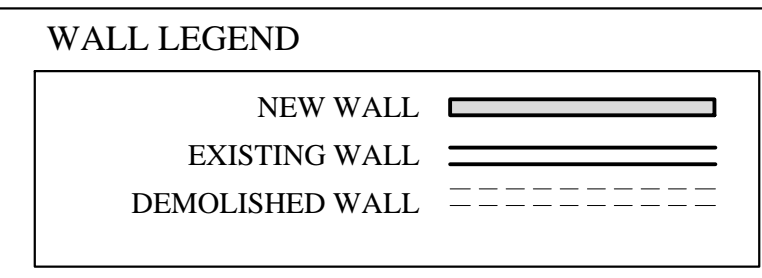


| IBC 2009 CODE DATA | |
|--|---|
| USE GROUP CLASSIFICATION | NON-SEPARATED MIXED (R-2/A-2) |
| TYPE OF CONSTRUCTION | 3B (SEE NOTE #0) |
| EXISTING BUILDING AREA | EXISTING TO REMAIN |
| PROPOSED BUILDING AREA | EXISTING TO REMAIN |
| TOTAL AREA OF WORK | 7,825 sqft |
| BUILDING HEIGHT (STORES/ FEET) | 4 (ETC) |
| BUILDING AREA LIMITATION - SQ FT (TABLE 503) | EXISTING TO REMAIN |
| BUILDING HEIGHT LIMITATION - STORES (TABLE 503) | EXISTING TO REMAIN |
| INCREASE STREET FRONTAGE (60% AREA) - 50 FT | - |
| INCREASE AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - 50 FT | - |
| INCREASE AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY) | Yes |
| TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL) | 100/ NONE |
| TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL) | 50/ NONE |
| TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL) | 300/ ETR |
| FIRE SUPPRESSION SYSTEM | Yes, per NFPA 8 |
| NUMBER OF REQUIRED EXITS | TWO @ 1st, 3rd, AND 4th FLOORS ONE @ 2nd FLOOR |
| EXIT ACCESS FIRE RATINGS | |
| FIRE WALLS/ BARRIERS | |
| OCCUPANCY SEPARATION | 1 HR |
| PARTY WALLS | ETK |
| STAR ENCLOSURES | 2 HR |
| SHAFTS | ETK |
| EXIT ACCESS CORRIDORS | ETK |
| FIRE PROTECTION OF STRUCTURE | |
| PRIMARY STRUCTURAL FRAME | ETK |
| SECONDARY STRUCTURAL FRAME | ETK |
| LOAD BEARING WALLS - EXTERIOR | ETK |
| LOAD BEARING WALLS - INTERIOR | ETK |
| NONLOAD BEARING WALLS - EXTERIOR | ETK |
| NONLOAD BEARING WALLS - INTERIOR | ETK |
| FLOOR CONSTRUCTION | ETK |
| ROOF CONSTRUCTION | ETK |
| OCCUPANT LOAD | 7,825 |
| ASSEMBLY - 1st FLOOR (NO WORK IN THIS AREA) | |
| RESIDENTIAL (R-2) | |
| 2nd FLOOR | 2,99 SF 200 SF/ PERSON = 15 |
| 3rd FLOOR | 2,453 SF 200 SF/ PERSON = 12 |
| 4th FLOOR | 2,453 SF 200 SF/ PERSON = 12 |
| GENERAL NOTES | Area of work is at tenant entry point & a reconfiguration of doors, no addition of space. |

| NFPA 101 2009 & 220 2006 CODE DATA | |
|--|---|
| USE GROUP CLASSIFICATION | NON-SEPARATED MIXED (R-2/A-2) |
| TYPE OF CONSTRUCTION | 3NEW (SEE NOTE #0) |
| EXISTING BUILDING AREA | EXISTING TO REMAIN |
| PROPOSED BUILDING AREA | EXISTING TO REMAIN |
| TOTAL AREA OF WORK | 7,825 sqft |
| BUILDING HEIGHT (STORES/ FEET) | 4 (ETC) |
| BUILDING AREA LIMITATION - SQ FT | EXISTING TO REMAIN |
| BUILDING HEIGHT LIMITATION - STORES | EXISTING TO REMAIN |
| TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL) | 100/ NONE |
| TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL) | 50/ NONE |
| TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL) | 300/ N/A |
| FIRE SUPPRESSION SYSTEM | Yes, per NFPA 8 |
| NUMBER OF REQUIRED EXITS | TWO @ 1st, 3rd, AND 4th FLOORS ONE @ 2nd FLOOR |
| EXIT ACCESS FIRE RATINGS | |
| FIRE WALLS/ BARRIERS | |
| OCCUPANCY SEPARATION | 1 HR |
| PARTY WALLS | ETK |
| STAR ENCLOSURES | 2 HR |
| SHAFTS | ETK |
| EXIT ACCESS CORRIDORS | ETK |
| FIRE PROTECTION OF STRUCTURE | |
| COLUMNS | ETK |
| BEAMS, GIRDERS, TRUSSES & ARCHES | ETK |
| LOAD BEARING WALLS - EXTERIOR | ETK |
| LOAD BEARING WALLS - INTERIOR | ETK |
| NONLOAD BEARING WALLS - EXTERIOR | ETK |
| NONLOAD BEARING WALLS - INTERIOR | ETK |
| FLOOR CONSTRUCTION | ETK |
| ROOF CONSTRUCTION | ETK |
| OCCUPANT LOAD | 7,825 |
| ASSEMBLY - 1st FLOOR (NO WORK IN THIS AREA) | |
| RESIDENTIAL (R-2) | |
| 2nd FLOOR | 2,99 SF 200 SF/ PERSON = 15 |
| 3rd FLOOR | 2,453 SF 200 SF/ PERSON = 12 |
| 4th FLOOR | 2,453 SF 200 SF/ PERSON = 12 |
| GENERAL NOTES | Area of work is at tenant entry point & a reconfiguration of doors, no addition of space. |



