/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/43 Washington Ave Beer Garden/1 DESIGN/DRAWINGS/2 PREDESIGN/ARCHICAD/170317 43 Wash Ave Stair Reconfiguration.pln

2 PROPOSED FIRST FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

1 EXISTING SITE PLAN & FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. These Drawings constitutes a permit and pricing set for the tenant.

2. MEP: Mechanical, Electrical and Plumbing work is to be Design/ Build by the Contractor. See section 7. Finishes below for additional work. MEP contractors shall verify all requirements for heating, ventilation, electrical outlet/ switching/ new lighting fixture quantities and locations for all areas and new/ future equipment spec.s and locations with Tenant.

3. GAS: Gas work is to be Design/ Build by the Contractor. Gas contractor shall verify all requirements for quantities and locations of new gas lines for all areas and new/ future equipment spec.s and locations with Tenant.

4. Automatic Sprinkler System: Sprinkler system for Catering Kitchen and remaining Office and Storage Space is not required by Code (Space is less than 2,000 s.f.). Kitchen Range Hood suppression system is to be Design/ Build by the sprinkler subcontractor.

5. Fire alarm system- emergency lighting, smoke detection, etc are to be provided by the Contractor and/or fire alarm subcontractor on a Design Build basis, refer to Life Safety sheet A-1.0. Final locations and quantities as required by code and by FA subcontractor. Verify existing Security System is adequate. Add additional components as required.

6. Contractor to provide Allowances to the Tenant for elements not defined to ensure completeness of Work and for review by the Tenant/Architect.

7. Finishes:
   - Ceilings: Existing dropped ceilings shall remain. Prime and paint (2-top coats) all exposed grids and ceiling tiles.
   - Drop-in Ceiling Lighting: Remove existing drop-in lights and replace. Verify new light fixture spec., quantities, locations and switching w/ Tenant.
   - Floors: Existing concrete floors through-out all spaces shall be prepared to receive new finish. New finish spec. by Tenant.
   - Walls: All Existing and new drywall walls shall be primed and painted (2- Top Coats). All Existing CMU walls shall be primed and Painted (2-Top Coats). Note: Start primer and paint at Catering Kitchen walls to receive new Stainless Steel Wall Panels @ 5'-6" above floor. Verify Stainless Steel Panel locations w/ Tenant.

8. Remaining Finishes and Fitting Selections: See First Floor Plan

PROJECT DESCRIPTION:
Proposed scope of work includes new Unisex Bathroom, Life Safety upgrades as required by Code and Misc. interior renovations and New Catering Kitchen Equipment Installation.

EGRESS LEGEND

See Notes — Exit Access Travel Distance Allowed Max =150'-0" (nonsprinkled, per NFPA 37.2.6.2)

LIFE SAFETY LEGEND

New Wall- 2X4/ 6 Studs @16" o.c. w/ 1/2" GWB or Tile Backer Board each side. Provide P.T. bottom plate. Provide prime and 2- Top Coats Paint at new Unisex Bathroom Walls.

Existing Walls (Exterior, Interior)

Exit Sign — N/E

Emergency Lighting — N/E

FE — Fire Extinguisher — N/E

F — Fire Strobe A/V Device — N/E

P — Manual Pull Station — N/E

N= New, E= Existing

PROJECT LOCATION:

SHEET INDEX

ID	Name
A-1.0	EXISTING SITE PLAN & FIRST FLOOR LIFE SAFETY PLAN
A-1.1	CODE ANALYSIS
A-1.2	PROPOSED FIRST FLOOR DEMOLITION & FIRST FLOOR PLAN

LICENSED ARCHITECT CALEB M JOHNSON NO. 2919 STATE OF MAINE

Date: 05/26/17

CALEB JOHNSON ARCHITECTS + BUILDER
265 MAIN STREET, SUITE 201 BIDDEFORD, ME 0400. CJAB.M
T: 207.283.8777 F: 207.283.8778

STUDIO MANAGER:
PROJECT ARCHITECT:

CHANGES THIS ISSUE:

ID	DESCRIPTION

SEE NUMBER	CHANGE	CHANGE NUMBER

DESCRIPTION

SUBMISSIONS:

ISSUE	DATE

CONSULTANTS:
#Consultant 1 ID
#Consultant 1 Company
#Consultant 1 Address
#Consultant 1 Person Name

DRAFTSPERSON: <Insert Manager>
DATE OF ISSUE: 5/17/17
PROJECT STATUS: PRELIMINARY DESIGN

43 WASHINGTON AVE. EXT. STAIR
<Insert Client>
43 Washington Ave. Portland ME 04101

EXISTING SITE PLAN & FIRST FLOOR LIFE SAFETY PLAN

A-1.0