

PROPOSED INTERIOR RENOVATION

Spurwink Services

901 Washington Avenue, Portland, ME 04101

DRAWING LIST	LIST OF DRAWINGS		DATE ISSUED	
	NO.	DESCRIPTION	DATE	ISSUED
	A-0	COVER SHEET	07.24.14	
	EX-1	EXISTING CONDITIONS PLAN		
	A-1	PROPOSED PARTIAL PLAN		
	A-2	PROPOSED PARTIAL PLAN		
	A-3	FURNITURE PLAN		
	A-4	FINISH PLAN AND SCHEDULE		
	A-5	REFLECTED CEILING PLAN		
	A-6	DOOR SCHEDULE AND DETAILS		
	FP-1	LIFE SAFETY PLANS AND CODE DATA		

GENERAL CONTRACTOR
STRUCTURAL ENGINEER
MEP ENGINEER
CLIENT

PROJECT
Spurwink Services
 901 Washington Ave.
 Portland, ME 04101

ISSUED FOR PERMIT
 INFORMATION
 Path: M:/boulos/spurwink
 Issue Date: 07.24.14
 Drawn By: djg
 Checked By: djg
 Revision:
 1.
 2.
 3.
 4.

TITLE
COVER PAGE
 SCALE
 N.T.S.

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A-0

ABBREVIATIONS

A	F	M	S
ABV. ABOVE	FAB. FABRICATE	MFR. MANUFACTURER	SAF. GL. SAFETY GLASS
A.F.F. ABOVE FINISHED FLOOR	FAS. FASTEN	MRS. MARBLE	S.N.D. SANITARY NAPKIN DISPENSER
A.D. ACCESS DOOR	F.GL. FIBER GLASS	MAS. MASONRY	SCHED. SCHEDULE
AC.BD. ACOUSTICAL BOARD	F.F. FINISH FLOOR	M.O. MASONRY OPENING	SINT. SEALANT
AC.CDG. ACOUSTICAL CEILING	F.F. FIRE EXTINGUISHER	MAX. MAXIMUM	SECT. SECTION
ACT. ACOUSTICAL TILE	F.E. FIRE EXTINGUISHER	MEMB. MEMBRANE	SEPAR. SEPARATE
ADJ. ADJUSTABLE	F.C. FIRE EXTINGUISHER	MTL. METAL	SERV. SERVICE
AG. AGGREGATE	F.H.C. FIRE HOSE CABINET	MTL. L. METAL LATH	S.S. SERVICE SINK
ALT. ALTERNATE	F.H.R. FIRE HOSE RACK	M. METER	SHWR. SHOWER
AL. ALUMINUM	FRF. FIRE PROOFING	MEZZ. MEZZANINE	SH. SHEET
ANCH. ANCHOR	FLG. FLASHING	MM. MILLIMETER	S.C. SOLID CORE
A.B. ANCHOR BOLT	F.H.S. FLAT HEAD SCREW	MLWK. MILLWORK	SPCL. SPECIAL
ANOD. ANODIZED	FL. FLOOR	MIN. MINIMUM	SPEC. SPECIFICATION
ARCH. ARCHITECT	F.D. FLOOR DRAIN	MISC. MISCELLANEOUS	SQ. SQUARE
ASPH. ASPHALT	FL. MTD. FLOOR MOUNTED	MOD. MODULE	S. STL. STAINLESS STEEL
ASSY. ASSEMBLY	FT. FOOT	MLDG. MOULDING	STD. STANDARD
	FDN. FOUNDATION	MTG. MOUNTING	STL. STEEL
	FUT. FUTURE	MULL. MULLION	S.D. STORM DRAIN
			STRUC. STRUCTURAL
			SURF. SURFACE
			SUSP. SUSPEND
			SUSP. CLOSUSPENDED CEILING

B	G	N	T
BSMT. BASEMENT	GAL. GALLON	NAT. NATURAL	TEL. TELEPHONE
BM. BEAM	GALV. GALVANIZED	NOM. NOMINAL	TEMP. TEMPERED
B.M. BENCH MARK	GA. GAUGE	N.I.C. NOT IN CONTRACT	T.C. TERRA COTTA
BTWN. BETWEEN	GL. GLASS	N.T.S. NOT TO SCALE	TEBR. TERRAZZO
BT. BITUMINOUS	GR. GRADE		THK. THICKNESS
BLK. BLOCK	GRAN. GRANITE		THD. THREAD
BLKG. BLOCKING	GYP. BD. GYPSUM BOARD		THRESH. THRESHOLD
BK. BRICK	GYP. PLASGYPSUM PLASTER		T.ACC. TOILET ACCESSORY
BLDG. BUILDING			T.P.D. TOILET PAPER DISPENSER
B.U.R. BUILT-UP ROOFING			T.O.C. TOP OF CURB
			T.O.SL. TOP OF SLAB
			T.O.STL. TOP OF STEEL
			T.B. TONNEL BAR
			TRAV. TRAVERTINE
			T. TREAD
			TYP. TYPICAL
			TL. TOILET

