IBC 2009: CODE DATA USE GROUP CLASSIFICATION BUSINESS (OFFICE) TYPE OF CONSTRUCTION 2A (SEE NOTE #I) EXISTING BUILDING AREA EXISTING TO REMAIN PROPOSED BUILDING AREA EXISTING TO REMAIN 10,962 (TENANT SPACE) TOTAL AREA OF WORK BUILDING HEIGHT (STORIES/ FEET) 9 STORIES (EXISTING TO REMAIN) 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 | ETR INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (I STORY) TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL) TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL) TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL) 300'/ IGI FIRE SUPPRESSION SYSTEM TWO (AT TENANT SPACE) NUMBER OF REQUIRED EXITS EXIT ACCESS FIRE RATINGS FIRE WALLS/ BARRIERS OCCUPANCY SEPARATION PARTY WALLS STAIR ENCLOSURES SHAFTS EXIT ACCESS CORRIDORS FIRE PROTECTION OF STRUCTURE PRIMARY STRUCTURAL FRAME SECONDARY STRUCTURAL FRAME LOAD BEARING WALLS - EXTERIOR LOAD BEARING WALLS - INTERIOR NON-LOAD BEARING WALLS - EXTERIOR NON-LOAD BEARING WALLS - INTERIOR FLOOR CONSTRUCTION ROOF CONSTRUCTION CCUPANT LOAD BUSINESS 10,962 SF 100 SF/ PERSON = 110 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.

EXISTING BUILDING AREA PROPOSED BUILDING AREA PROPOSED BUILDING AREA EXISTING TO TOTAL AREA OF WORK BUILDING HEIGHT (STORES/ FEET) 9 STORIES (I) BUILDING HEIGHT LIMITATION - SQ FT BUILDING HEIGHT LIMITATION - STORIES EXISTING TO BUILDING HEIGHT LIMITATION - STORIES EXISTING TO BUILDING HEIGHT LIMITATION - STORIES EXISTING TO TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL) 100/ 20' TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL) 50/ NONE TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL) 700/ IGI FIRE SUPPRESSION SYSTEM NUMBER OF REQUIRED EXITS EXIT ACCESS FIRE RATINGS FIRE WALLS/ BARRIERS OCCUPANCY SEPARATION ETR STAIR ENCLOSURES SHAFTS EXIT ACCESS CORRIDORS FIRE PROTECTION OF STRUCTURE COLUMNS ETR EAR LOAD BEARING WALLS - EXTERIOR LOAD BEARING WALLS - EXTERIOR NON-LOAD BEARING WALLS - INTERIOR FLOOR CONSTRUCTION ETR COCUPANT LOAD 10,962 People COCUPANT LOAD	JP CLASSIFICATION BUSINESS (OFF	FICE)		
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GENERAL NOTES:	NOTES:			
I. The construction type noted within is limited to the scope of work for the project as s	nstruction type noted within is limited to the scope of work for the project as show	wn and outlined		

MATERIALS SYMBOLS

	ROOM NUMBER		CONCRETE
	DOOR NUMBER		CONCRETE MASONRY UNIT
	WINDOW TYPE		GRAVEL
	BUILDING SECTION		SOIL
	WALL SECTION	// // //	STEEL
	DETAIL SECTION		WOOD FRAMING
,	BETAIL SECTION		WOOD BLOCKING
	CASEWORK ELEVATION		PLYWOOD
	INTERIOR ELEVATION		GYPSUM BOARD
—	VERTICAL ELEVATION		SAT
	PARTITION TYPE		BATT INSULATION
\bigcirc	COLUMN CENTER LINE		RIGID INSULATION
			EXPANSION MATERIAL

PROJECT DIRECTORY

OWNER	H.M. PAYSON & CO. ONE PORTLAND SQUARE, 5TH FLOOR P.O. BOX 31 PORTLAND, MAINE 04112 P: 207.772.3761
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INTERIOR DESIGNERS	BOWERBIRD DESIGN COLLECTIVE 400 US RT 1 SOUTH FALMOUTH, MAINE 04105 P: 207.409.3684 E-MAIL:mel@bowerbirddesigns.com
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DRAWING INDEX

