

RENOVATIONS TO THE STADIUM RESTAURANT

CONGRESS STREET / FREE STREET / BROWN STREET

PORTLAND, ME

John Powers Associates, Inc.

ARCHITECTURE

108 MAIN STREET
SUITE 200
PORTLAND, ME 04101
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MATERIALS

	CONTINUOUS LUMBER
	NON-CONTINUOUS LUMBER
	PLYWOOD
	FINISH WOOD
	RIGID INSULATION
	BATT INSULATION
	PLASTER, GROUT, MORTAR, ETC.
	CONCRETE
	CONCRETE MASONRY UNITS
	EARTH
	GRAVEL
	METAL

SYMBOLS

	COLUMN CENTERLINE GRID
	WORK LIMIT LINE
	SECTION NUMBER SECTION KEY SHEET NUMBER WHERE SHOWN
	DETAIL NUMBER DETAIL KEY SHEET NUMBER WHERE SHOWN
	ELEVATION FLAG
	ROOM NAME ROOM KEY
	ROOM NUMBER
	WINDOW TYPE KEY
	DOOR KEY
	INTERIOR ELEVATION KEY
	WALL TYPE KEY

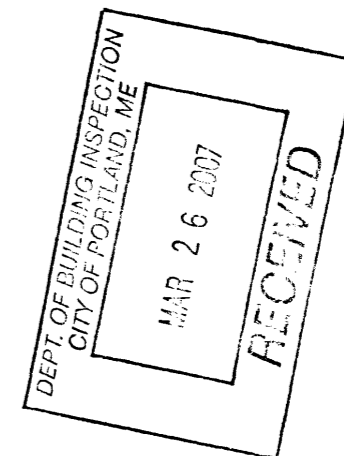
	EMERGENCY LIGHTS
	EXIT SIGN - ILLUMINATED
	EXIST SIGN W/ DIRECTIONAL CHEVRONS - ILLUMINATED
	FIRE ALARM PULL STATION 48" A.F.F. TO CENTER
	FIRE ALARM PULL STATION EXISTING
	FIRE EXTINGUISHER - SURFACE WALL MOUNTED
	SMOKE DETECTOR
	HEAT DETECTOR
	STROBE LIGHT - 15 - 80" A.F.F. TO CENTER
	STROBE LIGHT W/HORN - 110 CANDELA AND 85 dB 80" A.F.F. TO CENTER AT RENTAL SPACES, OFFICE AREAS, TOILETS, ETC. AND OPEN MEZZANINE.
	LIFE SAFETY EXIT ACCESS AISLE - FLOOR HATCHING

ABBREVIATIONS

ALUM	ALUMINUM	FE	FIRE EXTINGUISHER	QT	QUARRY TILE
AC P	ACOUSTIC PANEL	FFE	FINISH FLOOR	RAD	RADIUS
AFF	ABOVE FINISH FLOOR	FIN	ELEVATION	R	RADIUS
ACOUS	ACOUSTICAL	FLG	FLASHING	RD	ROOF DRAIN
CLG	CEILING	FND	FOUNDATION FIBER	SIM	SIMILAR
CLOS	CLOSET	FIB		STL	STEEL
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED	STOR	STORAGE
COL	COLUMN	GL	GLASS	STRUC	STRUCTURAL
COMP	COMPOSITION	GWB	GYPSUM WALLBOARD	SUSP	SUSPENDED
CONC	CONCRETE	HD	HAND	SYST	SYSTEM
CONF	CONFERENCE	HDRL	HANDRAIL	STD	STANDARD
CONSULT	CONSULTANT	HM	HOLLOW	SHT	SHEET
CONT	CONTINUOUS COURSES	HR	METAL HOUR	SIM	SIMILAR
CRS				T	TOILET
DEG	DEGREES	INS	INSULAT(ION)(ING)(ED)	TEL	TELEPHONE
DF	DRINKING FOUNTAIN	INSUL	INSULAT(ION)(ING)(ED)	TEMP	TEMPERED
DIA	DIAMETER			TO	TOP OF
DN	DOWN	JAN	JANITOR	TOM	TOP OF MASONRY
DIAG	DIAGONAL	L	LAVATORY	TOS	TOP OF STEEL
EF	EXHAUST FAN	LAM	LAMINATE	TYP	TYPICAL
EXT	EXTERIOR			UNO	UNLESS NOTED OTHERWISE
EL	ELEVATION	MACH	MACHINE	UL	UNDERWRITERS LABORATORY
ELEV	ELEVATION/ELEVATOR	MECH	MECHANICAL	VTR	VENT THROUGH ROOF
EQ	EQUAL	MET	METAL	W/	WITH
ELEC	ELECTRIC(AL)	MO	MASONRY OPENING	WC	WHEELCHAIR
EQUIP	EQUIPMENT	MR	MOISTURE RESISTANT		
EWC	ELECTRIC WATER	NIC	NOT IN CONTRACT		
EXIST	EXISTING	OC	ON CENTER		
		OPP	OPPOSITE		
		PLAS	PLASTIC		

