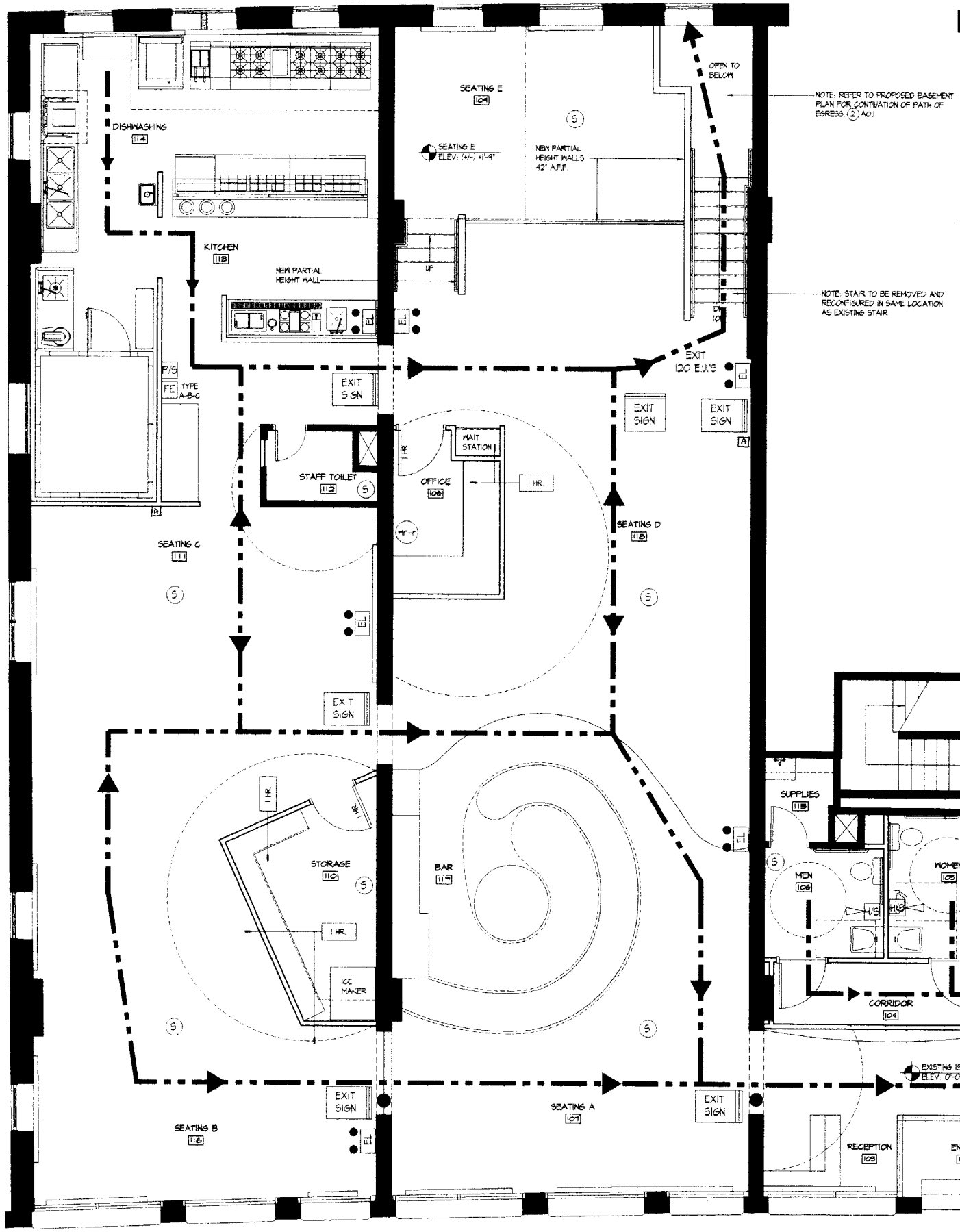
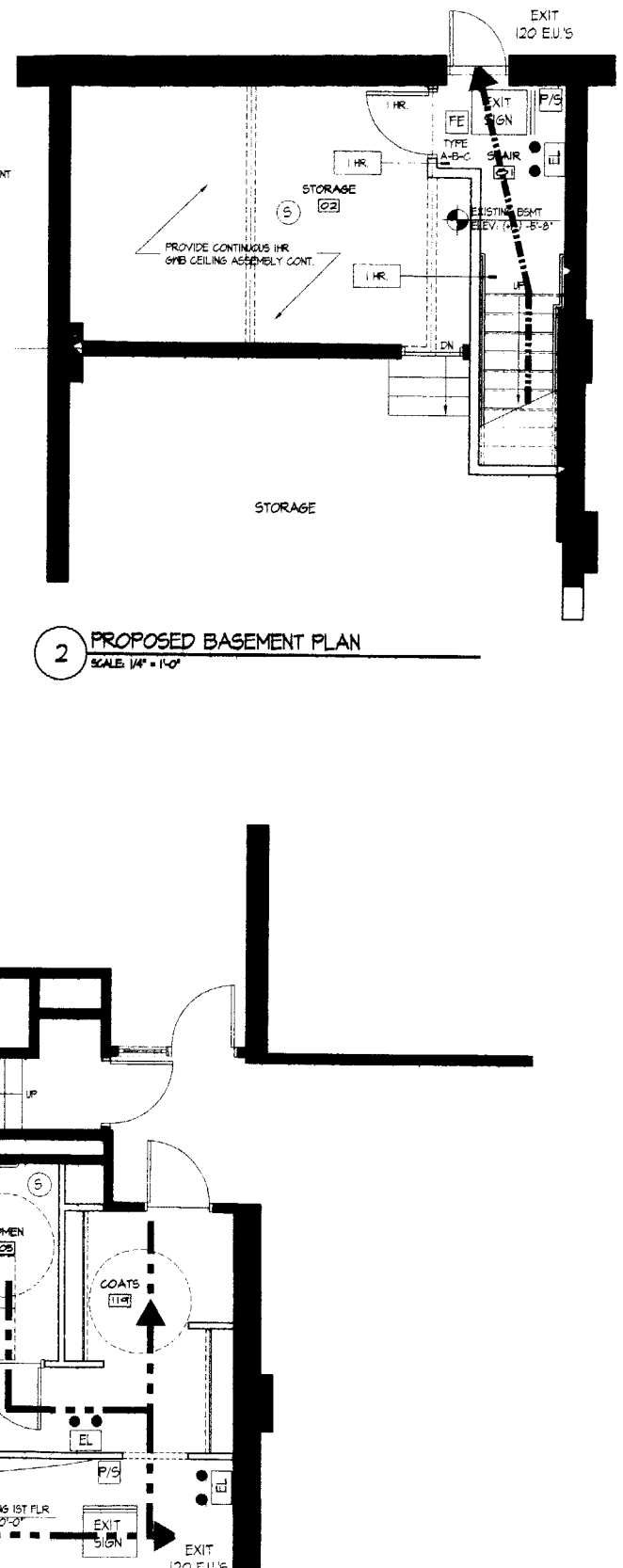


