

KEY PLAN

SCALE: N. T. S.

TENANT SPACE
-AREA OF NEW WORK

GENERAL NOTES

1. THE SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC , NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
2. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
3. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
5. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLE/TRASH, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
6. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
7. INSTALL U.L. FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
8. PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL SHALL BE THE RESPONSIBILITY OF
9. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING PENETRATIONS. CAULK JOINTS.
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. PATCH & PAINT ALL AREAS OF DEMOLITION THAT ARE EXPOSED PER THE DESIGN.

PROJECT NOTES

1. SCOPE OF WORK: THE PROJECT INCLUDES THE INTERIOR RENOVATIONS & TENANT FIT-UP FOR THE FORESIDE OFFICES. (NO CHANGE OF USE)
2. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTEGRATION W/ THE EXISTING SHALL MEET NFPA 72.
3. ALL NEW INTERIOR FINISHES SHALL MEET:
WALLS & CEILINGS: CLASS A OR B - FLOOR FINISHES: NOT LESS THAN CLASS II.
4. FURNITURE, FIXTURES AND EQUIPMENT:
SHALL BE FLAME RESISTANT & MEET NFPA 701, STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES & FILMS.
5. BUILDING PERMIT TO BE BY ARCHITECT.
6. SPRINKLER SYSTEM - NON SPRINKLERED (SPRINKLER SYSTEM WITHIN EGRESS STAIRS)
7. G.C. TO PROVIDE FINAL SPACE CLEANING PRIOR TO TENANT OCCUPANCY
8. NO MODIFICATION TO EXISTING EGRESS IS PROPOSED
9. ANY LIFE SAFETY WORK PERFORMED IN FIELD SHALL CONFORM TO NFPA 72 AND BE APPROVED BY CITY OF PORTLAND FIRE DEPARTMENT. EXIT SIGN RELOCATION ONLY IS PROPOSED; ALL EXISTING EQUIPMENT TO REMAIN.

DEMOLITION NOTES

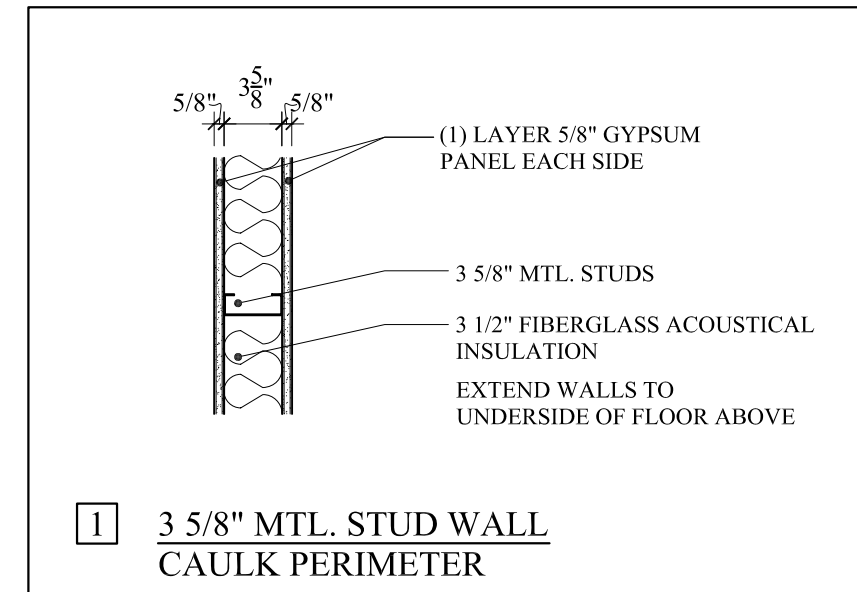
1. ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION. VERIFY WATER SHUT-OFF WITH BUILDING OWNER. EXISTING DUCT WORK TO REMAIN SHALL BE SEALED. SPRINKLER SYSTEMS, WHERE APPLICABLE, SHALL REMAIN OPERATIONAL UNLESS PERMITTED BY THE CITY BUILDING INSPECTOR. FIRE ALARM SYSTEMS TO REMAIN FULLY OPERATIONAL DURING DEMOLITION.
2. DUST BARRIER PARTITIONING SHALL BE INSTALLED AT TENANT SEPARATIONS.
3. ALL DEMOLITION SHALL BE REMOVED FROM THE REAR/SIDE OF THE BUILDING ONLY.
4. ALL FIRE PROTECTION (IF EXISTING), GYPSUM DRY WALL AND/OR FIRESPRAY ON STRUCTURAL MEMBERS SHALL REMAIN. BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS AND 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. FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

