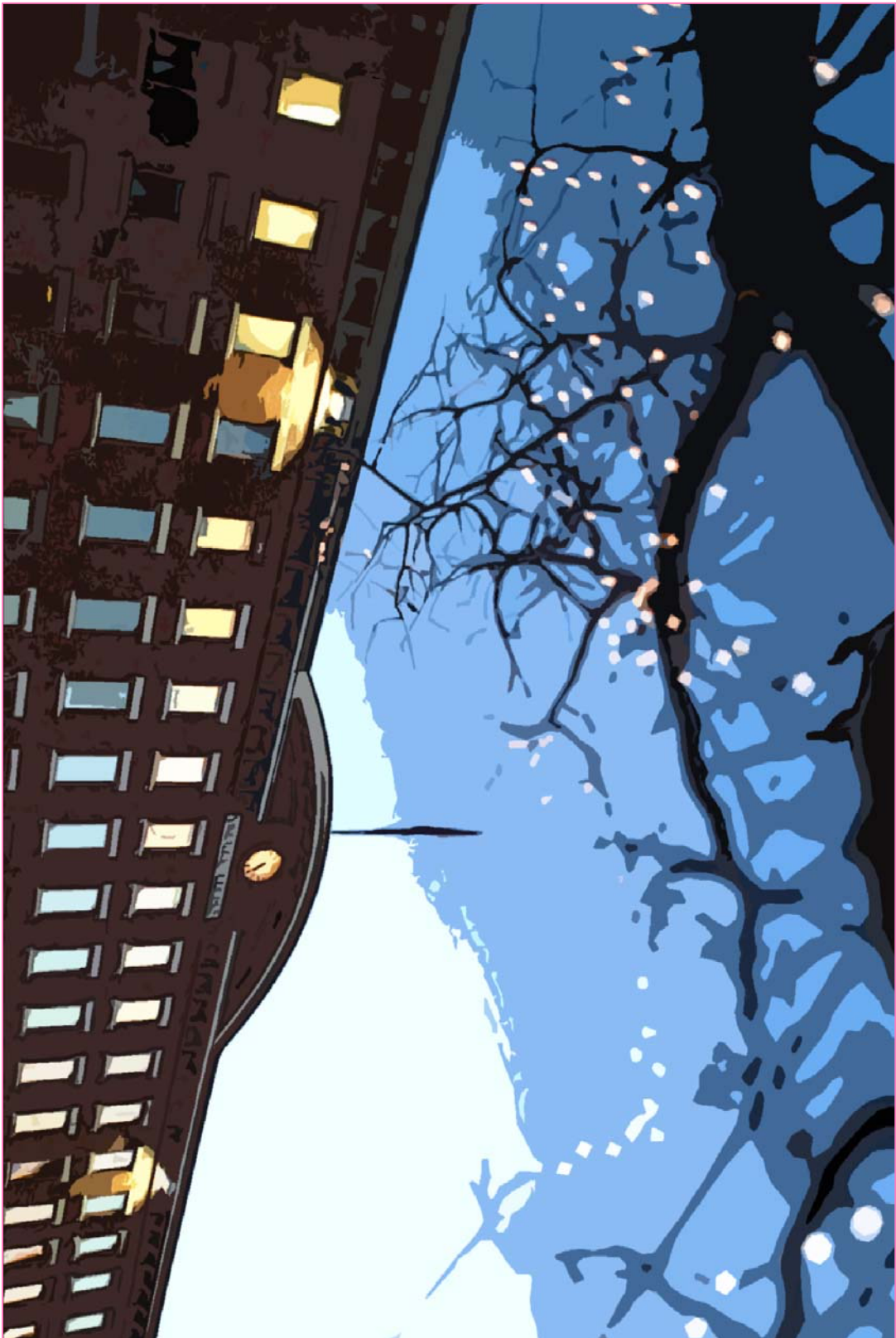


# RESTAURANT



## index to drawings





































ARCHITECTURAL:

A-102	COVER SHEET
A-101	EXISTING FLOOR AND DEMO PLAN
A-102	EXISTING REFLECTED CEILING PLAN
A-103	PROPOSED FLOOR PLAN & ELEVATIONS
A-104	PROPOSED REFLECTED CEILING PLAN
A-100	PROPOSED ELECTRICAL PLAN

## Abbreviations

[illegible]

### site plan symbols

EXISTING	FEATURE	PROPOSED	EXISTING	FEATURE	PROPOSED
---	CONTOUR	---		SPOT ELEVATION	
---	PROPERTY LINE	---		HYDRANT	
---	CENTER LINE	---		VALVE	
---	EASEMENT/SEABACK	---		UTILITY POLE	
---	EIGHT FT. MARK	---		TRANSFORMER	
---	FENCE	---		LIGHT	
---	STORM DRAIN	---		SIGN	
---	SANITARY SEWER	---		MONUMENT	
---	WATERLINE	---		METER PIT	
---	ELECTRIC LINE	---		MANHOLE	
---	GAS LINE	---		CATCH BASIN	
---	TELEPHONE LINE	---		CLEAN OUT	
---	CABLE TELEVISION	---		OUTFALL/INLET/DRAINALL	
---	DRAINAGE LINE	---		BENCHMARK	
---	LIMIT OF WORK	---		BORING LOCATION	
---	MATCH LINE	---		TREE TO BE REMOVED	
---	PLAN 'A'	---		TREE TO BE PRESERVED	
---	PLAN 'B'	---		TRANSLATION POINT	

