OWNER

ARCHITECT

STRUCTURAL

ENGINEER

P: 716.812.8150

SUITE #207

P: 207.774.9057

F: 207.773.3851

77 OAK STREET

P: 207.774.4614

EACH WAY

EXTERIOR

EWEXT

COMMON DECKS

OCCUPANT LOAD - TOTAL

IBC 2009

PORTLAND, ME 04101

E-MAIL: aaron@structuralinteg.com

STRUCTURAL INTEGRITY CONSULTING ENGINEERS, INC.

TOTAL 15,459 SF

SF/ PERSON =

MATERIALS

// // //

PARTITION TYPE

COLUMN CENTER LINE

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

FINISH WOOD

DRAWING INDEX

T-1.2	GENERAL NOTES						
ARCHITECTURAL DRAWINGS		INTERIORS DRAWINGS					
A-1.0 A-1.1 A-1.2 A-1.3 A-1.4 A-1.5 A-1.6 A-1.7 A-1.8 A-1.9 A-1.10 A-1.11 A-1.12 A-1.13 A-1.14 A-1.15 A-1.16 A-1.17 A-1.18 A-1.19 A-1.19	KEY PLAN 1ST FLOOR PLAN 2ND FLOOR PLAN 3RD FLOOR PLAN 4TH FLOOR PLAN ROOF PLAN 1ST FLOOR PLAN ENLARGED 1ST FLOOR PLAN ENLARGED 1ST FLOOR PLAN ENLARGED 1ST FLOOR PLAN ENLARGED 2ND FLOOR PLAN ENLARGED 3RD FLOOR PLAN ENLARGED 3RD FLOOR ENLARGED PLAN 3RD FLOOR ENLARGED PLAN 3RD FLOOR ENLARGED PLAN 4TH FLOOR ENLARGED PLAN 4TH FLOOR ENLARGED PLAN	I-1.0 INTERIOR KEY PLAN I-1.1 1ST FLOOR FINISHES PLAN I-1.2 2ND FLOOR FINISHES PLAN I-1.3 3RD FLOOR FINISHES PLAN I-1.4 4TH FLOOR FINISHES PLAN I-1.5 ROOF FINISHES PLAN I-2.0 PART OF CD SET I-3.0 INTERIOR FINISHES NOTES I-4.0 INTERIOR FINISH SCHEDULE I-4.1 INTERIOR FINISH SCHEDULE					

MARK MUELLER **ARCHITECTS**

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

> COPYRIGHT 2016 MARK MUELLER ARCHITECTS

INDIA STREET NEIGHBORHOOD PORTLAND, MAINE

JUNE 2016

RAWN BY

CHECK BY

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	MFGR	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
DKK	BRICK	FRMG	FRAMING	NA	NOT APPLICABLE	SND	SANITARY NAPKIN DISPOSAL
~	CARPET	FT	FEET (FOOT)	NIC	NOT IN CONTACT	SQ	SQUARE
C		FV	FIELD VERIFY	NO	NUMBER	STD	STANDARD
CAB	CABINET TO CENTED			NOM	NOMINAL	STL	STEEL
CC	CENTER TO CENTER	GA	GAUGE	NTS	NOT TO SCALE	STRUCT	STRUCTURAL
CL	CENTER LINE	GALV	GALVANIZED			SV	SHEET VINYL
CLG	CEILING	GB	GRAB BARS	OA	OVERALL		
CONC	CONCRETE	GC	GENERAL CONTRACTOR	OC	ON CENTER	T	TEMPERED (GLASS)
CONT	CONTINUOUS	GWB	GYPSUM WALL BOARD	OD	OUTSIDE DIAMETER	THK	THICKNESS
DDI	DOLINIE			OPNG	OPENING	TO	TOP OF
DBL DIA	DOUBLE DIAMETER	НС	HANDICAP	OPP	OPPOSITE	TOB	TOP OF BEAM
		HM	HOLLOW METAL			TOM	TOP OF MASONRY
DIM	DIMENSION DOES NOT A PRI V	HORZ	HORIZONTAL	Р	PAINT	TOW	TOP OF WALL
DNA DTL	DOES NOT APPLY	HT	HEIGHT	PTD	PAINTED	TP	TOILET PAPER DISPENSER
	DETAIL	111	HEIGHT	PL	PLATE	TUON	TYPICAL UNLESS OTHERWISE NOTED
DWG	DRAWING	IF	INSIDE FACE	PLY WD	PLYWOOD	TYP	TYPICAL
		IN	INCHES	PNL	PANEL		
E	EAST	INSUL	INSULATION	P.T.	PRESSURE TREATED	VB	VAPOR BARRIER
EA	EACH	INT	INTERIOR	PTN	PARTITION	VCT	VINYL COMPOSITION TILE
EF	EACH FACE	11/1	INTERIOR			VERT	VERTICAL
EL	ELEVATION	JNT OR JT	JOINT	DE	DEFED		
ELEC	ELECTRICAL			RE	REFER	W	WEST
ELEV	ELEVATOR	LOC	I OCHTION	REF	REFRIGERATOR	W/	WITH
EHO	ELECTRO-MAGNETIC HOLD OPEN	LUC	LOCATION	REINF	REINFORCED	WC	WATER CLOSET
ETR	EXISTING TO REMAIN			REQD	REQUIRED	WD	WOOD
EQ	EQUAL			RM	ROOM		

