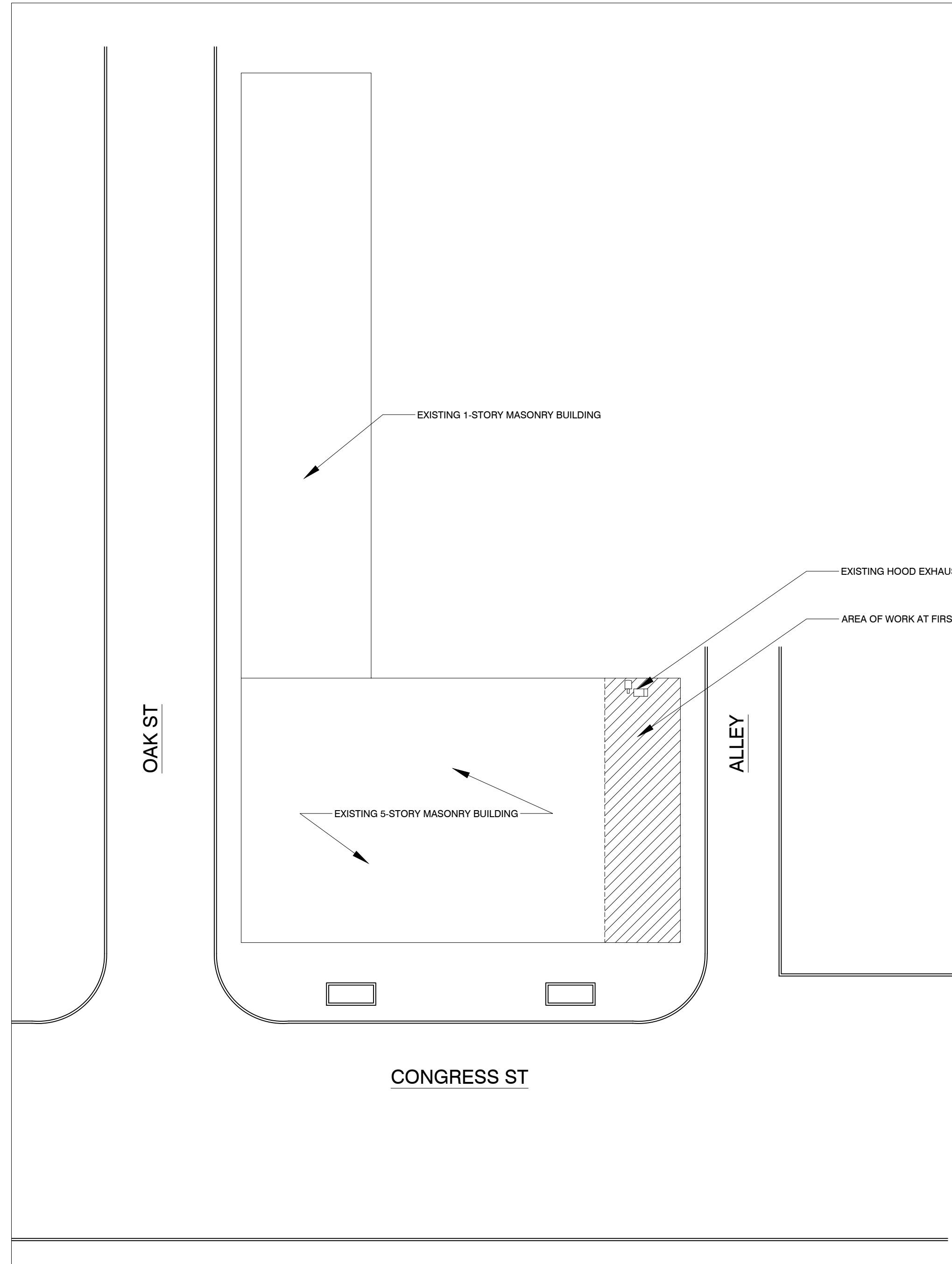


RESTAURANT REMODEL (INTERIOR SCOPE ONLY)

