

# PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE RENOVATION OF THE PUBLIC AREAS AND SOME GUESTROOMS OF AN EXISTING FOUR STORY HOTEL. THE FIRST FLOOR CONTAINS LOBBY, RECEPTION, DINING WITH ASSOCIATED PREP KITCHEN, ADMINISTRATION OFFICES, LAUNDRY, FITNESS, AND MISCELLANEOUS MECHANICAL SPACE. THE SECOND FLOOR CONTAINS MAINTENANCE, GUESTROOMS, AND MISCELLANEOUS STORAGE. THE THIRD AND FOURTH FLOORS CONTAIN MECHANICAL SPACE, GUESTROOMS, AND MISCELLANEOUS STORAGE.

- APPLICABLE BUILDING CODES:
- 2009 INTERNATIONAL BUILDING CODE WITH MUBEC AMENDMENTS (ADOPTED CHAPTERS 1-10, 12-27, 31-35)
  - 2009 INTERNATIONAL EXISTING BUILDING CODE WITH MUBEC AMENDMENTS
  - 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH MUBEC AMENDMENTS
  - NFPA 54 NATIONAL FUEL GAS CODE: FIRE SAFETY CODES (ADOPTED PURSUANT TO TITLE 25 M.R.S. §§ 2452 AND 2465)
  - MAINE STATE PLUMBING CODE (ADOPTED PURSUANT TO TITLE 32 M.R.S. § 3404-B)
  - 2009 NFPA 1 (ADOPTED PURSUANT TO TITLE M.R.S. 25 §§ 2452 AND 2465)
  - 2009 NFPA 101
  - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

THE SCOPE OF THIS RENOVATION INCLUDES MODIFICATION OF SOME EXISTING SPACES AT THE FIRST FLOOR, CREATION OF NEW ACCESSIBLE GUESTROOMS THROUGHOUT THE BUILDING, MODIFICATIONS TO EXISTING HVAC, PLUMBING, AND ELECTRICAL SYSTEMS TO ACCOMMODATE THESE CHANGES, AND NEW FINISHES AND FURNITURE THROUGHOUT. THE SCOPE ALSO INCLUDES REPLACEMENT AND/OR MODIFICATION OF EXISTING HVAC, PLUMBING, AND ELECTRICAL SYSTEMS AND FIXTURES DUE TO CONDITION. THE SCOPE ALSO INCLUDES REPLACEMENT OF THE EXISTING ENTRY AREA WITH A NEW ENTRY WITH VESTIBULE. THE EXISTING ENTRY DOES NOT CURRENTLY CONTAIN A VESTIBULE.

## 2009 IBC w MUBEC AMENDMENTS

### SECTION 401.3 OCCUPANCY (IBC Chapter 3)

THE SCOPE OF THESE RENOVATIONS RESULT IN THE FOLLOWING OCCUPANT LOAD CHANGES:

EXISTING OCCUPANT LOAD IN AREA OF RENOVATIONS, INCLUDING GUESTROOMS 105, 107, 108, 110, AND 117, BREAKFAST ROOM, AND LOBBY AREA = **103 OCCUPANTS.**

PROPOSED OCCUPANT LOAD IN AREA OF RENOVATIONS (AREAS NOTED ABOVE) = **226 OCCUPANTS**

FITNESS	13 OCCUPANTS
BREAKFAST ROOM & SITTING	42 OCCUPANTS
BREAKFAST SERVING LOBBY	49 OCCUPANTS
	98 OCCUPANTS (2 MEANS OF EGRESS)

NET CHANGE IN OCCUPANT LOAD = **123 OCCUPANTS**

### SECTION 404 ALTERATION - LEVEL 2

THESE RENOVATIONS INCLUDE THE RECONFIGURATION OF SPACE, ADDITIONS AND ELIMINATIONS OF WINDOWS, AND THE RECONFIGURATION / EXTENSION OF BUILDING SYSTEMS.