1 PROPOSED FIRST FLOOR PLAN - CODE REVIEW
SCALE: 1/4" = 1'-0"



2 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

2000 NFPA: CODE DATA	
FIRST FLOOR AREA	4260 SF
BASEMENT FLOOR AREA	288 SF
OCCUPANT LOAD (1 PERSON/100 SF)	188
USE GROUP CLASSIFICATION	EXISTING ASSEMBLY
TYPE OF CONSTRUCTION	V (111)
ACTUAL BUILDING AREA (4 STORIES @ 15,440 SF)	61,760 SF
BUILDING HEIGHT	EXISTING 4 STORIES
FIRE SUPPRESSION	NON SPRINKLERED
FIRE WALL AND PARTY WALLS	1 HOUR
STAIR ENCLOSURES	1 HOUR
SHAFTS	1 HOUR
EXIST ACCESS CORRIDORS	1 HOUR OR FIRE SUPRESSION
INTERIOR LOAD BEARING WALLS	1 HOUR OR FIRE SUPRESSION
STRUCTURAL MEMBER SUPPORTING WALLS	1 HOUR OR FIRE SUPRESSION
FLOOR CONSTRUCTION	NA
ROOF CONSTRUCTION	NA
FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED IN FIELD BY FIRE CHIEF PRIOR TO INSTALLATION
ARRANGEMENT OF MEANS OF EGRESS:	
DEAD END CORRIDORS	NOT TO EXCEED 20 FT
COMMON PATH OF TRAVEL	NOT TO EXCEED 20 FT
CORRIDOR WIDTH	44 INCHES MIN
FLAME SPREAD RATINGS:	
INTERIOR FINISH REQUIREMENTS	
REQUIRED VERTICAL EXITS	CLASS A OR CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS A OR CLASS B
ROOMS OR ENCLOSED SPACES	CLASS A OR CLASS B
INTERIOR FLOOR FINISH REQUIREMENTS	
REQUIRED VERTICAL EXITS	CLASS I OR CLASS II
CORRIDORS PROVIDING EXIT ACCESS	CLASS I OR CLASS II
ROOMS OR ENCLOSED SPACES	CLASS I OR CLASS II
GENERAL NOTES:	1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS. 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES AND REQUIREMENTS. ACCESSIBILITY PER A.D.A.A.G.