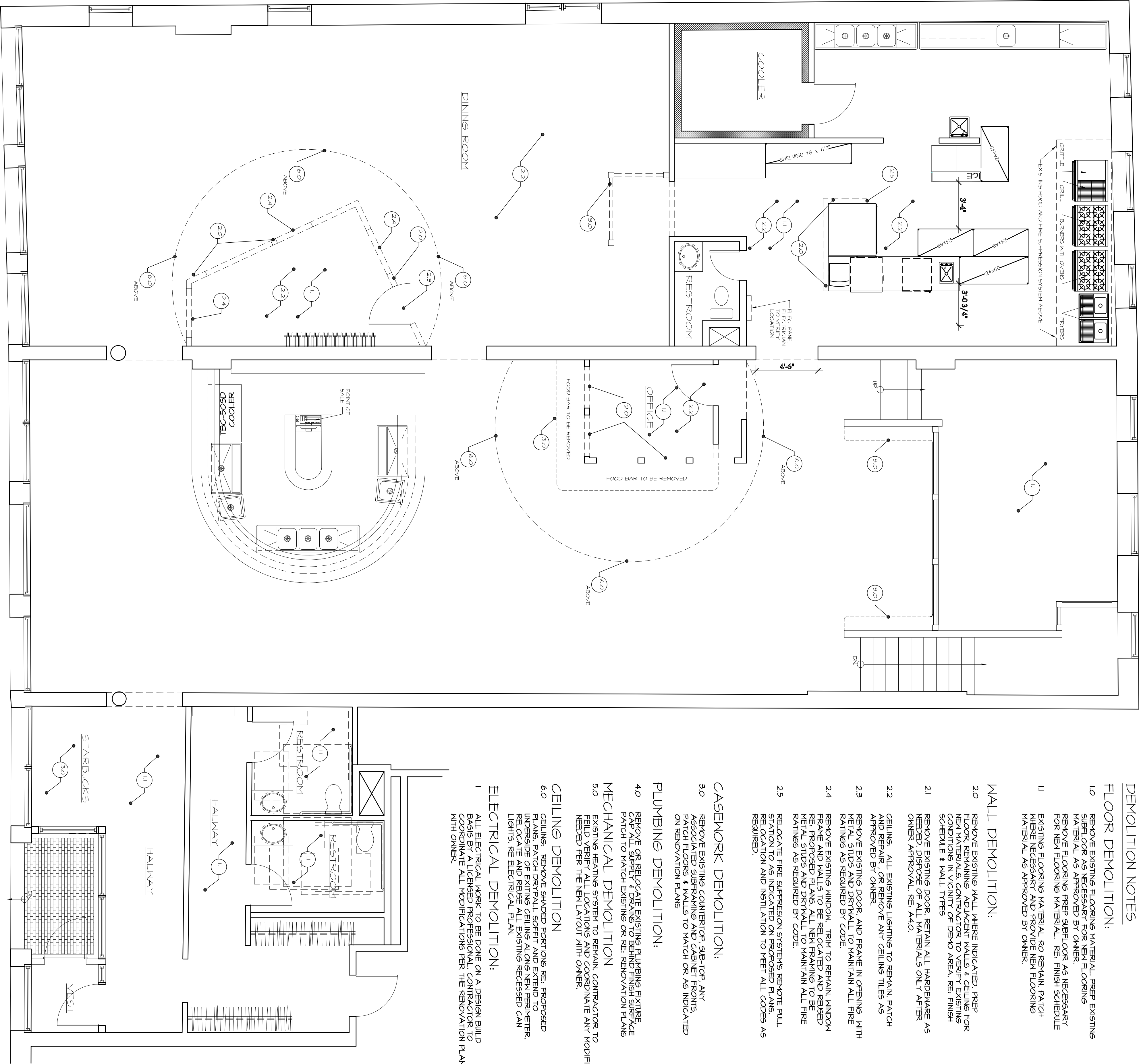
## architectural symbols

[illegible]

material symbols

PLAN & SECTION	
	EARTH
	ROCK
	POROUS FILL
	TOP SOIL
	ASPHALT PAVING/ RESURBED MAT'L.
	STONE VENEER
	CAST IN PLACE CONCRETE
	PRE CAST CONCRETE
	CONCRETE BLOCK
	STEEL (I.S. SCALE)
	GYPSUM BOARD (I.S. SCALE)
ELEVATION	
	WOOD SIDING
	STONE
	CONCRETE.
	FLYWOOD
	FINISH WOOD
	ROUGH WOOD/ CONTINUOUS
	ROUGH WOOD/ DISCONTINUOUS
	SAND, PLASTER
	BATT INSULATION
	RIGID INSULATION
	WOOD STUD
	METAL STUD
	EXISTING TO REMAIN
	REMOVE EXISTING
	WOOD
	GLASS
	





DEMOLITION NOTES:

FLOOR DEMOLITION:

- 1.0 REMOVE EXISTING FLOORING MATERIAL. PREP EXISTING SUBFLOOR AS NECESSARY FOR NEW FLOORING MATERIAL. RE: FINISH SCHEDULE.
- 1.1 EXISTING FLOORING MATERIAL. RE: FINISH SCHEDULE WHERE NECESSARY AND PROVIDE NEW FLOORING MATERIAL AS APPROVED BY OWNER.

WALL DEMOLITION:

- 2.0 REMOVE EXISTING WALL WHERE INDICATED. PREP FLOOR, REMAINING ADJACENT WALLS & CEILING FOR NEW MATERIALS. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN VICINITY OF DEMO AREA. RE: FINISH SCHEDULE & WALL TYPES.
- 2.1 REMOVE EXISTING DOOR, RETAIN ALL HARDWARE AS NEEDED, DISPOSE OF ALL MATERIALS ONLY AFTER OWNER APPROVAL. RE: A4.0.
- 2.2 CEILING: ALL EXISTING LIGHTING TO REMAIN. PATCH AND REPAIR AS REQUIRED. REMOVE ANY CEILING TILES AS APPROVED BY OWNER.
- 2.3 REMOVE EXISTING DOOR, AND FRAME IN OPENING WITH NEW MATERIALS TO MAINTAIN ALL FIRE RATINGS AS REQUIRED BY CODE.
- 2.4 REMOVE EXISTING WINDOW. TRIM TO REMAIN. WINDOW FRAME TO BE REMOVED. REPAIR AND FINISH AS REQUIRED. RE: PROPOSED PLANS. ALL NEW FRAMING TO BE RATED AS REQUIRED BY CODE.
- 2.5 RELOCATE FIRE SUPPRESSION SYSTEMS. REMOVE ALL STATION TO AS INDICATED ON PROPOSED PLANS. RELOCATION AND INSTALLATION TO MEET ALL CODES AS REQUIRED.

CASEWORK DEMOLITION:

- 3.0 REMOVE EXISTING COUNTERTOP, SUB-TOP, ANY ASSOCIATED SUBFRAMING AND CABINET FRONTS, PATCH FLOORS & WALLS TO MATCH OR AS INDICATED ON RENOVATION PLANS.

PLUMBING DEMOLITION:

- 4.0 REMOVE OR RELOCATE EXISTING PLUMBING FIXTURE. CAP ALL SUPPLY & DRAINING TO BEHIND FINISH SURFACE PATCH TO MATCH EXISTING OR RE: RENOVATION PLANS.

MECHANICAL DEMOLITION

- 5.0 EXISTING HEATING SYSTEM TO REMAIN. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS AND COORDINATE ANY MODIFICATIONS NEEDED PER THE NEW LAYOUT WITH OWNER.

CEILING DEMOLITION

- 6.0 CEILING: REMOVE SHAPED PORTIONS RE: PROPOSED PLANS. PATCH DRYWALL, SOFFIT AND EXTEND TO UNDERSIDE OF EXISTING CEILING ALONG NEW PERIMETER. RELOCATE AND REUSE ALL EXISTING RECESSED CAN LIGHTS. RE ELECTRICAL PLAN.

ELECTRICAL DEMOLITION:

1. ALL ELECTRICAL WORK TO BE DONE ON A DESIGN BUILD BASIS BY A LICENSED PROFESSIONAL CONTRACTOR TO BE DETERMINED BY THE OWNER. ALL MODIFICATIONS PER THE RENOVATION PLAN WITH OWNER.

EXISTING DEMO PLAN  
1/4" = 1'-0"



