BUSINESS USE

OCCUPANTS:	40
NUMBER OF EXITS:	2
MAX. EXIT TRAVEL DISTANCE	300 FEET
MAX. DEAD END CORRIDOR	50 FEET
MAX. COMMON PATH OF TRAVEL	100 FEET

3 SECOND FLOOR KEY PLAN

SCALE: 1/16" = 1'-0"

4' 8' 16' 32'

ASSEMBLY USE

OCCUPANTS:	100±
NUMBER OF EXITS:	2
MAX. EXIT TRAVEL DISTANCE	250 FEET
MAX. DEAD END CORRIDOR	20 FEET
MAX. COMMON PATH OF TRAVEL	20 OR 75 FEET

BUSINESS USE

OCCUPANTS:	14
NUMBER OF EXITS:	1
MAX. EXIT TRAVEL DISTANCE	100 FEET
MAX. DEAD END CORRIDOR	50 FEET
MAX. COMMON PATH OF TRAVEL	100 FEET

2 FIRST FLOOR KEY PLAN

SCALE: 1/16" = 1'-0"

4' 8' 16' 32'

ASSEMBLY USE

OCCUPANTS:	200±
NUMBER OF EXITS:	2
MAX. EXIT TRAVEL DISTANCE	250 FEET
MAX. DEAD END CORRIDOR	20 FEET
MAX. COMMON PATH OF TRAVEL	20 OR 75 FEET

1 GROUND FLOOR KEY PLAN

SCALE: 1/16" = 1'-0"

4' 8' 16' 32'

IBC 2009 CODE DATA	
FLOOR AREA	SEE PLANS
NUMBER OF STORIES	2 PLUS BASEMENT
USE AND OCCUPANCY CLASSIFICATION – SECTION 304.1	SEE PLANS
TYPE OF CONSTRUCTION – TABLE 601	III-B
FIRE RESISTANT CONSTRUCTION – TABLE 601:	
STRUCTURAL FRAME	0 HOUR
EXTERIOR BEARING WALLS	2 HOUR
INTERIOR BEARING WALLS	0 HOUR
EXTERIOR NONBEARING WALLS	0 HOUR
INTERIOR NONBEARING WALLS	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR
FIRE RATING STAIR ENCLOSURES AND SHAFTS – SECTION 708.4	2 HOUR
FIRE ALARM SYSTEM REQUIRED – SECTION 907.2.2	YES
OCCUPANT LOAD – TABLE 1004.1.1	SEE PLANS
MAXIMUM COMMON PATH OF TRAVEL DISTANCE – NFPA 101-2009 TABLE A7.6	SEE PLANS
MAXIMUM EXIT TRAVEL DISTANCE – TABLE 1016.1	SEE PLANS
FIRE RATED CORRIDORS – TABLE 1018.1	0
DEAD END CORRIDOR LENGTH – SECTION 1018.4	SEE PLANS
MINIMUM NUMBER OF EXITS – TABLE 1021.1	SEE PLANS
FIRE EXTINGUISHERS	1 AT EACH EXIT 3-A 10-B:C
NOTES	

NFPA 101 2009 CODE DATA	
FLOOR AREA	SEE PLANS
NUMBER OF STORIES	2 PLUS BASEMENT
TYPE OF CONSTRUCTION – NFPA 220	III (200)
FIRE RESISTANT CONSTRUCTION – NFPA 220:	
EXTERIOR BEARING WALLS	2 HOUR
INTERIOR BEARING WALLS	0 HOUR
COLUMNS	0 HOUR
BEAMS, GIRDERS, TRUSSES, AND ARCHES	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR
USE GROUP CLASSIFICATION – SECTION 3.3.178.3	SEE PLANS
EXIT STAIR ENCLOSURES – SECTION 7.1.3.2.1	2 HOURS
OCCUPANT LOAD – TABLE 7.3.1.2	SEE PLANS
SHAFT ENCLOSURES – SECTION 8.6.5	2 HOURS
MINIMUM NUMBER OF EXITS – SECTION 12.2.4.1, 38.2.4.1	SEE PLANS
DEAD END CORRIDOR LENGTH – SECTION 12.2.5.2.1, 38.2.5.2.1	SEE PLANS
MAXIMUM COMMON PATH OF TRAVEL DISTANCE – SECTION 12.2.5.3.1, 38.2.5.3.1	SEE PLANS
MAXIMUM EXIT TRAVEL DISTANCE – SECTION 12.2.6.3, 38.2.6.3	SEE PLANS
FIRE ALARM SYSTEM REQUIRED – SECTION 12.2.6.3, 38.3.4.1	YES
FIRE RATED CORRIDORS – SECTION 12.3.6.1(3), 38.3.6.1(3)	0
FIRE EXTINGUISHERS	1 AT EACH EXIT 3-A 10-B:C
NOTES	