PROJECT DIRECTORY

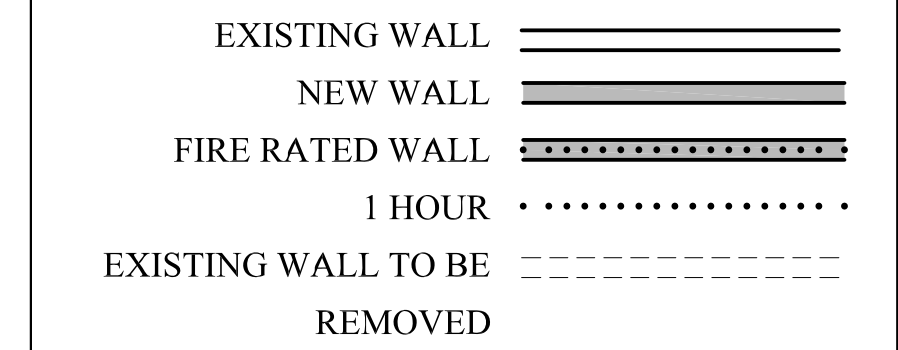
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3 CANAL PLAZA SUITE 100
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Email: knadcau@foreside.com

OWNER COW PLAZA 3 LLC
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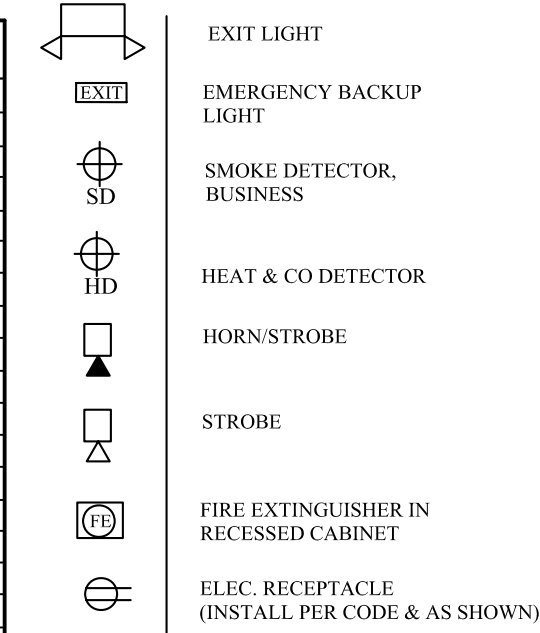
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WALL LEGEND



LIFE SAFETY LEGEND:



DOOR NOTES:
1. ALL NEW DOOR HARDWARE SHALL MEET THE REQUIREMENTS OF THE 'ADA' & BE LEVER HANDLE.
FINISH PER TENANT REQUIREMENTS.
2. G.C. TO PROVIDE NEW HARDWARE AT NEW DOORS
3. ALL DOORS & FRAMES SHALL MATCH EXISTING, U.N.O.
4. DOOR STYLE TO MATCH EXISTING.
5. NO CLOSERS.
6. ALL NEW DOORS AS SHOWN SHALL BE 3068 UNLESS NOTED OTHERWISE
7. EXISTING DOORS TO REMAIN UNLESS NOTED OTHERWISE

- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE DESIGNED AND INSTALLED PER NFPA 72 AND PER CITY OF PORTLAND CODE.