BOCA: CODE DATA	
USE GROUP CLASSIFICATION (RESTAURANT)	A3-ASSEMBLY (EXISTING USE)
TYPE OF CONSTRUCTION	3B-UNPROTECTED
FIRST FLOOR AREA	4260 SF
BASEMENT FLOOR AREA	288 SF
TABLE 503 BUILDING AREA LIMITATION-SF	8400 SF
506.2 STREET FRONTAGE INCREASE (100%)-SF	16,800 SF
506.3 AUTOMATIC SPRINKLER SYSTEM (INCREASE 200%)-SF	NA
ALLOWABLE BUILDING AREA-SF	16,800 SF
BUILDING HEIGHT	EXISTING 4 STORIES
FIRE SUPPRESSION	NON SPRINKLERED
FIRE WALL AND PARTY WALLS	1 HOUR
STAIR ENCLOSURES	1 HOUR
SHAFTS	1 HOUR
EXIST ACCESS CORRIDORS	1 HOUR OR FIRE SUPRESSION
INTERIOR LOAD BEARING WALLS	1 HOUR OR FIRE SUPRESSION
STRUCTURAL MEMBER SUPPORTING WALLS	1 HOUR OR FIRE SUPRESSION
FLOOR CONSTRUCTION	NA
ROOF CONSTRUCTION	NA
FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED IN FIELD BY FIRE CHIEF PRIOR TO INSTALLATION
FLAME SPREAD RATINGS:	
REQUIRED VERTICAL EXITS	CLASS A OR CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS A OR CLASS B
ROOMS OR ENCLOSED SPACES	CLASS A OR CLASS B
INTERIOR FLOOR FINISH REQUIREMENTS	
REQUIRED VERTICAL EXITS	CLASS I OR CLASS II
CORRIDORS PROVIDING EXIT ACCESS	CLASS I OR CLASS II
ROOMS OR ENCLOSED SPACES	CLASS I OR CLASS II
GENERAL NOTES:	1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES AND REQUIREMENTS. ACCESSIBILITY PER A.D.A.A.G.

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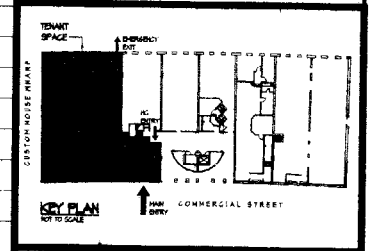

LEGEND - LIFE SAFETY

- EXIT SIGN - CEILING MOUNTED
- EXIT SIGN - WALL MOUNTED
- H-R: HEAT DETECTOR - RATE OF RISE
- S: SMOKE DETECTOR - CEILING MOUNTED
- P/S: FIRE ALARM PULL STATION
- FE TYPE A-B-C: FIRE EXTINGUISHER, FINAL LOCATION AS DETERMINED BY F.F.D.
- H/S: HORN / STROBE FIRE ALARM SIGNAL DEVICE
- A: ANNUNCIATOR
- PATH OF EGRESS

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Project Status:
CONSTRUCTION PERMIT SET

LICENSED ARCHITECT MARK J. BURNES 1960 STATE OF MAINE
PERMIT REVIEW ONLY

Project Number:

