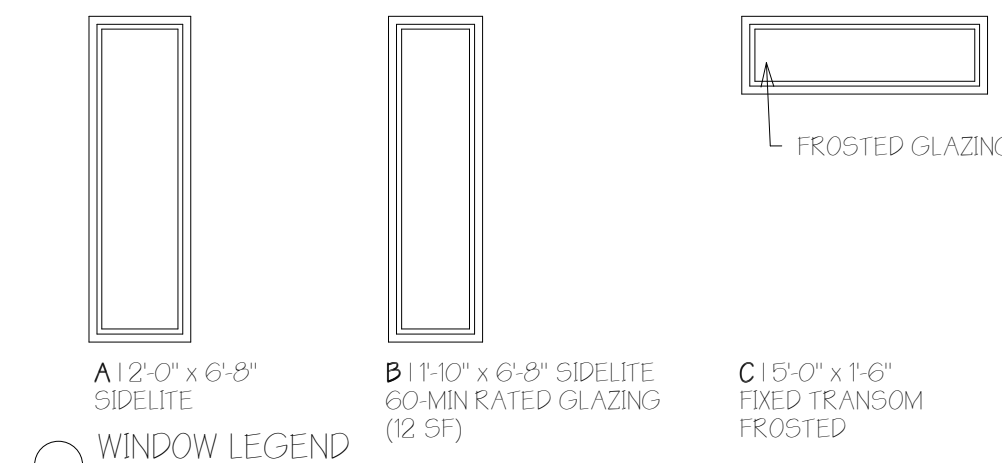
ABBREVIATIONS
 ADA | Americans with disabilities act
 AFF | Above finish floor
 DWG | Drawing
 EI | Elevation
 GA | Gauge
 GWB | Gypsum wall board
 EQ | Equal
 GPF | Gallons per flush (toilets)
 FE | Fire extinguisher
 HVAC | Heating, ventilation and air conditioning
 LM | Lumen
 MIN | Minimum
 NTS | Not to scale
 P/SI or P/SF | Pounds per square inch or pounds per square foot, pressure or strength
 UNO | Unless noted otherwise
 R-Value | Thermal resistance
 RCP | Reflected ceiling plan
 SHI | Solar Heat Gain
 SF | Square foot
 SIM | Similar
 STRUCT. | Structural
 T.O. | Top of
 TYP. | Typical
 VF | Verify in field
 VT | Visual transmittance, a measurement of transparency/translucency
 WC | Water closet, otherwise known as a bathroom

ROOM FINISH SCHEDULE								
Room #	ROOM	Finish				Ceiling Height	Area	Comments
		Floor	Base	Wall	Ceiling			
101	RECEPTION	CAR	RCB	PT	ACT	8'-0"	321 SF	
102	ACCOUNTING	CAR	RCB	PT	ACT	8'-0"	81 SF	
103	WC	VCT	RCB	PT	ACT	8'-0"	44 SF	
104	CLOSET	CAR	RCB	PT	ACT	8'-0"	44 SF	
105	REAR ENTRANCE	VCT	RCB	PT	ACT	8'-0"	81 SF	
106	CONFERENCE	CAR	RCB	PT	ACT	8'-0"	185 SF	
107	OFFICE THREE	CAR	RCB	PT	ACT	8'-0"	134 SF	
108	KITCHENETTE	VCT	RCB	PT	ACT	8'-0"	71 SF	
109	NEW ADA-WC	VCT	RCB	PT	ACT	8'-0"	57 SF	
110	SMALL MTG. ROOM	CAR	RCB	PT	ACT	8'-0"	99 SF	
111	PARALEGALS	CAR	RCB	PT	ACT	8'-0"	137 SF	
112	OFFICE TWO	CAR	RCB	PT	ACT	8'-0"	81 SF	
113	OFFICE ONE	CAR	RCB	PT	ACT	8'-0"	185 SF	
114	INFORMAL MEETING	CAR	RCB	PT	ACT	8'-9"	72 SF	
115	STORAGE	VCT	RCB	PT	ACT	8'-9"	60 SF	
116	COPY	CAR	RCB	PT	ACT	8'-9"	75 SF	
117	HALL	CAR	RCB	PT	ACT	8'-0"	357 SF	