DRAWING LIST:

A0.01	COVER/LEGEND SHEET
A1.01	OVERALL PLANS
A1.02	PHASE I STAIR PLANS AND DETAILS
A1.03	PHASE II & III STAIR PLANS AND DETAILS
A1.04	RESTROOM PLANS AND ADA REQUIREMENTS



FIRE RATED DESIGN

PENETRATION REQUIREMENTS:

ALL PENETRATIONS MADE THROUGH ANY FIRE RATED ASSEMBLY SHALL BE AN APPROVED METHOD SO AS TO MAINTAIN THE UL FIRE RATING. FIRE DAMPERS, ETC SHALL BE PROVIDED AND ALL PENETRATIONS SHALL RECEIVE AN APPROVED FIRESTOP SEALANT AROUND THE ENTIRE OPENING. THE FIRE STOP SEALANT SHALL BE OF THE APPROPRIATE MATERIAL SO AS TO MAINTAIN THE FIRE RATING OF THE SURFACE THAT IS BEING PENETRATED.

RESTAURANT ONLY CODE COMPLIANCE:

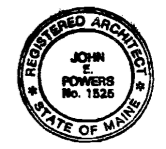
DESIGN CRITERIA - THIS PROJECT HAS BEEN DESIGN FOR COMPLIANCE WITH THE FOLLOWING CODES:
 INTERNATIONAL BUILDING CODE (IBC) - 2003 EDITION
 INTERNATIONAL FIRE CODE (IFC) - 2003 EDITION
 NFPA 101 - 2003 EDITION
 ICC/ANSI A117.1 - 1998 EDITION
 UNDERWRITERS LABORATORY FIRE RESISTANCE RATING DESIGNS - 2003 EDITION

OCCUPANCY CLASSIFICATION - ASSEMBLY GROUP A-2 (NFPA 101 - EXISTING ASSEMBLY)
 USE CLASSIFICATION - RESTAURANT
 OCCUPANT LOAD - ASSEMBLY GROUP A-2 (4200 SQ. FT.) = 280
 KITCHEN (801 SQ.FT.) = 4
 SPECIAL FUNCTION ROOM (1010 SQ. FT.) = 67
 CONSTRUCTION CLASSIFICATION - TYPE IB
 FIRE PROTECTION SYSTEM REQUIREMENTS:

- SPRINKLER SYSTEM:
- A. AN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED.
- B. PORTABLE FIRE EXTINGUISHER RATING SHALL BE 2-A:20-B:C
 SPACING SHALL NOT EXCEED A MAXIMUM OF 75 FEET (1500 SQ. FT. / UNIT.)
- C. AN AUTOMATIC EXHAUST FIRE SUPPRESSION SYSTEM IS PROVIDED IN KITCHEN - SYSTEM IS EXISTING UNCHANGED.
- FIRE ALARM AND DETECTION SYSTEM:
- A. AN AUTOMATIC FIRE ALARM AND DETECTION SYSTEM IS PROVIDED.
- B. FIRE ALARM SYSTEM NOTIFICATION SHALL BE VIA APPROVED VOICE COMMUNICATION, OR PUBLIC ADDRESS SYSTEM THAT IS AUDIBLE ABOVE THE AMBIENT NOISE LEVEL OF ASSEMBLY OCCUPANCY. NOTIFICATION SHALL BE BY MEANS OF VOICE ANNOUNCEMENTS, EITHER LIVE OR PRERECORDED INITIATED BY THE PERSON IN THE CONSTANTLY ATTENDED LOCATION.