LEVEL 2 ALTERATIONS SHALL COMPLY WITH CH. 6 AS WELL AS CH. 7

### SECTION 602.1 INTERIOR FINISHES

ALL INTERIOR FINISHES SHALL COMPLY WITH CH. 8 OF THE IBC. SEE SECTION 703.4 BELOW

### SECTION 703.2.1 EXISTING VERTICAL OPENINGS

ALL VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH AN APPROVED ASSEMBLY HAVING AT LEAST A 1 HR RATING

SEE SHEETS A404, A408, AND A601 FOR IMPACTS TO EXISTING RATED SHAFTS EXTENDING 2 FLOORS OR MORE. EXISTING 2 HR FIRE RATED SHAFTS HAVE BEEN MAINTAINED.

### SECTION 703.4 INTERIOR FINISH

THE INTERIOR FINISH OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC.

ALL FURNISHINGS AND INTERIOR FINISHES BY INTERIOR DESIGNER (NOT PART OF THIS CONTRACT SET) AND SHALL MEET THE FLAME SPREAD REQUIREMENTS, WHICH SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND ARCHITECT. (SEE GEN. NOTE 11 THIS SHEET)

### SECTION 704.1.1 CORRIDOR RATINGS

WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, THE FIRE RESISTANCE RATING FOR CORRIDORS MAY BE REDUCED ACCORDING TO THE IBC

THERE IS AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGH THIS FACILITY. THIS SYSTEM REQUIRES EXTENSION TO INCORPORATE ADEQUATE COVERAGE FOR THE NEW AREA OF WORK.

ALTERATIONS TO THE BUILDING'S FIRE SPRINKLER SYSTEM AND VERIFICATION OF ADEQUATE COVERAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND IS NOT PART OF THIS CONTRACT SET.

NO CORRIDOR RATING REDUCTIONS HAVE BEEN TAKEN. ALL EXISTING PREVIOUSLY REQUIRED CORRIDOR FIRE RATINGS HAVE BEEN MAINTAINED.

### SECTION 704.3 STANDPIPES

THE EXISTING STANDPIPE SYSTEM REMAINS UNAFFECTED BY THE WORK OF THIS PROJECT, GC TO VERIFY

### SECTION 704.4 FIRE ALARM AND DETECTION

AN APPROVED FIRE ALARM SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH 704.4 OF THE IBC AND NFPA 72.

THERE IS AN APPROVED FIRE ALARM SYSTEM INSTALLED THROUGH THIS FACILITY. THIS SYSTEM REQUIRES EXTENSION TO INCORPORATE ADEQUATE COVERAGE FOR THE NEW AREA OF WORK.

ALTERATIONS TO THE BUILDING'S FIRE ALARM SYSTEM AND VERIFICATION OF ADEQUATE COVERAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND IS NOT PART OF THIS CONTRACT SET. (SEE GEN. NOTE 33 & 34 ON SHEET E0.1).

### SECTION 704.4.3 SMOKE ALARMS

INDIVIDUAL SLEEPING UNITS AND INDIVIDUAL DWELLING UNITS IN ANY WORK AREA IN GROUP R-1 SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.

ALTERATIONS TO THE BUILDING'S SMOKE ALARM SYSTEM AND VERIFICATION OF ADEQUATE COVERAGE PER THE INTERNATIONAL FIRE CODE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND IS NOT PART OF THIS CONTRACT SET.

### SECTION 705.3 NUMBER OF EXITS

THERE ARE FOUR (4) REMOTE EXITS EXISTING AT THE FIRST FLOOR. THIS IS NOT PROPOSED TO CHANGE.

### SECTION 705.4 EGRESS DOORWAYS

THE NUMBER AND LOCATION OF EGRESS DOORWAYS REMAINS UNAFFECTED BY THIS PROJECT.

### SECTION 705.6 DEAD-END CORRIDORS

THERE ARE NO DEAD END CORRIDORS CREATED BY THE ALTERATIONS OF THIS PROJECT.

