Root Wild

135 Washington Avenue, Portland, Maine 04101

DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE: 2-21-18 PERMIT SET	3-9-18 REVIEW SET	3-23-18 CONSTR. SET		
T-1.0	TITLE SHEET	●	●			
A-1.0	FLOOR PLAN (INCL. EGRESS)	●	●			

PROJECT SUMMARY

EXISTING CONDITIONS:

THE CURRENT BUILDING IS A 12" CMU, ONE-STORY BUILDING (APPROX. 15' DECK HEIGHT) WITH OPEN-WEB STEEL BAR JOISTS AND A METAL DECK. THERE ARE TWO EXISTING 3'-0" WIDE DOORS (BOTH ON GRADE) AND AN EXISTING OVERHEAD DOOR (ALSO AT GRADE). THE EXISTING BUILDING HAS A CONCRETE SLAB FLOOR. NO FINISHES (OTHER THAN PAINT) EXIST IN THE BUILDING. THIS BUILDING IS TO REMAIN AND THE SCOPE OF THIS PROJECT IS INTERIOR ONLY. THIS BUILDING WAS FORMERLY THE "SAHARA CLUB" AND USED AS AN ASSEMBLY AREA.

PROJECT DESCRIPTION:

THIS PROJECT WILL BECOME A FACILITY THAT HOUSES A TASTING AREA AND AREAS FOR MAKING KOMBUCHA TEA. THERE ARE ALSO AREAS FOR STORAGE, PACKAGING, AND DELIVERIES. THE TASTING AREA WILL BE LIMITED TO AN AREA LESS THAN 40 OCCUPANTS, AND A SINGLE UNISEX ADA RESTROOM WILL BE ADDED. IN THE REAR OF THE FACILITY, A FERMENTATION ROOM WILL BE CONSTRUCTED AND A WALK-IN COOLER WILL BE INSTALLED. OVER THE FERMENTATION ROOM, A STORAGE MEZZANINE WILL BE CONSTRUCTED WITH ONE STAIR UP TO THE MEZZANINE.

MECHANICAL, ELECTRICAL AND PLUMBING:

THIS PROJECT WILL INCLUDE MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY MODIFICATIONS TO THESE SYSTEMS WILL REQUIRE ADDITIONAL PERMITS AND WILL BE THE RESPONSIBILITY OF THE CONTRACTORS PERFORMING THE WORK. THESE DRAWINGS DO NOT COVER ANY MECHANICAL, ELECTRICAL, OR PLUMBING WORK.

SPRINKLER SYSTEM:

NOT APPLICABLE (THERE IS CURRENTLY NO SPRINKLER SYSTEM AND ONE IS NOT REQUIRED).

FIRE ALARM SYSTEM:

NOT APPLICABLE (THERE IS CURRENTLY NO FIRE ALARM SYSTEM AND ONE IS NOT REQUIRED).

CIVIL ENGINEERING:

NOT APPLICABLE (NO EXTERIOR MODIFICATIONS TO THE EXISTING GRADES AND NO CHANGES TO PERVIOUS/IMPERVIOUS SURFACES).

EXTERIOR SIGNAGE:

THESE DRAWINGS DO NOT ADDRESS NEW EXTERIOR SIGNAGE. ANY NEW SIGNAGE WILL REQUIRE ADDITIONAL PERMITS.

ZONING:

CURRENTLY IN THE B2b ZONE. THERE IS NO CHANGE OF USE (ASSEMBLY).

ADA:

ALL NEW CONSTRUCTION COVERED ON THESE PLANS SHALL BE ADA COMPLIANT TO THE FURTHEST EXTENT POSSIBLE.

LEGEND

- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- INDICATES BUILDING SECTION
- BUILDING SECTION LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- INTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- LOBBY 101 — ROOM NAME AND NUMBER
- A — KEYED NOTE
- 100A — DOOR NUMBER
- A — COLUMN GRID LINE
- ELEVATION TARGET
- 1A — WALL TYPE
- A — WINDOW TYPE
- 1 — REVISION ITEM
- X / A-XX — ELEVATION MARK

GENERAL NOTES

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC.
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
9. ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
10. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER THE CONTRACTOR THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
11. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
12. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
13. ALL DOORS SHOULD HAVE ADA COMPLIANT LEVER HANDLES.
14. SIGNAGE TO MEET ALL ADA REQUIREMENTS INCLUDING THE ONES INDICATED ON THE ADA BLOCK UNLESS NOTED OTHERWISE.