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PROJECT TITLE
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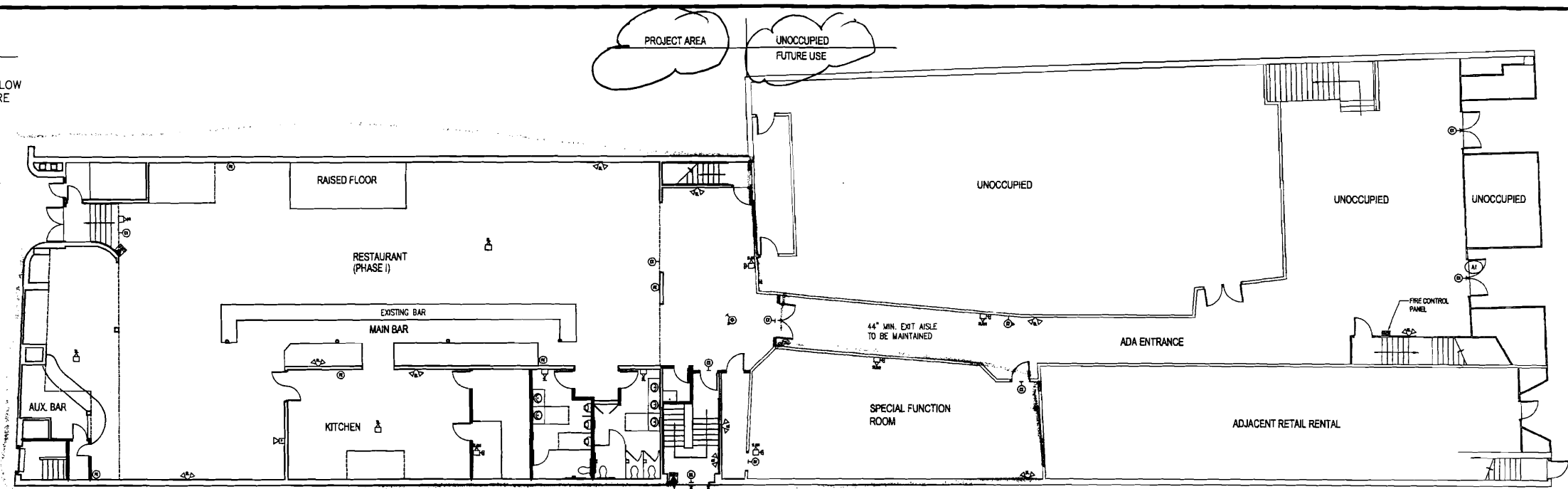
SHEET TITLE
COVER/LEGEND SHEET

Date	03-21-07
Scale	AS NOTED
Drawn By	JJO
Checked By	JJO
File Name	07-0027
SHEET No.	A0.01
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1 OF 5	

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GENERAL NOTES

REPAIR ALL DAMAGED CEILINGS BELOW RESTAURANT AREA TO MAINTAIN FIRE RATING.