# ABBREVIATIONS

ACOUST  
ACC  
ACT  
ADJ  
AFF  
ALUM  
ANOD  
ARCH  
AUTO  
AAC  
BD  
BLDG  
BLKG  
BRG  
CFCI  
CJ  
CL  
CLG  
CLO  
CLR  
CMU  
COL  
CONC  
CONSTR  
CONT  
CPT  
CT  
CTR  
DBL  
DIA  
DIM  
DS  
DTL  
DWG  
E  
EA  
EJ  
ELEC  
ELEV  
EQ  
EQUIP  
EWC  
EXT  
FD  
FE  
FEC  
FIN  
FFE  
FL  
FT  
FR  
FRT  
GA  
GALV  
GI  
GFRG  
GST  
GWB  
GYP  
HB  
HG  
HH  
HM  
HT  
HVAC  
ID  
INCL  
INSUL  
INT  
JT  
KD  
KP  
LAM  
LAV  
LH  
LHRB  
MAS  
MAT  
MAX  
MDO  
MECH  
MFG  
MIN  
MISC  
MO  
MTL  
N  
NA  
NIC  
NTS  
OC  
OD  
OFCI  
OFOL  
OPG  
OPP  
PART  
PNT  
PL  
PLAS LAM  
PR  
PSI  
PVC  
R  
RD  
REF  
REFR  
REINFR  
REQ  
RH  
RHRB  
RM  
RO  
ROW  
R&S  
S  
SCW  
SCHED  
SECT  
SHT  
SIM  
SPEC  
SQ  
SS  
STD  
STL  
STO  
STRUC  
SUSP  
SYM  
SYS  
TELE  
T&G  
TC  
TLT  
TP  
TV  
TYP  
UNO  
VCT  
VWC  
W  
W/  
WC  
WD  
WM  
WO  
WTR  
WWF

ACOUSTICAL  
ACCESSIBLE  
ADJUSTABLE  
ADJUSTABLE  
ABOVE FINISHED FLOOR  
ALUMINUM  
ANODIZED  
ARCHITECT (URAL)  
AUTOMATIC  
AUTOCLAVED AERATED CONCRETE  
BOARD  
BUILDING  
BLOCKING  
BEARING  
CONTRACTOR FURNISHED CONTRACTOR INSTALLED  
CONTROL JOINT  
CENTER LINE  
CEILING  
CLOSET  
CLEARANCE  
CONCRETE MASONRY UNIT  
COLUMN  
CONCRETE  
CONSTRUCTION  
CONTINUE/CONTINUOUS  
CARPET  
CERAMIC TILE  
CENTER  
DOUBLE  
DIAMETER  
DIMENSION  
DOWN SPOUT  
DETAIL  
DRAWING  
EAST  
EA  
EJ  
ELEC  
ELEV  
EQ  
EQUIP  
ELECTRIC WATER COOLER  
EXTERIOR OR EXTENDED  
FLOOR DRAIN, REF: PLUMBING FOR SIZE AND TYPE  
FIRE EXTINGUISHER  
FIRE EXTINGUISHER CABINET  
FINISH  
FURNITURE, FIXTURE & EQUIPMENT  
FLOORING(S)  
FOOT  
FIRE RATED  
FIRE RESISTANT TREATED WOOD  
GAUGE  
GALVANIZED  
GALVANIZED IRON  
GLASS FIBER REINFORCED CONCRETE  
GUEST  
GYPSUM WALL BOARD  
GYP  
HOSE BIB  
HOLLOW CORE  
HEAD HEIGHT  
HOLLOW METAL  
HOUR  
HEIGHT  
HEAT/VENT/AIR CONDITION  
INSIDE DIAMETER  
INCLUDE(D)  
INSULATION  
INTERIOR  
JOINT  
KNOCK DOWN  
KICK PLATE  
LAMINATE  
LAVATORY  
LEFT HAND  
LEFT HAND REVERSE BEVEL  
MASONRY  
MATERIAL  
MAXIMUM  
MEDIUM DENSITY OVERLAY  
MECHANICAL  
MANUFACTURER  
MINIMUM  
MISCELLANEOUS  
MASONRY OPENING  
METAL  
NORTH  
NOT APPLICABLE  
NOT IN CONTRACT  
NOT TO SCALE  
ON CENTER  
OUTSIDE DIAMETER  
OWNER FURNISHED CONTRACTOR INSTALLED  
OWNER FURNISHED OWNER INSTALLED  
OPENING  
OPPOSITE  
PARTITION  
PAINT  
PLATE  
PLASTIC LAMINATE  
PAIR  
POUNDS/SQUARE INCH  
POLYVINYL CHLORIDE  
RADIUS  
ROOF DRAIN  
REFER  
REFRIGERATOR  
REINFORCE  
REQUIRED  
RIGHT HAND  
RIGHT HAND REVERSE BEVEL  
ROOM  
ROUGH OPENING  
RIGHT OF WAY  
ROD & SHELF  
SOUTH  
SOLID CORE WOOD  
SCHEDULE  
SECTION  
SHEET  
SIMILAR  
SPECIFICATION  
SQUARE  
STAINLESS STEEL  
STANDARD  
STEEL  
STORAGE  
STRUCTURAL  
SUSPENDED  
SYMMETRICAL  
SYSTEM  
TELEPHONE  
TONGUE & GROOVE  
TOP OF CURB  
TOILET  
TOP OF PAVEMENT  
TELEVISION  
TYPICAL  
UNLESS NOTED OTHERWISE  
VINYL COMPOSITION TILE  
VINYL WALL COVERING  
WEST  
WITH  
WATER CLOSET  
WOOD  
WIRE MOLD BASE, REF: ELEC.  
WITHOUT  
WATER  
WELDED WIRE FABRIC

