Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/12/13

FLOOR PLAN

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

R-VALUES:
NEW CONSTRUCTION AGAINST EXISTING BLOCK WALL: R-13.8
EXISTING BLOCK WALL: R-1.11
EXISTING STOREFRONT GLAZING: R-1.69 (approximate U-.59)
EXISTING CEILING: R-20

NEW NON-LOAD BEARING FULL HEIGHT WALL CONSTRUCTION
NEW NON-LOAD BEARING HALF HEIGHT PARTITION

NOTE:
ALL NEW FULL HEIGHT PARTITION WALLS TO BE INSULATED FOR SOUND OR THERMAL

742 CONGRESS STREET

PLOT PLAN

SCALE: 1" = 20'-0"

RCP – ELECTRIC AND LIGHTING

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

SCOPE:

- INTERIOR FIT-OUT FOR BAKERY WITH RETAIL COMPONENT IN COMPLIANCE WITH THE CODE OF ORDINANCES SECT. 14-182 ITEM b) 17 – INCLUDING 12 FIXED STOOLS FOR PATRONS.
- BAKERY IS LOCATED AT 724 CONGRESS ST. AND INTERIOR TOTALS 1355 SQFT.
- PROJECT IS OF LIMITED SCOPE AND DOES NOT INCLUDE ENGINEERING AND STRUCTURAL SERVICES.
- BUILDING HAS SUFFICIENT EXISTING ELECTRICAL AND GAS SERVICE.
- NEW HEAT AND COOLING TO BE SUPPLIED BY HEAT PUMP SYSTEM AS DESCRIBED.
- NO CHANGE TO EXISTING BUILDING ENVELOPE, EXTERIOR, OR STRUCTURE.
- ALL NEW PARTITION WALLS TO BE NON-LOAD BEARING.
- 2X6 HEADERS AT DOOR OPENINGS IN NEW PARTITIONS
- OVENS USED TO BE DIRECT VENT APPLIANCES – NO HOOD OR FIRE SUPPRESION REQUIRED.
- BATHROOM TO BE H.C. ACCESS.
- EXISTING 10 PARKING SPACES TO INCLUDE 1 H.C. DESIGNATED PARKING.

742 CONGRESS STREET

EXISTING PARKING TO BE RESTRIPED

SCALE: 1" = 20'-0"

DOOR SCHEDULE:				RATING	HDWR	NOTES
101	EXISTING	5'-0" X 6'-8"	SALOON	N/A	–	TO BE REFURBISHED AND RE-KEYED
102	EXISTING	2'-10" X 6'-8"	INSWING	N/A	–	TO BE REFURBISHED AND RE-KEYED
103	EXISTING	2'-10" X 6'-8"	OUTSWING	N/A	–	2 HR – TO BE RE-KEYED
110	NEW	2'-10" X 6'-8"	INSWING	N/A	TBD	BY LEASEE
111	NEW	2'-10" X 6'-8"	OUTSWING	N/A	TBD	BY LEASEE
112	NEW	2'-10" X 6'-8"	INSWING	N/A	TBD	BY LEASEE
113	NEW	2'-10" X 6'-8"	INSWING	N/A	TBD	BY LEASEE
114	NEW	2'-10" X 6'-8"	INSWING	N/A	TBD	BY LEASEE
115	NEW	2'-10" X 6'-8"	INSWING	N/A	TBD	BY LEASEE

NOTE:
NO NEW WINDOWS – EXISTING STOREFRONT GLAZING TO REMAIN

LIGHTING –

– ALL LIGHTING IN MAIN FLOOR TO BE SHIELDED PENDANT HIGH EFFECIENCY FIXTURES.
– ALL LIGHTING IN ENCLOSED ROOMS TO BE SHIELDED SURFACE MOUNTED HIGH EFFECIENCY FIXTURES.

CAMPBELL ARCHITECTURE
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OWNER :
FLOUR POWER LLC
742 CONGRESS STREET
PORTLAND, MAINE

PROJECT :
BAKERY
742 CONGRESS STREET
PORTLAND, MAINE

PLANS

MAY 15, 2013

SCALE: AS NOTED
AT 24 X 36

A1.1