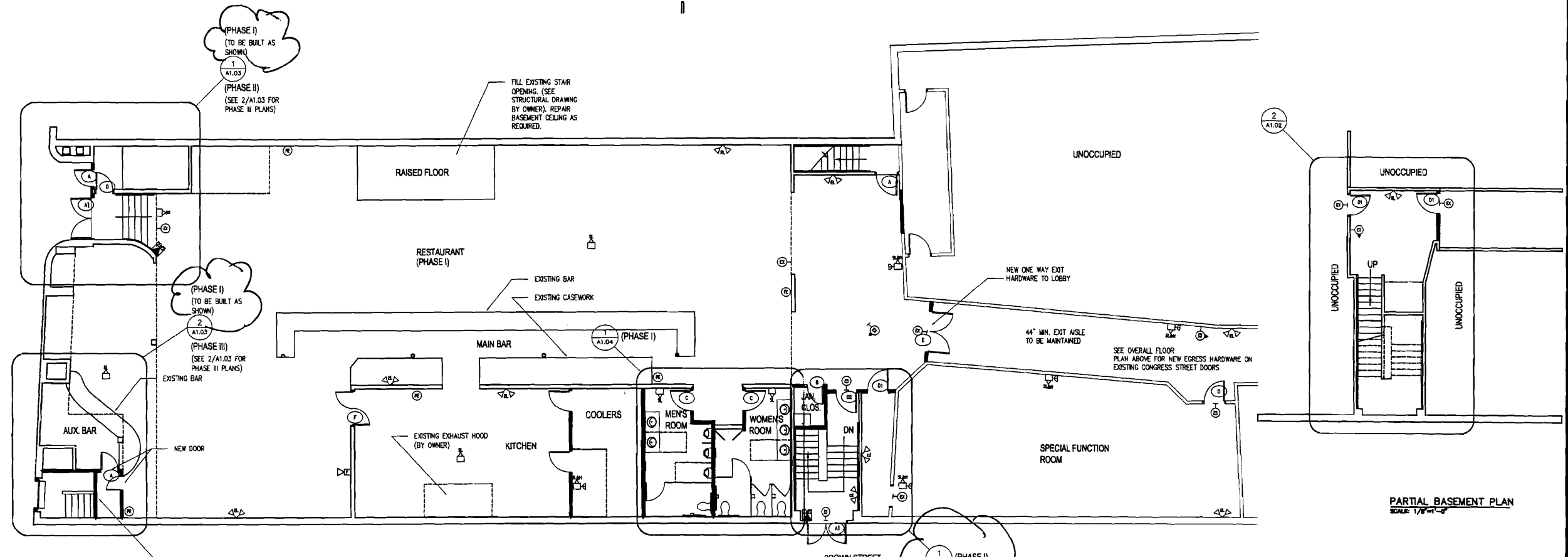


FIRST FLOOR OVERALL PLAN
SCALE 1/8"=1'-0"

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DOOR SCHEDULE

- A. EXISTING DOOR
- A1. EXISTING DOOR W/ NEW EXIT DEVICE. LOCKABLE EXTERIOR ONLY
- B. NEW 3'-0"x7'-0" HM W/3 HINGES, 1 LOCKSET, KICKPLATE, 3 SILENCERS.
- C. NEW 3'-0"x7'-0" HM W/3 HINGES, 1 PUSH/PULL SET, 1 CLOSER, KICKPLATE, 3 SILENCERS.
- D. NEW 3'-0"x7'-0" HM W/3 HINGES, 1 EXIT DEVICE, 1 BATTERY EXIT ALARM, 1 CLOSER, 3 SILENCERS, 90 MINUTE UL FIRE RATING.
- D1. NEW 3'-0"x7'-0" HM W/3 HINGES, 1 EXIT DEVICE, 1 CLOSER, 3 SILENCERS, 90 MINUTE UL FIRE RATING.
- D2. NEW 3'-0"x7'-0" HM W/3 HINGES, 1 EXIT DEVICE, 1 CLOSER, 3 SILENCERS, 90 MINUTE UL FIRE RATING.
- E. NEW (2) 3'-0"x7'-0" HM W/6 HINGES, 2 EXIT DEVICE, 2 BATTERY EXIT ALARM, 2 CLOSER, 2 SILENCERS, 1 METAL ASTRAGAL, 90 MINUTE UL FIRE RATING. LOCKABLE ONLY FROM UNOCCUPIED SIDE
- F. NEW (2) 3'-0"x7'-0" DOUBLE EGRESS W/ 4 HEAVY DUTY SPRING HINGES, 2 PUSH PLATES, 2 KICK PLATES, 2 SILENCERS, 2 4"x25" NARROW VISION LITES.



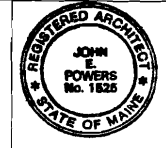
FIRST FLOOR RESTAURANT PLAN
SCALE 1/8"=1'-0"

PARTIAL BASEMENT PLAN
SCALE 1/8"=1'-0"

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RENOVATIONS TO THE STADIUM RESTAURANT

REVISION	DATE	DESCRIPTION



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PROJECT TITLE: RENOVATIONS TO THE STADIUM RESTAURANT
SHEET TITLE: OVERALL PLAN

Date:	03-21-07	GRAPHIC SCALE
Scale:	AS NOTED	A1.01
Drawn By:	JLD	SHEET No.
Checked By:	JLD	2 OF 5
File Name:	07-0022	

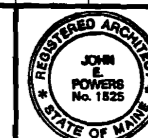
John Powers Associates, Inc.

