

31 EXCHANGE STREET

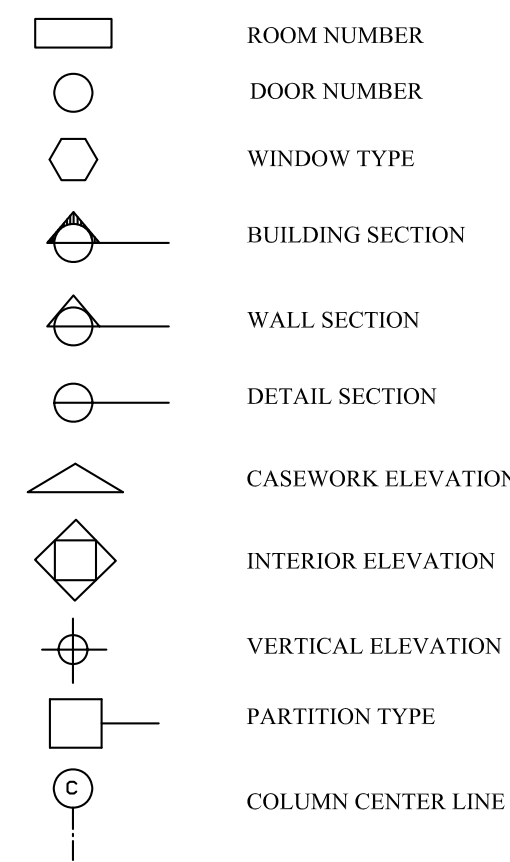
PROJECT DIRECTORY

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

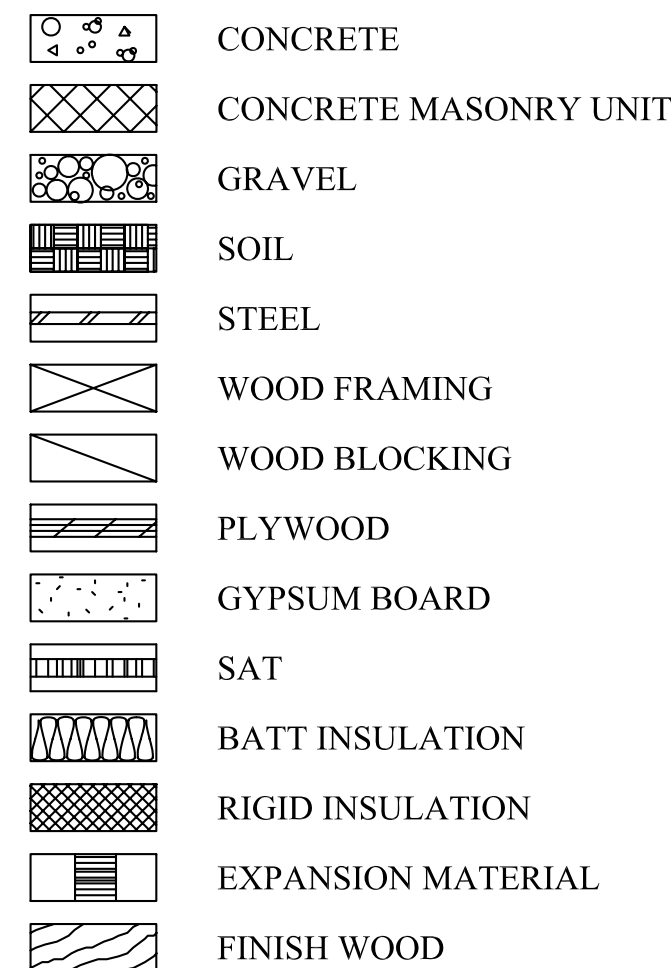
OWNER REPRESENTATIVE: AKERS ASSOCIATES, INC.
C/O: ANDREW JURIS
408 FORE STREET
PORTLAND, ME 04101
P: 207.774.8300

ARCHITECT MARK MUELLER ARCHITECTS
100 COMMERCIAL STREET
SUITE #207
PORTLAND, MAINE 04101
P: 207.774.9057
F: 207.773.3851
E-MAIL: mark@muellerarchitects.com

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

PROJECT NOTES

- SCOPE OF WORK: SHALL INCLUDE THE LIFE SAFETY REMEDIATION OF 31 EXCHANGE STREET AND 46 MARKET STREET AS OUTLINED ON THE DRAWING SET AND AS NOTED ON THE CITY OF PORTLAND FIRE DEPARTMENT REVIEW LETTER & SITE WALK THROUGH.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTIONS DIVISION & FIRE DEPARTMENT, NFPA 101, NFPA 1, IBC, ETC.
- 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 EACH BUILDING AS PER CITY FIRE DEPARTMENT REQUIREMENTS.
- NO STRUCTURAL REMEDIATION REQUIREMENTS HAVE BEEN OBSERVED.
- REAR FIRE ESCAPE SHALL UNDERGO REMEDIATION PER STRUCTURAL DRAWING SET. FIRE ESCAPE SERVICES TWO CONNECTED BUILDINGS.
- CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.
- ALL WORK SHALL CONFORM TO SUBMITTED LIFE SAFETY REPORT BY FIRE RISK MANAGEMENT, INC. DATED DECEMBER 11, 2013

NFPA 101 2009 & NFPA 220 2006: CODE DATA	
OCCUPANT LOAD	38 PEOPLE
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	3,666 SF FLOOR (14,664 SF TOTAL)
BUILDING HEIGHT	3 STORIES
BUILDING HEIGHT LIMITATION - STORIES	2 STORIES
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	1 STORY
FIRE SUPPRESSION:	YES - PER NFPA 13 (NEW HEADS PER FPE REPORT)
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	INTERIOR FINISHES: WALLS & CEILINGS: CLASS A, B, OR C FLOORS: CLASS 1 OR 2 F.F.E. SHALL MEET NFPA 265 & 701.
OCCUPANT LOAD (31 EXCHANGE STREET):	
1ST FLOOR MERCANTILE:	1,140 SF/ 30 GROSS = 38 PEOPLE (SEPARATE EXIT)
1ST FLOOR ASSEMBLY A-2:	1,218 SF/ 15 NET = 81 PEOPLE (SEPARATE EXIT)
2ND FLOOR BUSINESS:	2,311 SF/ 100 GROSS = 23 PEOPLE
3RD FLOOR RESIDENTIAL:	3,005 SF/ 200 GROSS = 15 PEOPLE
TOTAL OCCUPANT LOAD:	38 PEOPLE (2ND & 3RD FLOOR ONLY)

IBC 2009: CODE DATA	
OCCUPANT LOAD	38 PEOPLE
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	3,666 SF FLOOR (14,664 SF TOTAL)
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 (NEW HEADS PER FPE REPORT)
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	
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MARK MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone/Fax 207.774.9057
Email:
rf@muellerarchitects.com

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MARK MUELLER ARCHITECTS

LIFE SAFETY REMEDIATION AT:
31 EXCHANGE STREET
PORTLAND, MAINE

GENERAL NOTES

REVISIONS:
DATE: MAY 2013

PROJECT: 31 EXCHANGE

DRAWN BY: MRP

CHECK BY: MUM

T-1.1