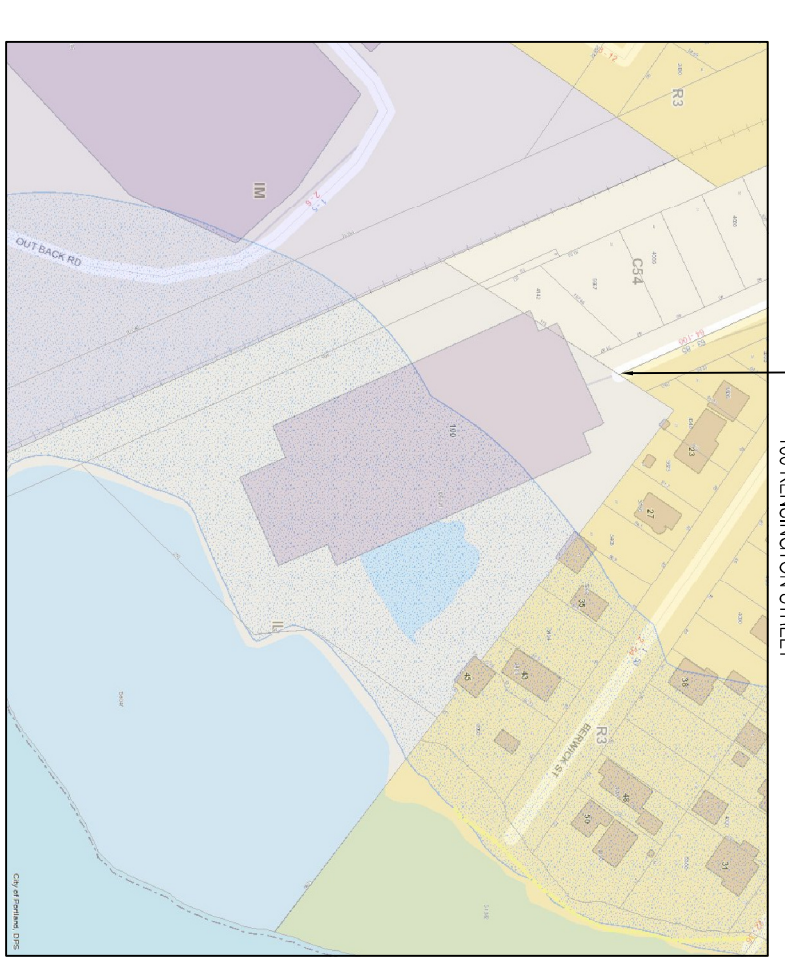


A EXISTING FIRST FLOOR
NOT TO SCALE



B EXISTING SITE
NOT TO SCALE

GENERAL NOTES

- Contractor shall verify all dimensions and report any discrepancies to the architect before proceeding with work. Do not scale drawings. Work from dimensions only. General contractor shall coordinate all work so it meets Local, State and Federal codes.
- Mechanical work shall be installed by a qualified contractor to meet all applicable codes and Owner requirements.
- The electrical/data/fire safety work shall be installed by a qualified, licensed contractor. Work shall meet all Local, State and National codes and owner requirements.
- Review electrical requirements for lighting, data, power requirements with owner.
- Fire alarm strobe candle sizes to be determined by installer
- Coordinate new strobes with existing Emergency lights, exit signs, and fire safety smoke and heat detectors shall be designed to meet code. Review with local code enforcement.
- Coordinate with owner requirements for a security system and shall be reviewed and sized for space by the provider.
- Coordinate with sprinkler system extensions required.
- Provide appropriate reinforcing within partitions for support of all grab bars, shelving brackets, cabinets, door frames, fire extinguishers and exterior lighting and all other wall mounted equipment or appliances indicated in plans.
- All door frames shall be located a minimum of 3" off adjoining walls except where noted.
- Before penetrating or otherwise modifying joists, beams or other structural members, consult with the structural engineer on maximum size and location.
- Provide double MITL studs at all door frames in GWB wall assemblies.
- All penetrations through fire and smoke rated walls and floor/ceiling assemblies shall be firestopped by specific subcontractor
- Existing Fire Extinguishers located near egress doors shall be selected by supplier to meet actual conditions.