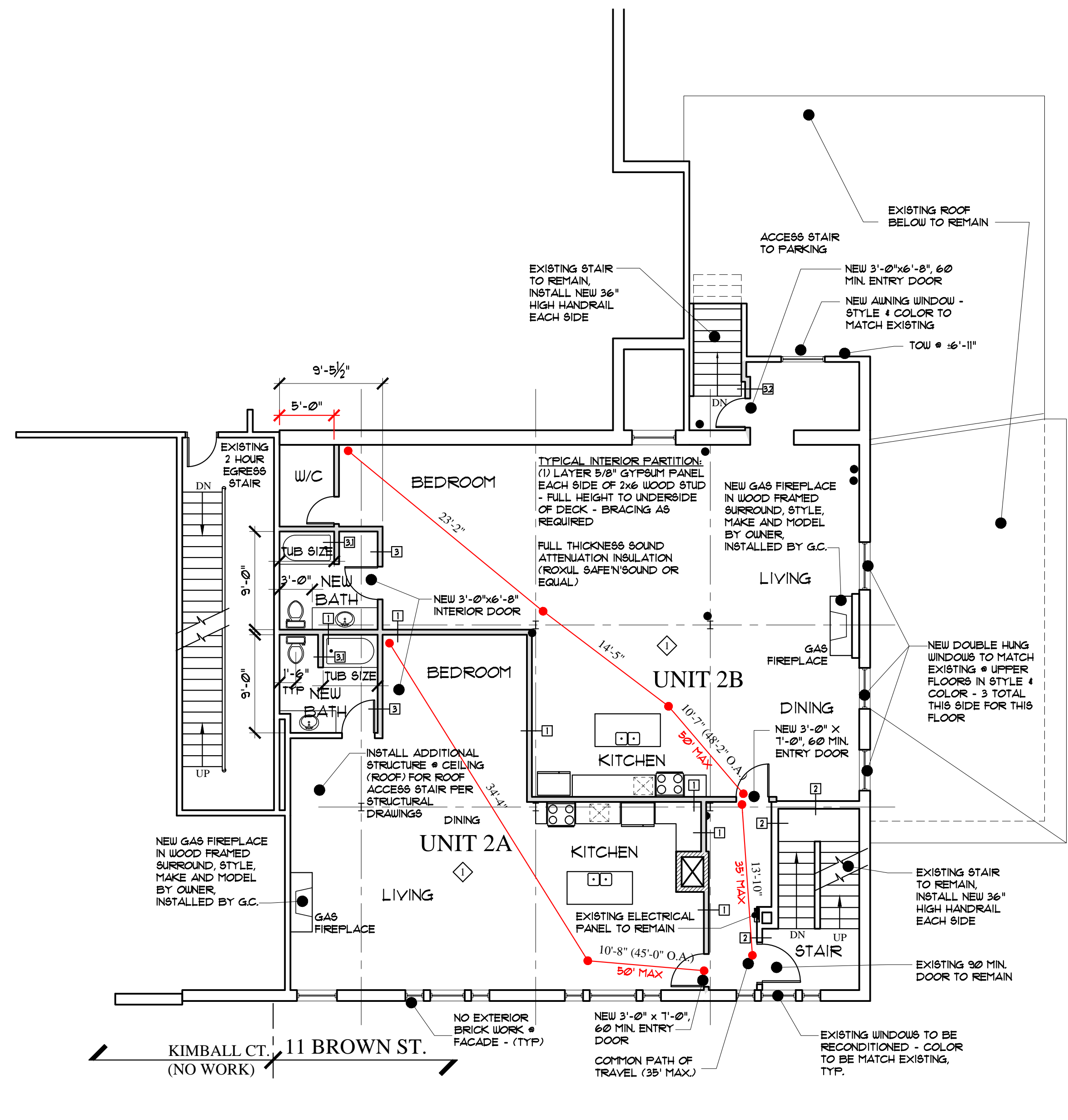
- PROJECT NOTES**
- THE CONSTRUCTION TYPE NOTED WITHIN IS LIMITED TO THE SCOPE OF WORK FOR THE PROJECT AS SHOWN AND OUTLINED IN THE CONSTRUCTION DOCUMENTS. CONSTRUCTION TYPE AND USE BEYOND THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
 - SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "EASTMAN BLOCK CONDOS" (CHANGE OF USE).
 - THE TENANT 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.
 - THE CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
 - INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
 - INSTALL U.L. FIRE-STOPPING SEALANT SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
 - ALL INTERIOR FINISHES SHALL MEET: WALLS & CEILINGS: CLASS A OR B FLOOR FINISHES: NOT LESS THAN CLASS II.
 - FURNITURE, FIXTURES AND EQUIPMENT: SHALL BE FLAME RESISTANT AND MEET NFPA 701, STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS.
 - ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70.
 - LIFE SAFETY INTEGRATION W/ THE EXISTING SHALL MEET NFPA 72 & CITY OF PORTLAND FIRE DEPARTMENT. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A CITY/ STATE APPROVED DESIGNER & CONTRACTOR.
 - SPRINKLER SYSTEM SHALL MEET NFPA 13 - NEW HEADS PER PLAN.
 - ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS.
 - HVAC - VERIFY EXISTING HVAC SYSTEM & DUCT WORK WITH PROPOSED PLAN.

