

3RD FLOOR KEY PLAN

1/16"=1'-0"

AREA OF NEW WORK (SHADED) 1,614 SF.
3RD FLOOR BUSINESS USE

IBC 2015: CODE DATA

OCCUPANT LOAD	24 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	3B - EXISTING TO REMAIN
TOTAL AREA OF WORK	570 SF (AREA OF WORK) & 2,384 SF (AT TENANT SPACE)
ACTUAL BUILDING AREA	E.T.R.
BUILDING HEIGHT	3 STORIES - E.T.R.
BUILDING AREA LIMITATION - SQ. FT. (TABLE 503)	E.T.R.
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	E.T.R.
STREET FRONTAGE INCREASE (150%) - SQ. FT.	E.T.R.
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	E.T.R.
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE (1 STORY)	E.T.R.
EXIT ACCESS TRAVEL DISTANCE (ALLOWABLE/ACTUAL)	200'/107'-0"
COMMON PATH OF TRAVEL (ALLOWABLE/ACTUAL)	100'/100'-0"
FIRE SUPPRESSION	YES - E.T.R.
EXIT ACCESS FIRE RATINGS:	
FIRE WALLS	E.T.R.
PARTY WALLS	E.T.R.
STAIR ENCLOSURES	E.T.R.
SHAFTS	E.T.R.
EXIT ACCESS CORRIDORS	E.T.R.
FIRE PROTECTION OF STRUCTURE:	
PRIMARY STRUCTURAL FRAME	E.T.R.
LOAD BEARING WALLS - EXTERIOR	E.T.R.
LOAD BEARING WALLS - INTERIOR	E.T.R.
NON-LOAD BEARING WALLS - EXTERIOR	E.T.R.
NON-LOAD BEARING WALLS - INTERIOR	E.T.R.
FLOOR CONSTRUCTION & SECONDARY MEMBERS	E.T.R.
ROOF CONSTRUCTION & SECONDARY MEMBERS	E.T.R.
GENERAL NOTES	

NFPA 101 2009 & NFPA 220 2006: CODE DATA

OCCUPANT LOAD	24 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	III C 0.01
TOTAL AREA OF WORK	570 SF (AREA OF WORK) & 2,384 SF (AT TENANT SPACE)
ACTUAL BUILDING AREA	E.T.R.
BUILDING HEIGHT	3 STORIES - E.T.R.
BUILDING HEIGHT LIMITATION - STORIES	3 STORIES - E.T.R.
EXIT ACCESS TRAVEL DISTANCE (ALLOWABLE/ACTUAL)	200'/107'-0"
COMMON PATH OF TRAVEL (ALLOWABLE/ACTUAL)	100'/100'-0"
FIRE SUPPRESSION	yes - E.T.R.
EXIT ACCESS FIRE RATINGS:	
FIRE WALLS	E.T.R.
PARTY WALLS	E.T.R.
STAIR ENCLOSURES	E.T.R.
SHAFTS	E.T.R.
EXIT ACCESS CORRIDORS	E.T.R.
FIRE PROTECTION OF STRUCTURE:	
COLUMNS	E.T.R.
BEAMS, GIRDERS, TRUSSES & ARCHES	E.T.R.
LOAD BEARING WALLS - EXTERIOR	E.T.R.
LOAD BEARING WALLS - INTERIOR	E.T.R.
NON-LOAD BEARING WALLS - EXTERIOR	E.T.R.
NON-LOAD BEARING WALLS - INTERIOR	E.T.R.
FLOOR CONSTRUCTION	E.T.R.
ROOF CONSTRUCTION	E.T.R.
GENERAL NOTES	
INTERIOR FINISHES:	
WALLS & CEILINGS: CLASS A, B, OR C	
FLOORS: CLASS 1 OR 2	
F.F.E. SHALL MEET NFPA 265 & 701.	

