

**Variance Application
for
Johnson Hall
Gardiner, Maine
Project No. 28-21**



Prepared by:

**A.E. Hodsdon Engineers
10 Common Street
Waterville, Maine
207-873-5164**

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CITY OF GARDINER BOARD OF APPEALS

www.gardinermaine.com

VARIANCE APPLICATION

Type of Variance:

- Standard Variance Dimensional Requirements Variance Disability Variance
 Floodplain Historic Preservation Commission Shoreland

Applicant Information:

Name: A.E. Hodsdon Engineers Tel #: (207) 873-5164
Mailing Address: 10 Common Street, Waterville, ME 04901

Property Owner Information

Property Owner as evidenced by deed recorded:

Deed Book Number 12810 Page 348-349 Dated 12/12/28/17
Name: Johnson Hall Redevelopment LLC Tel #: (207) 582-7144
Mailing Address: PO Box 777 Gardiner, ME 04345

Property Information:

Location: 280 Water Street, Gardiner, Maine 04345
City Tax Map: 034 Lot: 110 Zoning District Traditional Downtown
Lot size (acres): 0.9 Road frontage: 48.0 ' Shoreland frontage: 0.0 '
Existing use of property: Performing arts theater
Abutting Property uses:
North: Downtown retail South: Downtown retail
East: Downtown retail West: Downtown retail

Variance Description:

Describe variance request in terms of distance, height, lot coverage, lot area & frontage:

Johnson Hall is requesting a variance to the floodplain ordinance requirements as part of a major interior renovation to the building. Due to being on the national historic registry, flood proofing Johnson Hall would be damaging to the historic fabric of the building. Johnson Hall will be taking steps to reduce their exposure to flood damage including removing mechanical equipment in the basement, raising electrical panels above the 100 year flood elevation, installing floor resistant materials, and installing sewer shut-off valves.

Applicant's Signature: _____ Dated: _____
Property Owner's Signature: _____ Dated: _____

STANDARD VARIANCE

The Board of Appeals shall hear and decide, upon appeal, in specific cases where a relaxation of the requirements of this Ordinance would not be contrary to the public interest and where a literal enforcement of this Ordinance would result in undue hardship.

Please give evidence below that your request for a variance meets each of the four criteria for undue hardship. An undue hardship shall mean:

- 1.) That the land in question cannot yield a reasonable return unless a variance is granted;
and

The renovation and redevelopment of Johnson Hall cannot proceed without this variance to the floodplain ordinance from the Town. Once the renovation is complete, Johnson Hall will be able to serve the community by restoring their historical performance area.

- 2.) That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood; and

Given the historic registry of the building, flood proofing the building to meet the ordinance would take away historic features of the building that would be lost forever.

- 3.) That the granting of a variance will not alter the essential character or the locality;
and

The granting of a variance will ensure that the essential character of the building remains intact and is restored to what it once was.

- 4.) That the hardship is not the result of action taken by the applicant or a prior owner.

The hardship is not the result of action taken by the applicant or a prior owner.

A financial hardship shall not constitute grounds for granting a variance. A variance shall not be justified unless all four elements of an undue hardship are present in the case. As used in this Ordinance, a variance is authorized only for height, area, and size of structures or size of yards or open spaces. Establishment or expansion otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district.

The following information is required for your variance appeal:

- Location Map Plot Plan Engineered Building Plan
- Contour Plan Drainage Plan Non-Engineered Building Plan
- Landscape Plan Street/Road Plan Other _____

NARRATIVE FOR VARIANCE APPLICATION
JOHNSON HALL
280 WATER STREET, GARDINER

GENERAL PROJECT INFORMATION NARRATIVE

DEVELOPMENT DESCRIPTION

Johnson Hall is requesting a variance to the floodplain management ordinance requirements as part of a major interior renovation to their building. The project calls for the partial renovation of the first floor and a more intensive renovation of the historic performance center. Due to being on the National Historic Registry, flood proofing the first floor of Johnson Hall for this renovation would be damaging to the historic fabric of the building. As part of the project, Johnson Hall will be taking steps to reduce their exposure to flood damage including removing mechanical equipment in the basement, raising electrical panels above the 100 year flood elevation, installing floor resistant materials, and installing sewer shut-off valves.

2.4.5.6 FLOODPLAIN MANAGEMENT APPEALS AND VARIANCES

Below are responses to the relevant sections listed under the flood plain management variance section of the application to provide further explanation of the requested variance.

2.4.5.6.2

The renovation to the interior space does not include any additions to the building that would increase flood levels.

2.4.5.6.3.1

The renovation to the building will add to the community experience downtown. Requiring the building to be floodproofed would take a lot away from this historic building.

2.4.5.6.3.2

If a flood were to occur at the location, there would be no increased impact with the granting of this variance to the building. The impact would remain the same as it is currently.

2.4.5.6.3.3

The granting of a variance for a building on the National Registry of Historic Places is in compliance with the FEMA's floodplain management requirements.

2.4.5.6.3.4

Failure to grant this variance would result in the loss of historic features for Johnson Hall including window, doors, and finishes.

2.4.5.6.4

As state above, Johnson Hall will be taking steps to reduce their exposure to flood damage including removing mechanical equipment in the basement, raising electrical panels above the 100 year flood elevation, installing floor resistant materials, and installing sewer shut-off valves.

