

SPRING

TENANT SPACE

B WALL & CEILING/FLOOR TYPE LEGEND
11/2" = 1-0"

PRÍMARY CHANNE

- CEILING CHANNELS SPACED @ 24" O.C. MAX

1. DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION & THE CENTERLINE OF INTERIOR WALLS UNLESS NOTED 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 DRAINAGE WAYS.

8. NOTIFY OWNER/STRUCTURAL ENGINEER BEFORE PENETRATING OR MODIFYING JOISTS, BEAMS, COLUMNS OR OTHER STURCUTRAL MEMBERS. 9. SEE STRUCTURAL NOTES

10. INSTALL WINDOWS & FLASHING FOLLOWING MANUFACTURERS INSTRUCTIONS WITH STICK-ON FLASHING TO PROVIDE 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, 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-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 "PT" WOOD WITH FIELD APPLIED PRESERVATIVE. USE STAINLESS STEEL FASTENERS. 16 GENERAL CONTRACTOR SHALL COORDINATE ALL LITILITIES

17. HEATING SYSTEM TO BE PROFORMANCE BASED, DESIGN BY MECHANICAL CONTRACTOR. OWNER TO APPROVE 18. ELECTRICAL LIGHTS & OUTLETS TO BE INSTALLED BY CERTIFIED ELECTRICIAN. OWNER TO APPROVE BEFORE 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.

22. SEAL ALL OUTLETS & PENETRATIONS IN VAPOR RETARDER W/TAPE COMPLIANT W/VAPOR RETARDER 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, 26. PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 713.2.1.2. 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.

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.

## 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

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 WEATHERTIGHT ENCLOSURE 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.

## 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

OF THE WALL(S) PENETRATED

-RESILIENT CHANNELS SPACED @ MAX. 24" O.C.

- RESILIENT CHANNELS SPACED AT 24" MAX.

-5/8" TYPE-X GWB

TENANT SPACE

ACCOUSTIC BATT INSUL.

PRESSURE-TREATED LUMBER: SOUTHERN YELLOW PINE NO. 1 GRADING

VERSA-LAM BY BOISE-CASCADE, Fb=3,100 psi, E=2000ksi (INTERIOR FRAMING AS NOTED). POWER-PRESERVED BEAMS FOR EXTERIOR USE.

FOR GROUND CONTACT PLACED ON TOP OF CONCRETE.

PRESSURE-TREATED SOUTHERN YELLOW PINE.

## CONVENTIONAL LUMBER: S-P-F-5 NO. 2 OR BETTER

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

4. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. WHERE NOTED, HANGERS SHALL BE STAINLESS STEEL, ATTACHED WITH STAINLESS STEEL 10d x 11/2" HANGER NAILS INSTALLED IN PREDRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER. REFER TO PLAN SHEETS AND SCHEDULE FOR HANGERS AND LOCATIONS. 5. RFFFR TO STRUCTURAL DRAWINGS FOR APPROPRIATE SELF-DRIVING FASTENERS, EITHER MANUFACTURED BY FASTENMASTER, INC. OR BY GRK, INC. INSTALL FASTENERS AS INDICATED ON DRAWINGS.

WHERE NOTED, TO PREVENT SPLITTING OF LUMBER AT STRESS CONCENTRATION POINTS. 7. 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 5HORT ENDS OF PANELS AS REQUIRED BY

EG2: 2-HOUR RATED INFILL

-EXISTING PLASTER & LAT

-EXISTING PLASTER & LATH

THICKNESS: 6 1/2"

GENERAL NOTE: CONTRACTOR TO PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET

ASTM E 814 OR UL 1479 PER IBC 713.2.1.2. NOTE THAT FIRE RESISTANCE RATGIN SHALL NOT BE LESS THAN THE RATING

-(2) LAYERS 5/8" TYPE-X GWB

-2x4 WOOD STUDS SPACED MAX. 16" O.C.

IN2: 2-HOUR RATED INFILL I UL U334

LAYERS 5/8" TYPE-X GWB

(2) LAYERS 5/8" TYPE-X GWB

C: 58 dB - SOUND TEST USG-810219

(4 WOOD STUDS SPACED MAX. 16" O.C.