- DEMOLITION NOTES:**
- ALL DASHED 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 AS REQUIRED.
 - ALL DEMOLITION SHALL BE REMOVED FROM THE REAR OF THE BUILDING ONLY.
 - REMOVE EXISTING CEILINGS IN THEIR ENTIRETY AS REQUIRED PER PLAN.
 - ALL FIRE PROTECTION, GYPSUM DRYWALL &/ OR FIBERSPRAY 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.

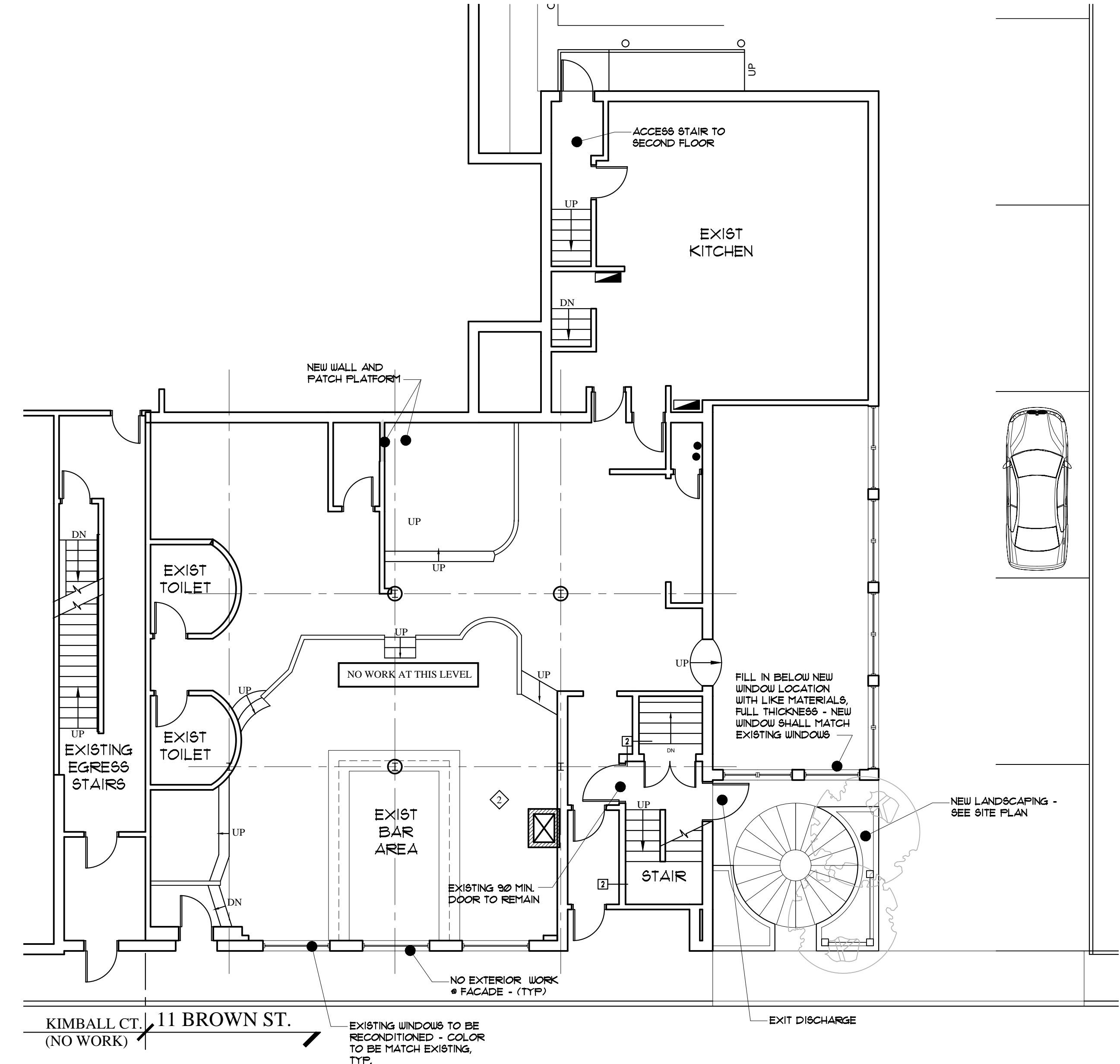


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MARK L. MUELLER ARCHITECTS

