

CONVENIENT MD PLAZA

191 MARGINAL WAY RETAIL CENTER

191 MARGINAL WAY, PORTLAND, ME 04101



PROJECT TEAM:

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AUTHORIZED BY: _____ DATE: _____

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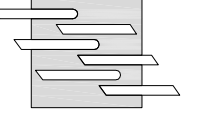
CONSTRUCTION MANAGER:


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STRUCTURAL ENGINEER:


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 STRUCTURAL ENGINEERS
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MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:


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 7 BENNETT ROAD
 FREEPORT, ME 04032
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AUTHORIZED BY: _____ DATE: _____

CODE OVERVIEW:

IBC 2015
 USE GROUP: B "BUSINESS GROUP"
 CONSTRUCTION TYPE II-B (000) NONCOMBUSTIBLE PRIMARY STRUCTURAL FRAME
 SPRINKLERED: NFPA 13

INCIDENTAL USE AREAS: NONE
 TOTAL GROSS BUILDING AREA: 16,698 SF

IBC 2015
 TABLE 504: B ALLOWABLE HEIGHT AND AREA:
 3 STORIES / 55'
 23,000 S.F. PER FLOOR 92,000 FOR SINGLE-STORY STRUCTURE, SPRINKLERED
 MAXIMUM BUILDING PROPOSED:
 1 STORY;
 16,169 NET S.F.

NFPA 101 - CHAPTER 38

ROOMS OR SPACES REQUIRING 1-HOUR FIRE SEPARATION AND AUTOMATIC EXTINGUISHING:
 • NONE

ROOMS OR SPACES REQUIRING SMOKE SEPARATION AND AUTOMATIC EXTINGUISHING:
 • MECHANICAL / UTILITY ROOMS

ROOMS OR SPACES REQUIRING 1-HOUR FIRE SEPARATION OR AUTOMATIC EXTINGUISHING:
 • NONE

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

- THE CONTRACTOR SHALL REVIEW AND DIRECT ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE SCOPE OF WORK FOR EACH TRADE PRIOR TO BID. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL JURISDICTIONAL AUTHORITIES FOR THIS JOB.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL AND TELEPHONE ITEMS (INCLUDING PIPING, DUCTWORK, LIGHTING AND/OR CONDUIT) AND, THAT ALL REQUIRED CLEARANCES OR INSTALLATIONS FOR ABOVE EQUIPMENT ARE PROVIDED. COORDINATION SHALL BE PERFORMED PRIOR TO CONSTRUCTION.
- THE CONTRACTORS FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
- IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, ALL SUCH CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PERFORMING SUCH CHANGES OR MODIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.

SYMBOLS LEGEND:

- SECTION: XX, XXX
- DETAIL: XX, XXX
- ELEVATION LEVEL: [Symbol]
- REVISION: [Symbol]
- WINDOW TYPE: [Symbol]
- DOOR NUMBER: [Symbol]
- CONFERENCE ROOM: [Symbol]
- ROOM NAME: [Symbol]
- ROOM NUMBER: [Symbol]
- INTERIOR ELEVATION: [Symbol]
- CONTINUOUS BACKER ROD AND SEALANT: [Symbol]
- EXTERIOR ELEVATION: XX, XXX
- INDICATES NEW WALL / PARTITION: [Symbol]
- WALL TYPE: [Symbol]

PROVIDE BLOCKING FOR ALL CABINET ASSEMBLIES AND TOILET ROOM ACCESSORIES AS REQUIRED. TYPICAL ALL WALLS ALL SPACES.

ABBREVIATIONS:

- A/C AIR CONDITIONING
- ACPLAS ACOUSTICAL PLASTER
- ACT ACOUSTIC CEILING TILE
- AP ABOVE FINISHED FLOOR ACCESS PANEL
- BCE BOTTOM CHORD EXTENSION
- BD BOARD
- BLP BORROWED LIGHT PANEL
- BO BOTTOM OF
- BOS BOTTOM OF FOOTING
- BOS BOTTOM OF STEEL
- BS BOTH SIDES
- BSE BRICK SHELF ELEVATION
- C CHANNEL
- CPT CARPET
- CB CATCH BASIN; CHALKBOARD
- CFM CUBIC FEET PER MINUTE
- CJ CONTROL JOINT; CONSTRUCTION JOINT
- CL CENTERLINE
- CMU CONCRETE MASONRY UNIT
- CT CERAMIC TILE
- CUH CABINET UNIT HEATER
- DF DRINKING FOUNTAIN
- DR DISPLAY RAIL
- DW DISHWASHER
- EF EXHAUST FAN; EACH FACE
- EJ EXPANSION JOINT
- EPDM ETHYLENE PROPYLENE DIENE MONOMER
- EW EACH WAY
- EWC ELECTRIC WATER COOLER
- FB FLAT BAR
- FBO FURNISHED BY OTHERS
- FCO FLOOR CLEAN-OUT
- FD FLOOR DRAIN
- FEC FIRE EXTINGUISHER CABINET
- FF FINISHED FLOOR; FAR FACE
- FO FRAMED OPENING
- FS FAR SIDE
- GB GRAB BAR
- GC GENERAL CONTRACTOR
- GDT GYPSUM DROP-IN TILE
- GWB GYPSUM WALL BOARD
- H HORIZONTAL
- HC HANDICAPPED; HOLLOW CORE
- HM HOLLOW METAL
- HRU HEAT RECOVERY UNIT
- H&V HEATING AND VENTILATING AND AIR CONDITIONING
- IF INSIDE FACE
- IJ ISOLATION JOINT
- INV INVERT
- JS JOIST SUBSTITUTE
- L ANGLE
- LLH LONG LEG HORIZONTAL
- LLV LONG LEG VERTICAL
- LP LIGHTING PANEL
- MB MARKER BOARD
- MDO MEDIUM DENSITY OVERLAY
- MO MASONRY OPENING
- MR MOISTURE-RESISTANT
- MUA MAKE-UP AIR
- N NOSING
- NIC NOT IN CONTRACT
- NS NEAR SIDE
- NTS NOT TO SCALE
- OC ON CENTER
- OF OUTSIDE FACE; OWNER FURNISHED AND INSTALLED BY CONTRACTOR
- OFIC OVERHEAD
- OH OVERHEAD
- PA PUBLIC ADDRESS
- PAF POWDER-ACTUATED FASTENER
- P PLATE
- PLAM PLASTIC LAMINATE
- PLF POUNDS PER LINEAR FOOT
- PP POWER PANEL
- PSF POUNDS PER SQUARE FOOT
- PSI POUNDS PER SQUARE INCH
- PT PRESSURE
- PVC POLYVINYL CHLORIDE
- R RISER; RADIUS
- RB RESILIENT BASE
- RD ROOF DRAIN
- RO ROUGH OPENING
- RUB-RAIL RUB-RAIL
- SACT SUSPENDED ACOUSTIC TILE CEILING
- SC SOLID CORE
- SF SQUARE FOOT; SUPPLY FAN
- SK SHEAR KEY
- SN SANITARY NAPKIN (DISPENSER)
- SP SPACES
- SS STAINLESS STEEL
- T TREAD
- TB TACK BOARD
- T&B TOP AND BOTTOM
- TBM TEMPORARY BENCHMARK
- TOE TOP CHORD EXTENSION
- TJ TIE JOIST
- TO TOP OF
- TOC TOP OF CONCRETE
- TOF TOP OF FOOTING
- TOM TOP OF MASONRY
- TOP TOP OF PIER
- TOS TOP OF STEEL; TOP OF SLAB
- TOW TOP OF WALL
- TP TOILET PAPER (DISPENSER)
- UH UNIT HEATER
- UNO UNLESS NOTED OTHERWISE
- V VENT PIPE; VERTICAL
- VB VAPOR BARRIER
- VCT VINYL COMPOSITION TILE
- VIF VERIFY IN FIELD
- VP VISION PANEL
- VTR VENT THROUGH THE ROOF
- W/ WITH
- WC WATER CLOSER
- WF WIDE FLANGE
- WH WATER HEATER
- W/O WITHOUT
- WP WORKING POINT
- WS WEB STIFFENER
- WWF WELDED WIRE FABRIC

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DWG NO.	DRAWING NAME	JAN 16, 2017	FEB 03, 2017	DWG NO.	DRAWING NAME	JAN 16, 2017	FEB 03, 2017
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A3.01	BUILDING ELEVATIONS & MASTER SIGNAGE PLAN						
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	PLUMBING DRAWINGS						
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