project data

BUILDING CODE:

INTERNATIONAL BUILDING CODE 2009

OCCUPANCY GROUP:

A-2 RESTAURANT [ASSEMBLY ≤ 300]
OCCUPANCY 188

CONSTRUCTION TYPE:

TYPE 3-B UNPROTECTED
EXISTING STRUCTURE, INTERIOR RENOVATION
STRUCTURE NOT AFFECTED

SQUARE FOOTAGE

4260 S.F. [INTERIOR SPACE]

TAX /

CHART # 030
BLOCK #C-001
LOT# 001

RESTAURANT

index to drawings

ARCHITECTURAL:

A-100 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

E-100 PROPOSED ELECTRICAL PLAN

abbreviations

ABV	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
A.S.C.	ABOVE SUSPENDED CEILING
ACC	ACCESS
A.P.	ACCESS PANEL
AC	ACOUSTICAL
A.C.T.	ACOUSTICAL TILE
A.C.R.	ACRYLIC PLASTIC
ADD	ADDENDUM
ADN	ADDITIONAL
ADH	ADHESIVE
ADJ.	ADJACENT
ADJT	ADJUSTABLE
AGG	AGGREGATE
A/C	AIR CONDITIONING
ALM	ALARM
ALT	ALTERNATE
AL	ALUMINUM
A.C.I.	AMERICAN CONCRETE INSTITUTE
AIA	AMERICAN INSTITUTE OF ARCHITECTS
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ADA	AMERICANS WITH DISABILITIES ACT
A.H.S.	AMERICAN WIRE GAUGE
ANC	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
ANOD	ANODIZED
APPD	APPROVED
APP	APPROXIMATE
ARCH	ARCHITECT (URAL)
AD	AREA DRAIN
A/T	AUTOMATIC
AVG	AVERAGE
BSMT	BASEMENT
BM	BEAM
BRG	BEARING
BEL	BELOW
BET	BETWEEN
BVL	BEVELED
BIT	BITUMOUS
BLK	BLOCK
BLDG	BUILDING
BD	BOARD
B.S.	BOTH SIDES
B.W.	BOTH WAYS
BOT	BOTTOM
B.O.B.	BOTTOM OF BEAM
B.O.C.	BOTTOM OF CONCRETE
B.O.F.	BOTTOM OF FOOTING
B.O.S.	BOTTOM OF STEEL OR BOTTOM OF SLAB
B.O.W.	BOTTOM OF WALL
B.T.U.	BRITISH THERMAL UNIT
BRZ	BRONZE
BLDG	BUILDING
B.U.R.	BUILT UP ROOFING
CAB	CABINET
CAD	CADMIUM
CANT	CANTILEVER
CPT	CARPET (ED)
CSMT	CASEMENT
C.I.P.	CAST-IN-PLACE
C.I.	CAST IRON
C.B.	CATCH BASIN
CJ	CAULKING
CDR	CEDAR
CLG	CEILING
CEM	CEMENT
C	CENTIMETER (S)
CMT.	CERAMIC MOSAIC TILE
CT	CERAMIC TILE
CHAN	CHANNEL
CLR	CLEAR
CIRC	CIRCUIT
CL	CLEAN OUT
CLR	CLEAR (ANCE)
CLOS	CLOSET
CLS	CLOSURE
C.W.	COLD WATER
COL	COLUMN
COMB	COMBINATION
COMPT	COMPARTMENT
COMP	COMPOSITION (KOMPOSITE)
COMPR	COMPRESS (ED) (SION) (SIBLE)
CONC	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONN	CONNECTION
CONST	CONSTRUCTION
C.S.I.	CONSTRUCTION SPECIFICATIONS INSTITUTE
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACT (OR)
C.J.	CONTROL JOINT
COR	CORRIDOR
CR	CORRUGATED
CTR	COUNTER
CS	COUNTERSINK
CRS	COURSE (S)
C.W.G.	CROSS GRAIN
C.F.	CUBIC FOOT
C.Y.	CUBIC YARD
DEM	DAMPER
DP	DAMPPROOFING
D.L.	DEAD LOAD
DEG	DEGREE
DEM	DEMOLISH, DEMOLITION
DMT	DEMONTABLE
D	DEPTH, DEEP
D.W.B.	DESIGN WATER BOARD
DTL	DETAIL
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
D.S.	DISPOSAL
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
D.A.	DOUBLE ACTING
D.H.	DOUBLE HUNG
D.T.A.	DOVETAIL ANCHOR
DN	DOWN
DS	DOWN SPOUT
DRN	DRAIN
DWGS	DRAWINGS
D.T.	DRAIN TILE
DHR	DRAWER
DWG	DRAWING
D.F.	DRINKING FOUNTAIN
D.H.	DUMB WAITER
EA	EACH
E.F.	EACH FACE
E.H.	EACH WAY
ELEC	ELECTRIC (AL)
E.P.	ELECTRICAL PANEL BOARD
E.W.C.	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE (URE)
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXC	EXCAVATE
EXH	EXHAUST
EX	EXISTING
E.B.	EXPANSION BOLT
EXT	EXPANSION
E.J.	EXPANSION JOINT
EXT	EXTERIOR
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
FAB	FABRICATE
F.B.	FACE BRICK
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FAS	FASTEN, FASTENER
F.N.D.	FEMININE NARROW DISPENSER
F.N.R.	FEMININE NARROW RECEPTACLE
FN	FENCE
F.G.	FIBERGLASS
F.V.	FIELD VERIFY
F.N.	FINISH (ED)
F.F.	FINISHED FLOOR
F.A.	FIRE ALARM
F.B.R.C.	FIRE BRICK
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FPL	FIREPLACE
F.V.C.	FIRE VALVE CABINET
FR	FIREPROOF
F.R.T.	FIRE-RESISTANT TREATED
F.R.I.	FIRE-RETARDANT
FIX	FIXTURE
FLB	FLASHING
FLX	FLEXIBLE
FLR	FLOOR (ING)
FL.C.O.	FLOOR CLEANOUT
F.D.	FLOOR DRAIN
F.L.	FLOOR LINE
FPL	FLOOR PLATE
FLUOR	FLUORESCENT
F.J.	FLUSH JOINT
FTG	FOOTING
FRM	FORMED
FDN	FOUNDATION
FR	FRAME (D) (ING)
FRZR.	FREEZE PROOF
F.A.	FRESH AIR
F.I.O.	FURNISHED AND INSTALLED BY OTHERS
F.B.O.	FURNISHED BY OTHERS
FUR	FURRED (ING)
FUT	FUTURE
G.P.M.	GALLONS PER MINUTE
GALV	GALVANIZED
G.I.	GALVANIZED IRON
G.S.S.	GALVANIZED STEEL SHEET
GASKT	GASKET (ED)
GEN	GENERAL
G.C.	GENERAL CONTRACT (OR)
GL	GLASS, GLAZING
GLB.	GLASS BLOCK
GLU-LAM	GLUE-LAMINATED TIMBER
G.B.	GRAB BAR
GR	GRADE, GRADING
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE
GVL	GRAVEL
GRD	GROUND
GT	GROUT
GA	GAUGE
GYP	GYPSUM
HDD	HARDBOARD
HDW	HARDWARE
HWD	HARDWOOD
HD	HEAD
HDR	HEADER
HTR	HEATER
HTG	HEATING
H.V.A.C.	HEATING/VENTILATING / AIR CONDITIONING
H.D.	HEAVY DUTY
HT	HEIGHT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ	HORIZONTAL
H.B.	HOSE BIB
H.W.H.	HOT WATER HEATER
INCL	INCLUDE (D) (ING)
INFO	INFORMATION
I.D.	INSIDE DIAMETER
I.B.C.	INSTALLED BY CONTRACTOR
I.B.O.	INSTALLED BY OTHERS
INSUL	INSULATE (D) (ION)
INT	INTERIOR
INTM	INTERMEDIATE
INV	INVERT (ED)
J.C.	JANITOR'S CLOSET
JT	JOINT
J.F.	JOINT FILLER
