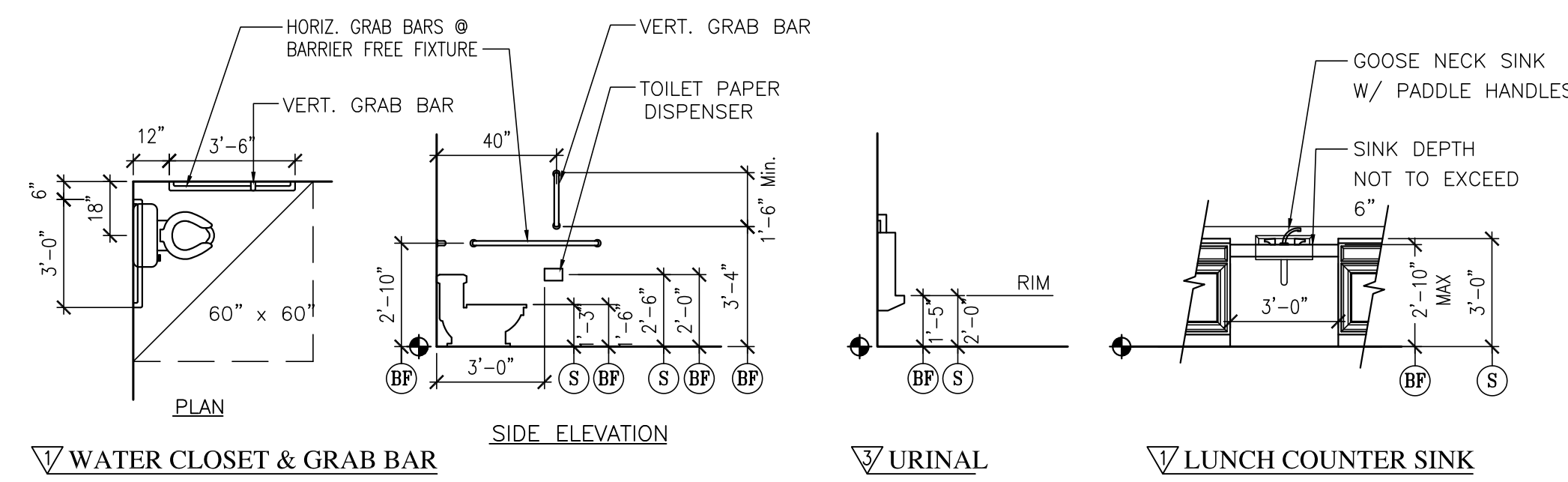
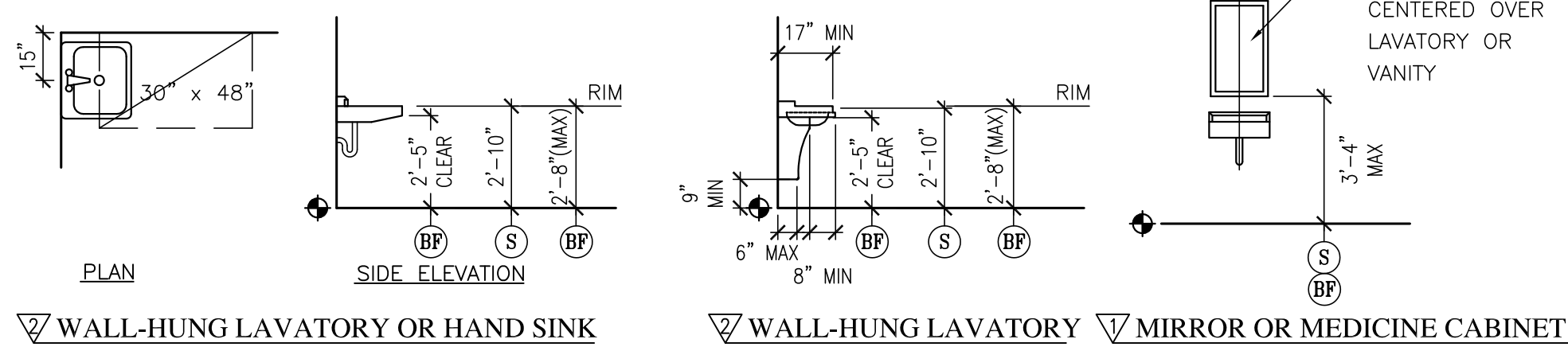