ACT: HIGH MEDIUM-HIGH-DEC ACoustical PANELS W/REVEAL EDGE (NRC: 0.7, CAC 40); USG-TILE PRODUCT #22523
 VCT: ARMSTRONG VINYL COMPOSITION TILE
 CAR: SHAW CARPET SQUARE
 PT: PROVIDE A SMOOTH LEVEL 4 DRYWALL FINISH ON ALL GYPSUM WALLS UNO. PROVIDE SHERWIN WILLIAMS PROGREEN 200 LOW VOC, 90%L/PAIN MIXTURE FOR: PRIMER, SEMI-GLOSS, AND EGGSHELL SHEENS. 1 COAT PRIMER 2 COATS TOP COAT. EGGSHELL FOR ALL AREAS EXCEPT FOR BATHROOMS AND KITCHENETTE.
 RB: RUBBER BASE, TYPE 1G, 1/8" THICK, COVE, 4" HIGH
 CG: CGI

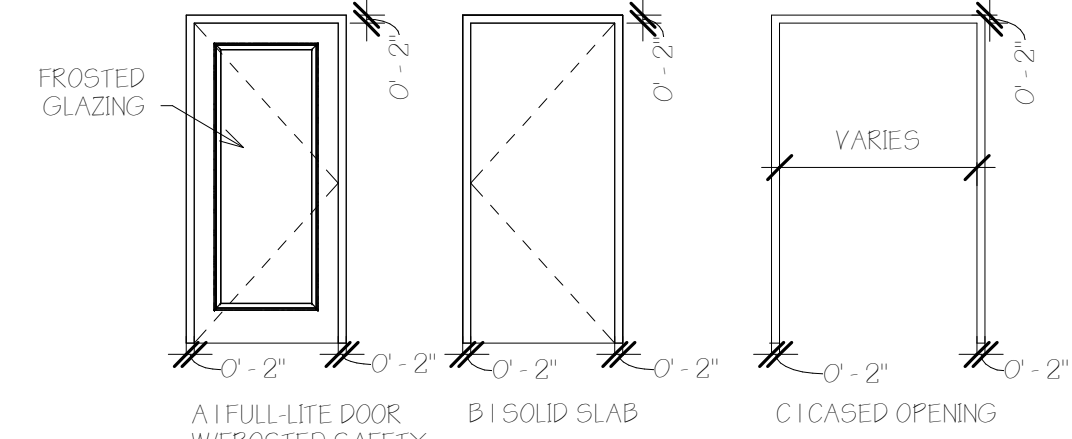
GENERAL FINISH NOTES
 FOR TRANSITIONS BETWEEN FLOORING MATERIALS, PROVIDE ADA-COMPLIANT TRANSITIONS
 REMOVE EXISTING FLOORING, ADHESIVE AND MASTIC AT ALL EXISTING FLOORING
 SCHEDULED FOR DEMOLITION PATCH AND PREP SUBFLOOR TO MEET MANUFACTURER'S REQUIREMENTS FOR NEW FLOORING MATERIALS. FLOAT SUBFLOOR AS NECESSARY TO ALIGN FINISHED SURFACE BETWEEN NEW FLOORING AND EXISTING TO REMAIN.

WINDOW SCHEDULE			
TYPE	Width	Height	Comments
A	2'-0"	6'-8"	SAFETY GLAZING
B	1'-10"	6'-8"	60-MINUTE RATED, SAFETY GLAZING & FRAME.
C	5'-0"	1'-6"	FROSTED GLAZING



PROVIDE ROLLER SHADES @ ALL EXTERIOR WINDOWS WITHIN SCOPE OF WORK UNO.
 PROVIDE MOCK UP OF EACH WINDOW COVERING TYPE FOR APPROVAL BY CLIENT/ARCHITECT BEFORE FABRICATION.
 VERIFY WINDOW CONDITIONS IN FIELD AND PROVIDE SHOP DRAWINGS FOR WINDOW COVERING INSTALLATION AND APPROVAL BY CLIENT & ARCHITECT.

