PROJECT DIRECTORY

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TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)

FIRE SUPPRESSION SYSTEM

NUMBER OF REQUIRED EXITS

EXIT ACCESS FIRE RATINGS

FIRE WALLS/ BARRIERS

PARTY WALLS

SHAFTS

COLUMNS

STAIR ENCLOSURES

OCCUPANCY SEPARATION

EXIT ACCESS CORRIDORS

FLOOR CONSTRUCTION

ROOF CONSTRUCTION

OCCUPANT LOAD

RESIDENTIAL (R-2)

2nd FLOOR

3rd FLOOR

4th FLOOR

ROOF DECKS

GENERAL NOTES:

FIRE PROTECTION OF STRUCTURE

LOAD BEARING WALLS - EXTERIOR

LOAD BEARING WALLS - INTERIOR

BEAMS, GIRDERS, TRUSSES & ARCHES

NON-LOAD BEARING WALLS - EXTERIOR

NON-LOAD BEARING WALLS - INTERIOR

ASSENBLY - 15t FLOOR (NO WORK IN THIS AREA)

type and use beyond this scope of work shall be outside the responsibility of the architect.

E-MAIL: www.structuralinteg.com

SYMBOLS

ROOM NUMBER \bigcirc DOOR NUMBER WINDOW TYPE BUILDING SECTION WALL SECTION DETAIL SECTION \ominus CASEWORK ELEVATION \angle INTERIOR ELEVATION VERTICAL ELEVATION \oplus PARTITION TYPE (c) COLUMN CENTER LINE

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8
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ABBREVIATIONS

AB	ANCHOR BOLT	FDKB	FIRE DEPARTMENT KEY BOX	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	MECH	MECHANICAL
ALUM OR AL	ALUMINUM	FX	FIRE EXTINGUISHER	MFGR	MANUFACTURER
		FFE	FINISH FLOOR ELEVATION	MIN	MINIMUM
BIT	BITUMINOUS	FIN	FINISH	MISC	MISCELLANEOUS
BM	BENCH MARK	FIN FL OR FF	FINISH FLOOR	MRGB	MOISTURE RESISTANT GYPSUM BOARD
BOT	BOTTOM	FIN GR	FINISH GRADE	MTL	METAL
BRG	BEARING	FL	FLOOR		
BRK	BRICK	FR	FIRE RATING	N	NORTH
		FRMG	FRAMING	NA	NOT APPLICABLE
С	CARPET	FT FV	FEET (FOOT)	NIC	NOT IN CONTACT
CAB	CABINET	FV	FIELD VERIFY	NO	NUMBER
CC	CENTER TO CENTER		CALLER	NOM	NOMINAL
CL	CENTER LINE	GA	GAUGE	NTS	NOT TO SCALE
CLG	CEILING	GALV	GALVANIZED		
CONC	CONCRETE	GB	GRAB BARS	OA	OVERALL
CONT	CONTINUOUS	GC GWB	GENERAL CONTRACTOR GYPSUM WALL BOARD	OC	ON CENTER
		GWB	GYPSUM WALL BOARD	OD	OUTSIDE DIAMETER
DBL	DOUBLE			OPNG	OPENING
DIA	DIAMETER	HC	HANDICAP	OPP	OPPOSITE
DIM	DIMENSION	HM	HOLLOW METAL	D	PAINT
DNA	DOES NOT APPLY	HORZ	HORIZONTAL	P PTD	PAINTED
DTL	DETAIL	HT	HEIGHT	PL	PLATE
DWG	DRAWING			PLY WD	PLYWOOD
		IF	INSIDE FACE	PNL	PANEL
E	EAST	IN	INCHES	P.T.	PRESSURE TREATED
EA	EACH	INSUL	INSULATION	PTN	PARTITION
EF	EACH FACE	INT	INTERIOR		
EL	ELEVATION	JNT OR JT	JOINT	D.F.	DEFED
ELEC	ELECTRICAL	JILI OK JI	JOINT	RE	REFER
ELEV	ELEVATOR	LOC		REF	REFRIGERATOR
EHO	ELECTRO-MAGNETIC HOLD OPEN	LOC	LOCATION	REINF	REINFORCED
ETR	EXISTING TO REMAIN			REQD	REQUIRED
EQ	EQUAL			RM	ROOM
EW	EACH WAY			RO	ROUGH OPENING
EXT	EXTERIOR				
	09 & 220 2006: CODE DATA				IBC 2009: CODE DATA
	LASSIFICATION	(SEPERATED MIXED (R-2/A-2)		USE GROUP CLASSIFICATION
TYPE OF CON			3(200) (SEE NOTE #I)		TYPE OF CONSTRUCTION
EXISTING BUILD			EXISTING TO REMAIN		EXISTING BUILDING AREA
PROPOSED BU			EXISTING TO REMAIN		PROPOSED BUILDING AREA
TOTAL AREA			8,527 sqft		TOTAL AREA OF WORK
	HT (STORIES/ FEET)				BUILDING HEIGHT (STORIES/ FEE
	LIMITATION - SQ FT		EXISTING TO REMAIN		BUILDING AREA LIMITATION - SQ BUILDING HEIGHT LIMITATION - ST
BUILDING HEIGHT LIMITATION - STORIES		EXISTING TO REMAIN		INCREASE: STREET FRONTAGE (
IKAVEL: COM	MON PATH LIMIT (ALLOWABLE/ ACTUAL)		125'/ 72'-0"		- INCREASE: STREET FRONTAGE (