ROUGH OPENING

09: CODE DATA						NFPA 1, 101 & 220 2009: CODE DATA							
USE GROUP CLASSIFICATION	1ST FLOO		SED PARKIN	IG GARAGE & MERCANT	ΓILE USE	USE GROUP CLASSIFICATION		MIXED USE (APARTMENT OVER STORAGE/ MERCANTILE) 1ST FLOOR = ENCLOSED PARKING GARAGE & MERCANTILE USE					
				DENTIAL UNITS			2ND FLO	OR - 4TH FI	OOR = RES	DENTIAL UNITS			
TYPE OF CONSTRUCTION		D - PROTEC	TED)			TYPE OF CONSTRUCTION	V (1,1,1)	V (1,1,1)					
NET USEABLE AREA	49,901 SF					NET USEABLE AREA	49,901 SF						
PROPOSED BUILDING AREA	0 SF (INCLUDES DECKS & PARKING)				i)	PROPOSED BUILDING AREA	0 SF (INCLUDES DECKS & PARKING)						
LOT AREA	20,826	SF				LOT AREA	20,826	SF					
PROPOSED BUILDING HEIGHT (STORIES/ FEET)		S / 45'-0" MA PER FLOOR	AX. HEIGHT			PROPOSED BUILDING HEIGHT (STORIES/ FEET)	4 STORIE	S / 45'-0" M.	AX. HEIGHT				
ALLOWABLE BUILDING AREA LIMITATION - SQ FT (TABLE 503)						BUILDING AREA LIMITATION - SQ FT	NONE						
ALLOWABLE BUILDING HEIGHT LIMITATION - STORIES (TABLE 503) 3 STORIES (50' MAX.) INCREASE: STREET FRONTAGE (150% AREA) - SO FT N/A			BUILDING HEIGHT LIMITATION - STORIES	NONE									
INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	N/A					TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	RESIDENTIAL 50' & MERCANTILE 100' (ACTUAL = LESS THAN ALLOW						
INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	24,000 SF INCREASE (36,000 SF TOTAL PER FLOOR) 1 STORY (4 STORIES TOTAL)					TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	RESIDENTIAL 50' & MERCANTILE 50' (ACTUAL = LESS THAN ALLO'						
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)				E 100' (ACTUAL = LESS T	THAN ALLOWARLE)	TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	RESIDENTIAL 325' & MERCANTILE 250' (ACTUAL = LESS THAN ALL				THAN ALLOWABLE		
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)				E 50' (ACTUAL = LESS TE		FIRE SUPPRESSION SYSTEM	NFPA 13						
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)				LE 250' (ACTUAL = LESS		NUMBER OF REQUIRED EXITS	TWO						
FIRE SUPPRESSION SYSTEM	NFPA 13				,								
NUMBER OF REQUIRED EXITS	TWO					EXIT ACCESS FIRE RATINGS							
•						FIRE WALLS/ BARRIERS			G GARAGE	TO ADJACENT UNITS			
EXIT ACCESS FIRE RATINGS						OCCUPANCY SEPARATION TENANT SEPARATION	30 MIN. (3	0.3.7.2)					
FIRE WALLS/ BARRIERS	2 HOUR A	AT PARKING	G GARAGE TO	O ADJACENT UNITS		PARTY WALLS	I HOUR NONE						
OCCUPANCY SEPARATION	1 HOUR (S-2/ R-2)				STAIR ENCLOSURES	2 HOUR						
TENANT SEPARATION	1 HOUR					SHAFTS	2 HOUR						
PARTY WALLS	1 HOUR					EXIT ACCESS CORRIDORS	30 MIN. (30.3.6.1.2)						
STAIR ENCLOSURES	2 HOUR					TRASH ROOMS	1 HOUR (TABLE 30.3.2.1.1)						