CODE REVIEW

Code Review - IEBC 2009

Chapter 4 - Classification of Work

Section 406.1 - The existing building was previously used as an Assembly space. The new use for this building will also be classified as Assembly, but is considered a Change of Use (within the same Occupancy Classification, see Chapter 9).

Chapter 9 - Change of Occupancy

Section 901.1 - The previous use for this building was as an Assembly space. The new use for this building will also be Classified as an Assembly space (A-2 per IBC Section 303.1). Therefore, there is a Change of Use, but not a change in the Occupancy Classification.

Section 901.2 - The building is not subject to any of the special provisions of Sections 902 through 911.

Section 901.2.1 - The area of work is 100% and over 50% of the total area. Therefore, the provisions of Chapter 8 will be applied (Level 3 Alteration).

Chapter 8 - Alterations-Level 3

Section 801.2 - The requirements of Chapters 6 and 7 shall also apply.

Section 804.1 - Per Section 704.2.2 and figure 903.2, a sprinkler system is not required (area under 5,000 sf and occupant load under 100).

Section 804.2.1 - The occupant load is under 300, therefore a manual fire alarm is not required (per IBC Figure 907.2).

Section 804.2.2 - Per IBC Figure 907.2, an automatic smoke detection system is not required.

Section 805.2 - Means of egress lighting is required. The existing emergency lighting over the two egress doors shall remain.

Section 805.3 - Exit signs are required. The existing lighted exit signs over the two egress doors shall remain.

Section 806.1 - Per Sections 605 and 706, the toilet room will be accessible. Also, thresholds will have a max (beveled) height of 3/4".

Section 807.2 - All new construction will comply with the structural requirements of the IBC (restroom, fermentation room, mezzanine).

Section 807.3 - The existing building is not being structurally altered. The existing building has been evaluated by a structural engineer. No alterations are required at this time.

Section 808.1 - All new construction shall comply with the IECC.

Code Review - NFPA 101 (Life Safety) 2009

Chapter 43 - Building Rehabilitation

Section 43.7.1.1 - The prior Occupancy Classification was Assembly, as is the new Occupancy. Therefore, the building shall comply with Chapter 13 for Existing Assembly Occupancies.

Section 43.7.1.3 - Work shall also comply with Sections 43.3 through 43.6.

Note: All new work shall comply with current requirements of this code.

Chapter 13 - Existing Assembly Occupancies

Section 13.1.1.5 - Existing portions of the existing structure are not required to be modified as the life safety features of the existing building have not diminished and no increases to the number of egresses are required (previously two means of egress required, and the two means of egress remain).

Table 13.1.6 - Assuming a Type V(000) construction type (worst case scenario) a one-story, non-sprinkled building is allowed 1,000 occupants (total occupant load = 50 occupants).

Section 13.2.2.2.1 - It is expected that all doors will be unlocked at all times that the building is occupied.

Section 13.2.2.3.1 - The stair up to the mezzanine shall comply with Section 7.2.2.

Dimensional criteria per Table 7.2.2.2.1(a)

Landings per Section 7.2.2.3.2

Handrails per Sections 7.2.2.4.4.1 and 7.2.2.4.4.3

Section 13.2.3.6.2 - The main entrance/exit accommodates 170 occupants (half of the total occupant load is 50 occupants).

Section 13.2.3.6.3 - The main entrance/exit is at the L.O.D.

Section 13.2.4.2 - Two means of egress are provided.

Section 13.2.4.5 - The mezzanine is allowed to have one means of egress (occupant load under 50).

Section 13.2.5.1.1 - The means of egress are existing. See Floor Plan for arrangement and distances required.

Section 13.2.5.2 - Access for the Tasting Area is not through the storage area. The Tasting Area is allowed to have one means of egress (the main entrance/exit).

Section 13.2.5.7 - Aisle access in the Tasting area shall comply with this section (final table layout is not yet determined).

Section 13.2.5.8 - Aisles (if necessary) in the Tasting area shall comply with this section (final table layout is not yet determined).

