

# PORTLAND FOOD COOP

## 56 Hampshire Street Renovation

### March 2011



**Owner:**  
 Portland Food Coop  
 56 Hampshire Street, P.O. Box  
 Portland, ME 04101

**Project Manager:**  
 Stefan Apse  
 Portland, ME 04101  
 cel (207) 239-1484

**Designer:**  
 Darel Bridges / Arcforma  
 142 High Street, Ste 629, Portland, ME 04101  
 tel (207) 239-7692 | dgb@arcforma.com

**Structural Engineer:**  
 TBD

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**SCOPE of WORK**

**Building**

**- Main Space**

**Openings**

1. New opening in rear building wall, Emergency Exit.
2. New Door to small back space
3. New double doors to long side space
4. Vinyl Strip Curtain to food handling area. Over Exst. Opg. Floors (Concrete)
5. Concrete Polish or Paint with approved floor paint

**Walls**

6. Repair loose mortar
7. (CMU) Paint with approved water seal and paint.
8. New 2x8 wall to close large opening to side space, 1/2" GWB, Paint
9. New 2x4 wall to close large CMU Opg at Sink, 1/2" GWB, Paint

**Ceiling**

10. Sister new 2x8 roof joists to existing 2x8's @ 24" OC
11. Furr out new 2x4 sleepers to ceiling @ 24" OC
12. Install 12 Solutube Tubular Daylighting devices in Roof
13. **Insulate** with 10.75" Dense Pack Cellulose
14. Finish Clg with 5/8" Gypsum Wall Board, Paint

**Cabinetry**

15. Restaurant cabinet type countertop work area

**Plumbing**

16. Stainless Steel, approved 3-bay worksink. New supply and waste lines to main.

**Electrical (See E1.0)**

17. New fluorescent Clg light fixtures w/ occupancy sensors
18. New outlets and signage, see E1.0
19. New emergency lighting, see E1.0, F1

**- Hall**

**Floors**

20. Level floor by laying new scribed floor joists over existing sloped floor, 3/4" Advantech subfloor, Marmoleum Sheet flooring

**Walls**

21. New 2x6 partition walls. Scribe to existing floor and existing ceiling framing. Finish with 1/2" GWB

**Ceiling**

22. New, non-structural ceiling, hang from above walls. 2x6 @ 24" OC, Finish with 5/8" GWB, Paint.

**Electrical**

23. New recessed fluorescent lighting, IC fixtures

**- Vestibule**

**Openings**

24. New door to future office.

**Floors**

25. Repair loose flooring/subfloor, level w/gypcrete. Finish with Marmoleum sheet flooring

**Walls**

26. New 2x4 partition walls, scribe to existing floor and ceiling. Finish with 1/2" GWB, paint

**Ceiling**

27. Remove existing wallboard and fiberglass insulation. Install new, non-structural ceiling, hang from above walls 2x6 @ 16" OC, Finish with 5/8" GWB, Paint.

**Electrical**

28. New outlets and lighting fixtures, see E1.0

**- Entry**

**Openings**

29. New door to back hall, 20 min Fire-Rated

**Floors**

30. Repair loose flooring/subfloor, level w/gypcrete. Finish with Marmoleum sheet flooring

**Walls**

31. New 2x4 partitioning as shown, Replace furnace flue box w/Code spec' framing

**Ceiling**

32. New, non-structural ceiling, hang from existing walls. 2x6 @ 16" OC, Finish with 5/8" GWB, Paint.

**Cabinetry**

33. Display case for magazines, flyers, etc.

**Electrical**

34. New outlets and lighting fixtures, see E1.0

**- Bathroom**

**Openings**

35. New door to bathroom

**Floors**

36. Repair loose flooring, level w/gypcrete. Finish with Marmoleum sheet flooring

**Walls**

37. New 2x4 partition walls, finish with 1/2" GWB, Paint

**Ceiling**

38. New, non-structural ceiling, hang from existing walls. 2x6 @ 16" OC, Finish with 5/8" GWB, Paint.

**Plumbing**

39. New toilet and Lavatory. New supply and waste lines to main.

**Electrical (See E1.0)**

40. New fluorescent Clg light fixtures w/ occupancy sensors
41. New exhaust fan, vent to back hall

**- Back Hall**

**Openings**

42. New door to unused space, 20 min Fire-rated

**Walls**

43. Remove section of non-structural partition wall at stairs
44. All new 2x construction to finish with 5/8" GWB, Paint

**- Exterior**

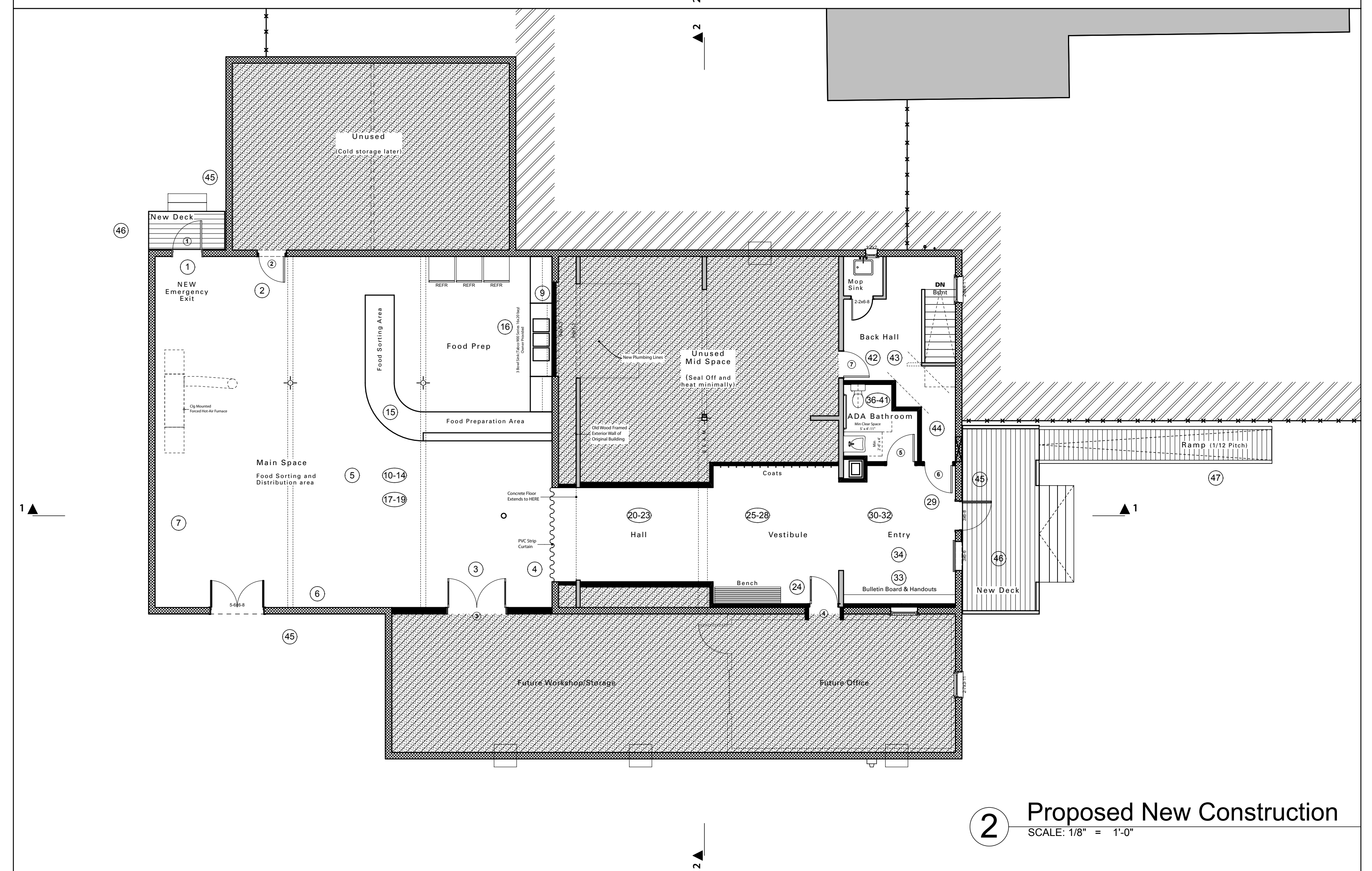
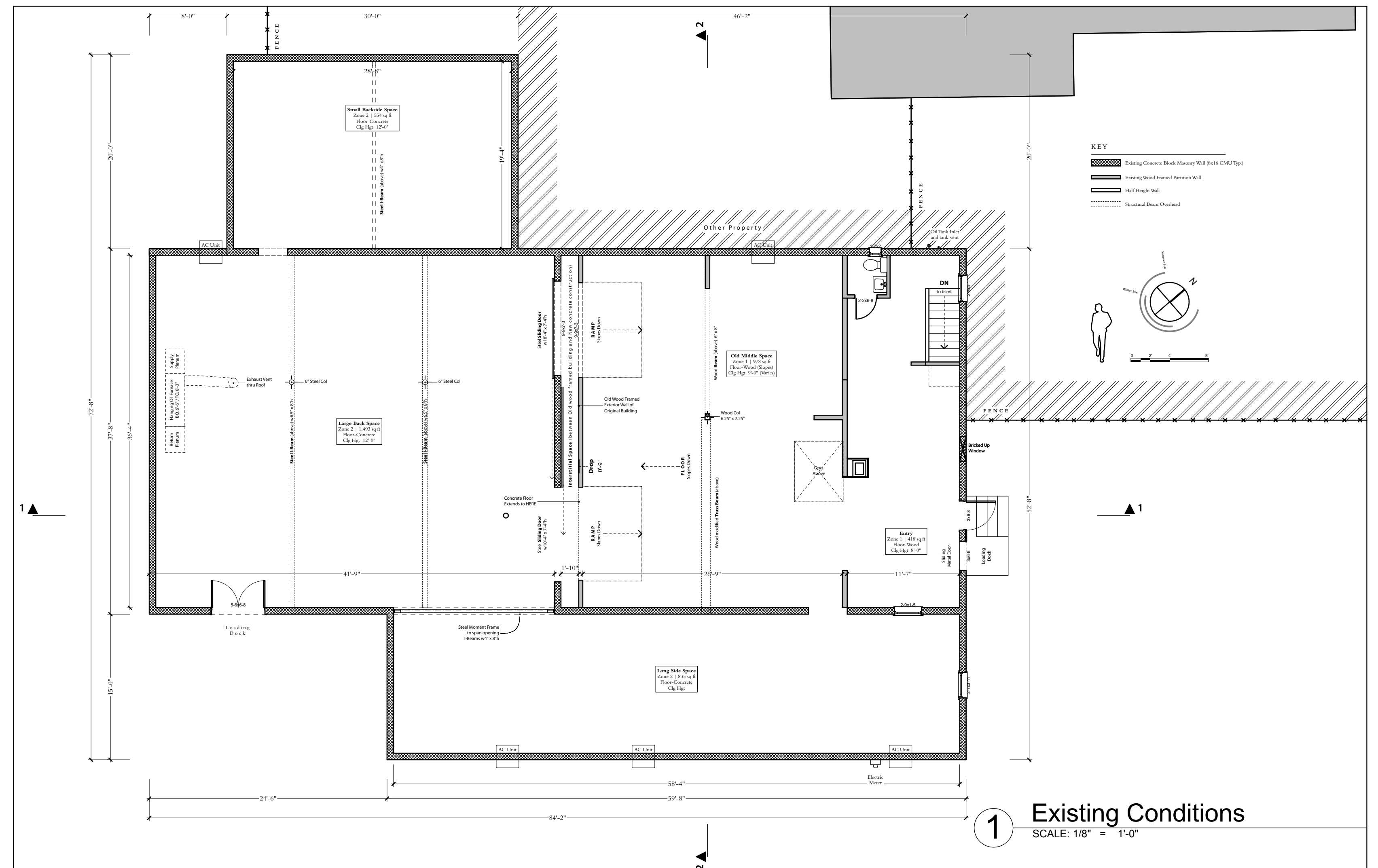
**Electrical**

45. New motion-sensing security lights, vandal proof. See E1.0

**- SITE**

**- Decks**

46. New deck and Ramp, See A4.2, A4.3
47. New Deck and stairs, use same construction as A4.2



**General Contractor / Builder**  
 00 Somewhere Street  
 Anytown, ME 00000  
 (207) 000-0000 builder@company.com

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 Space Committee  
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 Mar-01-2011

**PORTLAND FOOD COOP**  
 Hampshire Street Location, Portland, Maine

**Extent of Work**  
 Scale 1/8" = 1'-0"  
 or as noted

**C2**

**DOOR SCHEDULE**

EXTERIOR Doors

Door No.	Hand	Manuf	ID	TYPE	Qty	Loc	Nom Size	R. O.	Lockset Type	Color	Remarks	Addl. Hardware
1	RH-Out	TBD		Exterior Egress Door, Steel	1	Main Space Exit	3'-0" x 6'-8"		Egress/ Keyless ENTRY	NA	By Others	
Total No. of Doors					1							

INTERIOR DOORS

Door No.	Hand	Manuf	ID	TYPE	Qty	Loc	Nom Size	R. O.	Lockset Type	Color	Remarks	Addl. Hardware
2	LH	Jeld-Wen	M138	1 3/8" Birch, Pro Core	1	Back Space Storage	2'-8" x 6'-8"	2'-10 1/2 x 6'-10 1/2	Passage		Field Check Rough Opening (R.O.)	
3	DD	Jeld-Wen	M138+	1 3/8" Birch, Pro Core (24x30 lite)	2	Main to Side Space	6'-0" x 6'-8"	6'-2 1/2" x 6'-10 1/2"	Dummy		Double door, no Astragal	(2) Dor-O-Matic SC80 Door closer
4	RH	Jeld-Wen	M138+	1 3/8" Birch, Pro Core (22x30 lite)	1	Vestibule to Future Office	2'-10" x 6'-8"	3'-0 1/2 x 6'-10 1/2	Privacy		Field Check Rough Opening (R.O.)	
5	RH	Jeld-Wen	M138	1 3/8" Birch, Pro Core	1	Entry to Bathroom	2'-10" x 6'-8"	3'-0 1/2 x 6'-10 1/2	Privacy			
6	LH	Jeld-Wen		1 3/4" Birch Pro Core (22x30 lite)	1	Entry to Basement	2'-10" x 6'-8"	3'-0 1/2 x 6'-10 1/2	Passage		20 Minute Fire Rated	
7	RH	Jeld-Wen		1 3/4" Birch Pro Core (22x30 lite)	1	Entry to unused space	2'-8" x 6'-8"	2'-10 1/2 x 6'-10 1/2	Passage		20 Minute Fire Rated	
Total No. of Doors					7							

**DOOR HARDWARE SCHEDULE**

EXTERIOR Doors

Door No.	Manuf.	Handle Int.	Handle Ext.	Type	Qty	Plate	Qty	Hinge	Qty	Stop	Qty	Finish
1	TBD	Panic Bar	Keyless	Panic / Keyless Entry	1	NA		NA				
Total No.						Plate	0	Hinges	0	Stops	0	

INTERIOR DOORS, Schlage S-Series, Brushed Chrome

Door No.	Manuf.	Handle Int.	Handle Ext.	Type	Qty	Plate	Qty	Hinge	Qty	Stop	Qty	Finish
2	Schlage	S10D	same	Passage	1	29/16"	1	Stanley F179-US26D	3			Brushed Chrome
3	Ives	4x16 Push Plate 8200-32d	Pull Plate 8302-8-32d	Dummy	1			Stanley F179-US26D	6			Satin Stainless Steel
4	Schlage	S40d	same	Privacy	1	"	1	Stanley F179-US26D	3			Brushed Chrome
5	Schlage	S40d	same	Privacy	1	"	1	Stanley F179-US26D	3			Brushed Chrome
6	Schlage	S10d	same	Passage	1	"	1	Stanley FBB179-USP	3			Primed
7	Schlage	S10d	same	Passage	1	"	1	Stanley FBB179-USP	3			Primed
Total No.					6			Hinge	21			

**LIGHTING / ELECTRICAL SCHEDULE**

Revisions

Room	Type	Key	Mount	Manuf.	Model	Qty	Lamp	Ballast	Notes	Rebate	Total
Main Space	2x2 Flush Mount	FL	A	CM	H.E. Williams	9	(2) 24 watt T5HO	EB2	Indirect Shallow Surface Mount		
	Motion Sensor			WM	TBD	2					
	Emergency Light	EL		WM	H.E. Williams	1	10.8 watts				
Hall	LED EXIT Sign			CM	H.E. Williams	1					
	6" Recessed Downlight IC	FL	C	RD	H.E. Williams	1	32T, 32 watts	EB1	IC Fitting		
Vestibule	Motion Sensor			CM	TBD	1					
	4' Arch Indirect Wall	FL	E	SC	H.E. Williams	3	32 watt T8	EB1			
Entry	1x1 Recessed Downlight	FL	D	RD	H.E. Williams	1	32T, 32 watts	EB1	IC Fitting		
	4' Clg Mnt Wall Washer	FL	F	CM	H.E. Williams	2	32 watt T8				
	Motion Sensor			WM	TBD	1					
	Emergency Light	EL		WM	H.E. Williams	1	10.8 watts				
Bathroom	LED EXIT Sign			CM	H.E. Williams	1					
	Surface Mount Clg FL		B	CM	TBD	3					
Closed Mid Space	Motion Sensor			WM	TBD	1					
	Surface Mount Clg FL		G	S	TBD	2					
Back Hall	Emergency Light	EL		WM	H.E. Williams	1	10.8 watts				
	LED EXIT Sign			CM	H.E. Williams	1					
Exterior	Motion Sensing Security Light		H	S	TBD	3					

