

PROPOSED

# INDIA STREET MARKET

47 India Street, Portland, ME 04101

LIST OF DRAWINGS		DATE ISSUED
A-0	COVER SHEET	05/27/14
A-1	EXISTING CONDITIONS AND USE PLAN	
A-2	PROPOSED PLAN	
A-3	EXTERIOR ELEVATIONS	
A-4	REFLECTED CEILING AND LIGHTING PLAN	
A-5	LIFE SAFETY PLAN AND CODE REVIEW	

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

MEP ENGINEER

CLIENT

India Middle Junction, LLC  
207 Pine Street, #12  
Portland, ME 04103

PROJECT  
**Existing Mercantile Expansion**  
47 India Street  
Portland, ME 04101



ISSUED FOR PERMIT

INFORMATION  
Path: M:/boulos/india.st  
Issue Date: 05/27/14  
Drawn By: djg  
Checked By:  
Revision:

- 
- 
- 
- 

TITLE  
COVER PAGE

SCALE  
N.T.S.

© 2014 Graham Architects. All rights reserved. Information, material, and designs in this document are proprietary to and owned by Graham Architects and may not be disclosed to any third party, reproduced, posted on a global computer information network, or distributed in any way without the written consent from Graham Architects.

# A-0

## ABBREVIATIONS

A	F	M	S
ABV. ABOVE	FAB. FABRICATE	MFR. MANUFACTURER	SAF. GL. SAFETY GLASS
A.F.F. ABOVE FINISHED FLOOR	FAS. FASTEN	MRS. MARBLE	S.N.D. SANITARY NAPKIN DISPENSER
A.D. ACCESS DOOR	F.GL. FIBER GLASS	MAS. MASONRY	SCHED. SCHEDULE
AC.BD. ACOUSTICAL BOARD	F.F. FINISH FLOOR	M.O. MASONRY OPENING	SINT. SEALANT
AC.CDG. ACOUSTICAL CEILING	F.F.E. FIRE EXTINGUISHER	MAX. MAXIMUM	SECT. SECTION
ACT. ACOUSTICAL TILE	F.F.C. FIRE EXTINGUISHER	MEMB. MEMBRANE	SEPAR. SEPARATE
ADJ. ADJUSTABLE	F.H.C. FIRE HOSE CABINET	MTL. METAL	SERV. SERVICE
AG. AGGREGATE	F.H.R. FIRE HOSE RACK	MTL. L. METAL LATH	S.S. SERVICE SINK
ALT. ALTERNATE	F.PRF. FIRE PROOFING	M. METER	SHWR. SHOWER
AL. ALUMINUM	FLG. FLASHING	MEZZ. MEZZANINE	SH. SHEET
ANCH. ANCHOR	F.H.S. FLAT HEAD SCREW	MM. MILLIMETER	SIM. SIMILAR
A.B. ANCHOR BOLT	FL. FLOOR	MLWK. MILLWORK	S.C. SOLID CORE
ANOD. ANODIZED	F.D. FLOOR DRAIN	MIN. MINIMUM	SPCL. SPECIAL
ARCH. ARCHITECT	FL. MTD. FLOOR MOUNTED	MISC. MISCELLANEOUS	SPEC. SPECIFICATION
ASPH. ASPHALT	FT. FOOT	MOD. MODULE	SQ. SQUARE
ASSY. ASSEMBLY	FDN. FOUNDATION	MLDG. MOULDING	S. STL. STAINLESS STEEL
	FUT. FUTURE	MTG. MOUNTING	STD. STANDARD
		MULL. MULLION	STL. STEEL
			S.D. STORM DRAIN
			STRUC. STRUCTURAL
			SURF. SURFACE
			SUSP. SUSPEND
			SUSP. CLOSUSPENDED CEILING

  

B	G	N	T
BSMT. BASEMENT	GAL. GALLON	NAT. NATURAL	TEL. TELEPHONE
BM. BEAM	GALV. GALVANIZED	NOM. NOMINAL	TEMP. TEMPERED
B.M. BENCH MARK	GA. GAUGE	N.I.C. NOT IN CONTRACT	T.C. TERRA COTTA
BTWN. BETWEEN	GL. GLASS	N.T.S. NOT TO SCALE	TEBR. TERRAZZO
BT. BITUMINOUS	GR. GRADE	NO. NUMBER	THK. THICKNESS
BLK. BLOCK	GRAN. GRANITE		THD. THREAD
BLKG. BLOCKING	GYP. BD. GYPSUM BOARD		THRESH. THRESHOLD
BK. BRICK	GYP. PLASGYPSUM PLASTER		T.ACC. TOILET ACCESSORY
BLDG. BUILDING			T.P.D. TOILET PAPER DISPENSER
BLU.R. BUILT-UP ROOFING			T.O.C. TOP OF CURB