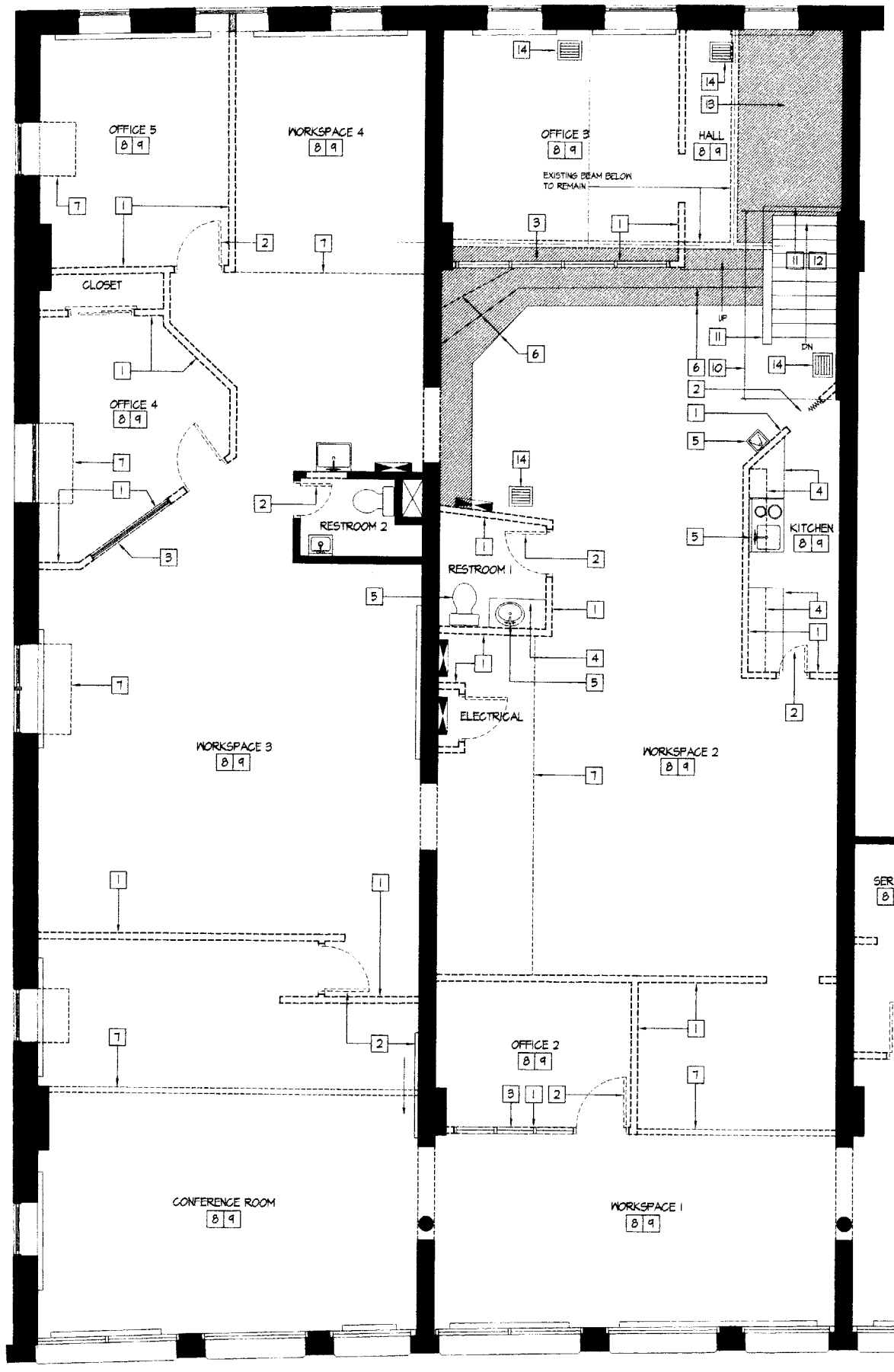
Project Title:
100 Commercial Street
Portland, Maine

Drawing Name:
FIRST FLOOR AND BASEMENT CODE REVIEW PLANS

Scale:
1/4" = 1'-0"

Date:
8 NOVEMBER 2004

SHEET
A0.1



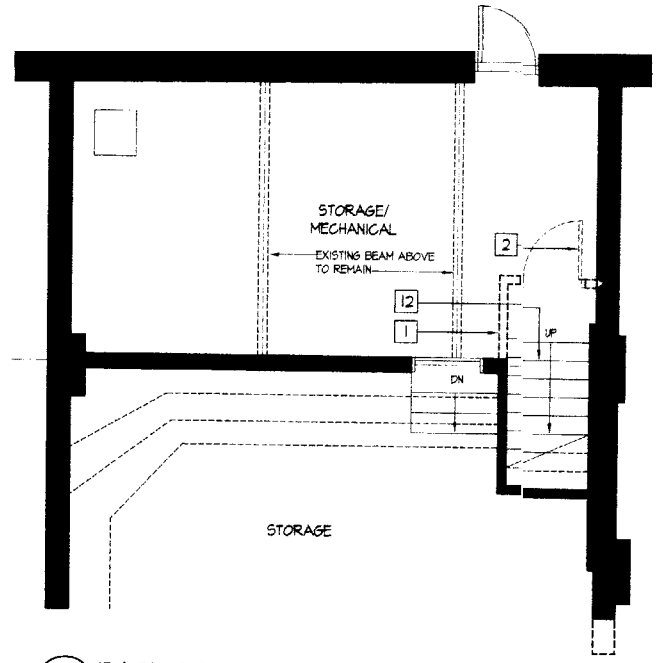
1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

