

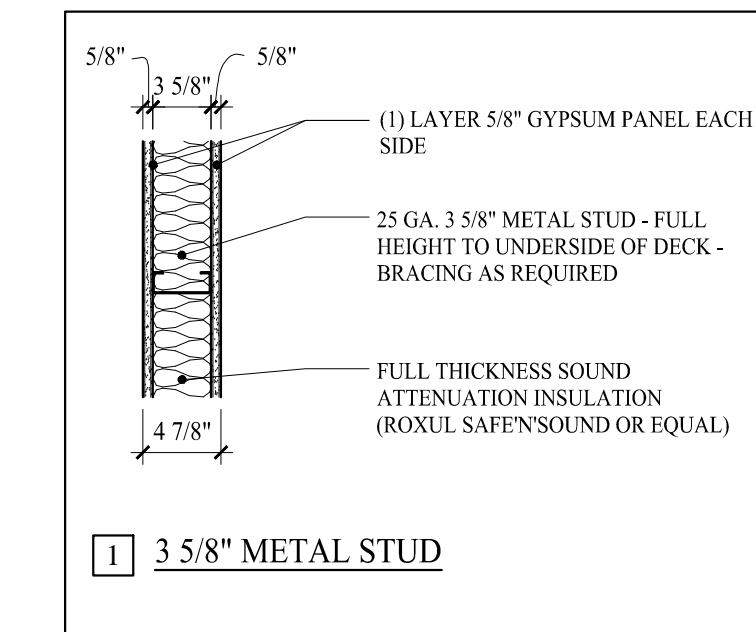
**DEMOLITION NOTES:**

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

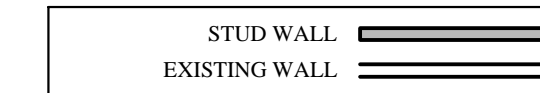
**PROJECT NOTES**

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.
2. SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "PORTLAND TRUST" (NO CHANGE OF USE).
3. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTEGRATION W/ THE EXISTING SHALL MEET NFPA 72 & CITY OF PORTLAND FIRE DEPARTMENT.
4. ALL NEW INTERIOR FINISHES SHALL MEET:  
WALLS & CEILINGS: CLASS A OR B - FLOOR FINISHES: NOT LESS THAN CLASS II.
5. FURNITURE, FIXTURES AND EQUIPMENT: SHALL BE FLAME RESISTANT & MEET NFPA 701, STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES & FILMS.
6. ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS.
7. HVAC - VERIFY EXISTING HVAC SYSTEM & DUCT WORK WITH PROPOSED PLAN.
8. LIFE SAFETY - EXISTING SYSTEM TO REMAIN, REVISE SYSTEM TO ENSURE COMPLIANCE WITH NFPA 13 AND NEW PLAN.