KEY  
DL Recessed Downlight  
PL Pendants  
WM Wall Mounted  
CM Ceiling Mounted  
FL Fluorescent Light  
SC Sconce

**EQUIPMENT SCHEDULE**

Room	Item	Manuf.	Model	Qty	Dim. (w x d x h)	Finish	Power
Main Space	3-Bay Sink	Regaline	9-3-54-18RL	1	91"x18" (16x20x12 bays)	Stainless Steel	N/A
	Faucet	TBD		1		Standard	
Bathroom	Toilet	Toto	Ultramax II, 1.28 GPF, ADA	1		Standard	N/A
	Sink	Toto	LT 308.11	1		Standard	
	Faucet	Delta	3579-WFLGHDF	1		Standard	

General Contractor / Builder  
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Anytown, ME 00000  
(207) 000-0000 builder@company.com

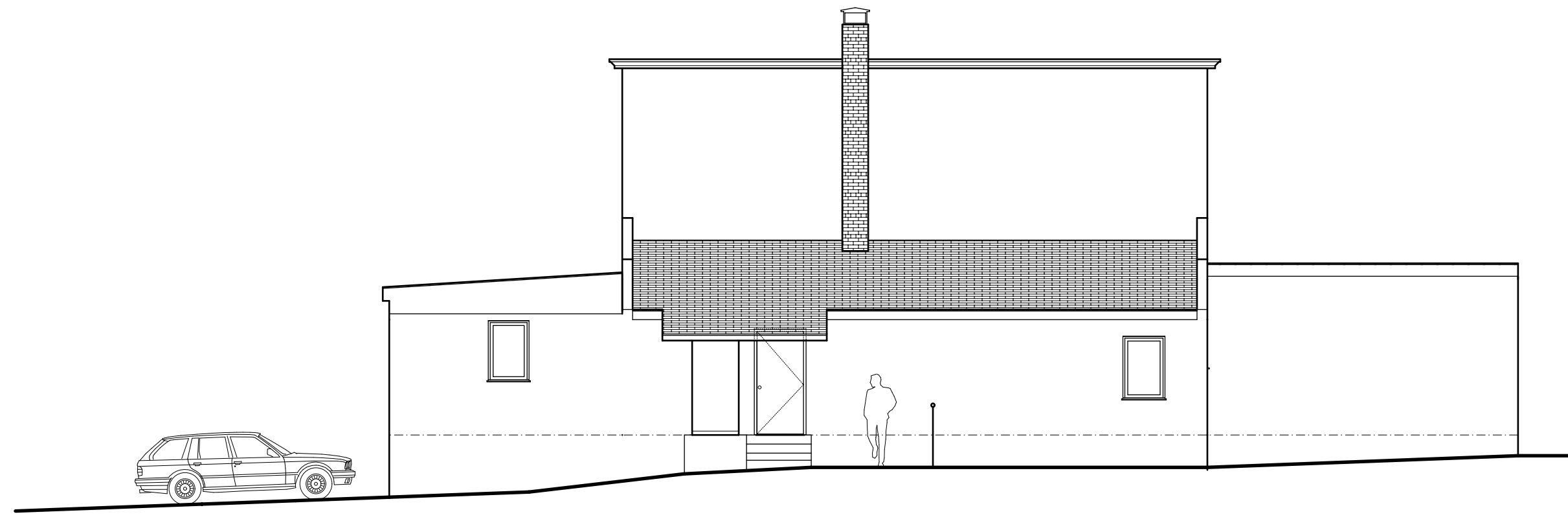
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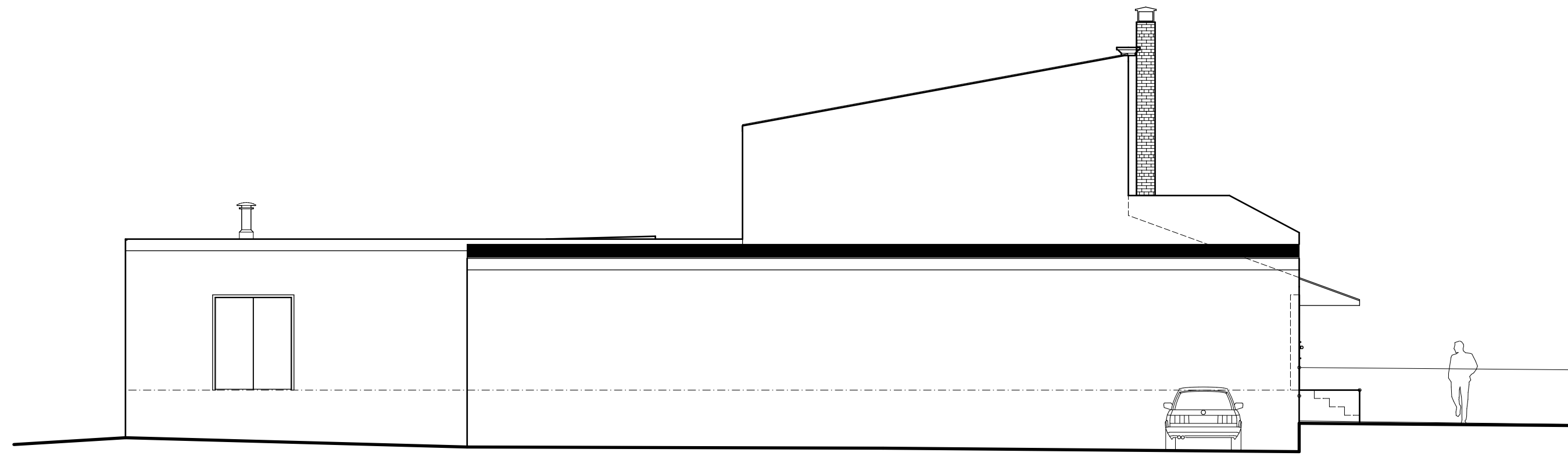
PORTLAND FOOD COOP  
Hampshire Street Location, Portland, Maine

Schedules

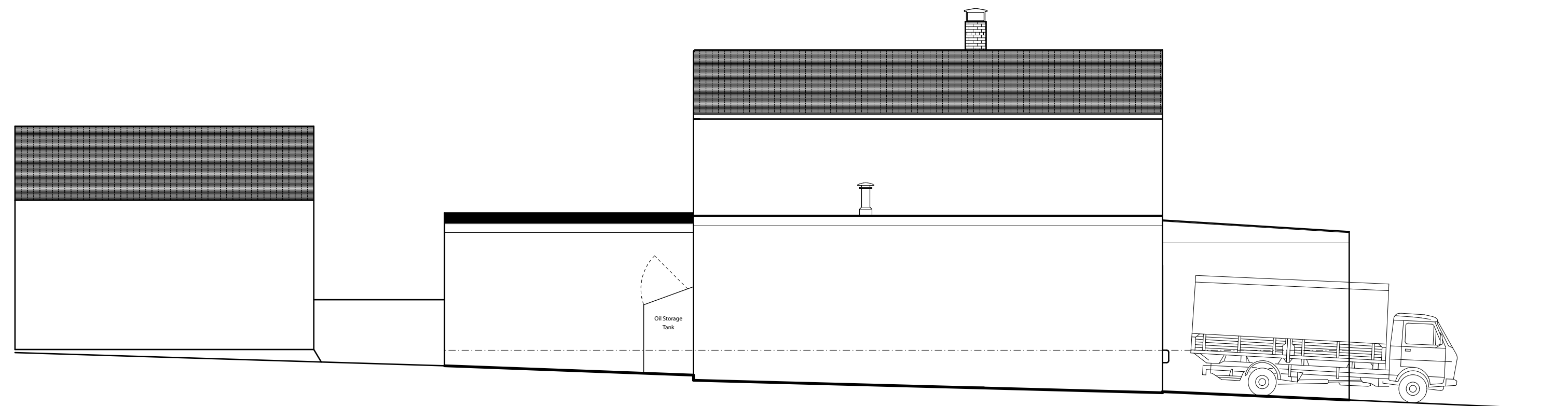
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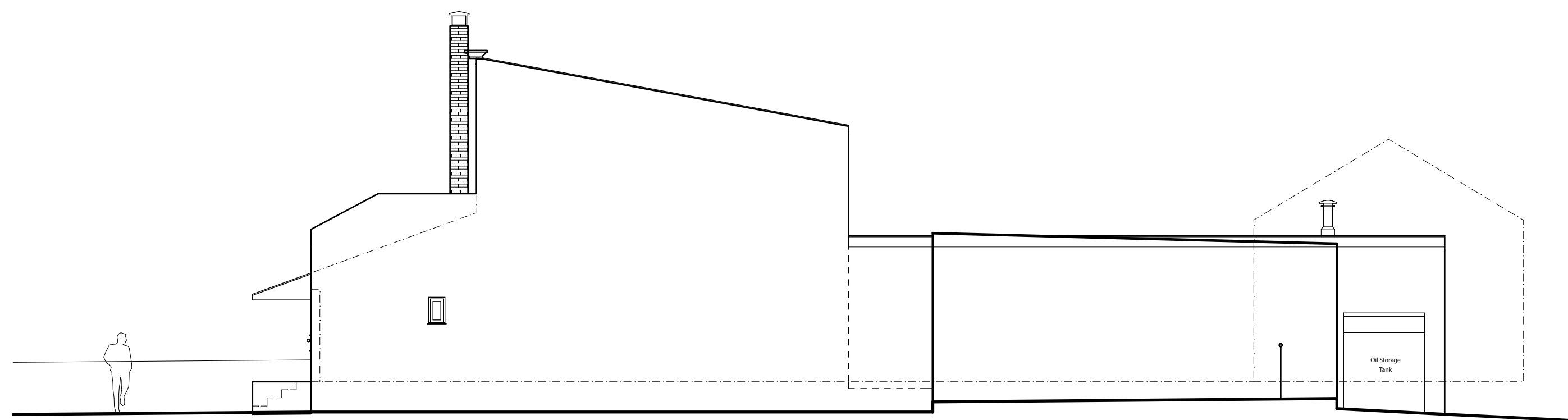
**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



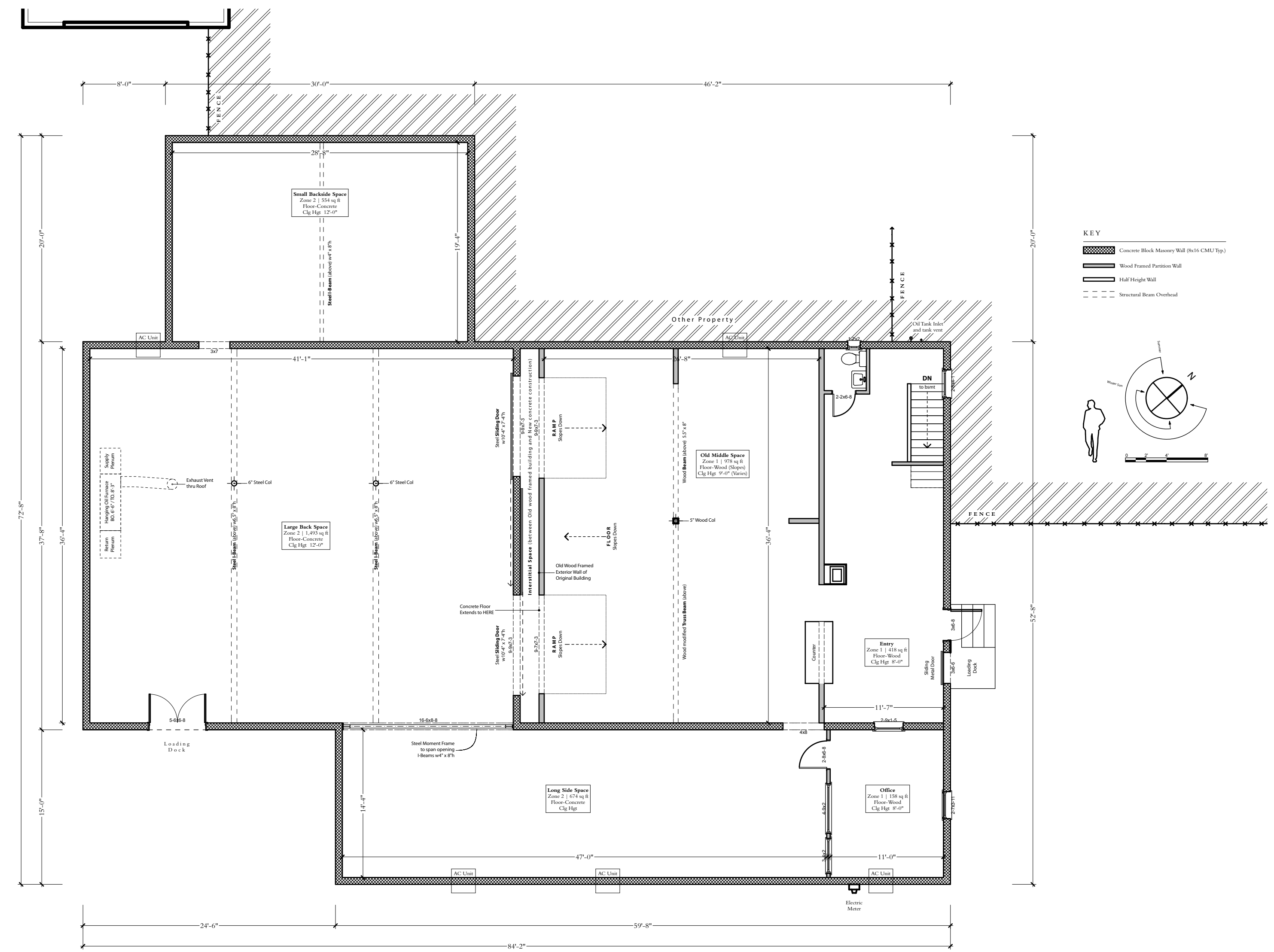
**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



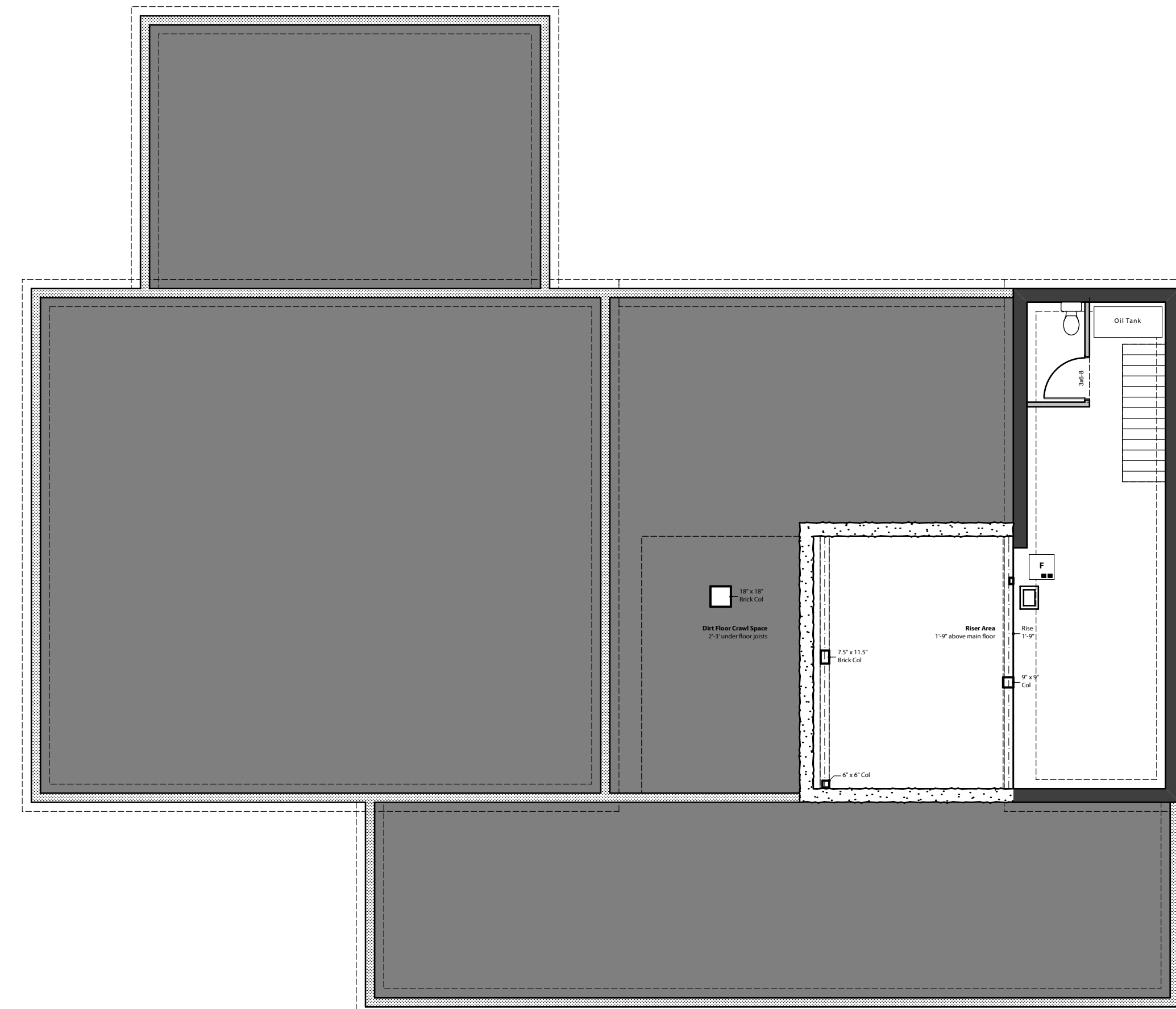
**3 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**5 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

