PROJECT DIRECTORY

TENANT	SILVER STREET DEVELOPMENT CORP. 4 MILK STREET, PORTLAND, MAINE 04101 207.780.9800 CPoulin@TheSilverStreetGroup.com
OWNER	4 MILK MHR LLC PO BOX 7488 PORTLAND, MAINE 04112-7488
BUILDING MANAGER	MHR 4 MILK STREET PORTLAND, MAINE 04101 207.358.7888 SKalisz@MHRManagement.com
ARCHITECT	MARK MUELLER ARCHITECTS 100 COMMERCIAL STREET SUITE #207 PORTLAND, MAINE 04101 P: 207.774.9057 F: 207.773.3851 E-MAIL: rfi@muellerarchitects.com

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 TREATED WITH PRESSURE PRESERVATIVE.
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 HOUSEKEEPING, UTILITY, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS. MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH HOUSE UTILITY AND UNIT BATH ROOMS. IF APPLICABLE TO THIS PROJECT, SHOWERS TO HAVE DURAROCK BACKING ALL SIDES . ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
7. INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
8. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
9. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
10. PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.
11. 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.
12. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.
13. 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.
14. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

IBC 2009 CODE DATA	
OCCUPANT LOAD	30 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	3B
TOTAL AREA OF WORK	3,029 SF
ACTUAL BUILDING AREA	+/- 28,314 SF (+/-9,438 SF PER FLOOR)
BUILDING HEIGHT	(3) THREE STORIES
BUILDING AREA LIMITATION - SQ. FT. (TABLE 503)	N/A
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	N/A
STREET FRONTAGE INCREASE (150%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	N/A
FIRE SUPPRESSION:	YES-ETR
EXIT ACCESS FIRE RATINGS:	N/A
FIRE WALLS:	
PARTY WALLS	ETR
STAIR ENCLOSURES	ETR
SHAFTS	ETR
EXIT ACCESS CORRIDORS	ETR
FIRE PROTECTION OF STRUCTURE:	
PRIMARY 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
GENERAL NOTES: ; OCCUPANT LOAD: SECOND FLOOR BUSINESS - 3,029 SF 100 SF/PERSON = 30 PEOPLE TOTAL OCCUPANT LOAD 30 PEOPLE	

NFPA 101 2009 & NFPA 220 2006 CODE DATA	
OCCUPANT LOAD	30 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	3(000)
TOTAL AREA OF WORK	3,029 SF
ACTUAL BUILDING AREA	+/- 28,314 SF (+/-9,438 SF PER FLOOR)
BUILDING HEIGHT	(3) THREE STORIES
BUILDING AREA LIMITATION - SQ. FT. (TABLE 503)	N/A
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	N/A
STREET FRONTAGE INCREASE (150%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	N/A
FIRE SUPPRESSION:	YES-ETR
EXIT ACCESS FIRE RATINGS:	N/A
FIRE WALLS:	
PARTY WALLS	ETR
STAIR ENCLOSURES	ETR
SHAFTS	ETR
EXIT ACCESS CORRIDORS	ETR
FIRE PROTECTION OF STRUCTURE:	
PRIMARY 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
GENERAL NOTES : OCCUPANT LOAD: SECOND FLOOR BUSINESS - 3,029 SF 100 SF/PERSON = 30 PEOPLE TOTAL OCCUPANT LOAD 30 PEOPLE	INTERIOR FINISHES: WALLS AND CEILINGS: CLASS A, B OR C FLOORS: CLASS 1 OR 2 F.F.E. SHALL MEET NFPA 265 AND 701.

PROJECT NOTES

1. SCOPE OF WORK SHALL INCLUDE INTERIOR TENANT FIT-UP FOR SILVER STREET DEVLOPMENT GROUP. WORK TO INCLUDE NEW INTERIOR OFFICE PARTITIONS, NEW CEILING AND NEW MILLWORK AS SHOWN.
2. HISTORIC PRESERVATION NOT REQUIRED. NO EXTERIOR WORK PROPOSED. EXTERIOR SIGNAGE NOT PART OF THIS PERMIT.
3. ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTION, FIRE AND ZONING REQUIREMENTS.
4. THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR ALL INTERIOR WORK. GC TO OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, STREET CLOSINGS, ELECTRICAL, MECHANICAL, SPRINKLER SYSTEMS, AS REQUIRED. GC TO MODIFY MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER SYSTEMS ACCORDING TO ARCHITECT'S ENGINEER'S PLANS.
5. BASED ON ARCHITECT'S FLOOR PLAN, ENGINEER SHALL SUBMIT LIFE SAFETY PLANS TO THE STATE OF MAINE FOR APPROVAL.
6. FIRE ALARM WORK SHALL BE INSTALLED BY CITY OF PORTLAN CERTIFIED CONTRACTOR. FIRE ALARM WORK TO MEET NFPA 72, CITY OF PORTLAND AND STATE FIRE MARSHAL REQUIREMENTS.
7. ALL FIRE RATED PENETRATIONS SHALL BE FIRE STOPPED WITH UL APPROVED SYSTEMS. ALL INTERIOR FINISHES TO MEET NFPA 701.
8. CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.
9. ALL NEW VOICE/DATA WIRING SHALL BE CAT-6 RUN BACK TO NEW LAN ROOM. ALL CABLES SHALL E PROPERLY SUPPORTED ON J-HOOKS. ALL DATA BY TENANT, GC TO COORDINATE.