\*INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS



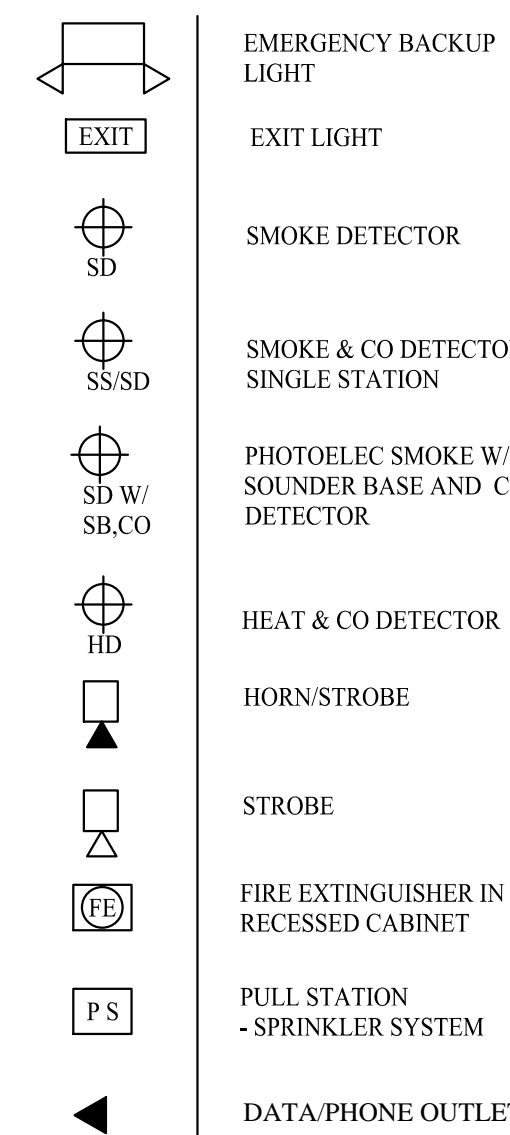
**WALL LEGEND**



**DOOR NOTES:**

- 1 EXISTING DOOR TO REMAIN
- 2 1 HOUR FIRE RATED DOOR & SIDE LIGHT ASSEMBLY WITHIN EXISTING FIRE RATED CORRIDOR. DOOR & SIDELIGHT ASSEMBLY SHALL BE METAL FRAMED PER AN APPROVED UL ASSEMBLY. ASSEMBLY SHALL CONTAIN FIRE RATED GLAZING MEETING THE APPROPRIATE FIRE RATING AND UL ASSEMBLY REQUIREMENTS INCLUDING FOR AREA OF GLAZING AND FIRE PROTECTION CHARACTERISTICS.  
3'-0" x 7'-0" DOOR, CLOSER, ADA LEVER HARDWARE, 3'-0" x 7'-0" SIDE LITE.

**LIFE SAFETY LEGEND:**



**LIFE SAFETY NOTES:**

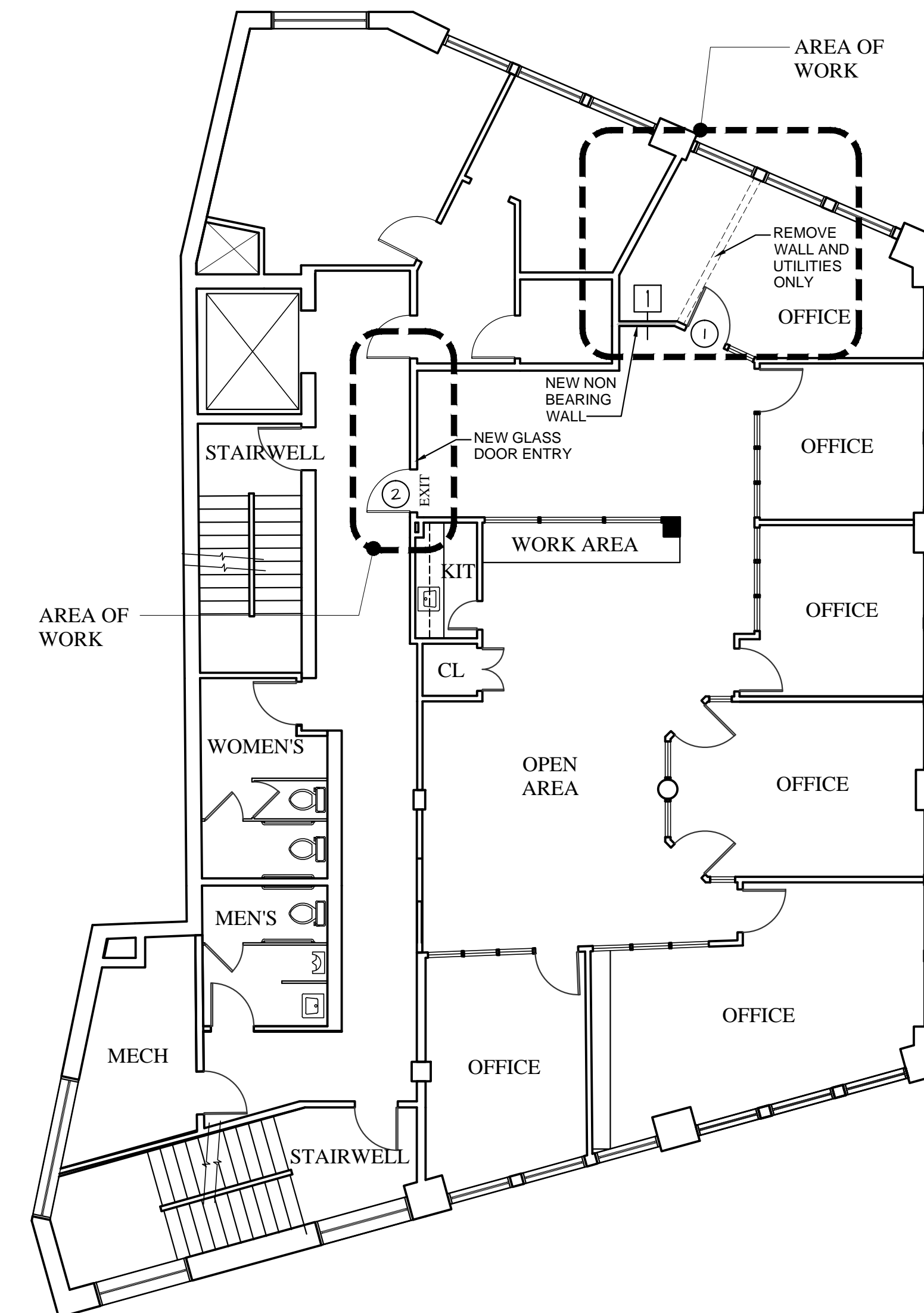
LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE DESIGNED AND INSTALLED PER NFPA 72, BY A CITY/ STATE APPROVED CONTRACTOR WITH A SEPERATE PERMIT.