2.4.5.6.5

As stated, the variance is in line with FEMA allowances for historic buildings and we feel that we are making necessary steps to reduce flood damage to the remaining on the interior space.

APPENDIX

Exhibit No. 1 – 95% Design Plans

Exhibit No. 2 – Sample Abutter Letter

Exhibit No.

1

Variance Application for Johnson Hall, Gardiner, ME

1. 95% Design Plans

**Variance Application for Johnson Hall,
Gardiner, ME**

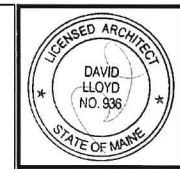
2. Sample Abutter Letter

Exhibit No.

1

Variance Application for Johnson Hall, Gardiner, ME

1. 95% Plans – Under Separate Cover



Johnson Hall

Prepared For: Consultant: ARCHETYPE ARCHITECTS

Project: JOHNSON HALL

Architect: ARCHETYPE ARCHITECTS

Revisions:

Date: 7 FEB 2022 Scale: 1/2" = 1'-0"

280 Water Street Gardiner, Maine

48 Union Wharf Portland, ME 04101

CODE SUMMARY

AC.1

CODE SUMMARY

Applicable Codes

- MUBEC - Maine Uniform Building and Energy Code
- 2015 International Building Code - IBC
- 2015 International Existing Building Code - Level 3 Alteration
- 2015 Uniform Plumbing Code
- 2009 NFPA 101 Life Safety

Accessibility Codes

- State of Maine Human Rights Act
- ADAAG Americans with Disabilities Act
- ICC ANSI 117.1 Accessible and Usable Buildings and Facilities
- 2015 MUBEC - Chapter 11

PROJECT SUMMARY:

An existing historic theater in downtown Gardiner, Maine will be rehabilitated into a modern 400 seat theater with accompanying storage and office accessory spaces. A historic analysis has been performed and will be submitted as part of a historic tax credit submission with the National Park Service.

Plans for the rehab include extending the existing stage, providing a means to elevate equipment up to the stage from a loading area at the rear of the building, providing an elevator, updating the bathroom facilities to conform with the Uniform Plumbing Code, and updating the Fire Protection systems among other updates while preserving some historic elements from its construction in 1864.

Gross Building Area:

1st Floor:	4,070 s.f.
2nd Floor:	4,070 s.f.
3rd Floor:	4,070 s.f.
Mezzanine:	1,000 s.f.
Total Square Footage:	13,210 s.f.

CODE SUMMARY:

Chapter 3 - Use and Occupancy Classification Mixed Use

303.1 Assembly Group A-1	Main Theater
304.1 Business Group B	Office at Level 1
311.3 Moderate Hazard Storage Group S-1	Misc. Storage Spaces

Chapter 4 - Special Detailed Requirements Based on Use and Occupancy

410.3.1 Stage Construction

Stages shall be constructed of materials as required for floors for the type of construction of the building in which such stages are located.

Exception:
Stages need not be constructed of the same materials as required for the type of construction provided the construction complies with one of the following:

- Stages of Type IB or IV construction with a nominal 2-inch (51 mm) wood deck, provided that the stage is separated from other areas in accordance with Section 410.3.4.
- In buildings of Type IIA, IIA and VA construction, a fire-resistance-rated floor is not required, provided the space below the stage is equipped with an automatic sprinkler system or fire-extinguishing system in accordance with Section 903 or 904.
- In all types of construction, the finished floor shall be constructed of wood or approved noncombustible materials. Openings through stage floors shall be equipped with light-fitting, solid wood trap doors with approved safety locks.

410.3.1.1 Stage Height and Area

Stage areas shall be measured to include the entire performance area and adjacent backstage and support areas not separated from the performance area by fire-resistance-rated construction. Stage height shall be measured from the lowest point on the stage floor to the highest point of the roof or floor deck above the stage.

410.3.2 Technical Production Areas: galleries, gridirons and catwalks

Beams designed only for the attachment of portable or fixed theater equipment, gridirons, galleries and catwalks shall be constructed of approved materials consistent with the requirements for the type of construction of the building; and a fire-resistance rating shall not be required. These areas shall not be considered to be floors, stories, mezzanines or levels in applying this code.

Exception: Floors of fly galleries and catwalks shall be constructed of any approved material.

410.3.3 Exterior stage doors

Where protection of openings is required, exterior exit doors shall be protected with fire door assemblies that comply with Section 716. Exterior openings that are located on the stage for means of egress or loading and unloading purposes, and that are likely to be open during occupancy of the theater, shall be constructed with vestibules to prevent air drafts into the auditorium.

410.3.7 Stage Ventilation

Emergency ventilation shall be provided for stages larger than 1,000 square feet. No emergency ventilation required - Johnson Hall stage: 670 s.f.

410.4 Platform Construction

Permanent platforms shall be constructed of materials as required for the type of construction of the building in which the permanent platform is located. Permanent platforms are permitted to be constructed of fire-retardant-treated wood for Types I, II and IV construction where the platforms are not more than 30 inches (762 mm) above the main floor, and not more than one-third of the room floor area and not more than 3,000 square feet (279 m²) in area. Where the space beneath the permanent platform is used for storage or any purpose other than equipment, wiring or plumbing, the floor assembly shall be not less than 1-hour fire-resistance-rated construction. Where the space beneath the permanent platform is used only for equipment, wiring or plumbing, the underside of the permanent platform need not be protected.

