

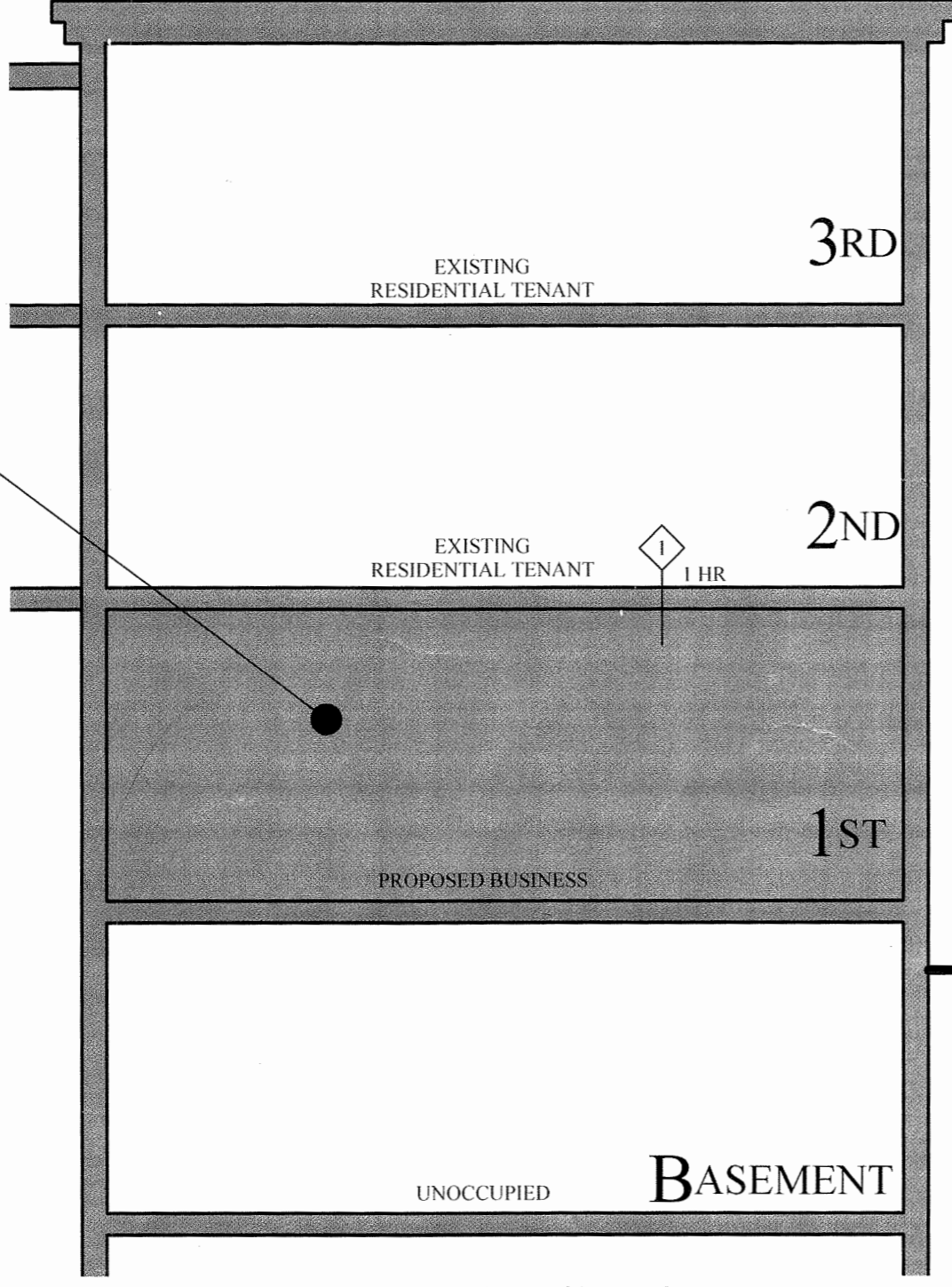
PROJECT DIRECTORY

TENANT SEAMUS FINN LLC
175 Spurwink Road,
Scarborough, Maine 04074
P: 207.761.0555
Email: smcorry@msn.com

