

# 130 EASTERN PROMENADE

PORTLAND, MAINE



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PROPOSED RENOVATIONS @:  
**130 EASTERN PROMENADE**  
FOR: 130 EASTERN PROMENADE LLC  
110 MARGINAL WAY  
PORTLAND, MAINE 04101

## PROJECT DIRECTORY

<b>OWNER</b>	<b>130 EASTERN PROMENADE LLC</b> 110 MARGINAL WAY PORTLAND, MAINE 04112	<b>STRUCTURAL ENGINEER</b>	SHELLEY ENGINEERING, INC. P.O. BOX 1030 GRAY, MAINE 04039 P: 207.657.8031 M: 207.756.2296
<b>ARCHITECT</b>	MARK MUELLER ARCHITECTS 100 COMMERCIAL STREET SUITE #207 PORTLAND, MAINE 04101 P: 207.774.9057 F: 207.773.3851 E-MAIL: rfi@muellerarchitects.com	<b>CIVIL ENGINEER</b>	BLAIS CIVIL ENGINEERS 780 BROADWAY SOUTH PORTLAND, MAINE 04106 P: 207.767.7300
<b>LANDSCAPE ARCHITECT</b>	CARROLL ASSOCIATES 217 COMMERCIAL STREET PORTLAND, MAINE 04101 P: 207.772.1552 E-MAIL: pcarroll@carroll-assoc.com		
<b>SURVEYOR</b>	BACK BAY BOUNDARY, INC. 643 FOREST AVE. PORTLAND, MAINE 04101 P: 207.774.2855		

## SYMBOLS

	ROOM NUMBER
	DOOR NUMBER
	WINDOW TYPE
	BUILDING SECTION
	WALL SECTION
	DETAIL SECTION
	CASEWORK ELEVATION
	INTERIOR ELEVATION
	VERTICAL ELEVATION
	PARTITION TYPE
	COLUMN CENTER LINE

## MATERIALS

	CONCRETE
	CONCRETE MASONRY UNIT
	GRAVEL
	SOIL
	STEEL
	WOOD FRAMING
	WOOD BLOCKING
	WOOD
	GYPSUM BOARD
	SAT
	BATT INSULATION
	RIGID INSULATION
	EXPANSION MATERIAL
	FINISH WOOD

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## ABBREVIATIONS

AB	ANCHOR BOLT	FDKB	FIRE DEPARTMENT KEY BOX	MAX	MAXIMUM	S	SOUTH
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	MECH	MECHANICAL	SAT	SUSPENDED ACOUSTICAL
ALUM OR AL	ALUMINUM	FX	FIRE EXTINGUISHER	MFR	MANUFACTURER		TILE CEILING
		FFE	FINISH FLOOR ELEVATION	MIN	MINIMUM	SC	SHOWER CURTAIN
BIT	BITUMINOUS	FIN	FINISH	MISC	MISCELLANEOUS	SD	SOAP DISPENSER
BM	BENCH MARK	FIN FL OR FF	FINISH FLOOR	MRGB	MOISTURE RESISTANT GYPSUM BOARD	SCHED	SCHEDULE
BOT	BOTTOM	FIN GR	FINISH GRADE	MTL	METAL	SECT	SECTION
BRG	BEARING	FL	FLOOR			SHT	SHEET
BRK	BRICK	FR	FIRE RATING	N	NORTH	SIM	SIMILAR
		FRMG	FRAMING	NA	NOT APPLICABLE	SND	SANITARY NAPKIN DISPOSAL
C	CARPET	FT	FEET (FOOT)	NIC	NOT IN CONTACT	SQ	SQUARE
CAB	CABINET	FV	FIELD VERIFY	NO	NUMBER	STD	STANDARD
CC	CENTER TO CENTER			NOM	NOMINAL	STL	STEEL
CL	CENTER LINE	GA	GAUGE	NTS	NOT TO SCALE	STRUCT	STRUCTURAL
CLG	CEILING	GALV	GALVANIZED			SV	SHEET VINYL
CONC	CONCRETE	GB	GRAB BARS	OA	OVERALL	T	TEMPERED (GLASS)
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	OD	OUTSIDE DIAMETER	THK	THICKNESS
		GWB	GYPSUM WALL BOARD	OPNG	OPENING	TO	TOP OF
				OPP	OPPOSITE	TOB	TOP OF BEAM
DBL	DOUBLE	HC	HANDICAP	P	PAINT	TOM	TOP OF MASONRY
DIA	DIAMETER	HM	HOLLOW METAL	PTD	PAINTED	TOW	TOP OF WALL
DIM	DIMENSION	HORZ	HORIZONTAL	PL	PLATE	TP	TOILET PAPER DISPENSER
DNA	DOES NOT APPLY	HT	HEIGHT	PLY WD	PLYWOOD	TUON	TYPICAL UNLESS OTHERWISE NOTED
DTL	DETAIL	IF	INSIDE FACE	PNL	PANEL	TYP	TYPICAL
DWG	DRAWING	IN	INCHES	PT	PRESSURE TREATED		
		INSUL	INSULATION	PTN	PARTITION	VB	VAPOR BARRIER
E	EAST	INT	INTERIOR			VCT	VINYL COMPOSITION TILE
EA	EACH	JNT OR JT	JOINT	RE	REFER	VERT	VERTICAL
EF	EACH FACE			REF	REFRIGERATOR		
EL	ELEVATION	LOC	LOCATION	REINF	REINFORCED	W	WEST
ELEC	ELECTRICAL			REQD	REQUIRED	W/	WITH
ELEV	ELEVATOR			RM	ROOM	WC	WATER CLOSET
EHO	ELECTRO-MAGNETIC HOLD OPEN			RO	ROUGH OPENING	WD	WOOD
ETR	EXISTING TO REMAIN						
EQ	EQUAL						
EW	EACH WAY						
EXT	EXTERIOR						

## GENERAL NOTES

1. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
3. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
4. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
5. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
6. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLE/TRASH, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
7. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
8. INSTALL U.L. FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
9. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
10. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
11. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
12. PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.
13. ALL WINDOWS IN SLEEPING ROOMS SHALL BE EGRESS WINDOWS MEETING THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS: 22" WIDE - 24" HIGH - 5.7 S.F.
14. ALL WINDOWS WITHIN 60° HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED. ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED. ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
15. BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY & MECH. ROOM WALLS & VENT PIPES.
16. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT & OR ENGINEER PRIOR TO WORK.
17. ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.

**PERMIT SET:  
MAY 23, 2014**

TITLE SHEET

DATE	02.24.2011
PROJECT	130 E. PROM
DRAWN BY	MPP
CHECK BY	MJM

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