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MARK MUELLER ARCHITECTS

SOAKOLOGY
511 CONGRESS STREET
PORTLAND, MAINE 04101

Renovations at:

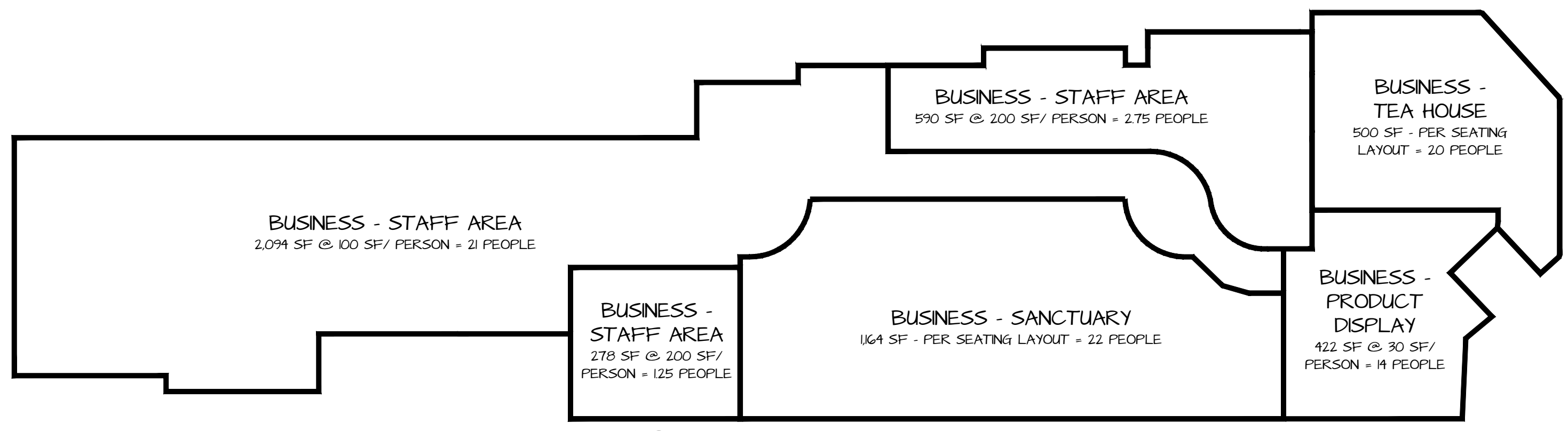
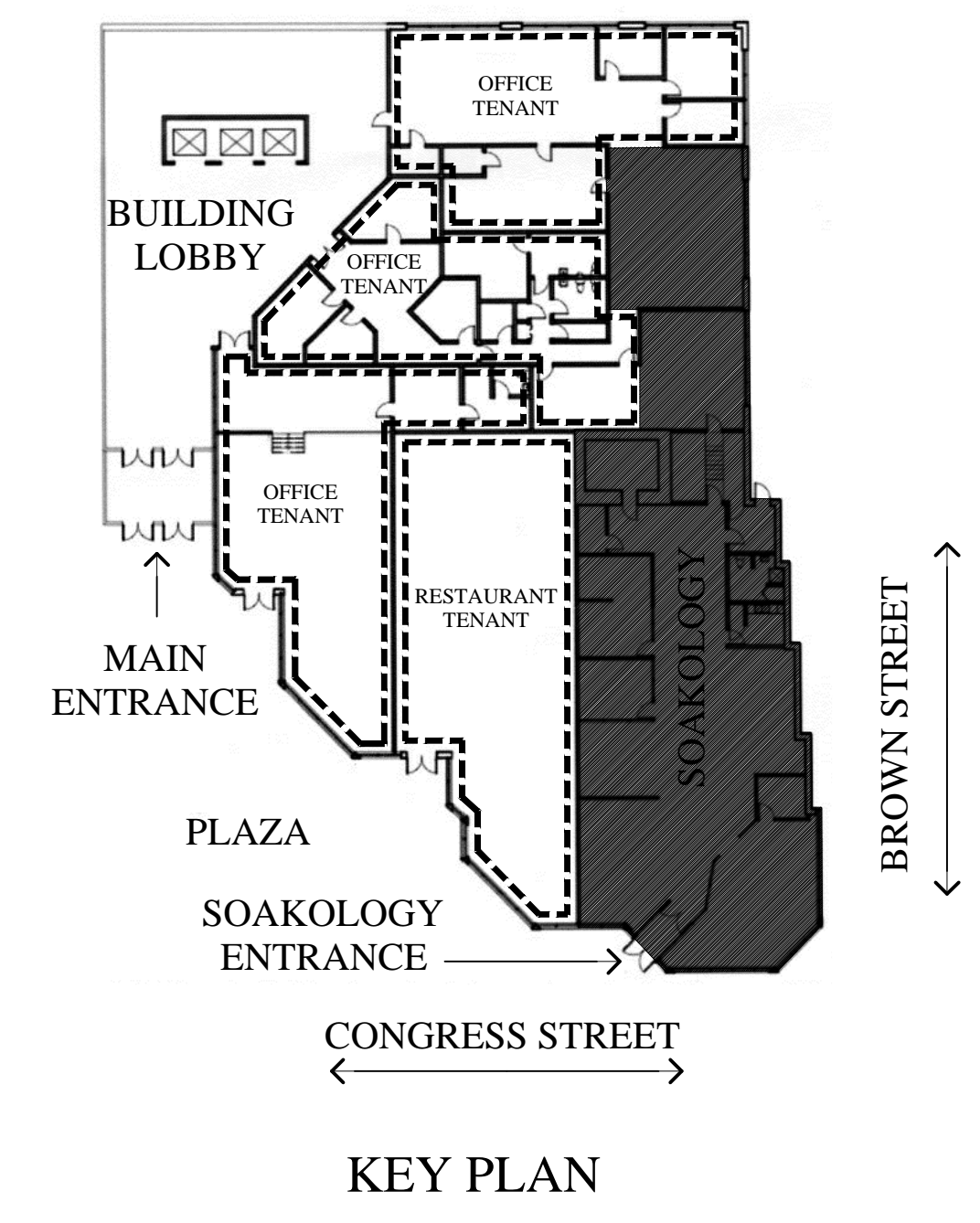
FLOOR PLAN