410.5 Dressing and appurtenant rooms

410.5.1 Separation from stage

The stage shall be separated from dressing rooms, scene docks, property rooms, workshops, storerooms and compartments appurtenant to the stage and other parts of the building by fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. The fire-resistance rating shall be not less than 2 hours for stage heights greater than 50 feet (15 240 mm) and not less than 1 hour for stage heights of 50 feet (15 240 mm) or less.

410.5.2 Separation from each other

Dressing rooms, scene docks, property rooms, workshops, storerooms and compartments appurtenant to the stage shall be separated from each other by not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

410.6.3 Technical Production Areas

Technical production areas shall be provided with means of egress and means of escape in accordance with Sections 410.6.3.1 through 410.6.3.5.

410.6.3.1 Number of Means of Egress

No fewer than one means of egress shall be provided from technical production areas.

410.6.3.2 Exit Access Travel Distance

The exit access travel distance shall be not greater than 300 feet (91 440 mm) for buildings without a sprinkler system and 400 feet (121 900 mm) for buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

410.6.3.3 Two Means of Egress

Where two means of egress are required, the common path of travel shall be not greater than 100 feet (30 480 mm).

410.7 Automatic Sprinkler System

Stages shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. Sprinklers shall be installed under the roof and gridiron and under all catwalks and galleries over the stage. Sprinklers shall be installed in dressing rooms, performer lounges, shops and storerooms accessory to such stages.

Exceptions:

- Sprinklers are not required under stage areas less than 4 feet (1219 mm) in clear height that are utilized exclusively for storage of tables and chairs, provided the concealed space is separated from the adjacent spaces by Type X gypsum board not less than 5/8-inch (15.9 mm) in thickness.
- Sprinklers are not required for stages 1,000 square feet (93 m²) or less in area and 50 feet (15 240 mm) or less in height where curtains, scenery or other combustible hangings are not retractable vertically. Combustible hangings shall be limited to a single main curtain, borders, legs and a single backdrop.
- Sprinklers are not required within portable orchestra enclosures on stages.

410.8 Stairplips

Stairplips systems shall be provided in accordance with Section 905.

Chapter 6 - General Building Heights and Areas

605 Mezzanines and Equipment Platforms

605.2 A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet (2134 mm).

605.2.1 Area Limitation

The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

Where a room contains both a mezzanine and an equipment platform, the aggregate area of the two raised floor levels shall be not greater than two-thirds of the floor area of that room or space in which they are located.

Chapter 6 - Types of Construction

Table 601 - Fire Resistance Ratings for Building Elements

Building Element	Type 3B
Primary Structural Frame	0 hour
Bearing Walls	2 hours
Exterior Walls	0 hour
Interior Walls	0 hour
Non-Bearing Walls and Partitions, Exterior	(See Table 602)
Non-Bearing Walls and Partitions, Interior	0 hour
Floor Construction and Secondary Members	0 hour
Non-Bearing Walls and Partitions, Interior	0 hour
Floor Construction and Secondary Members	0 hour

Table 602 - Fire Resistance Rating Requirements For Exterior Walls Based on Fire Separation Distance (non-loadbearing walls)

Fire Separation Dist.	Construction Type	Group A
x < 5'	All	1 hour
5' ≤ x < 10'	Type 3B	1 hour
10' ≤ x < 30'	Type 3B	0 hour
x ≥ 30'	All	0 hour

****Higher of 2 determining factors (Tables 601 and 602) indicate exterior bearing walls to be 2 hour fire resistance rated from the inside.**

602.3 Type III Construction

Exterior walls are to be noncombustible materials and interior building elements are any materials permitted by Code. Fire retardant treated wood is permitted as substitute for noncombustible materials for framing within exterior wall assemblies of a 2 hour rating or less. The exterior surfaces of the wall must be noncombustible.

Chapter 7 - Fire and Smoke Protection Features

704 Fire Rating of Structural Members

704.3 Primary Structural Frame

Supporting more than 2 floors, and required to have a fire resistance rating, or supporting a load bearing wall, shall be provided with individual encasement protection on all sides.

Exception: Individual encasement on all exposed sides provided protection in accordance with fire resistance rating.

704.4 Secondary Structural Members

If required to be fire resistant rated, secondary members shall be protected by individual encasement when supporting more than 2 floors. Membrane protection is permissible if supporting 2 floors or less.

706 Exterior Walls

705.2.2 Projections from walls of Type III construction shall be of any approved materials.

706.5 Fire-Resistance Ratings

Fire Separation Distance of greater than 10 feet, at exterior walls, shall be rated for exposure from the inside. Fire separation less than 10' shall be rated for fire exposure from both sides.

706.6 Exterior walls shall extend to the height required by Section 705.11, interior structural elements that brace the exterior wall but that are not located within the plane of the exterior wall shall have the minimum fire-resistance rating required in Table 601 for that structural element. Structural elements that brace the exterior wall but are located outside of the exterior wall or within the plane of the exterior wall shall have the minimum fire-resistance rating required in Tables 601 and 602 for the exterior wall.

