# DRAWING S

SCALE

3/4"=1

			A-2.0	Ø4
			A-20 ADA / RESTROOMS	FLOOR PLAN
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SCALE

### PROJECT S UMMAR Y

XISTING CONDITIONS:

TI-TENANT INDUSTRIAL/RETAIL SPACE (FORMER NISSEN BAKERY BUILDING). THE PROJECT IS LOCATED, THE CURRENT TENANT SPACE IS VACANT. CURRENT CONSTRUCTION IS A CONCRETE FLOOR WITH STEEL

THIS PROJECT IS A SINGLE 12,364 SQUARE FOOT TENATHE ADJACENT TENANT), AN 8,623 SQUARE FOOT WARTHE WAREHOUSE SPACE IS USED TO STORE BEER IN THEN BROUGHT TO THIS UNIT FOR STORAGE AND AGE TASTING / RETAIL AREA. THIS AREA HAS SEATING FOR OTHER PROMOTIONAL ITEMS. , AND THE SPACE CONSISTS OF A 2,489 SQUARE FOOT COVERED LOADING DOCK (SHARED WITH OUSE SPACE, AND A 1,852 SQUARE FOOT TASTING / RETAIL AREA. IN THIS NEW TENANT SPACE, OUSE SPACE, AND A 1,852 SQUARE FOOT TASTING / RETAIL AREA. IN THIS NEW TENANT SPACE, EEL "BRIGHT TANKS" AND WOOD BOURBON BARRELS. BEER IS BREWED IN NEWCASTLE, MAINE, A. BEER IS THEN PUT INTO KEGS, AND MOVED INTO THE WALK-IN COOLER, FOR USE IN THE 91 PURCHASE OF THE BEER, AS WELL AS THE PURCHASE.

THE CURRENT BUILDING IS SUPPLIED WITH A FULLY FUNCTIONAL WITH 2008 NFPA 25. SPRINKLER SYSTEM. THE CURRENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE

ECHANICAL, ELECTRICAL

THESE DRAWINGS SHOW LOCATIONS OF MOUNTED HEATERS THAT WILL REMAIN. PROVIDE AND INSTALL ALL MECHANIC, PLUMBING FIXTURES AND EMERGENCY LIGHTING LOCATIONS. THIS SPACE HAS EXISTING GAS-FIRED CEILING THE PLUMBING CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS TO AL, ELECTRICAL, AND PLUMBING WORK.

THERE IS AN EXISTING FIRE ALARM SYSTEM IN THE REMAINDER OF THIS BUILDING THAT WILL BE EXPANDED TO THIS TENANT AREA. THESE DRAWING SHOW THE LOCATIONS OF THE HORN / STROBES, BUT THE FIRE ALARM CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS TO PROVIDE AND INSTALL THE FIRE ALARM SYSTEM.

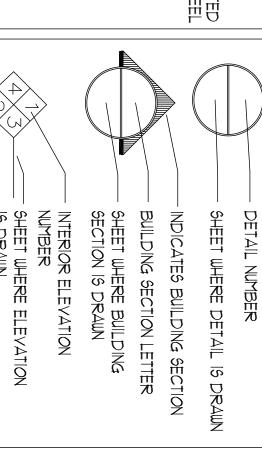
CIVIL ENGINEERING: D N N E E

EXTERIOR SIGNATE:  $ot\equiv$ DRAWINGS.  $\triangleright$ Щ FOR ANY EXTERIOR SIGNAGE

ZONING: LOCATED IN THE B-4 ZONING DISTRCT B B B  $\overline{\omega}$ CONSIDER  $\triangleright$ RETAIL / WAREHOUSE USE

1/4"=1'

## GEND



101 101  $\triangleright$ ROOM NAME AND NUMBER CEYED NOTE

DOOR NUMBER

COLUMN GRID LINE

HYPE HYPE

REVISION ITEM

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SHEET WHERE ELEVATION IS DRAWN

ELEVATION TARGET

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# GENERAL NOTES

65 NEWBURY STREET PORTLAND, ME 04101 207.761.9000

PORT - CITY Architecture

PORT

ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

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. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.

AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER

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. 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. (STATE FIRE MARSHAL PERMIT BY OWNER.)

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. ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.

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.

ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT. 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.

## DEMO NOTES

PERMIT SET NOT FOR CONSTRUCTION -

REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. VERIFY THAT STRUCTURAL ELEMENTS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER OF ANY DISCREPANCIES. BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.

 $\sim$ 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.

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.

59 Washington Ave. Portland, Maine

DATE 1-31-14 8-5-14

DESCRIPTION
PERMIT SET
REV 2

BREWING

OXBOW

WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH FIN

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.

UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.

OSED

CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE INFILL WALL AND FLOOR FINISHES WHERE REQUIRED.

Project Number

Drawing Scale

AS NOTED

Date Issued

08-05-2014

# PERMIT

THE OWNE (INCLUDIN SYSTEM). ER / TENANT IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION NG, BUT NOT LIMITED TO: BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE ALARM

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Scale:

40,

58,090

SqFt

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20

SCALE 1/16"=1'

20

CHITECT: MARK A. CHALOUPECKY or AND PORT CITY ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
TEL: (201) 761-9000
E-MAIL: MARK®PORTCITY ARCH.COM

ANDY

HYLAND

: MASLAND / TIM ,

980

sq.ft.

20

7030 sq.ft

RAMP DOWN

TOTAL

FLOOR

SQUARE

FOOTAGE

58,363 SqFt

500

sq.ft.

585

sq.ft.

OVEN 310 sf

9500 sq.ft.

8375 sq.ft.

2780 sq.ft.

230

5545 (GEOFF) / (201) 939-5110 (TIM) 30XBOWBEER.COM / TIM®OXBOWBEER.COM

SCALE

2009 INTERNATIONAL BUILDING CODE 2009 NEPA 101 LIFE SAFETY CODE MAINE STATE PLUMBING CODE TOWN OF PORTLAND CODE OF ORDINANCES (CHAPTER 10)

PROJECT

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Drawn By Checked By