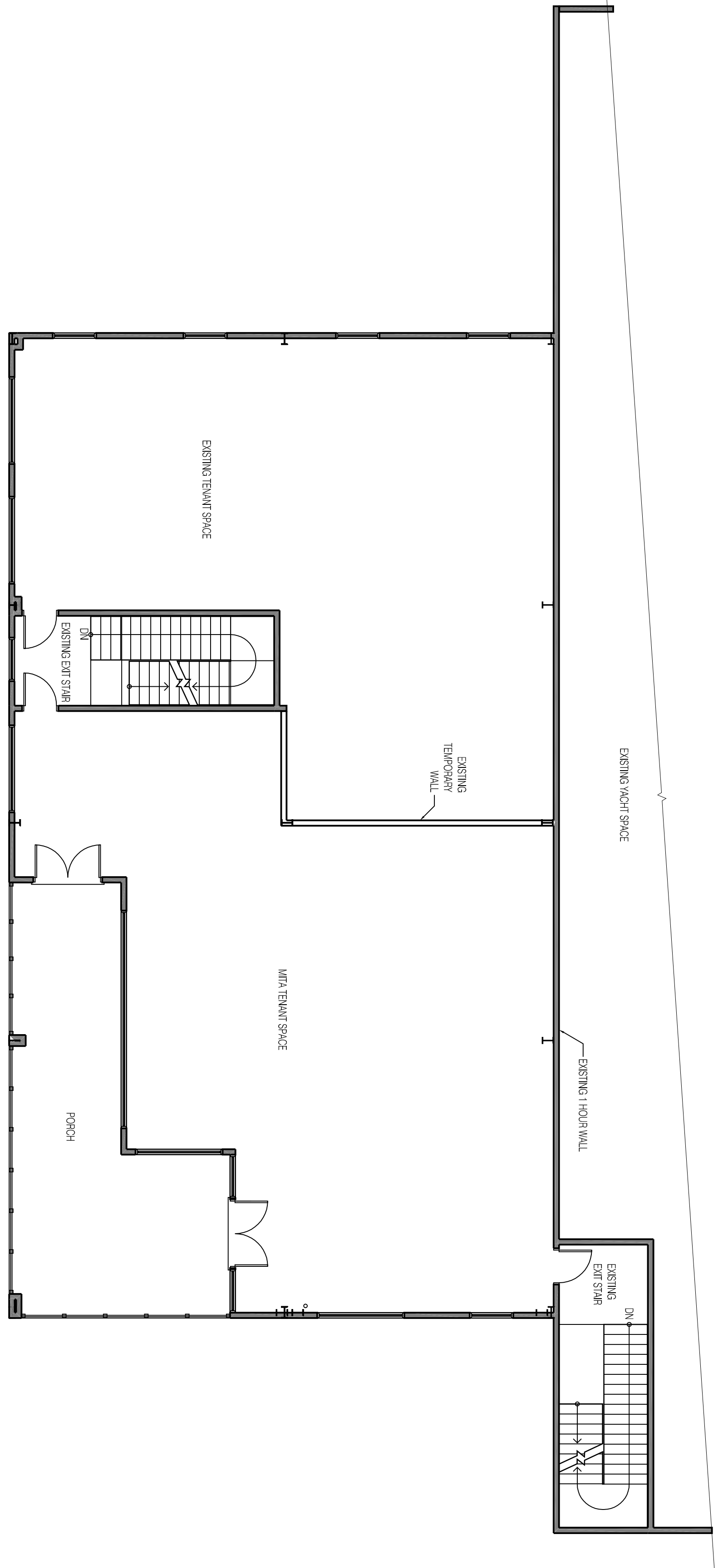
DRAWING LIST

CO	COVER SITE EXISTING FIRST FLOOR EXISTING PARTIAL
SE	SECOND FLOOR LIFE SAFETY CODE
AI	PROPOSED PARTIAL SECOND FLOOR & SCHEDULES
EI	PROPOSED PARTIAL SECOND FLOOR LIGHTING & POWER