PERMIT DRAWINGS

EC-1.0 EXISTING CONDITIONS & DEMO PLAN

A-1.0 PROPOSED FLOOR PLAN

A-2.0 INTERIOR ELEVATIONS A-2.2 INTERIOR ELEVATIONS

A-3.0 DOOR & WINDOW SCHEDULE A-4.0 LIFE SAFETY PLAN

E-1.0 POWER & DATA F-1.0 FINISH PLAN

F-1.1 REFLECTED CEILING PLAN F-1.2 LIGHTING SCHEDULE

PROJECT NOTES

1. THE CONSTRUCTION TYPE NOTED WITHIN IS LIMITED TO THE SCOPE OF WORK FOR THE H.M. PAYSON 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. 2. SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "H.M. PAYSON" (NO CHANGE OF USE).

3. 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.

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

5. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE

INSTALLATIONS. 6. INSTALL U.L. FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.

7. ALL INTERIOR FINISHES SHALL MEET: WALLS & CEILINGS: CLASS A OR B

FLOOR FINSHES: NOT LESS THAN CLASS II.

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

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

10. 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.

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

12. ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS.

13. HVAC - VERIFY EXISTING HVAC SYSTEM & DUCT WORK WITH PROPOSED PLAN.

14. INFORMATION PROVIDED ON COVER SHEET C-1 SHALL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS. GENERAL CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH THE INFORMATION PROVIDED ON SHEET C-1.

15. THIS PROJECT WILL CONTINUE TO OPERATE DURING REGULAR BUSINESS HOURS, PROVIDE TEMPORARY PARTITION ENCLOSURES WHERE NEEDED. CONTRACTOR TO PHASE/COORDINATE NEW CONSTRUCTION WITH THE OWNER, INCLUDING WORK PERFORMED

AFTER HOURS AND ON WEEKENDS. 16. REFER TO FINISH SCHEDULE FOR ROOM FINISHES.

17. HATCH AREAS INDICATED ON THE DRAWING WILL BE PROVIDED BY BDC AND COORDINATED BY THE GC.

18. REMOVE/DISPOSE: EXISTING ACT CEILING/GRID, LIGHT FIXTURES, MECHANICAL CEILING DIFFUSERS, ETC AS NOTED ON THE

19. PRIOR TO PAINTING: INSPECT EXISTING GWB WALLS: PATCH/REPAIR ANY NICKS/GOUGES/DINGS, ETC.

20. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED. REFER TO ELEVATIONS

21. GENERAL CONTRACTOR SHALL COORDINATE THE MOVE AND STORAGE OF EXISTING FURNITURE AND ART WORK WITH THE OWNER AS NEEDED DURING CONSTRUCTION.

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; PROVIDE 300 LINEAR FEET OF BLOCKING.

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 AREA.. INSTALL MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH BATH ROOMS. SHOWERS ALL SIDES TO HAVE DURAROCK 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 CONSTRUCITON 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. AS A LIMITED COMBUSTIBLE STRUCTURE, ALL WOOD COMPONENTS DEEMED AS BLOCKERS AND NAILERS SHALL NOT REQUIRE FIRE TREATING. OTHER OTHER WOOD INSTALLATIONS SHALL MEET 'IBC' SECTION 603 AND REQUIRE FIRE TREATMENT.

WOOD INTERIOR FINISHES SHALL MEET 'IBC' SECTION 805. 17. FIRE ALARM SYSTEM IS BY A DESIGN BUILD CONTRACTOR TO MEET THE REQUIREMENTS OF NFPA 72, ALL FIRE ALARM DEVICES WILL MEET ADA HEIGHT REQUIREMENTS.