100 COMMERCIAL STREET  
PORTLAND, MAINE

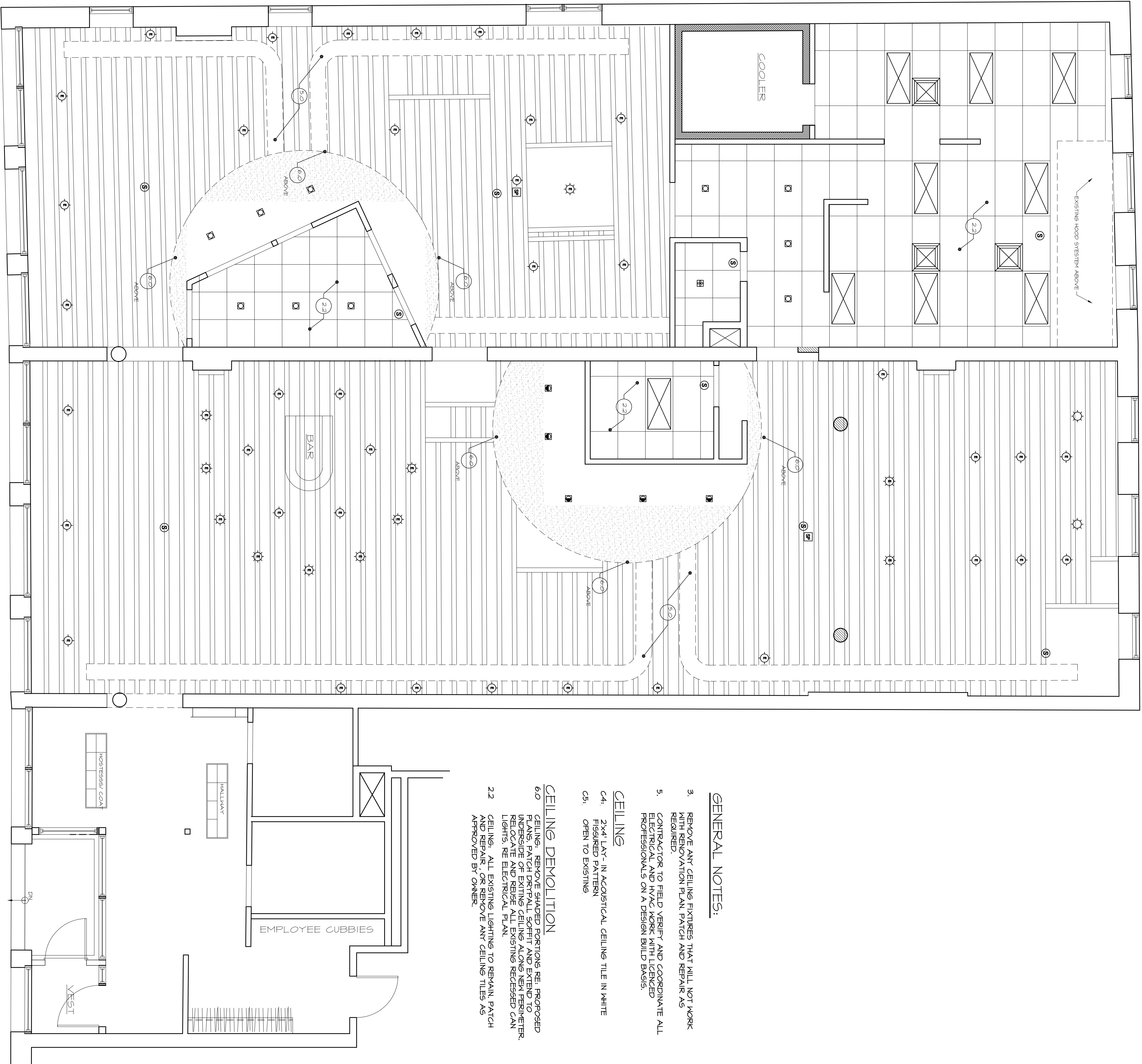
REVISIONS:

1/6/12  
FOR OWNER REVIEW  
1/18/12  
PERMIT SET

SCHEMATIC

TITLE  
EXISTING DEMO  
PLAN

DATE  
1/17/12  
SCALE  
1/4" = 1'-0"



EXISTING REFLECTED CEILING PLAN  
1/4" = 1'-0"



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1/18/12  
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SCHEMATIC

TITLE

EXISTING RCP

DATE:

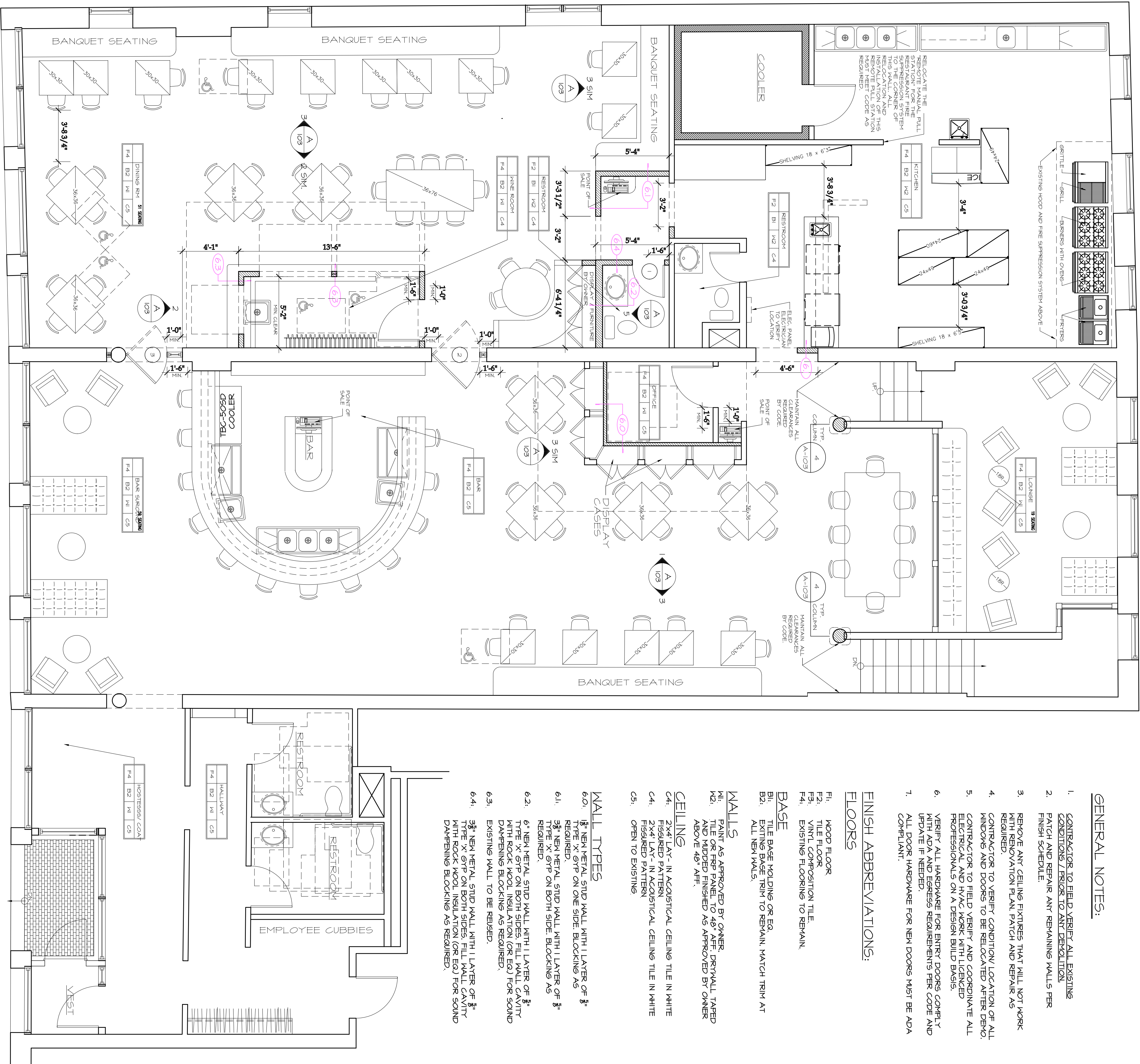
1/17/12

SCALE:

1/4" = 1'-0"

A-102





GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS / PRIOR TO ANY DEMOLITION
2. PATCH AND REPAIR ANY REMAINING WALLS PER FINISH SCHEDULE
3. REMOVE ANY CEILING FIXTURES THAT WILL NOT WORK WITH RENOVATION PLAN. PATCH AND REPAIR AS REQUIRED.
4. CONTRACTOR TO VERIFY CONDITION, LOCATION OF EXISTING WINDOWS AND DOORS TO BE RELOCATED AFTER DEMOLITION
5. CONTRACTOR TO FIELD VERIFY AND COORDINATE ALL ELECTRICAL AND HVAC WORK WITH LICENSED PROFESSIONALS ON A DESIGN BUILD BASIS.
6. VERIFY ALL HARDWARE FOR ENTRY DOORS COMPLY WITH ADA AND EGGSRS REQUIREMENTS PER CODE AND UPDATE IF NEEDED.
7. ALL DOOR HARDWARE FOR NEW DOORS MUST BE ADA COMPLIANT.

