Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/06/14

ELEVATION BURGER

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LICENSED ARCHITECT THOMAS A. EDSON No. 2306 STATE OF MAINE

12/23/2013

SYMBOL LEGEND

- DRAWING TITLE . . . . . FLOOR PLAN 1/4"=1'-0" | 1
- SECTION . . . . . 1 / A5.0 — SECTION I.D. NUMBER; SHEET WHERE SECTION IS LOCATED
- DETAIL (ENLARGED) . . . . . 1 / A1.1 — DETAIL I.D. NUMBER; SHEET WHERE SECTION IS LOCATED
- ELEVATION . . . . . 1/A2.0 — SHEET WHERE SECTION IS LOCATED; ELEVATION I.D. NUMBER
- CEILING HEIGHT . . . . . 10'-0" — CEILING HEIGHT ABOVE FINISHED FLOOR
- DOOR . . . . . 1 — DOOR NUMBER DESIGNATION
- WINDOW . . . . . A — WINDOW NUMBER DESIGNATION
- FINISH MATERIAL . . . . . P-1 TRIM ONLY — FINISH DESIGNATION; COMMENTS, IF APPLICABLE
- KEYED NOTES . . . . . 1 — KEYED NOTE DESIGNATION ON APPLICABLE SHEET
- REVISIONS . . . 1 — ADDENDUM NUMBER; REVISED AREA CLOUDED
- ELEVATION HEIGHT . . . . T.O. SLAB 100'-0" — REFERENCE POINT; ELEVATION HEIGHT
- EQUIPMENT . . . . . A — EQUIPMENT NUMBER/LETTER DESIGNATION
- WALL TYPE . . . . . A — WALL TYPE LETTER

SCOPE OF WORK

INLINE FINISH OUT OF AN EXISTING 2,002 SQ. FT. LEASE SPACE LOCATED IN PORTLAND, MAINE. IMPROVEMENTS SHALL INCLUDE COMPLETE FINISH OUT OF THE INTERIOR TO INCLUDE NEW WALLS, CEILING AND FLOOR FINISHES, MILLWORK AND SEATING.

BUILDING SQUARE FOOTAGE

TOTAL LEASE AREA	2,002 SQ. FT.
FIRST FLOOR	1,749 SQ. FT
SECOND FLOOR	253 SQ. FT.
PATIO	450 SQ FT

OCCUPANCY LOAD CALCULATION

USE	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	OCCUPANCY AMOUNT
KITCHEN	363	200	2
SERVICE LINE	65	7	9
FIXED SEATING	–	–	52
TOTAL			63
PATIO			35

CODE ANALYSIS

A. BUILDING CODE CRITERIA

BUILDING CODE:	2009 INTERNATIONAL BUILDING CODE
ELECTRICAL CODE:	2011 NATIONAL ELECTRIC CODE
MECHANICAL CODE:	1993 BOCA/ ASHRAE 62.1
PLUMBING CODE:	2009 UNIFORM PLUMBING CODE
FIRE CODE:	NFPA 101 LIFE SAFETY CODE– 2009
ENERGY CODE:	2009 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	ADDAG
OCCUPANCY:	A–2 RESTAURANT
CONSTRUCTION TYPE:	EXISTING
NUMBER OF EXITS	TWO (ONE ADDITIONAL FOR PATIO)

B. NFPA LIFE SAEFTY

FIRE SPRINKLER SYSTEM	NO
FIRE ALARM SYSTEM	YES
PORTABLE FIRE EXTINGUISHERS	YES
STAIRS	EXISTING (1 HOUR RATED)
SEPARATION OF EXITS	HALF DIAGONAL DISTANCE
EXISTING DEMISING WALL	1 HOUR

GENERAL PROJECT NOTES:

1. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS AND OWNER.
3. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AND SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED 'BY OWNER' OR 'N.I.C.' (NOT IN CONTRACT) ARE TO BE SUPPLIED BY GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
4. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
5. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE PREMISES AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT.
6. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.
7. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
8. THE ARCHITECT SHALL BE AVAILABLE TO VISIT THE SITE WHEN REQUESTED. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR ENGINEERS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT.
9. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT.
10. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
11. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
12. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
13. OWNER SHALL PAY ALL TAXES, SECURE BUILDING PERMIT AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, WATER, ELECTRIC AND TELEPHONE SERVICE CONNECTION, CERTIFICATE OF OCCUPANCY SURVEY'S AND INSPECTIONS.
14. SCOPE OF WORK. THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.
15. THE BID PRICES SHALL INCLUDE EVERYTHING NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS, TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCE SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.
16. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.
17. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
18. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
19. CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.
20. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.
21. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. NOTIFY ARCHITECT IMMEDIATELY IF CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION. PATCH, REPAIR AND/OR REPLACE ALL ADVERSELY AFFECTED FINISHES AND SURFACES AS REQUIRED. UPON COMPLETION OF CONSTRUCTION. ALL PARKING AREA PAVEMENT AND NEW CONCRETE PADS SHALL TRANSITION SMOOTHLY.

