

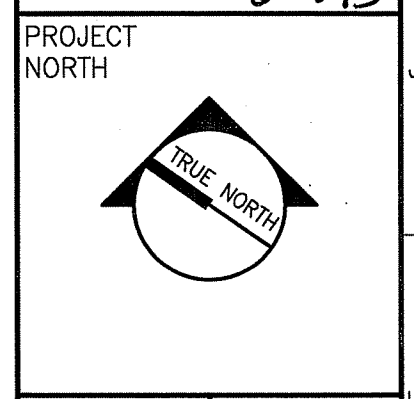
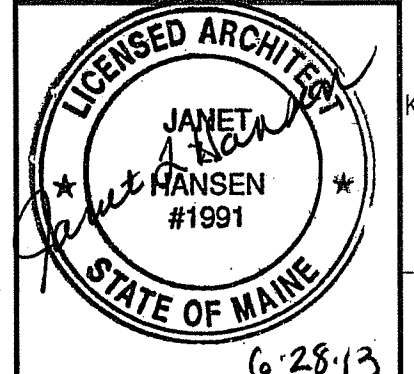
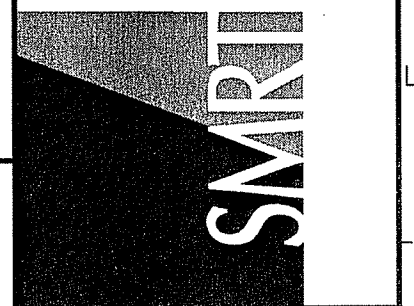
BAKER | NEWMAN | NOYES

RENOVATIONS

280 FORE STREET, PORTLAND, MAINE

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ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN
COMMISSIONING