## FINISH ABBREVIATIONS:

## FLOORS

- F1: WOOD FLOOR  
F2: TILE FLOOR  
F3: VINYL COMPOSITION TILE.  
F4: EXISTING FLOORING TO REMAIN.

BASE

- B1: TILE BASE MOLDING OR EQ.  
B2: EXISTING BASE TRIM TO REMAIN. MATCH TRIM AT ALL NEW WALLS.

MALLS

- M1: PAINT AS APPROVED BY OWNER.  
M2: TILE OR FRP PANEL TO 48" AFF. DRYWALL TAPED AND MUDDIED FINISHED AS APPROVED BY OWNER ABOVE 48" AFF.

CEILING

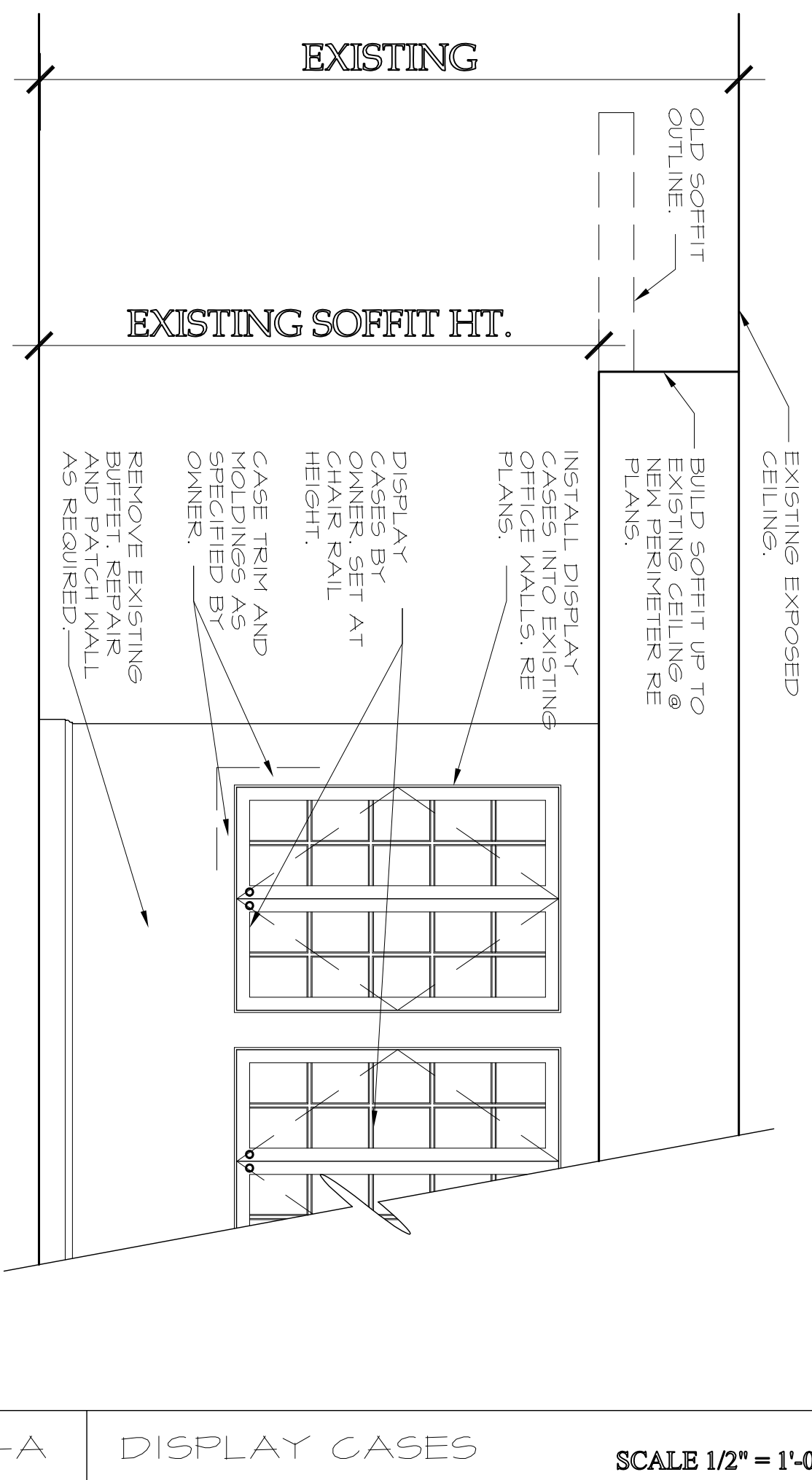
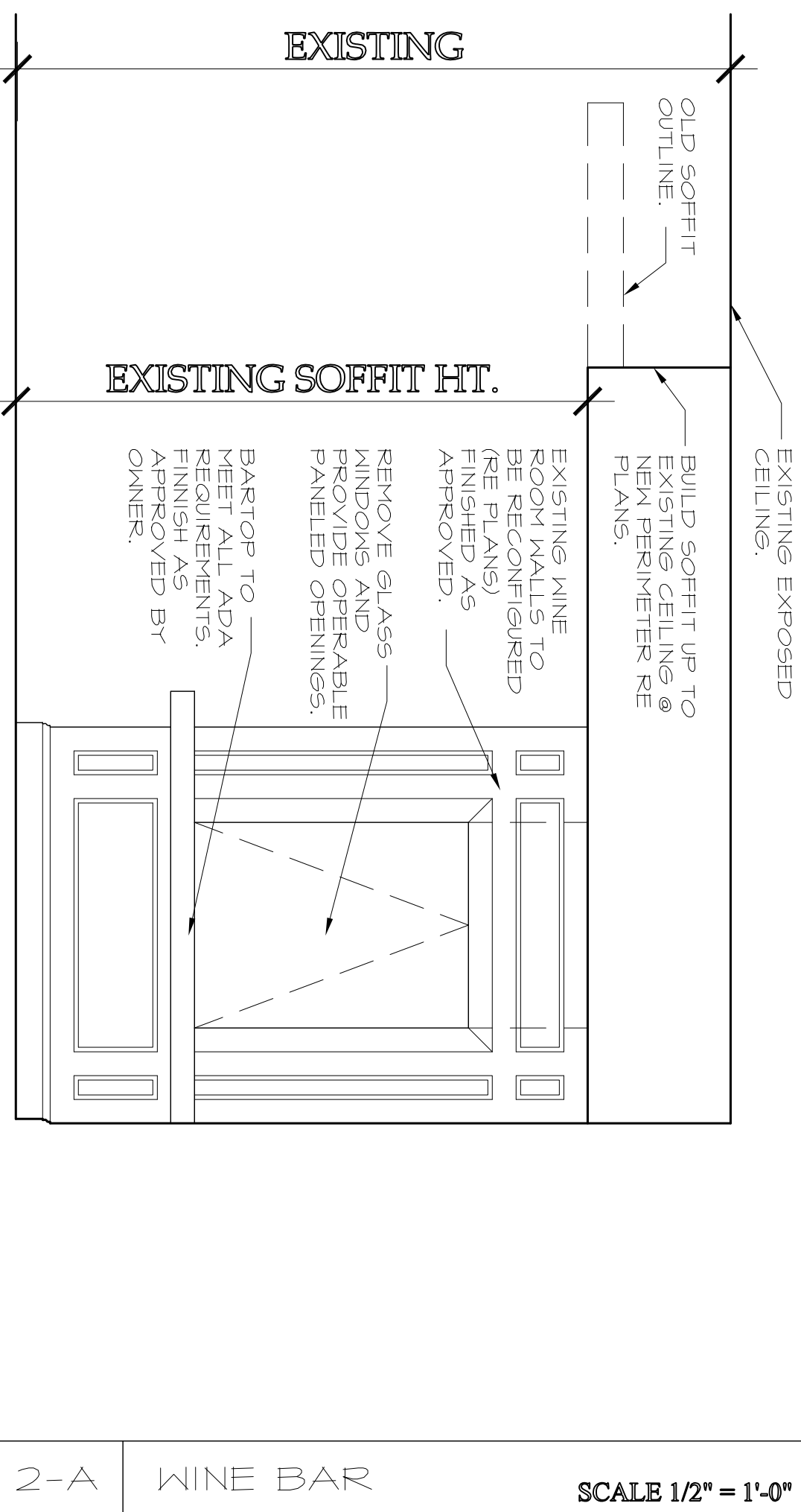
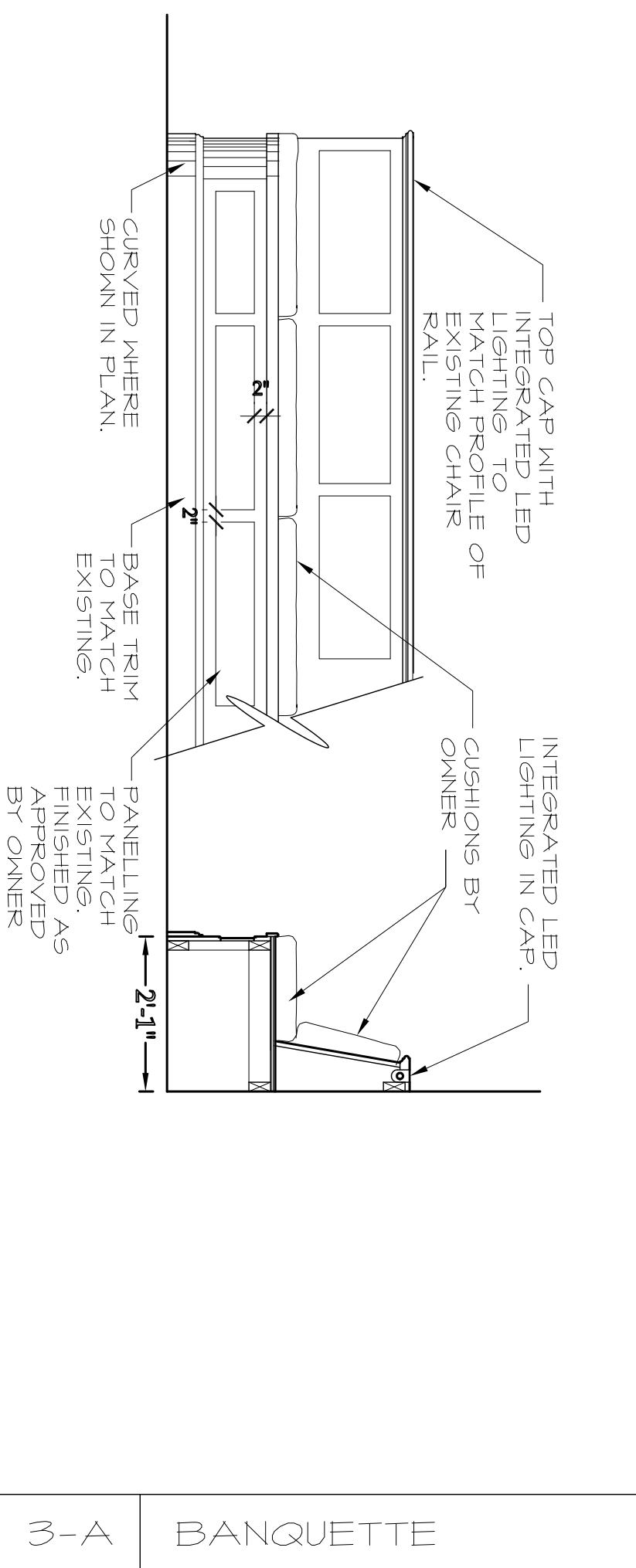
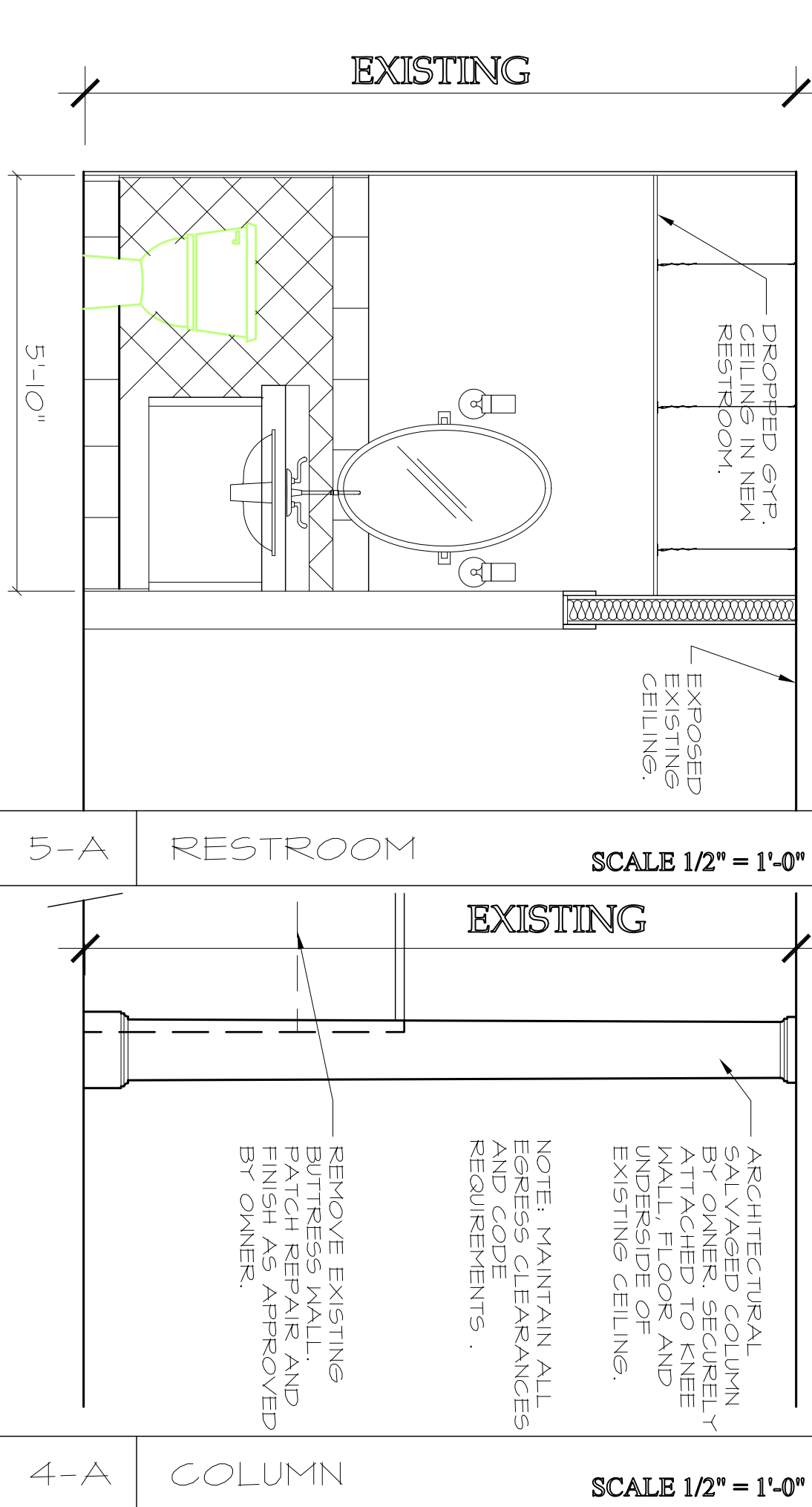
- C4: 2x4 LAY - IN ACOUSTICAL CEILING TILE IN WHITE FISURED PATTERN
- C4: 2x4 LAY - IN ACOUSTICAL CEILING TILE IN WHITE FISURED PATTERN
- C5: OPEN TO EXISTING