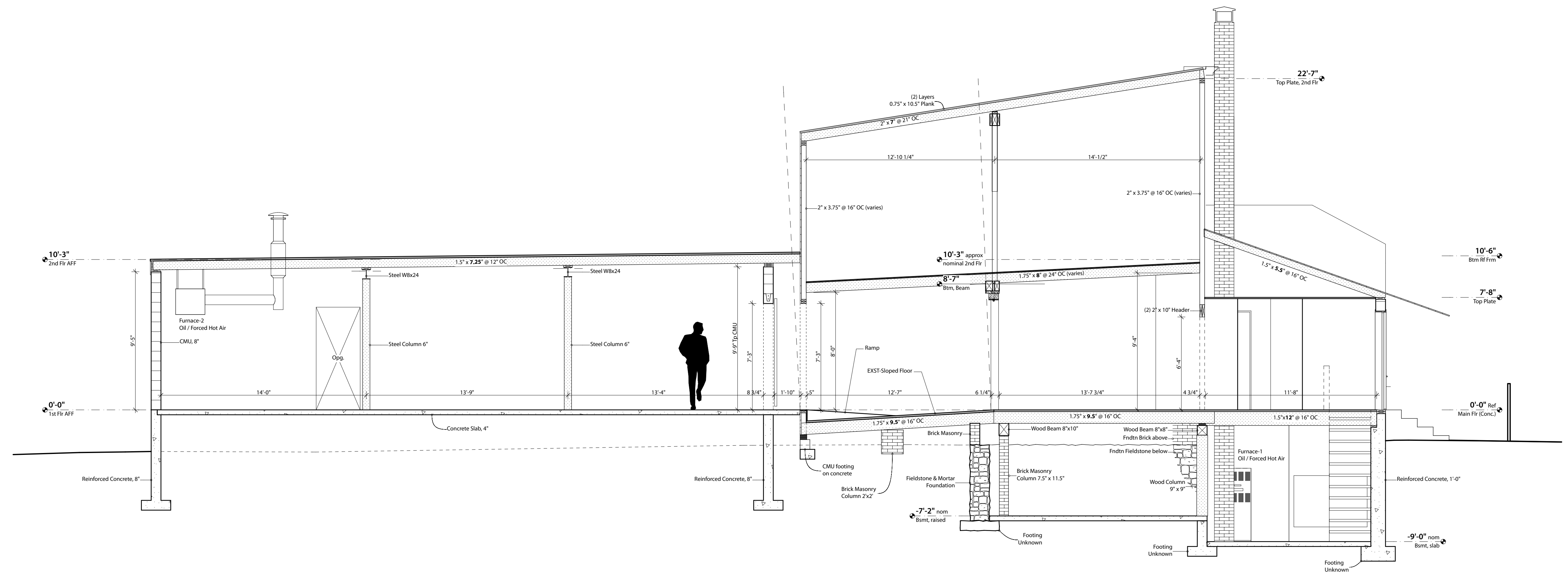


**1 1st Floor PLAN**  
SCALE: 1/8" = 1'-0"

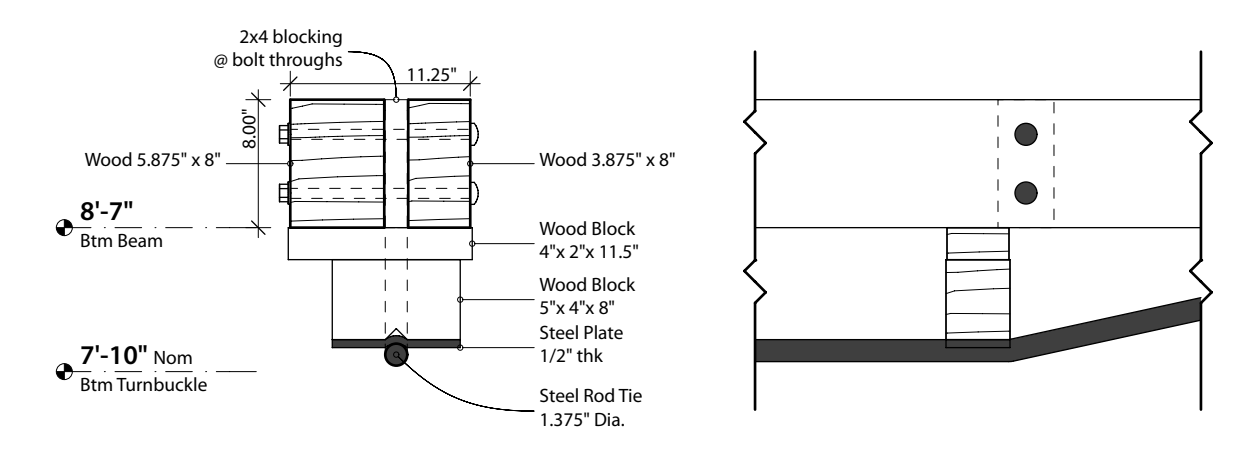


**6 Fdn PLAN**  
SCALE: 1/8" = 1'-0"

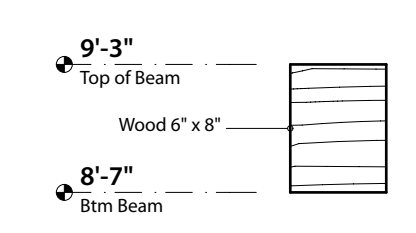




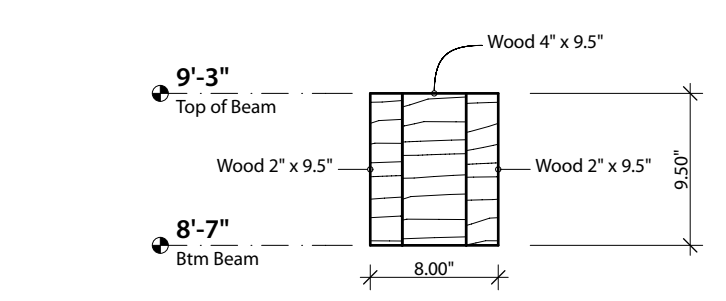
**1 Existing Conditions, Section-1**  
SCALE: 1/4" = 1'-0"



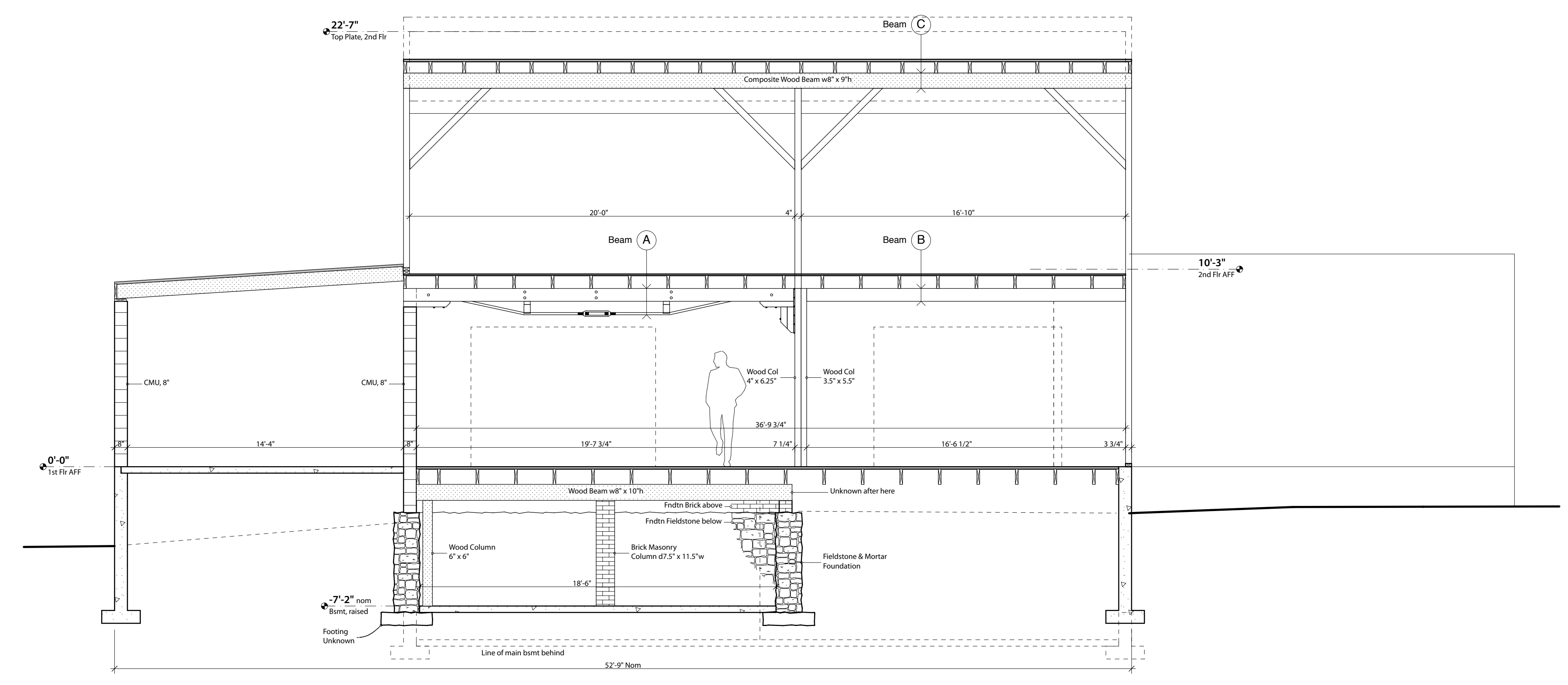
**A Truss Beam, Old Middle Space**  
SCALE: 1" = 1'-0"



**B Beam-B**  
SCALE: 1" = 1'-0"



**C Beam, 2nd Flr Roof**  
SCALE: 1" = 1'-0"



**2 Existing Conditions, Section-2**  
SCALE: 1/4" = 1'-0"

General Contractor / Builder  
00 Somewhere Street  
Anytown, ME 00000  
(207) 000-0000 build@company.com

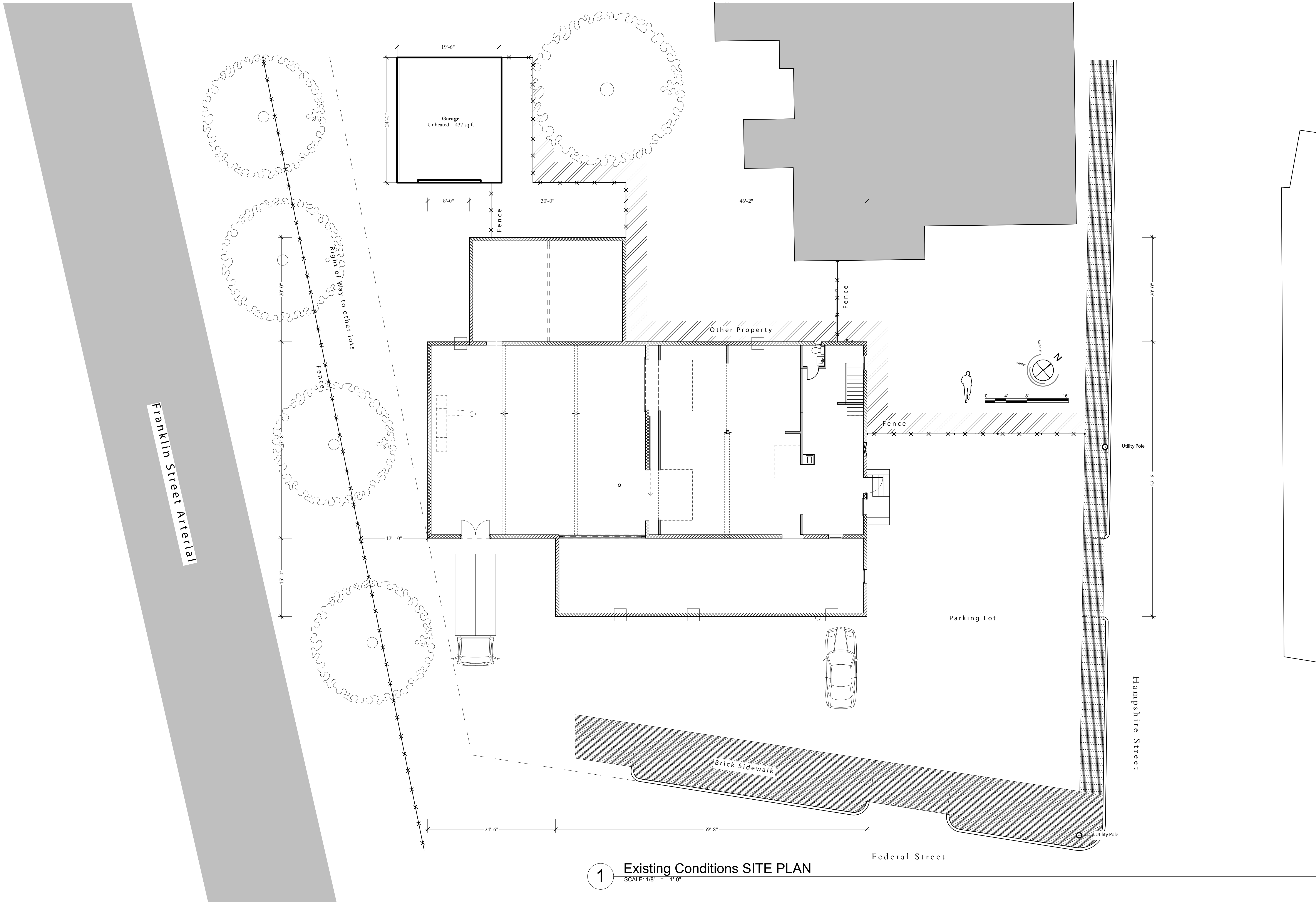
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PORTLAND FOOD COOP  
Hampshire Street Location, Portland, Maine

Existing Conditions  
Sections  
Scale 1/4" = 1'-0"  
or as noted

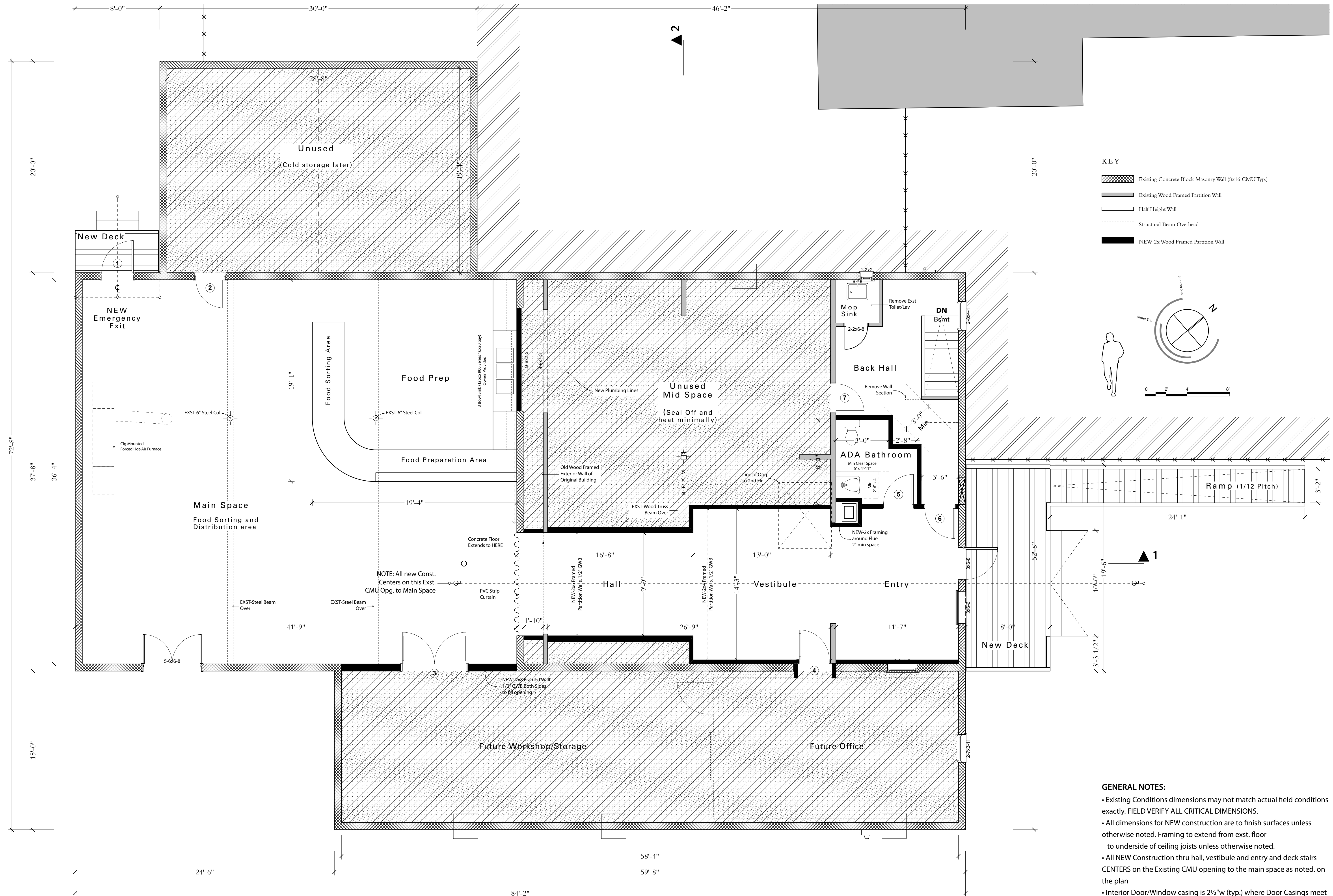
EC2



**1 Existing Conditions SITE PLAN**  
 SCALE: 1/8" = 1'-0"

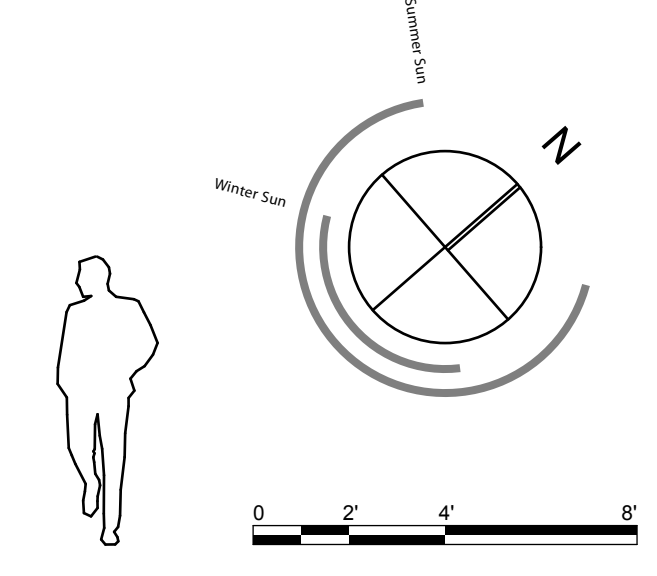
<p><b>General Contractor / Builder</b>        00 Somewhere Street        Anytown, ME 00000        (207) 000-0000 builder@company.com</p>
<p><b>Portland Food Coop</b>        Space Committee        PO Box 5312, Portland, ME 04101        spaces@portlandfoodcoop.org</p>
<p>Issued        Mar-01-2011</p>
<p><b>PORTLAND FOOD COOP</b>        Hampshire Street Location, Portland, Maine</p>
<p><b>Existing Conditions</b>        SITE        Scale 1/8" = 1'-0"        or as noted</p>
<p><b>EC3</b></p>