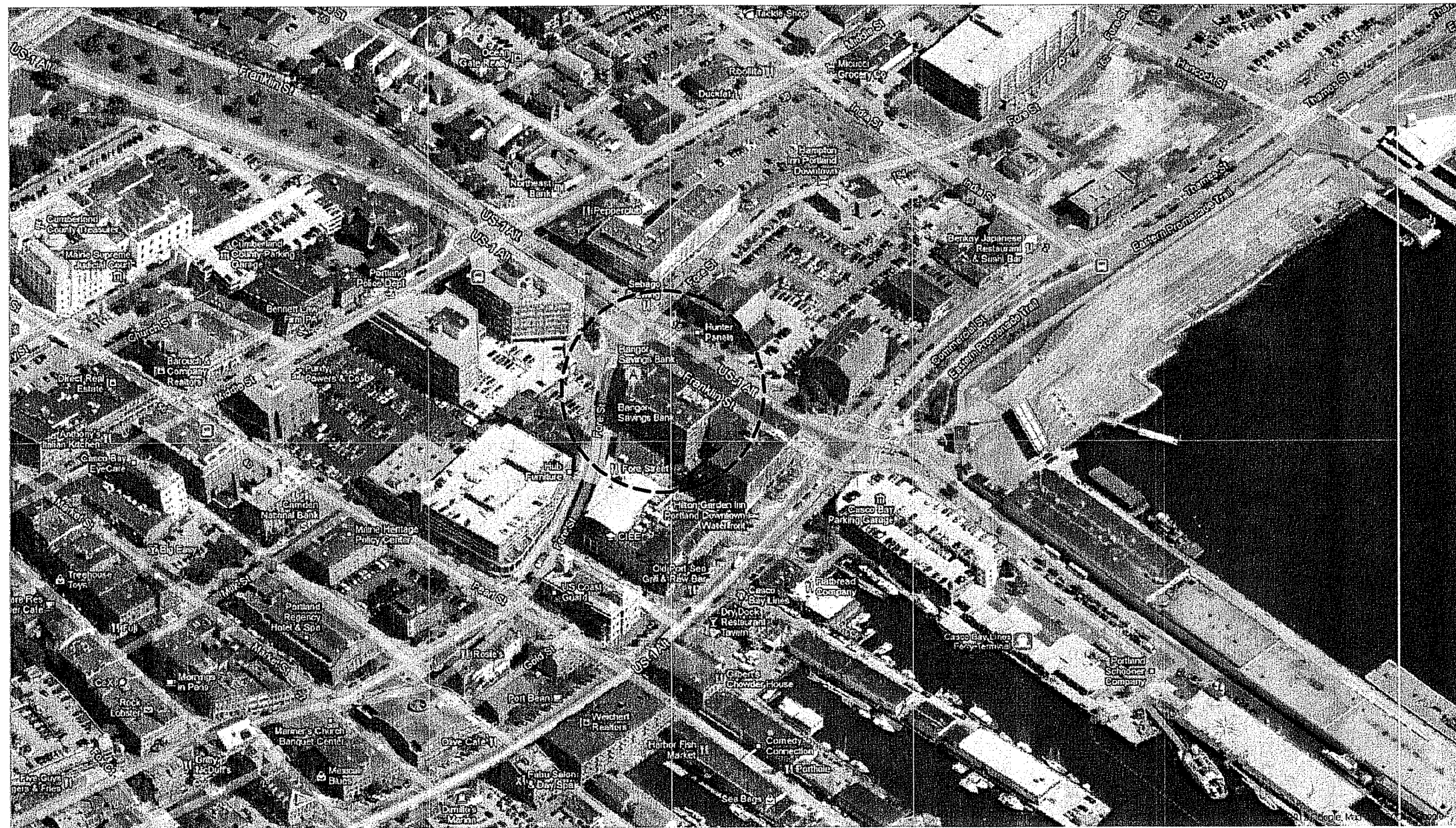
PROJECT
NORTH

BAKER, NEWMAN & NOYES
FORE STREET OFFICE BUILDING RENOVATIONS
PORTLAND, MAINE

ISSUED FOR PERMITTING
6-28-13

CURRENT ISSUE STATUS:

LOCATION MAP:



DRAWING LIST:

GENERAL

G1001 COVER SHEET

ARCHITECTURAL

A-001 FOURTH LEVEL LIFE SAFETY PLAN

AD101 FOURTH LEVEL REMOVALS AND PREPARATIONS PLAN
AD102 FIFTH LEVEL REMOVALS AND PREPARATIONS PLAN
AD111 FOURTH LEVEL REFLECTED CEILING REMOVALS PLAN
AD112 FIFTH LEVEL REFLECTED CEILING REMOVALS PLAN

AE101 FOURTH LEVEL FLOOR PLAN
AE102 FIFTH LEVEL FLOOR PLAN
AE111 FOURTH LEVEL REFLECTED CEILING PLAN
AE112 FIFTH LEVEL REFLECTED CEILING PLAN

AE201 INTERIOR ELEVATIONS

AE501 DETAILS

A-603 DOOR SCHEDULE AND DETAILS

CODE SUMMARY

APPLICABLE CODES AND STANDARDS:

GENERAL:
INTERNATIONAL BUILDING CODE (IBC) 2009 EDITION
NFPA LIFE SAFETY CODE 101 2009 EDITION
ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES 1994 EDITION

MECHANICAL:

ASHRAE STANDARD 62.1-2007 - VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY
ASHRAE STANDARD 90.1-2007 - ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS, EDITIONS WITHOUT ADDENDA.
INTERNATIONAL MECHANICAL CODE - 2003 EDITION
2009 INTERNATIONAL ENERGY CONSERVATION CODE AND 2007 ASHRAE STANDARD 90.1 (TAKE THE MOST STRINGENT REQUIREMENTS)

PLUMBING:

2009 UNIFORM PLUMBING CODE (UPC).

ELECTRICAL:

NFPA 70 NATIONAL ELECTRICAL CODE (NEC) 2011 EDITION
NFPA 72 NATIONAL FIRE ALARM CODE 2010 EDITION
2007 ASHRAE STANDARD 62.1