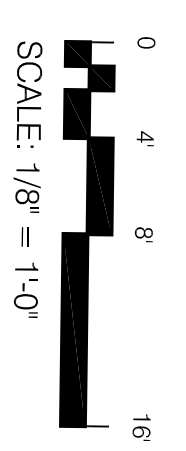
PROJECT INFORMATION

CALL: 426-941	ZONE: L
OWNER CONTACT: BRUNAL HARRIS	GENERAL MANAGER
MAINE YACHT CENTER	100 KENSINGTON STREET
PORTLAND, ME 04103	PHONE: 207-482-9000

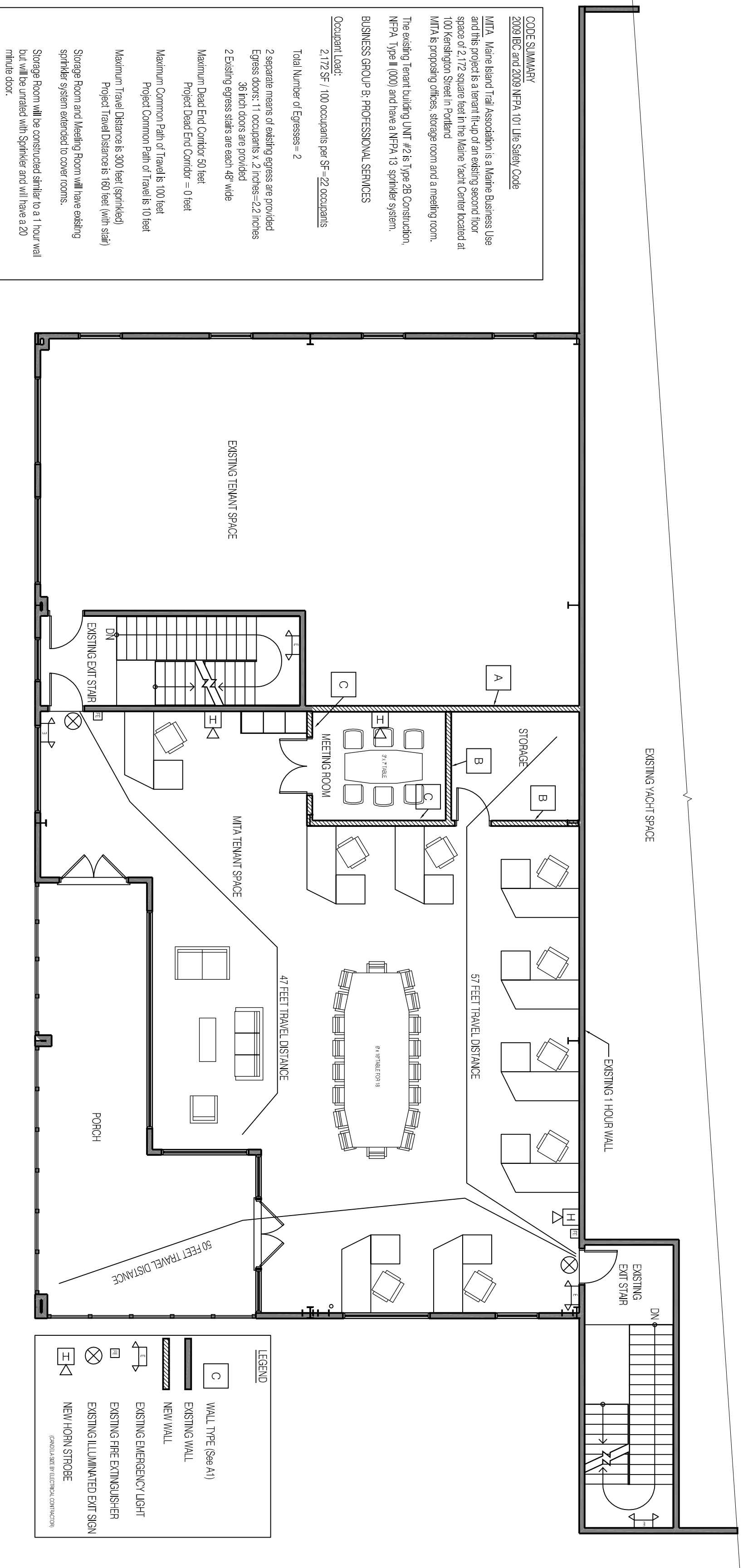
THIS BACKGROUND USE INTERIOR REDUCTION PROJECT OF 2,172 SF IS FOR MITA MAINE ISLAND TRAIL ASSOCIATION HAS BEEN REVIEWED AND APPROVED. ALL LETTERS TO COVER 18, 2017 TO DRAFTMASTER/ARCHITECTURE INC. 100 KENSINGTON STREET, PORTLAND, ME 04103. INSECTION/INSURANCE, PORTLAND, ME.



