

SILVER STREET

FORE STREET

COMMERCIAL STREET

MARKET STREET

AREA OF NEW TENANT SPACE WORK

NFPA 101 2009 & NFPA 220 2006: CODE DATA	
OCCUPANT LOAD	72 PEOPLE
USE GROUP CLASSIFICATION	MERCANTILE
TYPE OF CONSTRUCTION	2(000) - UNPROTECTED
TOTAL AREA OF WORK	2,406 SF
ACTUAL BUILDING AREA	+/- 42,000 SF
BUILDING HEIGHT	3 STORIES
BUILDING HEIGHT LIMITATION - STORIES	3 STORIES
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	1 STORY (4 STORIES TOTAL)
FIRE SUPPRESSION:	YES - PER NFPA 13
EXIT ACCESS FIRE RATINGS:	
FIRE WALLS:	
PARTY WALLS	0 HR
STAIR ENCLOSURES	1 HR
SHAFTS	1 HR
EXIT ACCESS CORRIDORS	0 HR
FIRE PROTECTION OF STRUCTURE:	
COLUMNS	0 HR
BEAMS, GIRDERS, TRUSSES & ARCHES	0 HR
LOAD BEARING WALLS - EXTERIOR	0 HR
LOAD BEARING WALLS - INTERIOR	0 HR
NON-LOAD BEARING WALLS - EXTERIOR	0 HR
NON-LOAD BEARING WALLS - INTERIOR	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR
GENERAL NOTES - OCCUPANT LOAD:	
FIRST FLOOR MERCANTILE - 2,406:	
2,077 SF / 30 SF / PERSON (GROSS) = 69 PEOPLE (RETAIL AREA)	
329 SF / 100 SF / PERSON (GROSS) = 3 PEOPLE (OFFICE/SUPPLY)	
TOTAL OCCUPANT LOAD = 72 PEOPLE	
INTERIOR FINISHES:	
WALLS & CEILINGS - CLASS A, B, OR C	
FLOORS - CLASS 1 OR 2	
F.F.E. SHALL MEET NFPA 265 & 701.	

IBC 2009: CODE DATA	
OCCUPANT LOAD	72 PEOPLE
USE GROUP CLASSIFICATION	MERCANTILE
TYPE OF CONSTRUCTION	2B
TOTAL AREA OF WORK	2,406 SF
ACTUAL BUILDING AREA	+/- 42,000 SF
BUILDING HEIGHT	2 STORIES
BUILDING AREA LIMITATION - SQ. FT. (TABLE 503)	23,000 S.F./ FLOOR
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	3 STORIES
STREET FRONTAGE INCREASE (150%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	46,000 S.F./ FLOOR
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE (1 STORY)	4 STORIES TOTAL
FIRE SUPPRESSION:	YES - PER NFPA 13
EXIT ACCESS FIRE RATINGS:	
FIRE WALLS:	
PARTY WALLS	0 HR
STAIR ENCLOSURES	1 HR
SHAFTS	1 HR
EXIT ACCESS CORRIDORS	0 HR
FIRE PROTECTION OF STRUCTURE:	
PRIMARY STRUCTURAL FRAME	0 HR
LOAD BEARING WALLS - EXTERIOR	0 HR
LOAD BEARING WALLS - INTERIOR	0 HR
NON-LOAD BEARING WALLS - EXTERIOR	0 HR
NON-LOAD BEARING WALLS - INTERIOR	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR
GENERAL NOTES - OCCUPANT LOAD:	
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TOTAL OCCUPANT LOAD = 72 PEOPLE	

WALL LEGEND

EXISTING WALL	---
NEW WALL	=====
FIRE RATED WALL	=====
BRICK WALL	=====
1 HOUR FIRE RATING	-----
EXISTING WALL TO BE REMOVED	----

LIFE SAFETY LEGEND:

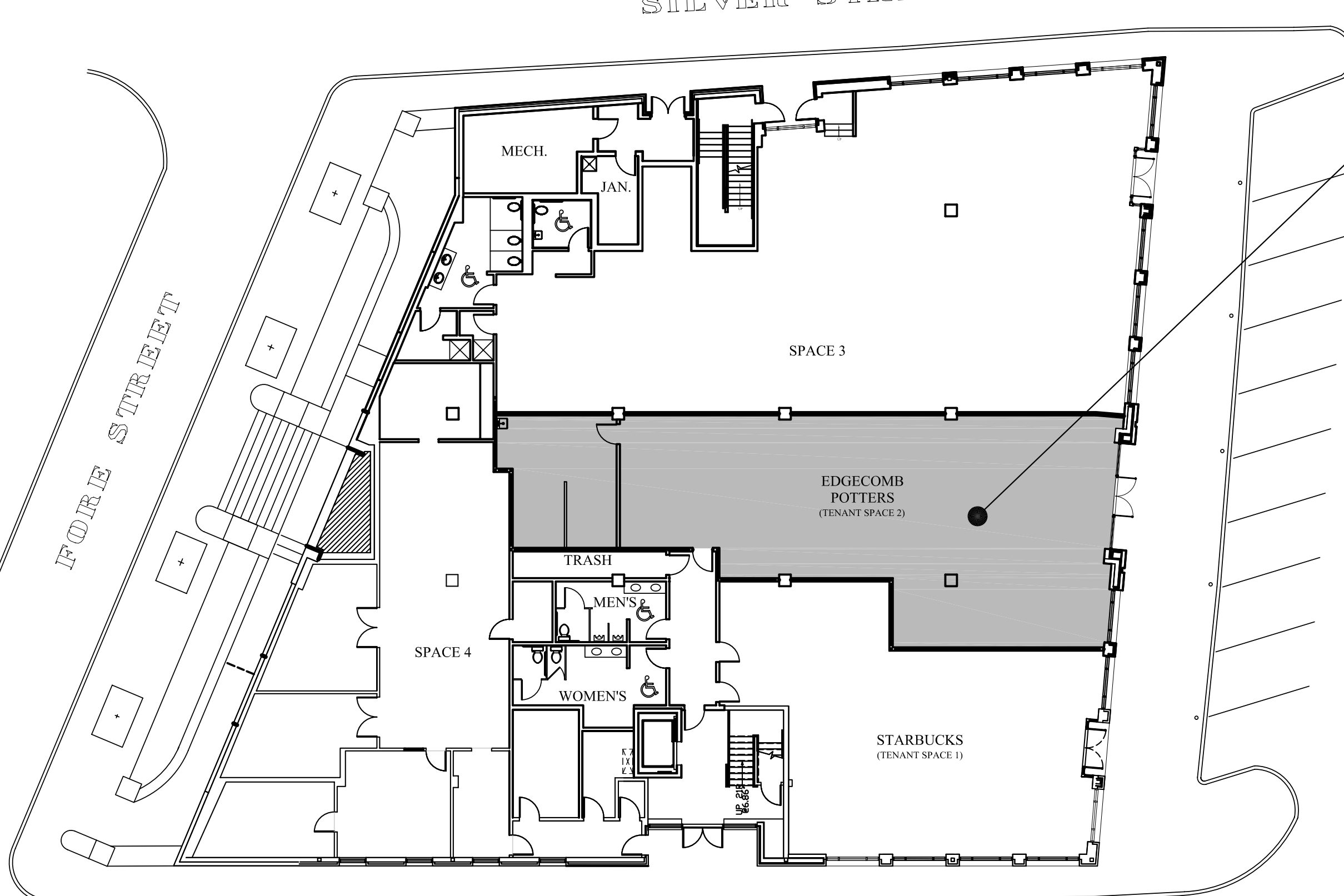
EMERGENCY BACKUP LIGHT	⊕
EXIT LIGHT	⊕
SMOKE DETECTOR	⊕
SMOKE & CO DETECTOR, SINGLE STATION	⊕
PHOTOCHEMICAL SMOKE W/ SOUNDER BASE AND CO DETECTOR	⊕
HEAT & CO DETECTOR	⊕
HORN/STROBE	⊕
STROBE	⊕
FIRE EXTINGUISHER IN RECESSED CABINET	⊕
PULL STATION - SPRINKLER SYSTEM	⊕

LIFE SAFETY NOTES:

- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE DESIGNED AND INSTALLED PER NFPA 72, BY A CITY/STATE APPROVED CONTRACTOR WITH A SEPARATE PERMIT.

- 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.



KEY PLAN
1/16"=1'-0"

PROPOSED WALL - INTERIOR

(1) LAYER 5/8" TYPE 'X' GYPSUM PANEL EACH SIDE
SOUND ATTENUATION SEALANT (TOP & BOT.)
6" METAL STUD
(1) LAYER 1/2" HOMOSOTE EACH SIDE
FULL THICKNESS DRY DENSE PACK CELLULOSE SOUND ATTENUATION INSULATION

1 6" METAL WALL - (1HR RATED)
(UL DESIGN: U 4198mm) FIRE CAULK PERIMETER
- EXTEND WALL TO UNDERSIDE OF FLOOR SYSTEM ABOVE -
* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS

PROPOSED WALL - INTERIOR

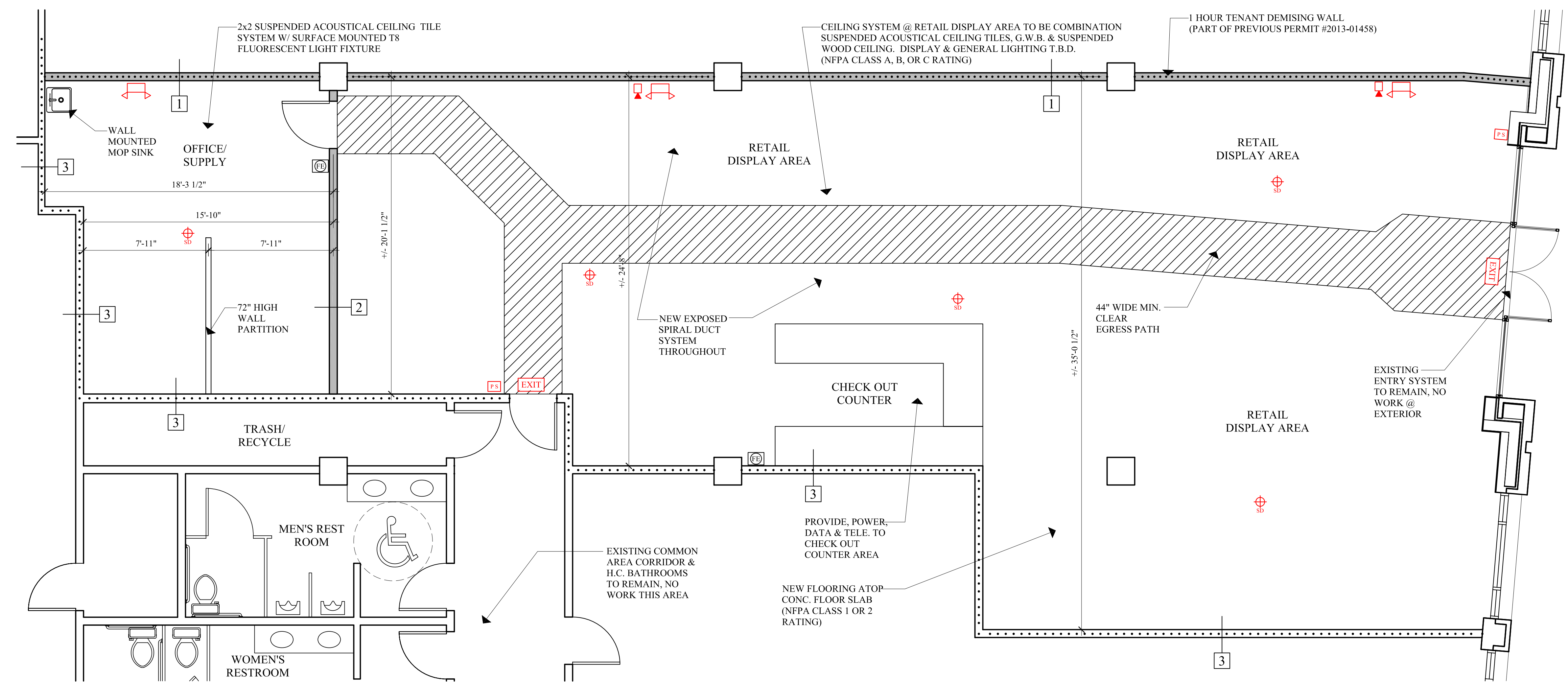
(1) LAYER 5/8" GYPSUM PANEL EACH SIDE
3 5/8" METAL STUD

2 3 5/8" METAL WALL - (NON-RATED)
CAULK PERIMETER
- EXTEND WALL 3" ABOVE CEILING -
* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS

EXISTING WALL - INTERIOR

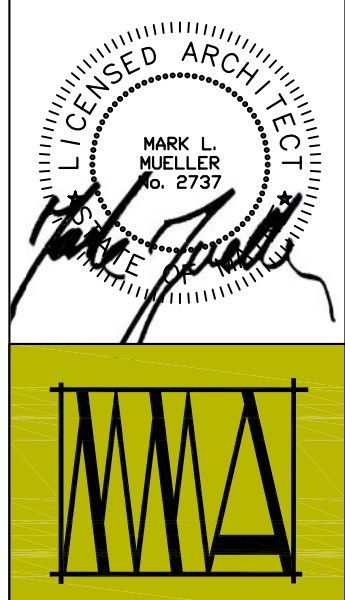
EXISTING 1 HR TENANT DEMISING WALL TO REMAIN (BUSINESS/ MERCANTILE USE)

3 METAL STUD WALL - (1HR RATED)
* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS



PROPOSED 1ST FLOOR PLAN
1/8"=1'-0"

BUILDING PERMIT SET: SEPTEMBER 06, 2013



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MARK MUELLER ARCHITECTS

INTERIOR TENANT FIT-UP:
EDGECOMB POTTERS
145 COMMERCIAL STREET
PORTLAND, MAINE

PROPOSED FLOOR PLAN

DATE	SEPT. 2013
PROJECT	EDGECOMB POTTERS
DRAWN BY	MPP
CHECK BY	MLM

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