Table 705.8 Maximum Area of Wall Openings Based on Fire Separation Distance and Degree of Opening Protection

Fire Separation Dist.	Degree of Opening Protection	Allowable Area
0' to less than 3'	Unprotected, Sprinklered	Not Permitted
3' to less than 5'	Unprotected, Sprinklered	15%
5' to less than 10'	Unprotected, Sprinklered	25%
10' to less than 15'	Unprotected, Sprinklered	45%
15' to less than 20'	Unprotected, Sprinklered	75%
20' to less than 25'	Unprotected, Sprinklered	No Limit
25' to less than 30'	Unprotected, Sprinklered	No Limit
30' or greater	Unprotected, Sprinklered	Not Required

706.8.6 Vertical Separation of openings

Not Required, Exception no. 2, Automatic Sprinkler System in Accordance with 903.3.1.1.

706 Fire Walls

706.1 General

Each portion of a building separated by one or more firewalls that comply with provisions of this section shall be considered a separate building.

706.2 Structural stability: Firewalls shall have sufficient structural stability to allow collapse of construction on either side of the wall.

706.4 Fire Wall Fire-Resistance Rating

Group	Fire-Resistance Rating
A-1	3 hours per Table 706.4

706.5 Horizontal Continuity

Fire walls from exterior to exterior and extend to 18' beyond face of exterior walls.

Exception 3: Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is sprinklered.

706.5.1 Exterior Walls

706.5.1.1 Exterior walls on both sides of the fire wall side at the intersection of the fire wall to the exterior wall that form an angle 180 degrees or greater do not need exterior wall protection.

706.6 Vertical Continuity

Fire walls shall extend from foundation to a termination point at least 30 inches above both adjacent roofs.

Exception 4: In buildings of Type 3 construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided:

- No openings in the roof within 4 feet of the fire wall;
- Roof is covered with minimum Class B roof covering;
- Roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4 feet on both sides of the fire wall.

707 Fire Barriers

707.3.1 Shaft enclosures shall comply with Section 708.4 (1 hour)

707.3.2 The fire resistance rating of exit enclosures shall comply with Section 1022.1 (1 hour per 1023.2).

707.3.6 Incidental Accessory Occupancies Fire barriers separating incidental accessory occupancies shall have a fire resistance rating of not less than that indicated in Table 508.2.5. (1 hour for B & S-1)

707.5 Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above.

707.6.1 Supporting construction shall be protected to required fire resistance rating of the fire barrier supported (fireblocking is required in cavities if shaft extends through the floor level at every floor level).

707.6 Openings in fire barrier shall be protected in accordance with Section 715.

Openings shall be limited to a maximum aggregate width or 25% of length of wall, with max area of any single opening not to exceed 156 sf. Openings in exit enclosures and passageways shall comply with Sections 1022.3 and 1023.5.

Exception 1: Openings not limited to 156 sf with automatic sprinkler systems.

Exception 2: Openings not limited to 156 sf or 25% of length at fire door serving exit enclosure.

708 Fire Partitions

708.3 Fire Resistance Ratings

Fire partitions shall have a fire resistance rating of not less than 1 hour.

708.4 Continuity: Fire partitions shall extend from floor below to underside of floor/roof sheathing above. Supporting structure shall be protected similarly to wall. Fire blocking is not required if equipped with automatic sprinkler system and sprinklers are installed within combustible floor/ceiling and roof/ceiling spaces.

708.5 Where exterior walls serve as part of the required fire resistance rating separation, such walls shall comply with Section 705 Exterior Walls and fire resistance rated requirements shall not apply.

711 Floor and Roof Assemblies

711.2.3 Supporting Construction

The supporting construction shall be protected to afford the required fire-resistance rating of the horizontal assembly supported.

Exception: In buildings of Type IIB, IIB or VB construction, the construction supporting the horizontal assembly is not required to be fire-resistance rated at the following:

- Horizontal assemblies at the separations of incidental uses as specified by Table 509 provided the required fire-resistance rating does not exceed 1 hour.

711.2.4.1 Separating Mixed Occupancies

Where the horizontal assembly separates mixed occupancies, the assembly shall have a fire-resistance rating of not less than that required by Section 508.4 based on the occupancies being separated.

711.2.5 Separating Incidental Uses

Where the horizontal assembly separates incidental uses from the remainder of the building, the assembly shall have a fire-resistance rating of not less than that required by Section 509.

711.2.6 Unusable Space

In 1-hour fire-resistance-rated floor/ceiling assemblies, the ceiling membrane is not required to be installed over unusable crawl spaces. In 1-hour fire-resistance-rated roof assemblies, the floor membrane is not required to be installed where unusable attic space occurs above.

711.2.9 Two-Story Openings

In other than Groups I-2 and I-3, a vertical opening that is not used as one of the applications listed in this section shall be permitted if the opening complies with all of the items below:

- Does not connect more than two stories.
- Does not penetrate a horizontal assembly that separates fire areas or smoke barriers that separate smoke compartments.
- Is not concealed within the construction of a wall or a floor/ceiling assembly.
- Is not open to a corridor in Group I and R occupancies.
- Is not open to a corridor on nonsprinklered floors.
- Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.

712.1.11 Mezzanine

Vertical openings between a mezzanine complying with Section 505 and the floor below shall be permitted.

Section 713 Shaft Enclosures

713.2 Construction

Shaft enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711, or both.