KP	KICKPLATE
KIT	KITCHEN
KO	KNOCKOUT
LBL	LABEL
LAB	LABORATORY
LAD	LADDER
L.B.	LAG BOLT
LAM	LAMINATE (D)
LAV	LAVATORY
L.H.	LEFT HAND
L.H.R.	LEFT HAND REVERSE
L	LENGTH
LH	LIGHTWEIGHT
LWC	LIGHTWEIGHT CONCRETE
LMST	LIMESTONE
L.F.	LINEAL FEET
LNTL	LINTEL
L.L.	LIVE LOAD
LVR	LOUVER
MH	MANHOLE
MFR	MANUFACTURE (ER)
MRB	MARBLE
MT.	MARBLE TILE
MAS	MASONRY
MO	MASONRY OPENING
MATL	MATERIAL (S)
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MED	MEDIUM
MBR	MEMBER
MB	MEMBRANE
MTL	METAL
M.T.FR.	METAL FURRING
M.R.D	METAL ROOF DECKING
M	METER (S)
MEZ	MEZZANINE
MM	MILLIMETER (S)
MWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MOD	MODULAR
MLD	MOLDING
MTG	MOUNTING (ING)
MTD	MOUNTED
MDV	MOVABLE
M.L.	MULLION
N.E.C.	NATIONAL ELECTRIC CODE
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
NAT	NATURAL
N	NORTH
N.R.	NOISE REDUCTION
N.R.C.	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N.C.	NON-CORROSIVE
N.M.T.	NON-METALLIC
N.P.J.	NO PAINT
N.A.	NOT APPLICABLE, (AVAILABLE)
N.I.	NOT INCLUDED
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
OBS	OBSCURE
O.C.	ON CENTER (S)
OPG	OPENING
O.J.T.	OPEN-WEB JOIST
OPP	OPPOSITE
OPH	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
O.F.S.H.	OUTSIDE FACE STUD WALL
O/O	OUT TO OUT
OA	OVERALL
OH	OVERHANG, OVERHEAD
(P)	PAINT (ED)
PR	PAIR
PNL	PANEL
P.B	PANG BAR
P.T.D.	PAPER TOWEL DISPENSER
P.T.R.	PAPER TOWEL RECEPTOR
PAR	PARALLEL
P.BD.	PARTICLE BOARD
PTN	PARTITION
PVMT	PAVEMENT
PED	PEDESTAL
PEND	PENDANT
PERF	PERFORATE (D)
PER	PERIMETER
PH	PHASE
PLS	PLASTER
PLAS	PLASTIC
PLAM.	PLASTIC LAMINATE
PL	PLATE
P.G.	PLATE GLASS
P.L.	PLATE LINE
PLY	PLYWOOD
PNT	POCKET
PT	POINT
P.V.C.	POLYVINYL CHLORIDE
P.E.	PORCELAIN ENAMEL
POS	POSITIVE POSITION
P.T.C.	POST TENSIONED CONCRETE
LB	POUND
P.G.F.	POUNDS PER GLUE FOOT
P.L.F.	POUNDS PER LINEAL FOOT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.C.C.	PRE CAST CONCRETE
PREFAB	PREFABRICATE (D)
PFN	PRE FINISHED
P.S.C.	PRE STRESSED CONCRETE
PROP	PROPERTY
P.L.	PROPERTY LINE
QTY.	QUANTITY
Q.T.	QUARRY TILE
RBT	RABBET, REBATE
RAD	RADIUS
RR	RAILROAD TIE (TIMBER)
R.W.G.	RAINWATER CONDUCTOR
RCPT	RECEPTACLE
REINFD	REINFORCED
REF.	REFERENCE, REFER TO
REFL	REFLECT (ED), (IVE), (ION)
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE (D), (ING)
R.C.P.	REINFORCED CONCRETE PIPE
REM	REMOVE
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
R.A.	RETURN AIR
REV	REVERSE, REVISION
R.H.	RIGHT HAND
R.O.W.	RIGHT OF WAY
R	RISER
R.D.	ROOF DRAIN
R.H.	ROOF HATCH
RFG	ROOFING
RM	ROOM
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
R.B.	RUBBER BASE
R.T.	RUBBER TILE
SF.GL	SAFETY GLASS
SDST	SANDSTONE
SCH	SCHEDULE
SD	SEALANT
STG	SEATING
SECT	SECTION
S+G	SHEATHING
SHT	SHEET
S.H.R.	SHEET MEMBRANE ROOFING
SM&ACNA	SHEET METAL / AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
S.V.	SHEET VINYL FLOOR COVERING
SIM	SIMILAR
S.H.	SINGLE HUNG
SKY	SKYLIGHT
SL	SLEEVE
S.J.	SLIP JOINT
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
SP	SOUNDPROOF
SPKR	SPEAKER
SPEC	SPECIFICATION (S)
SPOT'T	SPRING POINT
SQ	SQUARE
S.F.	SQUARE FOOT (FEET)
S.I.S.	STACKED STOPS
S.S.	STAINLESS STEEL
STD	STANDARD
STA	STATION
STL	STEEL
ST	STONE
STOR	STORAGE
S.D.	STORM DRAIN
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRY (CAL)
SYN	SYNTHETIC
SYS	SYSTEM
TKBD	TACKBOARD
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED, TEMPERATURE
T.C.	TERRA COTTA
T.T.	TERRAZZO
THK	THICK NESS
THR	THRESHOLD
TP	TOILET PAPER HOLDER
TPTN.	TOILET PARTITION
TOL	TOLERANCE
T&G	TONGUE AND GROOVE
T.&B.	TOP AND BOTTOM
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CONCRETE
T.O.D	TOP OF DRAIN
T.O.F	TOP OF FOOTING
T.O.M.	TOP OF MASONRY
T.O.PL.	TOP OF PLATE
T.O.PLY.	TOP OF PLYWOOD
T.O.R.	TOP OF ROOF
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.L.D.	TOTAL LOAD
T.B.	TOWEL BAR
T.L.	TRACK LIGHTING
TR	TRANSOM
T	TREAD
TYP	TYPICAL
UC	UNDERCUT
UG	UNDERGROUND
U.L.	UNDERWRITERS LABORATORIES
UNF	UNFINISHED
U.B.C.	UNIFORM BUILDING CODE
U.M.C.	UNIFORM MECHANICAL CODE
U.P.C.	UNIFORM PLUMBING CODE
UON	UNLESS OTHERWISE NOTED
UNI	UNIVAL
V.B.	VAPOR BARRIER
VAR	VARNISH
VNR	VENEER
V.T.R.	VENT THROUGH ROOF
VT	VERIFY
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
V.S.J.	VERTICAL SLIP JOINT
VEST	VESTIBULE
VIN	VINYL
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
V.F.	VINYL FABRIC
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
V.J.	V-JOINT (ED)
HSCT	HANGCOT
H.H.	HALL HUNG
HPR	HALLPAPER
H.T.H.	HALL TO HALL
H.C.	HATER CLOSET
HP	HATERPROOFING
H.R.	HATER REPELLENT
HG	HATERS' OF
HT	HEIGHT
H.M.F.	HELMET WIRE FABRIC
H.B.	HEEL BUMPER
H	HOTTA HOE
HDO	HINDOW
H.G.	HIRED GLASS
W	HITH
W/O	HITHOUT
WD	HOOD
W.B.	HOOD BASE
H.P.T.	HORKING POINT
W.I.	HROUGHT IRON
∠	ANGLE
℄	CENTER LINE
⌀	DIAMETER
▷	PROPERTY LINE
R	RADIUS / DIAMETER
□	SQUARE
X°	DEGREE
#	NUMBER