GRAPHIC LEGEND

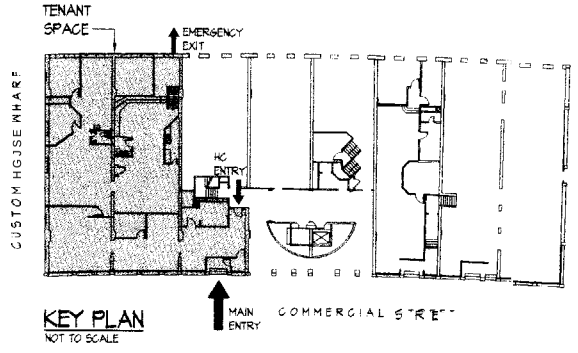
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- 5 DEMOLITION KEYNOTE: COORDINATE W/ DEMOLITION KEYNOTE SCHEDULE
- EXISTING FLOOR AREA TO BE REMOVED
- EXISTING ELECTRICAL PANEL: COORINATE WORK W/ ELECTRICAL SUBCONTRACOR

DEMOLITION KEYNOTE LEGEND

1	REMOVE EXISTING PARTITION
2	REMOVE EXISTING DOOR AND FRAME
3	REMOVE EXISTING INTERIOR WINDOW
4	REMOVE EXISTING CASEWORK
5	REMOVE EXISTING PLUMBING FIXTURE
6	REMOVE EXISTING INTERIOR TREADS & RISER AS INDICATED BY HATCH PATTER
7	REMOVE EXISTING SOFFIT SYSTEM
8	REMOVE EXISTING SUSPENDED CEILING SYSTEM
9	REMOVE EXISTING FLOORING
10	REMOVE EXISTING GWB AND FURRING TO EXPOSE EXISTING BRICK SURFACE
11	REMOVE EXISTING PARTIAL HEIGHT WALL
12	REMOVE EXISTING STAIR TREADS, RISERS & STRINGERS
13	REMOVE ENTIRE EXISTING FLOOR AREA AS INDICATED BY HATCH PATTERN
14	REMOVE EXISTING FLOOR REGISTER-COORDINATE W/ MECHANICAL SUBCONTRACTOR



2 BASEMENT DEMOLITION PLAN
1/4" = 1'-0"



KEY PLAN
NOT TO SCALE

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GENERAL NOTES:

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Project Status:
CONSTRUCTION PERMIT SET

Project Number:

LICENSED ARCHITECT MARK J. BURNES 3660 STATE OF MAINE
FOR PERMIT REVIEW ONLY

Project Title:
100 Commercial Street
Portland, Maine

Drawing Name:
DEMOLITION PLANS: FIRST FLOOR AND BASEMENT

Scale:
1/4" = 1'-0"