ARCHITECTURE

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RENOVATIONS TO
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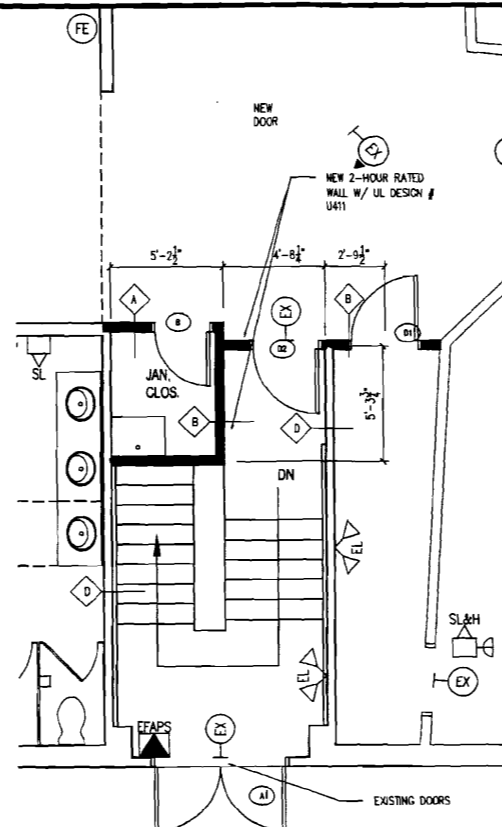
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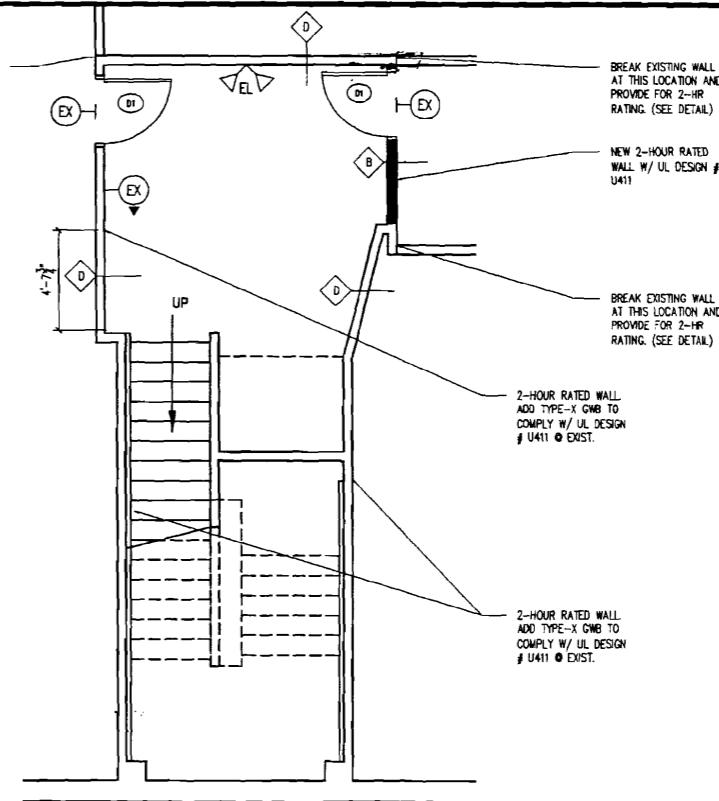
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SHEET TITLE
PHASE I STAIR
PLANS AND DETAILS

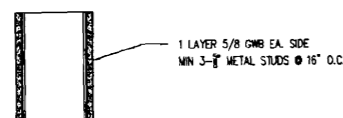
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Graphic Scale:	A1.02
Sheet No.:	3 OF 5



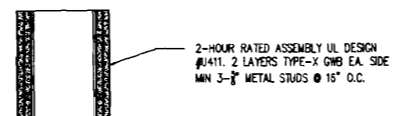
2 REVISED BROWN STREET EXIT
SCALE: 1/4"=1'-0"
(PHASE I)