MECHANICAL NOTES

THE SCOPE OF WORK FOR THE MECHANICAL PHASE OF THIS PROJECT IS ON A DESIGN-BUILD BASIS.
GC SHALL SECURE DESIGN/BUILD PROPOSALS TO SUBMIT TO OWNERS FOR APPROVAL.

OPEN CEILING AREAS: MECHANICAL REMEDIATION TO OPEN THE CEILING, ORGANIZING AND CENTRALIZING THE ELECTRICAL WIRING INTO HORIZONTAL CHASES, INCLUSION OF PENDANT LIGHTING AND CLEANING THE NEW CEILING IN IT ENTIRETY. SPRINKLER SYSTEMS TO REMAIN.

BRANCH DUCT WORK BE CLEANED, OR PROVIDE NEW AS REQUIRED PER BUILDING CODES.
NEW CEILING DIFFUSERS WILL BE REQUIRED AND COORDINATED WITH THE REFLECTED CEILING PLANS,
FRESH AIR TO THE SPACE SHALL BE ANALYZED AND REMEDIATED AS REQUIRED.

ALL EXPOSED MECHANICAL UNITS TO BE SPRAY PAINTED. COLOR TO BE SELECTED.

ALL WORK SHALL CONFORM TO THE IBC BUILDING CODE AND LATEST ADDITIONS OF ASHRAE.

DEMOLITION NOTES

1. ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO ANY 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.
2. DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS.
3. ALL DEMOLITION SHALL BE REMOVED FROM THE SITE DAILY. NO RUBBISH CONTAINER ON SITE.
4. ALL FIRE PROTECTION (IF EXISTING), GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS SHALL REMAIN. BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED.
5. PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
6. DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE FIELD VERIFIED.
7. REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS. CAP PLUMBING FLUSH WITH FLOOR.
8. FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.
9. ALL ABANDONED DATA AND POWER LOCATIONS TO BE REMOVED, PATCHED AND FINISHED TO MATCH THE FIELD WALL MATERIAL.
10. REMOVE ALL EXISTING CEILING TILE/GRID IN ENTIRE SPACE.
11. ALL ABANDONED DATA AND POWER LOCATIONS ARE TO BE REMOVED, PATCHED AND FINISHED. THERE SHOULD BE NO BLANK COVERS.

NEW WALL - INTERIOR

1 3 5/8" METAL WALL - (NON-RATED)
CAULK PERIMETER

1.1 OMIT INSULATION

* EXTEND WALL TO FLOOR DECK ABOVE.
* INSTALL ALL MATERIALS PER MANUFACTURER'S REQUIREMENTS.

EXISTING WALL TO REMAIN

NEW WALL

EXISTING WALL TO BE REMOVED

SECOND FLOOR PLAN
1/4" = 1'-0"

KEY PLAN
N. T. S.

AREA OF NEW WORK

LIFE SAFETY LEGEND:

- EXIT LIGHT
- EMERGENCY BACKUP LIGHT
- SMOKE DETECTOR, BUSINESS
- HEAT & CO DETECTOR
- HORN/STROBE
- STROBE
- FIRE EXTINGUISHER IN RECESSED CABINET
- PULL STATION
- ELEC. RECEPTACLE (INSTALL PER CODE & AS SHOWN)

- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE RECONFIGURED AND INSTALLED PER NFPA 72 AND PER CITY OF PORTLAND CODE.

- A SEPERATE PERMIT AND CITY APPROVED CONTRACTOR IS REQUIRED.

- 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

-INTEGRATE NEW EQUIPMENT INTO EXISTING SYSTEM @ SUITE 602

PERMIT SET: OCTOBER 31, 2014

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

© COPYRIGHT 2014
MARK MUELLER ARCHITECTS

Interior Tenant Renovations:
SILVER STREET DEVELOPMENT GROUP
2nd FLOOR, 4 MILK STREET
PORTLAND, MAINE 04101

FLOOR/ DEMOLITION PLAN

REVISIONS	
DATE	OCTOBER 2014
PROJECT	2ND FLOOR OFFICE 4 MILK STREET
DRAWN BY	JME
CHECK BY	MLM

A-1.1