Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/22/16

PROPOSED

Brighton Avenue - Van Horne & Monti

1041 Brighton Avenue, Portland, ME 04101

ABBREVIATIONS

A

ABV.	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
A.D.	ACCESS DOOR
AC.BD.	ACOUSTICAL BOARD
AC.CLG.	ACOUSTICAL CEILING
AC.T.	ACOUSTICAL TILE
ADJ.	ADJUSTABLE
AG.	AGGREGATE
ALT.	ALTERNATE
AL.	ALUMINUM
ANCH.	ANCHOR
A.B.	ANCHOR BOLT
ANOD.	ANODIZED
ARCH.	ARCHITECT
ASPH.	ASPHALT
ASSY.	ASSEMBLY

B

BSMT.	BASEMENT
BM.	BEAM
B.M.	BENCH MARK
BTWN.	BETWEEN
BIT.	BITUMINOUS
BLK.	BLOCK
BLKG.	BLOCKING
BK.	BRICK
BLDG.	BUILDING
B.U.R.	BUILT-UP ROOFING

C

CAB.	CABINET
CPT.	CARPET
C.I.P.	CAST-IN PLACE
C.I.	CAST IRON
CLG.	CEILING
CEM.	CEMENT
CTR.	CENTER
C.L.	CENTER LINE
CER.	CERAMIC
C.T.	CERAMIC TILE
CLO.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
C.J.	CONTROL JOINT
CONT.	CONTINUOUS
CSK.	COUNTERSUNK
CU.FT.	CUBIC FOOT

D

DP.	DAMPROOFING
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DR.	DOOR
DN.	DOWN
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
DW.	DRYWALL
D.	DEPTH

E

EA.	EACH
ELAS.	ELASTIC
E.D.F.	ELECTRIC DRINKING FOUNTAIN
EL.	ELEVATION
ELEV.	ELEVATOR
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXP.ANCH.	EXPANSION ANCHOR
EXP.BLT.	EXPANSION BOLT
EXP.JT.	EXPANSION JOINT
EXT.	EXTERIOR

F

FAB.	FABRICATE
FAS.	FASTEN
F.GL.	FIBER GLASS
FIN.	FINISH
F.F.	FINISH FLOOR
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER
F.H.C.	FIRE HOSE CABINET
F.H.R.	FIRE HOSE RACK
FPRF.	FIRE PROOFING
FLG.	FLASHING
F.H.S.	FLAT HEAD SCREW
FL.	FLOOR
F.D.	FLOOR DRAIN
FL. MTD.	FLOOR MOUNTED
FT.	FOOT
FDN.	FOUNDATION
FUT.	FUTURE

G

GAL.	GALLON
GALV.	GALVANIZED
GA.	GAUGE
GL.	GLASS
GR.	GRADE
GRAN.	GRANITE
GYP. BD.	GYPSUM BOARD
GYP. PLAS	GYPSUM PLASTER

H

HDW.	HARDWARE
HD.	HEAD
HT.	HEIGHT
H.PT.	HIGH POINT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.B.	HOSE BIBB
HR.	HOUR

I

IN.	INCH
INCL.	INCLUDE
INSUL.	INSULATION
INT.	INTERIOR
I.D.	INSIDE DIAMETER
INTG.	INTEGRAL

J

JT.	JOINT
JST.	JOIST

K

K.PL.	KICK PLATE
KO.	KNOCKOUT
KW.	KILOWATT

L

LBL.	LABEL
L.B.	LAG BOLT
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
LT. WT.	LIGHT WEIGHT
L.W.C.	LIGHT WEIGHT CONCRETE
LMS.	LIMESTONE
L.F.	LINEAR FEET
LNTL.	LINTEL
LG.	LONG
LVR.	LOUVER
L.PT.	LOW POINT
L.	LENGTH