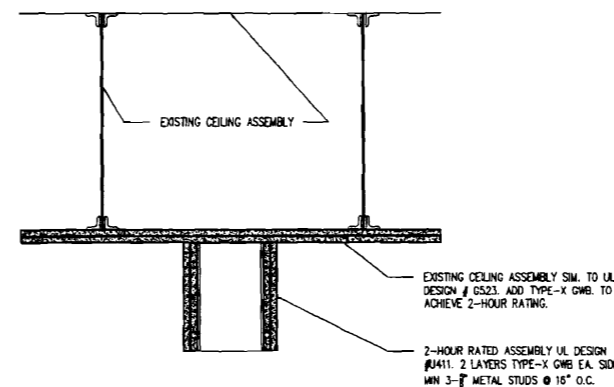
3 REVISED BROWN STREET BASEMENT EXIT
SCALE: 1/4"=1'-0"
(PHASE I)



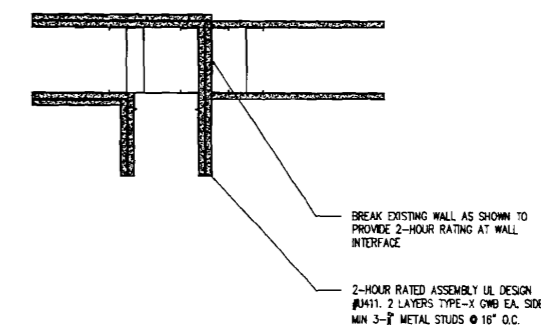
A TYPICAL NON-RATED WALL
SCALE: 1-1/2"=1'-0"



B TYPICAL 2-HOUR RATED WALL
SCALE: 1-1/2"=1'-0"



C TYPICAL 2-HOUR RATED WALL @ CEILING ASSEMBLY
SCALE: 1-1/2"=1'-0"

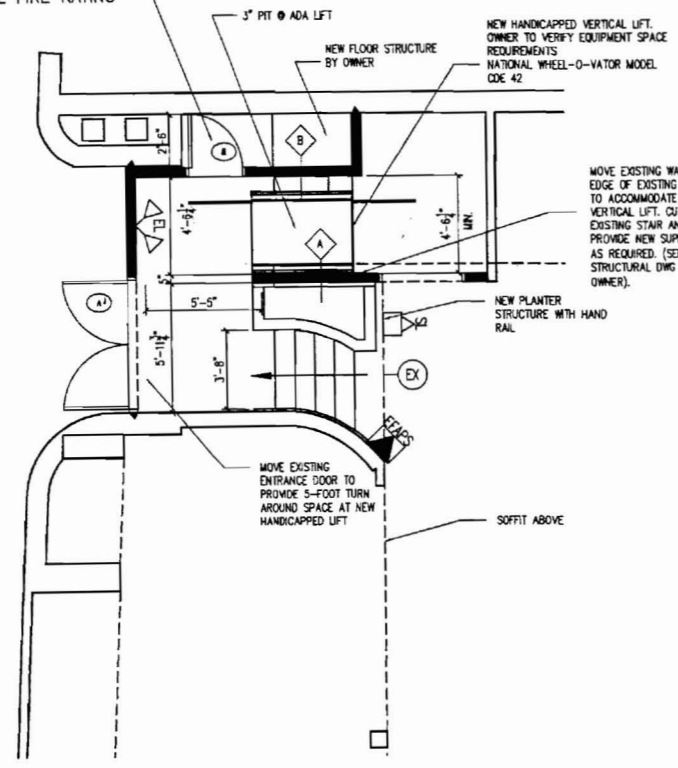


D TYPICAL 2-HOUR RATED WALL @ EXISTING WALL
SCALE: 1-1/2"=1'-0"

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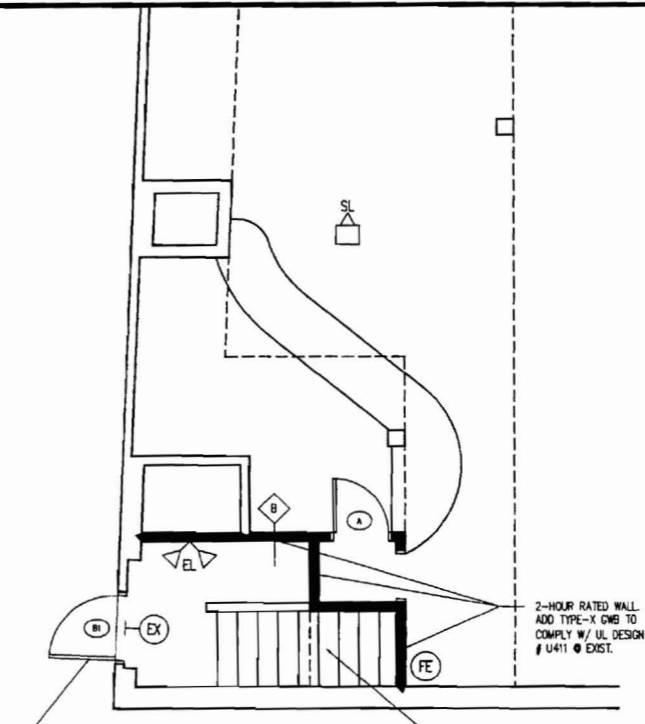
RENOVATIONS TO
THE STADIUM
RESTAURANT