REVISIONS	DATE	PROJECT	DRAWN BY	CHECK BY
	01.26.2015	SOAKOLOGY		MAM

A-1.1

DEMOLITION NOTES:

- ALL WALLS AS SHOWN TO BE REMOVED. G.C. TO FIELD VERIFY & REPORT ANY DISCREPANCIES OR LOAD BEARING WALLS TO THE ARCHITECT.
- 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.
- DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS.
- ALL DEMOLITION SHALL BE REMOVED FROM THE REAR OF THE BUILDING ONLY.
- REMOVE EXISTING CEILING IN THEIR ENTIRETY.
- ALL FIRE PROTECTION, GYPSUM DRYWALL &/ OR FRESPRAY ON STRUCTURAL MEMBERS, INCLUDING 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 VERIFIED IN FIELD.
- REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS. CAP PLUMBING FLUSH WITH FLOOR.
- FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.



TOTAL BUSINESS AREA = 5,048 SF
ALLOWABLE ACCESSORY USE = 10% (505 SF)
TEA HOUSE AREA = 500 SF (9.9 %)

AREA/ USE DIAGRAM
SCALE: N.T.S.

WALL LEGEND

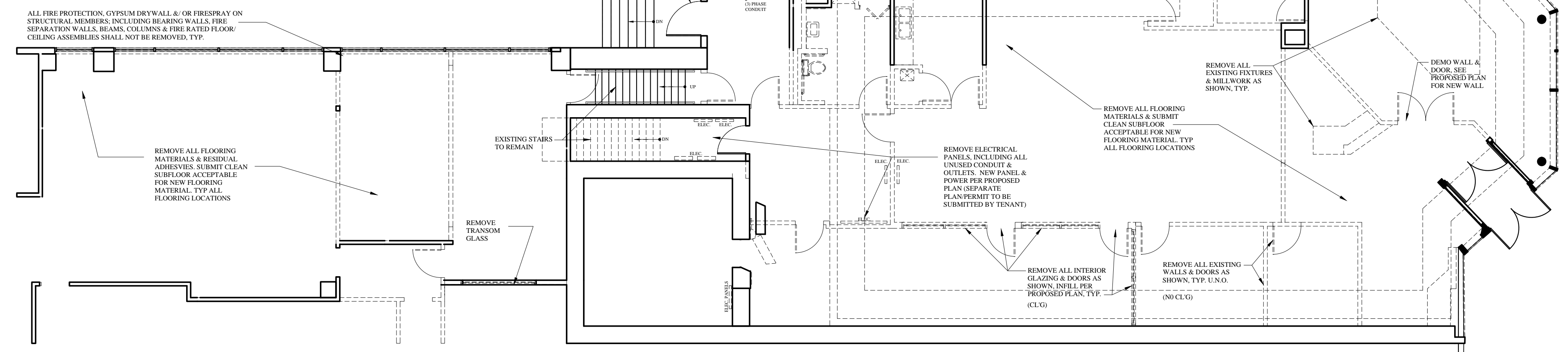
EXISTING CMU WALL TO REMAIN	
EXISTING WALL TO REMAIN	
NEW WALL	
EXISTING WALL TO BE REMOVED	

