KEY PLAN
1/8" - 1'-0"

AREA OF NEW WORK

PROJECT DIRECTORY

TENANT BLIND PIG BARBER COMPANY LLC.
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GENERAL CONTRACTOR **T.B.D.**

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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 TREATED WITH PRESSURE PRESERVATIVE.
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. IF APPLICABLE TO THIS PROJECT, SHOWERS TO HAVE DURAROCK BACKING ALL SIDES, ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
7. INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
8. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
9. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
10. 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.
11. 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. (NOT APPLICABLE TO THIS PROJECT).
12. 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.
13. 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.
14. 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.
15. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

PROJECT NOTES

1. SCOPE OF WORK SHALL INCLUDE INTERIOR TENANT FIT-UP FOR BLIND PIG BARBER COMPANY LLC. WORK TO INCLUDE NEW INTERIOR PARTITIONS, NEW CEILING AND NEW MILLWORK AS SHOWN.
2. HISTORIC PRESERVATION NOT REQUIRED. NO EXTERIOR WORK PROPOSED. EXTERIOR SIGNAGE NOT PART OF THIS PERMIT.
3. ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTION, FIRE AND ZONING REQUIREMENTS.
4. THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR ALL INTERIOR WORK. GC TO OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, STREET CLOSINGS, ELECTRICAL, MECHANICAL, SPRINKLER SYSTEMS, AS REQUIRED. GC TO MODIFY MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER SYSTEMS ACCORDING TO ARCHITECT'S/ENGINEER'S PLANS.
5. BASED ON ARCHITECT'S FLOOR PLAN, LIFE SAFETY SYSTEM INSTALLER SHALL SUBMIT LIFE SAFETY PLANS TO THE STATE OF MAINE AND THE CITY OF PORTLAND FOR APPROVAL.
6. FIRE ALARM WORK SHALL BE INSTALLED BY A STATE CERTIFIED CONTRACTOR. FIRE ALARM WORK TO MEET NFPA 72, CITY OF PORTLAND AND STATE FIRE MARSHAL REQUIREMENTS.
7. ALL FIRE RATED PENETRATIONS SHALL BE FIRE STOPPED WITH UL APPROVED SYSTEMS. ALL INTERIOR FINISHES TO MEET NFPA 701.
8. CONTRACTOR SHALL ADHERE TO BUILDING RULES AND REGULATIONS AGREEMENT FOR INTERIOR CONSTRUCTION AS PROVIDED BY THE BUILDING'S PROPERTY MANAGEMENT.
9. CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.
10. RECONFIGURE SPRINKLER SYSTEM PER NEW PLAN & PER NFPA 13.
11. INTEGRATE NEW LIFE SAFETY EQUIPMENT INTO EXISTING SYSTEM PER NFPA 72 & CITY OF PORTLAND BUILDING PERMIT #2014-00090

DEMOLITION NOTES

1. ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO ANY 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.
2. DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS.
3. ALL DEMOLITION SHALL BE REMOVED FROM THE REAR/ SIDE OF THE BUILDING ONLY.
4. ALL FIRE PROTECTION (IF EXISTING), GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS SHALL REMAIN. BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED.
5. PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
6. DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE FIELD VERIFIED.
7. REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS. CAP PLUMBING FLUSH WITH FLOOR. (NOT APPLICABLE TO THIS PROJECT).
8. FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.

DOOR NOTES:
1. 3'-0"x7'-0" - NEW 1 HOUR FIRE RATED DOOR. SOLID WOOD SLAB W/ H.M. FRAME, LEVER HARDWARE, CLOSER & KICKPLATE
2. 3'-0"x7'-0" - NEW SOLID WOOD SLAB W/ H.M. FRAME, LEVER HARDWARE
3. 3'-0"x7'-0" - NEW 1 HOUR FIRE RATED DOOR W/ GLAZING, 14x14 MAX. SOLID WOOD SLAB W/ H.M. FRAME, LEVER HARDWARE, & CLOSER.
4. 3'-0"x7'-0" - NEW 1 HOUR FIRE RATED SOLID METAL INSULATED DOOR W/ H.M. FRAME, PANIC HARDWARE, KICKPLATE & CLOSER

WALL LEGEND
EXISTING WALLS
NEW WALLS

KEY SECTION
N. T. S.

ENLARGED RESTROOM
1/2" = 1'-0"