715.4 Fire Door and Shutter Assemblies

Table 715.4

Type of Assembly	Required Assembly Rating	Min Door Assembly Rating (hrs)
Fire Walls	3 hours	3 hours
Fire Barriers (2 Hr)	2 hours	1-1/2 hours
Other Fire Barriers	1 hour	3/4 hour
Fire Partitions		
Corridor walls	1 hour/5 hour	1/3 hour
Other fire partitions	1 hour	3/4 hour
Exterior Walls	2 hours	1 1/2 hours
Smoke Barriers	1 hour	1/3 hour

715.4.3.1 Fire door assemblies shall meet requirements for smoke and draft control door assemblies

717 Concealed Spaces

717.2 In combustible construction fire barriers shall be installed to cut off concealed draft openings and form a barrier between floors. Fireblocking required at:

- Mineral wool allowed in double stud walls
- Vertically at floors and ceilings
- Horizontal spacing not exceeding 10 feet
- Connections between horizontal and vertical spaces (soffits, dropped ceilings, etc.)
- Stairways at top and bottom of run between stringers
- Piping, vents, etc.

717.2.6 Double Stud Walls Batts or blankets of mineral or glass fiber insulation shall be allowed as fire blocking in walls constructed using parallel rows of studs or staggered studs.

717.2.2 Concealed Wall Spaces Fire blocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs as follows:

- Vertically at ceiling and floor levels
- Horizontally at intervals not exceeding 10'.

Chapter 8 - Interior Finishes

Table 803.1.1 Interior Wall and Ceiling Finish Requirements

By Occupancy	Sprinklered	Corridors	Rooms and Enclosed Spaces
Group A-1	Class B	Class B	Class C

Chapter 9 - Fire Protection Systems

903.2.1.1 Occupancy Related Automatic Sprinkler Requirements

Threshold	Occupant Load	Comment
A-1	Fire area over 12,000 sf over 300	Required

Table 903.2.11.6 Additional Required Suppression Systems

903.3.1.1 NFPA 13 Sprinkler Systems

The building will be equipped throughout with an automatic sprinkler system in accordance with NFPA 13.

903.4 Valve controlling water supply for automatic sprinkler system shall be electronically supervised by a fire alarm control unit.

906 Standpipe Systems

See IBCB 804.3 for standpipes in existing building alterations.

906 Portable Fire Extinguishers - Required in Group A, B, and S occupancies: provided in accordance with NFPA 10

- Exception 1: Group A and B occupancies extinguishers only required on each floor.

907 Fire Alarm and Detection Systems

See IBCB 804.4

Chapter 10 - Means of Egress

1004 Occupant Load

Table 1004.1 Maximum Floor Area Allowances per Occupant

Assembly with Fixed Seating	one occupant per seat (404)
Assembly, concentrated	5 net (459/5 = 92)
Business	100 gross (3)
Storage	300 gross
Stages	15 net (1,172 s.f./15 = 78)
Total	577 Occupants

1005 Means of Egress Stairs

See NFPA 13.2.3.1 for Existing Assembly Occupancies

1006 Number of Exits and Exit Access Doorways

1006.2.1 Two exits required from any space except as permitted by Table 1006.2.1 (3 exits provided)

1006.3.1 Egress Based on Occupant Load

Each story and occupied roof shall have the minimum number of independent exits, or access to exits, as specified in Table 1006.3.1. A single exit or access to a single exit shall be permitted in accordance with Section 1006.3.2. The required number of exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be maintained until arrival at the exit discharge or a public way.

Table 1006.3.1

Occupant Load Per Story	Min. Number of Exits
1-500	2
501-1,000	3

1009 Accessible Means of Egress

1009.1 Accessible Means of Egress Required

- Exception 1: Accessible means of egress are not required to be provided in existing buildings.

1010 Doors, Gates and Turnstiles

1010.1.1 Size of Doors - Minimum Clear width = 32", maximum leaf width 48"

1010.1.6 Provide a level landing on each side of door, except at exterior locations with 2% slope pitch for drainage.

1010.1.8 48" plus door width required minimum space between doors in series.

1010.1.9.10 Interior stairway means of egress doors shall be operable from both sides

- Exception 1: Stairway discharge doors shall only be locked from the opposite side.

1010.1.10 Doors serving an occupancy load of 50 or more in Group A shall be provided with panic hardware. Electrical rooms with equipment rated at 1200 amps or more will also require panic hardware.

1011 Stairways

1011.2 Stairway Width and Capacity: Minimum required width of 44" is provided.

1011.11 Handrails required on each side of stair.

1011.13 Guards where required by Section 1015.

1015 Guards

Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

Guards are not required

- Exception 2: On the audience side of stages and raised platforms, including stairs leading up to the stage and raised platforms.
- Exception 3: On raised stage and platform floor areas, such as runways, ramps and side stages used for entertainment or presentations.
- Exception 4: At vertical openings in the performance area of stages and platforms.
- Exception 5: At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.

Section 1017 Exit Access Travel Distance

1017.3 Exit access travel distance shall be measured from the most remote point within a story along the natural and unobstructed path of horizontal and vertical egress travel to the entrance to an exit.

Table 1017.2 Exit Access Travel Distance

Occupancy	Max. Distance Sprinklered	Actual Distance
A1-Assembly	250'	
B-Office	300'	
S1-Accessory Storage	250'	

1020 Corridors

Table 1020.1 Corridor Fire Resistance Rating

Occupancy	Occupant Load	Fire Rating with Sprinkler System
A,B,S	Greater than 30	0 hour

Table 1020.2 Corridor Width: Minimum 44" provided.