NFPA ICI 2009 & 210 2006 CODE DATA

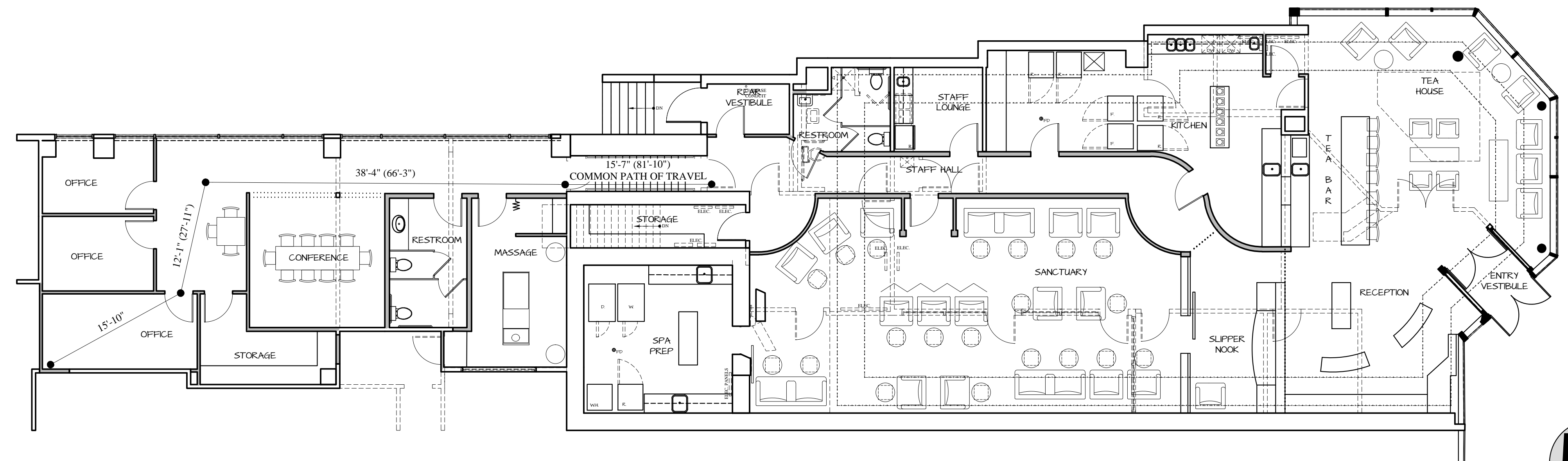
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	TYPE 2 B I O - EXISTING TO REMAIN
EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	5048 SF
BUILDING HEIGHT (STORES/ FEET)	1 STORY (TENANT SPACE)
BUILDING AREA LIMITATION - SQ FT	EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - STORES	EXISTING TO REMAIN
TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ 8'-0"
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 77'-0"
FIRE SUPPRESSION SYSTEM	YES, PER NFPA B
NUMBER OF REQUIRED EXITS	TWO
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	ETC
PARTY WALLS	ETC
STAIR ENCLOSURES	1 HR/ ETR
SHAFTS	1 HR/ ETR
EXIT ACCESS CORRIDORS	ETC
FIRE PROTECTION OF STRUCTURE	
COLUMNS	ETC
BEAMS, GIRDERS, TRUSSES & ARCHES	ETC
LOAD BEARING WALLS - EXTERIOR	ETC
LOAD BEARING WALLS - INTERIOR	ETC
NONLOAD BEARING WALLS - EXTERIOR	ETC
NONLOAD BEARING WALLS - INTERIOR	ETC
FLOOR CONSTRUCTION	ETC
ROOF CONSTRUCTION	ETC
OCCUPANT LOAD	
BUSINESS - GENERAL	2,094 SF @ 100 SF/ PERSON = 21
BUSINESS - PRODUCT DISPLAY	422 SF @ 90 SF/ PERSON = 14
BUSINESS - STAFF AREA	278 SF @ 200 SF/ PERSON = 125
BUSINESS - SANCTUARY	164 SF @ PER SEATING LAYOUT = 22
BUSINESS - TEA HOUSE	500 SF @ PER SEATING LAYOUT = 20
GENERAL NOTES	

IBC 2009 CODE DATA

USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	2A - EXISTING TO REMAIN
EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	5048 SF
BUILDING HEIGHT (STORES/ FEET)	1 STORY (TENANT SPACE)
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - STORES (TABLE 503)	EXISTING TO REMAIN
INCREASE STREET FRONTAGE (50% AREA) - SQ FT	-
INCREASE AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	-
INCREASE AUTOMATIC SPRINKLER SYSTEM HEIGHT (3 STORES)	YES
TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100/ 8'-0"
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 77'-0"
FIRE SUPPRESSION SYSTEM	YES, PER NFPA B
NUMBER OF REQUIRED EXITS	TWO
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	ETC
PARTY WALLS	ETC
STAIR ENCLOSURES	1 HR/ ETR
SHAFTS	1 HR/ ETR
EXIT ACCESS CORRIDORS	ETC
FIRE PROTECTION OF STRUCTURE	
FRAMING STRUCTURAL FRAME	ETC
SECONDARY STRUCTURAL FRAME	ETC
LOAD BEARING WALLS - EXTERIOR	ETC
LOAD BEARING WALLS - INTERIOR	ETC
NONLOAD BEARING WALLS - EXTERIOR	ETC
NONLOAD BEARING WALLS - INTERIOR	ETC
FLOOR CONSTRUCTION	ETC
ROOF CONSTRUCTION	ETC
OCCUPANT LOAD	
BUSINESS - GENERAL	2,094 SF @ 100 SF/ PERSON = 21
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GENERAL NOTES	



DEMOLITION FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

PERMIT SET: MARCH 18, 2015