site plan symbols

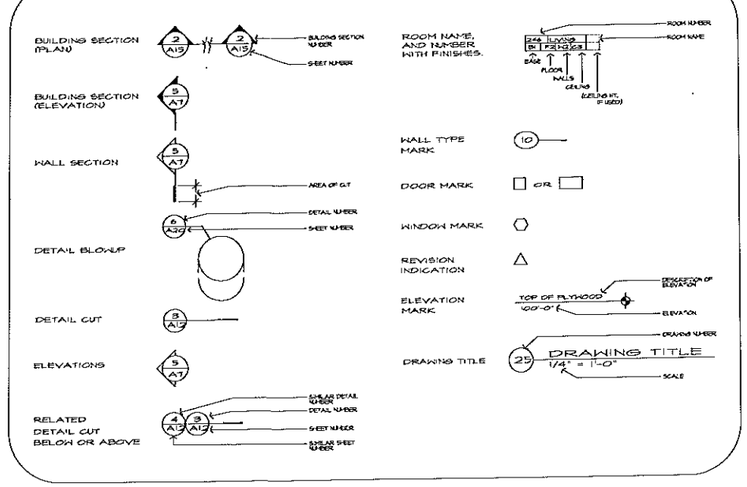
EXISTING	FEATURE	PROPOSED
100	CONTOUR	100
	PROPERTY LINE	
	CENTER LINE	
	EASEMENT/SETBACK RIGHT OF WAY	
	FENCE	
ST	STORM DRAIN	ST
SS	SANITARY SEWER	SS
W	WATERLINE	W
E	ELECTRIC LINE	E
G	GAS LINE	G
T	TELEPHONE LINE	T
CTV	CABLE TELEVISION	CTV
	DRAINAGE LINE	
	LIMIT OF WORK	PLAN "A"
	MATCH LINE	PLAN "B"

EXISTING	FEATURE	PROPOSED
	SPOT ELEVATION	
	HYDRANT	
	VALVE	
	UTILITY POLE	
	TRANSFORMER	
	LIGHT	
	SIGN	
	MONUMENT	
	METER PIT	
	MANHOLE	
	CATCH BASIN	
	CLEAN OUT	
	OUTFALL/HEADWALL	
	BENCHMARK	
	BORING LOCATION	
	EXISTING TREE	
	TREE TO BE REMOVED	
	TRIANGULATION POINT	

GRAPHIC SCALE 0 10 20 40

NORTH ARROW — NORTH, NORTH, NORTH

architectural symbols



material symbols

PLAN & SECTION

EARTH
ROCK
POROUS FILL
TOP SOIL
ASPHALT PAVING/ ROADBED MAT'L.
STONE VENEER
CAST IN PLACE CONCRETE
PRE CAST CONCRETE
CONCRETE BLOCK
STEEL (L.G. SCALE)
GYPSUM BOARD (L.G. SCALE)
PLYWOOD
FINISH WOOD
ROUGH WOOD/ CONTINUOUS
ROUGH WOOD/ DISCONTINUOUS
SAND, PLASTER
BATT INSULATION
RIGID INSULATION
WOOD STUD
METAL STUD
EXISTING TO REMAIN
REMOVE EXISTING

ELEVATION

WOOD SIDING
STONE
CONCRETE, STUCCO
WOOD
GLASS

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100 COMMERCIAL STREET
PORTLAND, MAINE

REVISIONS:

1/6/12
FOR OWNER REVIEW

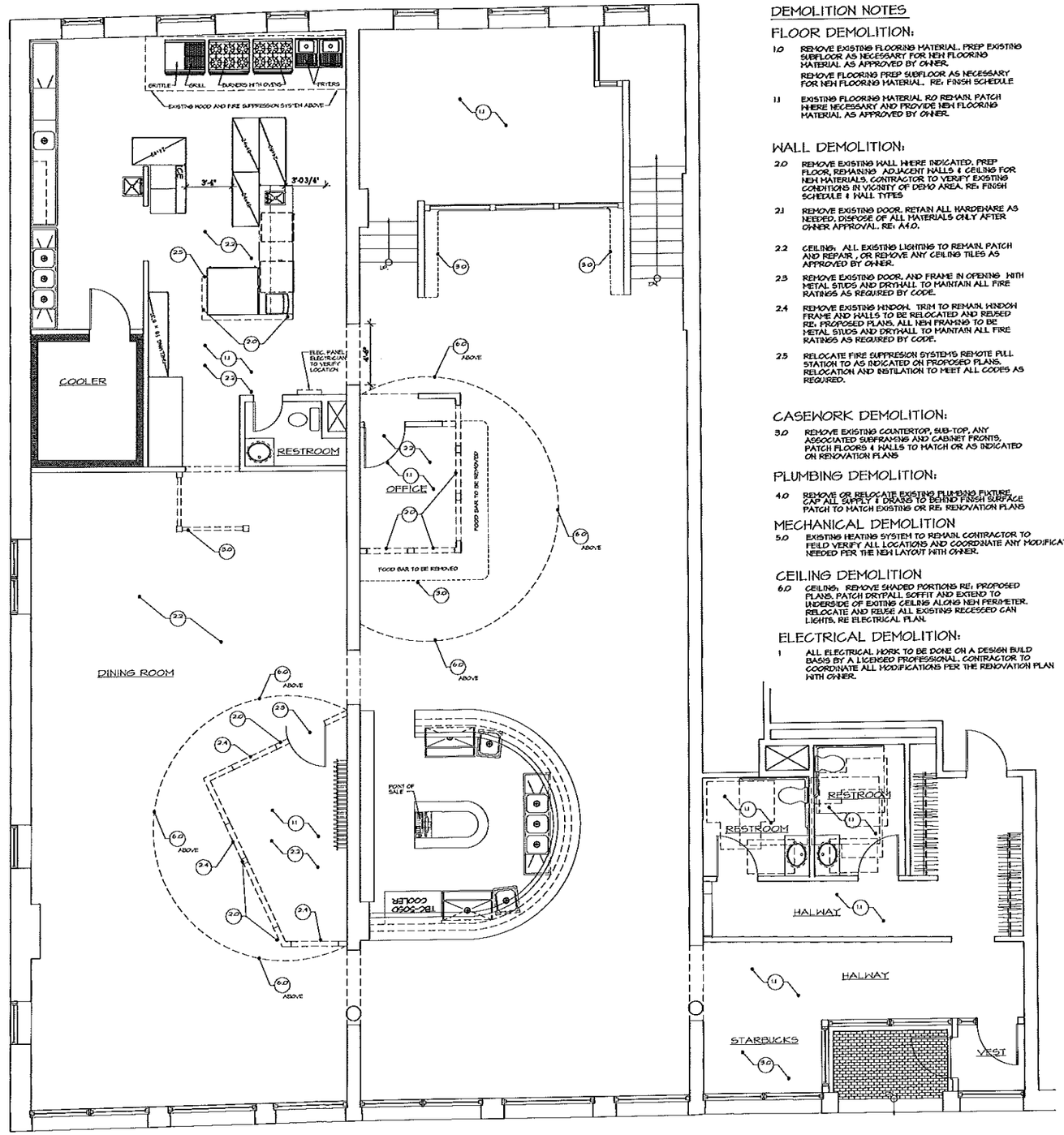
1/18/12
PERMIT SET

Title
COVER SHEET

DATE
1/17/12

SCALE
N.T.S.

A-100



EXITSTING DEMMO PLAN
1/4" = 1'-0"

DEMOLITION NOTES

FLOOR DEMOLITION:

1.0 REMOVE EXISTING FLOORING MATERIAL. PREP EXISTING SUBFLOOR AS NECESSARY FOR NEW FLOORING MATERIAL AS APPROVED BY OWNER.
REMOVE FLOORING PREP SUBFLOOR AS NECESSARY FOR NEW FLOORING MATERIAL. RE: FINISH SCHEDULE

1.1 EXISTING FLOORING MATERIAL RO REMAIN. PATCH 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 HARDEWARE AS NEEDED, DISPOSE OF ALL MATERIALS ONLY AFTER OWNER APPROVAL. RE: A4.0.

2.2 CEILING: ALL EXISTING LIGHTING TO REMAIN. PATCH AND REPAIR , OR REMOVE ANY CEILING TILES AS APPROVED BY OWNER.

2.3 REMOVE EXISTING DOOR, AND FRAME IN OPENING WITH METAL STUDS AND DRYWALL TO MAINTAIN ALL FIRE RATINGS AS REQUIRED BY CODE.

2.4 REMOVE EXISTING WINDOW. TRIM TO REMAIN. WINDOW FRAME AND WALLS TO BE RELOCATED AND REUSED RE: PROPOSED PLANS. ALL NEW FRAMING TO BE METAL STUDS AND DRYWALL TO MAINTAIN ALL FIRE RATINGS AS REQUIRED BY CODE.

2.5 RELOCATE FIRE SUPPRESION SYSTEMS REMOTE PULL STATION TO AS INDICATED ON PROPOSED PLANS. RELOCATION AND INSTILATION 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 & DRAINS TO BEHIND FINISH SURFACE PATCH TO MATCH EXISTING OR RE: RENOVATION PLANS

MECHANICAL DEMOLITION

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

CEILING DEMOLITION

6.0 CEILING: REMOVE SHADED PORTIONS RE: PROPOSED PLANS. PATCH DRYPALL SOFFIT AND EXTEND TO UNDERSIDE OF EXITING 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 COORDINATE ALL MODIFICATIONS PER THE RENOVATION PLAN WITH OWNER.

