CITY OF PORTLAND ELECTRONIC STAMP:

	DATUM POINT
1 A101	DETAIL REFERENCE
10'-0"	CEILING HEIGHT
1 4 A101 2 3	ELEVATION REF
A	PARTITION TYPES
OFFICE 101	ROOM NAME/ROOM NUMBER
1 A101	SECTION REF
1	REVISION NUMBER
XX	FINISH KEY
	NEW DOOR
X	G.C DOOR NUMBEI
	EXISTING DOOR
XX	CODED NOTE

SYMBOL INDEX

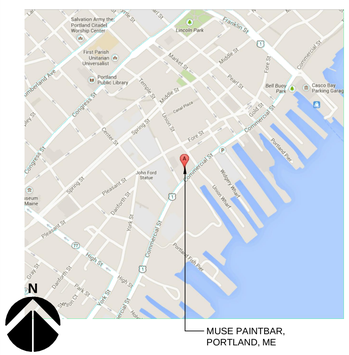
OWNER

MUSE PAINTBAR
255 MASS AVE. #801
BOSTON, MA 02115
T: 617.775.2958
CONTACT: STAN FINCH
E-MAIL: stan@musepaintbar.com

ARCHITECT

PHASE ZERO DESIGN
8 WILCOX STREET
SIMSBURY, CT 06070
T: 860.264.1624
F: 860.264.1628
ARCHITECT: JAMES R. KIMBALL JR.
PROJECT MANAGER: MICHAEL S. GODIN
E-MAIL: mgodin@phasezerodesign.com

PROJECT TEAM



VICINITY PLAN

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF AN INTERIOR TENANT BUILD OUT WITHIN AN EXISTING BUILDING. THIS NEW TENANT WILL BE REPLACING AND EXISTING RETAIL USE TENANT. THE NEW TENANT IS AN ASSEMBLY USE SPACE, CONSISTING OF (1) BUSINESS:

- MUSE PAINTBAR

THE PROJECT CONSISTS OF THE FOLLOWING WORK:
- LIMITED LOCAL DEMOLITION ONLY AS NEEDED FOR NEW CONSTRUCTION
- NEW INTERIOR PARTITIONS & DOORS
- NEW / MODIFIED CEILINGS
- NEW FINISHES
- NEW FIXTURING
- NEW SPECIALTY EQUIPMENT AND PLUMBING
- NEW LIGHTING AND ELECTRICAL DISTRIBUTION
- NEW/MODIFIED AIR DISTRIBUTION (HVAC DUCTING)
- LIMITED STOREFRONT MODIFICATIONS
- NEW SIGNAGE

- TWO NEW RESTROOMS (1 MALE AND 1 FEMALE) WILL BE BUILT FOR THIS SPACE, AND BOTH WILL BE ACCESSIBLE TO THE PUBLIC. NO DRINKING FOUNTAIN EXISTS WITHIN THIS SPACE. WATER WILL BE PROVIDED UPON REQUEST FROM BAR AREA.

- THIS JOB WILL BE DESIGN BUILD FOR THE MEP PORTION OF THE WORK

PROJECT DESCRIPTION

APPLICABLE CODES	
BUILDING CODE	INTERNATIONAL BUILDING CODE 2009 MAINE UNIFORM BUILDING AND ENERGY CODE "MUBEC"
PLUMBING CODE	MAINE STATE PLUMBING CODE (UPC 2009)
MECHANICAL CODE	NATIONAL MECHANICAL CODE 1993
ELECTRIC CODE	NATIONAL ELECTRICAL CODE 2011
FIRE/LIFE & SAFETY	NFPA 2009 FIRE SAFETY CODES AND STANDARDS ADOPTED PURSUANT TO TITLE 32, SECTION 1153-A
ACCESSIBILITY	ADA/AG
ENERGY CODE COMPLIANCE	2009 IECC MAINE UNIFORM BUILDING AND ENERGY CODE "MUBEC"