IBC 2009 CODE DATA						
USE GROUP CLASSIFICATION	BUSINESS (B)					
TYPE OF CONSTRUCTION	3B (See note 1 below)					
EXISTING BUILDING AREA	9,084 SF					
PROPOSED BUILDING AREA	9,084 SF					
TOTAL AREA OF WORK	(1916 SF (LOWER LEVEL)					
BUILDING HEIGHT (STORIES/ FEET)	3 STORIES/ 49'-6"					
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	70,000 SF					
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	3 STORIES					
INCREASE: STREET FRONTAGE (50% AREA) - SQ FT	N/A					
INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	YES (N/A)					
INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	YES (N/A)					
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ (N/A)					
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE					
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	400/ 99'-10"					
FIRE SUPPRESSION SYSTEM	YES, PER NFPA 13					
NUMBER OF REQUIRED EXITS	2 EACH FLOOR					
EXIT ACCESS FIRE RATINGS						
FIRE WALLS/ BARRIERS						
OCCUPANCY SEPARATION	1 HR					
PARTY WALLS	0 HR					
STAIR ENCLOSURES	1 HR					
SHAFTS	1 HR					
EXIT ACCESS CORRIDORS	0 HR					
FIRE PROTECTION OF STRUCTURE						
PRIMARY STRUCTURAL FRAME	0 HR					
SECONDARY STRUCTURAL FRAME	0 HR					
LOAD BEARING WALLS - EXTERIOR	2 HR					
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					
OCCUPANT LOAD	16	People				
FIRST FLOOR: BUSINESS	1,609	SF	100	SF/ PERSON =	16	
	0	SF	0	SF/ PERSON =	0	
	0	SF	0	SF/ PERSON =	0	
GENERAL NOTES:						
GROSS TENANT AREA = 1,609 SF						
NET TENANT AREA = 1,947 SF						
ONE UNI-SEX ADA BATH ALLOWED PER: JEANE BOURKE 06.15 E-MAIL						

1. The construction type noted within is limited to the scope of work for the project as shown and outlined in the construction documents. Construction type and use beyond this scope of work shall be outside the responsibility of the architect

NFPA 101 2009 & 220 2006 CODE DATA						
USE GROUP CLASSIFICATION	MERCANTILE CLASS C					
TYPE OF CONSTRUCTION	II (2,0,0) (See note 1 below)					
EXISTING BUILDING AREA	9,084 SF					
PROPOSED BUILDING AREA	9,084 SF					
TOTAL AREA OF WORK	(1916 SF (LOWER LEVEL)					
BUILDING HEIGHT (STORIES/ FEET)	3 STORIES/ 49'-6"					
BUILDING AREA LIMITATION - SQ FT	3,000 SF (PER CLASS C)					
BUILDING HEIGHT LIMITATION - STORIES	NONE					
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ 29'-10"					
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE					
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 99'-10"					
FIRE SUPPRESSION SYSTEM	YES, PER NFPA 13					
NUMBER OF REQUIRED EXITS	2 EACH FLOOR					
EXIT ACCESS FIRE RATINGS						
FIRE WALLS/ BARRIERS						
OCCUPANCY SEPARATION	1 HR					
PARTY WALLS	0 HR					
STAIR ENCLOSURES	1 HR					
SHAFTS	1 HR					
EXIT ACCESS CORRIDORS	0 HR					
FIRE PROTECTION OF STRUCTURE						
COLUMNS	0 HR					
BEAMS, GIRDERS, TRUSSES & ARCHES	0 HR					
LOAD BEARING WALLS - EXTERIOR	2 HR					
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					
OCCUPANT LOAD	16	People				
FIRST FLOOR: KITCHEN/ EMPLOYEE AREA	1,609	SF	100	SF/ PERSON =	16	
	0	SF	0	SF/ PERSON =	0	
	0	SF	0	SF/ PERSON =	0	
GENERAL NOTES:						
GROSS TENANT AREA = 1,609 SF						
NET TENANT AREA = 1,947 SF						

1. The construction type noted within is limited to the scope of work for the project as shown and outlined in the construction documents. Construction type and use beyond this scope of work shall be outside the responsibility of the architect

1 INTERIOR 2x6 WOOD WALL
CAULK PERIMETER

2 1 HR INTERIOR 2x6 WOOD WALL
UL# U305 CAULK PERIMETER

1.1 INTERIOR 2x4 WOOD WALL
CAULK PERIMETER

SEAL ALL PENETRATIONS WITH APPROVED UL TYPE SEALANT MATCHING FIRE RATING

1 FLOOR/CEILING ASSEMBLY-1 HOUR
UL: L508 STC 50 MIN.

LIFE SAFETY LEGEND:

- EXIT LIGHT
- EMERGENCY BACKUP LIGHT
- SD SMOKE DETECTOR, BUSINESS
- HD HEAT & CO DETECTOR
- HORN/STROBE
- STROBE
- FIRE EXTINGUISHER IN RECESSED CABINET
- P.S. PULL STATION
- ELEC. RECEPTACLE (INSTALL PER CODE & AS SHOWN)

- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE RECONFIGURED AND INSTALLED PER NFPA 72 AND PER CITY OF PORTLAND CODE.
- A SEPERATE PERMIT AND CITY APPROVED CONTRACTOR IS REQUIRED.
- ALL STROBES TO BE 30 CANDELA UNLESS OTHERWISE NOTED.
- SYSTEM SHALL BE SUPERVISED BY AN OFF- SITE CERTIFIED BY THE CITY OF PORTLAND THIRD PARTY
-INTEGRATE NEW EQUIPMENT INTO EXISTING SYSTEM PER PERMIT #2014-00090

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

- FOR CONSTRUCTION -
REVISED: AUGUST 26, 2015
PERMIT SET: JUNE 30, 2015

Reviewed for Code Compliance
Inspections Division
Department of Building Safety
Date: 08/26/15

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MARK MUELLER ARCHITECTS

THE BLIND PIG

46 MARKET STREET
PORTLAND, MAINE

INTERIOR TENANT FIT-UP FOR:

PROPOSED PLANS

REVISIONS	
DATE	June 2015
PROJECT	BLIND PIG
DRAWN BY	MRP
CHECK BY	MLM

A.1