C	H	O	U
CAB. CABINET	HOW. HARDWARE	O.C. ON CENTER	U.C. UNDERCUT
CPT. CARPET	HD. HEAD	OPNG. OPENING	U.L. UNDERWRITERS LABORATORIES INC.
C.I.P. CAST-IN PLACE	HT. HEIGHT	OPP. OPPOSITE	UR. URINAL
C.I. CAST IRON	H.P.T. HIGH POINT	OP.HD. OPPOSITE HAND	U.N.O. UNLESS NOTED OTHERWISE
C.L.G. CEILING	H.C. HOLLOW CORE	O.D. OUTSIDE DIAMETER	
CEM. CEMENT	H.B. HOSE BIBB	OA. OVERALL	
CTR. CENTER	HR. HOUR	OH.D. OVERHEAD	
C.L. CENTER LINE		OZ. OUNCE	
CER. CERAMIC		OXY. OXYGEN	
CER. CERAMIC TILE			
C.T. CLOSET			
C.O. COLUMN			
CONC. CONCRETE			
C.M.U. CONCRETE MASONRY UNIT			
CONST. CONSTRUCTION			
C.J.T. CONTROL JOINT			
CONT. CONTINUOUS			
CSK. COUNTERSINK			
CU.F.T. CUBIC FOOT			

D	J	K	Q
DP. DAMPROOFING	JT. JOINT	K.P.L. KICK PLATE	QTY. QUANTITY
DET. DETAIL	JST. JOIST	KO. KNOCKOUT	Q.T. QUARRY TILE
DI. DIAMETER		KW. KILOWATT	
DM. DIMENSION			
DR. DOOR			
DN. DOWN			
DWG. DRAWING			
D.F. DRINKING FOUNTAIN			
DW. DRYWALL			
D. DEPTH			

E	L	R	W
EA. EACH	L.B.L. LABEL	RAB. RABBIT	W.T.W. WALL TO WALL
ELAS. ELASTIC	L.B. LAG BOLT	RAD. RADIUS	W.H. WALL HUNG
E.D.F. ELECTRIC DRINKING FOUNTAIN	L.A.M. LAMINATE	REF. REFER, REFERENCE	W.C. WATER CLOSET
EL. ELEVATION	L.A.V. LAUNDRY	R.D. ROOF DRAIN	WP. WATER PROOFING
ELEV. ELEVATOR	L.T. LIGHT	R.F. ROOFING	WND. WINDOW
ENCL. ENCLOSURE	L.T. WT. LIGHT WEIGHT	REFL. REFLECTED	W.W.F. WELDED WIRE FABRIC
EQ. EQUAL	L.W.C. LIGHT WEIGHT CONCRETE	REIN. REINFORCE	WD. WOOD
EQUIP. EQUIPMENT	L.M.S. LIMESTONE	REQD. REQUIRED	WOOD WORK POINT
EXH. EXHAUST	L.F. LINEAR FEET	R.A. RETURN AIR	W.P. WITHOUT IRON
EXIST. EXISTING	L.G. LONG	REV. REVISE	W/O WITHOUT
EXP. EXPANSION	L.V.R. LOWER	R.O.W. RIGHT OF WAY	W. WITH
EXP.ANCH. EXPANSION ANCHOR	L.P.T. LOW POINT	R. RISER	W. WIDTH
EXP.BLT. EXPANSION BOLT	L. LENGTH	R.M. ROOM	
EXP.JT. EXPANSION JOINT		R.D. ROUGH OPENING	
EXT. EXTERIOR		RUB. RUBBER	

SYMBOLS

ACOUSTICAL TILE	MARBLE, TRAVERTINE
ALUMINUM	PLASTER
BRASS, BRONZE	PLYWOOD
BRICK	STEEL
CONCRETE	STONE, GRANITE
CONCRETE MASONRY UNITS	TERRAZZO
EARTH	TILE CERAMIC OR QUARRY
GLASS	WOOD BLOCKING OR SHIMS
GYPSUM WALL BOARD	WOOD- FINISHED
INSULATION BATT OR BLANKET	WOOD- ROUGH
INSULATION- RIGID	