DESIGN DATA	
BUILDING/TENANT FOOTPRINT	2,018 LEASELINE
CONSTRUCTION TYPE	IIB- FULLY SPRINKLERED
OCCUPANCY CLASS	ASSEMBLY GROUP (MECONCENTRATED TABLES & CHAIRS)
OCCUPANT LOAD	ASSEMBLY (MAIN STUDIO + PRIVATE STUDIO) 1,530/ 15 = 102
	KITCHEN (KITCHEN + BAR) 255 / 200 = 2
	BACK OF HOUSE (BATHROOMS)233 / 300 = 1
	TOTAL = 105 OCCUPANTS
SEISMIC ZONE	2A
REQUIRED TENANT SEPARATIONS	SEPARATED USE - 1 HR
TOTAL NUMBER OF EXITS REQUIRED/PROVIDED	(2) EXITS REQUIRED, (2) EXITS PROVIDED
MAX TRAVEL DISTANCE	250' MAX ALLOWED, 63'-2" PROPOSED
EGRESS WIDTH REQ'D	114 OCC. X .2 IN/OCC. = 22.8 IN.
EGRESS WIDTH PROVIDED	68 IN.
EGRESS WIDTH AT FRONT DOOR	34 IN. (2)
EGRESS WIDTH/OCC.	68 IN. / 114 OCC. = 1 IN./OCC.
FIRE SUPPRESSION	YES
FIRE DETECTION	YES
FIRE RESISTANT RATINGS AT NON-BEARING WALLS	N/A

PLUMBING FIXTURE COUNT

	REQUIRED FIXTURE COUNT	PROVIDED FIXTURE COUNT
WATER CLOSET	1 PER 150 EA.	1 MALE, 2 FEMALE
URINALS	1 PER 150 MALE ONLY	NONE
LAVATORIES	1 PER 1-150 EA.	1 MALE, 1 FEMALE
SERVICE SINK	1 SERVICE SINK	2 NEW SERVICE SINKS
DRINKING FOUNTAIN	NONE	NONE

PROJECT DATA

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND MUNICIPAL CODES AND ORDINANCES. THESE SHALL SUPERSEDE DRAWINGS, NOTES AND DIMENSIONS IN ALL CASES. THE ARCHITECT SHALL BE NOTIFIED OF SUCH CHANGES BEFORE WORK IS STARTED. CONTRACTOR SHALL OBTAIN PERMITS BEFORE STARTING WORK, AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION, AND AS REQUIRED
2. THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, OWNER-CONTRACTOR AGREEMENTS AND ALL ADDENDA ISSUED PRIOR TO AND ALL PLAN CHANGES ISSUED AFTER EXECUTION OF THE CONTRACT.
3. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING; ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK SHOWN.
4. GENERAL CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SCHEDULE AND IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING, METHODS AND TECHNIQUES.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PAYING FOR AND OBTAINING ALL PERMITS, INSPECTIONS, REQUIRED TESTS AND UTILITY CONNECTIONS, TERMINATIONS, AND CAPPING UNLESS OTHERWISE NOTED.
6. GENERAL CONTRACTOR SHALL PROVIDE AND IS SOLELY RESPONSIBLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT PLACE.
7. ANY WORK INVOLVING ALTERATIONS TO EXISTING BUILDING UTILITIES & WHICH REQUIRE UTILITY SHUT DOWN, SHALL BE COORDINATED WITH THE OWNER AND SHALL REQUIRE A MINIMUM OF (5) FIVE DAYS NOTICE.
8. IN THE EVENT OF DISCREPANCIES IN THE DRAWINGS, THE COSTLIER OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE OWNER OR OWNER'S REPRESENTATIVE. ANY DISCREPANCIES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. GENERAL CONTRACTOR SHALL WARRANT WORK PERFORMED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
10. VERIFY DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS, AND REPORT TO THE ARCHITECT AND OR OWNER DISCREPANCIES WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK. DO NOT SCALE THE DRAWINGS.
11. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP THE PREMISES CLEAN OF DEBRIS, RUBBISH, EXCESS MATERIALS, ETC. RESULTING FROM THE WORK OF THIS CONTRACT. OFFICE AREAS SHALL BE BROOM CLEAN EACH WORK DAY. AT THE END OF THE JOB THE SPACE SHALL BE BROOM CLEANED ONE LAST TIME WITH ALL LABELS, STICKERS, PAINT AND WRAPPING MATERIALS REMOVED FROM FIXTURES, WINDOWS AND FLOORS AS TO REQUIRE ONLY NORMAL WASHING AND CLEANING PRIOR TO THE TURNOVER OF THE SPACE TO THE TENANT.
12. CHARGES FOR EXTRA WORK DONE BY THE CONTRACTOR WILL NOT BE HONORED UNLESS THE WORK AND THE AMOUNT ARE AGREED TO BY THE OWNER, OR THEIR AGENT, IN WRITING BEFORE THE WORK IS DONE, BASED UPON UNIT PRICING.
13. AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF THAT PORTION OF WORK.
14. ALL FIRE-RATED ASSEMBLES SHALL BE INSTALLED, LABELED, AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE WHEN REQUIRED.
15. CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS DICTATED BY STATE AND LOCAL BUILDING AND SAFETY CODES. COORDINATE WITH OWNER AND OWNER'S REPRESENTATIVE.
16. PROVIDE SOLID WOOD BLOCKING BEHIND ALL GRAB BARS, TOILET ACCESSORIES, MILLWORK, ETC. COORDINATE LOCATION OF ALL SUCH WALL ATTACHED ITEMS WITH OWNER OR THEIR AGENT PRIOR TO INSTALLATION OF WOOD BLOCKING.
17. SEAL ALL JUNCTIONS OF PLUMBING FIXTURES TO ADJOINING WALL SURFACES.
18. DIMENSIONS TO CENTERLINE OF STUDS UNLESS OTHERWISE NOTED.
19. ALL REQUESTS FOR PAYMENT SHALL BE MADE WITH THE USE OF THE AIA APPLICATION FOR PAYMENT AND PROVIDED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND RECOMMENDATION TO THE OWNER.