GENERAL CONTRACTOR RAM II Renovators
17 Tenney Lane
Scarborough, Maine 04074
P: 207.761.0555
Email: merriman62@gmail.com

ARCHITECT MARK MUELLER ARCHITECTS
100 COMMERCIAL STREET
SUITE #207
PORTLAND, MAINE 04101
P: 207.774.9057
F: 207.773.3851
Email: matt@muellerarchitects.com

AREA OF NEW WORK



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 TREATED WITH PRESSURE PRESERVATIVE.
- 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 FIRE CODE 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.
- 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.
- 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. (NOT APPLICABLE TO THIS PROJECT).
- 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.
- REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

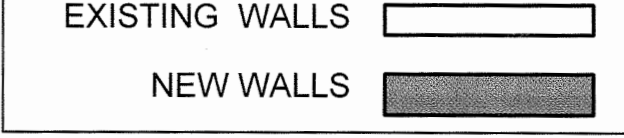
PROJECT NOTES

- SCOPE OF WORK SHALL INCLUDE INTERIOR TENANT FIT-UP FOR PATISSERIE. WORK TO INCLUDE NEW INTERIOR PARTITIONS, NEW CEILING AND NEW MILLWORK AS SHOWN.
- HISTORIC PRESERVATION NOT REQUIRED. NO EXTERIOR WORK PROPOSED. EXTERIOR SIGNAGE NOT PART OF THIS PERMIT.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTION, FIRE AND ZONING REQUIREMENTS.
- 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 ARCHITECTS/ENGINEERS' PLANS.
- 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.
- SCOPE OF WORK SHALL INCLUDE INTERIOR TENANT FIT-UP FOR PATISSERIE. WORK TO INCLUDE NEW INTERIOR PARTITIONS, NEW CEILING AND NEW MILLWORK AS SHOWN.
- HISTORIC PRESERVATION NOT REQUIRED. NO EXTERIOR WORK PROPOSED. EXTERIOR SIGNAGE NOT PART OF THIS PERMIT.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTION, FIRE AND ZONING REQUIREMENTS.
- 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 ARCHITECTS/ENGINEERS' PLANS.
- 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.
- SCOPE OF WORK SHALL INCLUDE INTERIOR TENANT FIT-UP FOR PATISSERIE. WORK TO INCLUDE NEW INTERIOR PARTITIONS, NEW CEILING AND NEW MILLWORK AS SHOWN.
- HISTORIC PRESERVATION NOT REQUIRED. NO EXTERIOR WORK PROPOSED. EXTERIOR SIGNAGE NOT PART OF THIS PERMIT.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTION, FIRE AND ZONING REQUIREMENTS.
- 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 ARCHITECTS/ENGINEERS' PLANS.
- 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.

DEMOLITION NOTES

- ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION. VERIFY WATER SHUT-OFF BY 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.
- ALL DEMOLITION SHALL BE REMOVED FROM THE REAR/SIDE OF THE BUILDING ONLY.
- 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.
- PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
- DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE FIELD VERIFIED.
- REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS, CAP PLUMBING FLUSH WITH FLOOR. (NOT APPLICABLE TO THIS PROJECT).
- FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.

WALL LEGEND



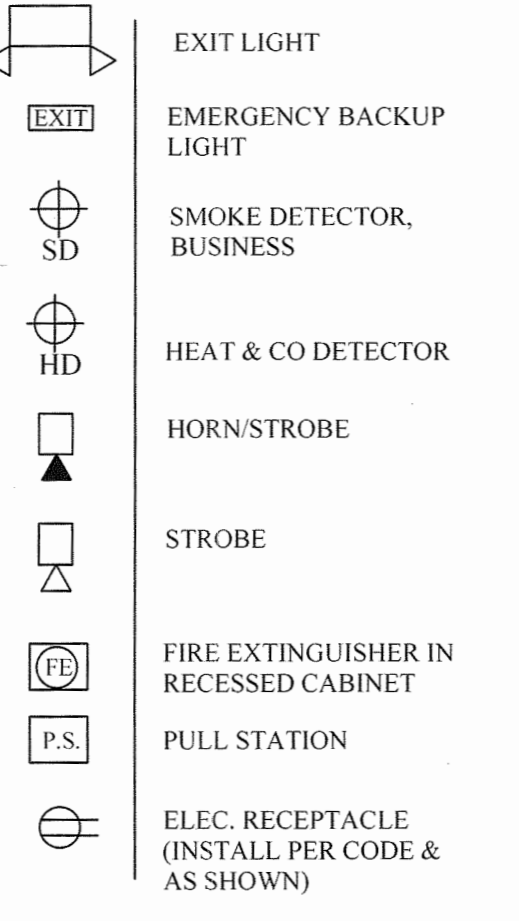
KEY PLAN
1/8" - 1'-0"