GENERAL NOTES

- The intent of the drawings is to include items necessary for the proper execution and completion of the work. The contractor shall review all drawings, and carefully verify existing conditions for coordination before proceeding with the work. The Architect shall be notified immediately of any discrepancy.
- All work shall be done in an orderly and professional manner. The Contractor is responsible for coordinating work to be done by its subcontractors, with local authorities, state agencies, or utility companies which may have jurisdiction over this project.
- All contractors shall visit the site at designated times to review existing conditions and should verify the location of existing utilities before commencing work.
- All utility extensions and connections shall be done in accordance with the State of Maine and the City of Portland laws. In case of conflict, the most restrictive rule applies.
- Exterior wall is existing and not affected in this scope unless otherwise noted.
- Interior partition shall be Type 1-Typical, unless noted otherwise.
- In all cases, dimensions take precedence over scale.
- All building elevations are taken from the site elevation 0'-0" as related to ground floor top of slab elevation.
- Contractor shall provide 2x wood blocking nested in steel studs for support/fastening of specialties and accessories where indicated on the drawings.
- Drywall contractor shall be responsible for providing additional (secondary) bracing, or stiffening framing required to meet the maximum deflection values specified for the height limitations of partition types indicated on drawings.
- Installation of systems shall be made only by persons properly trained and qualified to install the specific system being provided. The installer shall certify that the installation is in complete agreement with the terms of the listing and the manufacturer's instructions for the approved system design.
- Bottom stud channel-track of light steel stud framing walls and partitions shall be fastened to floor slabs. Top stud channel-track shall be properly secured to the underside of the floor structure above conforming with their corresponding wall or partition type. Nest top track to account for deflection.
- General Contractor shall be responsible to incorporate and coordinate the thru floor concrete work such as floor electrical and telephone and data "furnished-by-others" systems.
- All Interior joints between dissimilar materials, installed by the same or different trade, shall receive "caulking." General Contractor shall be responsible to delegate "caulking" work to the joint sealants sub-contractor.

REFERENCE

GLAZING TYPE	ENTRY 100
ROOM/SPACE NUMBER	X-690
EQUIPMENT NUMBER	
REVISION	
REVISION CLOUD	
INTERIOR ELEVATION	AS
EXTERIOR ELEVATION	3/A7.1
TEST BORING	TB-1
NEW OR REQUIRED POINT ELEVATION	+461.00
EXISTING POINT ELEVATION	+461.00
NEW CONTOURS (ELEV. NOTED ON HIGH SIDE)	320
EXISTING CONTOURS (ELEV. NOTED ON HIGH SIDE)	318
FLOOR LINES IN EXTERIOR ELEVATION CENTER LINES	
BREAK LINE	
PROPERTY LINES, BOUNDARY LINES	
MATCH LINE	
REFERENCE OR LEVEL LINE	B
COLUMN REFERENCE GRIDS	3
TOILET ACCESSORY	5 A-7
SECTION/DETAIL WITH SHEET REFERENCE	3 A6.1
BUILDING SECTION	A
PARTITION TYPE	4 A-2
ENLARGED PLAN REFERENCE	4 A-2
ENLARGED DETAIL REFERENCE	
NORTH ARROW	
PROJECT NORTH ARROW	TRUE NORTH
DOOR DESIGNATION	3
FINISH SCHEDULE	Flooring Wall Base F C-1 W P-1 B B-1

BUILDING CODE DATA

Current Codes Used for Code Information

Maine State Building Code	2009
IBC International Building Code	2009
IEBC Int Existing Building Code	2009
IECC Int Energy Conservation Code	2009
NFPA 101, Life Safety Code	2009

INTERIOR FINISH CLASSIFICATION

ROOMS & SPACES - CLASS C

PROJECT DATA

CODE: MAINE STATE BUILDING CODE
AMENDMENTS, SEE ABOVE
PROJECT NAME: 901 WASHINGTON AVENUE RENOVATION
PROJECT ADDRESS: 901 WASHINGTON AVENUE, PORTLAND, ME 04101
PARCEL ID: CBL 170 F001001
ZONING CLASSIFICATION: B2
OCCUPANCY TYPE: BUSINESS (B),
THE BUILDING IS SPRINKLED
AREA IS PART OF A LARGER BUSINESS OCCUPANCY
NUMBER OF STORIES AT CONSTRUCTION AREA: 1 STORIES
CONSTRUCTION TYPE: TYPE II (B)
AFFECTED GROSS AREA OF CONSTRUCTION SQR. FOOTAGE: 20,140 S.F.

LOCATION MAP