**KEY**

	Existing Concrete Block Masonry Wall (8x16 CMU Typ.)
	Existing Wood Framed Partition Wall
	Half Height Wall
	Structural Beam Overhead
	NEW 2x Wood Framed Partition Wall



NOTE: All new Const. Centers on this Exst. CMU Opg. to Main Space

- GENERAL NOTES:**
- Existing Conditions dimensions may not match actual field conditions exactly. FIELD VERIFY ALL CRITICAL DIMENSIONS.
  - All dimensions for NEW construction are to finish surfaces unless otherwise noted. Framing to extend from exst. floor to underside of ceiling joists unless otherwise noted.
  - All NEW Construction thru hall, vestibule and entry and deck stairs CENTERS on the Existing CMU opening to the main space as noted on the plan
  - Interior Door/Window casing is 2 1/2" w (typ.) where Door Casings meet corners allow for full 2 1/2" Casing.
  - FIRE-RATED AREAS refer to F1.0 for fireproofing details and assemblies. 20 min. fire rating as req'd at floors & ceiling as per code
  - ALL equipment and appliances to be owner provided (O.P.)

**1 Proposed New Construction**  
SCALE: 1/4" = 1'-0"

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Anytown, ME 00000  
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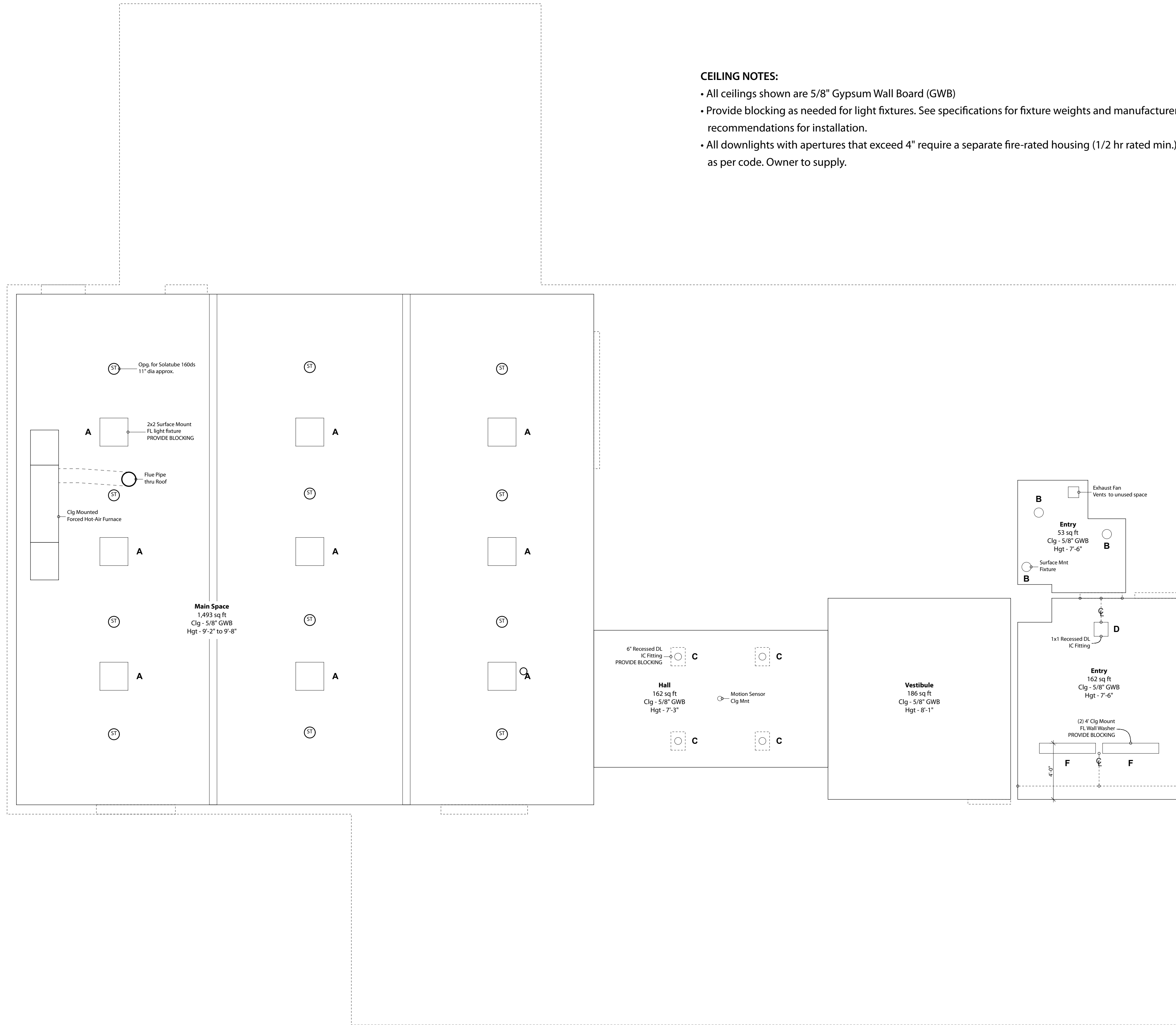
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**PORTLAND FOOD COOP**  
Hampshire Street Location, Portland, Maine

**1st Floor Plan**  
**PROPOSED**  
Scale 1/8" = 1'-0"  
or as noted

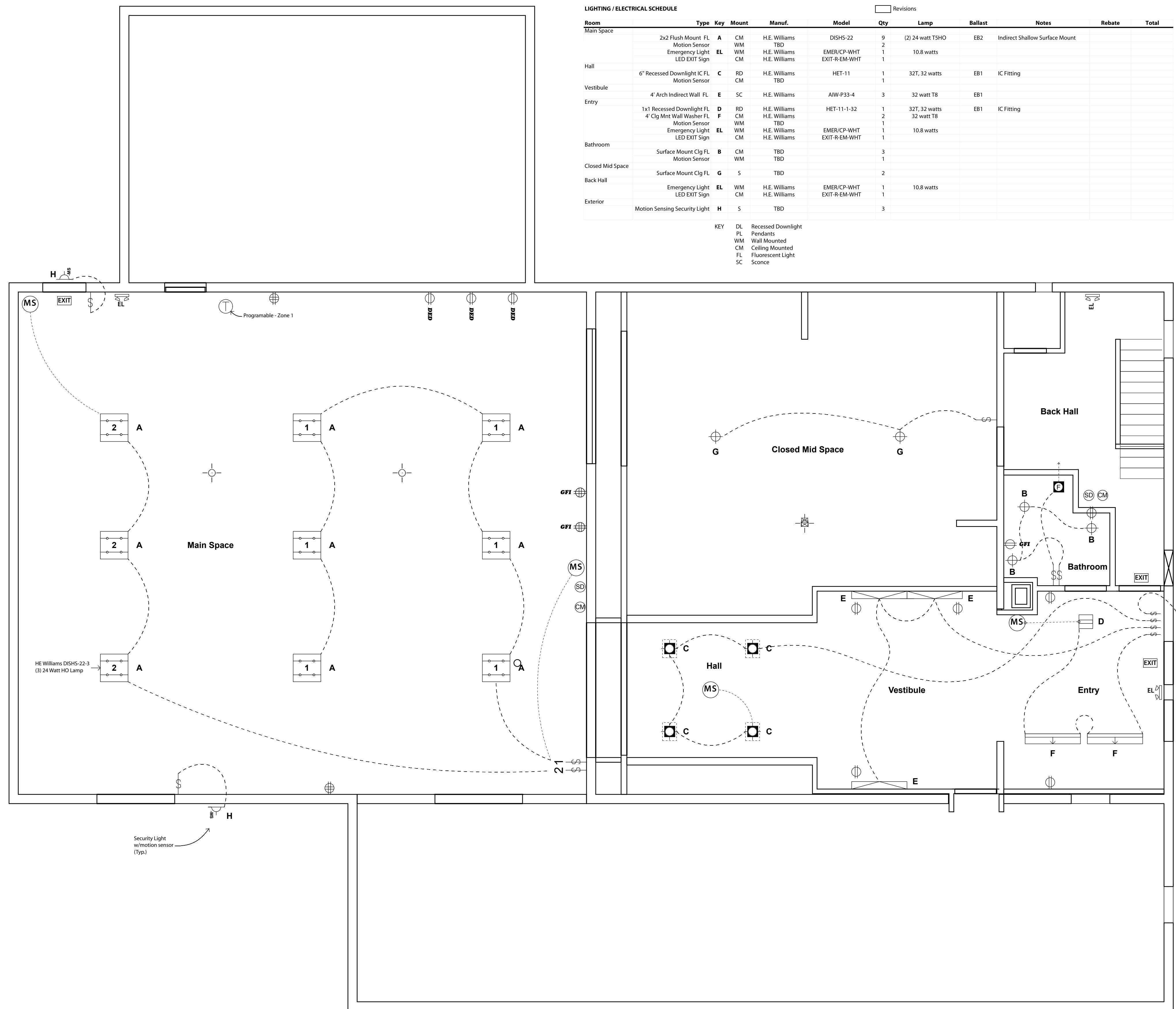
**A1.0**



- CEILING NOTES:**
- All ceilings shown are 5/8" Gypsum Wall Board (GWB)
  - Provide blocking as needed for light fixtures. See specifications for fixture weights and manufacturers recommendations for installation.
  - All downlights with apertures that exceed 4" require a separate fire-rated housing (1/2 hr rated min.) as per code. Owner to supply.

**1** Proposed-Reflected Ceiling Plan  
SCALE: 1/4" = 1'-0"





Revisions

Room	Type	Key	Mount	Manuf.	Model	Qty	Lamp	Ballast	Notes	Rebate	Total
Main Space	2x2 Flush Mount	A	CM	H.E. Williams	DISHS-22	9	(2) 24 watt TSHO	EB2	Indirect Shallow Surface Mount		
	Motion Sensor		WM	TBD		2					
	Emergency Light LED EXIT Sign	EL	WM	H.E. Williams	EMER/CP-WHT EXIT-R-EM-WHT	1 1	10.8 watts				
Hall	6" Recessed Downlight IC FL	C	RD	H.E. Williams	HET-11	1	32T, 32 watts	EB1	IC Fitting		
Vestibule	4" Arch Indirect Wall FL	E	SC	H.E. Williams	AW-P33-4	3	32 watt T8	EB1			
Entry	1x1 Recessed Downlight FL	D	RD	H.E. Williams	HET-11-1-32	1	32T, 32 watts	EB1	IC Fitting		
	4" Clg Mnt Wall Washer FL	F	CM	H.E. Williams	TBD	2	32 watt T8				
	Motion Sensor Emergency Light LED EXIT Sign		WM	H.E. Williams	EMER/CP-WHT EXIT-R-EM-WHT	1 1 1	10.8 watts				
Bathroom	Surface Mount Clg FL	B	CM	TBD		3					
	Motion Sensor		WM	TBD		1					
Closed Mid Space	Surface Mount Clg FL	G	S	TBD		2					
Back Hall	Emergency Light	EL	WM	H.E. Williams	EMER/CP-WHT	1	10.8 watts				
	LED EXIT Sign		CM	H.E. Williams	EXIT-R-EM-WHT	1					
Exterior	Motion Sensing Security Light	H	S	TBD		3					

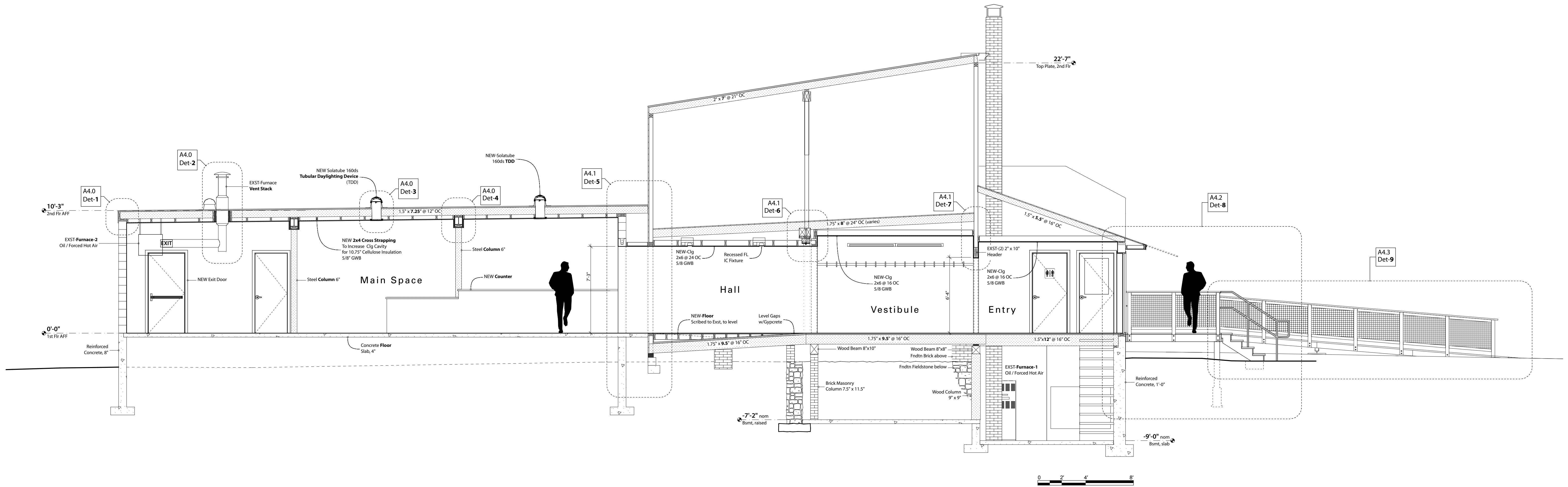
KEY  
DL Recessed Downlight  
PL Pendants  
WM Wall Mounted  
CM Ceiling Mounted  
FL Fluorescent Light  
SC Sconce