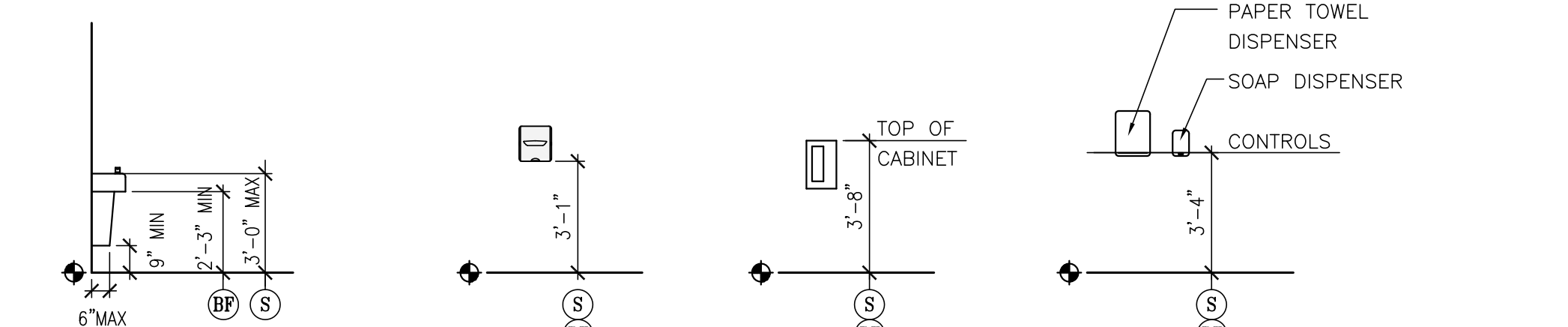
TYPICAL BARRIER FREE REQUIREMENTS:



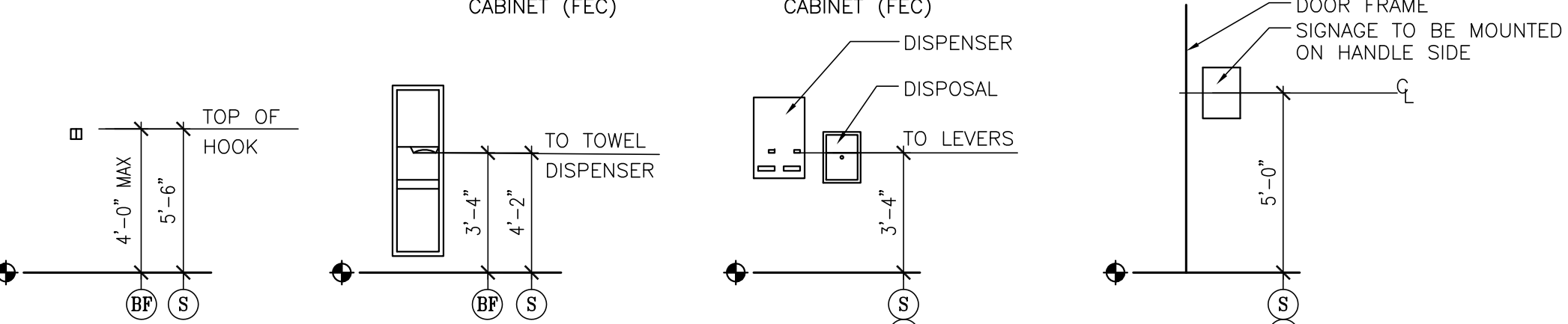
▽ WATER CLOSET & GRAB BAR ▽ URINAL ▽ LUNCH COUNTER SINK



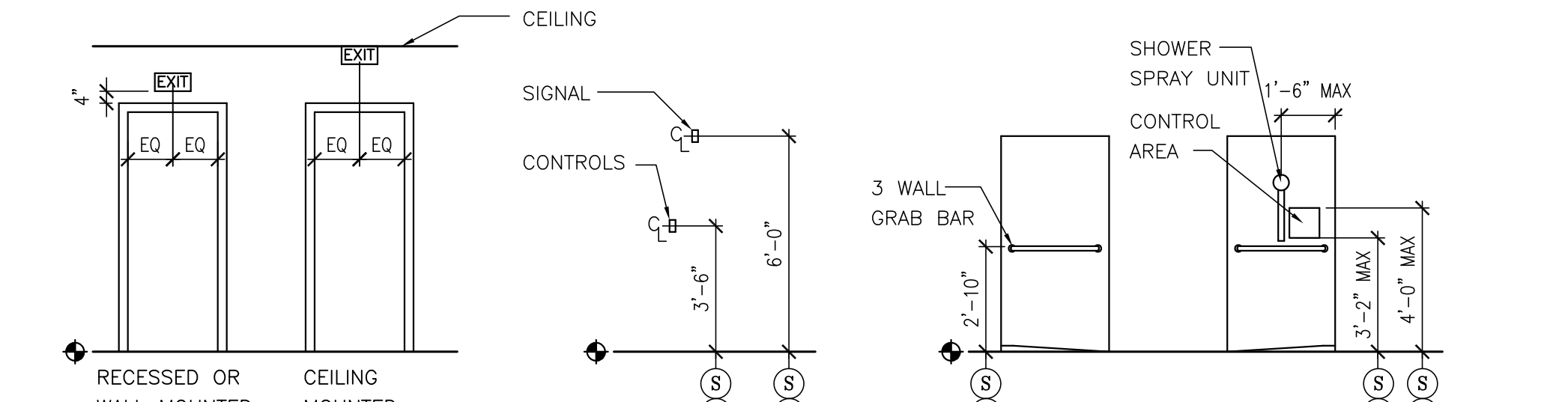
▽ WALL-HUNG LAVATORY OR HAND SINK ▽ WALL-HUNG LAVATORY ▽ MIRROR OR MEDICINE CABINET



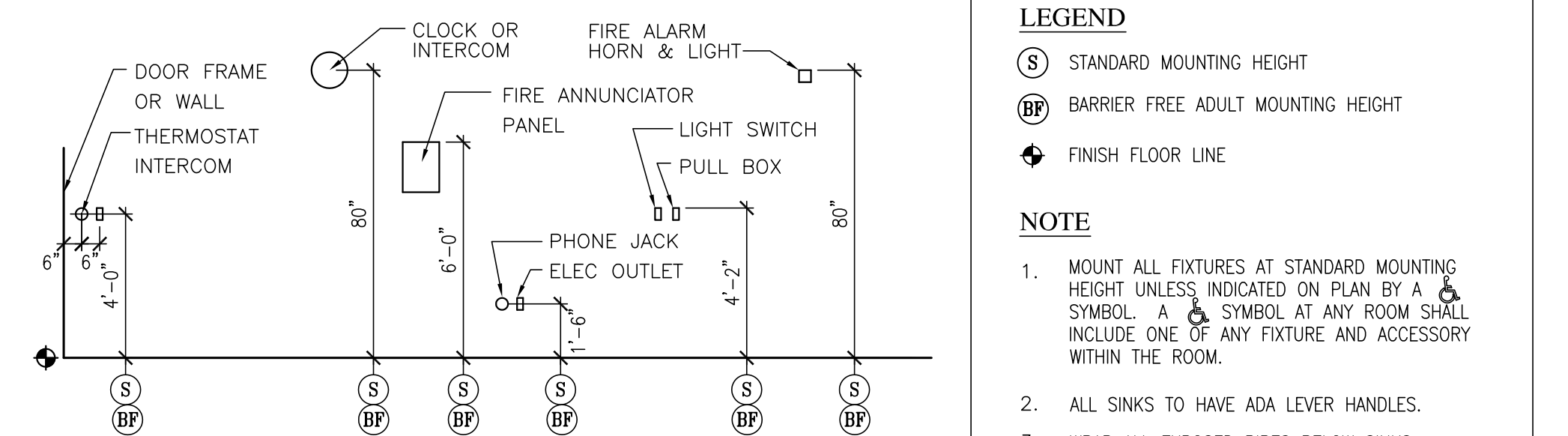
▽ ELECTRIC WATER COOLER (EWC) ▽ ELEC. HAND DRYER CABINET (FEC) ▽ FIRE EXTINGUISHER CABINET (FEC) ▽ TOWEL & SOAP DISPENSERS