Date:
8 NOVEMBER 2004

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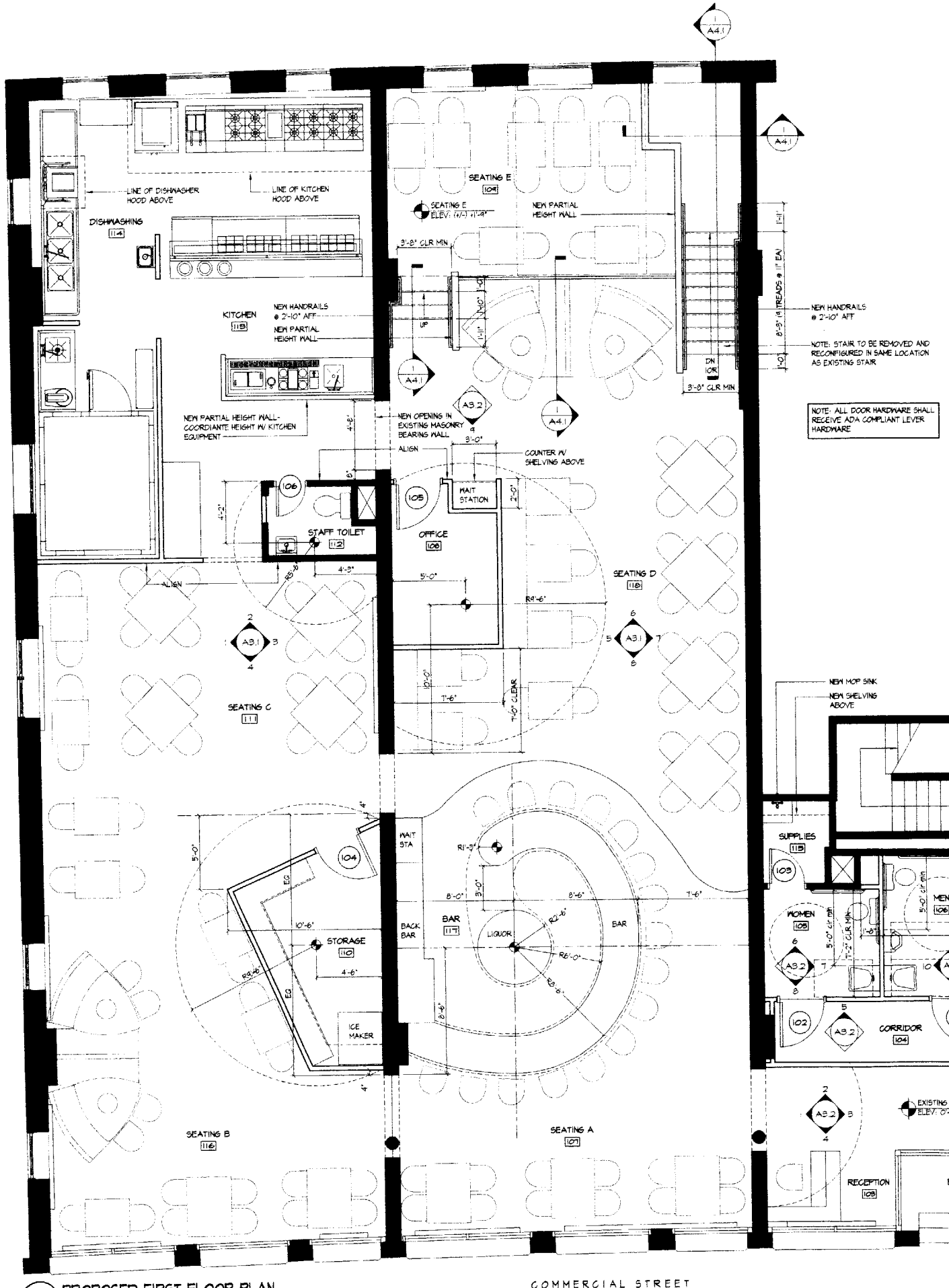
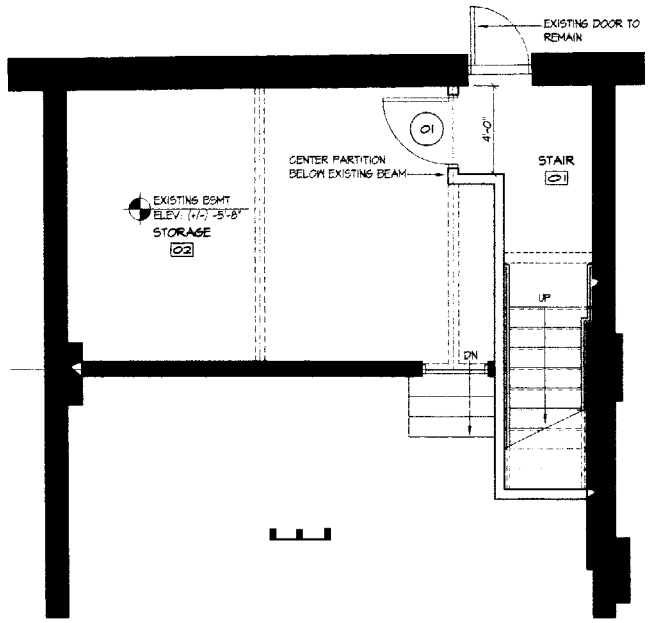
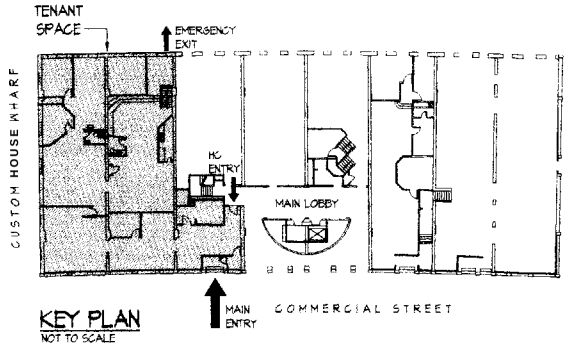