QUALITY CONTROL:

A. SITE MEETINGS: CONTRACTOR TO CONDUCT SITE MEETINGS AND WRITE MEETING MINUTES AT FREQUENCY AS DIRECTED BY OWNER, UNLESS OTHERWISE DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE. CONTRACTOR AND ALL SUB-CONTRACTORS MUST BE PRESENT, UNLESS WAIVED BY OWNER.
B. INSTALLATION: EXCEPT AS MORE STRINGENT REQUIREMENTS ARE INDICATED ON THESE DRAWINGS AND IN THESE NOTES, COMPLY WITH GENERALLY ACCEPTED INDUSTRY STANDARDS AND INSTALL PRODUCTS IN STRICT COMPLIANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
C. WHEN EVALUATING APPEARANCE OR CONFORMANCE WITH DESIGN INTENT, THE WORDS "ACCEPTABLE", "VISIBLE", "INVISIBLE", "MATCHING", "ALIGNED", AND SIMILAR TERMS OF JUDGMENT SHALL MEAN "ACCEPTABLE, ETC., IN THE OPINION OF THE ARCHITECT OR OWNER".
D. G.C. TO PROVIDE LEVEL 5 DRYWALL FINISH THROUGHOUT SPACE

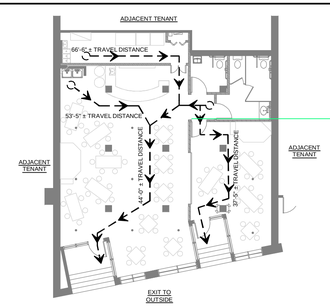
GENERAL NOTES

A/C	AIR CONDITIONING	EL.	ELEVATION	KO.	KNOCK OUT	PROT.	PROTECTION	TEMP.	TEMPORARY
ACT.	ACCOUSTIC(AL)	ELEC.	ELECTRIC(AL)			PSF.	POUNDS PER SQUARE FOOT	M	TEXTURED
AD.	AREA DRAIN	EMER.	EMERGENCY	LAM.	LAMINATE			THK.	THICK(NESS)
ADJ.	ADJACENT	ENC.	ENCLOSE(URE)	LAV.	LAVATORY	PSI.	POUNDS PER SQUARE INCH	THR.	THRESHOLD
AFF.	ABOVE FINISHED FLOOR	ENT.	ENTRANCE	LB.	POUND			THRU.	THROUGH
ALT.	ALTERNATE	EQ.	EQUAL	LIN.	LINEAR	PT.	POINT OR PRESSURE TREATED	TOC.	TOP OF CONCRETE OR CURB
ALUM	ALUMINUM	EQUIP.	EQUIPMENT	LL.	LIVE LOAD			TOL.	TOLERANCE
APPROX.	APPROXIMATE	EST.	ESTIMATE	LT.	LIGHT	PTN.	PARTITION	TOP.	TOP OF PAVEMENT
ARCH.	ARCHITECT(URAL)	EWC.	ELECTRIC WATER COOLER	LVR.	LOUVER	PVC.	POLYVINYL CHLORIDE	TOS.	TOP OF SLAB OR STEEL
∠	ANGLE	EXC.	EXCAVATE	LW.	LIGHTWEIGHT	PVMT.	PAVEMENT		
@	AT	EXH.	EXHAUST			%	PERCENT	TOW.	TOP OF WALL
		EXIST.	EXISTING	MACH.	MACHINE			TR.	TREAD
BD.	BOARD	EXPN.	EXPANSION	MAS.	MASONRY	QT.	QUARRY TILE	TRANS.	TRANSPARENT
BET.	BETWEEN	EXT.	EXTERIOR	MAX.	MAXIMUM			TRT.	TREATED
BIT	BITUMINOUS			MBR.	MEMBER	R.	RISER	TV.	TELEVISION
BLDG.	BUILDING	FAST.	FASTEN(ER)	MECH.	MECHANIC(AL)	RAD.	RADIUS	TYP.	TYPICAL
BLK.	BLOCKING	FGL.	FIBERGLASS	MED.	MEDIUM	RECEPT.	RECEPTACLE		
BM.	BEAM	FIN.	FINISH(ED)	MEMB.	MEMBRANE	REF.	REFERENCE	UC.	UNDERCUT
BOT.	BOTTOM	FLR.	FLOOR	MTL.	METAL	REG.	REGISTER	UL.	UNDERWRITER'S LABORATORY
BR.	BEDROOM	FLEX.	FLEXIBLE	MFR.	MANUFACTURER	REINF.	REINFORCED, REINFORCING		
BRG.	BEARING	FLG.	FLASHING	MH.	MANHOLE			UNFIN.	UNFINISHED
BRKT.	BRACKET	FLUR.	FLUORESCENT	MIN.	MINIMUM	REM.	REMOVE	UNO.	UNLESS NOTED OTHERWISE
BSMT.	BASEMENT	FND.	FOUNDATION	MISC.	MISCELLANEOUS	REQ.	REQUIRED		
		FP.	FIRE PROOFING	MLD.	MOLDING	RES.	RESILIENT	UR.	URINAL
CAB.	CABINET	FT. OR '	FOOT, FEET	MO.	MASONRY OPENING	RET.	RETAIN	UTIL.	UTILITY