1020.4 Dead Ends: 20' maximum dead end corridor in A-1 occupancy.

1020.8 Corridor Continuity: Fire resistance rated corridors shall be continuous from point of entry to an exit. Elevator shaft fire resistance rated and smoke protection

- Exception: Foyers, lobbies or reception rooms constructed as required for corridors shall not be construed as intervening spaces.

1023 Interior Exit Stairways and Ramps

Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.

1024.2 Exit Passageway Width

Passageway width shall not be less than 44".

1029.2 Assembly Main Exit

A building, room or space used for assembly purposes that has an occupant load of greater than 300 and is provided with a main exit, that main exit shall be of sufficient capacity to accommodate not less than one half of the occupant load, but such capacity shall be not less than the total required capacity of all means of egress leading to the exit. Where the building is classified as a Group A occupancy, the main exit shall front on not less than one street or an unoccupied space of not less than 10 feet (3048 mm) in width that adjoins a street or public way. In a building, room or space used for assembly purposes where there is not a well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total capacity of egress is not less than 100 percent of the required capacity.

1029.3 Assembly Other Exits

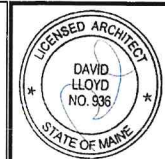
In addition to having access to a main exit, each level in a building used for assembly purposes having an occupant load greater than 300 and provided with a main exit, shall be provided with additional means of egress that shall provide an egress capacity for not less than one-half of the total occupant load served by that level and shall be permitted to be distributed around the perimeter of the building provided that the total capacity of egress is not less than 100 percent of the required width.

1029.4 Foyers and Lobbies

In Group A-1 occupancies, where persons are admitted to the building at times when seats are not available, such persons shall be allowed to wait in a lobby or similar space, provided such lobby or similar space shall not encroach upon the minimum width or required capacity of the means of egress. Such foyer, if not directly connected to a public street by all the main entrances or exits, shall have a straight and unobstructed corridor or path of travel to every such main entrance or exit.

1029.5 Interior Balcony and Gallery Means of Egress

For balconies, galleries or press boxes having a seating capacity of 50 or more located in a building, room or space used for assembly purposes, not less than two means of egress shall be provided, with one from each side of every balcony, gallery or press box.



Johnson Hall

Prepared For:

Consultant:

ARCHETYPE ARCHITECTS

48 Union Wharf
Portland, ME 04101

Project: JOHNSON HALL

280 Water Street
Gardiner, Maine

Revisions:

Scale: 12" = 1'-0"

DATE: 7 FEB 2022
CODE SUMMARY

AC.2

2009 NFPA 101
Chapter 7 Means of Egress

7.4 Number of Means of Egress.
7.4.1 General.
7.4.1.1 The number of means of egress from any balcony, mezzanine, story, or portion thereof shall be not less than two, except under one of the following conditions:
• (1) A single means of egress shall be permitted where permitted in Chapters 11 through 43.
• (2) A single means of egress shall be permitted for a mezzanine or balcony where the common path of travel limitations of Chapters 11 through 43 are met.

7.6 Measurement of Travel Distance to Exits.
7.6.1 The travel distance to an exit shall be measured on the floor or other walking surface as follows:
• (1) Along the centerline of the natural path of travel, starting from the most remote point subject to occupancy
• (2) Curving around any corners or obstructions, with a 12 in. clearance therefrom
• (3) Terminating at one of the following:
(a) Center of the doorway
(b) Other point at which the exit begins
(c) Smoke barrier in an existing detention and correctional occupancy as provided in Chapter 23

7.6.2 Where open stairways or ramps are permitted as a path of travel to required exits, the distance shall include the travel on the stairway or ramp and the travel from the end of the stairway or ramp to an outside door or other exit in addition to the distance traveled to reach the stairway or ramp.
7.6.3 Where any part of an exterior exit is within 10 ft of horizontal distance of any unprotected building opening, as permitted by 7.2.2.6.3 for outside stairs, the travel distance to the exit shall include the length of travel to the finished ground level.
7.6.4 Where measurement includes stairs, the measurement shall be taken in the plane of the tread nosing.
7.6.5 The travel distance in any occupied space to not less than one exit, measured in accordance with 7.6.1 through 7.6.4, shall not exceed the limits specified in this Code. (See 7.6.6.)
7.6.6 Travel distance limitations shall be as provided in Chapters 11 through 43 and, for high hazard areas, shall be in accordance with Section 7.11.

(c) Where the rise of the seating platform exceeds 16 in., two intermediate steps for the full width of the aisle shall be provided and proportioned to provide three steps of equal rise per platform that are uniform and not less than 9 in.
(d) The full length of the nose of each step in the aisle, as required by 13.2.5.6.5(c), shall be conspicuously marked.

