

31 EXCHANGE STREET

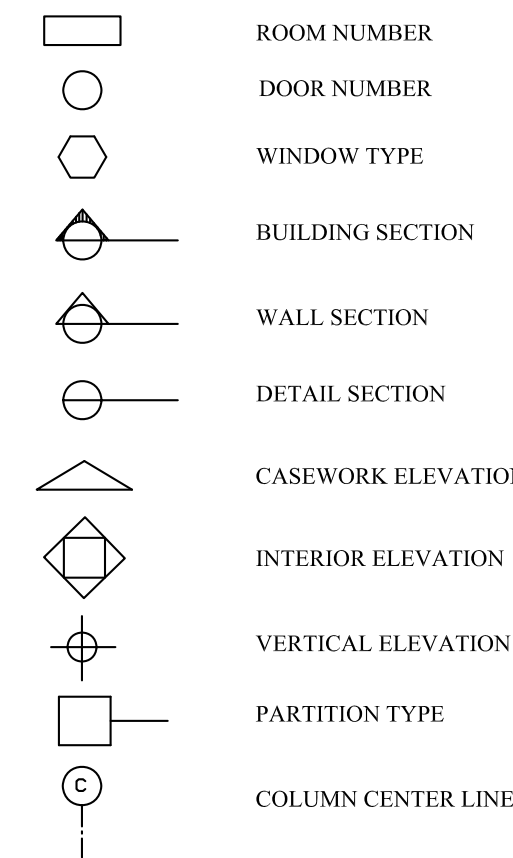
PROJECT DIRECTORY

OWNER
B & C LIMITED
31 EXCHANGE STREET
PORTLAND, MAINE 04101

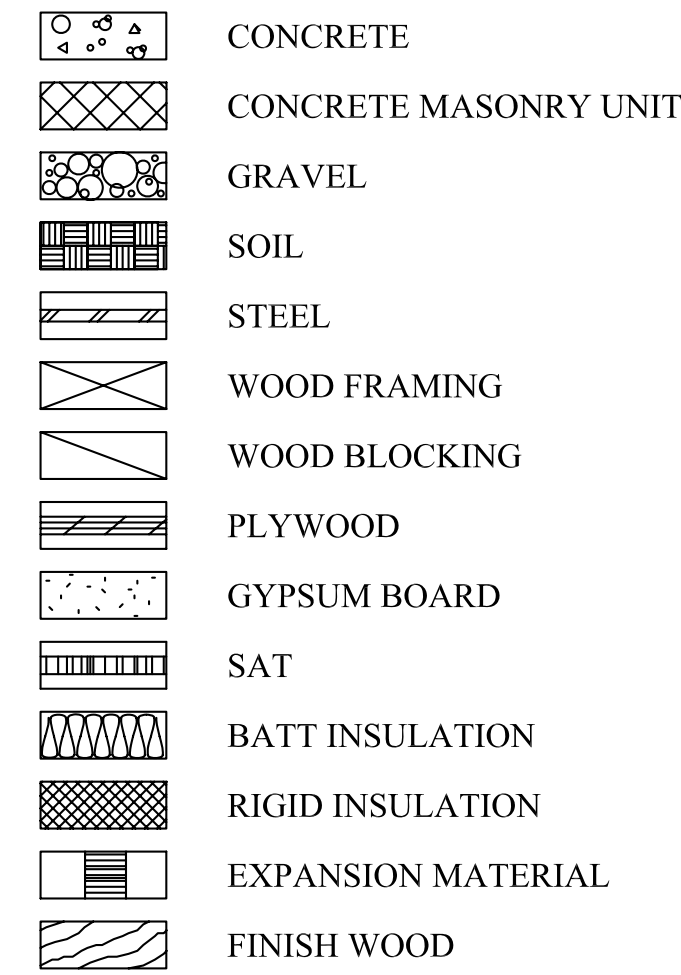
ARCHITECT
MARK MUELLER ARCHITECTS
100 COMMERCIAL STREET
SUITE 205
PORTLAND, MAINE 04101
P: 207.774.9057
F: 207.773.3851
E-MAIL: mark@muellerarchitects.com

OWNER REPRESENTATIVE:
AKERS ASSOCIATES, INC.
C/O: ANDREW JURIS
408 FORE STREET
PORTLAND, ME 04101
P: 207.774.8300

SYMBOLS



MATERIALS



DRAWING INDEX

ARCHITECTURAL DRAWINGS	STRUCTURAL DRAWINGS
EC-1.1 EXISTING CONDITIONS PLANS	S-1.0 --
A-1.1 PROPOSED 1ST FLOOR PLAN	
A-1.2 PROPOSED 2ND FLOOR PLAN	
A-1.3 PROPOSED 3RD FLOOR PLAN	
A-1.4 PROPOSED BASEMENT PLAN	