Section 13.2.6.2 - Distance to the exits shall be within 200' travel distance. Note: The distance is limited to 75' for spaces with one exit.

Section 13.2.8 - Means of egress lighting is required.

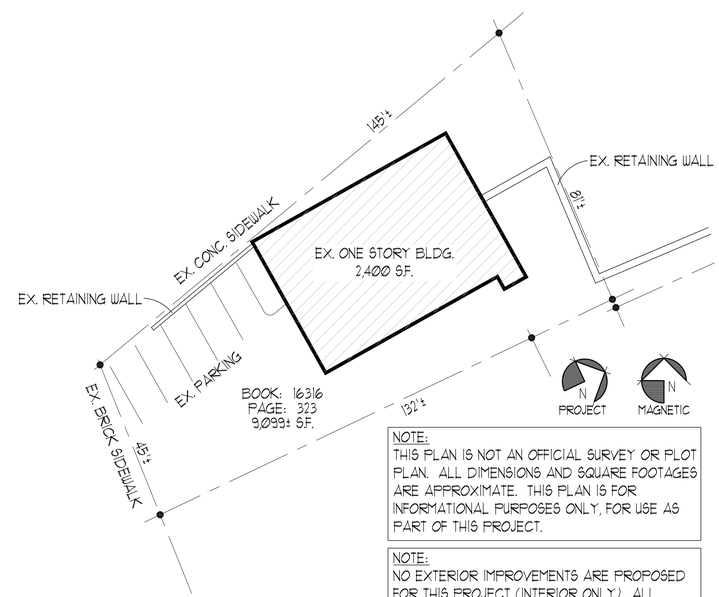
Section 13.2.9 - Emergency lighting is required.

Section 13.2.10 - Exit signs are required.

Section 13.3.4.1.1 - A fire alarm system is not required (occupant load under 300).

Section 13.3.5 - A sprinkler system is not required.

SITE SKETCH



NOTE:
THIS PLAN IS NOT AN OFFICIAL SURVEY OR PLOT PLAN. ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE. THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY, FOR USE AS PART OF THIS PROJECT.

NOTE:
NO EXTERIOR IMPROVEMENTS ARE PROPOSED FOR THIS PROJECT (INTERIOR ONLY). ALL EXISTING EXTERIOR CONDITIONS TO REMAIN.

DEMO NOTES

1. REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER OF ANY DISCREPANCIES. BEFORE DEMOLITION OF JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.
2. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
3. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
4. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
5. IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY HAZARDOUS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S ABATOR ON THESE EFFORTS.
6. UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
7. CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE INFILL WALL AND FLOOR FINISHES WHERE REQUIRED.

PERMIT / PROJECT NOTES

THESE DRAWINGS ARE FOR PURPOSES OF OBTAINING THE BUILDING PERMIT FROM THE CITY OF PORTLAND. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED FOR CONSTRUCTION (INCL, BUT NOT LIMITED TO: MECHANICAL, PLUMBING, ELECTRICAL).

CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING ALL WORK WITH THE OWNER'S SCHEDULE, WORK TIMES, STORAGE AREAS AND BUILDING ACCESS PRIOR TO BIDDING.

CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND THE OWNER IF CONDITIONS IN THE FIELD ARE NOT AS REPRESENTED ON THESE DRAWINGS, PRIOR TO CONTINUING THE WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED SAFETY MEASURES.

CONTRACTOR TO PROTECT ALL SURROUNDING CONSTRUCTION THAT IS TO REMAIN AS REQUIRED. REPAIR AND REPLACE ALL DAMAGE DONE TO SURROUNDING CONSTRUCTION AS REQUIRED.

Reviewed for Code Compliance
Department Review
Approved with Conditions
Date: 03/28/18

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CONSTRUCTION SET
ISSUED FOR CONSTRUCTION

Root Wild
135 Washington Ave
Portland, Maine

#	DATE	DESCRIPTION
1	1/22/18	REVIEW SET
2	2/21/18	PERMIT SET
3	3/23/18	CONSTRUCTION SET

Date Issued 3-23-2018
Project Number 1810D
Drawing Scale AS NOTED

TITLESHEET

Drawn By MC
Checked By

T- 1.0

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