100 COMMERCIAL STREET
PORTLAND, MAINE

REVISIONS

1/6/12
FOR OWNER REVIEW

1/18/12
PERMIT SET

SCHEMATIC

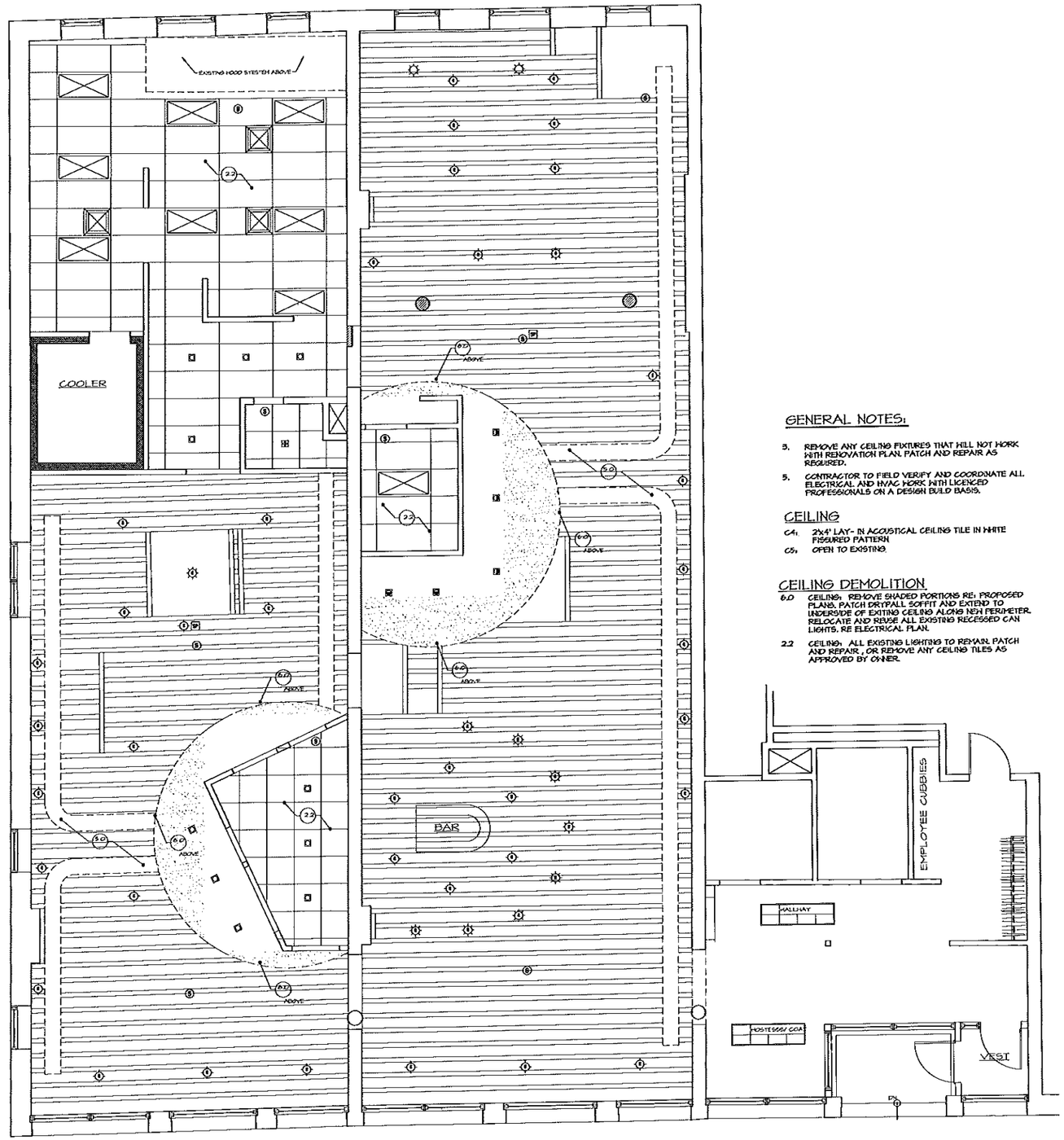
Title
EXISTING DEMO PLAN

DATE
1/17/12

SCALE
1/4" = 1'-0"

A-101

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES, EXCEPT THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF JUSTIN Q. SMITH.



GENERAL NOTES:

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

CEILING

C4: 2'X4' LAY- IN ACOUSTICAL CEILING TILE IN WHITE FISSURED PATTERN
C5: OPEN TO EXISTING.

CEILING DEMOLITION

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

2.2 CEILING: ALL EXISTING LIGHTING TO REMAIN. PATCH AND REPAIR , OR REMOVE ANY CEILING TILES AS APPROVED BY OWNER.

EXISTING REFLECTED CEILING 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 RCP

DATE:

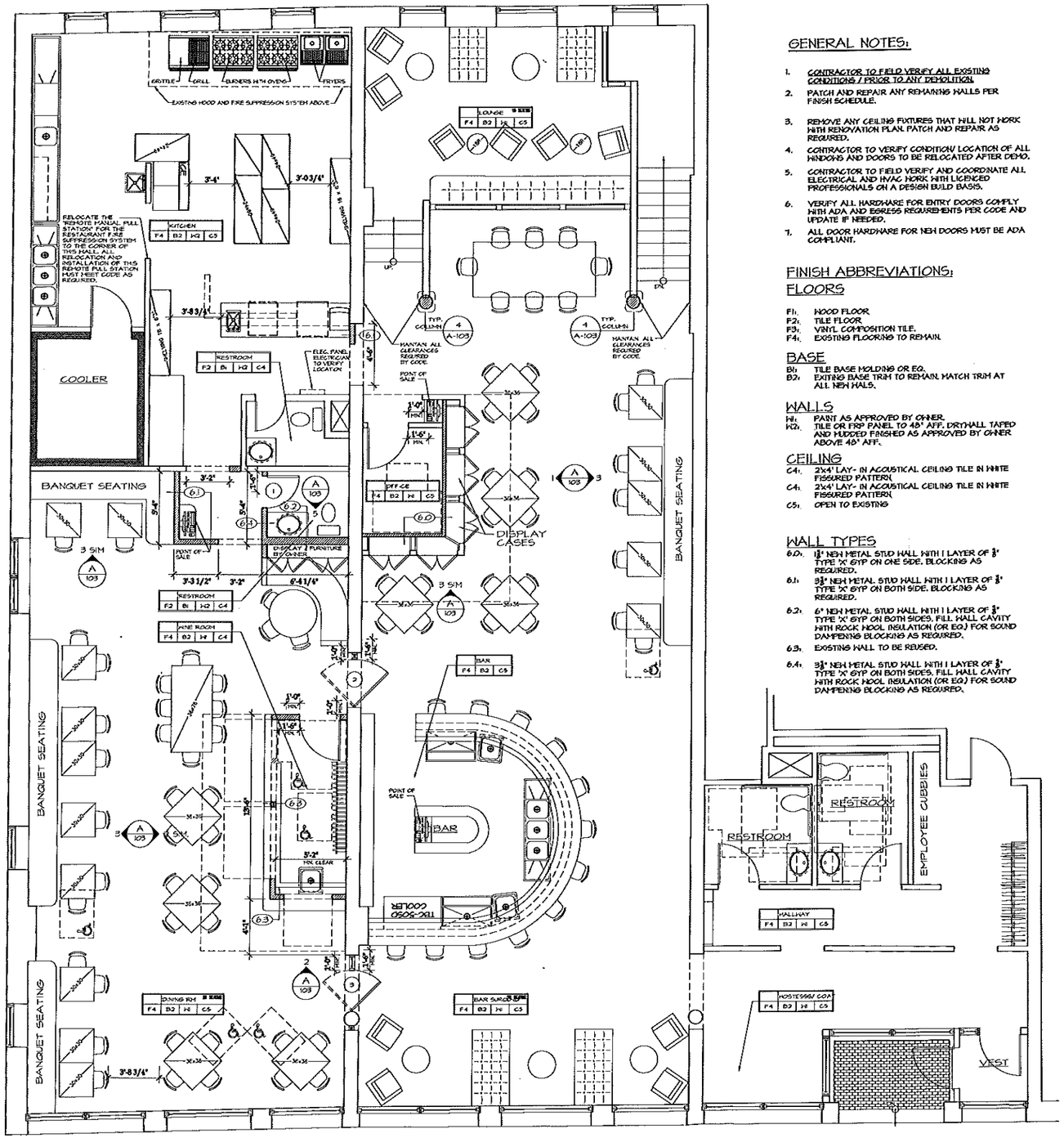
1/17/12

SCALE:

1/4" = 1'-0"

A-102

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF JUSTIN Q. SMITH.