ABBREVIATIONS

AB	ANCHOR BOLT	FDKB	FIRE DEPARTMENT KEY BOX	MAX	MAXIMUM	S	SOUTH
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	MECH	MECHANICAL	SAT	SUSPENDED ACOUSTICAL
ALUM OR AL	ALUMINUM	FX	FIRE EXTINGUISHER	MFRG	MANUFACTURER	SC	TILE CEILING
		FFE	FINISH FLOOR ELEVATION	MIN	MINIMUM	SD	SHOWER CURTAIN
		FIN	FINISH	MISC	MISCELLANEOUS	SD	SOAP DISPENSER
BIT	BITUMINOUS	FIN FL OR FF	FINISH FLOOR	MRGB	MOISTURE RESISTANT GYPSUM BOARD	SCHED	SCHEDULE
BM	BENCH MARK	FIN GR	FINISH GRADE	MTL	METAL	SECT	SECTION
BOT	BOTTOM	FL	FLOOR			SHT	SHEET
BRG	BEARING	FR	FIRE RATING	N	NORTH	SHMLAR	SHMILAR
BRK	BRICK	FRMG	FRAMING	NA	NOT APPLICABLE	SND	SANITARY NAPKIN DISPOSAL
		FT	FEET (FOOT)	NIC	NOT IN CONTACT	SQ	SQUARE
		FV	FIELD VERIFY	NO	NUMBER	STD	STANDARD
C	CARPET			NOM	NOMINAL	STL	STEEL
CAB	CABINET			NTS	NOT TO SCALE	STRUCT	STRUCTURAL
CC	CENTER TO CENTER	GA	GALVE	OA	OVERALL	SV	SHEET VINYL
CL	CENTER LINE	GALV	GALVANIZED	OC	ON CENTER	T	TEMPERED (GLASS)
CLG	CEILING	GB	GRAB BARS	OD	OUTSIDE DIAMETER	THK	THICKNESS
CONC	CONCRETE	GC	GENERAL CONTRACTOR	OPNG	OPENING	TO	TOP OF
CONT	CONTINUOUS	GWB	GYPSUM WALL BOARD	OPP	OPPOSITE	TOB	TOP OF BEAM
						TOM	TOP OF MASONRY
DBL	DOUBLE	HC	HANDICAP	P	PAINT	TOW	TOP OF WALL
DIA	DIAMETER	HM	HOLLOW METAL	PTD	PAINTED	TP	TOILET PAPER DISPENSER
DIM	DIMENSION	HORZ	HORIZONTAL	PL	PLATE	TUON	TYPICAL UNLESS OTHERWISE NOTED
DNA	DOES NOT APPLY	HT	HEIGHT	PLY WD	PLYWOOD	TYP	TYPICAL
DTL	DETAIL	IF	INSIDE FACE	PNL	PANEL		
DWG	DRAWING	IN	INCHES	PT	PRESSURE TREATED	VB	VAPOR BARRIER
		INT	INTERIOR	PTN	PARTITION	VCT	VINYL COMPOSITION TILE
E	EAST	JNT OR JT	JOINT	RE	REFER	VERT	VERTICAL
EA	EACH			REF	REFRIGERATOR		
EF	EACH FACE	LOC	LOCATION	REINF	REINFORCED	W	WEST
EL	ELEVATION			REQD	REQUIRED	W	WITH
ELEC	ELECTRICAL			RM	ROOM	WC	WATER CLOSET
ELEV	ELEVATOR			RO	ROUGH OPENING	WD	WOOD
EHO	ELECTRO-MAGNETIC HOLD OPEN						
ETR	EXISTING TO REMAIN						
EQ	EQUAL						
EW	EACH WAY						
EXT	EXTERIOR						

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, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
- 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 FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH HOUSE UTILITY AND UNIT BATH ROOMS. SHOWERS ALL SIDES TO HAVE DURAROCK BACKING.
- 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.
- REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- 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 OPEING. 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.

PROJECT NOTES

- SCOPE OF WORK: SHALL INCLUDE THE LIFE SAFETY REMEDIATION OF 31 EXCHANGE STREET AS OUTLINED ON THE DRAWING SET AND AS NOTED ON THE CITY OF PORTLAND FIRE DEPARTMENT REVIEW & SITE WALK THROUGH.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTIONS DIVISION & FIRE DEPARTMENT.
- A NEW FIRE ALARM SYSTEM SHALL BE INSTALLED ACCORDINGLY TO MEET NFPA 72, CITY OF PORTLAND & STATE FIRE MARSHAL REQUIREMENTS. INSTALL SMOKE & CO DETECTORS PER STATE & CITY REQUIREMENTS. FIRE ALARM SYSTEM SHALL BE MONITORED BY A THIRD PARTY, COORDINATE REQUIREMENTS WITH CITY FIRE CHIEF. THE NEW FIRE ALARM SYSTEM MUST ALLOW FOR JOINT OPERATION/ COMMUNICATION WITH THE ADJACENT/ CONNECTED BUILDING AT 46 MARKET STREET AS PER CITY FIRE DEPARTMENT REQUIREMENTS.
- NO STRUCTURAL REMEDIATION REQUIREMENTS HAVE BEEN OBSERVED.
- REAR FIRE ESCAPE SHALL UNDERGO REMEDIATION AS PART OF SEPARATE PERMIT. FIRE ESCAPE SERVICES TWO CONNECTED BUILDINGS.
- CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.