### ELECTRIC LEGEND

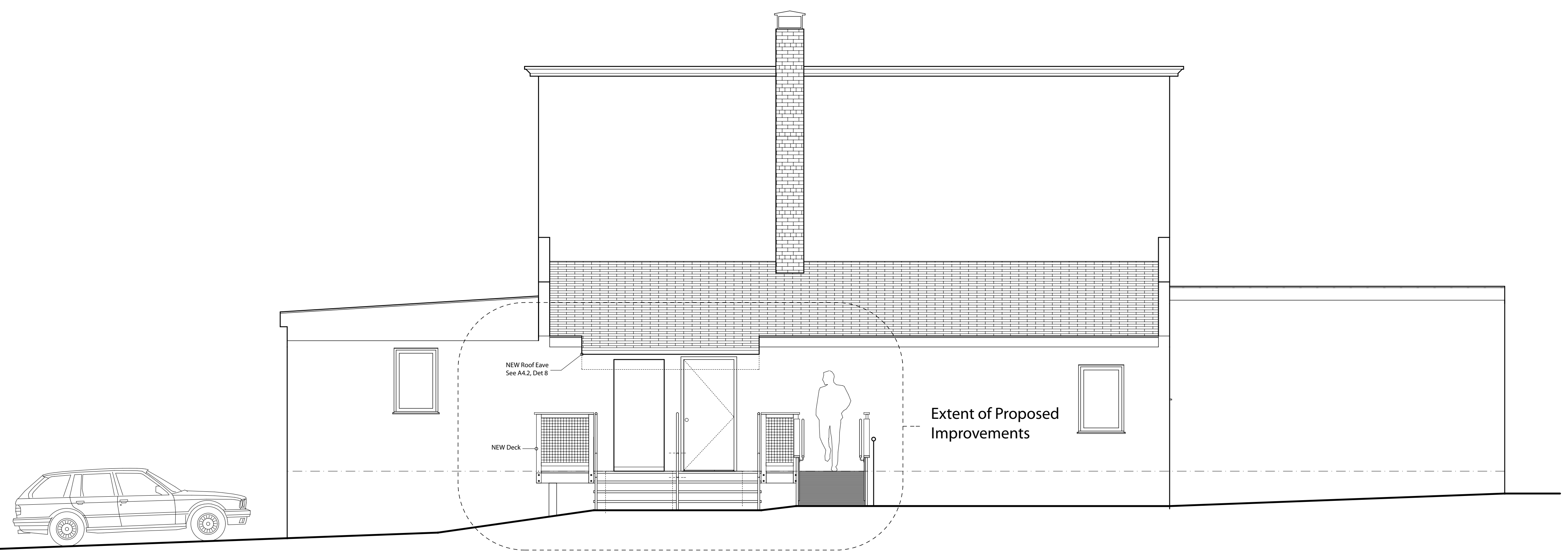
- RECEPTACLE - DUPLEX (Vert or Horiz orient)
- RECEPTACLE - SWITCHED
- RECEPTACLE - QUAD
- RECEPTACLE - GFI, WET LOC.
- RECEPTACLE - DEDICATED
- RECEPTACLE - FLOOR
- RECEPTACLE - WEATHERPROOF
- RECEPTACLE - APPLIANCE
- RECEPTACLE - PLUGMOLD STRIP
- LIGHT - SURFACE CEILING
- LIGHT - SURFACE MNT PENDANT/CHANDELIER
- LIGHT - RECESSED CEILING
- LIGHT - RECESSED CEILING WET LOCATION RATED
- LIGHT - WALL MOUNT
- LIGHT - FLOURESCENT 2x2 Flush Mount
- LIGHT - FLOURESCENT 1x1 Recessed (IC)
- LIGHT - FLOURESCENT PENDANT
- LIGHT - FLOURESCENT Wall mounted Indirect
- LIGHT - FLOURESCENT Clg Mount Wall Washer
- LIGHT - EXTERIOR Security Light w/motion sensor
- LIGHT - COVE or TRACK
- LIGHT - UNDER CABINET LED
- SWITCH - SINGLE
- SWITCH - DIMMING
- SWITCH - 3 WAY
- CABLE OUTLET
- TELEPHONE OUTLET
- CEILING FAN
- EXHAUST FAN
- FAN / LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- EXIT Sign, Lighted
- EMERGENCY LIGHTING
- COMPUTER NETWORK
- AUDIO - LOUDSPEAKER
- ELECTRICAL POWER DIST. PANEL
- NETWORK / TELECOM DIST. PANEL
- OWNER PROVIDED
- COUNTERTOP
- DEDICATED CIRCUIT
- GFI GROUND FAULT INTERRUPT, WET LOCATION RATED
- MOTION SENSOR
- LIGHT COVE TRANSFORMER
- INTERCOM

**4** Electrical Plan, Proposed  
SCALE: 1/4" = 1'-0"

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Anytown, ME 00000  
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**PORTLAND FOOD COOP**  
Hampshire Street Location, Portland, Maine  
  
**Electrical Plan, 1st Floor**  
**PROPOSED**  
Scale 1/4" = 1'-0"  
or as noted  
  
**E1.0**



1 Proposed New Construction, Building Section-1  
SCALE: 1/4" = 1'-0"



2 Proposed New Construction, EAST Elevation Deck  
SCALE: 1/4" = 1'-0"

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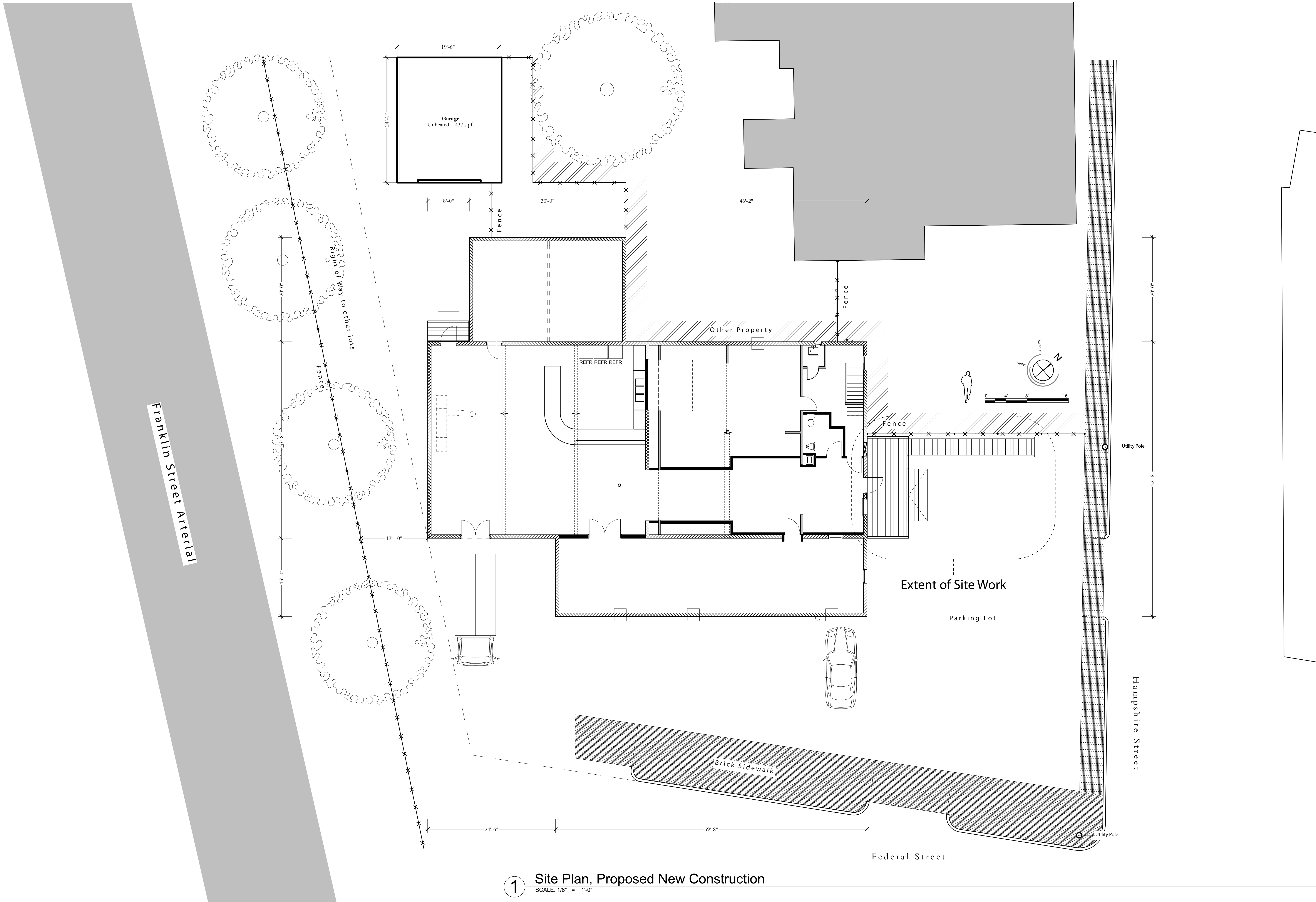
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Scale 1/4" = 1'-0"  
or as noted

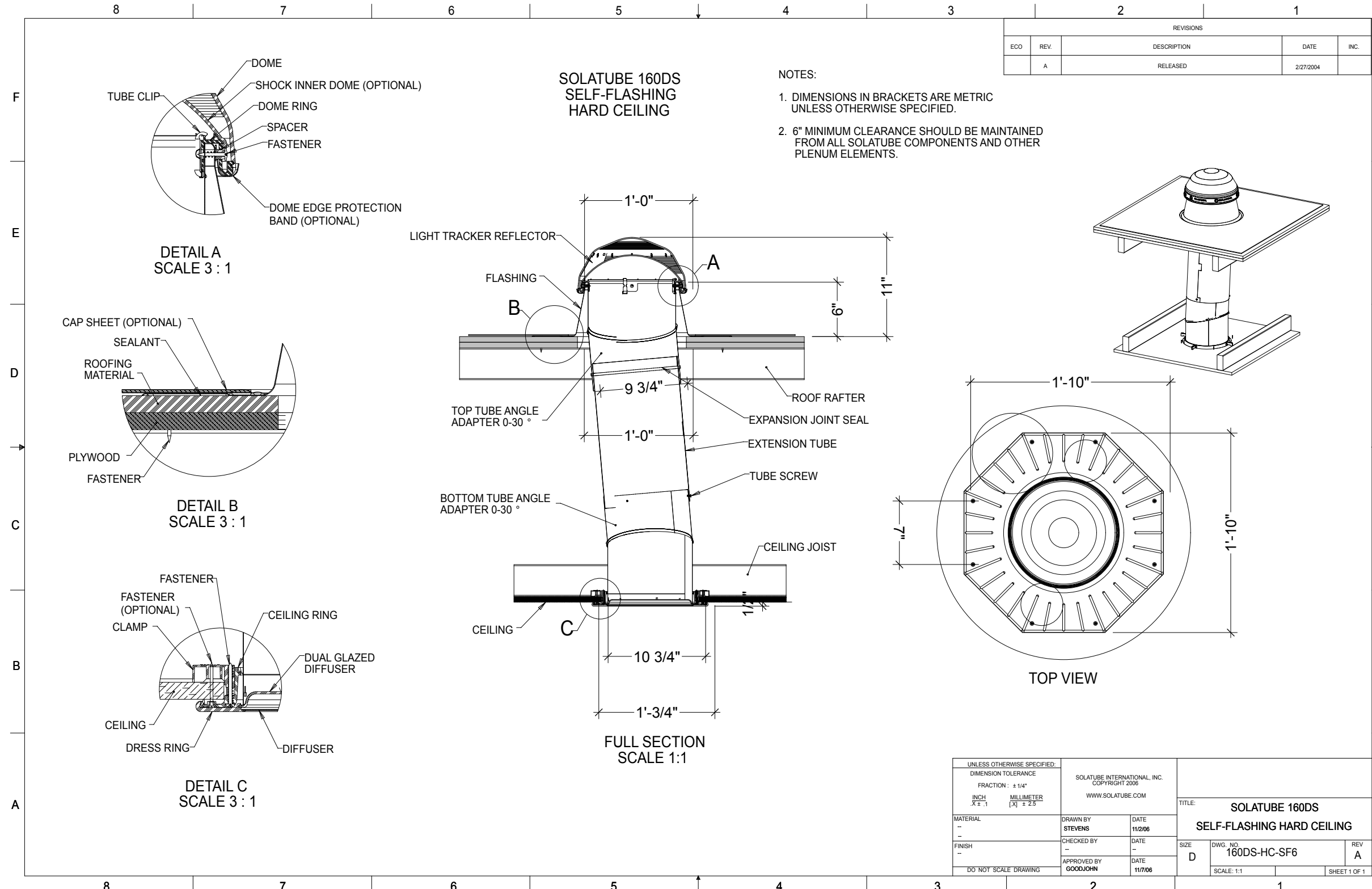
A1.2



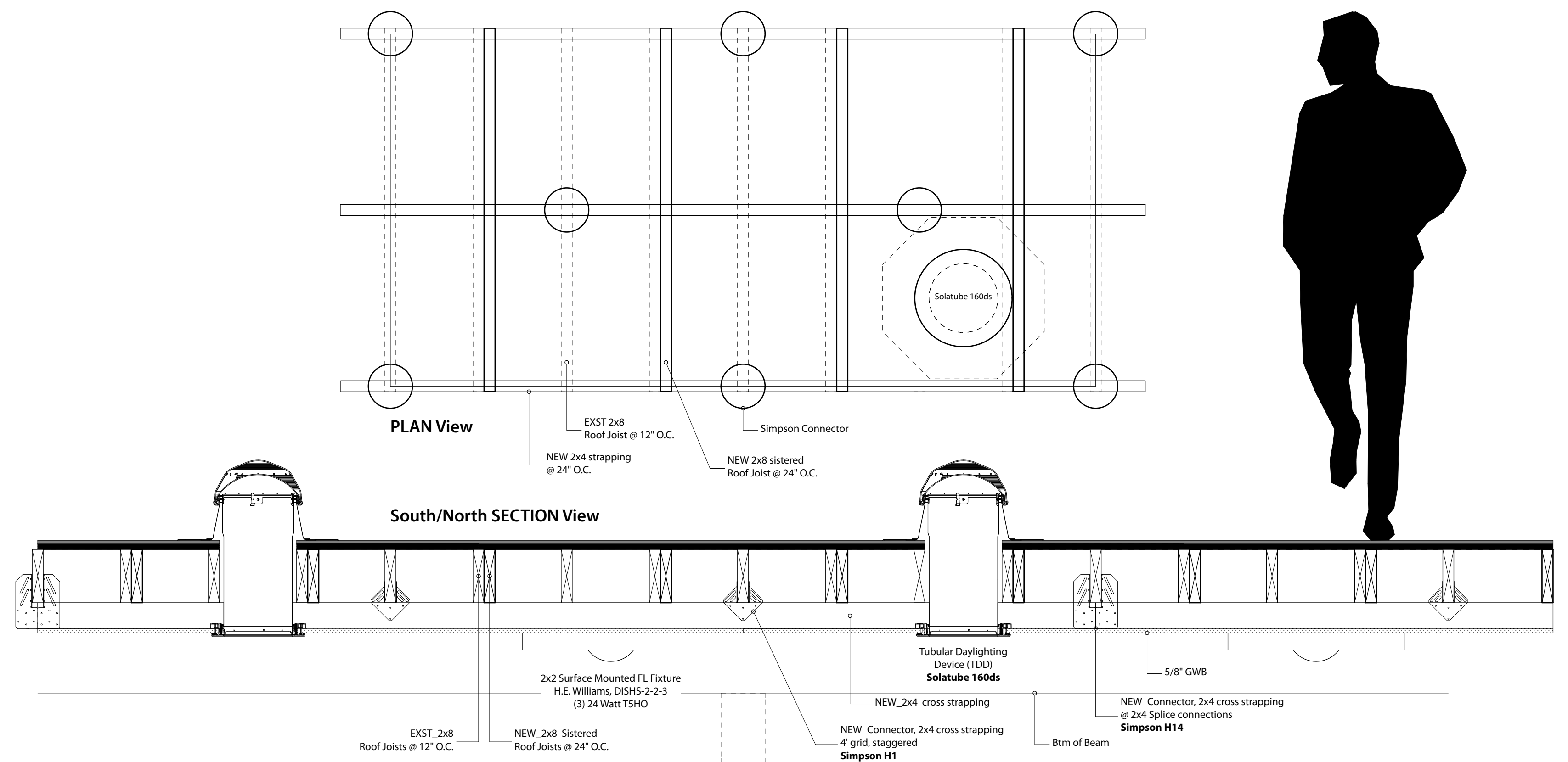


1 Site Plan, Proposed New Construction  
 SCALE: 1/8" = 1'-0"

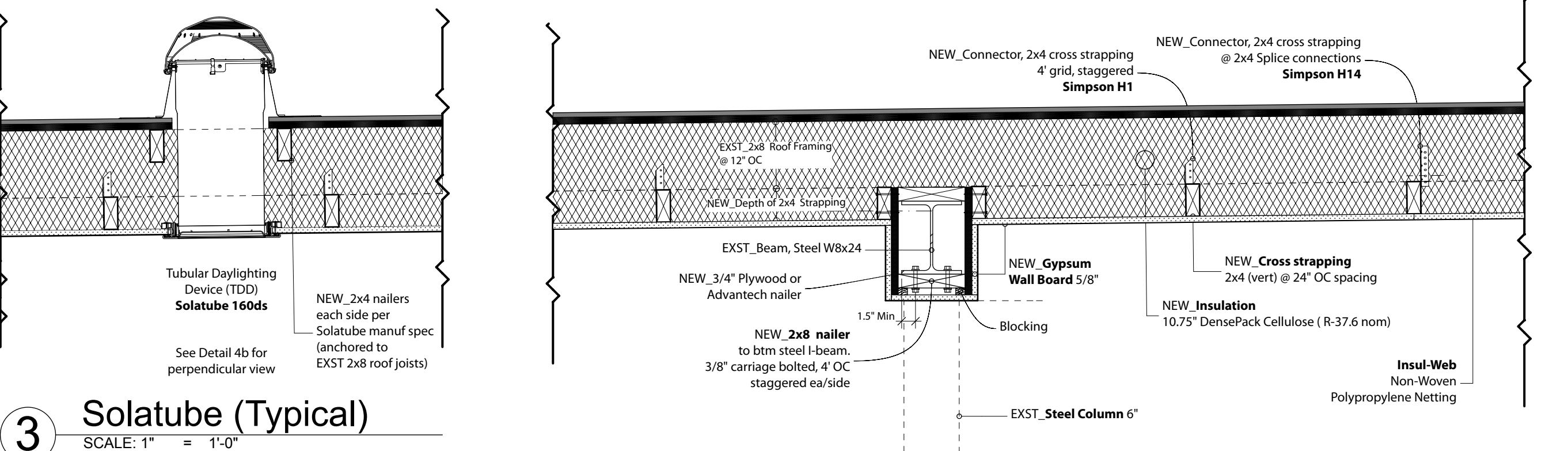
<p><b>General Contractor / Builder</b>        00 Somewhere Street        Anytown, ME 00000        (207) 000-0000 builder@company.com</p>
<p><b>Portland Food Coop</b>        Space Committee        PO Box 5312, Portland, ME 04101        spaces@portlandfoodcoop.org</p>
<p>Issued        Mar-01-2011</p>
<p><b>PORTLAND FOOD COOP</b>        Hampshire Street Location, Portland, Maine</p>
<p><b>Site Plan</b>  <b>PROPOSED</b>        Scale 1/8" = 1'-0"        or as noted</p>
<p><b>A1.3</b></p>