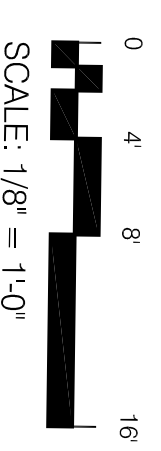
1 EXISTING AND PLAN
1/8" = 1'-0"



EXISTING WALL
NEW WALL
TEMPORARY WALL



1 PROPOSED LIFE SAFETY SECOND FLOOR PLAN
1/8" = 1'-0"

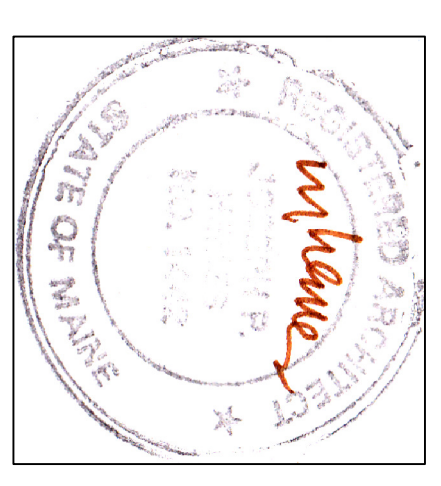


LEGEND

	WALL TYPE 66-41
	EXISTING WALL
	NEW WALL
	EXISTING EMERGENCY LIGHT
	EXISTING FIRE EXTINGUISHER
	EXISTING ILLUMINATED EXIT SIGN
	NEW HORN STROBE

CODE SUMMARY
2009 IBC and 2009 NFPA 101 Life Safety Code
MITA, Maine Island Trail Association is a Maine Business Use and this project is a vacant 1400 sq ft of an existing second floor space of 2,172 square feet in the Maine Yacht Center located at 100 Kensington Street in Portland, ME. The existing building is a 100,000 sq ft building with a 100,000 sq ft parking lot. The existing building is a 100,000 sq ft building with a 100,000 sq ft parking lot. The existing building is a 100,000 sq ft building with a 100,000 sq ft parking lot.

Consultant:
2,172 SF, 100 occupants per SF, 22 occupants
Total Number of Egresses = 2
2 separate means of egress are provided
Egress doors 11 occupants x 2 doors = 22 occupants
2 Egress egress stairs are each 40 wide
Mainroom Dead End Corridor = 0 feet
Project Dead End Corridor = 0 feet
Mainroom Common Room of Travel is 100 feet
Mainroom Travel Distance is 300 feet (sprinkled)
Project Travel Distances 160 feet (with stair)
Sprinkler Room and Mainroom with one existing
sprinkler system extended to new rooms.
Storage Room will be constructed similar to a 1 hour wall but will be un-rated with Sprinkler and will have a 20 minute door.



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PROSPECT DESIGN
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MITA
MAINE YACHT CENTER,
100 KENSINGTON
STREET, PORTLAND
MAINE

SHEET TITLE
COVER SITE EXISTING PLANS
REVISION
PERMIT SET

DRAWN BY
DATE: **January 12, 2017**

CO