FIRE DEPARTMENT REQUIRED NOTES

1. 2A:10B:C FIRE EXTINGUISHERS SHALL BE PROVIDED IN THE DINING AREAS AND A K CLASS EXTINGUISHERS SHALL BE WITHIN 30 FEET OF COOKING EQUIPMENT. MOUNTING HEIGHT SHALL NOT EXCEED 48" AFF TO THE TOP OF EXTINGUISHER AND TRAVEL DISTANCE TO REACH ONE SHALL NOT EXCEED 75 FEET.
2. THE KITCHEN HOOD EXTINGUISHING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 17/17A, UL 300 AND THE IMC. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT AFTER THE BUILDING PERMIT IS ISSUED.
3. A KNOX BRAND BOX SHALL BE INSTALLED ON THE PREMISES TO FACILITATE EMERGENCY ACCESS TO THE BUILDING. IN AN EFFORT TO STANDARDIZE BOX LOCATIONS WE RECOMMEND THAT IT BE MOUNTED NO LOWER THAN 5 FEET AND NO HIGHER THAN 6 FEET ABOVE GRADE ON THE RIGHT SIDE OF THE MAIN ENTRANCE.
4. DECORATIVE MATERIALS, INCLUDING DRAPES AND HANGINGS, MUST BE NONCOMBUSTIBLE, FLAME RESISTANT OR TREATED WITH A FLAME RETARDANT.
5. COMPLETE FIRE ALARM SYSTEM PLANS SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. INSTALLATION WILL BE IN ACCORDANCE WITH THE CFC AND NFPA 72.

LIST OF CONTACTS

OWNER CONTACT

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SITE LOCATION MAP

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AREA LOCATION MAP

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SHEET INDEX:

T1.0	COVER SHEET	●						
DEMOLITION:								
D1.0	DEMOLITION FIRST FLOOR PLAN							
D1.1	DEMOLITION SECOND FLOOR PLAN							
ARCHITECTURAL:								
A0.1	ADA GUIDELINES							
A0.2	ADA GUIDELINES							
A0.3	DOOR AND WINDOW SCHEDULES AND FINISH SCEHDULE							
A1.0	DIMENSIONED FIRST FLOOR PLAN							
A1.1	DIMENSIONED SECOND FLOOR PLAN							
A1.2	NOTED FIRST FLOOR PLAN							
A1.3	NOTED SECOND FLOOR PLAN							
A1.4	FURNISHING/ EGRESS FIRST FLOOR PLAN							
A1.5	FURNISHING/ EGRESS SECOND FLOOR PLAN							
A1.6	FIRST FLOOR FINISH PLAN							
A1.7	SECOND FLOOR FINISH PLAN							
A1.8	REFLECTED CEILING PLAN – FIRST FLOOR							
A1.9	REFLECTED CEILING PLAN – SECOND FLOOR							
A1.10	ENLARGED FLOOR PLAN AND ELEVATIONS							
A2.0	EXTERIOR ELEVATIONS							
A2.1	INTERIOR ELEVATIONS							
A2.2	INTERIOR ELEVATIONS							
A3.0	DETAILS							
A3.1	DETAILS							
A3.2	MILLWORK DETAILS							
FOOD SERVICE:								
K1.0	EQUIPMENT PLAN – FIRST FLOOR							
K1.1	EQUIPMENT PLAN – SECOND FLOOR							
PLUMBING:								
P1.1	PLUMBING FLOOR PLAN – SANITARY	●						
P1.2	PLUMBING FLOOR PLAN – WATER AND GAS							
P2.0	PLUMBING RISER DIAGRAMS	●						
P3.0	PLUMBING SCHEDULES	●						
P4.0	PLUMBING DETAILS							
MECHANICAL:								
M1.0	MECHANICAL FIRST FLOOR PLAN							
M1.1	MECHANICAL SECOND FLOOR PLAN							
M2.0	MECHANICAL SCHEDULES							
M3.0	MECHANICAL DETAILS							
M4.0	KITCHEN HOOD DRAWINGS							
M4.1	KITCHEN HOOD DRAWINGS							
ELECTRICAL:								
E1.0	FIRST FLOOR LIGHTING FLOOR PLAN							
E1.1	SECOND FLOOR LIGHTING FLOOR PLAN							
E1.2	FIRST FLOOR ELECTRICAL POWER PLAN							
E1.3	SECOND FLOOR ELECTRICAL POWER PLAN							
E2.0	ELECTRICAL RISER DIAGRAM AND SCHEDULES							
E2.1	ELECTRICAL DETAILS							
E2.2	ELECTRICAL DETAILS							

DATE:	△	ISSUE:
12/23/13	1	CITY COMMENTS

ELEVATION BURGER

205 COMMERCIAL ST.
PORTLAND, ME 04101

CLIENT: BETTER BURGER OLD PORT, LLC
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DATE	DESCRIPTION
11/18/13	PERMIT ISSUE

△	DATE	DESCRIPTION
1	12/23/13	CITY COMMENTS

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1.0

PROJECT NUMBER:

EVB130001

Z:\Elevation Burger\EVB13001 - Portland, ME\3_Construction Documents\3.2_Drawings\3.23_Architectural\T1-0 Cover Sheet.dwg -- ID Studio 4, LLC -- Tania Inigo -- Thursday, December 26, 2013 10:46:57 AM