13.2.5.6.6 Aisle Stair Risers. Aisle stair risers shall meet the following criteria:
• (1) Riser heights shall be not less than 4 in. in aisle stairs, unless aisle stairs are those in folding and telescopic seating.
• (2) The riser height of aisle stairs in folding and telescopic seating shall be permitted to be not less than 3 1/2 in.
• (3) Riser heights shall not exceed 8 in., unless otherwise permitted by 13.2.5.6.6(4) or (5).
• (4) The riser height of aisle stairs in folding and telescopic seating shall be permitted to be not more than 11 in.
• (5) Where the gradient of an aisle is steeper than 8 in. in rise in 11 in. of run for the purpose of maintaining necessary sight lines in the adjoining seating area, the riser height shall be permitted to exceed 8 in. but shall not exceed 11 in.
• (6) Riser heights shall be designed to be uniform in each aisle, and the construction-caused nonuniformities shall not exceed 3/16 in. between adjacent risers, unless the conditions of 13.2.5.6.6(7) or (8) are met.
• (7) Riser height shall be permitted to be nonuniform as follows:
(a) The uniformity shall be only for the purpose of accommodating changes in gradient necessary to maintain sight lines within a seating area, in which case the riser height shall be permitted to exceed 3/16 in. in any flight.
(b) Where nonuniformities exceed 3/16 in. between adjacent risers, the exact location of such nonuniformities shall be indicated by a distinctive marking stripe on each tread at the nosing or leading edge adjacent to the nonuniform risers.
(8) Construction-caused nonuniformities in riser height shall be permitted to exceed 3/16 in. where the following criteria are met:
(a) The riser height shall be designed to be nonuniform.
(b) The construction-caused nonuniformities shall not exceed 3/8 in. where the aisle tread depth is less than 22 in.
(c) The construction-caused nonuniformities shall not exceed 3/4 in. where the aisle tread depth is 22 in. or greater.
(d) Where nonuniformities exceed 3/16 in. between adjacent risers, the exact location of such nonuniformities shall be indicated by a distinctive marking stripe on each tread at the nosing or leading edge adjacent to the nonuniform risers.

2016 International Existing Building Code
Section 606 Alteration - Level 3

606.1 Scope
Level 3 alterations apply where the work area exceeds 50 percent of the building area.

Section 703 Fire Protection

703.1 General
Alterations shall be done in a manner that maintains the level of fire protection provided.

Section 704 Means of Egress

704.1 General
Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.

Section 705 Accessibility

705.1 General
A facility that is altered shall comply with the applicable provisions in Sections 705.1.1 through 705.1.14, and Chapter 11 of the International Building Code unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.
A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy.
Exceptions:
• 1. The altered element or space is not required to be on an accessible route unless required by Section 705.2.
• 2. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.

Chapter 13 Existing Assembly Occupancies

13.1 General Requirements.
13.1.1.2 An existing building housing an assembly occupancy established prior to the effective date of this Code shall be permitted to be approved for continued use if it conforms to, or is made to conform to, the provisions of this Code to the extent that, in the opinion of the authority having jurisdiction, reasonable life safety against the hazards of fire, explosion, and panic is provided and maintained.

13.2.2.3 Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if the latch or lock is panic hardware or fire exit hardware complying with 7.2.1.7, unless otherwise permitted by the following:
• (1) This requirement shall not apply to delayed-egress locks as permitted in 13.2.2.5.
• (2) This requirement shall not apply to access-controlled egress doors as permitted in 13.2.2.6.

13.2 Means of Egress Requirements.
13.2.2.3 Stairs.
13.2.2.3.1 General. Stairs complying with 7.2.2 shall be permitted, unless one of the following criteria applies:
• (1) Stairs serving seating that is designed to be repositioned shall not be required to comply with 7.2.2.3.1.
• (2) This requirement shall not apply to stages and platforms as permitted by 13.4.5.

13.2.5.6.8.6 Handrails shall not be required where otherwise permitted by the following:
• (1) Handrails shall not be required for ramped aisles having a gradient not steeper than 1 in 8 and having seating on both sides.
• (2) The requirement for a handrail shall be satisfied by the use of a guard provided with a rail that complies with the graspability requirements for handrails and located at a consistent height between 34 in. and 42 in., measured as follows:
(a) Vertically from the top of the rail to the leading edge (nosing) of stair treads
(b) Vertically from the top of the rail to the adjacent walking surface in the case of a ramp
• (3) Handrails shall not be required where risers do not exceed 7 in. in height.

13.2.5.6.9 Aisle Marking.
13.2.5.6.9.1 A contrasting marking stripe shall be provided on each tread at the nosing or leading edge so that the location of such tread is readily apparent, particularly when viewed in descent.
13.2.5.6.9.2 The marking stripe shall be not less than 1 in. wide and shall not exceed 2 in. in width.
13.2.5.6.9.3 The marking stripe shall not be required where tread surfaces and environmental conditions, under all conditions of use, are such that the location of each tread is readily apparent, particularly when viewed in descent.

13.2.6 Travel Distance to Exits.
13.2.6.1 Travel distance shall be measured in accordance with Section 7.6.
13.2.6.2 Exits shall be arranged so that the total length of travel from any point to reach an exit shall not exceed 200 ft in any assembly occupancy, unless otherwise permitted by the following:
• (1) The travel distance shall not exceed 250 ft in assembly occupancies protected throughout by an approved automatic sprinkler system in accordance with Section 9.7

13.2.7 Discharge from Exits.
13.2.7.2 The level of exit discharge shall be measured at the point of principal entrance to the building.

705.1.4 Ramps
Where steeper slopes than allowed by Section 1012.2 of the International Building Code are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table 705.1.4.