M

MFR.	MANUFACTURER
MRB.	MARBLE
MAS.	MASONRY
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MEMB.	MEMBRANE
MTL.	METAL
MTL. DK.	METAL DECK
MTL. L.	METAL LATH
M.	METER
MEZZ.	MEZZANINE
MM.	MILLIMETER
MLWK.	MILLWORK
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MOD.	MODULE
MLDG.	MOULDING
MTG.	MOUNTING
MULL.	MULLION

N

NAT.	NATURAL
NOM.	NOMINAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER

O

O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
OP.HD.	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
OA.	OVERALL
OVHD.	OVERHEAD
OZ.	OUNCE
OXY.	OXYGEN

P

PTD.	PAINTED
PR.	PAIR
PNT.	PAINT
PNL.	PANEL
P.T.D.	PAPER TOWEL DISPENSER
PART. BD.	PARTICAL BOARD
PART.	PARTITION
PC.	PIECE
PLAS.	PLASTER
PL.	PLASTIC
PL. LAM.	PLASTIC LAMINATE
PLT.	PLATE
P.W.	PLYWOOD
PT.	POINT
POL.	POLISHED
LB.	POUND
PVC	POLYVINYL CHLORIDE
P.C. PLAS.	PORTLAND CEMENT
PT.	PLASTER
PRCST.	PRECAST
PROP.	PROPERTY
P.S.I.	POUND PER SQUARE INCH

Q

QTY.	QUANTITY
Q.T.	QUARRY TILE

R

RAB.	RABBET
RAD.	RADIUS
REF.	REFER, REFERENCE
R.D.	ROOF DRAIN
RFG.	ROOFING
REFL.	REFLECTED
REINF.	REINFORCE
REQD.	REQUIRED
R.A.	RETURN AIR
REV.	REVISE
R.O.W.	RIGHT OF WAY
R.	RISER
RM.	ROOM
R.O.	ROUGH OPENING
RUB.	RUBBER

S

SAF. GL.	SAFETY GLASS
S.N.D.	SANITARY NAPKIN DISPENSER
SCHED.	SCHEDULE
SLNT.	SEALANT
SML.S.	SEAMLESS
SECT.	SECTION
SEP.	SEPERATE
SERV.	SERVICE
S.S.	SERVICE SINK
SHWR.	SHOWER
SH.	SHEET
SIM.	SIMILAR
S.C.	SOLID CORE
SPCL.	SPECIAL
SPEC.	SPECIFICATION
SQ.	SQUARE
S. STL.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
S.D.	STORM DRAIN
STRUC.	STRUCTURAL
SURF.	SURFACE
SUSP.	SUSPEND
SUSP. CLG.	SUSPENDED CEILING

T

TEL.	TELEPHONE
TEMP.	TEMPERED
T.C.	TERRA COTTA
TERR.	TERRRAZO
THK.	THICKNESS
THD.	THREAD
THRESH.	THRESHOLD
T.ACC.	TOILET ACCESSORY
T.P.D.	TOILET PAPER DISPENSER
T.O.C.	TOP OF CURB
T.O.SL.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
T.B.	TOWEL BAR
TRAV.	TRAVERTINE
T.	TREAD
TYP.	TYPICAL
TLT.	TOILET

U

U.C.	UNDERCUT
U.L.	UNDERWRITERS LABORATORIES INC.
UR.	URINAL
U.N.O.	UNLESS NOTED OTHERWISE

V

VAC.	VACUUM
V.B.	VAPOR BARRIER
VAR.	VARIES
VERT.	VERTICAL
V.W.C.	VINYL WALL COVERING
V.C.T.	VINYL COMPOSITION TILE
VNR.	VENEER

W

W.T.W.	WALL TO WALL
W.H.	WALL HUNG
W.C.	WATER CLOSET
WP.	WATER PROOFING
WND.	WINDOW
W.W.F.	WELDED WIRE FABRIC
WD.	WOOD
W.P.	WORK POINT
W.I.	WROUGHT IRON
W/O	WITHOUT
W/	WITH
W.	WIDTH

Y

YD.	YARD

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

1. 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.

