

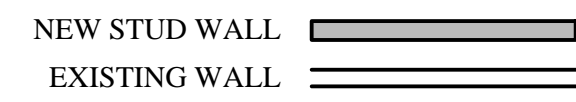
**KEY PLAN**  
SCALE: N.T.S.

AREA OF NEW WORK

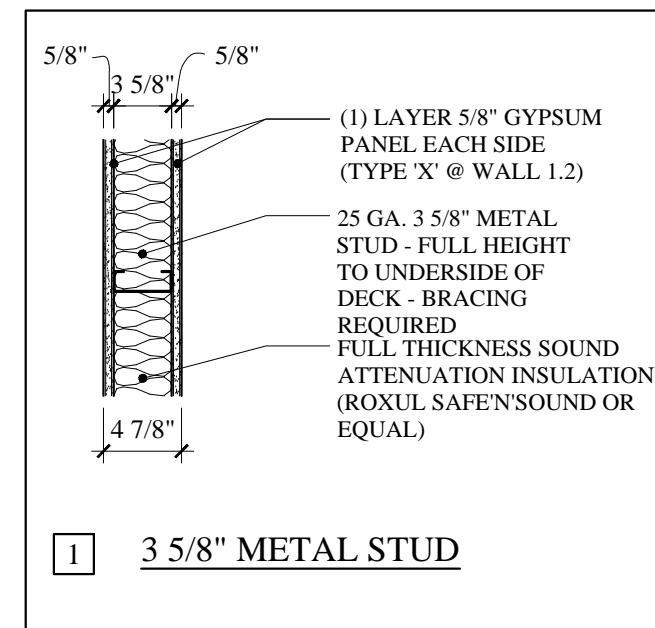
**PROJECT NOTES**

- SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "OFFICE TENANT" (NO CHANGE OF USE).
- ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTEGRATION W/ THE EXISTING SHALL MEET NFPA 72 & CITY OF PORTLAND FIRE DEPARTMENT.
- ALL NEW INTERIOR FINISHES SHALL MEET: WALLS & CEILINGS: CLASS A OR B - FLOOR FINISHES: NOT LESS THAN CLASS II.
- FURNITURE, FIXTURES AND EQUIPMENT: SHALL BE FLAME RESISTANT & MEET NFPA 701. STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES & FILMS.
- ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS
- HVAC - VERIFY EXISTING HVAC SYSTEM & DUCT WORK WITH PROPOSED PLAN.

**WALL LEGEND**



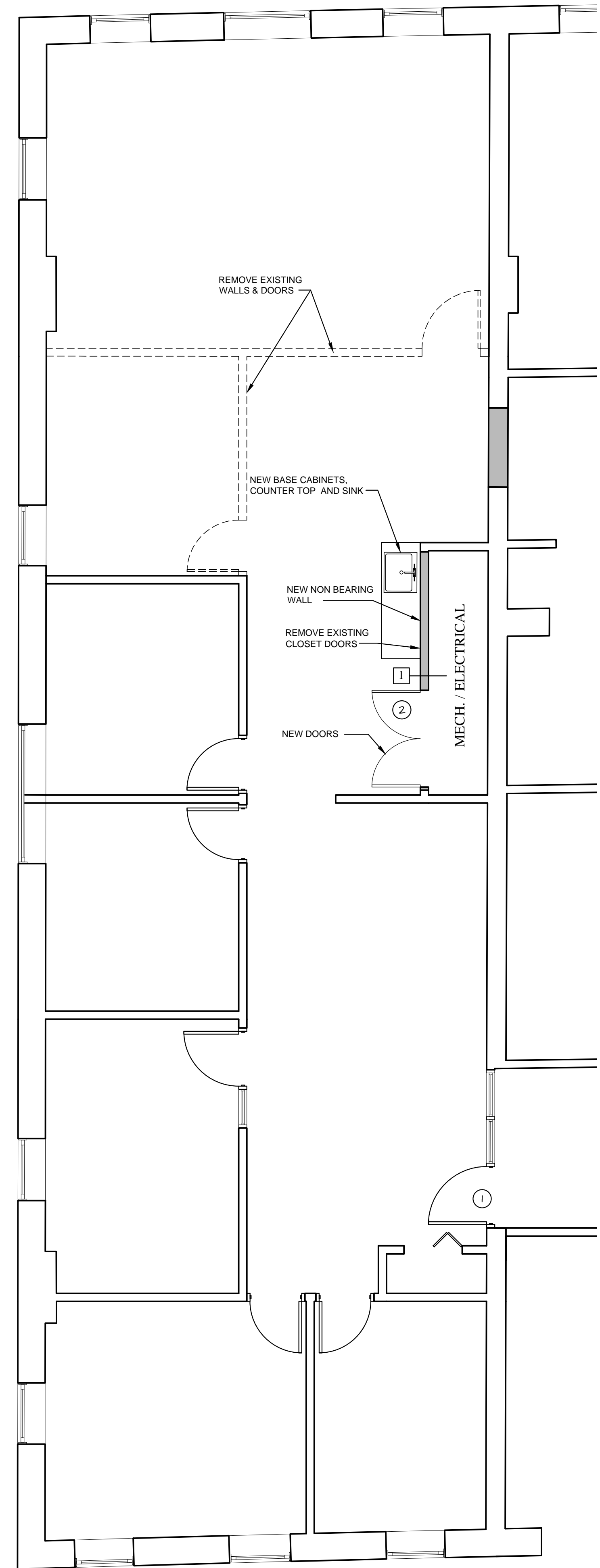
\* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS