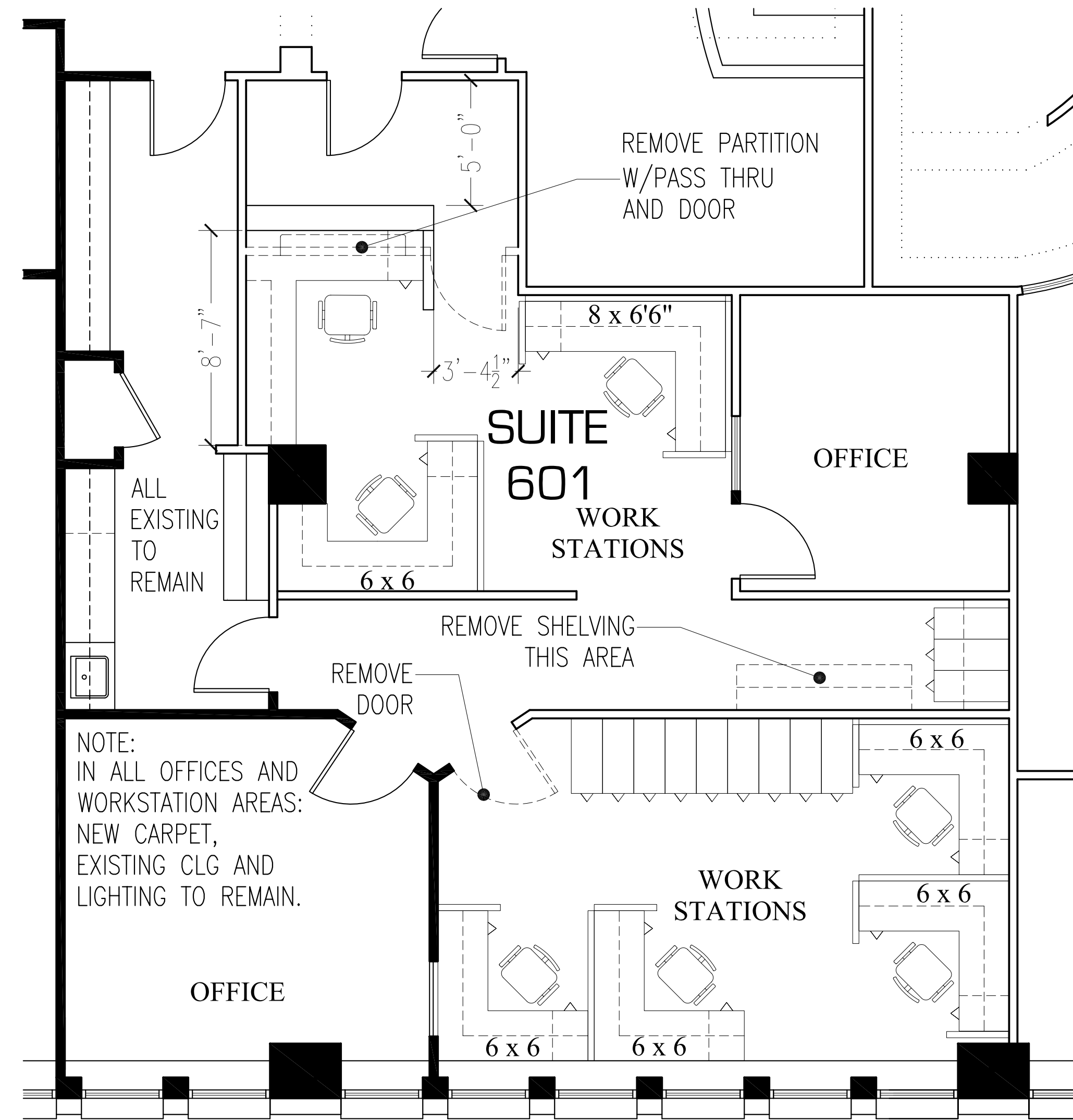
- A SEPERATE PERMIT AND CITY APPROVED CONTRACTOR IS REQUIRED.