▽ CLOTHES HOOK ▽ TOWEL DISPENSER DISPOSAL UNIT ▽ SANITARY NAPKIN DISPENSER & DISPOSAL ▽ ALL SIGNAGE - COMPLY WITH ADA RAISED BRAILLE CHARACTERS



▽ EXIT SIGNS ▽ ELEVATOR CONTROLS & SIGNALS ▽ BARRIER FREE SHOWER



▽ ELECTRICAL & FIRE PROTECTION DEVICES

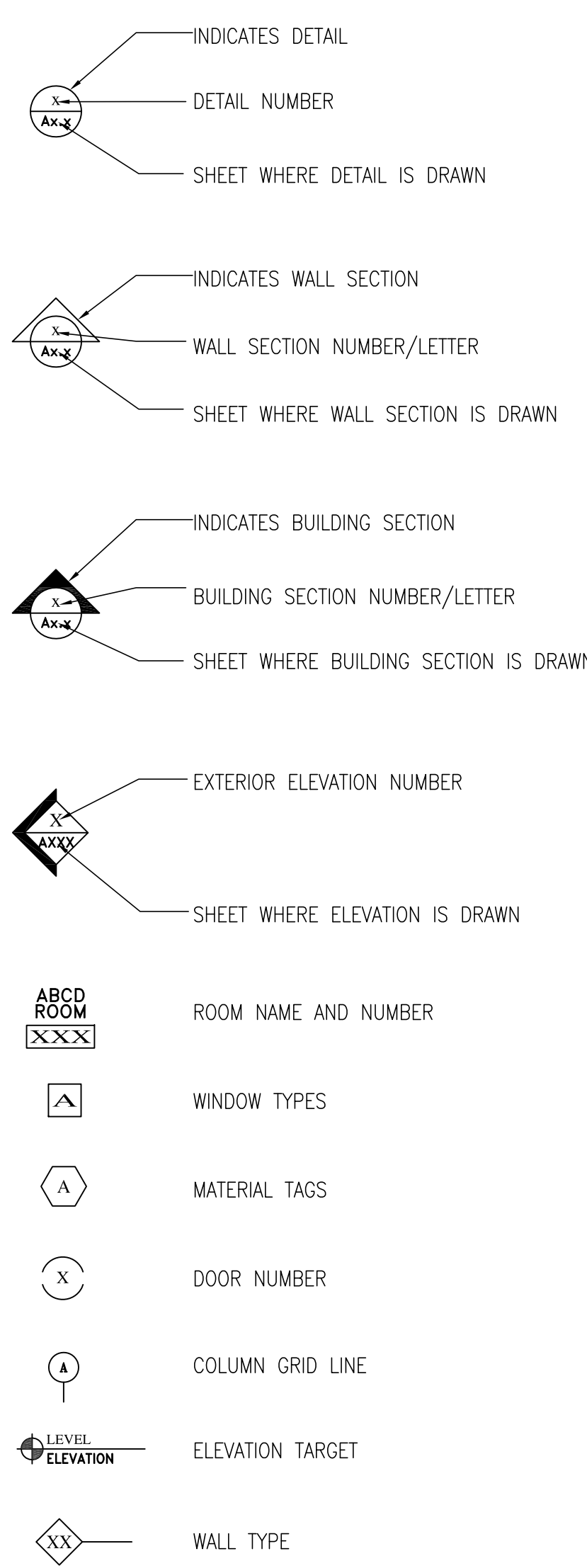
LEGEND
 (S) STANDARD MOUNTING HEIGHT
 (BF) BARRIER FREE ADULT MOUNTING HEIGHT
 ◆ FINISH FLOOR LINE

NOTE
 1. MOUNT ALL FIXTURES AT STANDARD MOUNTING HEIGHT UNLESS INDICATED ON PLAN BY A SYMBOL. A (S) SYMBOL AT ANY ROOM SHALL INCLUDE ONE OF ANY FIXTURE AND ACCESSORY WITHIN THE ROOM.
 2. ALL SINKS TO HAVE ADA LEVER HANDLES.
 3. WRAP ALL EXPOSED PIPES BELOW SINKS.

