



# DRAWING INDEX

IBC 2009 CODE DATA	
USE GROUP CLASSIFICATION	2A (SEE NOTE #8)
TYPE OF CONSTRUCTION	EXISTING TO REMAIN
EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	0% (TENNANT SPACE)
BUILDING HEIGHT (STORIES/ FEET)	7 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 (50% AREA) - SQ FT	ETK
INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY) - SQ FT	ETK
INCREASE: STREET FRONTAGE (50% AREA) - SQ FT	N/A
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	000/ 20'
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	500/ NONE
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 60'
FIRE SUPPRESSION SYSTEM	YES
NUMBER OF REQUIRED EXITS	TWO (AT TENANT SPACE)
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	
PARTY WALLS	ETK
STAIR ENCLOSURES	ETK
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	0% People 10
BUSINESS	0% SF 100 SP/ PERSON - 10

GENERAL NOTES:  
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.

NFPA 101 2009 & 220 2006 CODE DATA	
USE GROUP CLASSIFICATION	BUSINESS (OFFICE)
TYPE OF CONSTRUCTION	201 (SEE NOTE #8)
EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	0% (TENNANT SPACE)
BUILDING HEIGHT (STORIES/ FEET)	7 STORIES (EXISTING TO REMAIN)
BUILDING AREA LIMITATION - SQ FT	EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - STORIES	EXISTING TO REMAIN
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	000/ 20'
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	500/ NONE
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300/ 60'
FIRE SUPPRESSION SYSTEM	YES
NUMBER OF REQUIRED EXITS	TWO (AT TENANT SPACE)
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	ETK
PARTY WALLS	ETK
STAIR ENCLOSURES	ETK
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	0% People 10
BUSINESS	0% SF 100 SP/ PERSON - 10

GENERAL NOTES:  
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.

- 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

- 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.
- SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "H.M. PAYSON" (NO 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.
- INFORMATION PROVIDED ON COVER SHEET T-1 SHALL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS. GENERAL CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH THE INFORMATION PROVIDED ON SHEET C-1.
- 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.
- REFER TO FINISH SCHEDULE FOR ROOM FINISHES.
- HATCH AREAS INDICATED ON THE DRAWING WILL BE PROVIDED BY BDC AND COORDINATED BY THE GC.
- REMOVE/DISPOSE: EXISTING ACT CEILING GRID, LIGHT FIXTURES, MECHANICAL CEILING DIFFUSERS, ETC AS NOTED ON THE DRAWING.
- PRIOR TO PAINTING: INSPECT EXISTING GWB WALLS: PATCH/REPAIR ANY NICKS/GOGGLES/DINGS, ETC.
- GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED. REFER TO ELEVATIONS
- GENERAL CONTRACTOR SHALL COORDINATE THE MOVE AND STORAGE OF EXISTING FURNITURE AND ART WORK WITH THE OWNER AS NEEDED DURING CONSTRUCTION.

## GENERAL NOTES

- 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.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- 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.
- ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN BATHROOMS, STORAGE, SPINKLER 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.
- ALL WINDOWS SHALL BE INSTALLED WITH BACKER ROD AND SEALANT CAULKING FOUR SIDES OF A NON-HARDENING TYPE.
- INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
- CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- 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.
- 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.
- BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT & OR ENGINEER PRIOR TO WORK.
- 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.
- 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 603.
- 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.

## 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
	GYPSUM BOARD
	SAT
	BATT INSULATION
	RIGID INSULATION
	EXPANSION MATERIAL
	FINISH WOOD

