KEY PLAN

1/8" = 1'-0"

PROJECT DIRECTORY

TENANT SUR LIE
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GENERAL NOTES

1. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED WITH PRESSURE PRESERVATIVE.
3. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
4. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
5. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
6. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN HOUSEKEEPING, UTILITY, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS. MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH HOUSE UTILITY AND UNIT BATH ROOMS. IF APPLICABLE TO THIS PROJECT, SHOWERS TO HAVE DURAROCK BACKING ALL SIDES . ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
7. INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
8. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
9. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
10. PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.
11. DESIGNATED EGRESS WINDOWS IN SLEEPING ROOMS SHALL MEET THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS OF 22" WIDE, 24" HIGH & 5.7 SF CLEAR OPENING. ALL BEDROOMS SHALL CONTAIN A MINIMUM OF (1) EGRESS OPENING. (NOT APPLICABLE TO THIS PROJECT).
12. WINDOW SAFETY GLAZING SHALL BE LOCATED AS FOLLOWS, BUT NOT LIMITED TO:

    ALL WINDOWS WITHIN 60" HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED.
    ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED.
    ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
13. BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY, MECH. ROOM WALLS, AND ROOF DRAINS THRU BUILDING. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.
14. ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.
15. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

PROJECT NOTES

1. SCOPE OF WORK SHALL INCLUDE INTERIOR TENANT FIT-UP FOR SUR LIE. WORK TO INCLUDE NEW INTERIOR PARTITIONS, NEW CEILING AND NEW MILLWORK AS SHOWN.
2. HISTORIC PRESERVATION NOT REQUIRED. NO EXTERIOR WORK PROPOSED. EXTERIOR SIGNAGE NOT PART OF THIS PERMIT.
3. ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTION, FIRE AND ZONING REQUIREMENTS.
4. THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR ALL INTERIOR WORK. GC TO OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, STREET CLOSINGS, ELECTRICAL, MECHANICAL, SPRINKLER SYSTEMS, AS REQUIRED. GC TO MODIFY MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER SYSTEMS ACCORDING TO ARCHITECT'S/ENGINEER'S PLANS.
5. BASED ON ARCHITECT'S FLOOR PLAN, LIFE SAFETY SYSTEM INSTALLER SHALL SUBMIT LIFE SAFETY PLANS TO THE STATE OF MAINE AND THE CITY OF PORTLAND FOR APPROVAL.
6. FIRE ALARM WORK SHALL BE INSTALLED BY A STATE CERTIFIED CONTRACTOR. FIRE ALARM WORK TO MEET NFPA 72, CITY OF PORTLAND AND STATE FIRE MARSHAL REQUIREMENTS.
7. ALL FIRE RATED PENETRATIONS SHALL BE FIRE STOPPED WITH UL APPROVED SYSTEMS. ALL INTERIOR FINISHES TO MEET NFPA 701.
8. CONTRACTOR SHALL ADHERE TO BUILDING RULES AND REGULATIONS AGREEMENT FOR INTERIOR CONSTRUCTION AS PROVIDED BY THE BUILDING'S PROPERTY MANAGEMENT.
9. CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.
10. RECONFIGURE SPRINKLER SYSTEM PER NEW PLAN & PER NFPA 13

DEMOLITION NOTES

1. ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION. VERIFY WATER SHUT-OFF W/ BUILDING OWNER. EXISTING DUCT WORK TO REMAIN SHALL BE SEALED. SPRINKLER SYSTEMS, WHERE APPLICABLE, SHALL REMAIN OPERATIONAL UNLESS PERMITTED BY THE CITY BUILDING INSPECTOR. FIRE ALARM SYSTEMS TO REMAIN FULLY OPERATIONAL DURING DEMOLITION.
2. DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS.
3. ALL DEMOLITION SHALL BE REMOVED FROM THE REAR/ SIDE OF THE BUILDING ONLY.
4. ALL FIRE PROTECTION (IF EXISTING), GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS SHALL REMAIN. BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED.
5. PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
6. DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE FIELD VERIFIED.
7. REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS. CAP PLUMBING FLUSH WITH FLOOR. (NOT APPLICABLE TO THIS PROJECT).
8. GC TO VERIFY WITH 'DIG SAFE' PRIOR TO ANY SITE WORK. (NOT APPLICABLE TO THIS PROJECT).
9. FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.

SHAFT WALL (1 HR. RATED)
(UL DESIGN: U 415) CAULK PERIMETER

DOOR NOTES:

- ALL NEW DOORS SHALL BE 3'-0" x 7'-0" W/ LEVER 'ADA' HARDWARE, FINISH T.B.D. BY OWNER
- ALL EXISTING DOORS SHALL HAVE LEVER 'ADA' HARDWARE, FINISH T.B.D. BY OWNER
- ALL EXIT DOORS SHALL BE PUSH/PULL OR EXIT HARDWARE W/ CLOSERS