PROPOSED PLAN

1/4" = 1'-0"

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 ALL WINDOWS AND DOORS TO BE RELOCATED AFTER DEMO.
5. CONTRACTOR TO FIELD VERIFY AND COORDINATE ALL ELECTRICAL AND HVAC WORK WITH LICENCED PROFESSIONALS ON A DESIGN BUILD BASIS.
6. VERIFY ALL HARDWARE FOR ENTRY DOORS COMPLY WITH ADA AND EGRESS 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: EXITING BASE TRIM TO REMAIN. MATCH TRIM AT ALL NEW WALS.

WALLS

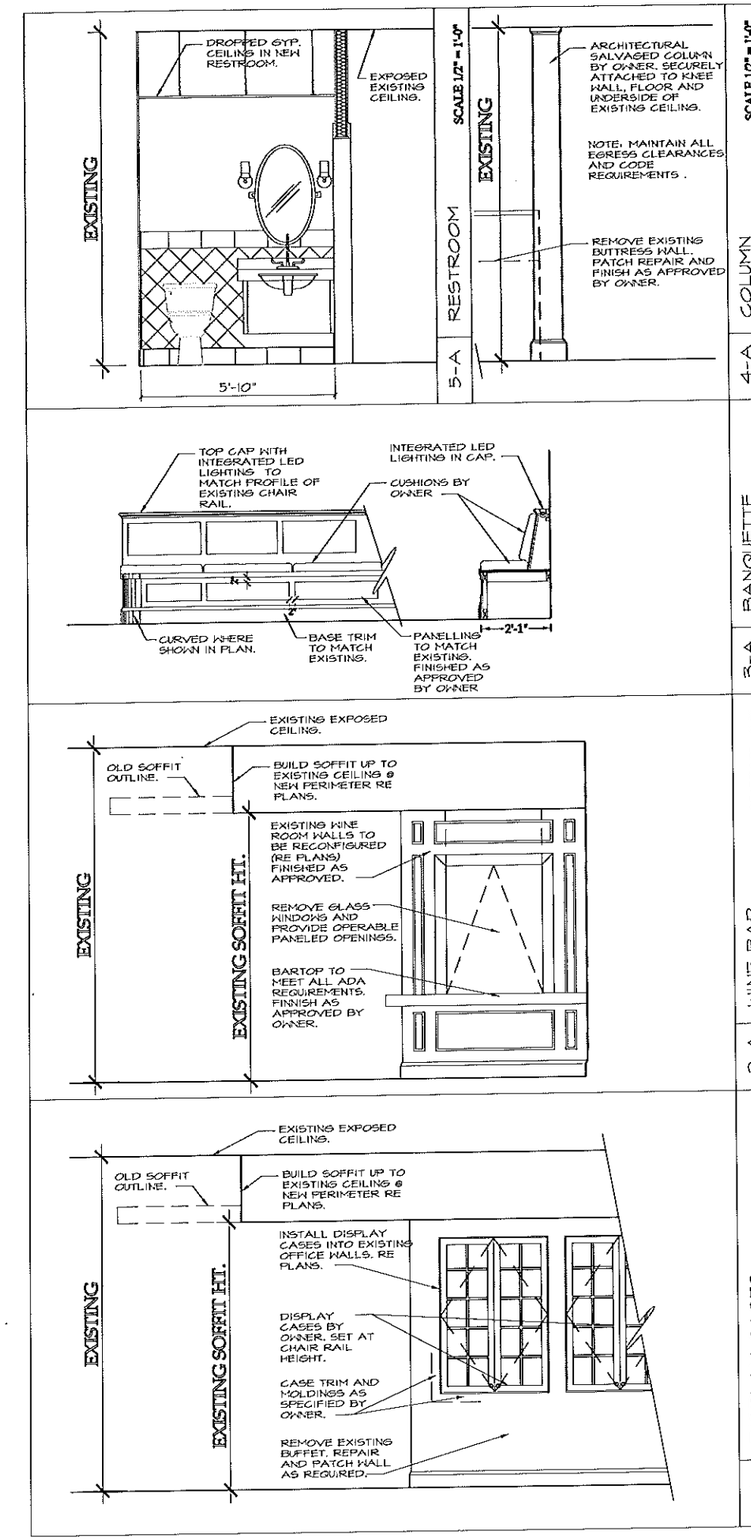
W1: PAINT AS APPROVED BY OWNER.
W2: TILE OR FRP PANEL TO 48" AFF. DRYWALL TAPED AND MUDDED FINISHED AS APPROVED BY OWNER ABOVE 48" AFF.

CEILING

C1: 2'x4' LAY- IN ACOUSTICAL CEILING TILE IN WHITE FISSURED PATTERN.
C4: 2'x4' LAY- IN ACOUSTICAL CEILING TILE IN WHITE FISSURED PATTERN.
C5: OPEN TO EXISTING

WALL TYPES

6.0: 1 5/8" NEW METAL STUD WALL WITH 1 LAYER OF 5/8" TYPE 'X' GYP ON ONE SIDE. BLOCKING AS REQUIRED.
6.1: 3 5/8" NEW METAL STUD WALL WITH 1 LAYER OF 5/8" TYPE 'X' GYP ON BOTH SIDE. BLOCKING AS REQUIRED.
6.2: 6" NEW METAL STUD WALL WITH 1 LAYER OF 5/8" TYPE 'X' GYP ON BOTH SIDES. FILL WALL CAVITY WITH ROCK WOOL INSULATION (OR EQ.) FOR SOUND DAMPENING BLOCKING AS REQUIRED.
6.3: EXISTING WALL TO BE REUSED.
6.4: 3 5/8" NEW METAL STUD WALL WITH 1 LAYER OF 5/8" TYPE 'X' GYP ON BOTH SIDES. FILL WALL CAVITY WITH ROCK WOOL INSULATION (OR EQ.) FOR SOUND DAMPENING BLOCKING AS REQUIRED.