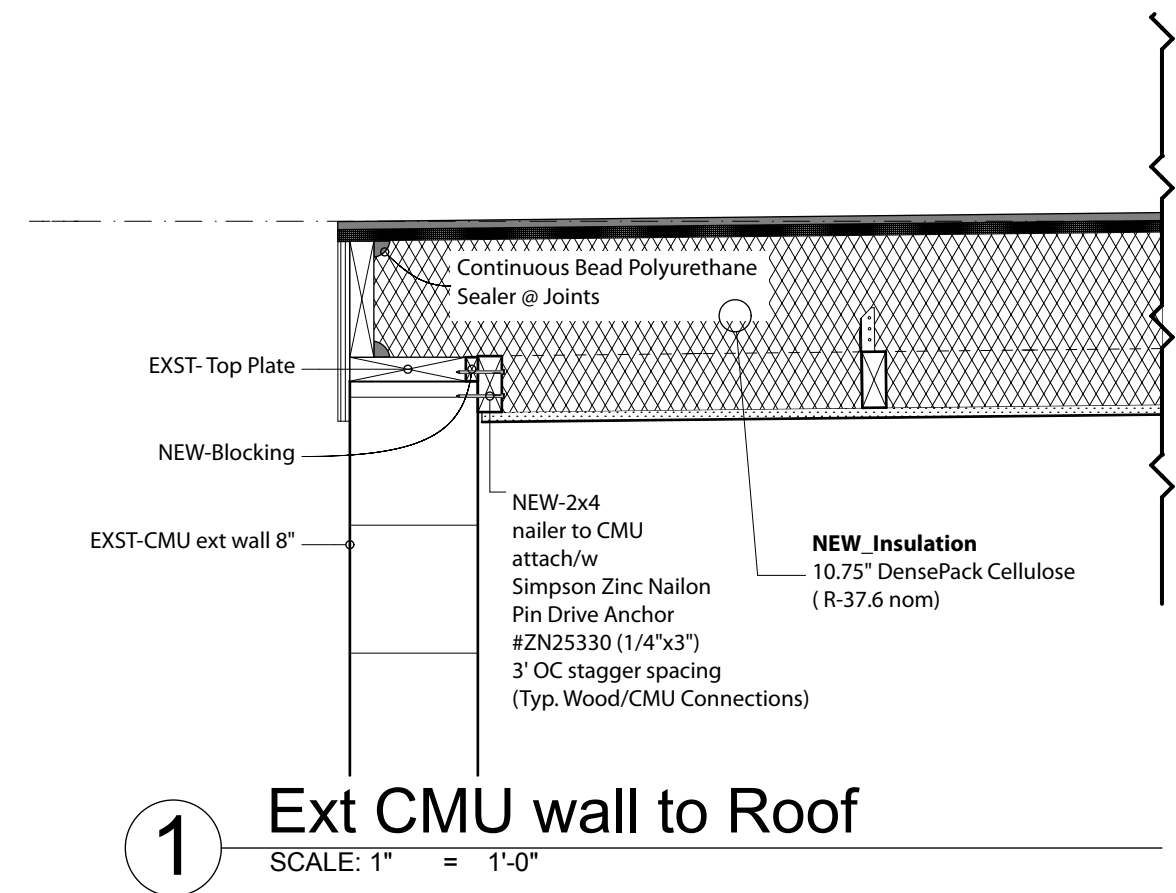
**3b** Solatube 160DS  
SCALE: 1" = 1'-0"



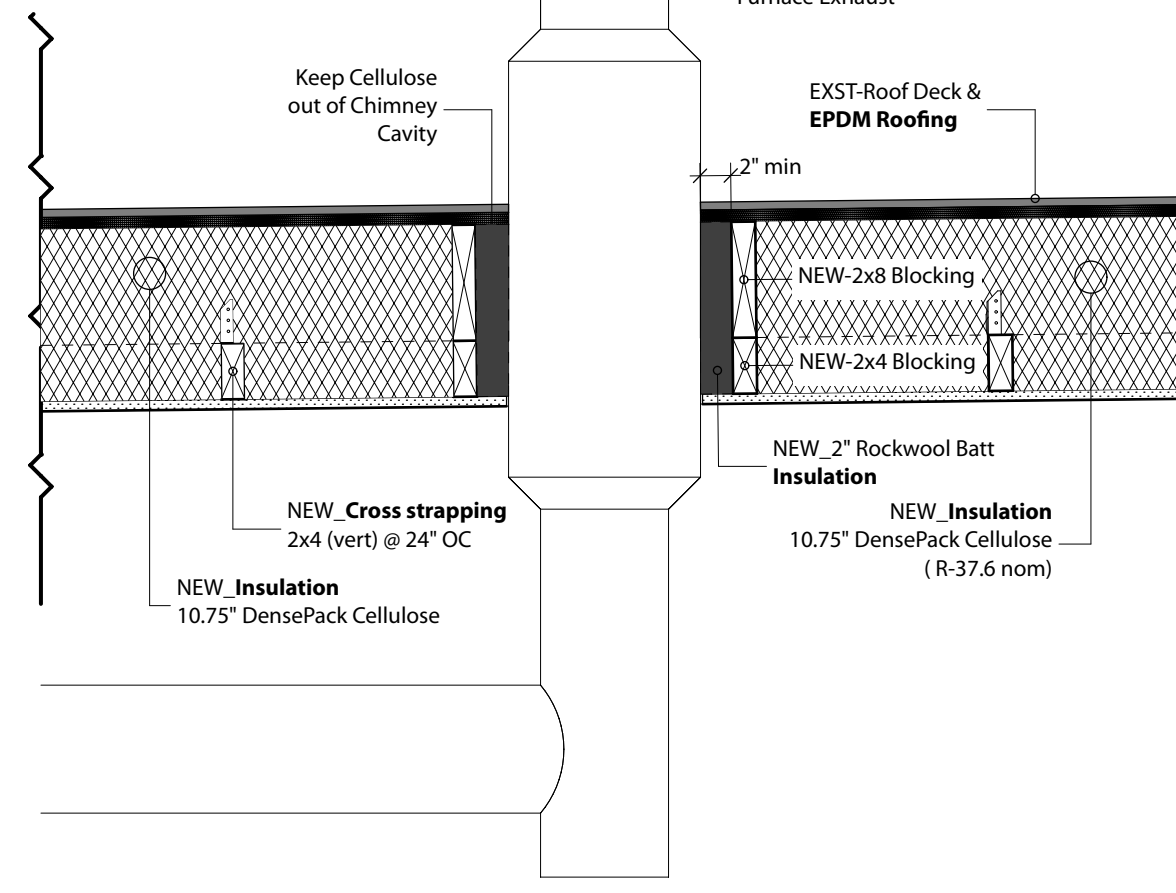
**4b** Supplement - Rotated Section and Plan view of Detail 4  
SCALE: 1" = 1'-0"



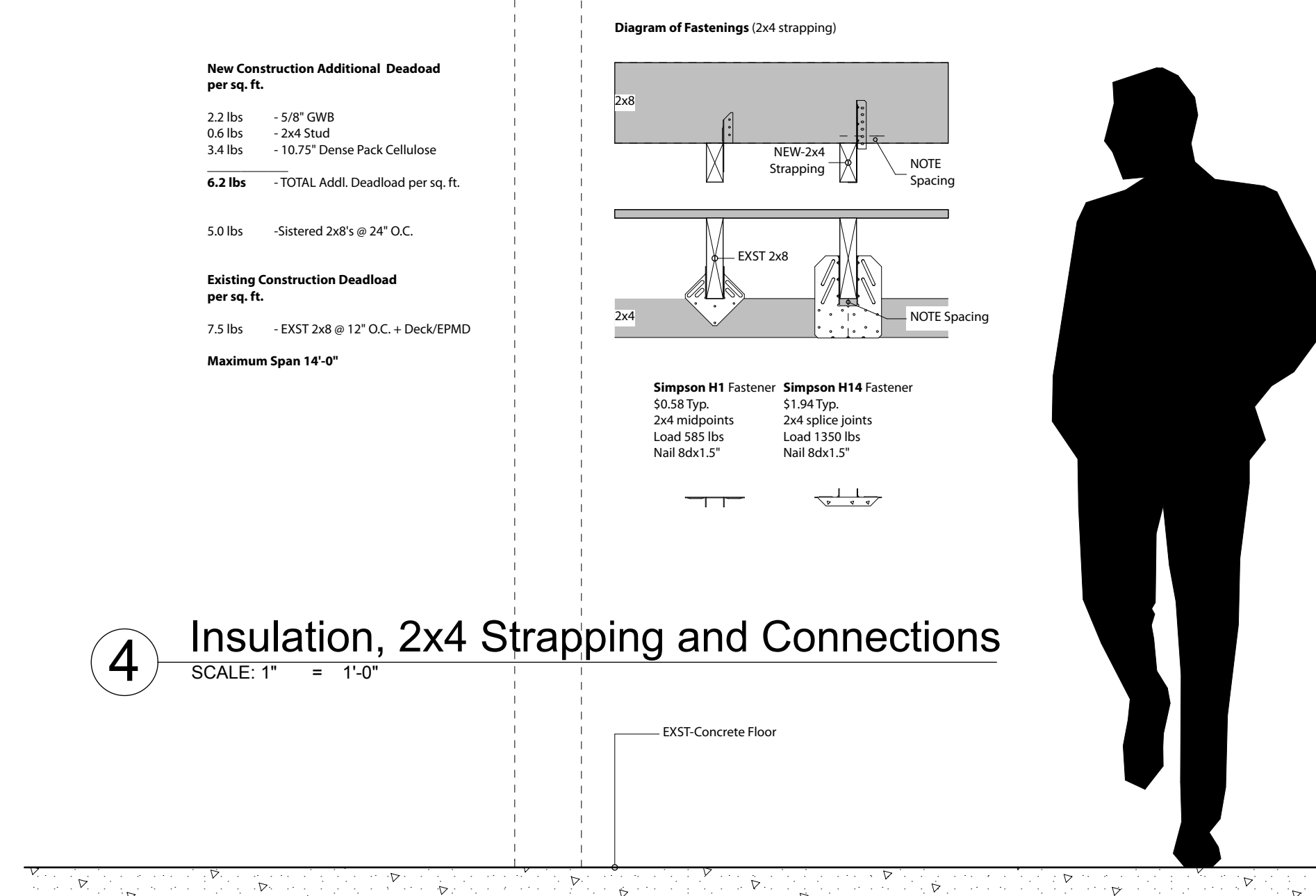
**3** Solatube (Typical)  
SCALE: 1" = 1'-0"



**1** Ext CMU wall to Roof  
SCALE: 1" = 1'-0"



**2** Flue Penetration  
SCALE: 1" = 1'-0"



**4** Insulation, 2x4 Strapping and Connections  
SCALE: 1" = 1'-0"

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space@portlandfoodcoop.org

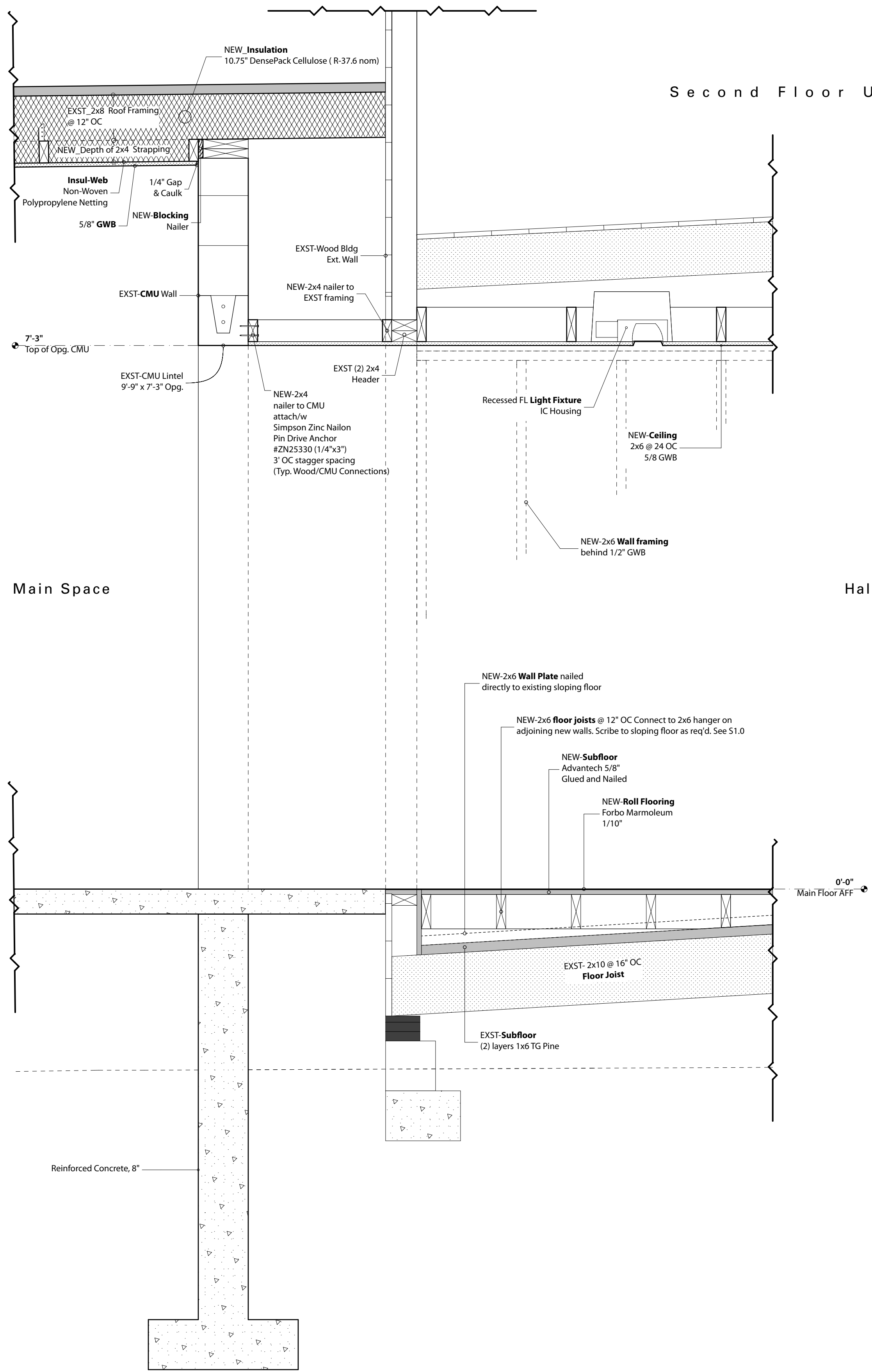
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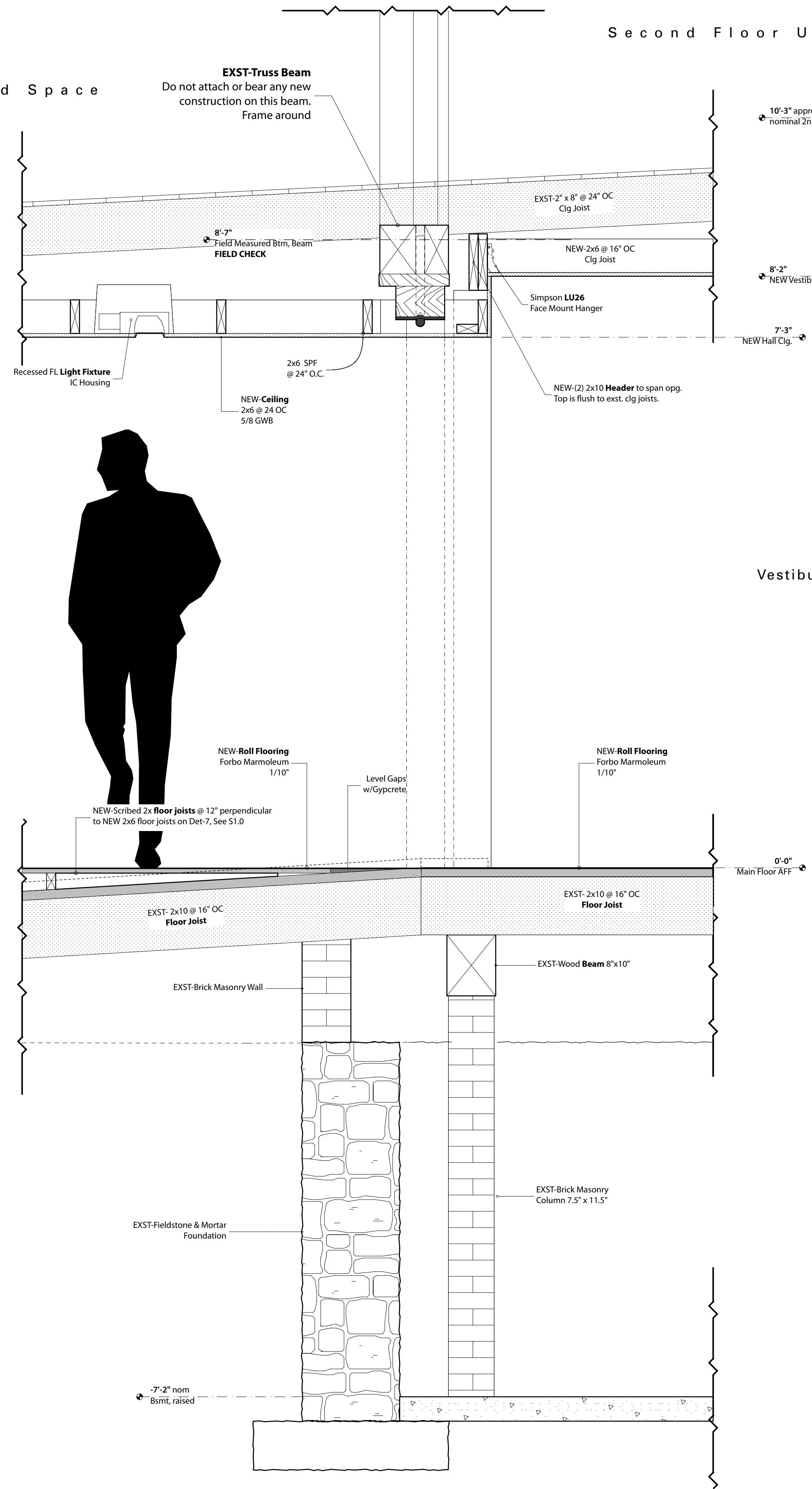
Construction Details  
Main Space, PROPOSED  
Scale 1" = 1'-0"  
or as noted