NFPA 101 2009 & NFPA 220 2006 CODE DATA		IBC 2009 CODE DATA	
OCCUPANT LOAD	100 PEOPLE	OCCUPANT LOAD	100 PEOPLE
USE GROUP CLASSIFICATION	ASSEMBLY	USE GROUP CLASSIFICATION	ASSEMBLY - A2
TYPE OF CONSTRUCTION	EXISTING TO REMAIN	TYPE OF CONSTRUCTION	EXISTING TO REMAIN
TOTAL AREA OF WORK	2,486 SF (TENANT SPACE)	TOTAL AREA OF WORK	2,486 SF (TENANT SPACE)
ACTUAL BUILDING AREA	11,200 SF (5,600 SF PER FLOOR)	ACTUAL BUILDING AREA	11,200 SF (5,600 SF PER FLOOR)
BUILDING HEIGHT	(2) TWO STORIES	BUILDING HEIGHT	(2) TWO STORIES
BUILDING AREA LIMITATION	-	BUILDING AREA LIMITATION - SQ. FT. (TABLE 503)	37,500 SF PER FLOOR
BUILDING HEIGHT LIMITATION	-	BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	-
STREET FRONTAGE INCREASE (150%) - SQ. FT.	-	STREET FRONTAGE INCREASE (150%) - SQ. FT.	-
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	-	AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	-
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	-	AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	-
FIRE SUPPRESSION:	YES-PER NFPA 13	FIRE SUPPRESSION:	YES-PER NFPA 13
EXIT ACCESS FIRE RATINGS:		EXIT ACCESS FIRE RATINGS:	
FIRE WALLS:		FIRE WALLS:	
PARTY WALLS	0 HOUR	PARTY WALLS	0 HOUR
STAIR ENCLOSURES	1 HOURS	STAIR ENCLOSURES	1 HOURS
SHAFTS	1 HOURS	SHAFTS	1 HOURS
EXIT ACCESS CORRIDORS	0 HOUR	EXIT ACCESS CORRIDORS	0 HOUR
FIRE PROTECTION OF STRUCTURE:		FIRE PROTECTION OF STRUCTURE:	
PRIMARY STRUCTURAL FRAME	EXISTING TO REMAIN	PRIMARY STRUCTURAL FRAME	EXISTING TO REMAIN
LOAD BEARING WALLS - EXTERIOR	EXISTING TO REMAIN	LOAD BEARING WALLS - EXTERIOR	EXISTING TO REMAIN
LOAD BEARING WALLS - INTERIOR	EXISTING TO REMAIN	LOAD BEARING WALLS - INTERIOR	EXISTING TO REMAIN
NON-LOAD BEARING WALLS - EXTERIOR	EXISTING TO REMAIN	NON-LOAD BEARING WALLS - EXTERIOR	EXISTING TO REMAIN
NON-LOAD BEARING WALLS - INTERIOR	EXISTING TO REMAIN	NON-LOAD BEARING WALLS - INTERIOR	EXISTING TO REMAIN
FLOOR CONSTRUCTION	1 HOUR (FLOOR/ CL'G)	FLOOR CONSTRUCTION	1 HOUR (FLOOR/ CL'G)
ROOF CONSTRUCTION	EXISTING TO REMAIN	ROOF CONSTRUCTION	EXISTING TO REMAIN
GENERAL NOTES : OCCUPANT LOAD: KITCHEN: 640 SF - 100 SF/PERSON = 7 PEOPLE (INCLUDES BAR AREA) DINING: 67 PEOPLE PER SEATING LAYOUT BAR: 26 PEOPLE PER SEATING LAYOUT (18" PER PERSON) TOTAL OCCUPANT LOAD = 100 PEOPLE	INTERIOR FINISHES: WALLS AND CEILINGS: CLASS A, B OR C FLOORS: CLASS 1 OR 2 F.F.E. SHALL MEET NFPA 265 AND 701.	GENERAL NOTES: : OCCUPANT LOAD: KITCHEN: 640 SF - 100 SF/PERSON = 7 PEOPLE (INCLUDES BAR AREA) DINING: 67 PEOPLE PER SEATING LAYOUT BAR: 26 PEOPLE PER SEATING LAYOUT (18" PER PERSON) TOTAL OCCUPANT LOAD = 100 PEOPLE	INTERIOR FINISHES: WALLS AND CEILINGS: CLASS A, B OR C FLOORS: CLASS 1 OR 2 F.F.E. SHALL MEET NFPA 265 AND 701.

LIFE SAFETY LEGEND:

- EXIT LIGHT
- EMERGENCY BACKUP LIGHT
- SMOKE DETECTOR, BUSINESS
- HEAT & CO DETECTOR
- HORN/STROBE
- STROBE
- FIRE EXTINGUISHER IN RECESSED CABINET
- PULL STATION
- ELEC. RECEPTACLE (INSTALL PER CODE & AS SHOWN)

- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE RECONFIGURED AND INSTALLED PER NFPA 72 AND PER CITY OF PORTLAND CODE.
- A SEPERATE PERMIT AND CITY APPROVED CONTRACTOR IS REQUIRED.
- ALL STROBES TO BE 30 CANDELA UNLESS OTHERWISE NOTED.
- SYSTEM SHALL BE SUPERVISED BY AN OFF- SITE CERTIFIED BY THE CITY OF PORTLAND THIRD PARTY
- INTEGRATE NEW EQUIPMENT INTO EXISTING SYSTEM @ SUITE 602

1 SUSPENDED GWB FLOOR/ CL'G ASSEMBLY (1 HR RATED)
(UL DESIGN: L 212) CAULK PERIMETER

WALL LEGEND

- WALLS FOR DEMOLITION
- EXISTING WALLS
- NEW WALLS

1 3 5/8" MTL. STUD WALL
CAULK PERIMETER

2 SHAFT WALL (1 HR. RATED)
(UL DESIGN: U 415) CAULK PERIMETER

FIRST FLOOR PLAN

1/4" = 1'-0"

PERMIT SET: MAY 05, 2014

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/16/14

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MARK MUELLER ARCHITECTS

Interior Tenant Renovation for:
SUR LIE RESTAURANT
11 FREE STREET
PORTLAND, MAINE

PROPOSED FLOOR PLAN

REVISIONS:
DATE
APRIL 2014
PROJECT
SURE LIE
DRAWN BY
MRP
CHECK BY
MLM

A-1.1