50'/ NONE TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL) 250'/114' Yes, per NFPA 13 TWO @ 1st, 3rd AND 4th FLOORS ONE @ 2nd FLOOR FIRE SUPPRESSION SYSTEM NUMBER OF REQUIRED EXITS 1 HR ETR EXIT ACCESS FIRE RATINGS 2 HR FIRE WALLS/ BARRIERS ETR OCCUPANCY SEPARATION FTR PARTY WALLS STAIR ENCLOSURES ETR SHAFTS ETR EXIT ACCESS CORRIDORS ETR FIRE PROTECTION OF STRUCTURE ETR PRIMARY STRUCTURAL FRAME ETR SECONDARY STRUCTURAL FRAME ETR LOAD BEARING WALLS - EXTERIOR ETR LOAD BEARING WALLS - INTERIOR ETR NON-LOAD BEARING WALLS - EXTERIOR 8,306 People NON-LOAD BEARING WALLS - INTERIOR FLOOR CONSTRUCTION ROOF CONSTRUCTION 2.919 SF 200 SF/ PERSON = OCCUPANT LOAD 2,453 SF 200 SF/ PERSON = 2,453 SF 200 SF/ PERSON = RESIDENTIAL (R-2) 181 SF SF/ PERSON = 2nd FLOOR 3rd FLOOR Area of work is at tenant entry point & a reconfiguration of doors, no addition of space. 4th FLOOR . The construction type noted within is limited to the scope of work for the project as shown and outlined in the construction documents. Construction ROOF DECKS

GENERAL NOTES:

MATERIALS

CONCRETE

°° 69 • 00 \times 30.8

CONCRETE MASONRY UNIT
GRAVEL
SOIL
STEEL
WOOD FRAMING
WOOD BLOCKING
PLYWOOD
GYPSUM BOARD
SAT
BATT INSULATION
RIGID INSULATION
EXPANSION MATERIAL
FINISH WOOD

S	SOUTH
SAT	SUSPENDED ACOUSTICAL
	TILE CEILING
SC	SHOWER CURTAIN
SD	SOAP DISPENSER
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPOSAL
SQ	SQUARE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SV	SHEET VINYL
Т	TEMPERED (GLASS)
THK	THICKNESS
ТО	TOP OF
TOB	TOP OF BEAM
TOM	TOP OF MASONRY
TOW	TOP OF WALL
TP	TOILET PAPER DISPENSER
TUON	TYPICAL UNLESS OTHERWISE NOTEI
TYP	TYPICAL
VB	VAPOR BARRIER

