

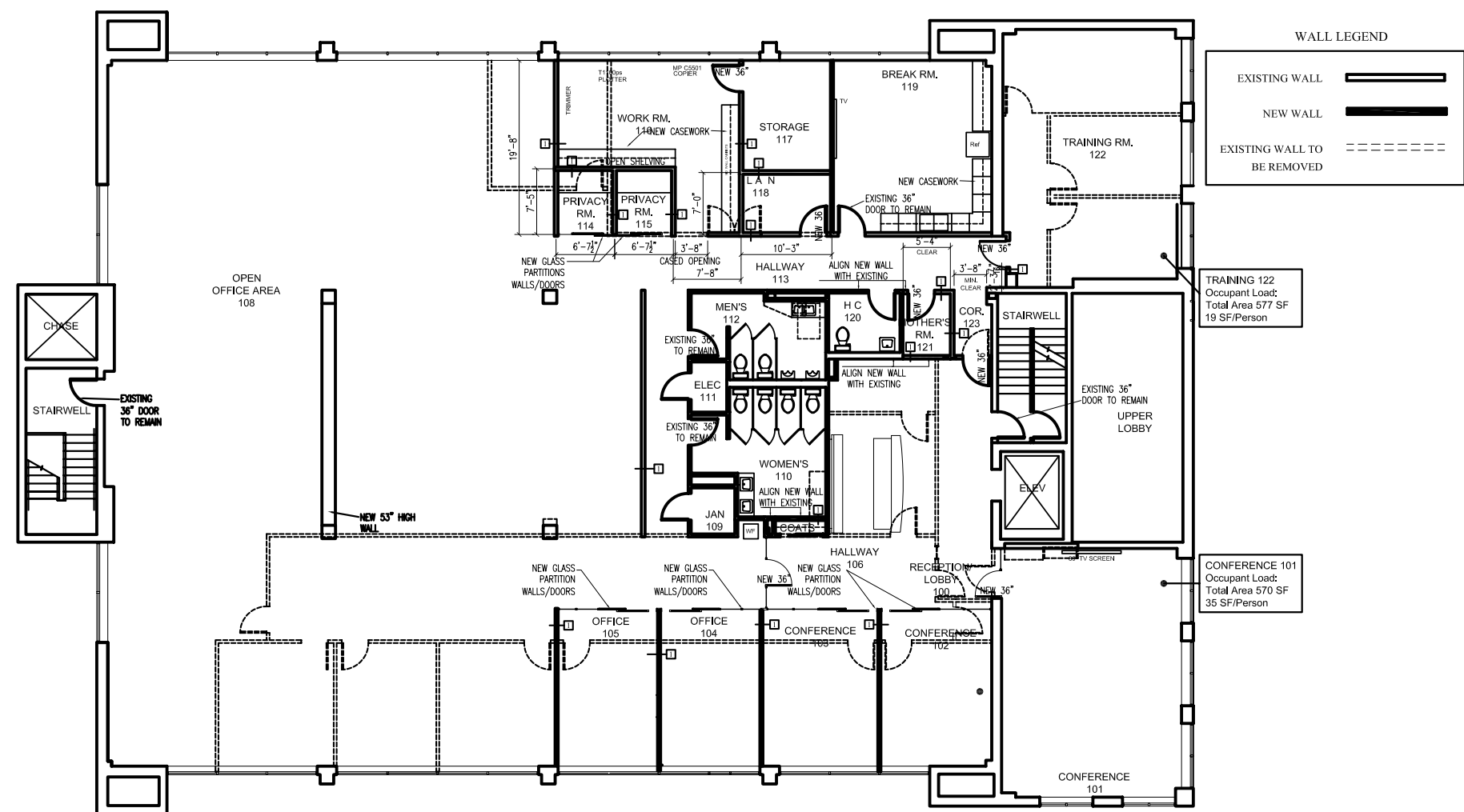
# PROJECT DIRECTORY

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## PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

### GENERAL NOTES

- 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, ANS, UFAS, HUD/AG, ADA/AG, MPS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED WITH PRESURE PRESERVATIVE.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
- ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN HOUSEKEEPING, UTILITY, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS. MOISTURE RESISTANT FIRE CODE 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.
- INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
- CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- 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.
- DESIGNATED EGRESS WINDOWS IN SLEEPING ROOMS SHALL MEET THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS OF 22" WIDE, 24" HIGH & 5.7 SF CLEAR OPENING. ALL BEDROOMS SHALL CONTAIN A MINIMUM OF (1) EGRESS OPENING.  
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.
- BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY, MECH. ROOM WALLS, AND ROOF DRAINS THRU BUILDING. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.
- 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.
- REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