AREA OF NEW WORK

NFPA 101 2009 & 220 2006 CODE DATA	
USE GROUP CLASSIFICATION	MERCANTILE CLASS C
TYPE OF CONSTRUCTION	II (2.0.0)
EXISTING BUILDING AREA	9,084 SF
PROPOSED BUILDING AREA	9,084 SF
TOTAL AREA OF WORK	2,000 SF
BUILDING HEIGHT (STORES/ FEET)	3 STORES/ 49'-6"
BUILDING AREA LIMITATION - SQ FT	3,000 SF (PER CLASS C)
BUILDING HEIGHT LIMITATION - STORES	NONE
TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/79'-0"
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/NONE
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/30'-5"
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.
NONLOAD BEARING WALLS - EXTERIOR	0 HR.
NONLOAD BEARING WALLS - INTERIOR	0 HR.
FLOOR CONSTRUCTION	0 HR.
ROOF CONSTRUCTION	0 HR.
OCCUPANT LOAD	40 People
FIRST FLOOR: KITCHEN/ EMPLOYEE AREA	633 SF 100 SF/ PERSON = 6
FIRST FLOOR: SEATING AREA (LOAD PER FURNITURE LAYOUT)	850 SF 100 SF/ PERSON = 37
FIRST FLOOR: GENERAL AREA	509 SF 100 SF/ PERSON = 5
GENERAL NOTES	

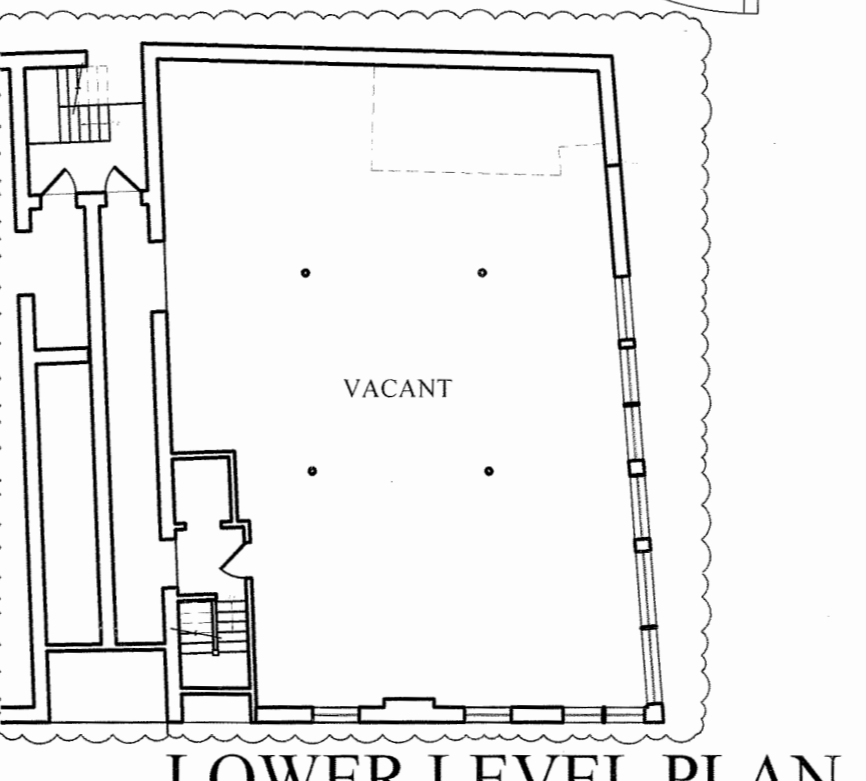
IBC 2009 CODE DATA	
USE GROUP CLASSIFICATION	BUSINESS (B)
TYPE OF CONSTRUCTION	3B
EXISTING BUILDING AREA	9,084 SF
PROPOSED BUILDING AREA	9,084 SF
TOTAL AREA OF WORK	2,000 SF
BUILDING HEIGHT (STORES/ FEET)	3 STORES/ 49'-6"
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	3,000 SF
BUILDING HEIGHT LIMITATION - STORES (TABLE 503)	3 STORES
INCREASE STREET FRONTAGE (50% AREA)	N/A
INCREASE AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	YES (N/A)
INCREASE AUTOMATIC SPRINKLER SYSTEM HEIGHT (0 STORY)	YES (N/A)
TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/79'-0"
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/NONE
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	400/34'-0"
FIRE SUPPRESSION SYSTEM	YES, PER NFPA 13
NUMBER OF REQUIRED EXITS	2 EACH FLOOR
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	0 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.
NONLOAD BEARING WALLS - EXTERIOR	0 HR.
NONLOAD BEARING WALLS - INTERIOR	0 HR.
FLOOR CONSTRUCTION	0 HR.
ROOF CONSTRUCTION	0 HR.
OCCUPANT LOAD	45 People
FIRST FLOOR: KITCHEN/ EMPLOYEE AREA	633 SF 200 SF/ PERSON = 3
FIRST FLOOR: SEATING AREA (LOAD PER FURNITURE LAYOUT)	850 SF 100 SF/ PERSON = 37
FIRST FLOOR: GENERAL AREA	509 SF 100 SF/ PERSON = 5
GENERAL NOTES	

