

NFPA 101 2009 & 220 2006 CODE DATA	
USE GROUP CLASSIFICATION	BUSINESS (OFFICE)
TYPE OF CONSTRUCTION	EXISTING TO REMAIN
EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	1539 SF
BUILDING HEIGHT (STORIES/ FEET)	4 STORIES
BUILDING AREA LIMITATION - SQ FT	EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - STORES	EXISTING TO REMAIN
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ NONE
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 59
FIRE SUPPRESSION SYSTEM	YES
NUMBER OF REQUIRED EXITS	ONE (AT TENANT SPACE)
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	ETR
PARTY WALLS	ETR
STAIR ENCLOSURES	ETR
SHAFTS	ETR
EXIT ACCESS CORRIDORS	ETR
FIRE PROTECTION OF STRUCTURE	
COLUMNS	ETR
BEAMS, GIRDERS, TRUSSES & ARCHES	ETR
LOAD BEARING WALLS - EXTERIOR	ETR
LOAD BEARING WALLS - INTERIOR	ETR
NON-LOAD BEARING WALLS - EXTERIOR	ETR
NON-LOAD BEARING WALLS - INTERIOR	ETR
FLOOR CONSTRUCTION	ETR
ROOF CONSTRUCTION	ETR
OCCUPANT LOAD	1539 People 15
BUSINESS	1539 SF 100 SF/ PERSON = 15
GENERAL NOTES:	

IBC 2009 CODE DATA	
USE GROUP CLASSIFICATION	BUSINESS (OFFICE)
TYPE OF CONSTRUCTION	EXISTING TO REMAIN
EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	1539 SF
BUILDING HEIGHT (STORIES/ FEET)	4 STORIES
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - STORES (TABLE 503)	EXISTING TO REMAIN
INCREASE STREET FRONTAGE (50% AREA) - SQ FT	-
INCREASE AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	-
INCREASE AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	N/A
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ NONE
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 59
FIRE SUPPRESSION SYSTEM	YES
NUMBER OF REQUIRED EXITS	ONE (AT TENANT SPACE)
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	ETR
PARTY WALLS	ETR
STAIR ENCLOSURES	ETR
SHAFTS	ETR
EXIT ACCESS CORRIDORS	ETR
FIRE PROTECTION OF STRUCTURE	
PRIMARY STRUCTURAL FRAME	ETR
SECONDARY STRUCTURAL FRAME	ETR
LOAD BEARING WALLS - EXTERIOR	ETR
LOAD BEARING WALLS - INTERIOR	ETR
NON-LOAD BEARING WALLS - EXTERIOR	ETR
NON-LOAD BEARING WALLS - INTERIOR	ETR
FLOOR CONSTRUCTION	ETR
ROOF CONSTRUCTION	ETR
OCCUPANT LOAD	1539 People 15
BUSINESS	1539 SF 100 SF/ PERSON = 15
GENERAL NOTES:	

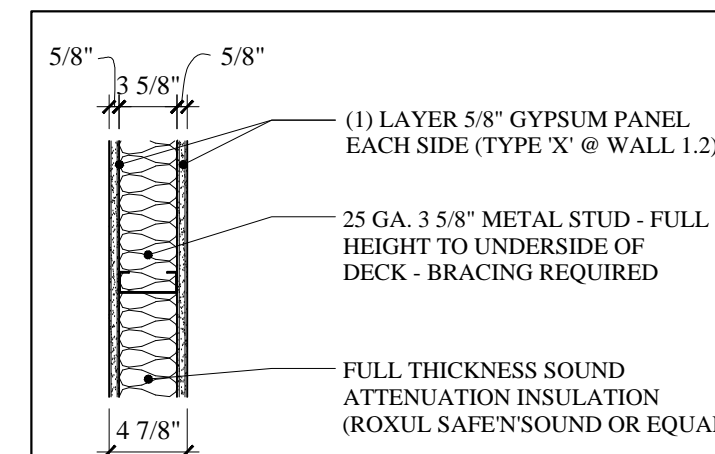
DEMOLITION NOTES:

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 CEILINGS 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.

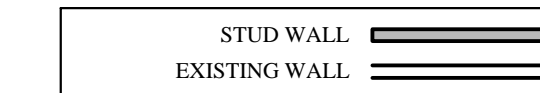
PROJECT NOTES

1. SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "OFFICE TENANT" (NO CHANGE OF USE).
2. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTEGRATION W/ THE EXISTING SHALL MEET NFPA 72 & CITY OF PORTLAND FIRE DEPARTMENT.
3. ALL NEW INTERIOR FINISHES SHALL MEET:
WALLS & CEILINGS: CLASS A OR B - FLOOR FINISHES: NOT LESS THAN CLASS II.
4. FURNITURE, FIXTURES AND EQUIPMENT:
SHALL BE FLAME RESISTANT & MEET NFPA 701, STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES & FILMS.
5. SPRINKLER SYSTEM - NEW HEADS PER PLAN.
6. ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS
7. HVAC - VERIFY EXISTING HVAC SYSTEM & DUCT WORK WITH PROPOSED PLAN.

* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS



WALL LEGEND



DOOR NOTES:

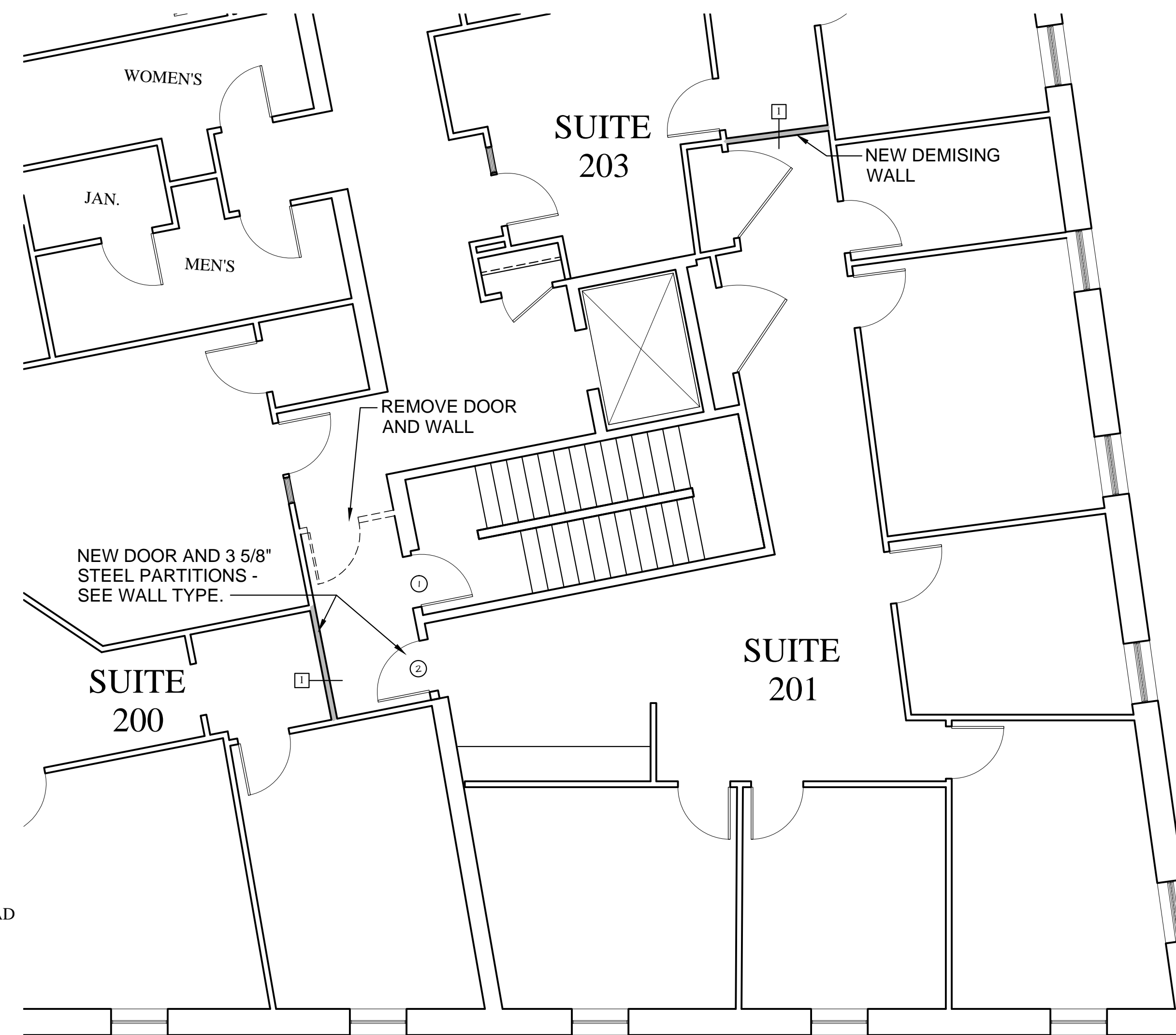
- 1 EXISTING DOOR TO REMAIN
- 2 NEW DOOR, 3'-0" x 7'-0" TO MATCH EXISTING STYLE, TYPE, CLOSER AND FINISH, ADA LEVER HARDWARE TO MATCH EXISTING.



KEY PLAN

SCALE: N.T.S.

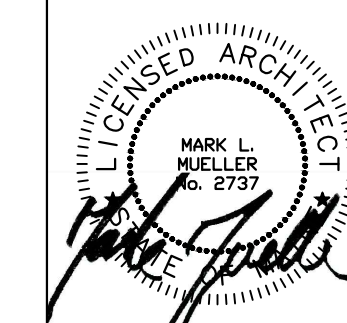
- SCOPE OF WORK:
1. SUBDIVISION OF SINGLE TENANT SPACE WITH TWO MEANS OF EGRESSES, INTO TWO TENANT SPACES WITH A SINGLE MEANS OF EGRESS. SEE PLANS FOR OCCUPANT LOAD & TRAVEL DISTANCES
 2. MODIFICATION OF EXISTING EGRESS STAIR TO ALLOW FOR A LARGER TENANT ENTRY SPACE.



2nd FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISED: JULY 08, 2015
CONSTRUCTION SET: MAY 18, 2015



MARK MUELLER ARCHITECTS

A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone/Fax 207.774.9057
Email:
rfi@muellerarchitects.com

© COPYRIGHT 2011
MARK MUELLER ARCHITECTS

INTERIOR TENANT FIT-UP FOR:
2nd FLOOR - SUITE 201
121 MIDDLE STREET
PORTLAND, MAINE

PROPOSED PLANS

REVISIONS	DATE
	05.15.15
PROJECT	SUITE 201
DRAWN BY	MRP
CHECK BY	MLM

A-1.0