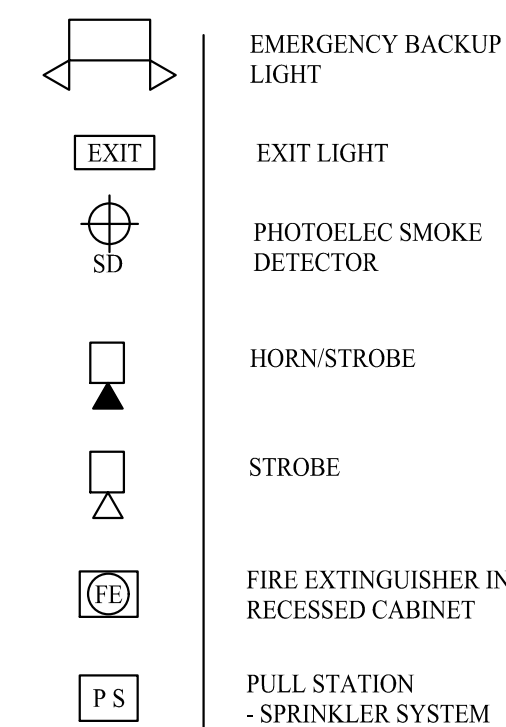
DEMOLITION NOTES:

- ALL DASHED WALLS AS SHOWN TO BE REMOVED. G.C. TO FIELD VERIFY & REPORT ANY DISCREPANCIES OR LOAD BEARING WALLS TO THE ARCHITECT.
- ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO DEMOLITION. VERIFY WATER SHUT-OFF W/ BUILDING OWNER. EXISTING DUCT WORK TO REMAIN SHALL BE SEALED. SPRINKLER SYSTEMS, WHERE APPLICABLE, SHALL REMAIN OPERATIONAL UNLESS PERMITTED BY THE CITY BUILDING INSPECTOR. FIRE ALARM SYSTEMS TO REMAIN FULLY OPERATIONAL DURING DEMOLITION.
- DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS AS REQUIRED.
- ALL DEMOLITION SHALL BE REMOVED FROM THE REAR OF THE BUILDING ONLY.
- ALL FIRE PROTECTION, GYPSUM DRY WALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS, INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED.
- PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
- DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE VERIFIED IN FIELD.
- FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.
- REMOVE CEILING TILES AND LIGHTS AS INDICATED.

PROJECT NOTES

- PAINT NEW AREAS AND PATCH AND PAINT EXISTING AREAS, WITH LIKE MATERIALS AND COLORS, THAT HAVE BEEN TOUCHED BY NEW SCOPE OF WORK.
- THE CONSTRUCTION TYPE NOTED WITHIN IS LIMITED TO THE SCOPE OF WORK AS SHOWN AND OUTLINED IN THE CONSTRUCTION DOCUMENTS. CONSTRUCTION TYPE AND USE BEYOND THIS SCOPE OF WORK SHALL BE OUTSIDE THE RESPONSIBILITY OF THE ARCHITECT.
- SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS AS SHOWN (NO CHANGE OF USE).
- THE TENANT SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, NFPA 101, ANSL, UFAS, HUD/AG, ADA/AG, MPS.
- THE CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- INSTALL U.L. FIRE-STOPPING SEALANT SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- ALL INTERIOR FINISHES SHALL MEET:
WALLS & CEILINGS: CLASS A OR B
FLOOR FINISHES: NOT LESS THAN CLASS II.
- ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS.
- NEW HVAC DUCTS & SPRINKLERS AS REQ'D PER NEW PLAN.
- INSTALL/ RELOCATE SPRINKLER HEADS PER NEW PLAN.

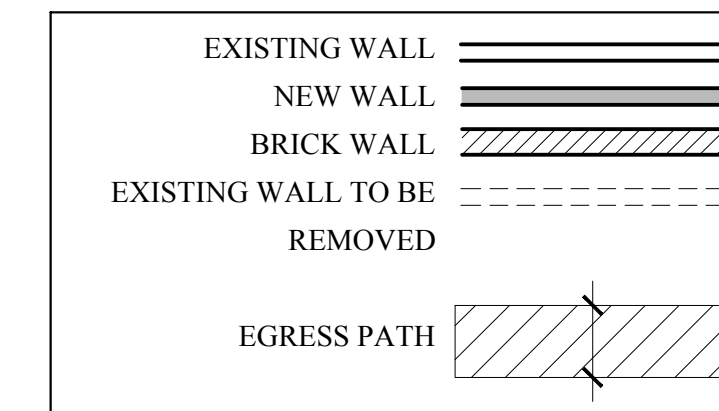
LIFE SAFETY LEGEND:



LIFE SAFETY NOTES:

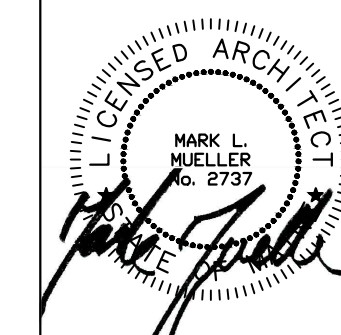
- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE DESIGNED AND INSTALLED PER NFPA 72, BY A CITY/ STATE APPROVED CONTRACTOR WITH A SEPARATE PERMIT.
- ALL STROBES TO BE 30 CANDELA UNLESS OTHERWISE NOTED.
- SYSTEM SHALL BE SUPERVISED BY AN OFF-SITE CERTIFIED BY THE CITY OF PORTLAND THIRD PARTY
- EXISTING LIFE SAFETY SYSTEM SHALL REMAIN, TYP. EACH SIDE
- LIFE SAFETY SYSTEM SHALL MEET ALL REQUIREMENTS OF THE CITY OF PORTLAND AND THE STATE FIRE MARSHAL OFFICE
- NEW EQUIPMENT AS SHOWN, ALL EXG EQUIPMENT TO REMAIN.

WALL LEGEND



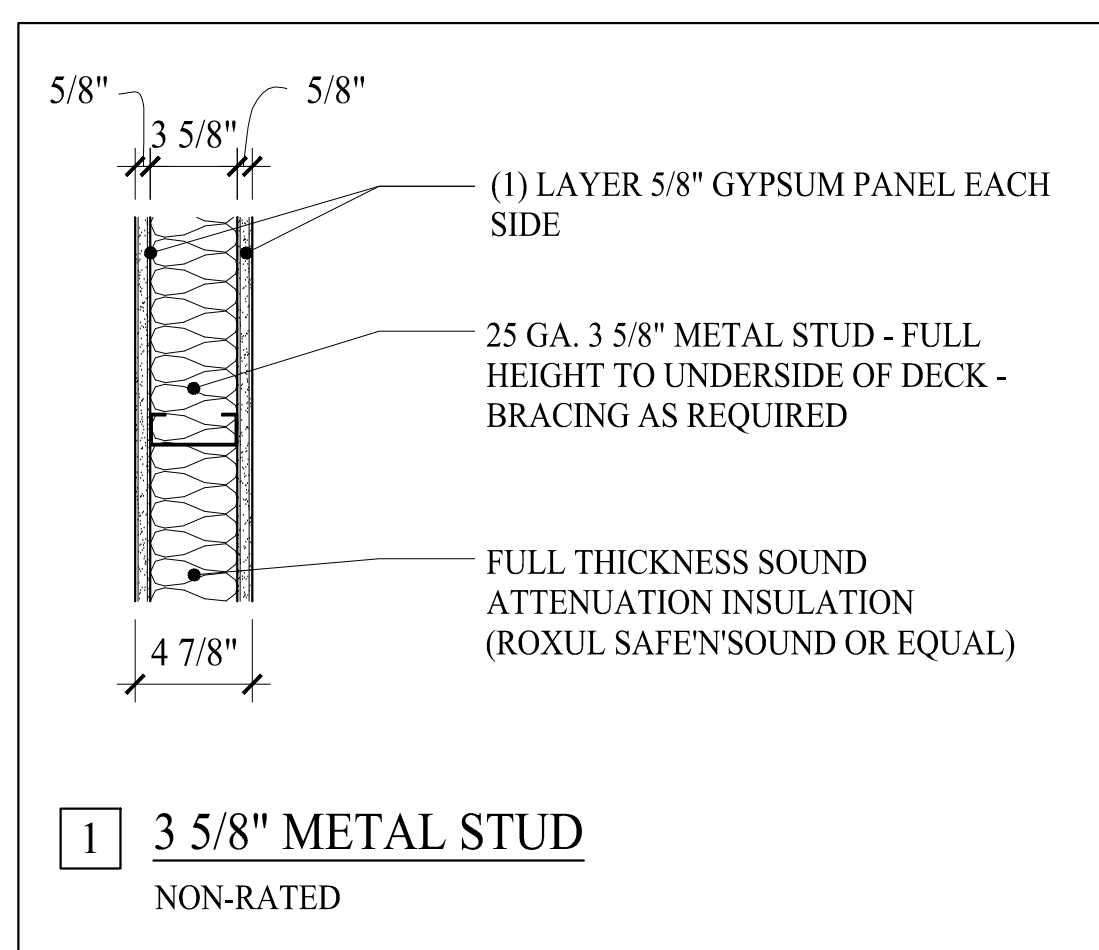
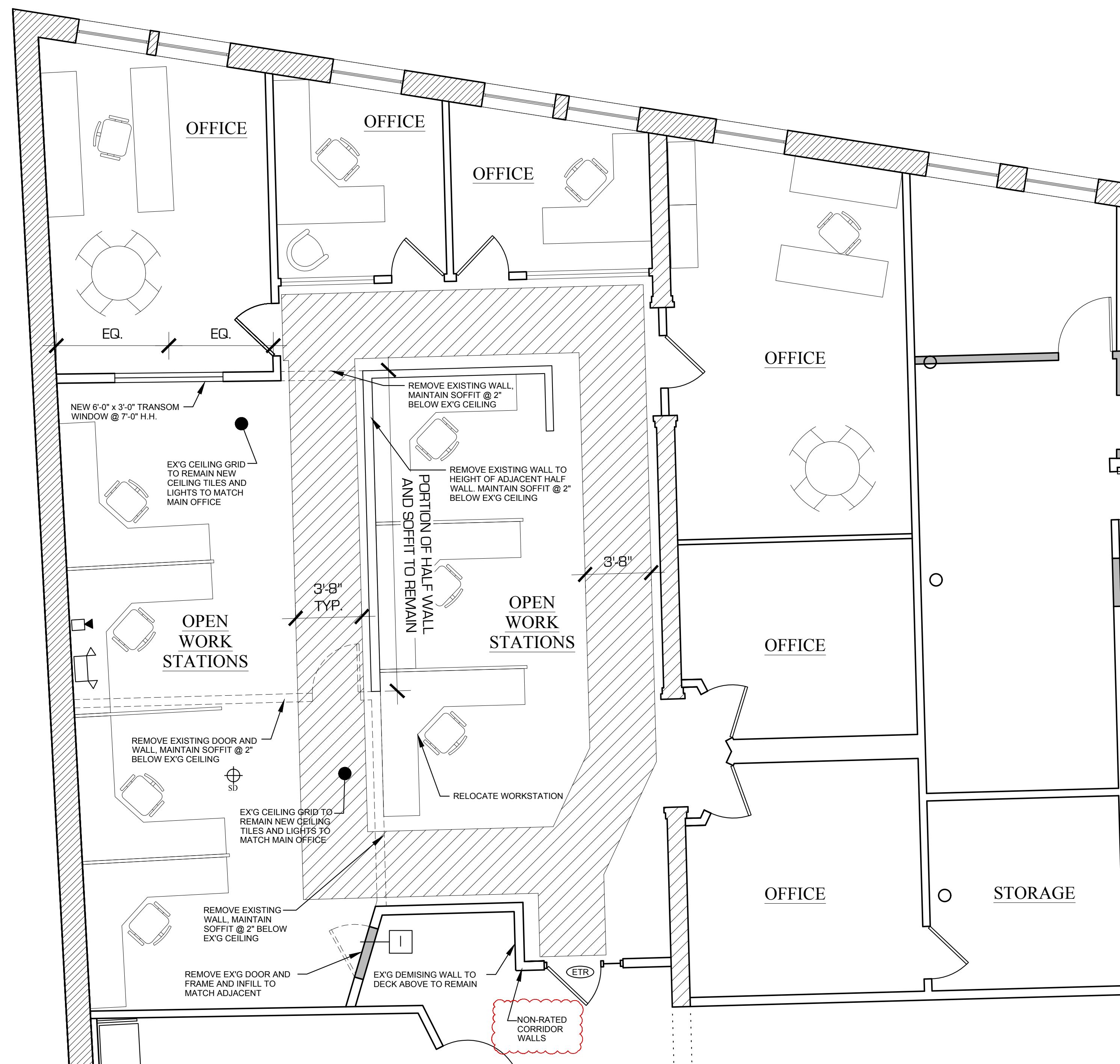
Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
11/16/2018

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MARK MUELLER ARCHITECTS



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* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS

3RD FLOOR PLAN

1/4"=1'-0"

FORD MURRAY SUITE
 66 PEARL STREET
 PORTLAND, MAINE

TENANT SUITE RENO.

DATE	SEPT. 18, 2018
PROJECT	FORD MURRAY
DRAWN BY	MRP
CHECK BY	MJM

REVISED: NOVEMBER 09, 2018
PERMIT SET 9/24/18