DOOR SCHEDULE							
Room	Door #	Door Type	Width	Height	Thickness	Fire Rating	Comments
RECEPTION	101A	B	3'-0"	6'-8"	0'-1 3/4"	60 MIN.	PROVIDE CLOSER
RECEPTION	101B	B	3'-0"	6'-8"	0'-1 3/4"		PAINT TO MATCH SURROUNDING WALL
RECEPTION	102	A	3'-0"	6'-8"	0'-1 3/4"		
WC	103	B	2'-6"	6'-8"	0'-1 3/4"		PROVIDE OCCUPANCY INDICATOR LOCK.
CLOSET	104	B	3'-0"	6'-8"	0'-1 3/4"		
REAR ENTRANCE	106A	C	3'-0"	6'-8"			
REAR ENTRANCE	106B	B	3'-0"	6'-8"	0'-1 3/4"	60 MIN.	PROVIDE CLOSER & KICK PLATE
CONFERENCE	106	A	3'-0"	6'-8"	0'-1 3/4"		
OFFICE THREE	107	A	3'-0"	6'-8"	0'-1 3/4"		
KITCHENETTE	109	C	3'-0"	6'-8"			
NEW ADA-WC	109	B	3'-0"	6'-8"	0'-1 3/4"		PROVIDE OCCUPANCY INDICATOR LOCK.
SMALL MTG. ROOM	110	B	3'-0"	6'-8"	0'-1 3/4"		
PARALEGALS	111	C	8'-0"	6'-8"			
OFFICE TWO	112	A	3'-0"	6'-8"	0'-1 3/4"		
OFFICE ONE	113	A	3'-0"	6'-8"	0'-1 3/4"		
STORAGE	115	B	3'-0"	6'-8"	0'-1 3/4"		
COPY	116A	C	4'-0"	6'-8"			
HALL	116B	C	4'-0"	6'-8"			



DOOR LEGEND
 1/4" = 1'-0"

GENERAL DOOR NOTES
 ROTARY SLICED, CLEAR FINISH WHITE BIRCH VENEER MASONITE INTERIOR DOORS
 CHECK OUT COUNTER SHALL BE NO HIGHER THAN 38" AFF (304.32)
 -ALL DOORS HAVE PRE-PRIMED METAL KNOCK DOWN FRAMES W/SLIDERS. RATED DOORS TO HAVE FRAMES OF EQUAL OR GREATER FIRE RESISTANCE RATING. FRAMES TO BE PAINTED TO MATCH SURROUNDING WALL COLOR, TYP.
 -FIRE DOORS TO INCLUDE CLOSERS
 -ALL DOORS TO INCLUDE ADA-COMPLIANT BRUSHED CHROME, LEVER-STYLE HANDLES W/PULL FORCE OF LESS THAN 5#
 -ALL OFFICES TO HAVE KEYPED LEVER HANDLE LOCKS
 -ENTRANCE DOORS TO INCLUDE DEADBOLT

1 SIM
 A101

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

Name
 Elevation

101

Room name
 101
 150 SF

DOOR TAG

WALL TAG
 11

CENTERLINE

CATS

SECTION DETAIL
 1 A101

SECTION

REVISION

ROOM NAME, NUMBER & SF

SPOT ELEVATION

WINDOW TAG

NORTH SYMBOL

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

SYMBOLS
 1/4" = 1'-0"

SHEET LIST	
#	Name
T-1	TITLE & SCHEDULES
A-1.1	FIRST FLOOR PLAN
A-1.2	RCP & LIFE SAFETY
A-1.1	INTERIOR ELEVATIONS

CODE & ZONING REVIEW

PROJECT DESCRIPTION: TENANT FITOUT (NO STRUCTURAL CHANGES) IN EXISTING THREE STORY COMMERCIAL OFFICE BUILDING OF TENANT UNIT (3A), A FORMER MEDICAL OFFICE, TO ACCOMMODATE A LAW PRACTICE. ONE RESERVED PARKING SPACE AND SHARED PARKING ON-SITE FOR THE FULLY-SPRINKLERED BUILDING.