A4.0



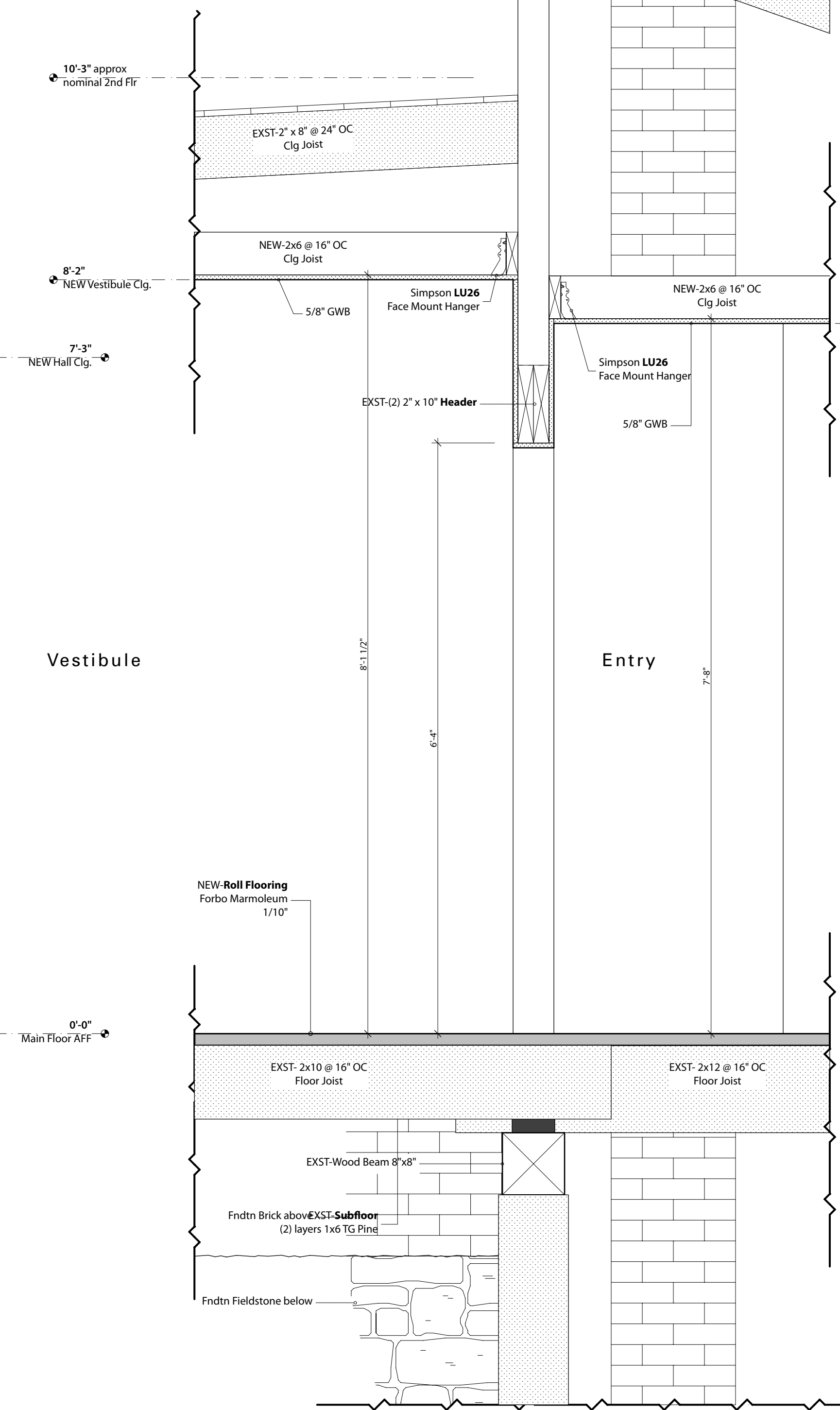


**5** Back/Middle Space Connection, Hallway  
SCALE: 1" = 1'-0"

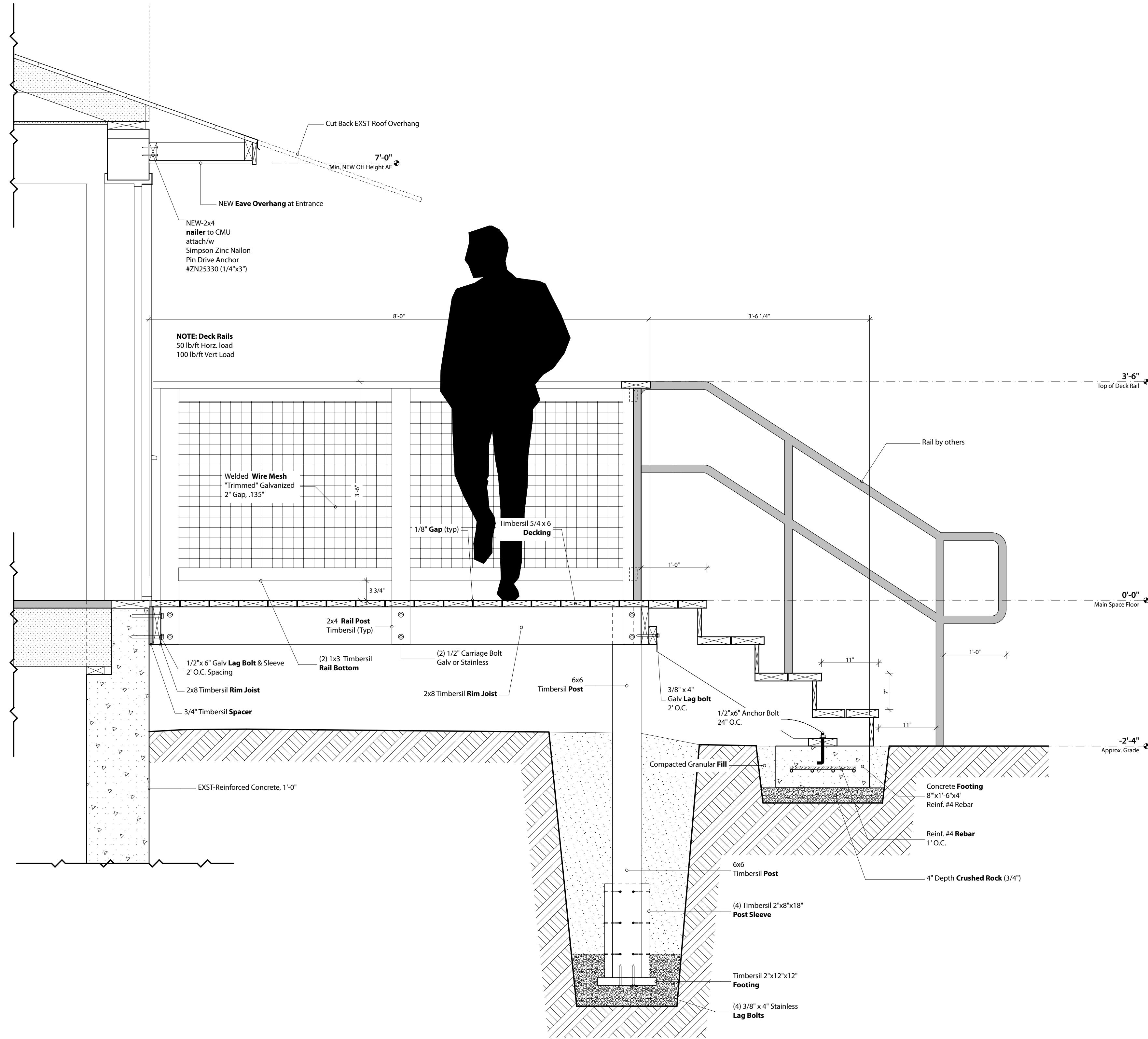


**6** Middle Space Truss Beam  
SCALE: 1" = 1'-0"

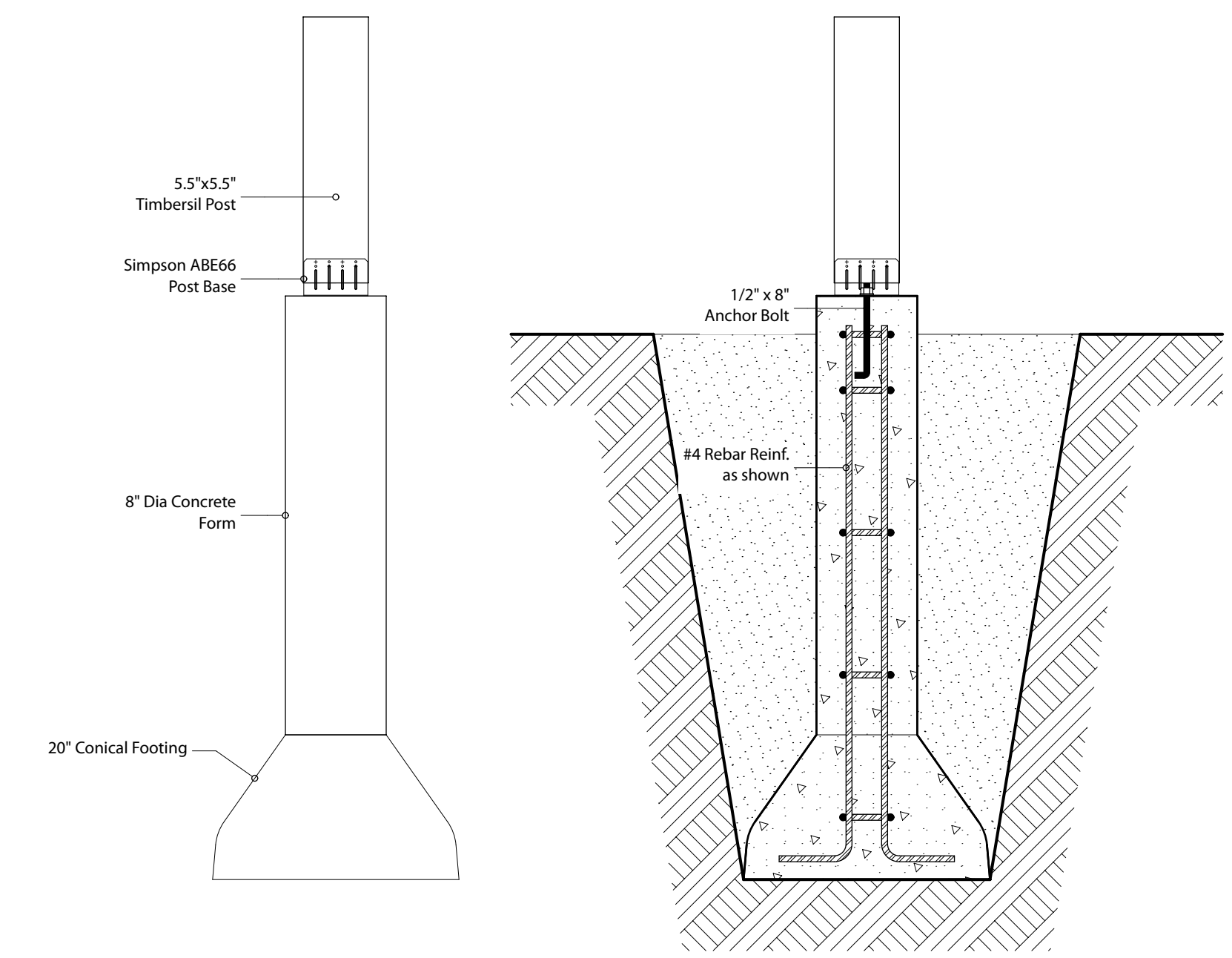
Second Floor Unused Space



**7** Entry Opening to Middle Space  
SCALE: 1" = 1'-0"



**8 Deck Detail**  
SCALE: 1" = 1'-0"



**8b Alternate Deck Footing Detail**  
SCALE: 1" = 1'-0"

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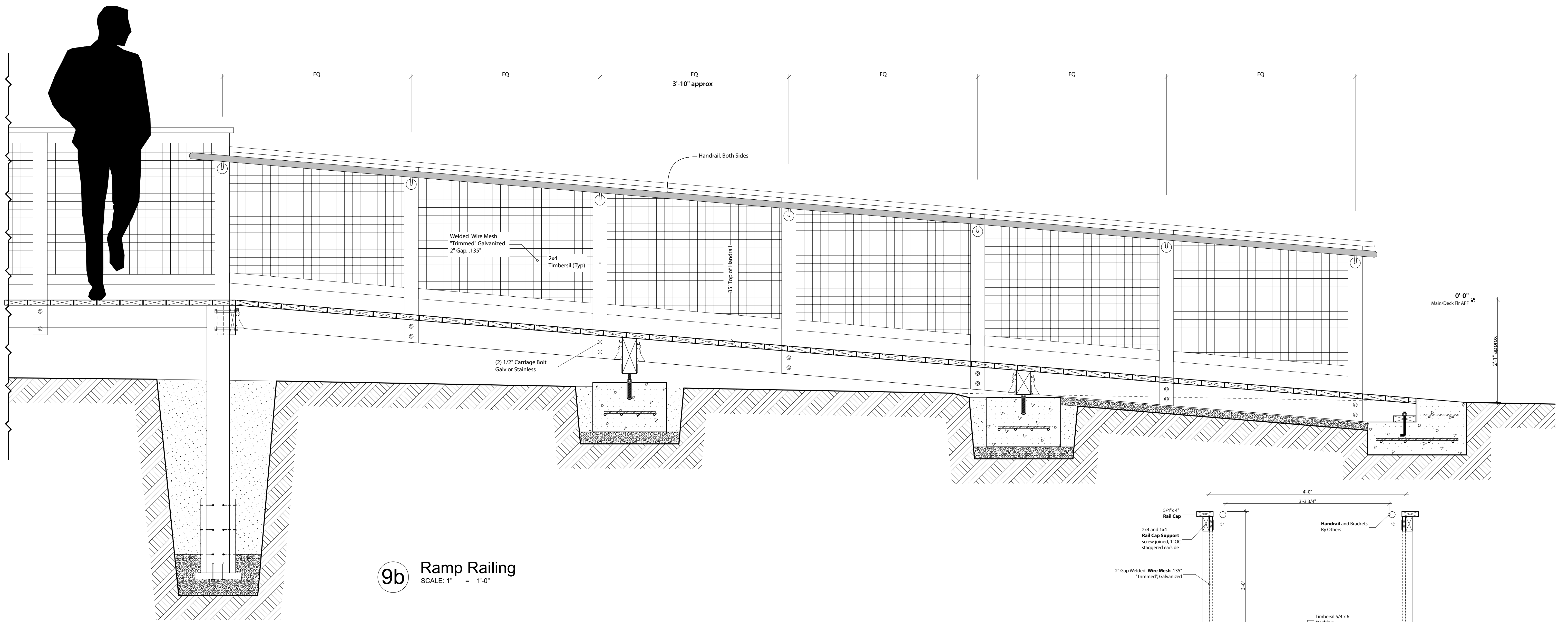
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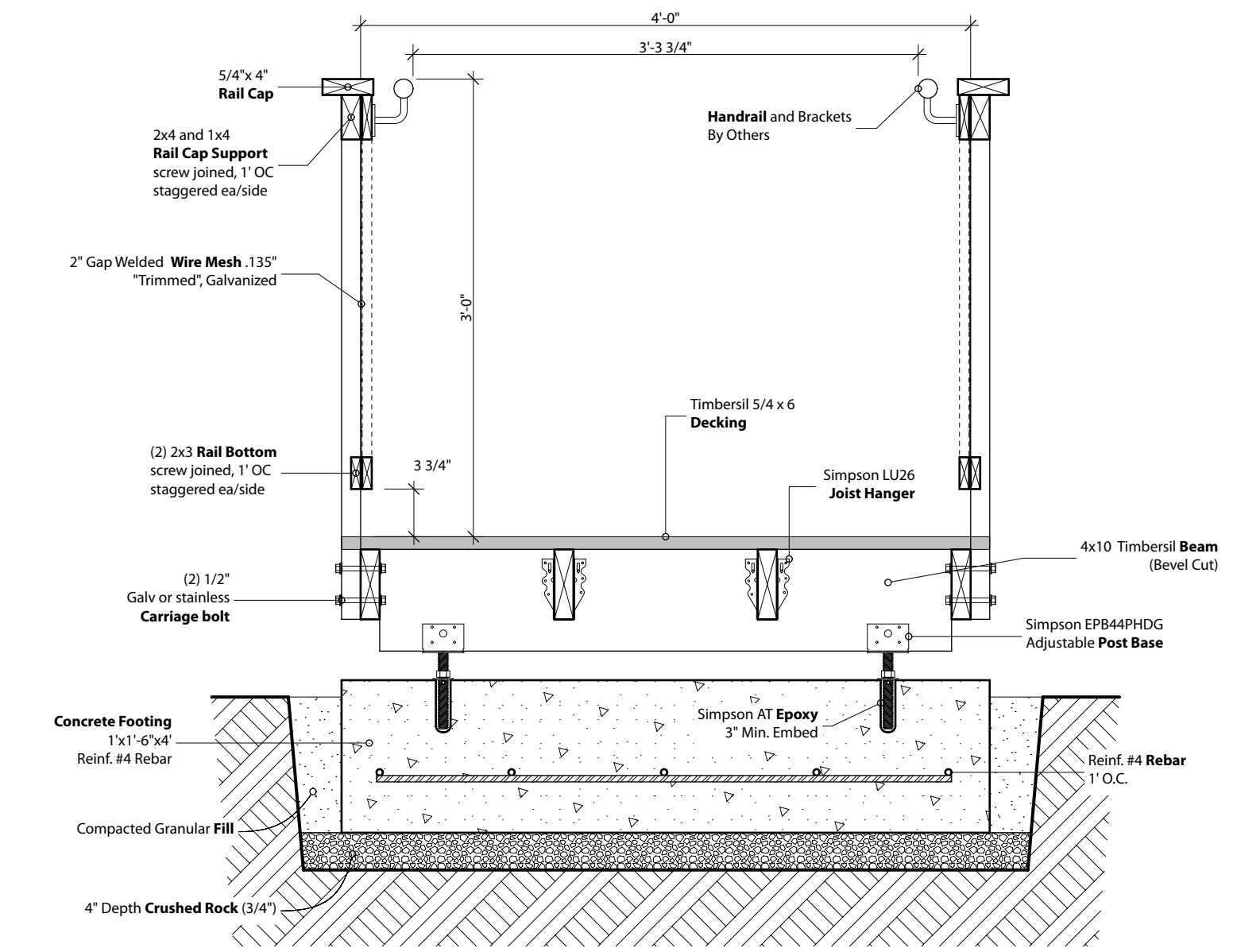
**PORTLAND FOOD COOP**  
Hampshire Street Location, Portland, Maine