2" THICK MINERAL WOOL BATT INSUL.

ốg.a. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24" O.C.

## CODE & ZONING REVIEW

**PROJECT DESCRIPTION**: EXISTING BUILDING, FORMER GALLERY SPACE. BUILDING HAS APARTMENTS ON UPPER FLOORS. FIRST FLOOR RETAIL SPACE TO BE RENOVATED (LEVEL III ALTERATION) BY TENANT TO HOUSE A RETAIL BAKERY. TENANT HAS NO LEASE TO EXTERIOR SPACE OR PARKING ASSOC WITH BUILDING RETAIL SPACE TO HAVE NO MORE THAN 9 CUSTOMER SEATS TO COMPLY WITH ZONING REGULATIONS REGARDING PARKING.

ADDRESS: 1 NORTH STREET, PORTLAND CBL: 014 B007 LOT SIZE: 3,194 SF SF: 1,100 SF (RETAIL SPACE) WHOLE BUILDING 8,277

1BC 2009 1ECC 2009 NEPA 101-2009 NEPA 1-2009 ADA STANDARDS 2010

UPC 2015

APPLICABLE CODES

#### CONDITIONS -UNSPRINKLERED BUILDING -BASEMENT + THREE STORIES

# -B1 NEIGHBORHOOD BUSINESS ZONE

-CBI : 014 B007 -MIN. LOT SIZE: NONE -LOT FRONTAGE: MIN. 20'-0" -FRONT SETBACK: 0'-0" TO 10'-0" OR AVERAGE -REAR SETBACK: 10'-C

-SIDE SETBACK: 5'-0 -MAX. STRUCTURE HEIGHT: 50'-0" -MAX. IMPERVIOUS: 90% -MAXIMUM SPACE AVAILABLE TO PUBLIC: 2,000 SF

-HOURS OF OPERATION LIMITED TO 6:00 A.M. TO 11:00 P.M. -MAXIMUM FLOOR AREA FOR RETAIL 5 000 SE -NO EXTERIOR STORAGE EXCEPT FOR SOLID WASTE DISPOSAL IN CONTAINERS

## -USE CLASSIFICATION: BUSINESS PER (303.1.1) -CONSTRUCTION TYPE: VB -ALTERATION LEVEL: LEVEL THREE ALTERATION (405.1) -INTERIOR FINISH REQ. - CLASS C (803.9)

-SMOKE BARRIERS SHALL HAVE A 1-HOUR FIRE PROTECTION RATING (710.3) -SHAFT ENCLOSURES SHALL BE 1-HOUR IN BUILDINGS UNDER 4 STORÌES (708.4) -TRAVEL DISTANCE = FOR LESS THAN 50 OCCUPANTS, 75'-0" TRAVEL DISTANCE -FIRE SEPERATION BUSINESS TO RESIDENTIAL NON-SPRINKLERED = 2-HOURS -STC 50 BETWEEN APARTMENTS IN RESIDENTIAL & BUSINESS OR RES UNITS FLOORS, CEILING, AND WALLS (1207.2 & 1207.3)

## CLIMATE ZONE: 6 ATTIC: R-38 WALLS: R-13 + R-7.5ci BASEMENT WALLS: R-7.5ci

WINDOWS: U-0.35, 0.40 SHGC

AND TYPE K IN THE KITCHEN.

-WIDTH OF AISLES SERVING SEATING AT TABLES SHALL NOT BE LESS THAN 36" WHERE SERVING AN OCCUPANT LOAD OF 50 OR FEWER. (NFPA 12.2.5.8.2) -REQUIRED SEPERATION FROM APT. ABOVE: 2 HOURS PÈR NEPA TABLE 5.1.14.4.1 -CHANGES IN FLOOR ELEVATION CANNOT BE MORE THAN 1/4" (NFPA 7.1.6.2) -CEILING HEIGHT OF NOT LESS THAN 7'-O" IN EXISTING BUILDING WITH PROJECTIONS FROM THE CEILING OF NOT LESS THAN 6'-9" (NFPA 7.1.5.1) -MINIMUM CLEAR WIDTH FOR A NEW RAMP 44" (7.2.5.2(a) -INTERIOR FINISHES: A, B OR C (NFPA A.10.2.2)