ADDRESS: 1250 FOREST AVENUE (UNIT 3A), PORTLAND
 CBL: 292 E001003
 LOT SIZE: 1.99 ACRES
 BUILT: 1988
 SF: 2,500 SF (COMMERCIAL CONDO) TOTAL BUILDING: 10,500 SF
 USE: BUSINESS USE

APPLICABLE CODES
 IBC 2009
 IRC 2009
 IECC 2009
 NFPA 101-2009
 NFPA 12009
 ADA STANDARDS 2010
 UPC 2015

CONDITIONS
 -SPRINKLERED BUILDING
 -THREE STORIES

ZONING
 -B2 BUSINESS COMMUNITY ZONE
 -MIN LOT SIZE: NONE
 -LOT FRONTAGE: MIN. 20'-0"
 -FRONT SETBACK: 0'-0"
 -REAR SETBACK: 10'-0"
 -SIDE SETBACK: 0'-0"
 -MAX. STRUCTURE HEIGHT: 50'-0"
 -MAX. IMPERVIOUS: 80%

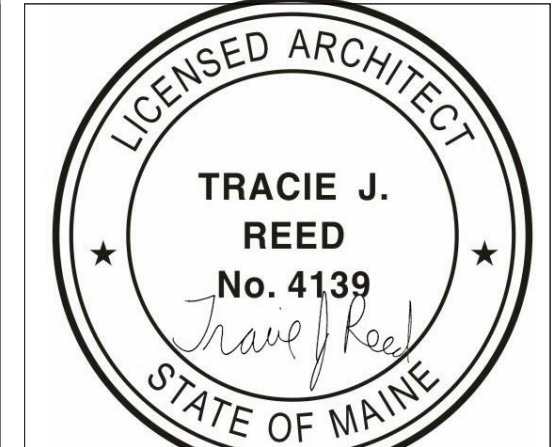
IBC/IEBC
 -USE CLASSIFICATION: BUSINESS PER (303.1.1)
 -CONSTRUCTION TYPE: III
 -ALTERATION LEVEL: LEVEL THREE ALTERATION (405.1)
 -SMOKE BARRIERS SHALL HAVE A 1 HOUR FIRE PROTECTION RATING (710.2)
 -SHAFT ENCLOSURES SHALL BE 1-HOUR IN BUILDINGS UNDER 4 STORIES (710.4)
 -INTERIOR FINISH REQ. - CLASS C (803.9)
 -TRAVEL DISTANCE = 300'-0" (1016.1)
 -EXIT ENCLOSURE/EXIT PASSAGEWAY WALLS: 1-HOUR RATING (75.4)
 -FIRE DOOR RATING: 1-HOUR (715.4)

IECC
 CLIMATE ZONE: 6
 ATTIC: R-38
 WALLS: R-15 + R-7.5ci
 BASEMENT WALLS: R-7.5ci
 DOORS: U-0.50
 WINDOWS: U-0.35, 0.40 SHGC

NFPA 101
 -CHANGES IN FLOOR ELEVATION CANNOT BE MORE THAN 1/4" (NFPA 716.2)
 -CEILING HEIGHT OF NOT LESS THAN 7'-0" IN EXISTING BUILDING WITH PROJECTIONS FROM THE CEILING OF NOT LESS THAN 6'-9" (NFPA 715.1)
 -INTERIOR FINISHES: A, B OR C (NFPA A102.2)
 -FIRE EXTINGUISHERS IN PUBLIC, MECH AND STORAGE AREAS TO BE ABC TYPE AND TYPE K IN THE KITCHEN.