CEILING

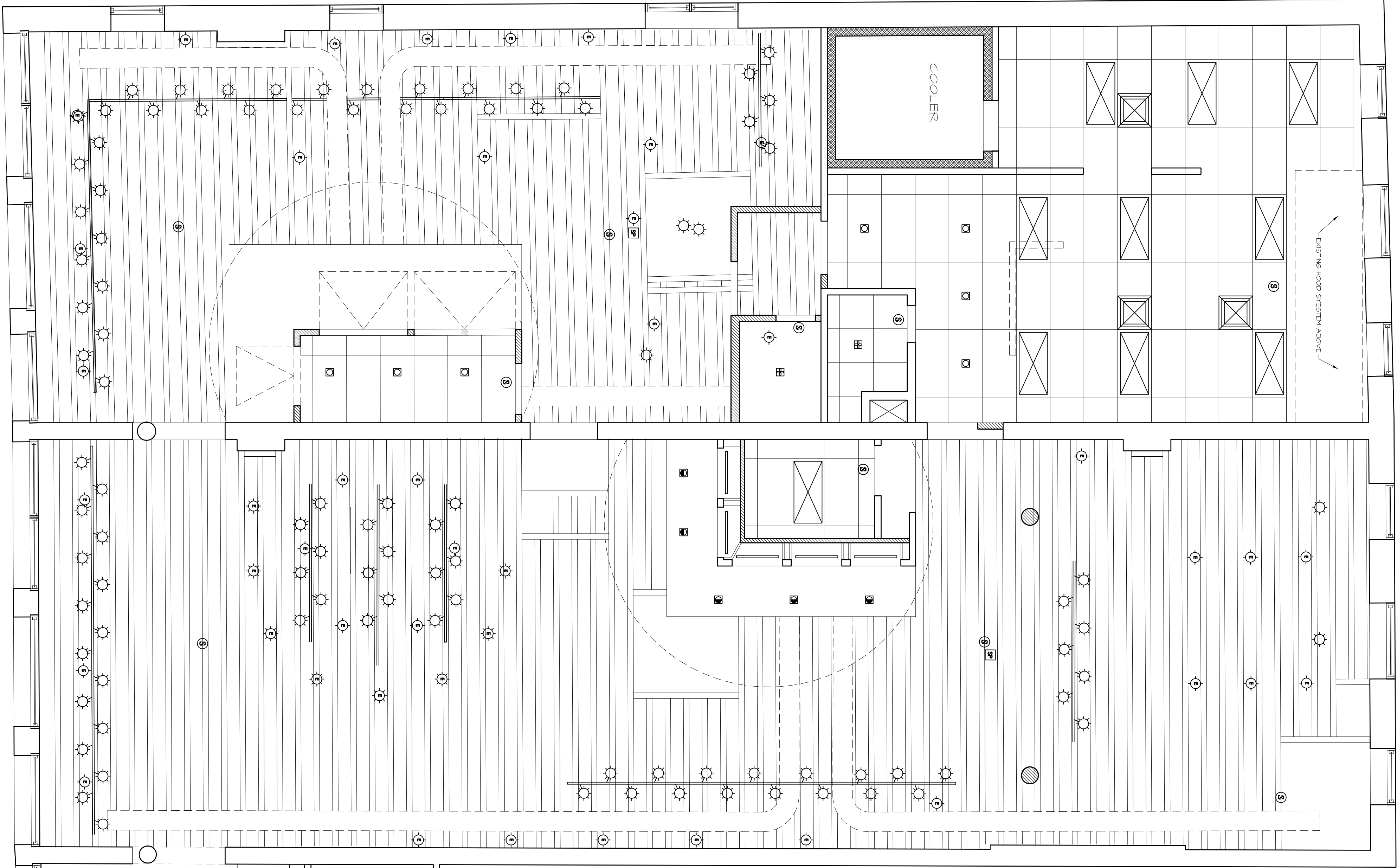
- C4: 2x4 LAY - IN ACOUSTICAL CEILING TILE IN WHITE FISURED PATTERN
- C4: 2x4 LAY - IN ACOUSTICAL CEILING TILE IN WHITE FISURED PATTERN
- C5: OPEN TO EXISTING

## WALL TYPES

- 6.0. 3" NEW VERTICAL STUD WALL WITH 1 LAYER OF 3" TYPE X GYP ON ONE SIDE. BLOCKING AS REQUIRED.
- 6.1. 3" NEW VERTICAL STUD WALL WITH 1 LAYER OF 3" TYPE X GYP ON BOTH SIDES. BLOCKING AS REQUIRED.
- 6.2. 6" NEW VERTICAL STUD WALL WITH 1 LAYER OF 3" TYPE X GYP ON BOTH SIDES. FILL WALL CAVITY WITH ROCK WOOL INSULATION (OR EGO FOR SOUND DAMPENING). BLOCKING AS REQUIRED.
- 6.3. EXISTING WALL TO BE REBUILT.
- 6.4. 3" NEW VERTICAL STUD WALL WITH 1 LAYER OF 3" TYPE X GYP ON BOTH SIDES. FILL WALL CAVITY WITH ROCK WOOL INSULATION (OR EGO FOR SOUND DAMPENING). BLOCKING AS REQUIRED.