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

PERMITTING AND INSTALLTION OF THE LIFE SYSTEM SHALL BE PERMITTED AND PERFORMED BY A CITY APPROVED CONTRACTOR

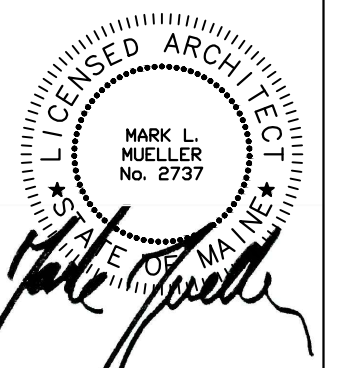
NFPA 101 2009 & 220 2006 CODE DATA	BUSINESS (OFFICE)	IBC 2009 CODE DATA	BUSINESS (OFFICE)
USE GROUP CLASSIFICATION	BUSINESS (OFFICE)	USE GROUP CLASSIFICATION	BUSINESS (OFFICE)
TYPE OF CONSTRUCTION	2 II (SEE NOTE #1)	TYPE OF CONSTRUCTION	2A (SEE NOTE #1)
EXISTING BUILDING AREA	EXISTING TO REMAIN	EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN	PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	2,122 SF (TENANT SPACE)	TOTAL AREA OF WORK	2,122 SF (TENANT SPACE)
BUILDING HEIGHT (STORIES/ FEET)	5 STORIES/ETR	BUILDING HEIGHT (STORIES/ FEET)	5 STORIES/ETR
BUILDING AREA LIMITATION - SQ FT	EXISTING TO REMAIN	BUILDING AREA LIMITATION - SQ FT (TABLE 509)	EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - STORIES	EXISTING TO REMAIN	BUILDING HEIGHT LIMITATION - STORIES (TABLE 509)	EXISTING TO REMAIN
TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ NONE	INCREASE STREET FRONTAGE (60% AREA) - SQ FT	-
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE	INCREASE AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	-
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 84'	INCREASE AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	N/A
FIRE SUPPRESSION SYSTEM	NO SPRINKLER	TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ NONE
NUMBER OF REQUIRED EXITS	SINGLE EXIT	TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE
EXIT ACCESS FIRE RATINGS		TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 84'
FIRE WALLS/ BARRIERS		FIRE SUPPRESSION SYSTEM	NO SPRINKLER
OCCUPANCY SEPARATION	ETR	NUMBER OF REQUIRED EXITS	SINGLE EXIT
PARTY WALLS	ETR	EXIT ACCESS FIRE RATINGS	
STAR ENCLOSURES	2 HR	FIRE WALLS/ BARRIERS	
SHAFTS	ETR	OCCUPANCY SEPARATION	ETR
EXIT ACCESS CORRIDORS	1 HR	PARTY WALLS	ETR
FIRE PROTECTION OF STRUCTURE		STAR ENCLOSURES	2 HR
COLUMNS	ETR	SHAFTS	ETR
BEAMS, GIRDERS, TRUSSES & ARCHES	ETR	EXIT ACCESS CORRIDORS	1 HR
LOAD BEARING WALLS - EXTERIOR	ETR	FIRE PROTECTION OF STRUCTURE	
LOAD BEARING WALLS - INTERIOR	ETR	PRIMARY STRUCTURAL FRAME	ETR
NON-LOAD BEARING WALLS - EXTERIOR	ETR	SECONDARY STRUCTURAL FRAME	ETR
NON-LOAD BEARING WALLS - INTERIOR	ETR	LOAD BEARING WALLS - EXTERIOR	ETR
FLOOR CONSTRUCTION	ETR	LOAD BEARING WALLS - INTERIOR	ETR
ROOF CONSTRUCTION	ETR	NON-LOAD BEARING WALLS - EXTERIOR	ETR
OCCUPANT LOAD	2,122 People	NON-LOAD BEARING WALLS - INTERIOR	ETR
BUSINESS	2,122 SF	FLOOR CONSTRUCTION	ETR
GENERAL NOTES:		ROOF CONSTRUCTION	ETR
		OCCUPANT LOAD	2,122 People
		BUSINESS	2,122 SF
		GENERAL NOTES:	



**PROPOSED 3RD FLOOR PLAN**

SCALE: 1/8" = 1'-0"

CONSTRUCTION SET: JUNE 05, 2015



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**PORTLAND TRUST**  
 2 CITY CENTER - 3RD FLOOR  
 PORTLAND, MAINE

INTERIOR TENANT FIT-UP FOR:

FLOOR PLANS

REVISIONS	DATE
	06/02/15
PROJECT	2 CITY CENTER
DRAWN BY	TJD
CHECK BY	MFP

**A-1**