4 LOCATION MAP

SCALE: NO SCALE

GENERAL NOTES

1. BEFORE BEGINNING WORK AT THE SITE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK RELATED TO THAT BEING INSPECTED.
2. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
3. DO NOT DRILL OR CUT EXISTING FLOOR JOISTS, BEAMS, COLUMNS, OR OTHER STRUCTURAL MEMBERS UNLESS SPECIFICALLY INDICATED.
4. PROTECT EXISTING WORK TO REMAIN FROM DAMAGE.
5. REPAIR, PATCH, AND FINISH, OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES, THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK.
6. PATCH EXISTING WALL SURFACES AS NEEDED TO PROVIDE A SMOOTH SURFACE FOR FINISHES.
7. EXCEPT IN SPACES WHERE NO WORK UNDER THIS CONTRACT IS REQUIRED, ENCLOSE EXISTING AND NEW CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS IN FURRING WHERE SUCH ITEMS PASS THROUGH FINISHED SPACES WHETHER OR NOT FURRING IS INDICATED. INSULATE IN UNHEATED SPACES
8. WHERE CONDUITS, WIRES, PIPES, AND SIMILAR ITEMS ARE TO BE INSTALLED IN EXISTING WALLS OR PARTITIONS, NEATLY CHASE THE WALLS OR PARTITIONS, INSTALL THE ITEMS, AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT DISCERNIBLE IN THE FINISHED WORK.
9. WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH THE EXISTING IN EVERY PARTICULAR.
10. DIMENSIONS ARE TO FINISH DRYWALL SURFACE AND TO MASONRY OPENING EDGES UNLESS NOTED OTHERWISE.
11. WHERE NEW PARTITIONS ABUT EXTERIOR WALL, ALIGN PARTITION ON WINDOW JAMB UNLESS NOTED OTHERWISE NOTED.
12. ALL PRODUCTS AND MATERIALS SUBJECT TO REVIEW UNDER CITY OF PORTLAND HISTORIC PRESERVATION STANDARDS.

DEMOLITION GENERAL NOTES

A. ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN OWNER'S PROPERTY. REMOVE, CLEAN, AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA.

B. COMPLY WITH EPA REGULATIONS AND HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

C. OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.

D. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.

E. MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. BEFORE PROCEEDING WITH DEMOLITION, PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF THE BUILDING.

F. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES AND MECHANICAL/ ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.

G. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

H. PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN OR CONSTRUCTION BEING DEMOLISHED.

I. PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.

J. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.

K. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.

L. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.

M. ITEMS TO BE REMOVED:

1. SPECIFIC ITEMS AS INDICATED BY KEYNOTE AND LEGEND.
2. DEBRIS FROM NEW MASONRY WALL OPENINGS.

PLAN NORTH
TRUE NORTH

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REGISTERED ARCHITECT
MICHAEL R. CHAREK
No. 1174
STATE OF MAINE

Reviewed for Code Compliance
Inspections Division
Date: 09/20/16

6 City Center Exterior Renovations

6 City Center
Portland, ME 04101

Title

KEY PLANS AND NOTES

Scale: 1/16" = 1'-0"

Date: 8/31/16

Revisions

ISSUED FOR PERMIT

REV. 09/15/16: REVISED KEY PLANS, ADDED AERIAL PHOTO AND CODE TABLE

Sheet

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