

PROJECT DIRECTORY

SYMBOLS

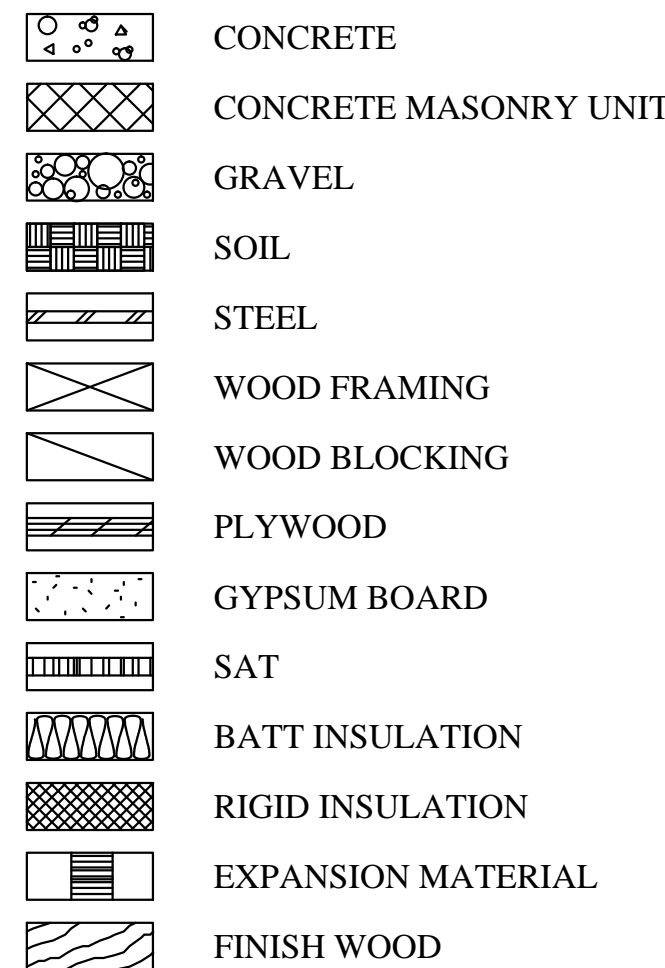
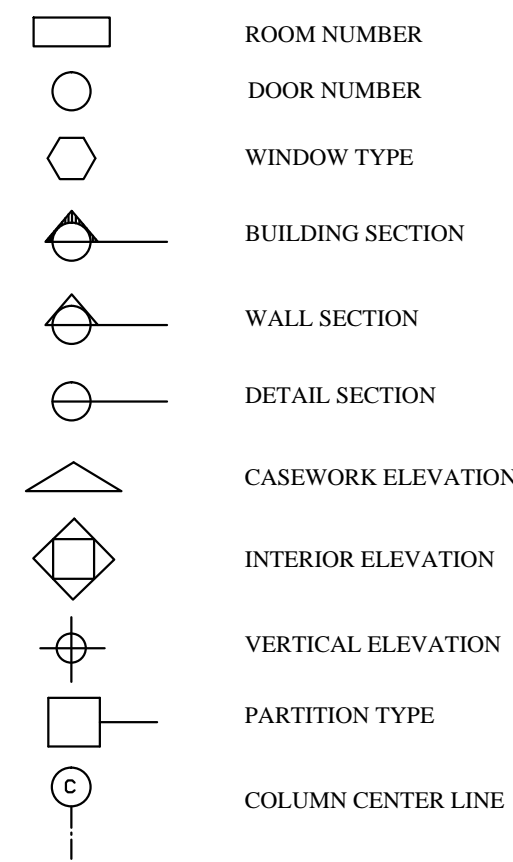
MATERIALS

DRAWING INDEX

OWNER
LK EXCHANGE, LLC.
PO BOX 1292
PORTLAND, ME. 04104
P: 207.699.0620

ARCHITECT
MARK MUELLER ARCHITECTS
100 COMMERCIAL STREET
SUITE #207
PORTLAND, MAINE 04101
P: 207.774.9057
F: 207.773.3851
E-MAIL: rfi@muellerarchitects.com

STRUCTURAL ENGINEER
STRUCTURAL INTEGRITY
CONSULTING ENGINEERS, INC.
77 OAK STREET
PORTLAND, ME 04101
P: 207.774.4614
E-MAIL: www.structuralinteg.com



T-1	COVER SHEET - GENERAL NOTES	STRUCTURAL DRAWINGS
ARCHITECTURAL DRAWINGS		S1.0 GENERAL NOTES, ETC.
E-1	EXISTING/DEMO FLOOR PLANS	S1.1 1ST FLOOR FRAMING PLAN
A-1	FIRST/SECOND FLOOR PLANS	S1.2 2ND FLOOR FRAMING PLAN
A-1.2	THIRD/FOURTH FLOOR PLANS	S1.3 3RD FLOOR FRAMING PLAN
		S1.4 4TH FLOOR FRAMING PLAN
A-2	ELEVATIONS	S1.5 ROOF FRAMING PLAN
		S2.1 SECTIONS