NFPA 101 2009 & NFPA 220 2006: CODE DATA	
OCCUPANT LOAD	175 PEOPLE (56 PEOPLE THRU EXIT STAIR)
USE GROUP CLASSIFICATION	NON-SEPARATE MIXED USE (M, A-2, B & R-2) SEE PLANS
TYPE OF CONSTRUCTION	3 (000) - UNPROTECTED
TOTAL AREA OF WORK	SEE PLANS
ACTUAL BUILDING AREA	10,725 SF
BUILDING HEIGHT	3 STORIES
BUILDING HEIGHT LIMITATION - STORIES	2 STORIES
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	1 STORY
FIRE SUPPRESSION:	YES - PER NFPA 13
EXIT ACCESS FIRE RATINGS:	
FIRE WALLS:	
PARTY WALLS	EXISTING TO REMAIN
STAIR ENCLOSURES	1 HOUR (NEW)
SHAFTS	EXISTING TO REMAIN
EXIT ACCESS CORRIDORS	EXISTING TO REMAIN
FIRE PROTECTION OF STRUCTURE:	
COLUMNS	0 HR
BEAMS, GIRDERS, TRUSSES & ARCHES	0 HR
LOAD BEARING WALLS - EXTERIOR	BRICK (EXISTING TO REMAIN)
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:	INTERIOR FINISHES: WALLS & CEILINGS: CLASS A, B, OR C FLOORS: CLASS 1 OR 2 F.F.E. SHALL MEET NFPA 265 & 701.
1ST FLOOR MERCANTILE:	1,140 SF/ 30 GROSS = 38 PEOPLE
1ST FLOOR ASSEMBLY A-2:	1,218 SF/ 15 NET = 81 PEOPLE
2ND FLOOR BUSINESS:	2,311 SF/ 100 GROSS = 23 PEOPLE
3RD FLOOR RESIDENTIAL:	3,005 SF/ 200 GROSS = 15 PEOPLE
TOTAL OCCUPANT LOAD:	157 PEOPLE

IBC 2009: CODE DATA	
OCCUPANT LOAD	175 PEOPLE (56 PEOPLE THRU EXIT STAIR)
USE GROUP CLASSIFICATION	NON-SEPARATE MIXED USE (M, A-2, B & R-2) SEE PLANS
TYPE OF CONSTRUCTION	3B
TOTAL AREA OF WORK	N/A
ACTUAL BUILDING AREA	10,725 SF
BUILDING HEIGHT	3 STORIES
BUILDING AREA LIMITATION - SQ. FT. (TABLE 503)	9,500 S.F./ FLOOR
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	2 STORIES
STREET FRONTAGE INCREASE (150%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	28,500 S.F./ FLOOR
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE (1 STORY)	3 STORIES TOTAL
FIRE SUPPRESSION:	YES - PER NFPA 13
EXIT ACCESS FIRE RATINGS:	
FIRE WALLS:	
PARTY WALLS	EXISTING TO REMAIN
STAIR ENCLOSURES	1 HR
SHAFTS	EXISTING TO REMAIN
EXIT ACCESS CORRIDORS	EXISTING TO REMAIN
FIRE PROTECTION OF STRUCTURE:	
PRIMARY STRUCTURAL FRAME	0 HR
LOAD BEARING WALLS - EXTERIOR	BRICK (EXISTING TO REMAIN)
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 (31 EXCHANGE STREET):	OCCUPANT LOAD (46 MARKET STREET):
1ST FLOOR MERCANTILE:	1,140 SF/ 30 GROSS = 38 PEOPLE
1ST FLOOR ASSEMBLY A-2:	1,218 SF/ 15 NET = 81 PEOPLE
2ND FLOOR BUSINESS:	2,311 SF/ 100 GROSS = 23 PEOPLE
3RD FLOOR RESIDENTIAL:	3,005 SF/ 200 GROSS = 15 PEOPLE
TOTAL OCCUPANT LOAD:	157 PEOPLE
	1ST FLOOR: N/A
	2ND FLOOR RESIDENTIAL: 1,858 SF/ 200 GROSS = 9 PEOPLE
	3RD FLOOR RESIDENTIAL: 1,858 SF/ 200 GROSS = 9 PEOPLE
	TOTAL OCCUPANT LOAD: 18 PEOPLE



MARK MUELLER ARCHITECTS

A.I.A.

100 Commercial Street
Suite 205
Portland, Maine 04101
Phone/Fax 207.774.9057
Email:
rf@muellerarchitects.com

© COPYRIGHT 2013
MARK MUELLER ARCHITECTS

31 EXCHANGE

31 EXCHANGE STREET
PORTLAND, MAINE

GENERAL NOTES

REVISIONS

DATE

MAY 2013

PROJECT

31 EXCHANGE

DRAWN BY

MJP

CHECK BY

MLM

T-1.1

LIFE SAFETY REMEDIATION SET: JUNE 14, 2013