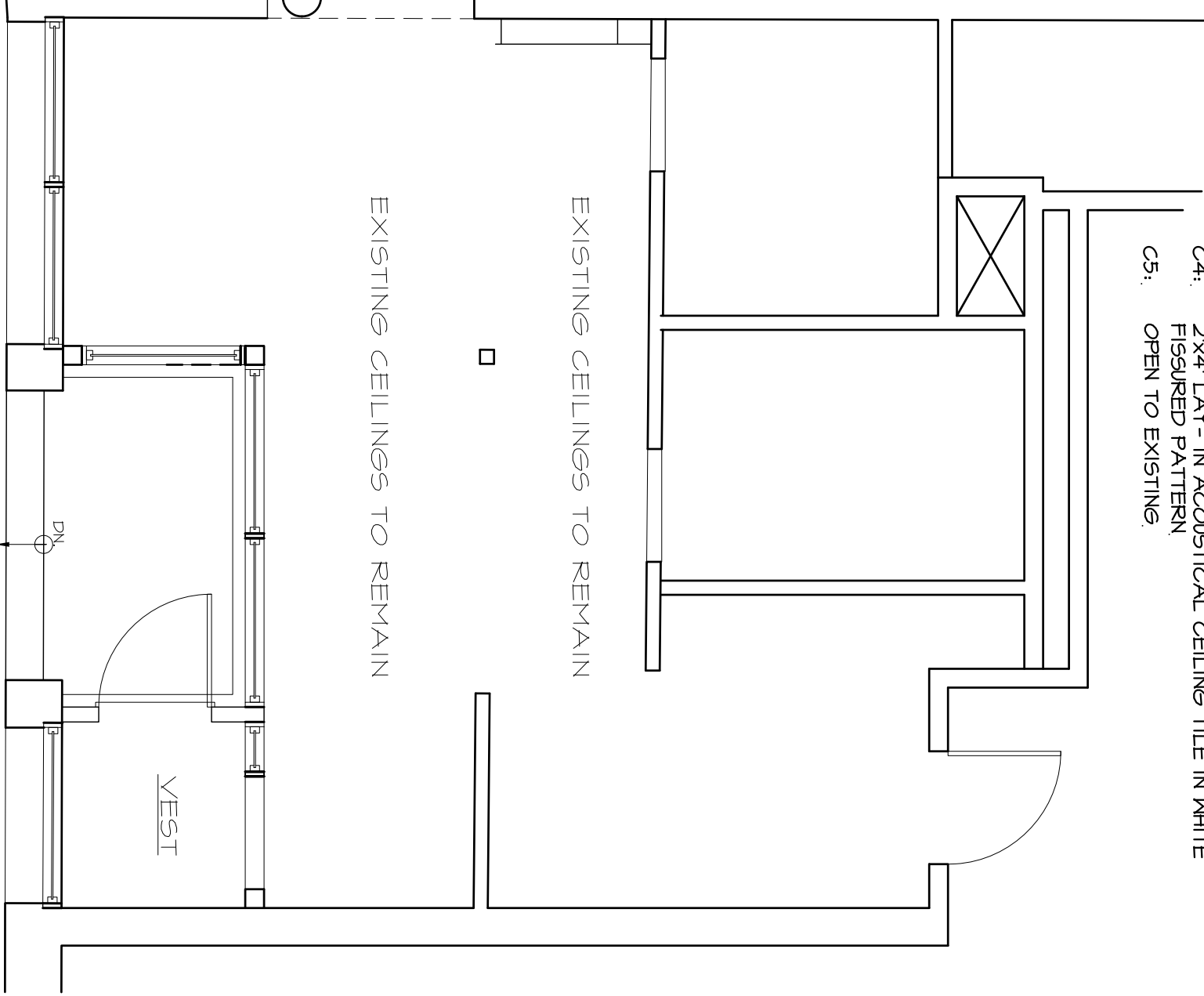
ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	MANUFAC.	SPECIFICATIONS
	DUPLEX RECEPTACLE, WEATHERPROOF OUTLET, PICTURE LIGHT OUTLET		
	SWITCH-OPERATED OUTLET, FLOOR OUTLET		
	GROUND FAULT INTERRUPTER OUTLET, RANGE OUTLET		
	SWITCH, 3-WAY SWITCH, 4-WAY SWITCH, DINNER SWITCH, JAMB SWITCH		
	EXISTING PENDANT, PENDANT LIGHT FIXTURE (BY OWNER)		
	TRACK LIGHT	JUNO	
	UNDERCABINET LIGHT	JUNO	TL-403-10W
	POT/CAN RECESSOR		
	EXISTING CEILING MOUNTED LIGHTS		
	WALL SCONCE (BY OWNER)		
	RECESSED DOWNLIGHT	P * ON PHOTO ELECTRIC CELL FLS INSIDE SWITCH	
	RFP RECESSED DOWNLIGHT (EXTERIOR LOCATIONS)	PRESCOLITE	PICTURED, LYMAIC TRIM, LV24BF
	WALL WASH	PRESCOLITE	TRIM, FIXTURE, LYMAIC
	RFP RECESSED DOWNLIGHT	ELERKA	1004B/ CLR/ N816/ 1820
	RFP EXHAUST FAN	FANTECH	PEB00
	HEAT LAMP		ON AUTOMATIC TIED SWITCH
	TELEPHONE, COMPUTER DATA		
	THERMOSTAT, SMOKE DETECTOR		
	TELEVISION OUTLET, SPEAKER OUTLET		
	FIRE ALARM, REMOTE FIRE SUPPRESSION SYSTEM MANUAL SWITCH	EXISTING	MATCH EXISTING
	FLOOD LIGHT, EMERGENCY LIGHTING		ON MOTION DETECTOR
	EXIT LIGHTING		
	TRACK PENDANT LIGHT ( FIXTURE BY OWNER)		
	2x4 FLUORESCENT LIGHT		

GENERAL NOTES:

- REMOVE ANY CEILING FIXTURES THAT WILL NOT WORK WITH RENOVATION PLAN. PATCH AND REPAIR AS REQUIRED.
- CONTRACTOR TO FIELD VERIFY AND COORDINATE ALL ELECTRICAL AND HVAC WORK WITH LICENSED PROFESSIONALS ON A DESIGN BUILD BASIS.

CEILING

- 2x4 LAY- IN ACOUSTICAL CEILING TILE IN WHITE
- FIGURED PATTERN
- OPEN TO EXISTING



ELECTRICAL NOTES:

- REFER TO SPECIFICATIONS FOR WALL PLATE & SWITCH TYPE - VERIFY W/ ARCHITECT
- ALL CEILING LIGHT FIXTURES AND WIRING TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION
- ALL FLOOR OUTLETS WHERE SHOWN ON ELECTRICAL PLAN TO BE: BRASS #945 BR WALKER, TYP. (VERIFY FINISH PRIOR TO INSTALLATION W/ ARCHITECT)
- ALL FIXTURES PROVIDED BY CONTRACTOR TO BE SUBMITTED FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO INSTALLATION
- ALL FIXTURE/HOUSEING/TRIM COLORS TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION
- PROVIDE WIRING & COORDINATION FOR ROUTER, COMPUTER SERVICE
- PROVIDE CABLE T.V. @ ALL LOCATIONS SHOWING T.V. SYMBOL

NOTE:

- ALL CLOSET LIGHTS TO BE ON MOTION DETECTOR TYP. UNLESS SHOWN OTHERWISE
- THERMOSTAT COVERS TO BE WHITE TYP.
- REFER TO SPECIFICATIONS FOR WALL PLATE & SWITCH TYPE - VERIFY W/ ARCHITECT
- ALL WALL RECEPTACLES TO BE LOCATED IN BASEBOARD UNLESS NOTED OTHERWISE
- ALL CEILING LIGHT FIXTURES AND WIRING TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION
- ALL FLOOR OUTLETS WHERE SHOWN ON ELECTRICAL PLAN TO BE: BRASS #945 BR WALKER, TYP. (VERIFY FINISH PRIOR TO INSTALLATION W/ ARCHITECT)
- ALL FIXTURES PROVIDED BY CONTRACTOR TO BE SUBMITTED FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO INSTALLATION
- ALL FIXTURE/HOUSEING/TRIM COLORS TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION



100 COMMERCIAL STREET  
PORTLAND, MAINE

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TITLE

PROPOSED RCP

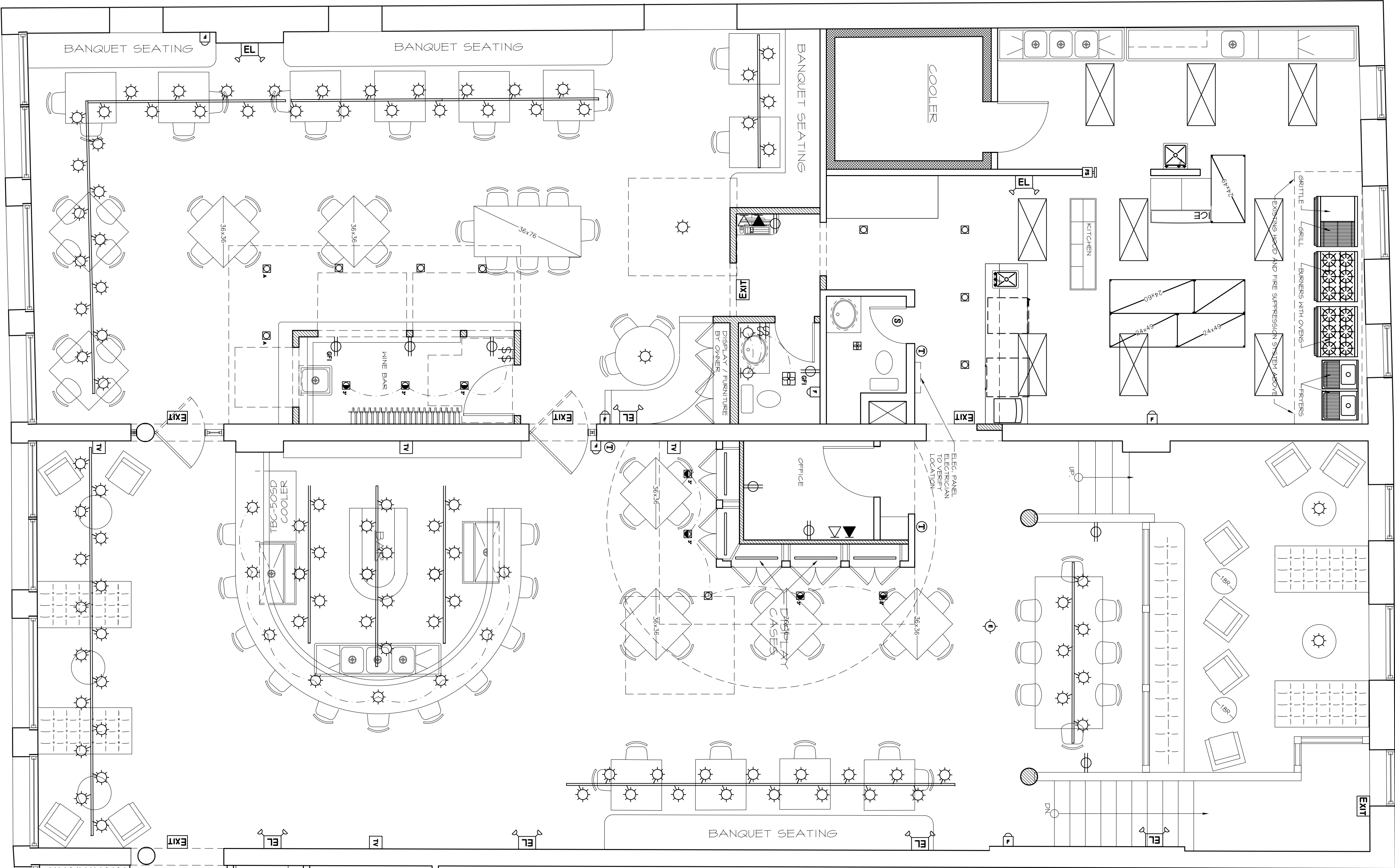
DATE:

1/17/12

SCALE:

1/4" = 1'-0"





PROPOSED ELECTRICAL PLAN  
1/4" = 1'-0"

ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	SPECIFICATIONS
	DUPLEX RECEPTACLE, WEATHERPROOF OUTLET, PICTURE LIGHT OUTLET	
	SWITCH-OPERATED OUTLET, FLOOR OUTLET	
	GROUND FAULT INTERRUPT OUTLET, RANGE OUTLET	
	SWITCH, 3-WAY SWITCH, 4-WAY SWITCH, DIMMER SWITCH, JAMB SWITCH	
	PENDANT LIGHT FIXTURE (BY OWNER)	
	TRACK LIGHT	JANO
	UNDERCABINET LIGHT	JANO
	PORCELAIN RECEPTOR	
	EXISTING CEILING MOUNTED LIGHTS	
	WALL SCONCE (BY OWNER) P-1 ON PHOTO ELECTRIC CELL FLUO INSIDE SWITCH	
	RECESSED DOWNLIGHT	PRERESOLITE
	W.P. RECESSED DOWNLIGHT (EXTERIOR LOCATIONS)	PRERESOLITE
	W.P. RECESSED DOWNLIGHT	PRERESOLITE
	W.P. EXHAUST FAN	BIERKA
	HEAT LAMP	FANTECH
	TELEPHONE, COMPUTER DATA	
	THERMOSTAT, SMOKE DETECTOR	
	TELEVISION OUTLET, SPEAKER OUTLET	
	FIRE ALARM, REMOTE FIRE SUPPRESSION SYSTEM MANUAL SWITCH	NITUNE
	FLOOD LIGHT, EMERGENCY LIGHTING.	
	EXIT LIGHTING	
	TRACK PENDANT LIGHT ( FIXTURE BY OWNER)	
	2x4 FLUORESCENT LIGHT	

- NOTE:
1. ALL CLOSET LIGHTS TO BE ON MOTION DETECTOR TYP. UNLESS SHOWN OTHERWISE
  2. THERMOSTAT COVERS TO BE WHITE TYP.
  3. REFER TO SPECIFICATIONS FOR WALL PLATE & SWITCH TYPE - VERIFY W/ ARCHITECT
  4. ALL WALL RECEPTACLES TO BE LOCATED IN BASEBOARD UNLESS NOTED OTHERWISE
  5. ALL CEILING LIGHT FIXTURES AND WIRING TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION
  6. ALL FLOOR OUTLETS WHERE SHOWN ON ELECTRICAL PLAN TO BE: BRASS #645 BR WALKER, TYP. (VERIFY FINISH PRIOR TO INSTALLATION W/ ARCHITECT)
  7. ALL FIXTURES PROVIDED BY CONTRACTOR TO BE SUBMITTED FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO INSTALLATION
  8. ALL FIXTURES/ROUSINGS/TRIM COLORS TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION

- ELECTRICAL NOTES:
3. REFER TO SPECIFICATIONS FOR WALL PLATE & SWITCH TYPE - VERIFY W/ ARCHITECT
  5. ALL CEILING LIGHT FIXTURES AND WIRING TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION
  6. ALL FLOOR OUTLETS WHERE SHOWN ON ELECTRICAL PLAN TO BE: BRASS #645 BR WALKER, TYP. (VERIFY FINISH PRIOR TO INSTALLATION W/ ARCHITECT)
  7. ALL FIXTURES PROVIDED BY CONTRACTOR TO BE SUBMITTED FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO INSTALLATION
  9. ALL EXTERE/ROUSINGS/TRIM COLORS TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION
  4. PROVIDE WIRING & COORDINATION FOR ROUTER, COMPUTER SERVICE
  10. PROVIDE CABLE T.V. @ ALL LOCATIONS SHOWING T.V. SYMBOL.
  11. ALL EMERGENCY LIGHTING, DETECTION AND ALARMS TO REMAIN AND MUST MEET CODE REQUIREMENTS. S.S. SHOWN & LABELED ON DWG PROVIDE DETECTION, EMERGENCY & EXTENSION (FIRE ALARMS ETC.) REVIEW EXISTING SYSTEM AND PROVIDE WHERE NECESSARY.



100 COMMERCIAL STREET  
PORTLAND, MAINE

REVISIONS:  
1/6/12 FOR OWNER REVIEW  
1/18/12 PERMIT SET

SCHEMATIC

TITLE  
ELECTRICAL  
PLAN

DATE  
1/17/12  
SCALE  
1/4" = 1'-0"

E-100