

TENANT SPACE  
(AREA OF WORK)

**KEY PLAN**

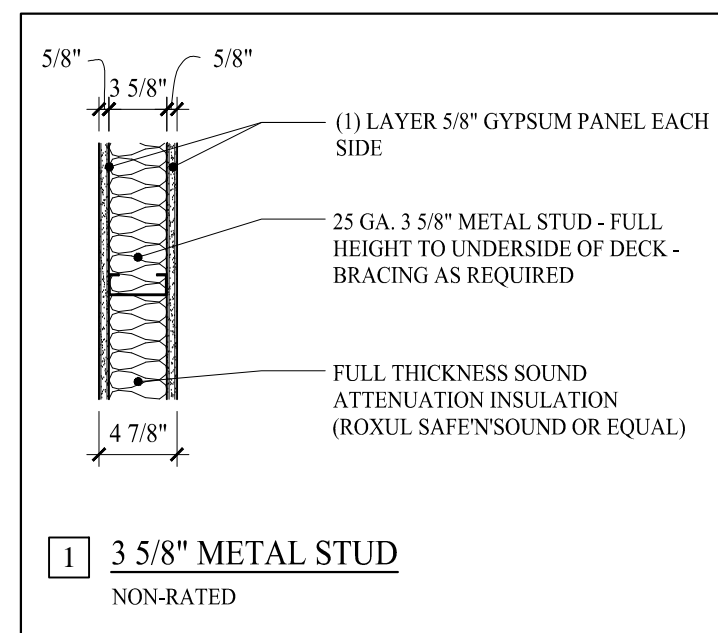
SCALE: 1/16"=1'-0"

**DEMOLITION NOTES:**

1. ALL DASHED WALLS AS SHOWN TO BE REMOVED. G.C. TO FIELD VERIFY & REPORT ANY DISCREPANCIES OR LOAD BEARING WALLS TO THE ARCHITECT.
2. 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.
3. DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS AS REQUIRED.
4. ALL DEMOLITION SHALL BE REMOVED FROM THE REAR OF THE BUILDING ONLY.
5. REMOVE EXISTING CEILING IN THEIR ENTIRETY AS REQUIRED PER PLAN.
6. ALL FIRE PROTECTION, GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS; INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED.
7. PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
8. DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE VERIFIED IN FIELD.
9. REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS, CAP PLUMBING FLUSH WITH FLOOR.
10. FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.

**PROJECT NOTES**

1. THE CONSTRUCTION TYPE NOTED WITHIN IS LIMITED TO THE SCOPE OF WORK FOR THE \_\_\_\_\_ 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.
2. SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "\_\_\_\_\_" (NO CHANGE OF USE).
3. THE TENANT SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
4. THE CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
5. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
6. INSTALL U.L. FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
7. ALL INTERIOR FINISHES SHALL MEET: WALLS & CEILINGS: CLASS A OR B FLOOR FINISHES: NOT LESS THAN CLASS II.
8. FURNITURE, FIXTURES AND EQUIPMENT SHALL BE FLAME RESISTANT AND MEET NFPA 701. STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS.
9. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70.
10. LIFE SAFETY INTEGRATION W/ THE EXISTING SHALL MEET NFPA 72 & CITY OF PORTLAND FIRE DEPARTMENT. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A CITY/ STATE APPROVED DESIGNER & CONTRACTOR.
11. SPRINKLER SYSTEM SHALL MEET NFPA 13 - NEW HEADS PER PLAN.
12. ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS.
13. HVAC - VERIFY EXISTING HVAC SYSTEM & DUCT WORK WITH PROPOSED PLAN.

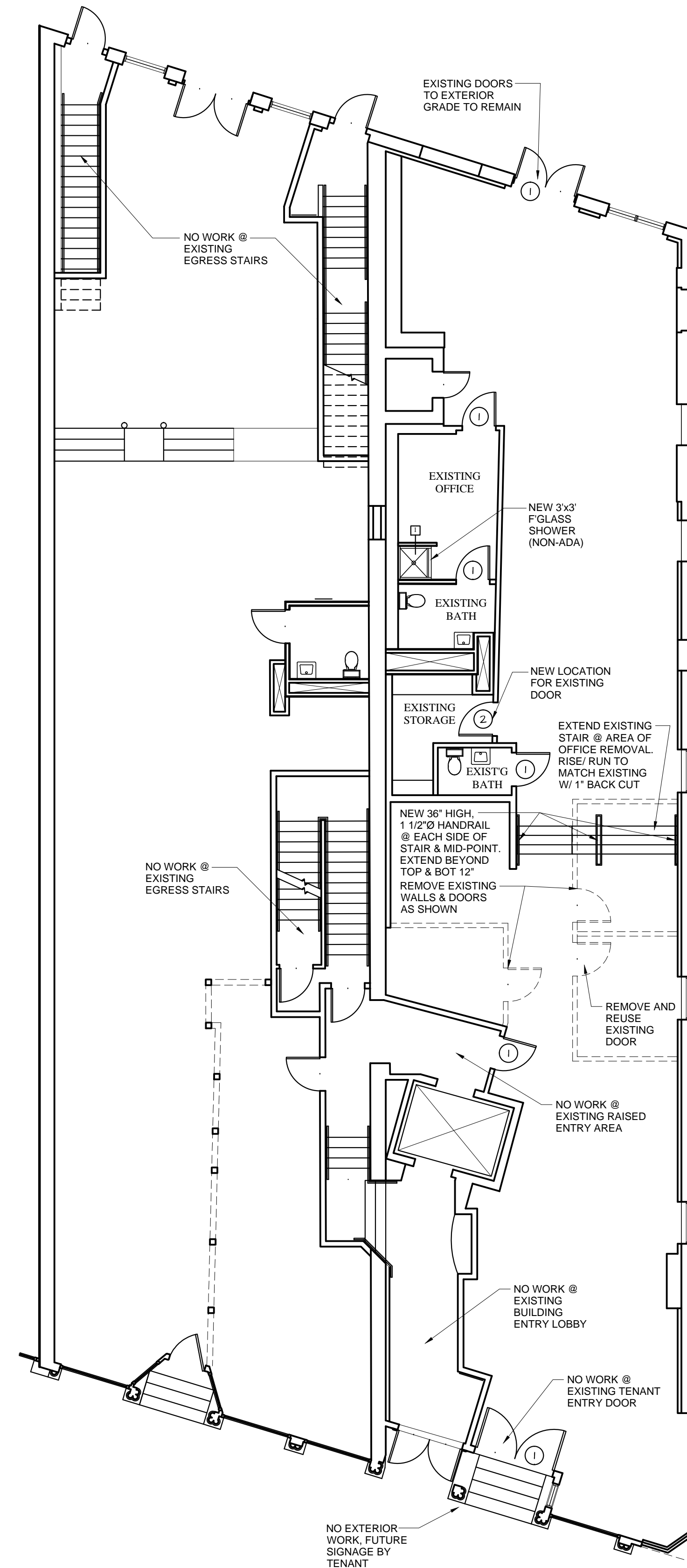
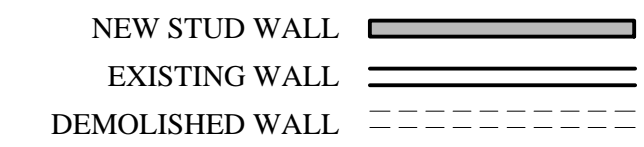


\* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS

**DOOR NOTES:**

- 1 EXISTING DOOR TO REMAIN
- 2 REUSE EXISTING DOOR

**WALL LEGEND**

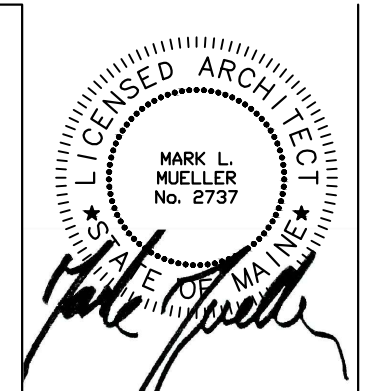


**PROPOSED FIRST FLOOR PLAN**

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

NFPA 101 2009 & 220 2006 CODE DATA	
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	R300 (SEE NOTE #0)
EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	N/A
BUILDING HEIGHT (STORES/ FEET)	3 STORES
BUILDING AREA LIMITATION - SQ FT	EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - STORES	EXISTING TO REMAIN
TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	00/ NONE
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ N/A
FIRE SUPPRESSION SYSTEM	YES
NUMBER OF REQUIRED EXITS	TWO (AT TENANT SPACE)
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	ETK
PARTY WALLS	ETK
STAIR ENCLOSURES	ETK
SHAFTS	ETK
EXIT ACCESS CORRIDORS	ETK
FIRE PROTECTION OF STRUCTURE	ETK
COLUMNS	ETK
BEAMS, GIRDERS, TRUSSES & ARCHES	ETK
LOAD BEARING WALLS - EXTERIOR	ETK
LOAD BEARING WALLS - INTERIOR	ETK
NON-LOAD BEARING WALLS - EXTERIOR	ETK
NON-LOAD BEARING WALLS - INTERIOR	ETK
FLOOR CONSTRUCTION	ETK
ROOF CONSTRUCTION	ETK
OCCUPANT LOAD	2,649 People
BUSINESS	2,649 SF 100 SF/ PERSON - 27
GENERAL NOTES	

IBC 2009 CODE DATA	
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	3B (SEE NOTE #0)
EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	N/A
BUILDING HEIGHT (STORES/ FEET)	3 STORES
BUILDING AREA LIMITATION - SQ FT (TABLE 501)	EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - STORES (TABLE 501)	EXISTING TO REMAIN
INCREASE STREET FRONTAGE (200% AREA) - SQ FT	
INCREASE AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	
INCREASE AUTOMATIC SPRINKLER SYSTEM HEIGHT (3 STORY)	N/A
TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	00/ NONE
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ ETK
FIRE SUPPRESSION SYSTEM	YES
NUMBER OF REQUIRED EXITS	TWO (AT TENANT SPACE)
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	ETK
PARTY WALLS	ETK
STAIR ENCLOSURES	ETK
SHAFTS	ETK
EXIT ACCESS CORRIDORS	ETK
FIRE PROTECTION OF STRUCTURE	ETK
PRIMARY STRUCTURAL FRAME	ETK
SECONDARY STRUCTURAL FRAME	ETK
LOAD BEARING WALLS - EXTERIOR	ETK
LOAD BEARING WALLS - INTERIOR	ETK
NON-LOAD BEARING WALLS - EXTERIOR	ETK
NON-LOAD BEARING WALLS - INTERIOR	ETK
FLOOR CONSTRUCTION	ETK
ROOF CONSTRUCTION	ETK
OCCUPANT LOAD	2,649 People
BUSINESS	2,649 SF 100 SF/ PERSON - 27
GENERAL NOTES	



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**Rough & Tumble**  
 131 MIDDLE STREET  
 PORTLAND, MAINE

INTERIOR TENANT FIT-UP FOR:

**FIRST FLOOR PLAN**  
 DATE: 08/25/15  
 PROJECT NAME:  
 DRAWN BY: MPP/TJD  
 CHECK BY: MJM

**A-1.1**

PERMIT SET: AUGUST 27, 2015