ABBREVIATIONS

AB	ANCHOR BOLT	FDKB	FIRE DEPARTMENT KEY BOX	MAX	MAXIMUM	S	SOUTH
AF	ABOVE FINISH FLOOR	FDN	FOUNDATION	MECH	MECHANICAL	SAT	SUSPENDED ACOUSTICAL
ALUM OR AL	ALUMINUM	FX	FIRE EXTINGUISHER	MFR	MANUFACTURER	SC	SHOWER CURTAIN
BIT	BITUMINOUS	FE	FINISH FLOOR ELEVATION	MIN	MINIMUM	SD	SOAP DISPENSER
BM	BENCH MARK	FIN FL OR FF	FINISH FLOOR	MISC	MISCELLANEOUS	SCHED	SCHEDULE
BOT	BOTTOM	FIN GR	FINISH GRADE	MIRGB	MOISTURE RESISTANT GYPSUM BOARD	SECT	SECTION
BRG	BEARING	FL	FLOOR	MTL	METAL	SHT	SHEET
BRK	BRICK	FR	FIRE RATING	N	NORTH	SIM	SIMILAR
C	CARPET	FRMG	FRAMING	NA	NOT APPLICABLE	SND	SANITARY NAPKIN DISPOSAL
CAB	CABINET	FT	FEET (FOOT)	NIC	NOT IN CONTACT	SQ	SQUARE
CC	CENTER TO CENTER	FV	FIELD VERIFY	NO	NUMBER	STD	STANDARD
CL	CENTER LINE	GA	GAUGE	NOM	NOMINAL	STL	STEEL
CLG	CEILING	GALV	GALVANIZED	NTS	NOT TO SCALE	STRUCT	STRUCTURAL
CONC	CONCRETE	GB	GRAB BARS	OA	OVERALL	SV	SHEET VINYL
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	OC	ON CENTER	T	TEMPERED (GLASS)
		GWB	GYPSUM WALL BOARD	OD	OUTSIDE DIAMETER	THK	THICKNESS
				OPNG	OPENING	TO	TOP OF
				OPP	OPPOSITE	TOB	TOP OF BEAM
DBL	DOUBLE	HC	HANDICAP	P	PAINT	TOM	TOP OF MASONRY
DIA	DIAMETER	HM	HOLLOW METAL	PTD	PAINTED	TOW	TOP OF WALL
DIM	DIMENSION	HORZ	HORIZONTAL	PL	PLATE	TP	TOILET PAPER DISPENSER
DNA	DOES NOT APPLY	HT	HEIGHT	PLY WD	PLYWOOD	TUON	TYPICAL UNLESS OTHERWISE NOTED
DTL	DETAIL	IF	INSIDE FACE	PNL	PANEL	TYP	TYPICAL
DWG	DRAWING	IN	INCHES	P.T.	PRESSURE TREATED	VB	VAPOR BARRIER
E	EAST	INSUL	INSULATION	PTN	PARTITION	VCT	VINYL COMPOSITION TILE
EA	EACH	INT	INTERIOR	RE	REFER	VERT	VERTICAL
EF	EACH FACE	JNT OR JT	JOINT	REF	REFRIGERATOR	W	WEST
EL	ELEVATION	LOC	LOCATION	REF	REFRIGERATOR	W	WITH
ELEC	ELECTRICAL			REINF	REINFORCED	WC	WATER CLOSET
ELEV	ELEVATOR			REQD	REQUIRED	WD	WOOD
EHO	ELECTRO-MAGNETIC HOLD OPEN			RM	ROOM		
ETR	EXISTING TO REMAIN			RO	ROUGH OPENING		
EQ	EQUAL						
EW	EACH WAY						
EXT	EXTERIOR						