LIFE SAFETY LEGEND:

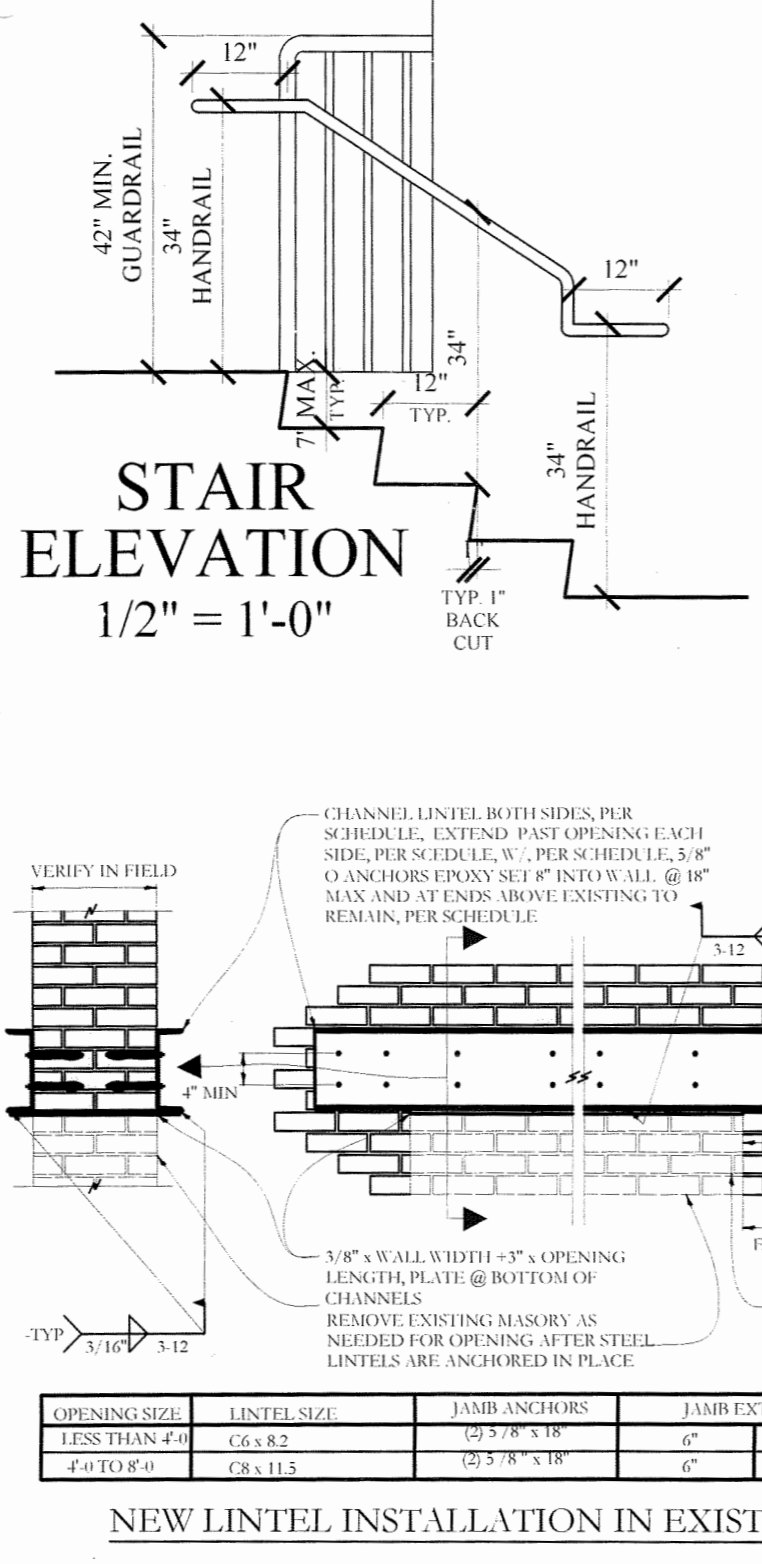


- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE RECONFIGURED AND INSTALLED PER NFPA 72 AND PER CITY OF PORTLAND CODE.
- A SEPERATE PERMIT AND CITY APPROVED CONTRACTOR IS REQUIRED.
- ALL STROBES TO BE 30 CANDELA UNLESS OTHERWISE NOTED.
- SYSTEM SHALL BE SUPERVISED BY AN OFF- SITE CERTIFIED BY THE CITY OF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