CPT.	CARPET					REV.	REVISION		
CER.	CERAMIC	FTG.	FOOTING	MOD.	MODULAR	RFG.	ROOFING	VAR.	VARNISH
CIP.	CAST-IN-PLACE	FUR.	FURRED, FURRING	MOV.	MOVEABLE	RFL.	REFLECT(OR)(ED)(IVE)	VENT.	VENTILATION
CIR.	CIRCLE	FXT.	FIXTURE	MR.	MOISTURE RESISTANT	RM.	ROOM	VERT.	VERTICAL
CJ.	CONTROL JOINT					RO.	ROUGH OPENING	VEST.	VESTIBULE
CLG.	CEILING	GA.	GAUGE, GAGE	MRL.	MINERAL	Ø	ROUND, DIAMETER	VNR.	VENEER
CLO.	CLOSET	GALV.	GALVANIZED	MTD.	MOUNTED			VOL.	VOLUME
CLR.	CLEAR	GC.	GENERAL CONTRACTOR	MTG.	MEETING	SAN.	SANITARY	VTR.	VENT THROUGH ROOM
CL.	CENTER LINE			MATL.	MATERIAL	SC.	SOLID CORE		
CMT.	CERAMIC MOSAIC TILE	GKT.	GASKET	MULL.	MULLION	SCH.	SCHEDULE	VWC.	VINYL WALL COVERING
		GL.	GLASS, GLAZING			SEAL.	SEALANT		
CMU	CONCRETE MASONRY UNIT	GR.	GRADE(ING)	NA.	NOT APPLICABLE	SECT.	SECTION	VYL.	VINYL
		GVL.	GRAVEL	NAT.	NATURAL	SF.	SQUARE FOOT(FEET)		
CO.	CLOSE OUT	GWB.	GYPSUM WALLBOARD	NIC.	NOT IN CONTRACT	SH.	SHELF, SHELVING	W.	WIDE, WIDTH
COL.	COLUMN	GYP.	GYPSUM	NOM.	NOMINAL	SHO.	SHOWER	W/	WITH
COMB.	COMBINATION			NTS.	NOT TO SCALE	SHT.	SHEET	W/OUT.	WITHOUT
CONC.	CONCRETE	HC.	HOLLOW CORE			SHTG.	SHEATHING	WD.	WOOD
CONST.	CONSTRUCTION	HDW.	HARDWARE	OC.	ON CENTER	SIM.	SIMILAR	WIN.	WINDOW
CONT.	CONTINUE	HM.	HOLLOW METAL	OD.	OUTSIDE DIAMETER	SPEC.	SPECIFICATION(S)	WK.	WORKING
CORR.	CORRIDOR	HOR.	HORIZONTAL			SPKR.	SPEAKER	WRG.	WATER RESISTANT GYPSUM
CORRUG.	CORRUGATED	HP.	HORSEPOWER	OFF.	OFFICE	SQ.	SQUARE		
CRS.	COURSE	HR.	HOUR	OPG.	OPENING	SST.	STAINLESS STEEL	WSCT.	WAINSCOT
CSK	COUNTERSINK	HT.	HEIGHT	OPP.	OPPOSITE	STA.	STATION	WT.	WEIGHT
CTR.	CENTER	HTR.	HEATER	OZ.	OUNCE		SOUND	WWF.	WELDED WIRE FABRIC
CU.	CUBIC	HVAC	HEATING VENTILATION AIR CONDITIONING			STC.	TRANSMISSION CLASS		
				PC.	PRECAST	STD.	STANDARD		
DR.	DRAIN			PCF.	POUNDS PER CUBIC FOOT	STL.	STEEL		
DBL.	DOUBLE	HWD.	HARDWOOD			STG.	STORAGE		
DEM.	DEMOLITION			PERF.	PERFORATED	STRUCT.	STRUCTURE, STRUCTURAL		
DEP.	DEPRESS(ED)(ION)	ID.	INSIDE DIAMETER	PERP.	PERPENDICULAR				
DET.	DETAIL	IN. OR "	INCH	PK.	PARKING	SUP.	SUPPORT		
DIAG.	DIAGONAL	INCL.	INCLUDE	PL.	PLATE	SUR.	SURFACE		
DIA.	DIAMETER	INSUL.	INSULATE(D), INSULATION	PLAS.	PLASTER	SUSP.	SUSPENDED		
DIM.	DIMENSION			PLF.	POUNDS PER LINEAR FOOT	SW.	SWITCH		
DIV.	DIVISION	INT.	INTERIOR			SY.	SQUARE YARD		
DL.	DEAD LOAD	INTM.	INTERMEDIATE	PLS.	PLASTIC.	SYM.	SYMMETRICAL		
DMPFG.	DAMPPROOFING	INV.	INVERT	PNL.	PANEL	SYN.	SYNTHETIC		
DN.	DOWN			PNT.	PAINT(ED)	SYS.	SYSTEM		
DS.	DOWNSPOUT	JST.	JOIST	POL.	POLISHED				
DWG.	DRAWING	JAN.	JANITOR	PR.	PAIR	T.	TOILET		
DWR.	DRAWER	JB.	JUNCTION BOX	PREFAB.	PREFABRICATED	T&G	TONGUE & GROOVE		
		JC.	JANITOR'S CLOSET	PROJ.	PROJECTING, PROJECT	TEL.	TELEPHONE		
EA.	EACH	JT.	JOINT			TEMD.	TEMPERED		