100 COMMERCIAL STREET
PORTLAND, MAINE

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Title:
PLANS & ELEVATIONS

DATE:
1/18/12

SCALE:
1/4" = 1'-0"

A-103

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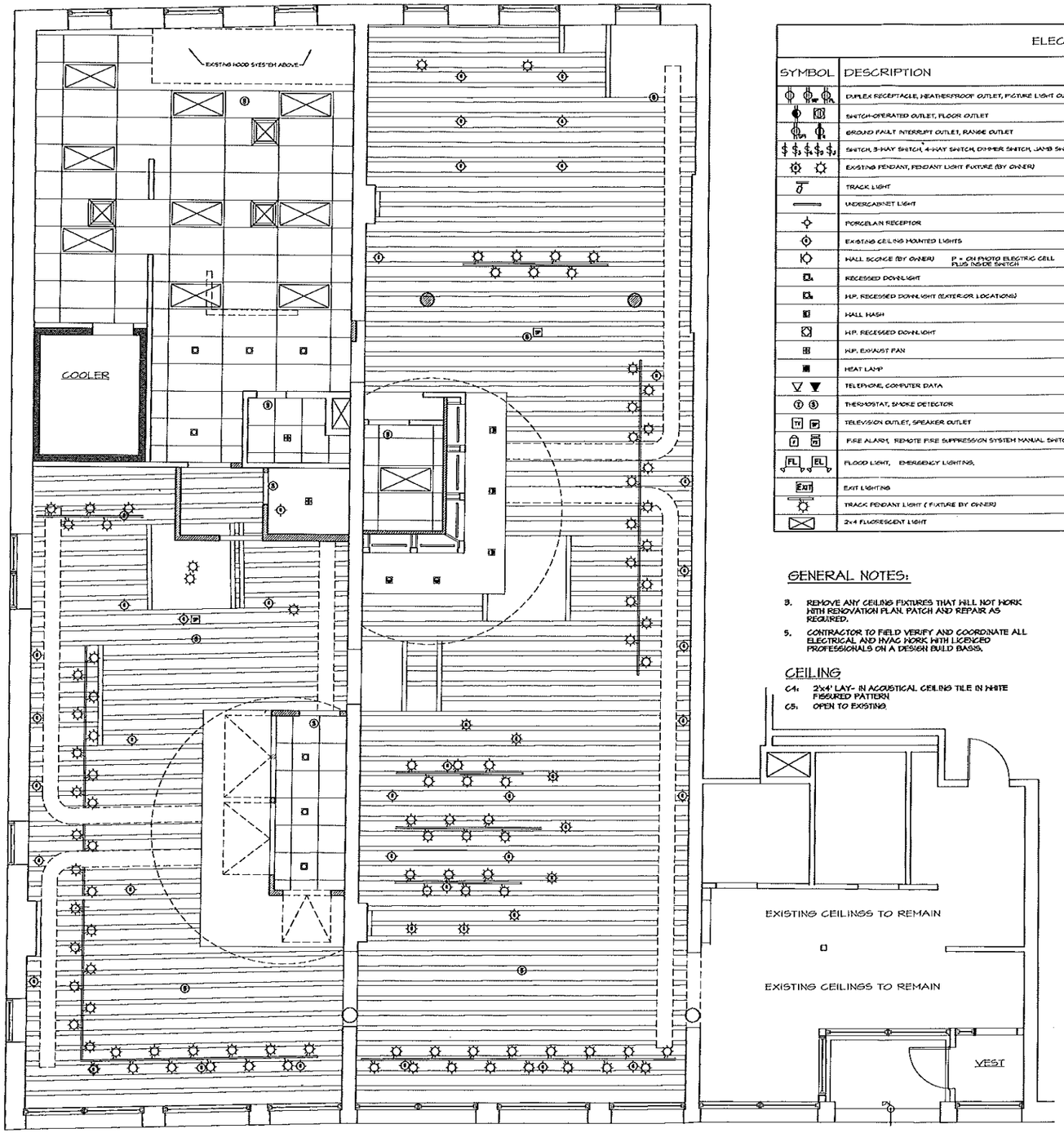

PROPOSED REFLECTED CEILING PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	MANUFAC.	SPECIFICATIONS
	DUPLEX RECEPTACLE, WEATHERPROOF OUTLET, FIXTURE LIGHT OUTLET		
	SWITCH-OPERATED OUTLET, FLOOR OUTLET		
	GROUND FAULT INTERRUPT OUTLET, RANGE OUTLET		
	SWITCH, 3-WAY SWITCH, 4-WAY SWITCH, DIMMER SWITCH, JAMB SWITCH		
	EXISTING PENDANT, PENDANT LIGHT FIXTURE (BY OWNER)		
	TRACK LIGHT	JNO	
	UNDERCABINET LIGHT	JNO	TL-403-CON
	PORCELAIN RECEPTOR		
	EXISTING CEILING MOUNTED LIGHTS		
	WALL SCONCE (BY OWNER) P = ON PHOTO ELECTRIC CELL PLUS INSIDE SWITCH		
	RECESSED DOWNLIGHT	PRESCOLITE	FIXTURE: LVH4-6 TRIM: LV2-6P
	H.P. RECESSED DOWNLIGHT (EXTERIOR LOCATIONS)	PRESCOLITE	FIXTURE: TRIM:
	WALL WASH	PRESCOLITE	FIXTURE: LVH4-6 TRIM: LV2-6P
	H.P. RECESSED DOWNLIGHT	EUREKA	100-HB/ CLR/ HR-6/ U120
	H.P. EXHAUST FAN	FANTECH	FD100
	HEAT LAMP		ON AUTOMATIC TIMED 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:

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

CEILING

C4: 2'x4' LAY- IN ACOUSTICAL CEILING TILE IN WHITE FISSURED PATTERN

C5. OPEN TO EXISTING

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 ARCHITECT PRIOR TO INSTALLATION

6. ALL FLOOR OUTLETS WHERE SHOWN ON ELECTRICAL PLAN TO BE: BRASS #895 BR WALKER, TYP. (VERIFY FINISH PRIOR TO INSTALLATION W/ ARCHITECT)

7. ALL FIXTURES PROVIDED BY CONTRACTOR TO BE SUBMITTED FOR REVIEW AND APPROVAL BY ARHITECT PRIOR TO INSTALLATION

8. ALL FIXTURE/HOUSEINGS/TRIM COLORS TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION

9. PROVIDE WIRING & COORDINATION FOR ROUTER; PROVIDE COORDINATION FOR WIRELESS COMPUTER SERVICE

10. PROVIDE CABLE T.V. @ ALL LOCATIONS SHOWING T.V. SYMBOL

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 #895 BR WALKER, TYP. (VERIFY FINISH PRIOR TO INSTALLATION W/ ARCHITECT)