1 3/8\"/>

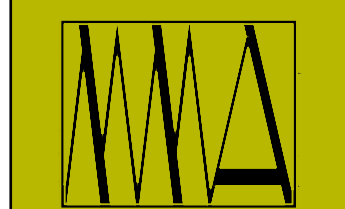
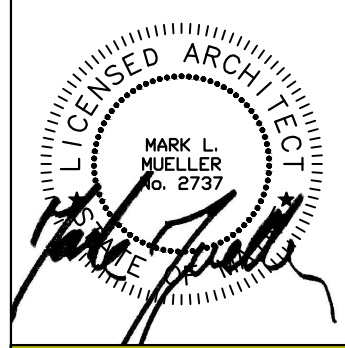
**DEMOLITION NOTES:**

- ALL DASHED WALLS AS SHOWN TO BE REMOVED. G.C. TO FIELD VERIFY & REPORT ANY DISCREPANCIES OR LOAD BEARING WALLS TO THE ARCHITECT.
- ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO 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 AS REQUIRED.
- ALL DEMOLITION SHALL BE REMOVED FROM THE REAR OF THE BUILDING ONLY.
- REMOVE EXISTING CEILINGS IN THEIR ENTIRETY AS REQUIRED PER PLAN.
- ALL FIRE PROTECTION, GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS; INCLUDING 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 VERIFIED IN FIELD.
- REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS. CAP PLUMBING FLUSH WITH FLOOR.
- FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.



**SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

IBC 2009: CODE DATA				IBC 2009: CODE DATA			
USE GROUP CLASSIFICATION	BUSINESS (OFFICE)			USE GROUP CLASSIFICATION	BUSINESS (OFFICE)		
TYPE OF CONSTRUCTION	EXISTING TO REMAIN			TYPE OF CONSTRUCTION	EXISTING TO REMAIN		
EXISTING BUILDING AREA	EXISTING TO REMAIN			EXISTING BUILDING AREA	EXISTING TO REMAIN		
PROPOSED BUILDING AREA	EXISTING TO REMAIN			PROPOSED BUILDING AREA	EXISTING TO REMAIN		
TOTAL AREA OF WORK	1759 SF			TOTAL AREA OF WORK	1759 SF		
BUILDING HEIGHT (STORIES/ FEET)	4 STORIES			BUILDING HEIGHT (STORIES/ FEET)	4 STORIES		
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	EXISTING TO REMAIN			BUILDING AREA LIMITATION - SQ FT (TABLE 503)	EXISTING TO REMAIN		
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	EXISTING TO REMAIN			BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	EXISTING TO REMAIN		
INCREASE: STREET FRONTAGE (50% AREA) - SQ FT	-			INCREASE: STREET FRONTAGE (50% AREA) - SQ FT	-		
INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	-			INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	-		
INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	N/A			INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	N/A		
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ NONE			TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ NONE		
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE			TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE		
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 64			TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 64		
FIRE SUPPRESSION SYSTEM	NONE			FIRE SUPPRESSION SYSTEM	NONE		
NUMBER OF REQUIRED EXITS	ONE (AT TENANT SPACE)			NUMBER OF REQUIRED EXITS	ONE (AT TENANT SPACE)		
EXIT ACCESS FIRE RATINGS				EXIT ACCESS FIRE RATINGS			
FIRE WALLS/ BARRIERS				FIRE WALLS/ BARRIERS			
OCCUPANCY SEPARATION	ETR			OCCUPANCY SEPARATION	ETR		
PARTY WALLS	ETR			PARTY WALLS	ETR		
STAIR ENCLOSURES	ETR			STAIR ENCLOSURES	ETR		
SHAFTS	ETR			SHAFTS	ETR		
EXIT ACCESS CORRIDORS	ETR			EXIT ACCESS CORRIDORS	ETR		
FIRE PROTECTION OF STRUCTURE				FIRE PROTECTION OF STRUCTURE			
PRIMARY STRUCTURAL FRAME	ETR			PRIMARY STRUCTURAL FRAME	ETR		
SECONDARY STRUCTURAL FRAME	ETR			SECONDARY STRUCTURAL FRAME	ETR		
LOAD BEARING WALLS - EXTERIOR	ETR			LOAD BEARING WALLS - EXTERIOR	ETR		
LOAD BEARING WALLS - INTERIOR	ETR			LOAD BEARING WALLS - INTERIOR	ETR		
NON-LOAD BEARING WALLS - EXTERIOR	ETR			NON-LOAD BEARING WALLS - EXTERIOR	ETR		
NON-LOAD BEARING WALLS - INTERIOR	ETR			NON-LOAD BEARING WALLS - INTERIOR	ETR		
FLOOR CONSTRUCTION	ETR			FLOOR CONSTRUCTION	ETR		
ROOF CONSTRUCTION	ETR			ROOF CONSTRUCTION	ETR		
OCCUPANT LOAD	1759	People	18	OCCUPANT LOAD	1759	People	18
BUSINESS	1759	SF	100 SF/ PERSON = 18	BUSINESS	1759	SF	100 SF/ PERSON = 18
GENERAL NOTES				GENERAL NOTES			



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MARK MUELLER ARCHITECTS

INTERIOR TENANT FIT-UP FOR:  
**2nd FLOOR - SUITE 200**  
100 COMMERCIAL STREET  
PORTLAND, MAINE

**SECOND FLOOR PLAN**

REVISIONS  
DATE: 05.15.15  
PROJECT: SUITE 200  
DRAWN BY: MRP  
CHECK BY: MAM

**A-1.1**

**CONSTRUCTION SET: MAY 18, 2015**