Portland Property Holdings LLC

2282 Congress Street, Portland, Maine 04101

SYMBOLS LEGEND:



ABBREVIATIONS:

&	AND
∠	ANGLE
@	AT
AFF	ABOVE FINISH FLOOR
CL	CENTER LINE
CAB	CABINET
CLG	CEILING
CLR	CLEAR
CMU	CONC MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COR	CORNER
CPT	CARPET
DIA	DIAMETER
DR	DOOR
ELEC	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
E, EXIST, EXT'G	EXISTING
FLR	FLOOR
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GWB/GYP. BD.	GYPSUM BOARD
H	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
INSUL	INSULATION
LAM	LAMINATED
MFG	MANUFACTURE
MTL	METAL
NAT	NATURAL
NIC	NOT IN CONTRACT
# or NO	NUMBER
OC	ON CENTER
PERP	PERPENDICULAR
PT	PRESSURE TREATED
PTD	PAINTED
R	RISER
RO	ROUGH OPENING
SAT	SUSP. ACOUSTICAL TILE
SIM	SIMILAR
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
TEL	TELEPHONE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD
WC	WATER COOLER
W/	WITH

GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER.)
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE IMPOSED OF IN A STATE APPROVED LANDFILL.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL SIGNAGE IN PUBLIC AREAS SHALL HAVE RAISED BRAILLE CHARACTERS, WITH ADA CONTRAST & MOUNTING HEIGHTS
- DO NOT SCALE DRAWINGS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR THE SAFETY & CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL DOORS SHALL HAVE ADA LEVER HANDLES, UNO.

LIST OF DRAWINGS:

T1	TITLE SHEET	S1.1	FOUNDATION PLAN
A1.1	FIRST FLOOR PLAN	S2.1	ROOF FRAMING PLAN
A1.2	ROOF PLAN & DETAILS	S3.1	FOUNDATION DETAILS
A1.5	ENLARGED RESTROOMS & FOOD SERVICE PLANS	S3.2	FRAMING DETAILS
A2.1	EXTERIOR STORE ELEVATIONS	S3.3	TRUSS PROFILES & DETAILS
A2.2	EXTERIOR CANOPY ELEVATIONS		
A3.1	BUILDING SECTIONS		
A3.2	WALL SECTIONS		
A3.3	WALL SECTIONS		
LS1	LIFE SAFETY PLAN		

CODE REVIEW

USE GROUP: M-MERCANTILE (2009 IBC SECTION 309)
 CONSTRUCTION TYPE: V-B, UNPROTECTED WOOD FRAME
 HEIGHT: 1 STORY PROPOSED
 AREA: 1 STORY ALLOWED (2009 IBC TABLE 503)
 3871 S.F. PROPOSED
 9000 S.F. PROPOSED (2009 IBC TABLE 503)
 OCCUPANT LOAD: 3871/30= 129 MAX. OCCUPANTS (2009 IBC TABLE 1004.1)
 EXIT WIDTH: 0.2" X 129 = 26.2" MIN. FOR DOORS (2009 IBC SECTION 1005.1)
 245" PROVIDED
 EGRESS TRAVEL DISTANCE: 200' MAXIMUM ALLOWABLE (2009 IBC TABLE 1016.1)
 58' PROVIDED

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 Portland, ME. 04102

JOB: 12132

ISSUE DATE	
PRELIM	03-27-13
P BOARD	-
SFMO 2	10-16-15
CD's	-
REV. 1	10-16-15
PRINT	10-16-15

TITLE SHEET
T1

10-16-15