UNIFORM PLUMBING CODE (2015) (TABLE 422.1)
 -BUSINESS OR MECH OCCUPANCY W/LESS THAN 50 PERSONS ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT ANY TIME SHALL BE PERMITTED FOR USE BY BOTH SEXES (422.2.5)

ADA
 -PROJECT MUST SPEND 20% OF BUDGET TO IMPROVE ACCESSIBILITY W/PRIORITIZATION 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 (304.402)
 -CHECK OUT COUNTER SHALL BE NO HIGHER THAN 38" AFF (304.32)
 -CLEAR SPACE, WHERE REQUIRED SHALL BE 30"x48" (506.3)
 -LATCHED DOORS SHALL HAVE 12" ON PUSH SIDE OF DOOR & 18" OF CLEARANCE ON PULL SIDE W/60" CLEAR SWING IN FRONT OF DOOR (404.2.4)
 -LATCH STYLE HANDLES W/IA PULL FORCE OF LESS THAN 5# TO BE PROVIDED (404.2.7)
 -CLEAR OPENING WIDTH OF 32" MIN FOR DOORS WHEN OPENED 90 DEGREES W/NO PROJECTIONS (404.2)
 -TOE CLEARANCE SHALL BE 17'-25" IN DEPTH & 12" AFF, EXTENDING FOR MIN. OF 30" WIDE (306.2)
 -KNEE CLEARANCE SHALL BE BETWEEN 9"-27" AFF & EXTENDING 25" UNDER SURFACE & 30" WIDE, MIN. (306.3)
 -OBST. BETWEEN 27"-30" AFF CANT PROTRUDE MORE THAN 4" FROM WALL INTO CIRCULATION PATH (307.2)
 -RAMPS, MAX SLOPE OF 1/2 (405.2)
 -60" SQUARE TURNING RADIUS PROVIDED @ BOTTOM OF RAMP OR TOP LANDINGS (405.7)
 -HANDRAIL TO EXTEND 12" PAST BOTTOM OF RAMP OR ONE TREAD WIDTH @ BOTTOM OF STAIR & 12" AT TOP OF STAIR OR RAMP (505.10.1 - 505.10.3)
 -BOTTOM EDGE OF MIRRORS NO HIGHER THAN 40" AFF ABOVE COUNTER/SINK, OTHERWISE NO GREATER THAN 36" AFF (603.3)
 -CENTERLINE OF TOILET BTW 16'-18" FROM WALL (604.2)
 -60"x60" CLEARANCE AROUND TOILET (604.3.1)
 -TOILET HEIGHT OF 17'-19" AFF (604.4)
 -SIDE WALL GRAB BAR IN BATHROOM TO BE 12" FROM CORNER & 42" LONG. REAR GRAB BAR SHALL BE 36" LONG & 12" FROM CENTERLINE OF TOILET, EXTENDING 24" MIN. PAST CENTERLINE ON FAR SIDE (604.5.1-2)
 -TOILET PAPER DISPENSERS 7'-9" IN FRONT OF TOILET BOWL, MEASURED FROM DISPENSER CENTERLINE & BTW 15'-48" AFF (604.7)
 -TOE CLEARANCE UNDER STALL DOORS = 12" MIN. (604.8.1.4)
 -URINAL HEIGHT: MAX. 17" AFF (605.2)
 -SINK HEIGHT (RIM) OF NO MORE THAN 34" AFF (606.3)
 -REFLECTION RADIUS OF 24" DEEP PROVIDED FOR ALL SINKS NOT ACCESSED THROUGH PRIVATE OFFICES (606.2)
 -GRAB BARS TO BE INSTALLED BTW 33"-36" AFF (609.4)
 -CROSS SECTION OF ALL GRAB BARS TO BE BTW 1 1/4" TO 2" MAX. IN DIAMETER (RCRUBARS) & BE 1/2" FROM WALL (608.2.1)
 -FACILE SIGNS TO BE INSTALLED BTW 48"-60" MAX AFF (703.4)



1250 FOREST AVENUE
 INTERIOR RENOVATION - NO STRUCTURAL WORK

OWNER
 TIM ZERILLO
 5425 LILL
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PROJECT TEAM

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TITLE & SCHEDULES

No.	Description	Date

Project number 17-16_1250 Forest
 Date 10.14.17
 Drawn by TJR
 Checked by TJR

T-1
 Scale As indicated