SHAFTS	2 HOUR						1111011(
EXIT ACCESS CORRIDORS	30 MIN. (TABLE 1018	.1)			FIRE PROTECTION OF STRUCTURE							
FIRE PROTECTION OF STRUCTURE						COLUMNS	1 HOUR						
PRIMARY STRUCTURAL FRAME	1 HOUR					BEAMS, GIRDERS, TRUSSES & ARCHES	1 HOUR						
SECONDARY STRUCTURAL FRAME	1 HOUR					LOAD BEARING WALLS - EXTERIOR	1 HOUR						
LOAD BEARING WALLS - EXTERIOR	1 HOUR					LOAD BEARING WALLS - INTERIOR	1 HOUR						
LOAD BEARING WALLS - INTERIOR	1 HOUR					NON-LOAD BEARING WALLS - EXTERIOR	0 HOUR						
NON-LOAD BEARING WALLS - EXTERIOR	1 HOUR (TABLE 602)				NON-LOAD BEARING WALLS - INTERIOR FLOOR CONSTRUCTION	0 HOUR 1 HOUR						
NON-LOAD BEARING WALLS - INTERIOR	1 HOUR					ROOF CONSTRUCTION	1 HOUR						
FLOOR CONSTRUCTION	1 HOUR					ROOF CONSTRUCTION	THOUR						
ROOF CONSTRUCTION	1 HOUR					OCCUPANT LOAD							
						1ST FLOOR							
FIRE SEPARATION DISTANCE						MERCANTILE	6,648	SF	30	SF/ PERSON =	222		
10' TO LESS THAN 15' (10'-2" TO PROPERTY LINE)	45%	UNPRO	TECTED, SPR	RINKLERED (UP,S)		PARKING GARAGE	9,973	SF	200	SF/ PERSON =	50		
5' MAX. DECK/ BALCONY DEPTH @ BUILDING PROJECTION	(SECTION 705.2)	N					TOTAL 16,621	SF					
	703.2)					2ND FLOOR							
OCCUPANT LOAD						RESIDENTIAL	14,529	SF	200	SF/ PERSON =	73		
1ST FLOOR						UNIT DECKS	1,044	SF	200	SF/ PERSON =	5		
MERCANTILE	6,648	SF	30	SF/ PERSON =	222	COMMON DECKS	1,048	SF	15	SF/ PERSON =	70		
PARKING GARAGE (ENCLOSED)	9,973	SF	200	SF/ PERSON =	50		TOTAL 16,621	SF					
,	TOTAL 16,621	SF				3RD FLOOR							
2ND FLOOR						RESIDENTIAL	14,454	SF	200	SF/ PERSON =	72		
RESIDENTIAL	14,529	SF	200	SF/ PERSON =	73	UNIT DECKS	1,005	SF	200	SF/ PERSON =	5		
UNIT DECKS	1,044	SF	200	SF/ PERSON =	5		TOTAL 15,459	SF					
COMMON DECKS	1,048	SF	15	SF/ PERSON =	70	4TH FLOOR							
	TOTAL 16,621	SF				RESIDENTIAL	14,270	SF	200	SF/ PERSON =	71		
3RD FLOOR						UNIT DECKS	1,189	SF	200	SF/ PERSON =	6		
RESIDENTIAL	14,454	SF	200	SF/ PERSON =	72		TOTAL 15,459	SF					
UNIT DECKS	1,005	SF	200	SF/ PERSON =	5	ROOF							
	TOTAL 15,459	SF				COMMON DECKS	720	SF	15	SF/ PERSON =	48		
4TH FLOOR						OCCUPANTA OAD TOTAL	Z4 000	OF.		Doorlo	622		
RESIDENTIAL	14,270	SF	200	SF/ PERSON =	71	OCCUPANT LOAD - TOTAL	64,880	SF		People	022		
UNIT DECKS	1,189	SF	200	SF/ PERSON =	6								

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 BATHROOMS, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS. INSTALL MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH BATH ROOMS. SHOWERS ALL SIDES TO HAVE TILE BACKING.
- 7. ALL WINDOWS SHALL BE INSTALLED WITH BACKER ROD AND SEALANT CAULKING FOUR SIDES OF A NON-HARDENING TYPE.
- 8. INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.