B2. NEW 3'-0"X7'-0" HM W/3 HINGES
1 LOCKSET, KICKPLATE,
3 SILENCERS.
90 MINUTE UL FIRE RATING

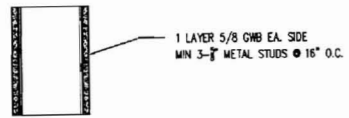


1 ENTRANCE PLAN - FREE STREET
SCALE 1/4"=1'-0"
(PHASE II)

B1. NEW 3'-0"X7'-0" HM W/3 HINGES
1 LOCKSET, 1 CLOSER
1 SET WEATHERSTRIPPING
1 THRESHOLD



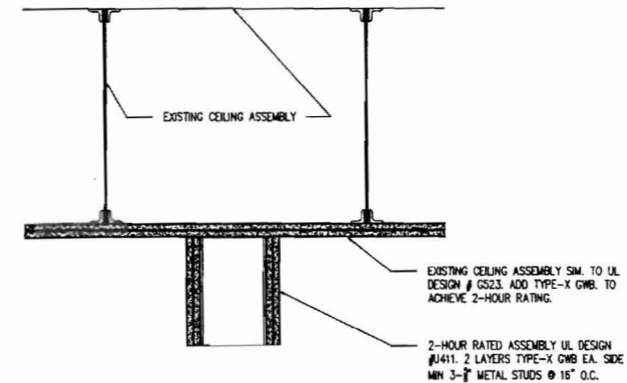
2 BASEMENT EXIT - FREE STREET
SCALE 1/4"=1'-0"
(PHASE III)



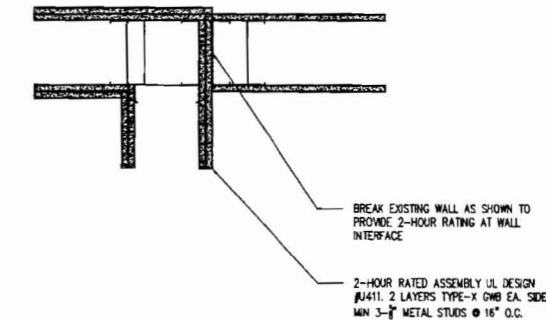
A TYPICAL NON-RATED WALL
SCALE 1-1/2"=1'-0"



B TYPICAL 2-HOUR RATED WALL
SCALE 1-1/2"=1'-0"



C TYPICAL 2-HOUR RATED WALL @ CEILING ASSEMBLY
SCALE 1-1/2"=1'-0"



D TYPICAL 2-HOUR RATED WALL @ EXISTING WALL
SCALE 1-1/2"=1'-0"