2. 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.

3. All contractors shall visit the site at designated times to review existing conditions and should verify the location of existing utilities before commencing work.

4. All utility extensions and connections shall be done in accordance with the State of Maine and the City if Portland laws. In case of conflict, the most restrictive rule applies.

5. Exterior wall is existing and not affected in this scope unless otherwise noted.

6. Interior partition shall be Type 1-Typical, unless noted otherwise.

7. In all cases, dimensions take precedence over scale.

8. All building elevations are taken from the site elevation 0'-0" as related to ground floor top of slab elevation.

9. Contractor shall provide 2x wood blocking nested in steel studs for support/fastening of specialties and accessories where indicated on the drawings.

10. 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.

11. 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.

18. 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

19. 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.

20. 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.

DO NOT SCALE DRAWINGS

REFERENCE

GLAZING TYPE	A
ROOM/SPACE NUMBER	ENTRY 100
EQUIPMENT NUMBER	X-690
REVISION	2
REVISION CLOUD	2
INTERIOR ELEVATION	1 A5
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, BOUNDRY LINES	
MATCH LINE	
REFERENCE OR LEVEL LINE	
COLUMN REFERENCE GRIDS	B
TOILET ACCESSORY	3
SECTION/DETAIL WITH SHEET REFERENCE	5 A-7
BUILDING SECTION	3 A6.1
PARTITION TYPE	A
ENLARGED PLAN REFERENCE	4 A-2
ENLARGED DETAIL REFERENCE	4 A-2
NORTH ARROW	
PROJECT NORTH ARROW	TRUE NORTH
DOOR DESIGNATION	3
FINISH SCHEDULE	Flooring F C-1; Wall W P-1; Base B B-1

LIST OF DRAWINGS

DRAWING LIST

		DATE ISSUED 03.08.16	DATE ISSUED 07.05.16
A-0	COVER SHEET	●	●
A-1	EXISTING CONDITIONS AND PROPOSED PLAN	●	●
A-2	LIFE SAFETY AND EGRESS DIAGRAM & REFLECTED CEILING PLAN	●	●

BUILDING CODE DATA

Current Codes Used for Code Information

Maine State Building Code

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: Van Horne & Monti

PROJECT ADDRESS: 1041 BRIGHTON AVE, PORTLAND, ME 04101

PARCEL ID, CBL: 274 D001001

ZONING CLASSIFICATION: B2

OCCUPANCY TYPE: MERCANTILE (M),

THE BUILDING IS NOT SPRINKLED

OCCUPANCY TOTAL AREA: GROSS SF 1,400

TOTAL BUILDING GROSS SF: 23,000

MIXED OCCUPANCIES IN BUILDING WITH EXISTING RATED SEPARATION

NUMBER OF STORIES: 1 STORIES

CONSTRUCTION TYPE: TYPE II-B

AFFECTED GROSS AREA OF CONSTRUCTION SQR. FOOTAGE: 1,400 S.F.

LOCATION MAP

ARCHITECT
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Kennebunkport, ME 04046
207.967.8850
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GENERAL CONTRACTOR

STRUCTURAL ENGINEER

MEP ENGINEER

CLIENT

PROJECT
Van Horne & Monti
Computer and
Cell Phone Repairs
1041 Brighton Ave
Portland, ME 04101

LICENSED ARCHITECT DAVID J. GRAHAM NO. 3133 STATE OF MAINE

ISSUED FOR PERMIT

INFORMATION

Path: M:/boulos/1041 Brighton
Issue Date: 03/08/16
Drawn By: djg
Checked By:
Revision:
1. 07/05/16 - ADDED UNIT 10C BATHROOM
2.
3.
4.

TITLE
COVER PAGE

SCALE N.T.S.

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