VINYL COMPOSITION TILE

VERTICAL

VCT

VERT

WEST WITH WATER CLOSET WC WD WOOD DATA ICATION SEPERATED MIXED (R-2/A-2) 3B (SEE NOTE #1) EXISTING TO REMAIN EXISTING TO REMAIN 8527 ORIES/ FEET) 4 (ETR) ATION - SQ FT (TABLE 503) EXISTING TO REMAIN ITATION - STORIES (TABLE 503) EXISTING TO REMAIN FRONTAGE (150% AREA) - SQ FT INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (I STORY) TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL) 1251/72-0 TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL) O'/ NONE TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL) 2501/ 114 Yes, per NFPA 13 TWO @ 1st, 3rd AND 4th FLOORS ONE @ 2nd FLOOR 1 HR FTR 2 HR ETR ETR ETR ETR FTR ETR ETR ETR ETR ETR People 8,306 71 ASSENBLY - IST FLOOR (NO WORK THIS AREA) 2.919 SF 200 SF/ PERSON = 2,453 SF 200 SF/ PERSON = 2,453 SF 200 SF/ PERSON =

Area of work is at tenant entry point & a reconfiguration of doors, no addition of space. 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.

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SF/ PERSON =

DRAWING INDEX

T-1.1	COVER SHEET - GENERAL
ARCH	HITECTURAL DRAW
E-1.1 A-1.1 A-1.2	EXISTING/DEMO FLOOR I FIRST/SECOND FLOOR PL THIRD/FOURTH FLOOR PI
A-2.1	ELEVATIONS

1. MP	THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT AI S.
2.	ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIV
3.	CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DE
4.	INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUN
5.	ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT
6. CO	INSTALL MOISTURE RESISTANT GYPSUM BOARD IN BATHROOMS, STORAGE, S MMON WITH BATH ROOMS. SHOWERS ALL SIDES TO HAVE TILE BACKING.
7.	ALL WINDOWS SHALL BE INSTALLED WITH BACKER ROD AND SEALANT CAU
8.	INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUA
9.	FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED P
10.	CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. U
11.	REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEE
12.	WINDOW SAFETY GLAZING SHALL BE LOCATED AS FOLLOWS, BUT NOT LIMIT ALL WINDOWS WITHIN 60" HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TE ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED. ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
	BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT S D ROOF DRAINS THRU BUILDING.
14.	BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN
	ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTI QUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.
	ALL RECESSED LIGHTING FIXTURES WITHIN FIRE RATED FLOOR/ CEILING ASS NETRATED.
17.	PROVIDE GWB FIRE RATING BEHIND THRU-WALL ELECTRICAL PANELS AND FI
18	ALL WINDOWS WITH SILLS BELOW 24" A F.F. AND 72" ABOVE GRADE OF DECK

18. ALL WINDOWS WITH SILLS BELOW 24" A.F.F. AND 72" ABOVE GRADE OR DECKS/ROOFS BELOW SHALL BE PROVIDED WITH WINDOW OPENING LIMITER DEVICES.

19. ALL INTERIOR FINISHES SHALL MEET:

WALLS & CEILINGS: CLASS A OR B FLOOR FINSHES: NOT LESS THAN CLASS II.

20. FURNITURE, FIXTURES AND EQUIPMENT: SHALL BE FLAME RESISTANT AND MEET NFPA 701, STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS.

21. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70.

CONTRACTOR.

23. SPRINKLER SYSTEM SHALL MEET NFPA 13 - NEW HEADS PER PLAN.

24. ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS. 25. HVAC - NEW HEAT PUMP 'MINI-SPLIT' SYSTEM FOR HOSTING AND COOLING CONDENSING UNIT SHALL BE ROOF MOUNTED PER PLAN

- 1. SCOPE OF WORK: SHALL INCLUDE THE RENOVATION OF AN EXISTING FOUR STORY BUILDING INTO RESIDENTIAL CONDOMINIUMS, ABOVE A SINGLE STORY RESTAURAN 2. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND PLANNING OFFICE, BUILDING INSPECTORS AND LOCAL FIRE CHIEF, STATE FIRE MARSHALS OFFICE & MAINE DE PROTECTION

- 4. THE SAME GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE WORK, EXTERIOR REFURBIISHMENTS AND INTERIOR FINISHES PER THE PLANS AND SPECIFIC
- 5. THE CONSTRUCTION TYPE NOTED WITHIN IS LIMITED TO THE SCOPE OF WORK FOR THE PROJECT AS SHOWN AND OUTLINED IN THE CONSTRUCTION DOCUMENTS. CON SCOPE OF WORK SHALL BE OUTSIDE THE RESPONSIBILITY OF THE ARCHITECT.
- 6. SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "EASTMAN BLOCK CONDOS" (CHANGE OF USE).