ABBREVIATIONS

MUSE PAINTBAR

245 COMMERCIAL STREET
PORTLAND, ME 04101
JANUARY 20th, 2014



EGRESS PLAN

ARCHITECTURAL		ISSUE HISTORY: 01.20.2014 REPORT ISSUE	03.05.2014 REVISION 1			
T001	TITLE SHEET	●	●			
A001	GENERAL NOTES	●				
D101	DEMOLITION PLAN	●				
A101	CONSTRUCTION PLANS	●	●			
A102	REFLECTED CEILING PLAN	●	●			
A103	POWER PLAN	●	●			
A104	FINISH PLAN	●	●			
A105	FIXTURE PLAN	●	●			
A106	GENERAL HVAC PLAN	●	●			
A200	INTERIOR ELEVATIONS	●	●			
A201	MISCELLANEOUS DETAILS	●	●			
A400	GARAGE DOOR DETAILS	●	●			
A500	TYPICAL DETAILS	●				
A501	TYPICAL CEILING DETAILS	●	●			

INDEX OF DRAWINGS

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PORTLAND, ME 04101

MUSE PAINTBAR

OWNER

REV	DATE	COMMENTS
1	03.05.2014	BUILDING COMMENTS

ISSUE DATE: 01.20.2014

SCALE: AS NOTED

SEAL:

LICENSED ARCHITECT JAMES R. KIMBALL, JR. No. 2908 STATE OF MAINE

PROJECT NUMBER: 1113158

DRAWN BY: LAH

CHECKED BY: MSG

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T001