ABBREVIATIONS

EACH WAY

EXTERIOR

AB	ANCHOR DOLT	FDKB	EIDE DEDADTMENT VEV DOV	MAV	MANDIM	c	SOUTH
AFF	ANCHOR BOLT ABOVE FINISH FLOOR	FDN FDN	FIRE DEPARTMENT KEY BOX FOUNDATION	MAX MECH	MAXIMUM	S SAT	SUSPENDED ACOUSTICAL
ALUM OR AL	ALUMINUM	FX	FIRE EXTINGUISHER	MECH	MECHANICAL	SAI	TILE CEILING
ALUM OK AL	ALOMINOM	FFE	FINE EXTINGUISHER FINISH FLOOR ELEVATION	MIN	MANUFACTURER	SC	SHOWER CURTAIN
	D	FIN	FINISH FLOOR ELEVATION FINISH		MINIMUM MISCELLANEOUS	SD SD	SOAP DISPENSER
BIT	BITUMINOUS	FIN FL OR FF	FINISH FINISH FLOOR	MISC MRGB	MOISTURE RESISTANT GYPSUM BOARD	SCHED	SCHEDULE
BM	BENCH MARK		FINISH GRADE			SECT	SECTION
BOT	BOTTOM	FIN GR		MTL	METAL		SHEET
BRG	BEARING	FL	FLOOR	3.7		SHT	
BRK	BRICK	FR	FIRE RATING	N	NORTH NOT APPLICABLE	SIM	SIMILAR
		FRMG FT	FRAMING FEET (FOOT)	NA		SND	SANITARY NAPKIN DISPOSAL
C	CARPET	FV	FIELD VERIFY	NIC	NOT IN CONTACT	SQ STD	SQUARE
CAB	CABINET	1° V	FIELD VERIFI	NO	NUMBER		STANDARD
CC	CENTER TO CENTER	GA	GAUGE	NOM	NOMINAL NOT TO SCALE	STL	STEEL
CL	CENTER LINE	GALV	GALVANIZED	NTS	NOT TO SCALE	STRUCT	STRUCTURAL
CLG	CEILING		GRAB BARS		OVERNALA	SV	SHEET VINYL
CONC	CONCRETE	GB GC		OA	OVERALL	T	TEMPERED (GLASS)
CONT	CONTINUOUS		GENERAL CONTRACTOR	OC	ON CENTER	THK	THICKNESS
		GWB	GYPSUM WALL BOARD	OD	OUTSIDE DIAMETER	TO	TOP OF
DBL	DOUBLE			OPNG	OPENING	ТОВ	TOP OF BEAM
DIA	DIAMETER	HC	HANDICAP	OPP	OPPOSITE	TOM	TOP OF MASONRY
DIM	DIMENSION	HM	HOLLOW METAL		DAIN!T	TOW	TOP OF WALL
DNA	DOES NOT APPLY	HORZ	HORIZONTAL	P	PAINT	TP	TOILET PAPER DISPENSER
DTL	DETAIL	HT	HEIGHT	PTD	PAINTED	TUON	TYPICAL UNLESS OTHERWISE NO
DWG	DRAWING			PL	PLATE	TYP	TYPICAL UNLESS OTHERWISE NO TYPICAL
		IF	INSIDE FACE	PLY WD PNL	PLYWOOD PANEL	111	TITICAL
Е	EAST	IN	INCHES	P.T.	PRESSURE TREATED	VB	VAPOR BARRIER
EA	EACH	INSUL	INSULATION			VCT	VINYL COMPOSITION TILE
EF	EACH FACE	INT	INTERIOR	PTN	PARTITION	VERT	VERTICAL
EL	ELEVATION					VERT	VERTICAL
ELEC	ELECTRICAL	JNT OR JT	JOINT	RE	REFER	W	WEST
ELEV	ELEVATOR			REF	REFRIGERATOR	W W/	WITH
EHO	ELECTRO-MAGNETIC HOLD OPEN	LOC	LOCATION	REINF	REINFORCED		
				REQD	REQUIRED	WC	WATER CLOSET
ETR EO	EXISTING TO REMAIN EQUAL			RM	ROOM	WD	WOOD
3.7	EARLAL						

ROUGH OPENING



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1 PORTLAND SQUARE PORTLAND MAINE

PAYSON DRAWN BY

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