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



KEY PLAN
NOT TO SCALE

GENERAL NOTES:

1. REPORT AN DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.
3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM W/ ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO, THE LATEST EDITIONS OF THE 2000 IBC, NFPA AND ANSI.
4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEEDURES, DIMENSIONS AND MATERIALS
5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING CLARIFICATION.
6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR RE-USE, AND REMOVAL AND RECONNECTION, CAPPING, TERMINATION OR DISCONNECTION OF ALL WIRING , HEATING AND PLUMBING NOT USED IN THE NEW WORK.
7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT, IE. ASBESTOS.
8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR THE COMMENCING THE WORK.
9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. NO SUBSTITUTIONS SHALL BE PERMITTED.
10. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRENTEES, WORKMANSHIP BONDS, MAINTAINANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.
11. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUCH-UP, REPAIR, AND RESTORE MARRED EXPOSED FINISHES.
12. THE LOCATION OF ALL DOORFRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
13. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
14. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.

FORESIDE
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Project Status:
CONSTRUCTION PERMIT SET

Project Number:

LICENSED ARCHITECT MARK J. BURNES 1993 STATE OF MAINE
PERMIT REVIEW ONLY

Project Title:
100 Commercial Street
Portland, Maine

Drawing Name:
FIRST FLOOR PLAN AND BASEMENT PLAN

Scale:
1/4" = 1'-0"