- 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 @ SUITE 602

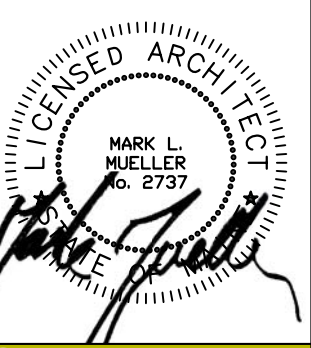
IBC 2009: CODE DATA		NFPA 101 2009 & NFPA 220 2006: CODE DATA	
OCCUPANT LOAD	14 PEOPLE	OCCUPANT LOAD	14 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS	USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	EXISTING (PROTECTED)	TYPE OF CONSTRUCTION	EXISTING (PROTECTED)
TOTAL AREA OF WORK	1,407 SF	TOTAL AREA OF WORK	1,407 SF
ACTUAL BUILDING AREA	63,012 TOTAL	ACTUAL BUILDING AREA	63,012 TOTAL
BUILDING HEIGHT	SIX (6) STORIES	BUILDING HEIGHT	SIX (6) STORIES
BUILDING AREA LIMITATION - SQ. FT. (TABLE 503)	--	FIRE SUPPRESSION:	YES (STAIRS)
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	--	EXIT ACCESS FIRE RATINGS:	N/A
STREET FRONTAGE INCREASE (150%) - SQ. FT.	N/A	FIRE WALLS:	
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	--	PARTY WALLS	ETR
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE (1 STORY)	--	STAIR ENCLOSURES	2 HOURS
FIRE SUPPRESSION:	YES (STAIRS)	SHAFTS	ETR
EXIT ACCESS FIRE RATINGS:	N/A	EXIT ACCESS CORRIDORS	ETR
FIRE WALLS:		FIRE PROTECTION OF STRUCTURE:	
PARTY WALLS	ETR	PRIMARY STRUCTURAL FRAME	ETR
STAIR ENCLOSURES	2 HOURS	LOAD BEARING WALLS - EXTERIOR	ETR
SHAFTS	ETR	LOAD BEARING WALLS - INTERIOR	ETR
EXIT ACCESS CORRIDORS	ETR	NON-LOAD BEARING WALLS - EXTERIOR	ETR
FIRE PROTECTION OF STRUCTURE:		NON-LOAD BEARING WALLS - INTERIOR	ETR
PRIMARY STRUCTURAL FRAME	ETR	FLOOR CONSTRUCTION	ETR
LOAD BEARING WALLS - EXTERIOR	ETR	ROOF CONSTRUCTION	ETR
LOAD BEARING WALLS - INTERIOR	ETR		
NON-LOAD BEARING WALLS - EXTERIOR	ETR	GENERAL NOTES: OCCUPANT LOAD	
NON-LOAD BEARING WALLS - INTERIOR	ETR	6TH FLOOR BUSINESS - 1,407 SF	
FLOOR CONSTRUCTION	ETR	100/PERSON (GROSS) = 14 PEOPLE (OFFICE)	
ROOF CONSTRUCTION	ETR		
GENERAL NOTES: OCCUPANT LOAD		INTERIOR FINISHES:	
6TH FLOOR BUSINESS - 1,407 SF		WALLS & CEILINGS: CLASS A, B, OR C	
100/PERSON (GROSS) = 14 PEOPLE (OFFICE)		FLOORS: CLASS 1 OR 2	
		F.F.E. SHALL MEET NFPA 265 & 701.	
TOTAL OCCUPANT LOAD - 14 PEOPLE			



PROPOSED RENOVATION PLAN

SCALE: 1/4" = 1'-0"

REVISED: MAY 30, 2014
PERMIT SET: APRIL 15, 2014



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MARK MUELLER ARCHITECTS

FORESIDE
6TH FLOOR, 3 CANAL PLAZA
PORTLAND, MAINE 04101

Interior Tenant Renovations:

REVISIONS	DATE
	MARCH 11, 2014
PROJECT	6TH FLOOR OFFICE 3 CANAL PLAZA
DRAWN BY	JME
CHECK BY	MLM

A-1.1