**Construction Details**  
Deck, PROPOSED  
Scale 1" = 1'-0"  
or as noted

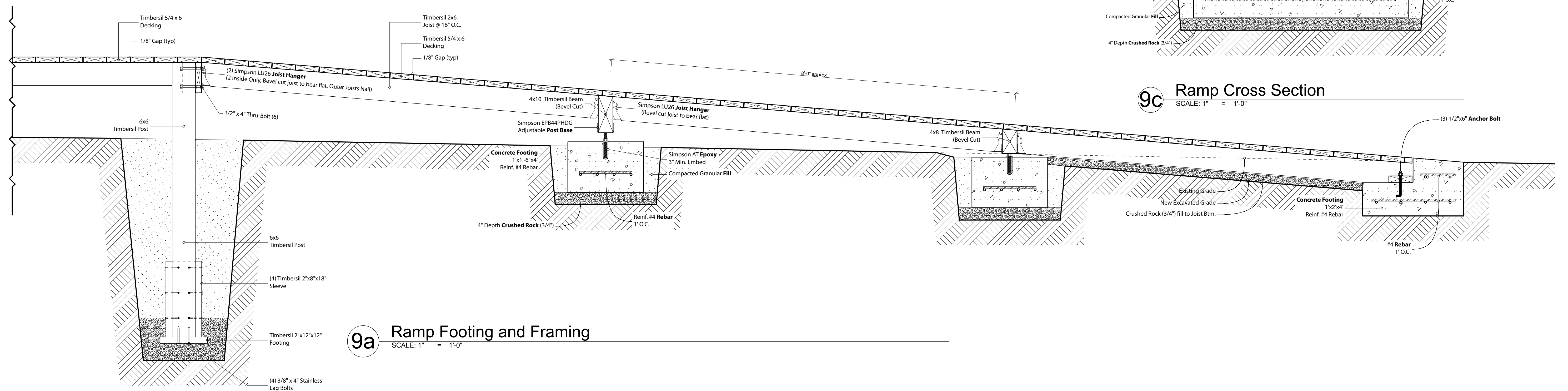
**A4.2**



**9b Ramp Railing**  
SCALE: 1" = 1'-0"



**9c Ramp Cross Section**  
SCALE: 1" = 1'-0"



**9a Ramp Footing and Framing**  
SCALE: 1" = 1'-0"

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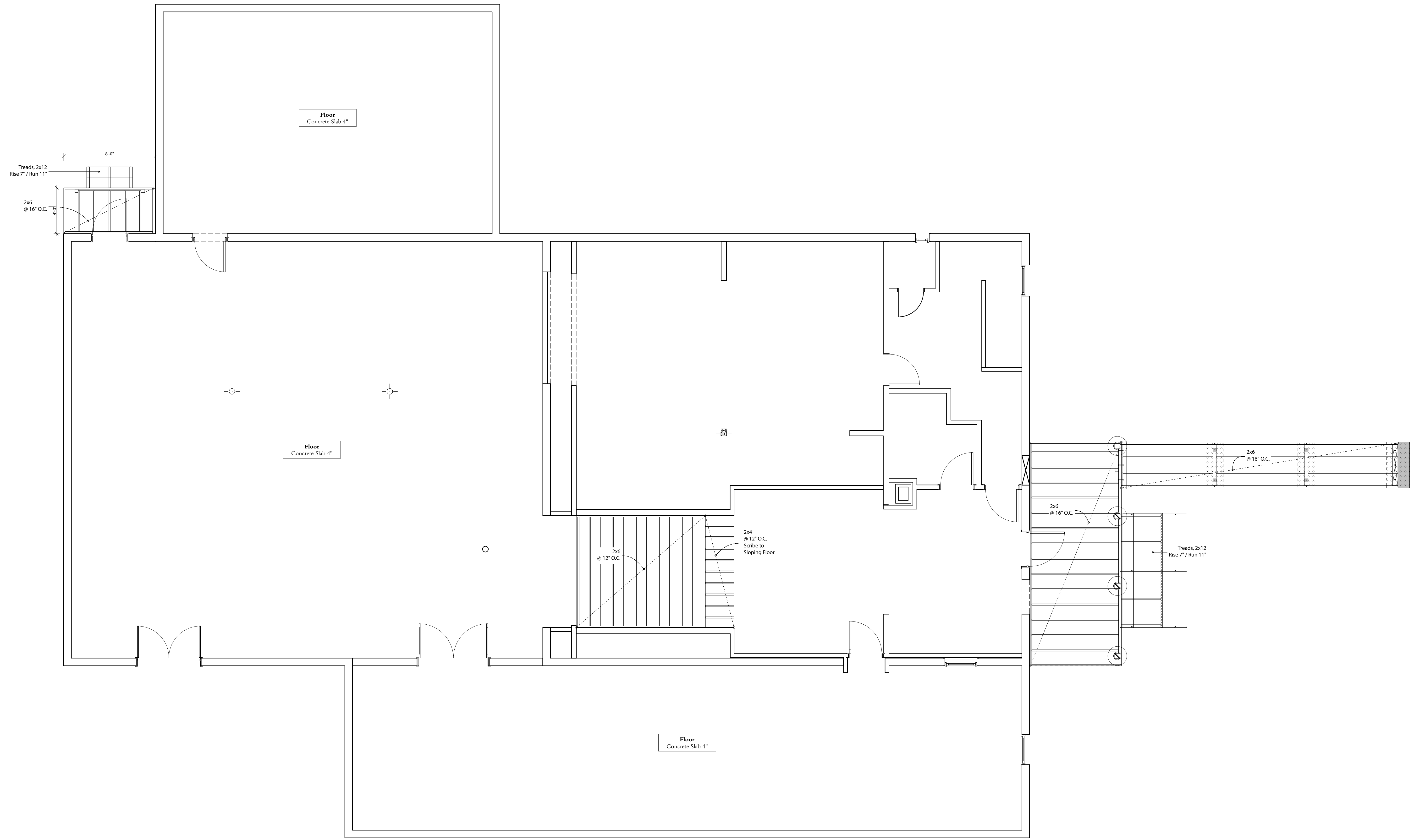
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PORTLAND FOOD COOP  
Hampshire Street Location, Portland, Maine

Construction Details  
Deck Ramp, PROPOSED  
Scale 1" = 1'-0"  
or as noted

A4.3





**1** Proposed-1st Flr Floor and Deck Framing  
 SCALE: 1/4" = 1'-0"

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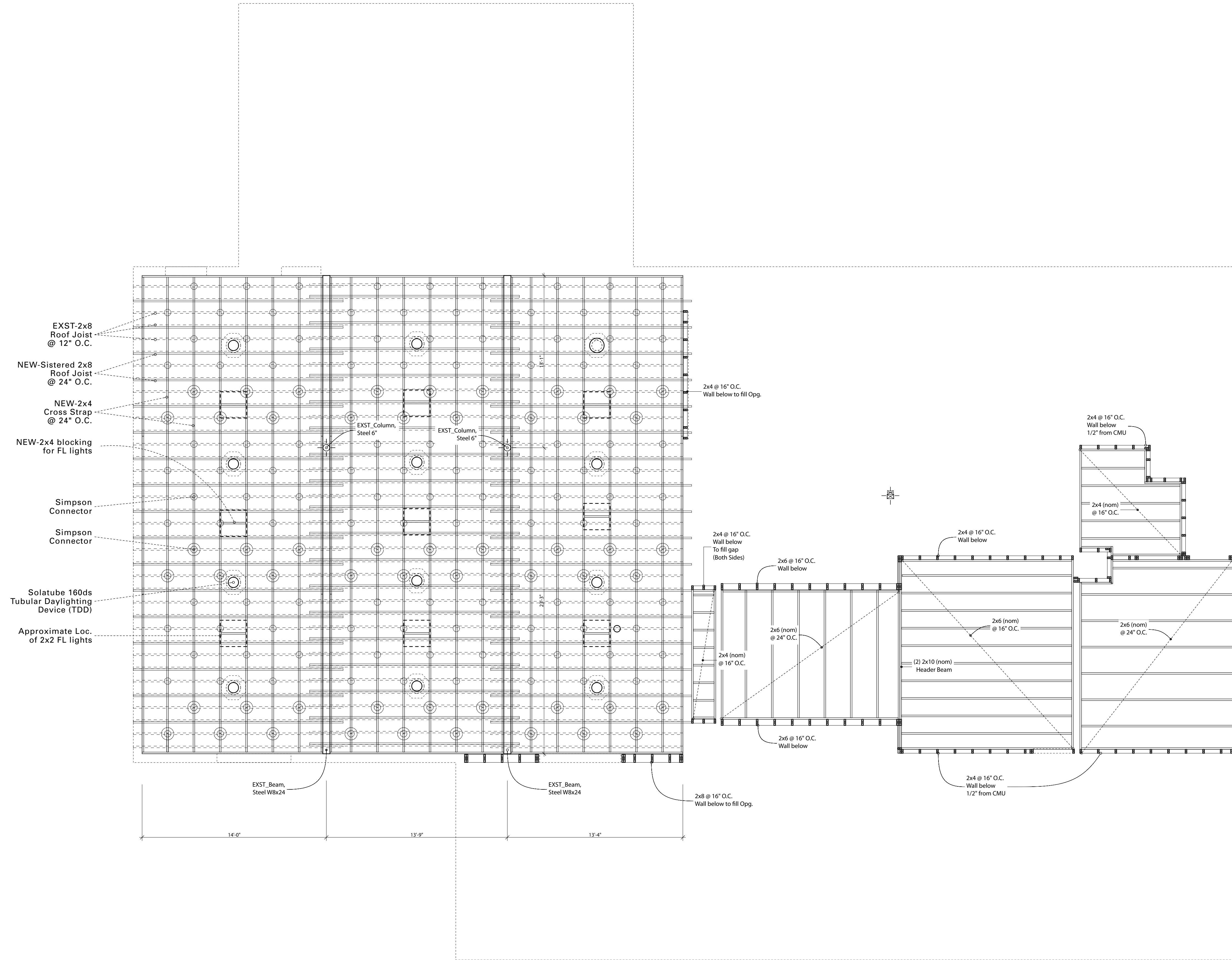
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**PORTLAND FOOD COOP**  
 Hampshire Street Location, Portland, Maine

**Floor Framing Plan**  
**PROPOSED**  
 Scale 1/4" = 1'-0"  
 or as noted

**S1.0**



**1** Proposed-1st Flr Ceiling Framing  
 SCALE: 1/4" = 1'-0"

**General Contractor / Builder**  
 00 Somewhere Street  
 Anytown, ME 00000  
 (207) 000-0000 builder@company.com

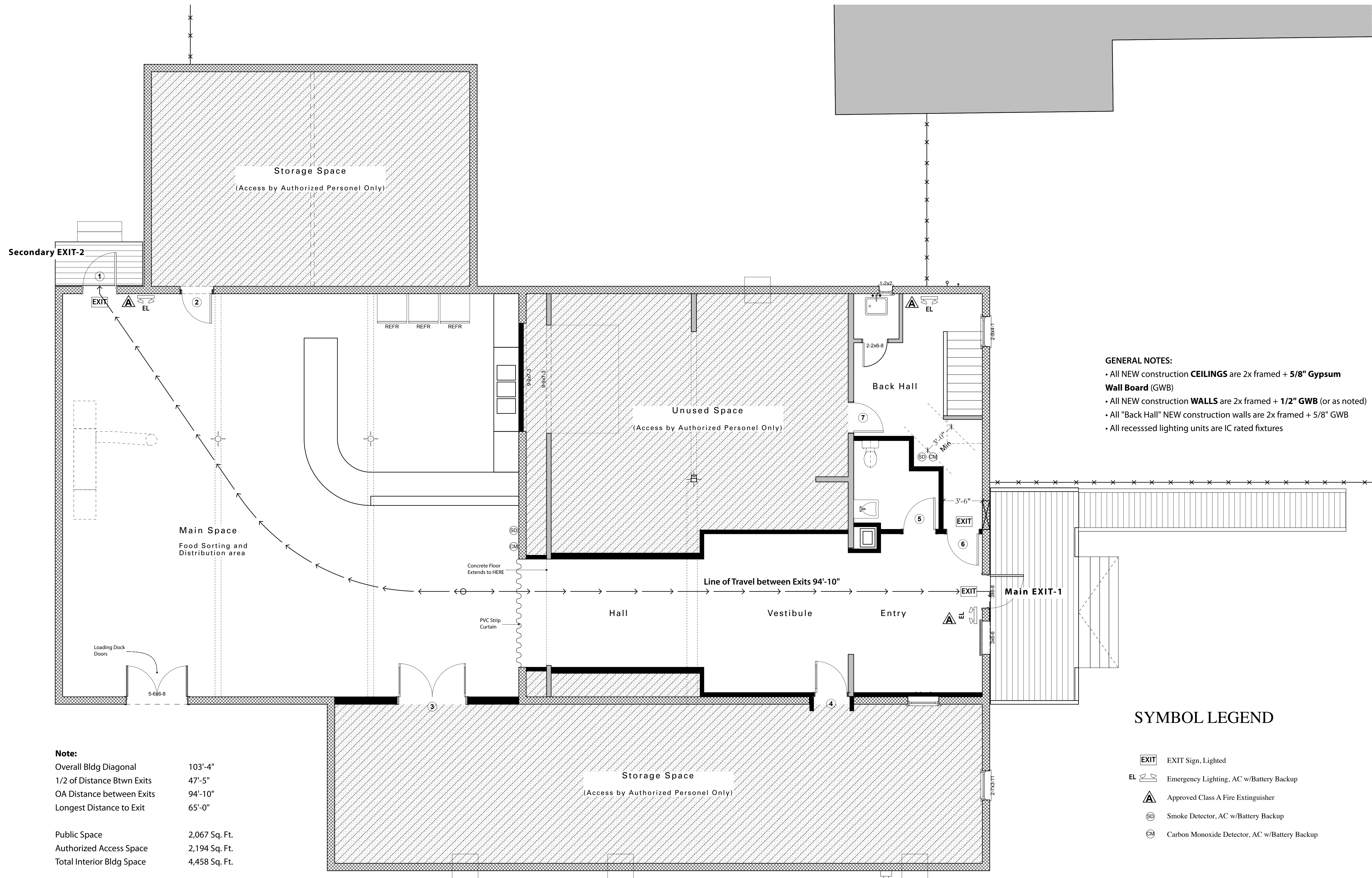
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**PORTLAND FOOD COOP**  
 Hampshire Street Location, Portland, Maine

**Ceiling Framing Plan**  
**PROPOSED**  
 Scale 1/4" = 1'-0"  
 or as noted

**S1.1**



- GENERAL NOTES:**
- All NEW construction **CEILING**s are 2x framed + 5/8" Gypsum Wall Board (GWB)
  - All NEW construction **WALL**s are 2x framed + 1/2" GWB (or as noted)
  - All "Back Hall" NEW construction walls are 2x framed + 5/8" GWB
  - All recessed lighting units are IC rated fixtures

**Note:**

Overall Bldg Diagonal	103'-4"
1/2 of Distance Btwn Exits	47'-5"
OA Distance between Exits	94'-10"
Longest Distance to Exit	65'-0"
Public Space	2,067 Sq. Ft.
Authorized Access Space	2,194 Sq. Ft.
Total Interior Bldg Space	4,458 Sq. Ft.

- SYMBOL LEGEND**
- EXIT Sign, Lighted
  - Emergency Lighting, AC w/Battery Backup
  - Approved Class A Fire Extinguisher
  - Smoke Detector, AC w/Battery Backup
  - Carbon Monoxide Detector, AC w/Battery Backup