Date:
8 NOVEMBER 2004

SHEET
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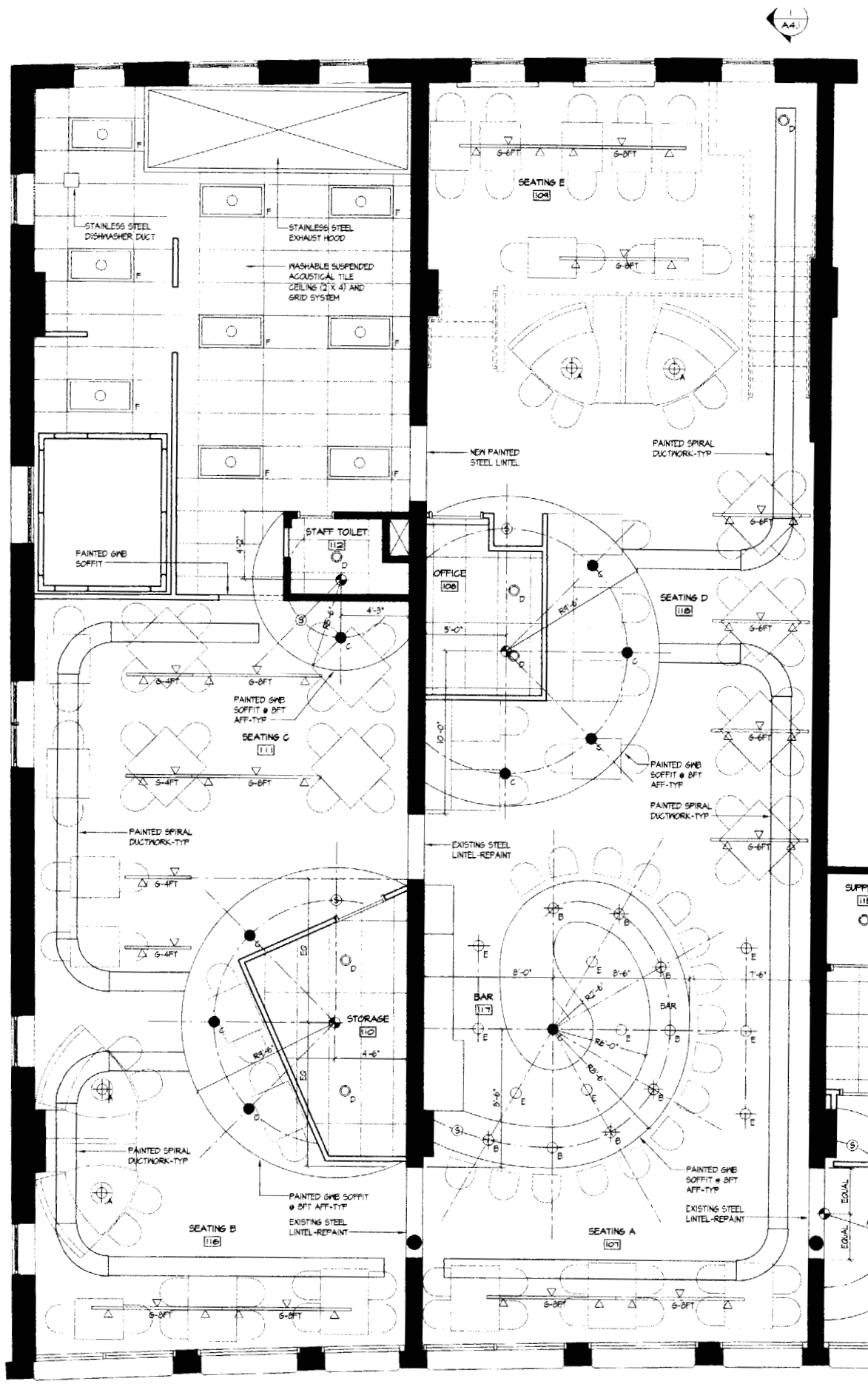
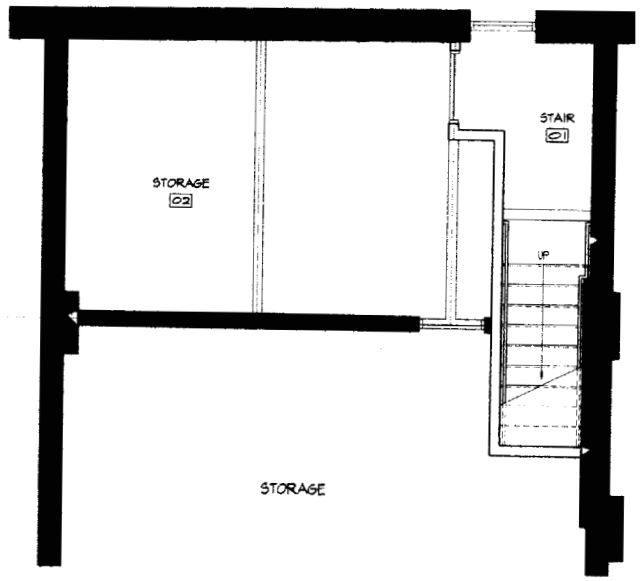
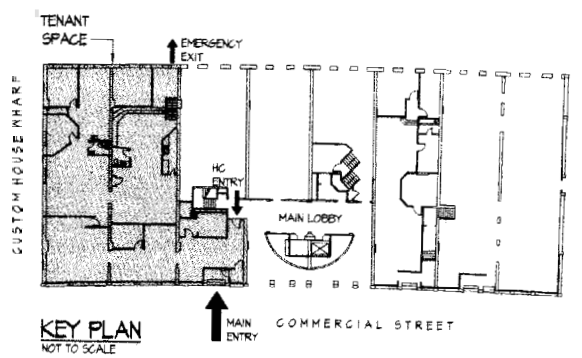


1 PROPOSED FIRST REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



KEY PLAN
NOT TO SCALE

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GENERAL NOTES:

LIGHTING FIXTURE LEGEND

- A — HANGING PENDANT, RIGID STEM SUSPENSION, TASHA-GXNY-#HLT105 100WA-14 BULB
- B — HANGING PENDANT, RIGID STEM SUSPENSION, MASQUE, 75-100 WATT
- C — LIGHTOLEAR OR EQUAL, 45° APERATURE, A-LAMP, FLOOD-WIDE BULB-DESIGNER SERIES, A-1056CLM, WHITE
- D — CEILING MOUNTED SINGLE BULB FIXTURE
- (S) — SPEAKER, SELECTION BY OWNER
- E — SURFACE MOUNTED CAN: SMALLEST APERTURE, BLACK
- F — RECESSED 2X4 FLOURESCENT FIXTURE
- G-4FT / G-6FT — TRACK LIGHTING 4FT, 6FT & 8FT LENGHTS, LINE VOLTAGE, BASIC CYLINDER, BLACK

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Project Status:
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Project Number:

LICENSED ARCHITECT MARK J. BURNES 1960 STATE OF MAINE
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Project Title:
100 Commercial Street
Portland, Maine

Drawing Name:
FIRST FLOOR PLAN AND BASEMENT REFLECTED CEILING PLAN

Scale:
1/4" = 1'-0"

Date:
8 NOVEMBER 2004

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