  

C	H	O	U
CAB. CABINET	HOW. HARDWARE	O.C. ON CENTER	U.C. UNDERCUT
CPT. CARPET	HD. HEAD	OPNG. OPENING	U.L. UNDERWRITERS LABORATORIES INC.
C.I.P. CAST-IN PLACE	HT. HEIGHT	OPP. OPPOSITE	UR. URINAL
C.I. CAST IRON	H.P.T. HIGH POINT	OP.HD. OPPOSITE HAND	U.N.O. UNLESS NOTED OTHERWISE
C.L.G. CEILING	H.C. HOLLOW CORE	O.P.HD. OPPOSITE HAND	
CEM. CEMENT	H.B. HOSE BIBB	O.D. OVERSIDE DIAMETER	
CTR. CENTER	HR. HOUR	OA. OVERALL	
C.L. CENTER LINE		OH.D. OVERHEAD	
CER. CERAMIC		OZ. OUNCE	
CERAMIC TILE		OXY. OXYGEN	
C.I.O. CLOSET			
COL. COLUMN			
CONC. CONCRETE			
C.M.U. CONCRETE MASONRY UNIT			
CONST. CONSTRUCTION			
C.J.T. CONTROL JOINT			
CONT. CONTINUOUS			
CSK. COUNTERSINK			
C.U.F.T. CUBIC FOOT			

  

D	J	K	Q
DP. DAMPROOFING	JT. JOINT	K.P.L. KICK PLATE	QTY. QUANTITY
DET. DETAIL	JST. JOIST	KO. KNOCKOUT	Q.T. QUARRY TILE
DI. DIAMETER		KW. KILOWATT	
DM. DIMENSION			
DR. DOOR			
DN. DOWN			
DWG. DRAWING			
D.F. DRINKING FOUNTAIN			
DW. DRYWALL			
D. DEPTH			

  

E	L	R	W
EA. EACH	LBL. LABEL	RAB. RABBIT	W.T.W. WALL TO WALL
ELAS. ELASTIC	L.B. LAG BOLT	RAD. RADIUS	W.H. WALL HINGE
E.D.F. ELECTRIC DRINKING FOUNTAIN	LAM. LAMINATE	RE. REFER, REFERENCE	W.C. WATER CLOSET
EL. ELEVATION	LAV. LAVATORY	R.D. ROOF DRAIN	WP. WATER PROOFING
ELEV. ELEVATOR	LT. LIGHT	R.F. ROOFING	WND. WINDOW
ENCL. ENCLOSURE	LT. WT. LIGHT WEIGHT	REF. REFLECTED	W.W.F. WELDED WIRE FABRIC
EQ. EQUAL	L.W.C. LIGHT WEIGHT CONCRETE	REFL. REFLECTED	WD. WOOD
EQUIP. EQUIPMENT	LMS. LIMESTONE	REF. REFLECTED	W.P. WORK POINT
EXH. EXHAUST	L.F. LINEAR FEET	REINFC. REINFORCE	W.I. WROUGHT IRON
EXST. EXISTING	LG. LONG	REQD. REQUIRED	W/O. WITHOUT
EXP. EXPANSION	LVR. LOUVER	R.A. RETURN AIR	W. WITH
EXP.ANCH. EXPANSION ANCHOR	L.P.T. LOW POINT	REV. REVISE	W. WIDTH
EXP.BLT. EXPANSION BOLT	L. LENGTH	R.O.W. RIGHT OF WAY	
EXP.JT. EXPANSION JOINT		RISER	
EXT. EXTERIOR		RM. ROOM	
		R.O. ROUGH OPENING	
		RUB. RUBBER	

## SYMBOLS

ACOUSTICAL TILE	MARBLE, TRAVERTINE
ALUMINUM	PLASTER
BRASS, BRONZE	PLYWOOD
BRICK	STEEL
CONCRETE	STONE, GRANITE
CONCRETE MASONRY UNITS	TERRAZZO
EARTH	TILE CERAMIC OR QUARRY
GLASS	WOOD BLOCKING OR SHIMS
GYPSUM WALL BOARD	WOOD- FINISHED
INSULATION BATT OR BLANKET	WOOD- ROUGH
INSULATION- RIGID	