- 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 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.
- 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.

L NOTES VINGS R PLANS LANS PLANS

STRUCTURAL DRAWINGS S1.0 GENERAL NOTES, ETC. S1.1 1ST FLOOR FRAMING PLAN S1.2 2ND FLOOR FRAMING PLAN S1.3 **3RD FLOOR FRAMING PLAN** S1.4 4TH FLOOR FRAMING PLAN S1.5 ROOF FRAMING PLAN

SECTIONS

GENERAL NOTES

S2.1

APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG,

- IVE TREATED.
- DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- JNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS. T ANY POINT.
- , SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS. INSTALL MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS
- ULKING FOUR SIDES OF A NON-HARDENING TYPE.
- AL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY
- PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
- UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- EEDING WITH WORK.
- ITED TO: EMPERED.
- I SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, M
- I OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEE FION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND S
- SEMBILES SHALL BE INSTALLED WITH A FIRE RATED ENCLOSURE MATCHING FIRE RATING
- FIRE EXTINGUISHERS IN FIRE RATED WALLS TO MATCH THE RATING OF THE WALL ITSELF.

- 22. LIFE SAFETY INTEGRATION W/ THE EXISTING SHALL MEET NFPA 72 & CITY OF PORTLAND FIRE DEPARTMENT. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A CITY

PROJECT NOTES

3. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO; MECHANICAL, ELECTRICAL, PLUME STATE OF MAINE. THE GC SHALL DISTRIBUTE FULL SETS OF ARCHITECTURAL DRAWINGS TO ALL SUB-CONTRACTORS AND THE MEP&S SUB-CONTRACTORS FOR PRICING PL

DEMOLITION NOTES

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

THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, MECH. ROOM WALLS AND /INGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK. /SED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR 'ALLED WITH A FIRE RATED ENCLOSURE MATCHING FIRE RATING OF THE FLOOR/ CEILING ASSEMBLY IRE RATED WALLS TO MATCH THE RATING OF THE WALL ITSELF. BE PROVIDED WITH WINDOW OPENING LIMITER DEVICES.	EASTMAN BLOCK	11 BROWN STREET PORTLAND, MAINE
BE ROOF MOUNTED PER PLAN		
SIDENTIAL CONDOMINIUMS, ABOVE A SINGLE STORY RESTAURANT.		
ND LOCAL FIRE CHIEF, STATE FIRE MARSHALS OFFICE & MAINE DEPARTMENT OF ENVIRONMENTAL		
LUDING BUT NOT LIMITED TO; MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER PERMITS WITH THE NTRACTORS AND THE MEP&S SUB-CONTRACTORS FOR PRICING PURPOSES.		
SHMENTS AND INTERIOR FINISHES PER THE PLANS AND SPECIFICATIONS.	Ш	
HOWN AND OUTLINED IN THE CONSTRUCTION DOCUMENTS. CONSTRUCTION TYPE AND USE BEYOND THIS	L	
LOCK CONDOS" (CHANGE OF USE).	C NOTES	SUCCESSION AND ADDREED
NOTES	RAI	11.10.15 PROJECT
ie architect.		11 BROWN STREET
G OWNER. EXISTING DUCT WORK TO REMAIN SHALL BE SEALED. SPRINKLER SYSTEMS, WHERE APPLICABLE, SHALL REMAIN OPERATIONAL		DRAWN BY MLM/TJD CHECK BY MLM
REVISED: JANUARY 25, 2016 G PERMIT: OCTOBER 20, 2015	T- 1	.1