545 CONGRESS STREET PORTLAND, ME 04101



- SCOPE OF WORK:**
- INTERIOR RENOVATION OF AN EXISTING RESTAURANT SPACE
 - (2) NEW ACCESSIBLE BATHROOMS
 - EXISTING HVAC TO REMAIN, INCLUDING EXISTING HOOD & EXHAUST
 - NEW SMALL SECTION OF DUCTWORK TO OFFSET NEW WALL
 - REPLACE EXISTING EM & EXIT ; PROVIDE NEW AT NEW DOORWAY
 - (2) NEW TYPE "K" CODE APPROVED FIRE EXTINGUISHERS
 - EXISTING SPRINKLER SYSTEM TO REMAIN-(1) HEAD PER WC
 - NEW LED LIGHT FIXTURES TO REPLACE EXISTING TRACK LIGHTING
 - NEW FINISHES-PER CODE
 - NEW MILLWORK

Sheet List Table	
Sheet Number	Sheet Title
T1	COVER SHEET
A1	DEMOLITION & REMODEL PLANS
A2	RCP & MEP PLANS
A3	BATHROOM PLAN

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS PRIOR TO SUBMITTING A BID. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO BID.
- THESE DOCUMENTS ARE BASED UPON PROTOTYPE DRAWINGS AND OTHER INFORMATION PROVIDED BY THE OWNER AS WELL AS NON-INVASIVE SITE VISITS. THE DRAWINGS INCLUDE ONLY THOSE ELEMENTS AND SYSTEMS EXPOSED TO VIEW HAVE NOT BEEN PRODUCED WITHOUT THE BENEFIT OF KNOWLEDGE OF THE EXACT EXISTING STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING BUILDING ELEMENTS AND SYSTEMS, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. REVIEW THE CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONFLICTS AND/OR DISCREPANCIES PRIOR TO BID. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRE, OR FOR ANY DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.
- CONTRACTOR, DURING PRE-BID SITE VISIT, SHALL TAKE NOTICE OF ANY VISUALLY APPARENT CODE VIOLATIONS AND ALLOW IN HIS/HER BID FOR CORRECTING SUCH VIOLATIONS.
- CONTRACTORS ARE CAUTIONED TO COORDINATE ITEMS IN THEIR SCOPE OF WORK WITH OTHER TRADES.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS AND/OR DISCREPANCIES DISCOVERED DURING DEMOLITION AND CONSTRUCTION PHASES OF THE PROJECT.
- THESE NOTES APPLY TO ALL SHEETS.

CODE / PROJECT DATA

CONSTRUCTION CLASSIFICATION: TYPE I-B
 OCCUPANCY TYPE: B
 BUILDING CODE: MUBEC (2009 IBC)
 PLUMBING CODE: 2015 UNIFORM PLUMBING CODE
 ELECTRICAL CODE: NFPA 70: NEC 2014
 MECHANICAL CODE: MUBEC (ASHRAE 62.1)
 FIRE CODE: NFPA 1 & 101 (2009) CITY CODE CH. 10
 ACCESSIBILITY CODE: 2010 ADA STANDARDS / M/HRA / MESFM

ENERGY CODE: 2009 IECC

OCCUPANT LOAD: 46 TOTAL OCCUPANTS
 (42 OCCUPANTS + 4 EMPLOYEES)

620SF / 15 = 42 OCCUPANTS (SEATING)
 490SF / 200 = 3 OCCUPANTS (KITCHEN)
 130SF / 200 = 1 OCCUPANT (BAR)

ACCESSIBLE SEATING: 2 REQUIRED PER SEATING CALCS

MAX. TRAVEL DISTANCE: 66'-0"
 (MEASURED FROM MOST REMOTE POINT IN BATHROOMS TO SAFE LOCATION AT EXTERIOR OF BUILDING)