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# SYMBOLS LEGEND

- 1 A101 SECTION REFERENCE
- 1 A101 DETAIL REFERENCE
- 1 A101 INTERIOR ELEVATION REFERENCE
- XXXX DOOR TAG
- X WINDOW TAG
- X PARTITION TYPE
- XXXX ROOM NAME/NO.
- MOLDING TAG
- 11 EQUIPMENT TAG
- FINISH/MATERIAL TAG
- ? SHEET NOTE TAG
- MAT CEILING MATERIAL AND HEIGHT
- XX-XXX FURNITURE TAG

# MATERIALS LEGEND

- EARTH
- GYP. BOARD/PLASTER
- CONCRETE
- CONCRETE BLOCK
- STEEL
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD
- WOOD FRAME CONT.
- WOOD BLOCKING

# GENERAL NOTES

- ALL WORK TO COMPLY WITH ALL LOCAL AND STATE CODES, CURRENT EDITION.
- ALL FURNISHINGS BY OWNER UNLESS NOTED ON DRAWINGS OR SPECIFICATIONS.
- CONTRACTOR TO PROTECT ALL EXISTING AREAS BEYOND LIMIT OF WORK AS REQUIRED.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- ALL SPECIFIED ITEMS SHALL BE INSTALLED PER WRITTEN INSTRUCTIONS BY THE SPECIFIED MANUFACTURER.
- PERFORM DEMOLITION WORK AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT ALL REMOVED COMPONENTS ARE NOT STRUCTURAL.
- NOTIFY ARCHITECT IN CASE OF DISCREPANCY BEFORE PROCEEDING WITH WORK.
- REMOVE INTERIOR FINISHES AS REQUIRED TO ACCOMMODATE NEW WORK.
- ALL SITE, LANDSCAPING, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION WORK TO BE COMPLETED ON A DESIGN/BUILD BASIS.
- ALL WOOD IN CONTACT WITH CONCRETE OR STEEL TO BE PRESSURE TREATED.
- ALL FABRICS AND FINISHES SHALL MEET THE FLAME SPREAD REQUIREMENTS, CERTIFICATION OF FLAMESPREAD SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.
- FINISHES INDICATED AS 'MATCH EXISTING' ARE TO MATCH IN COLOR, TEXTURE, MANUFACTURER AND SIZE.
- MAINTAIN RATINGS OF ALL FIRE-RATED ASSEMBLIES.
- ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL, FACE OF CONCRETE BLOCK, FACE OF EXTERIOR SHEATHING, AND CENTERLINE OF PARTITIONS UNLESS NOTED OTHERWISE ON DRAWINGS.

# LOCATION MAP



Project:

**LAQUINTA**  
INNS & SUITES

**PORTLAND LaQUINTA**  
**INN & SUITES LQ**  
**#2049 RENOVATION**  
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psmfi

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REVISIONS	
1	15Jun17   ASI-01

Job Number:	3044
Drawn By:	CJT
Checked By:	RKB
Phase:	LOBBY AND ADA DOCUMENTS

Drawing Title:

**GENERAL INFORMATION**

SHEET NUMBER:

**G-001**

DATE: 15 JUNE 2017