## GENERAL NOTES

- The intent of the drawings is to include items necessary for the proper execution and completion of the work. The contractor shall review all drawings, and carefully verify existing conditions for coordination before proceeding with the work. The Architect shall be notified immediately of any discrepancy.
- All work shall be done in an orderly and professional manner. The Contractor is responsible for coordinating work to be done by its subcontractors, with local authorities, state agencies, or utility companies which may have jurisdiction over this project.
- All contractors shall visit the site at designated times to review existing conditions and should verify the location of existing utilities before commencing work.
- All utility extensions and connections shall be done in accordance with the State of Maine and the City of Portland laws. In case of conflict, the most restrictive rule applies.
- Exterior wall is existing and not affected in this scope unless otherwise noted.
- Interior partition shall be Type 1-Typical, unless noted otherwise.
- In all cases, dimensions take precedence over scale.
- All building elevations are taken from the site elevation 0'-0" as related to ground floor top of slab elevation.
- Contractor shall provide 2x wood blocking nested in steel studs for support/fastening of specialties and accessories where indicated on the drawings.
- Drywall contractor shall be responsible for providing additional (secondary) bracing, or stiffening framing required to meet the maximum deflection values specified for the height limitations of partition types indicated on drawings.
- Installation of systems shall be made only by persons properly trained and qualified to install the specific system being provided. The installer shall certify that the installation is in complete agreement with the terms of the listing and the manufacturer's instructions for the approved system design.
- Bottom stud channel-track of light steel stud framing walls and partitions shall be fastened to floor slabs. Top stud channel-track shall be properly secured to the underside of the floor structure above conforming with their corresponding wall or partition type. Nest top track to account for deflection.
- General Contractor shall be responsible to incorporate and coordinate the thru floor concrete work such as floor electrical and telephone and data "furnished-by-others" systems.
- All Interior joints between dissimilar materials, installed by the same or different trade, shall receive "caulking." General Contractor shall be responsible to delegate "caulking" work to the joint sealants sub-contractor.

## REFERENCE

GLAZING TYPE	ENTRY 100
ROOM/SPACE NUMBER	X-690
EQUIPMENT NUMBER	
REVISION	
REVISION CLOUD	
INTERIOR ELEVATION	AS
EXTERIOR ELEVATION	3/A7.1
TEST BORING	TB-1
NEW OR REQUIRED POINT ELEVATION	+461.00
EXISTING POINT ELEVATION	+461.00
NEW CONTOURS (ELEV. NOTED ON HIGH SIDE)	320
EXISTING CONTOURS (ELEV. NOTED ON HIGH SIDE)	318
FLOOR LINES IN EXTERIOR ELEVATION. CENTER LINES	
BREAK LINE	
PROPERTY LINES, BOUNDARY LINES	
MATCH LINE	
REFERENCE OR LEVEL LINE	B
COLUMN REFERENCE GRIDS	3
TOILET ACCESSORY	A6.1
SECTION/DETAIL WITH SHEET REFERENCE	A
BUILDING SECTION	
PARTITION TYPE	
ENLARGED PLAN REFERENCE	
ENLARGED DETAIL REFERENCE	
NORTH ARROW	
PROJECT NORTH ARROW	
DOOR DESIGNATION	
FINISH SCHEDULE	Flooring Wall Base

## BUILDING CODE DATA

Current Codes Used for Code Information

Maine State Building Code  
 IBC International Building Code 2009  
 IEBC Int Existing Building Code 2009  
 IECC Int Energy Conservation Code 2009  
 NFPA 101, Life Safety Code 2009

## INTERIOR FINISH CLASSIFICATION

ROOMS & SPACES - CLASS C

## PROJECT DATA

CODE: MAINE STATE BUILDING CODE

AMENDMENTS, SEE ABOVE

PROJECT NAME: 47 INDIA STREET RENOVATION

PROJECT ADDRESS: 47 INDIA STREET, PORTLAND, ME 04101

PARCEL ID: 126 D002001

ZONING CLASSIFICATION: B2b

OCCUPANCY TYPE: MERCANTILE (M),

THE BUILDING IS NOT SPRINKLED

MIXED USE OCCUPANCY

NUMBER OF STORIES AT CONSTRUCTION AREA: 1 STORIES

CONSTRUCTION TYPE: TYPE V (B)

AFFECTED GROSS AREA OF CONSTRUCTION SQR. FOOTAGE: 2,137 S.F.

## LOCATION MAP

