Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/28/16

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SYMBOLS

- ROOM NUMBER
- DOOR NUMBER
- WINDOW TYPE
- BUILDING SECTION
- WALL SECTION
- DETAIL SECTION
- CASEWORK ELEVATION
- INTERIOR ELEVATION
- VERTICAL ELEVATION
- PARTITION TYPE
- COLUMN CENTER LINE

MATERIALS

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

ABBREVIATIONS

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

NFPA 101 2009 & 220 2006 CODE DATA					
USE GROUP CLASSIFICATION	SEPERATED MIXED (R-2/A-2)				
TYPE OF CONSTRUCTION	3(200) (SEE NOTE #1)				
EXISTING BUILDING AREA	EXISTING TO REMAIN				
PROPOSED BUILDING AREA	EXISTING TO REMAIN				
TOTAL AREA OF WORK	8,527 sq ft				
BUILDING HEIGHT (STORIES/ FEET)	4 (ETC.)				
BUILDING AREA LIMITATION - SQ FT	EXISTING TO REMAIN				
BUILDING HEIGHT LIMITATION - STORIES	EXISTING TO REMAIN				
TRAVEL COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	125'/ 72'-0"				
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50'/_NONE				
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	250'/ 141'				
FIRE SUPPRESSION SYSTEM	Yes, per NFPA 13				
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	ETR.				
STAIR 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	
ASSENBLY - 1st FLOOR (NO WORK IN THIS AREA)					
RESIDENTIAL (R-2)					
2nd FLOOR	2,919	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	481	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 (STORIES/ FEET)	4 (ETR.)				
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	EXISTING TO REMAIN				
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	EXISTING TO REMAIN				
INCREASE: STREET FRONTAGE (150% 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)	125'/ 72'-0"				
TRAVEL DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50'/_NONE				
TRAVEL EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	250'/ 141'				
FIRE SUPPRESSION SYSTEM	Yes, per NFPA 13				
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	ETR.				
STAIR 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	
ASSENBLY - 1st FLOOR (NO WORK THIS AREA)					
RESIDENTIAL (R-2)					
2nd FLOOR	2,919	SF	200	SF/ PERSON =	15
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GENERAL NOTES					
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DRAWING INDEX

T-1.1 COVER SHEET - GENERAL NOTES

ARCHITECTURAL DRAWINGS

E-1.1 EXISTING/DEMO FLOOR PLANS
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A-2.1 ELEVATIONS

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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
S2.1 SECTIONS

GENERAL NOTES

1. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.

2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.

3. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

4. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.

5. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.

6. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN BATHROOMS, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS. INSTALL MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH BATH ROOMS. SHOWERS ALL SIDES TO HAVE TILE BACKING.

7. ALL WINDOWS SHALL BE INSTALLED WITH BACKER ROD AND SEALANT CAULKING FOUR SIDES OF A NON-HARDENING TYPE.

8. INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.

9. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.

10. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.

11. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

12. WINDOW SAFETY GLAZING SHALL BE LOCATED AS FOLLOWS, BUT NOT LIMITED TO:
ALL WINDOWS WITHIN 60" HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED.
ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED.
ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.

13. BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, MECH. ROOM WALLS AND AND ROOF DRAINS THRU BUILDING.

14. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.

15. ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.

16. ALL RECESSED LIGHTING FIXTURES WITHIN FIRE RATED FLOOR/ CEILING ASSEMBILES SHALL BE INSTALLED WITH A FIRE RATED ENCLOSURE MATCHING FIRE RATING OF THE FLOOR/ CEILING ASSEMBLY PENETRATED.

17. PROVIDE GWB FIRE RATING BEHIND THRU-WALL ELECTRICAL PANELS AND FIRE EXTINGUISHERS IN FIRE RATED WALLS TO MATCH THE RATING OF THE WALL ITSELF.

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.

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/ STATE APPROVED DESIGNER & 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

PROJECT NOTES

1. SCOPE OF WORK: SHALL INCLUDE THE RENOVATION OF AN EXISTING FOUR STORY BUILDING INTO RESIDENTIAL CONDOMINIUMS, ABOVE A SINGLE STORY RESTAURANT.

2. 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

3. 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-CONTRACTORS AND THE MEP&S SUB-CONTRACTORS FOR PRICING PURPOSES.

4. THE SAME GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE WORK, EXTERIOR REFURBIISHMENTS AND INTERIOR FINISHES PER THE PLANS AND SPECIFICATIONS.

5. 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.

6. SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "EASTMAN BLOCK CONDOS" (CHANGE OF USE).

DEMOLITION NOTES

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, WHERE APPLICABLE, SHALL REMAIN OPERATIONAL 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.

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 REMOVED.

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.

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

FOR CONSTRUCTION

LICENSED ARCHITECT
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MARK MUELLER ARCHITECTS

EASTMAN BLOCK CONDOS

11 BROWN STREET
PORTLAND, MAINE

GENERAL NOTES

REVISIONS	
DATE	11.10.15
PROJECT	11 BROWN STREET
DRAWN BY	MLM/ TJD
CHECK BY	MLM

T-1.1