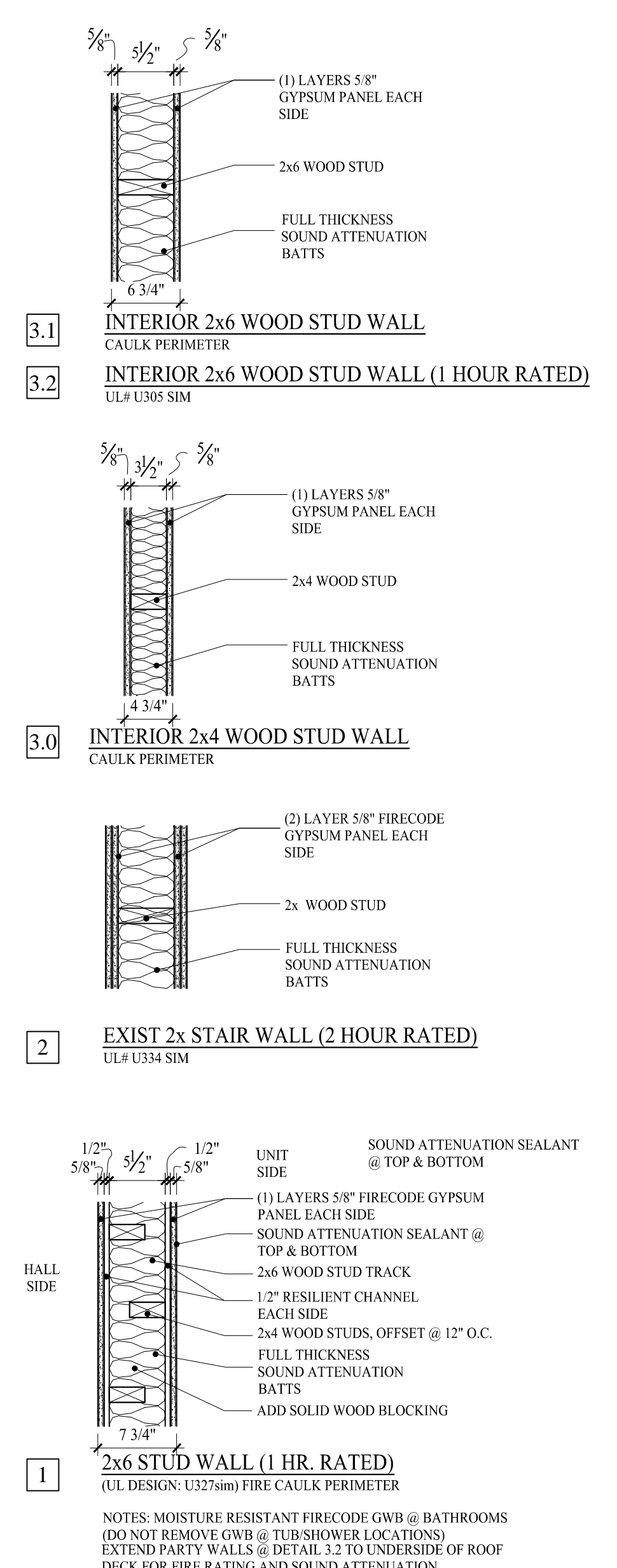
EASTMAN BLOCK CONDOS
11 BROWN STREET
PORTLAND, MAINE



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



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



PERMIT SET : OCTOBER 20, 2015

FIRST/SECOND FLOOR PLANS

| | |
|----------|-----------------|
| DATE | 10/20/15 |
| PROJECT | 11 BROWN STREET |
| DRAWN BY | MJM/TLD |
| CHECK BY | MJM |

A-1.1