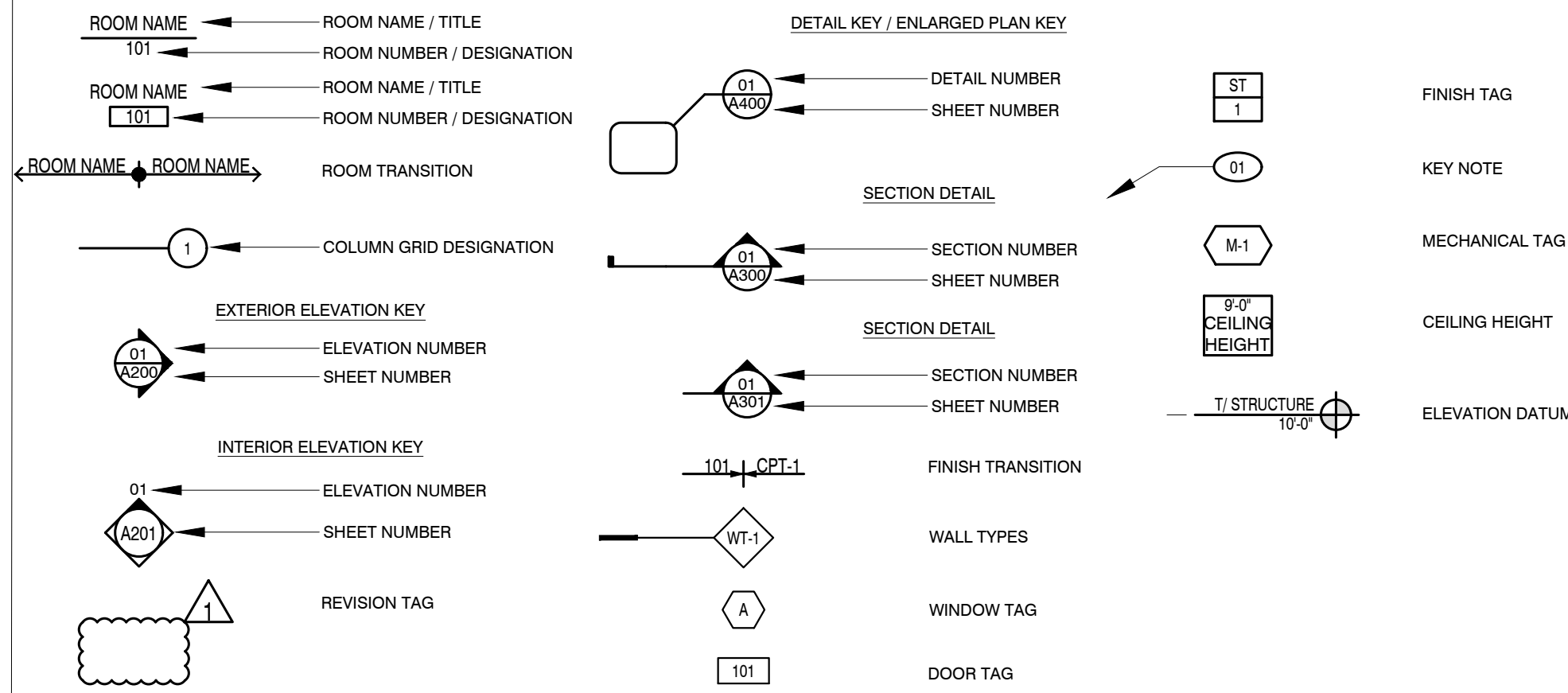
INTERIOR WALLS & CEILING FINISHES: CLASS 1, FLAME SPREAD RATING 0-25, SMOKE DEVELOPED 200
 CLASS A

FLOOR COVERINGS:

LOCATION MAP



SYMBOLOLOGY ARCHITECTURAL / LEGEND



ABBREVIATIONS

AC	AIR CONDITIONING	FF	FINISH FLOOR	REBAR	REINFORCING BAR
AFF	AIR CONDITIONING ABOVE FINISH FLOOR	FR	FIRE RATED	REF	REFERENCE
AHU	AIR HANDLING UNIT	GALV	GALVANIZED	REINF	REINFORCE
AL	ALUMINUM	GYPBD	GYPSPUM BOARD	REOD	REQUIRED
ASPH	ASPHALT	ACC	ACCESSIBLE	RO	ROUGH OPENING
AT	ALUMINUM THRESHOLD	HDW	HARDWARE	SB	SPLASHBLOCK
BD	BOARD	HM	HOLLOW METAL	SHLVS	SHELVES
BLKT	BLANKET	HVAC	HEATING, AIR CONDITION, VENT	SIM	SIMILAR
CJ	CONTROL JOINT	INFO	INFORMATION	SPEC	SPECIFICATION
CLG	CEILING	INSUL	INSULATION	SS	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	LAC	LAY-IN ACOUSTICAL CEILING	STEL	STEEL
COL	COLUMN	MAS	MASONRY	STOR	STORAGE
CONC	CONCRETE	MAX	MAXIMUM	SUSP	SUSPENDED
CONT	CONTINUOUS	MECH	MECHANICAL	T	TREAD
CPT	CARPET	MFR	MANUFACTURER	TELE	TELEPHONE
CT	CERAMIC TILE	MIN	MINIMUM	TPD	TOILET PAPER DISPENSER
CIL	CENTERLINE	MO	MASONRY OPENING	TYP	TYPICAL
DBL	DOUBLE	MR	MIRROR/MOISTURE RESIST	UNO	UNLESS OTHERWISE NOTED
DF	DRINKING FOUNTAIN	MT	MARBLE THRESHOLD	VCT	VINYL COMPOSITION TILE
DIA	DIAMETER	MTL	METAL	VERT	VERTICAL
DIM	DIMENSION	NA	NOT APPLICABLE	VT	VINYL THRESHOLD
DN	DOWN	NIC	NOT IN CONTRACT	WC	WATER CLOSET
DS	DOWNSPOUT	NOM	NOMINAL	WD	WOOD
EA	EACH	NTS	NOT TO SCALE	WP	WATERPROOF
EJ	EXPANSION JOINT	OC	ON CENTER	WWF	WELDED WIRE FABRIC
ELEC	ELECTRICAL	OPP	OPPOSITE	W/	WITH
ELEV	ELEVATION	PLYWD	PLYWOOD		
EO	EQUAL	PREFAB	PREFABRICATED		
EXIST	EXISTING	PSF	POUNDS PER SQUARE FOOT		
FD	FLOOR DRAIN	PT	PAINT		
FE	FIRE EXTINGUISHER	QT	QUARRY TILE		

KEY PLAN

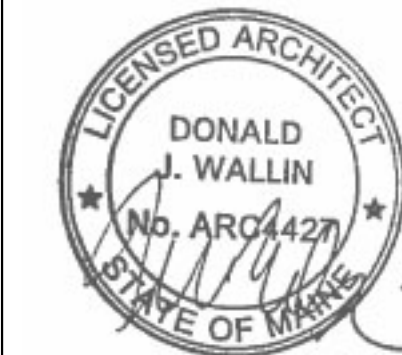
SCALE: 1" = 20'



DEPARTMENT OF BUILDINGS APPROVAL

545 CONGRESS STREET
PORTLAND, ME 04101

WGA NUMBER: 16195



© COPYRIGHT 2016 WALLINGOMEZ ARCHITECTS, LTD. PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002948

MAINE
DONALD J. WALLIN
REGISTERED ARCHITECT
ARC4427
EXPIRATION DATE: JUNE, 30, 2017
THESE DRAWINGS HAVE BEEN PREPARED AT / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND CODES HAVING JURISDICTION.

Wallin ■ Gomez
ARCHITECTS LTD
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605-1827
P: 312-427-4702 ■ F: 312-427-6611

###

NO.	DATE	DESCRIPTION
1	01/10/17	ISSUE FOR PERMIT
2		
3		
4		
5		
6		
7		
8		

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

T1