NFPA 101 2009 & 220 2006 CODE DATA			
USE GROUP CLASSIFICATION	SEPERATED MIXED (R-2/A-2)		
TYPE OF CONSTRUCTION	3200 (SEE NOTE #1)		
EXISTING BUILDING AREA	EXISTING TO REMAIN		
PROPOSED BUILDING AREA	EXISTING TO REMAIN		
TOTAL AREA OF WORK	8,527 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)	025/ 72'-0"		
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE		
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	250/ 14'		
FIRE SUPPRESSION SYSTEM	Yes, per NFPA 13		
NUMBER OF REQUIRED EXITS	TWO @ 1st, 3rd AND 4th FLOORS		
EXIT ACCESS FIRE RATINGS	ONE @ 2nd FLOOR		
FIRE WALLS/ BARRIERS			
OCCUPANCY SEPARATION	1 HR		
PARTY WALLS	ETR		
STAR ENCLOSURES	2 HR		
SHAFTS	ETR		
EXIT ACCESS CORRIDORS	ETR		
FIRE PROTECTION OF STRUCTURE			
COLUMNS	ETR		
BEAMS, GIRDERS, TRUSSES & ARCHES	ETR		
LOAD BEARING WALLS - EXTERIOR	ETR		
LOAD BEARING WALLS - INTERIOR	ETR		
NON-LOAD BEARING WALLS - EXTERIOR	ETR		
NON-LOAD BEARING WALLS - INTERIOR	ETR		
FLOOR CONSTRUCTION	ETR		
ROOF CONSTRUCTION	ETR		
OCCUPANT LOAD	8,306	People	71
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
ROOF DECKS	18	SF	15 SF/ PERSON = 32
GENERAL NOTES	Area of work is at tenant entry point & a reconfiguration of doors, no addition of space.		
	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.		

IBC 2009 CODE DATA			
USE GROUP CLASSIFICATION	SEPERATED MIXED (R-2/A-2)		
TYPE OF CONSTRUCTION	3B (SEE NOTE #1)		
EXISTING BUILDING AREA	EXISTING TO REMAIN		
PROPOSED BUILDING AREA	EXISTING TO REMAIN		
TOTAL AREA OF WORK	8,527		
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) - SQ FT	-		
INCREASE AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	-		
INCREASE AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	Yes		
TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	025/ 72'-0"		
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50/ NONE		
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	250/ 14'		
FIRE SUPPRESSION SYSTEM	Yes, per NFPA 13		
NUMBER OF REQUIRED EXITS	TWO @ 1st, 3rd AND 4th FLOORS		
EXIT ACCESS FIRE RATINGS	ONE @ 2nd FLOOR		
FIRE WALLS/ BARRIERS			
OCCUPANCY SEPARATION	1 HR		
PARTY WALLS	ETR		
STAR ENCLOSURES	2 HR		
SHAFTS	ETR		
EXIT ACCESS CORRIDORS	ETR		
FIRE PROTECTION OF STRUCTURE			
PRIMARY STRUCTURAL FRAME	ETR		
SECONDARY STRUCTURAL FRAME	ETR		
LOAD BEARING WALLS - EXTERIOR	ETR		
LOAD BEARING WALLS - INTERIOR	ETR		
NON-LOAD BEARING WALLS - EXTERIOR	ETR		
NON-LOAD BEARING WALLS - INTERIOR	ETR		
FLOOR CONSTRUCTION	ETR		
ROOF CONSTRUCTION	ETR		
OCCUPANT LOAD	8,306	People	71
ASSEMBLY - 1st FLOOR (NO WORK 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
ROOF DECKS	18	SF	15 SF/ PERSON = 32
GENERAL NOTES	Area of work is at tenant entry point & a reconfiguration of doors, no addition of space.		
	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.		

PROJECT NOTES

- SCOPE OF WORK: SHALL INCLUDE THE RENOVATION OF AN EXISTING FOUR STORY BUILDING INTO RESIDENTIAL CONDOMINIUMS, ABOVE A SINGLE STORY RESTAURANT.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND PLANNING OFFICE, BUILDING INSPECTORS AND LOCAL FIRE CHIEF, STATE FIRE MARSHALS OFFICE & MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER PERMITS WITH THE STATE OF MAINE. THE GC SHALL DISTRIBUTE FULL SETS OF ARCHITECTURAL DRAWINGS TO ALL SUB-CRONTACTORS AND THE MEP&S SUB-CRONTACTORS FOR PRICING PURPOSES.
- THE SAME GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE WORK, EXTERIOR REFURBISHMENTS AND INTERIOR FINISHES PER THE PLANS AND SPECIFICATIONS.
- 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.
- SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "EASTMAN BLOCK CONDOS" (CHANGE OF USE).

DEMOLITION NOTES

- 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 CEILING IN THEIR ENTIRETY AS REQUIRED PER PLAN.
- ALL FIRE PROTECTION, GYPSUM DRYWALL & OR FIBERSPAY 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.

REVISED: JANUARY 25, 2016
BUILDING PERMIT: OCTOBER 20, 2015

MARK MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email: rfi@muellerarchitects.com

EASTMAN BLOCK CONDOS
11 BROWN STREET
PORTLAND, MAINE

FOR CONSTRUCTION

GENERAL NOTES

REVISIONS

DATE

PROJECT

11 BROWN STREET

DRAWN BY

MJM/TLD

CHECK BY

MJM

T-1.1