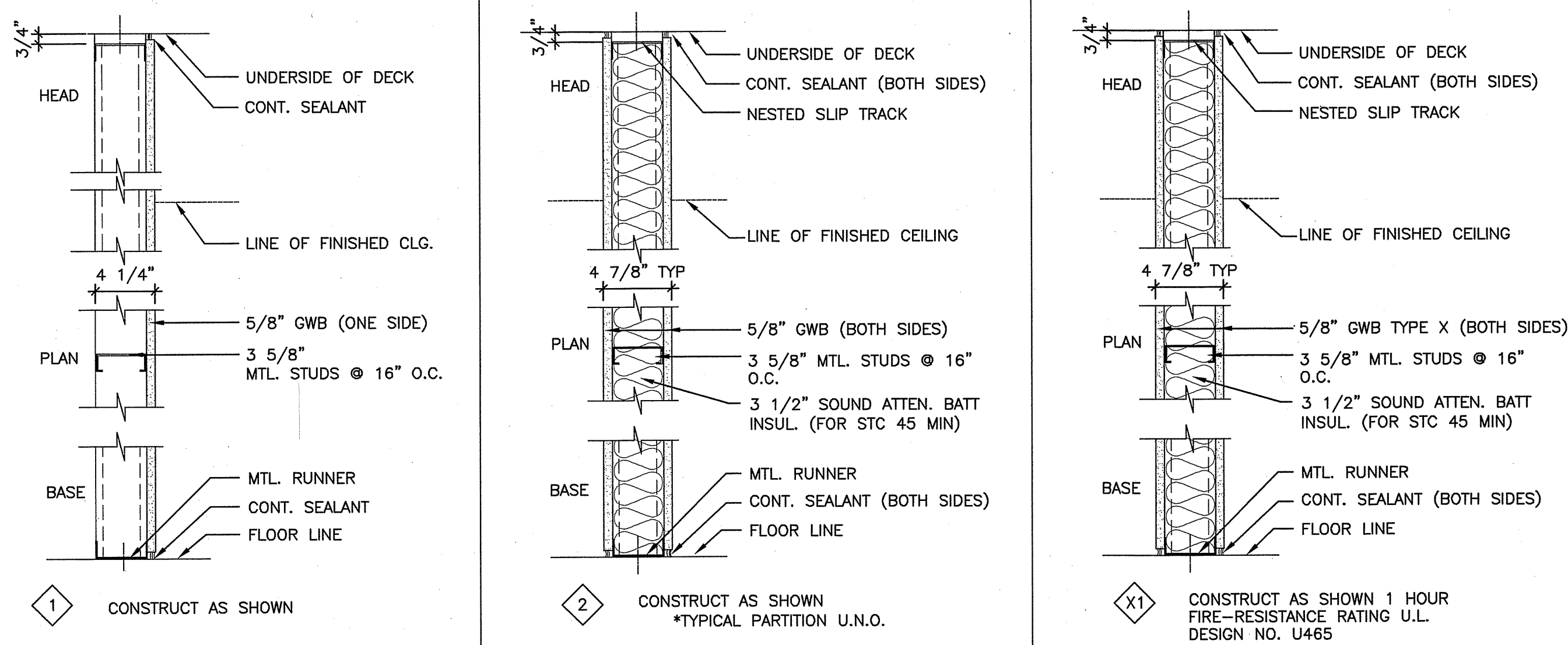
APPLICABLE CODE REQUIREMENTS:

USE GROUP CLASSIFICATION:
IBC: GROUP B: BUSINESS OCCUPANCY
NFPA: EXISTING BUSINESS OCCUPANCIES

GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS.
- FIELD VERIFY ALL DIMENSIONS AND LAYOUT PRIOR TO PROCEEDING WITH WORK. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR INCONSISTENCIES. FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
- "PROVIDE" MEANS "FURNISH AND INSTALL".
- 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 AND ALL TRADES SHALL NOTE REQUIREMENTS OF "GENERAL NOTES" ON ALL SHEETS.
- REFER TO LARGE SCALE PLANS FOR PARTITION TYPES AND DIMENSIONS IN AREAS WHICH ARE DETAILED AT A LARGER SCALE.
- EACH TRADE TO PROVIDE SMOKE OR FIRE SEALANT AT PENETRATIONS AS REQUIRED FOR WALL TYPE. ALL SEALANT, FIRE STOPPING, AND SMOKE STOPPING ASSEMBLIES SHALL BE U.L. RATED.
- CONTRACTOR TO VERIFY EXISTING WALL TYPES AND RATING WHERE NOTED IN AREA OF WORK.
- DIMENSIONS CENTERLINE OF INTERIOR STUD PARTITIONS, EXTERIOR STUD PARTITIONS ARE DIMENSIONED TO EXTERIOR FACE OF STUD, UNLESS INDICATED OTHERWISE.
- REFER TO ALL CONSTRUCTION DOCUMENTS FOR REQUIREMENTS WHICH MAY AFFECT THE WORK AND COORDINATE SAME.
- REFERENCE DETAILS AND ENLARGED PLANS FOR ADDITIONAL DIMENSIONAL INFORMATION.
- DOOR JAMBS SHALL BE LOCATED 6" FROM CORNER IN STUD PARTITIONS, UNLESS INDICATED OTHERWISE.
- EACH TRADE TO COORDINATE WITH FURNITURE AND EQUIPMENT LOCATED ON PLANS.
- ALL NEW PENETRATIONS WITHIN EXISTING WALLS SHALL BE PATCHED AND SEALED AS REQUIRED BY APPLICABLE FIRE AND ACOUSTIC RATINGS.
- PROVIDE BLOCKING IN WALLS AS NECESSARY WHERE CASEWORK, SHELVING, HANDRAILS AND MISC. EQUIPMENT ARE LOCATED.
- PATCH ALL HOLES AND CRACKS AT EXISTING WALLS TO BE PAINTED.
- ALL WORK TO BE PHASED ACCORDINGLY TO MINIMIZE IMPACT OF DAILY OPERATIONS TO TENANT.

PARTITION TYPES:



NOTE:
ALL GYPSUM WALL BOARD TO BE 5/8" TYPE X.

GENERAL:
E MATCH EXISTING WALL TYPE AND RATING

ABBREVIATIONS:

ACT	ACOUSTIC CEILING TILE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
CLR	CLEAR
CPT	CARPET
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
CTB	CERAMIC TILE - WALL BASE
EXIST	EXISTING
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
PFT	PORCELAIN FLOOR TILE
PT	PAINT/PAINTED
PTB	PORCELAIN TILE WALL BASE
PLAM	PLASTIC LAMINATE
RB	RESILIENT WALL BASE
RCP	REFLECTED CEILING PLAN
RUB	RUBBER FLOORING
SS	SOLID SURFACE MATERIAL
TBD	TO BE DETERMINED
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD

LEGEND

GRID LOCATION	TITLE
SCALE	REFERENCE SHEET
A1	SECTION
A1	DETAIL
+	LEVEL LINE
①	KEYED NOTE
A501	DOOR NUMBER
LOBBY	ROOM NAME
A153	ROOM NUMBER
G14	INTERIOR ELEVATION
A200	INTERIOR ELEVATION
②	WALL TYPE
①	DEMO KEYED NOTE

DATE	DESCRIPTION	REV
6-28-13	ISSUED FOR PERMITTING	0
5-1-13	ISSUED FOR OWNER REVIEW	1

GRAPHIC SCALE: 0" = 1"

SCALE: AS INDICATED

PROJECT MANAGER: JLH
JC/DRAWN BY: JNR
A/E OF RECORD: JLH
CAD FILE: G1001-11133
PROJECT NO.: 11133
DATE: 6-28-13

SHEET TITLE:
COVER SHEET

SHEET No. G1001
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