T-1.1 COVER SHEET

A-3.3

A-1.21 4TH FLOOR ENLARGED PLAN

A-2.0 BUILDING ELEVATIONS A-2.1 BUILDING ELEVATIONS

A-2.2 ENLARGED ELEVATIONS

BUILDING SECTIONS

BUILDING SECTIONS

A-2.3 WINDOW ELEVATIONS

A-3.1 BUILDING SECTIONS

A-3.4 BUILDING SECTIONS

A-3.5 WALL SECTIONS A-3.6 WALL SECTIONS

A-4.0 WALL/FLOOR TYPES A-4.1 PLAN DETAILS

A-5.1 WINDOW DETAILS A-5.2 ENLARGED DETAILS A-5.3 ENLARGED DETAILS A-5.4 ARCHITECTURAL DETAILS

- 9. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED 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. WINDOW SAFETY GLAZING SHALL BE LOCATED AS FOLLOWS, BUT NOT LIMITED TO:
- 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.
- 13. BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, MECH. ROOM WALLS AND AND ROOF DRAINS THRU BUILDING.
- 14. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.
- 15. 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.
- 16. ALL RECESSED LIGHTING FIXTURES WITHIN FIRE RATED FLOOR/CEILING ASSEMBLY PENETRATED. 17. PROVIDE GWB FIRE RATING BEHIND THRU-WALL ELECTRICAL PANELS AND FIRE EXTINGUISHERS IN FIRE RATED WALLS TO MATCH THE RATING OF THE WALL ITSELF.

PROJECT NOTES

- 1. SCOPE OF WORK: SHALL INCLUDE THE CONSTRUCTION OF A NEW FOUR STORY BUILDING OF MIXED USE AND RESIDENTIAL CONDOMINIUMS.
- 2. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND PLANNING OFFICE, HISTORIC PRESERVATION, BUILDING INSPECTORS AND LOCAL FIRE CHIEF, STATE FIRE MARSHALS OFFICE & MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
- 3. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO; MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER PERMITS WITH THE STATE OF MAINE. THE GC SHALL DISTRIBUTE FULL SETS OF ARCHITECTURAL DRAWINGS TO ALL SUB-CONTRACTORS AND THE MEP&S SUB-CONTRACTORS FOR PRICING PURPOSES.
- 4. THE SAME GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE WORK, CONSTRUCTION OF A WEATHER TIGHT EXTERIOR SHELL AND INTERIOR FINISHES PER THE PLANS AND SPECIFICATIONS.
- 5. SITE WORK SHALL INCLUDE THE DESIGN, ENGINEERING AND INSTALLATION OF A SUB-SURFACE BUILDING SUPPORT SYSTEM. INCLUDED IN THE PROCESS SHALL BE A PRE-CONSTRUCTION SURVEY AND BUILDING MONITORING FOR THE NEIGHBORS AS DESIGNATED BY THE CITY OF PORTLAND PLANNING OFFICE.
- 6. THE PROJECT SHALL CONFORM TO THE FEDERAL FAIR HOUSING ACT (FHA) AND THE MAINE HUMAN RIGHTS ACT AND ALL OF IT'S REQUIREMENTS. ALL COMMON AREAS SHALL MEET THE "AMERICANS WITH DISABILITIES ACT". ALL ROOMS SHALL BE CONSTRUCTED TO BE CONVERTIBLE TO MEET COMPLIANCE BASED ON REQUIREMENTS OF APPLICABLE BUYERS.
 - 1. ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.
 - 2. ACCESSIBLE AND USABLE PUBLIC & COMMON AREAS.
 - 3. USABLE DOORS. 4. ACCESSIBLE ROUTES INTO & THROUGH COVERED UNIT.
 - 5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
 - 6. REINFORCED WALLS IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS.
- 7. USABLE KITCHENS & BATHROOMS.
- 7. PROVIDE GWB FIRE RATING BEHIND ALL THRU-WALL EQUIPMENT OR PROVIDE FIRE RATED CABINETS FOR ALL ELECTRICAL PANELS AND FIRE EXTINGUISHERS, ETC. IN FIRE RATED WALLS TO MATCH THE RATING OF THE WALL ITSELF.

FOUNDATION PERMIT

JULY 8, 2016

8. INDIVIDUAL UNIT SECURITY SYSTEMS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL UNIT OWNER UPON PURCHASE. GENERAL BUILDING SECURITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER WITH GENERAL CONTRACTOR COORDINATION.