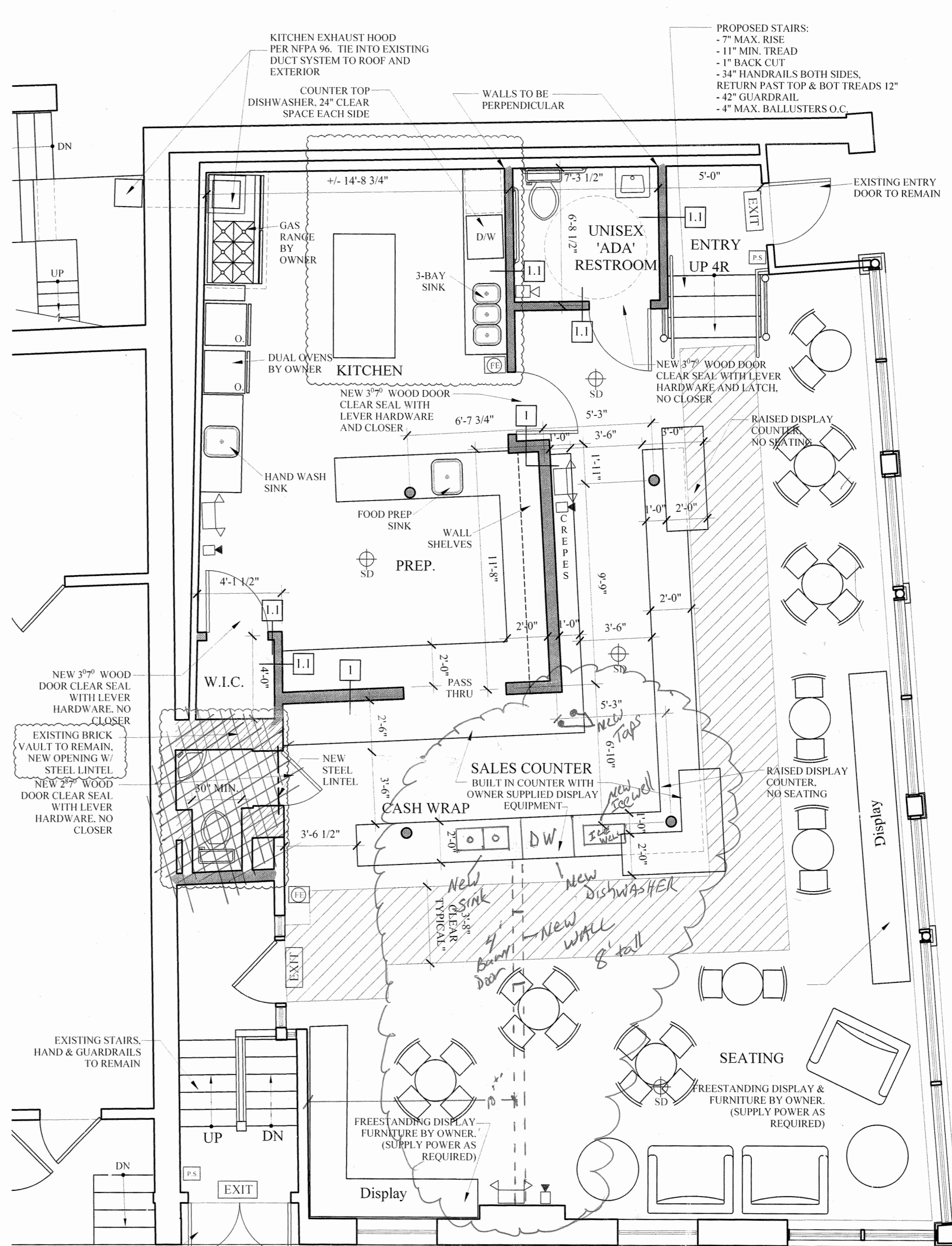
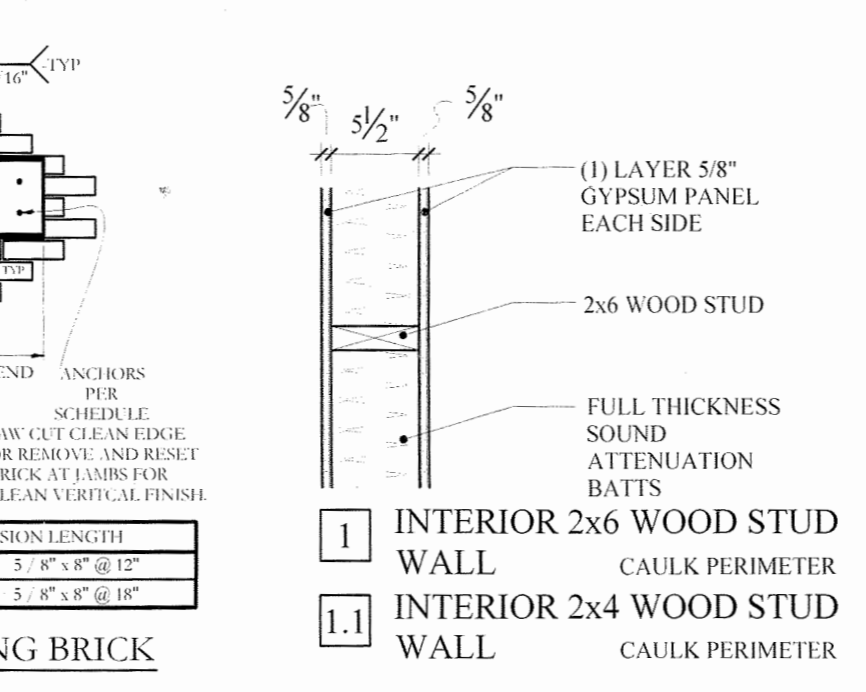
ENLARGED BATH PLAN
1/2" = 1'-0"



STAIR ELEVATION
1/2" = 1'-0"



FLOOR/CEILING ASSEMBLY-1 HOUR
UL 1526 STC 50 MIN.



FLOOR PLAN
1/4" = 1'-0"
REVISED: JANUARY 09, 2015
FOR CONSTRUCTION: NOVEMBER 26, 2014

MARK L. MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone/Fax 207.774.9057
Email: rfm@muellerarchitects.com

INTERIOR TENANT FIT-UP FOR:
PATISSERIE
46 MARKET STREET
PORTLAND, MAINE

PROPOSED PLANS
DATE: NOV. 2014
PROJECT: 46 MARKET
DRAWN BY: JME
CHECK BY: MJM
A.1