## PROJECT DIRECTORY

<b>OWNER</b>	H.M. PAYSON & CO. ONE PORTLAND SQUARE, 5TH FLOOR P.O. BOX 31 PORTLAND, MAINE 04112 P: 207.772.3761
<b>ARCHITECT</b>	MARK MUELLER ARCHITECTS SUITE #207 PORTLAND, MAINE 04101 P: 207.774.9057 F: 207.773.3851 E-MAIL: rf@muellerarchitects.com
<b>INTERIOR DESIGNERS</b>	BOWERBIRD DESIGN COLLECTIVE 400 US RT 1 SOUTH FALMOUTH, MAINE 04105 P: 207.409.3684 E-MAIL: mcl@bowerbirdesigns.com
<b>CONSTRUCTION MANAGER:</b>	DUCAS CONSTRUCTION INC. 3 SOUTHGATE ROAD, #8 SCARBOROUGH, MAINE 04074 P: 207.343.0634 E-MAIL: patrick@ducasconstruction.com

## ABBREVIATIONS

AB ANCHOR BOLT	FDKB FIRE DEPARTMENT KEY BOX	MAX MAXIMUM	S SOUTH
APP ABOVE FINISH FLOOR	FDN FOUNDATION	MCH MECHANICAL	SAT SUSPENDED ACOUSTICAL
ALUM ALUMINUM	FX FIRE EXTINGUISHER	MNF MANUFACTURER	TX TILE CEILING
BIT BITUMENOUS	FIE FINISH FLOOR ELEVATION	MIN MINIMUM	SC SHOWER CURTAIN
BM BENCH MARK	FIN FINISH	MIC MISCILLANEOUS	SD SOAP DISPENSER
BT BOTTOM	FIN FL OR FF FINISH FLOOR	MRGB MOISTURE RESISTANT GYPSUM BOARD	SCHED SCHEDULE
BRG BEARING	FL FINISH FLOOR	MTL METAL	SECT SECTION
BRK BRICK	FR FRAMING	N NORTH	SHT SHEET
C CARPET	FR FIRE RATING	NA NOT APPLICABLE	SIM SIMILAR
CAB CABINET	FT FEET (FOOT)	NC NOT IN CONTACT	SNF SANITARY NAPKIN DISPOSAL
CC CENTER TO CENTER	EV EVAPORATION	NO NUMBER	SQ SQUARE
CL CENTER LINE	GA GAUGE	NOM NOMINAL	STANDARD
CLG CEILING	GALV GALVANIZED	NTS NOT TO SCALE	STL STEEL
CONC CONCRETE	GB GRAB BARS	DA OVERALL	STRUCT STRUCTURAL
CONT CONTINUOUS	GC GENERAL CONTRACTOR	OC ON CENTER	SV SHEET VINYL
CONC CONCRETE	GWB GYPSUM WALL BOARD	OD OUTSIDE DIAMETER	T TEMPERED (GLASS)
DBL DOUBLE	HC HANDICAP	OPNG OPENING	THK THICKNESS
DIA DIAMETER	HOZ HOLLOW METAL	OPP OPPOSITE	TOB TOP OF BEAM
DM DIMENSION	HRZ HORIZONTAL	P PAINT	TOP OF MASONRY
DNA DOES NOT APPLY	HT HEIGHT	PL PLATE	TOW TOP OF WALL
DTL DETAIL	IN INCHES	PLY WD PLY WOOD	TP TOILET PAPER DISPENSER
DWG DRAWING	INS INSULATION	PT. PRESSURE TREATED	TUON TYPICAL UNLESS OTHERWISE NOTED
E EACH	INT INTERIOR	PTN PARTITION	TYP TYPICAL
EA EACH	JNT OR JT JOINT	REF REFER	VB VAPOR BARRIER
EL ELEVATION	LOC LOCATION	REF REFER	VCT VINYL COMPOSITION TILE
ELEV ELEVATION		REF REFER	VERT VERTICAL
EM ELECTRO-MAGNETIC HOLD OPEN		REF REFER	W WEST
ETR EXISTING TO REMAIN		REF REFER	WB WITH
EQ EQUAL		REF REFER	WC WATER CLOSET
EW EACH WAY		REF REFER	WD WATER
EXT EXTERIOR		REF REFER	

REVISED: OCTOBER 02, 2017  
PERMIT SET: JULY 14, 2017

DATE	REVISION
MAY 2017	
PROJECT	H.M. PAYSON
DRAWN BY	MBS
CHECK BY	LZ