### PROJECT NOTES

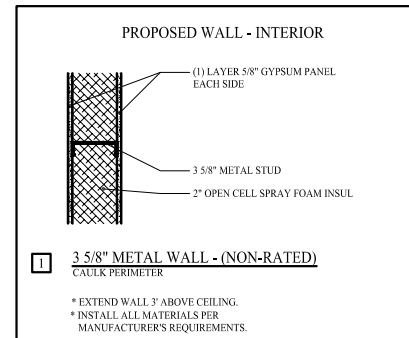
- SCOPE OF WORK SHALL INCLUDE INTERIOR TENANT FIT-UP FOR BURNS & MCDONNELL. WORK TO INCLUDE NEW INTERIOR OFFICE PARTITIONS, NEW CEILING AND NEW MILLWORK AS SHOWN.
- HISTORIC PRESERVATION NOT REQUIRED. NO EXTERIOR WORK PROPOSED. EXTERIOR SIGNAGE NOT PART OF THIS PERMIT.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTION, FIRE AND ZONING REQUIREMENTS.
- 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.
- BASED ON ARCHITECT'S FLOOR PLAN, ENGINEER SHALL SUBMIT LIFE SAFETY PLANS TO THE STATE OF MAINE FOR APPROVAL.
- FIRE ALARM WORK SHALL BE INSTALLED BY A STATE CERTIFIED CONTRACTOR. FIRE ALARM WORK TO MEET NFPA 72, CITY OF PORTLAND AND STATE FIRE MARSHAL REQUIREMENTS.
- ALL FIRE RATED PENETRATIONS SHALL BE FIRE STOPPED WITH UL APPROVED SYSTEMS. ALL INTERIOR FINISHES TO MEET NFPA 701.
- CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.

### DEMOLITION NOTES

- 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.
- DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS.
- ALL DEMOLITION SHALL BE REMOVED FROM THE REAR/ SIDE OF THE BUILDING ONLY.
- 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.
- PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
- DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE FIELD VERIFIED.
- REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS, CAP PLUMBING FLUSH WITH FLOOR. (NOT APPLICABLE TO THIS PROJECT).
- GC TO VERIFY WITH 'DIG SAFE' PRIOR TO ANY SITE WORK. (NOT APPLICABLE TO THIS PROJECT).
- FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.

IBC 2009 CODE DATA	
OCCUPANT LOAD	136 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	2,0000 - UNPROTECTED
TOTAL AREA OF WORK	9,163 SF
ACTUAL BUILDING AREA	43,641 SF (10.661 PER FLOOR)
BUILDING HEIGHT	(4) FOUR STORIES
BUILDING AREA LIMITATION - SO. FT. (TABLE 503)	33,000 SF PER FLOOR
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	(3) THREE STORIES
STREET FRONTAGE INCREASE (150%) - SO. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SO. FT.	46,000 SF (69,000 TOTAL) PER FLOOR
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	(1) ONE STORY
FIRE SUPPRESSION	YES-PER NFPA 13
EXIT ACCESS FIRE RATINGS	N/A
FIRE WALLS	0 HOUR
PARTY WALLS	0 HOUR
STAIR ENCLOSURES	2 HOURS
SHAFTS	2 HOURS
EXIT ACCESS CORRIDORS	0 HOUR
FIRE PROTECTION OF STRUCTURE	0 HOUR
PRIMARY STRUCTURAL FRAME	0 HOUR
LOAD BEARING WALLS - EXTERIOR	0 HOUR
LOAD BEARING WALLS - INTERIOR	0 HOUR
NON-LOAD BEARING WALLS - EXTERIOR	0 HOUR
NON-LOAD BEARING WALLS - INTERIOR	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR
GENERAL NOTES - OCCUPANT LOAD: SECOND FLOOR BUSINESS - 9,163 87 SF/PERSON (GROSS) = 92 PEOPLE (OFFICE AREA) 19 SF/PERSON (GROSS) = 30 PEOPLE (TRAINING AREA 122) 35 SF/PERSON (GROSS) = 16 PEOPLE (CONFERENCE 101) TOTAL OCCUPANT LOAD 136 PEOPLE	

NFPA 101 2009 & NFPA 220 2006 CODE DATA	
OCCUPANT LOAD	136 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	2,0000 - UNPROTECTED
TOTAL AREA OF WORK	9,163 SF
ACTUAL BUILDING AREA	43,641 SF (10.661 PER FLOOR)
BUILDING HEIGHT	(4) FOUR STORIES
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STAIR ENCLOSURES	2 HOURS
SHAFTS	2 HOURS
EXIT ACCESS CORRIDORS	0 HOUR
FIRE PROTECTION OF STRUCTURE	0 HOUR
PRIMARY STRUCTURAL FRAME	0 HOUR
LOAD BEARING WALLS - EXTERIOR	0 HOUR
LOAD BEARING WALLS - INTERIOR	0 HOUR
NON-LOAD BEARING WALLS - EXTERIOR	0 HOUR
NON-LOAD BEARING WALLS - INTERIOR	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
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GENERAL NOTES - OCCUPANT LOAD: SECOND FLOOR BUSINESS - 9,163 87 SF/PERSON (GROSS) = 92 PEOPLE (OFFICE AREA) 19 SF/PERSON (GROSS) = 30 PEOPLE (TRAINING AREA 122) 35 SF/PERSON (GROSS) = 16 PEOPLE (CONFERENCE 101) TOTAL OCCUPANT LOAD 136 PEOPLE	



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MARK MUELLER AND #1215

**Burns & McDonnell**  
2nd FLOOR, 27 PEARL STREET  
PORTLAND, MAINE 04101

Interior Tenant Renovations:

FLOOR PLAN/DEMO PLAN

DATE: DECEMBER 2013  
PROJECT: 2ND FLOOR OFFICE 27 PEARL STREET  
DRAWN BY: JME  
CHECK BY: MAM

FOR BUILDING PERMIT : DECEMBER 19, 2013

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