-FIRE EXTINGUISHERS IN PUBLIC, MERC AND STORAGE AREAS TO BE ABC TYPE

## 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 SHAL BE PERMITTED FOR USE BY BOTH SEXES (422.2.3)

### -PROJECT MUST SPEND 20% OF BUDGET TO IMPROVE ACCESIBILITY 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

-CHECK OUT COUNTER SHALL BE NO HIGHER THAN 38" AFF (904.3.2) -CLEAR SPACE, WHERE REQUIRED SHALL BE 30"X48" (305.3) -LATCHED DOORS SHALL HAVE 12" ON PUSH SIDE OF DOOR & 18" OF CLEARANCE ON LL SIDE WIGO" CLEAR SWING IN FRONT OF DOOR (404 2 4 1)

-LATCH STYLE HANDLES W/A PULL FORCE OF LESS THAN 5# TO BE PROVIDED -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" -KNEE CLEARANCE SHALL BE BETWEEN 9"-27" AFF & EXTENDING 25" UNDER SURFACE & 30" WIDE, MIN. (306.3) -OBJECTS BETWEEN 27"-80" AFF CAN'T PROTRUDE MORE THAN 4" FROM WALL INTO CIRCULATION PATH (307.2)

-RAMPS, MAX SLOPE OF 1:12 (405.2) -60" SQUARE TURNING RADIÙS PRÓVIDED @ BOTTOM OF RAMP OR TOP LANDING -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 35" 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 EAR SIDE (604.5.1-2 -TOILET PAPER DISPENCERS 7"-9" IN FRONT OF TOILET BOWL, MEASURED FROM DISPENCER CENTERLINE & BTW 15"-48" AFE (604.7)

-TOE CLEARANCE UNDER STALL DOORS = 12" MIN. (604.8.1.4) -URÍNAL HEIGHT: MAX. 17" AFF (605.2) -SINK HEIGHT (RIM) OF NO MORE THAN 34" AFF (606.3) -KNEE CLEARANCE 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 11/4" TO 2" MAX. IN DIAMETER (CIRCULAR) & BE 11/2" FROM WALL. (609.2.1) -TACTILE SIGNS TO BE INSTALLED BTW 48"-60" MAX. AFF (703.4)

TRACIE

Sheet List

CHOFLEASED PARKING

FIRST FLOOR PLAN

Americans with disabilities act

HVAC I Heating, ventilation and air conditioning

VT I Visual transmittance, a measurement of

WC I Water closet, otherwise known as a bathroom

PSI or PSF I Pounds per square inch or pounds per

<u>ABBREVIATIONS</u>

DWG I Drawina

EL I Elevation

MIN I Minimum

NTS I Not to scale

GA I Gauge

AFF I Above finish floor

GWB | Gypsum wall board

GPF I Gallons per flush (toilets)

square foot, pressure or strength

UNO L Unless noted otherwise

R-Value | Thermal resistance

RCP | Reflected ceiling plan

transparency/translucency

SHG I Solar Heat Gain

SF I Square foot

STRUCT. I Structural

SIM I Similar

TYP. I Typical

VIF I Verify in field

1 NORTH STREET

OWNERS [Tenants] Chris Deutsch & Amy Fuller 29 Wilson Street #2 Portland, ME 04101 (703) 395-9351 (cell)

bellevillemaine@gmail.com

TENANT FITOUT (LEVEL III ALTERATION)



PORTLAND, MF 04102 TRACIF REED ARCHITEC NCARB, AIA, LEED AP BD+C traciereed@dextrouscreative.com 207.409.0459 (cell)

PROJECT TEAM

Description Project number Drawn by

Checked by

View Name REVISION Room name Name \_ **ELEVATION** ROOM NAME, NUMBER & SF Elevation 101 150 SF

DOOR TAG SPOT ELEVATION (101) WALL TAG WINDOW TAG CENTERLINE NORTH SYMBOL

05.16.17 As indicated

17-04

Date