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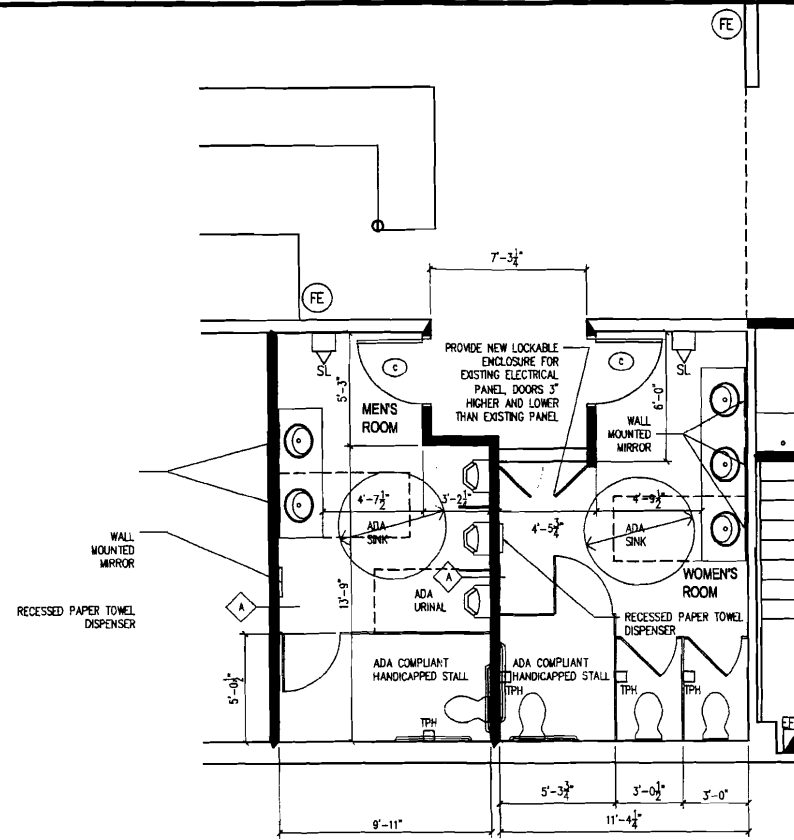


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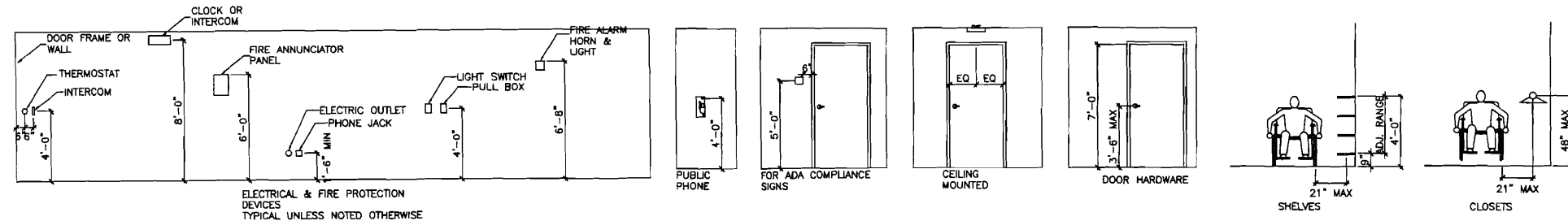
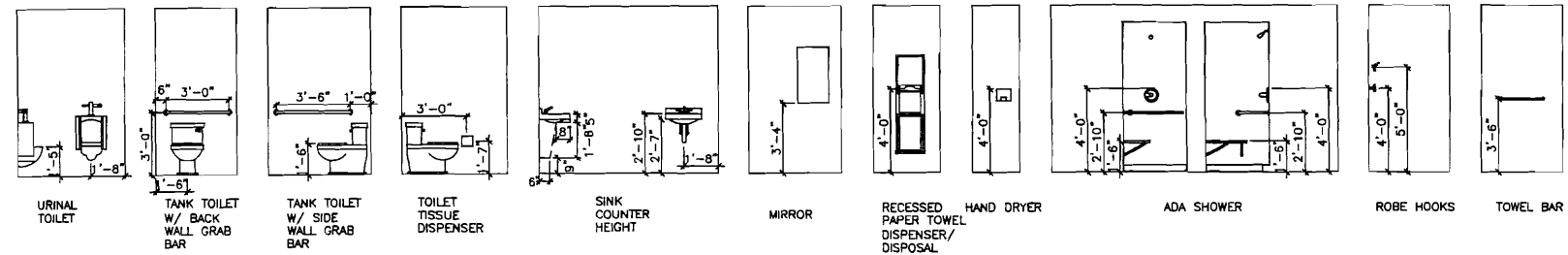
PHASE II & III STAIR
PLANS AND DETAILS

Date	03-21-07
Scale	AS NOTED
Drawn By	JAO
Checked By	JAO
File Name	07-0027
SHEET No.	A1.03

RENOVATIONS TO
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1 NEW RESTROOMS
SCALE 1/4"=1'-0"
(PHASE I)



ADA REQUIREMENTS

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