31 EXCHANGE STREET

PROJECT DIRECTORY

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

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SYMBOLS

- ROOM NUMBER
- DOOR NUMBER
- WINDOW TYPE
- BUILDING SECTION
- WALL SECTION
- DETAIL SECTION
- CASEWORK ELEVATION
- INTERIOR ELEVATION
- VERTICAL ELEVATION
- PARTITION TYPE
- COLUMN CENTER LINE

MATERIALS

- CONCRETE
- CONCRETE MASONRY UNIT
- GRAVEL
- SOIL
- STEEL
- WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- GYPSUM BOARD
- SAT
- BATT INSULATION
- RIGID INSULATION
- EXPANSION MATERIAL
- FINISH WOOD

DRAWING INDEX

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A-1.1 PROPOSED 1ST FLOOR PLAN
A-1.2 PROPOSED 2ND FLOOR PLAN
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STRUCTURAL DRAWINGS

S-1.0 --

ABBREVIATIONS

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

GENERAL NOTES

1. 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.

2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.

3. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

4. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.

5. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.

6. 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.

7. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.

8. INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.

9. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.

10. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.

11. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

12. 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.

13. 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.

14. 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.

15. 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.

16. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.

17. ANY CHANGE DURING CONSTRUCITON 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

1. 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.

2. ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTIONS DIVISION & FIRE DEPARTMENT, NFPA 101, NFPA 1, IBC, ETC.

3. 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.

4. NO STRUCTURAL REMEDIATION REQUIREMENTS HAVE BEEN OBSERVED.

5. REAR FIRE ESCAPE SHALL UNDERGO REMEDIATION PER STRUCTURAL DRAWING SET. FIRE ESCAPE SERVICES TWO CONNECTED BUILDINGS.

6. CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.

7. 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 HIGHT 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 HIGHT 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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BUILDING PERMIT SET: JANUARY 15, 2015

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/22/14

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LIFE SAFETY REMEDIATION AT:
31 EXCHANGE STREET
31 EXCHANGE STREET
PORTLAND, MAINE

GENERAL NOTES

RE-ISSUED:	
DATE	MAY 2013
PROJECT	31 EXCHANGE
DRAWN BY	MRP
CHECK BY	MLM

T-1.1