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100 COMMERCIAL STREET
PORTLAND, MAINE

REVISIONS:

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SCHEMATIC

Title

PROPOSED RCP

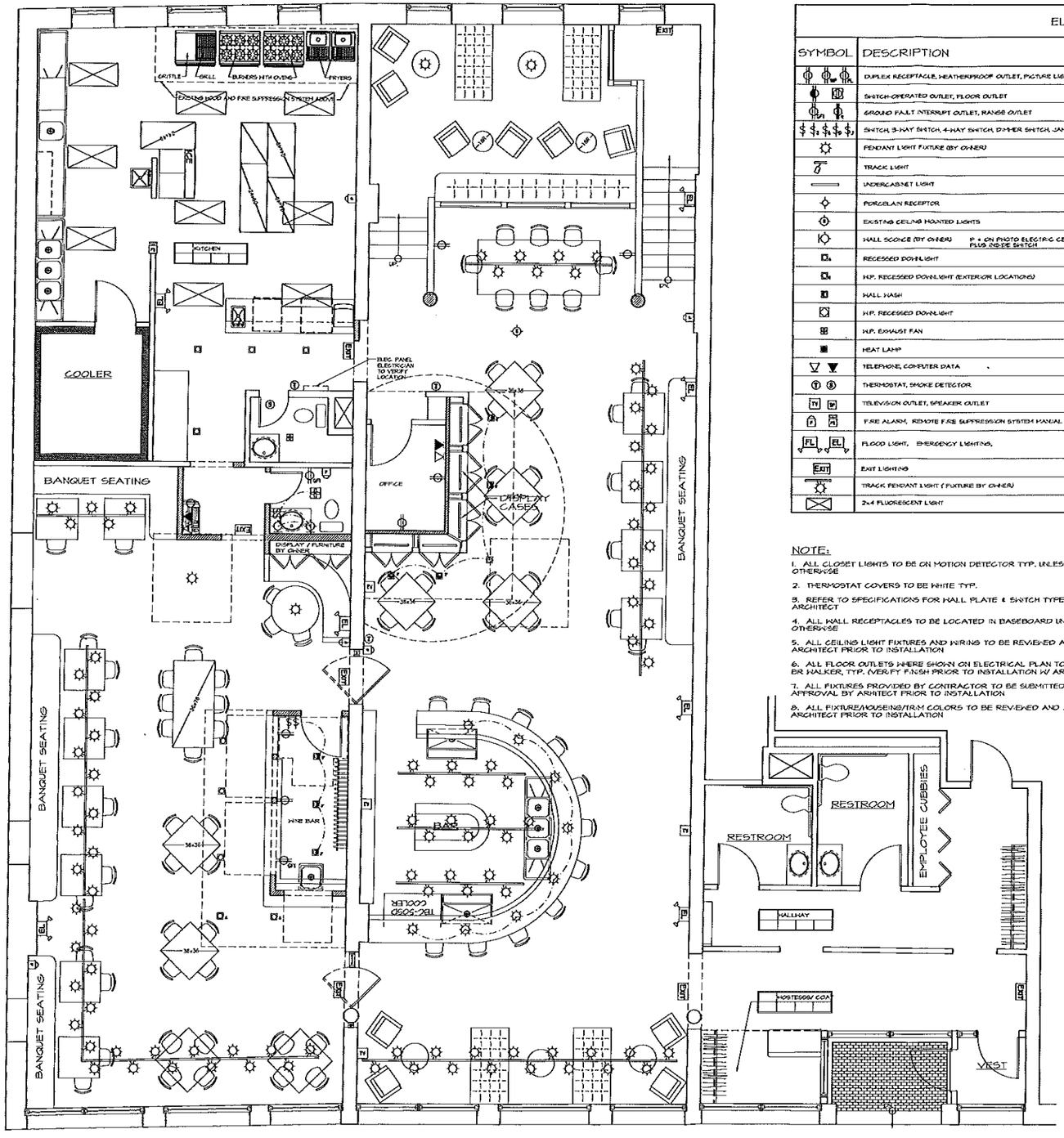
DATE:

1/17/12

SCALE:

1/4" = 1'-0"

A-104



PROPOSED ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	MANUFAC.	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	JUNO	
	UNDERCABINET LIGHT	JUNO	TL-403-(CW)
	PORCELAIN RECEPTOR		
	EXISTING CEILING MOUNTED LIGHTS		
	WALL SCONCE (BY OWNER) P = ON PHOTO ELECTRIC CELL PLUG INSIDE SWITCH		
	RECESSED DOWNLIGHT	PRESCOLITE	FIXTURE: LVH4G TRIM: LV2-WBF
	H.P. RECESSED DOWNLIGHT (EXTERIOR LOCATIONS)	PRESCOLITE	FIXTURE: TRIM:
	WALL WASH	PRESCOLITE	FIXTURE: LVH4G TRIM: LV2-WBF
	H.P. RECESSED DOWNLIGHT	EUREKA	1004B/ CLR/ MR-6/ 1820
	H.P. EXHAUST FAN	FANTECH	FB-100
	HEAT LAMP		ON AUTOMATIC TIMED SWITCH
	TELEPHONE, COMPUTER DATA		
	THERMOSTAT, SMOKE DETECTOR		
	TELEVISION OUTLET, SPEAKER OUTLET		
	FIRE ALARM, REMOTE FIRE SUPPRESSION SYSTEM MANUAL SWITCH	NUTONE	
	FLOOD LIGHT, EMERGENCY LIGHTING,		ON MOTION DETECTOR
	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 #845 BR WALKER, TYP. (VERIFY FINISH PRIOR TO INSTALLATION W/ ARCHITECT)
7. ALL FIXTURES PROVIDED BY CONTRACTOR TO BE SUBMITTED FOR REVIEW AND APPROVAL BY ARHITECT PRIOR TO INSTALLATION
8. ALL FIXTURE/HOUSEING/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 #845 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 FIXTURE/HOUSEING/TRIM COLORS TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION
9. PROVIDE WIRING & COORDINATION FOR ROUTER; PROVIDE COORDINATION FOR WIRELESS 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. (SMOKE & CARBON MONOXIDE DETECTORS, EMERGENCY & EXIT LIGHTING, FIRE ALARMS ETC.) REVIEW EXISTING SYSTEM AND PROVIDE WHERE NECESSARY.

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100 COMMERCIAL STREET
PORTLAND, MAINE

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SCHEMATIC

TITLE:

ELECTRICAL PLAN

DATE:

1/17/12

SCALE:

1/4" = 1'-0"

E-100