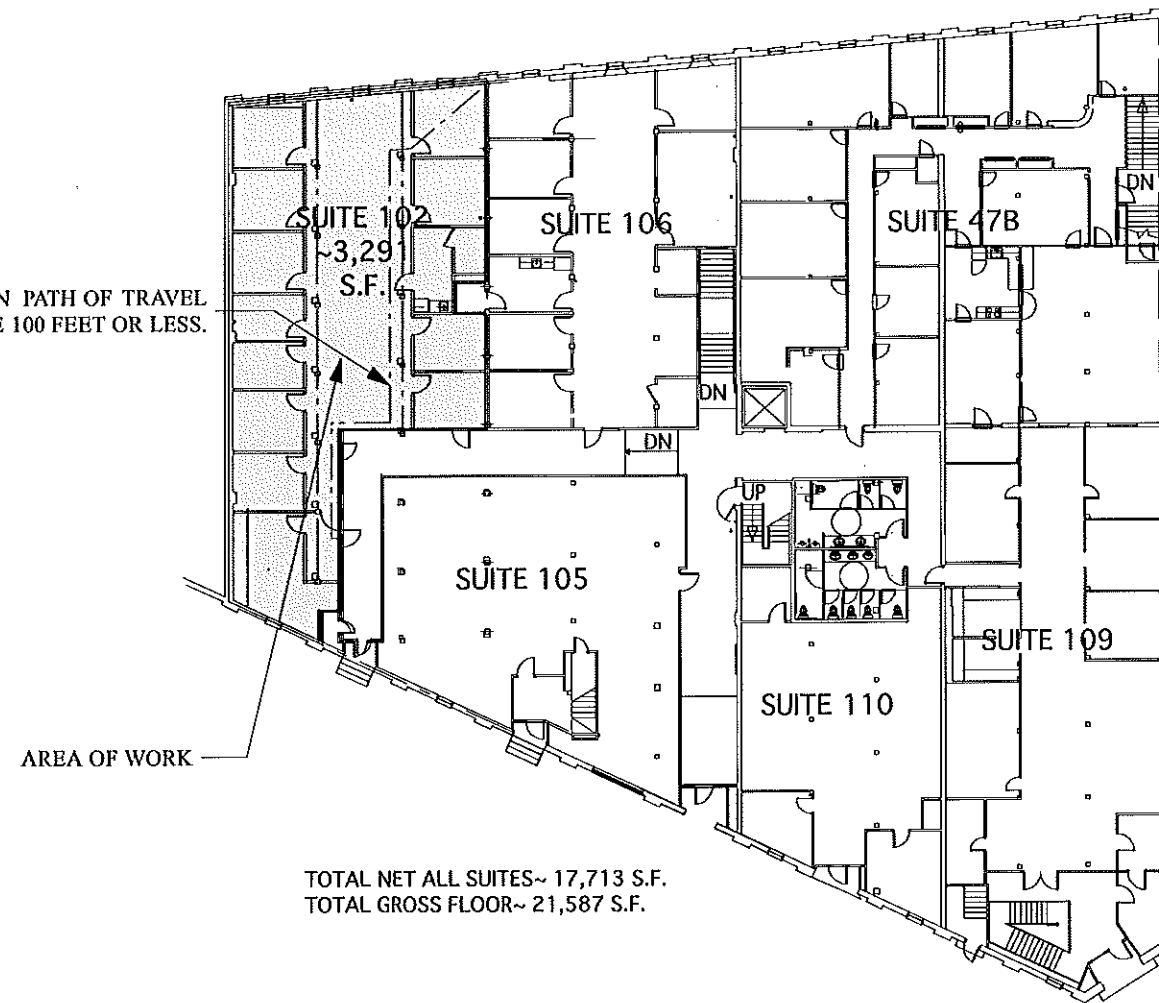


Suite 102 TENANT SPACE
 26 DANFORTH STREET
 PORTLAND ME 04101

OWNER: J.B. BROWN & SONS
 36 DANFORTH ST.
 PORTLAND ME 04101

GENERAL NOTES:

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- Do not scale these drawings; these drawings are approximate; contractor to verify all dimensions in field; all dimensions shown are clear dimensions- not to studs.
- Codes
 Zone: B3
 Construction: existing 4 story building Type II B (brick exterior bearing walls with heavy timber posts, beams, joists) from IBC table 601 so no fire resistance rating requirements for building elements.
 Occupancy: Business
 Adjacent Occupancies: Business; no fire separation required from table NFPA 6.1.14.4.1(b)
 Above Occupancies: Business; no fire separation required from table NFPA 6.1.14.4.1(b)
 Hallway fire separation: NFPA 38.3.6.1(3) no requirement because building is sprinkled. Also follows 7.1.3.1 exceptions both (1) and (2). Also, IBC table 1016.1 says 0 rating corridor if sprinkled. Existing condition appears to be smoke barrier only between tenants and halls with some 20 min. rated doors.
 Doors to hall to be smokeproof.
 Occupant load: 100 s.f./person from NFPA table 7.3.1.2 & ~3,322 s.f. so less than 50 person occupancy (34).
 Therefore doors from tenant space swing in per 7.2.1.4.3.
 Accessibility requirements: This project should meet ADAAG requirements for access. Electrician responsible for all ADAAG requirements for signage, alarms, etc.
- These drawings are for obtaining building permit. Architect not liable for any structural, mechanical, plumbing, electrical, etc. work.
- Electrician to wire per tenant needs and to do so per all local, state, and national relevant codes including life safety (egress lighting and signs, etc.).
- All elec., plumbing, sprinkler, fire alarm, hvac systems of any kind, etc. to be per all local, state, and federal laws and codes, etc. and each trade to submit to city for any and all permits.
- Demolition: contractor to shore and brace all relevant areas prior to any demolition and is responsible for all safety issues. All materials to be disposed of according to all applicable laws local, state and federal. Contractor to verify with owner regarding saving any removed items.



1 FIRST FLOOR KEY PLAN
 A0.0 SCALE: 1/32" = 1'-0"

LIST OF DRAWINGS:

- A0.0 TITLE SHEET, KEY PLAN
- A0.1 DOORS, WALL TYPES, NOTES
- A1.1 PARTIAL FLOOR PLAN

BUILDING PERMIT SET
 FOR CONSTRUCTION

Drawing Number	A0.0		
	Drawing Title	Date:	Scale:
TITLE SHEET, NOTES, ETC.		2/8/13	N/A
Project Number:		13.01	Reference:
Project Title		Suite 102 Bendett & McHugh	
J.B. Brown & Sons, Inc. 30 Danforth Street Portland ME 04101		Copyright 2013 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com Maine Licensed Architect	
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