TABLE 705.1.4 RAMPS	
SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

705.1.10 Dressing, Fitting and Locker Rooms
Where it is technically infeasible to provide accessible dressing, fitting, or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate sex facilities are provided, accessible rooms for each sex shall be provided. Separate sex facilities are not required where only unisex rooms are provided.

705.1.12 Thresholds
The maximum height of thresholds at doorways shall be 3/4 inch. Such thresholds shall have beveled edges on each side.

706.2 Alterations Affecting an Area Containing a Primary Function
Where an alteration affects the accessibility to a, or contains an area of, primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.

Exceptions:
1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility. 5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

13.2.2.3.2 Catwalk, Gallery, and Gridiron Stairs.
13.2.2.3.2.1 Noncombustible grated stair treads and landing floors shall be permitted in means of egress from lighting and access catwalks, galleries, and gridirons.
13.2.2.3.2.2 Spiral stairs complying with 7.2.2.2.3 shall be permitted in means of egress from lighting and access catwalks, galleries, and gridirons.
13.2.3 Capacity of Means of Egress.
13.2.3.1 General. The capacity of means of egress shall be in accordance with one or the following:
• (1) Section 7.3 for other than theater-type seating or smoke protected assembly seating
• (2) 13.2.3.2 for rooms with theater-type seating or similar seating arranged in rows
• (3) 13.4.2 for smoke-protected assembly seating

13.2.3.2 Theater-Type Seating. Minimum clear widths of aisles and other means of egress serving theater-type seating, or similar seating arranged in rows, shall be in accordance with Table 13.2.3.2.

No. of Seats in Row	Clear Width per Seat Served	
	Stairs	Passageways, Ramps, and Doorways
Unlimited	0.3 AB	0.22 C

13.2.3.6 Main Entrance/Exit.
13.2.3.6.1 Every assembly occupancy shall be provided with a main entrance/exit.
13.2.3.6.2 The main entrance/exit shall be of a width that accommodates one-half of the total occupant load.
13.2.3.6.3 The main entrance/exit shall be at the level of exit discharge or shall connect to a stairway or ramp leading to a street.
13.2.3.6.6 Where the main entrance/exit from an assembly occupancy is through a lobby or foyer, the aggregate capacity of all exits from the lobby or foyer shall be permitted to provide the required capacity of the main entrance/exit, regardless of whether all such exits serve as entrances to the building.
13.2.3.7.1 Additional exits shall discharge in accordance with 13.2.7.
13.2.3.7.2 Additional exits shall be located as far apart as practicable and as far from the main entrance/exit as practicable.
13.2.3.7.3 Additional exits shall be accessible from a cross aisle or a side aisle.

13.2.11 Special Means of Egress Features.
13.2.11.1 Guards and Railings: Boxes, Balconies, and Galleries. Boxes, balconies, and galleries shall meet the following criteria:
• (1) The fasciae of boxes, balconies, and galleries shall rise not less than 26 in. above the adjacent floor or shall have substantial railings not less than 26 in. above the adjacent floor.
• (2) The height of the rail above footrests on the adjacent floor immediately in front of a row of seats shall be not less than 26 in., and the following also shall apply:
(a) Railings at the ends of aisles shall be not less than 36 in. high for the full width of the aisle.
(b) Railings at the end of aisles where steps occur high at the ends of aisles where steps occur.
• (3) Aisle accessways adjacent to orchestra pits and vomitories, and all cross aisles, shall be provided with railings not less than 26 in. above the adjacent floor.
• (4) The requirement of 13.2.11.1(3) shall not apply where the backs of seats located at the front of the aisle project 24 in. or more above the adjacent floor of the aisle.
• (5) Guards shall not be required on the audience side of stages, raised platforms, and other raised floor areas such as runways, ramps, and side stages used for entertainment or presentations.
• (6) Permanent guards shall not be required at vertical openings in the performance area of stages.
• (7) Guards shall not be required where the side of an elevated walking surface is required to be open for the normal functioning of special lighting or for access and use of other special equipment.

13.3 Protection.
13.3.3 Assembly Areas. Interior wall and ceiling finish materials complying with Section 10.2 shall be Class A or Class B in general assembly areas having occupant loads of more than 300 and shall be Class A, Class B, or Class C in assembly areas having occupant loads of 300 or fewer.

13.4 Special Provisions.
13.4.5.9 Catwalks. The clear width of lighting and access catwalks and the means of egress from galleries and gridirons shall be not less than 22 in.
13.4.5.10 Fire Protection. Every stage shall be protected by an approved automatic sprinkler system in compliance with Section 9.7.

805.3.2 Mezzanines
Mezzanines in the work area and with an occupant load of more than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have access to at least two independent means of egress.
Exception: Two independent means of egress are not required where the travel distance to an exit does not exceed 100 feet (30 480 mm) and the building is protected throughout with an automatic sprinkler system.

Chapter 9 Alterations - Level 3

901.2 Compliance
In addition to the provisions of this chapter, work shall comply with all of the requirements of Chapters 7 and 8. The requirements of Sections 803, 804 and 805 shall apply within all work areas whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.

Section 903 Building Elements and Materials

902.1.2 Elevators
Where there is an elevator or elevators for public use, at least one elevator serving the work area shall comply with this section. Existing elevators with a travel distance of 25 feet (7620 mm) or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for fire-fighting or rescue purposes shall be provided with emergency operation in accordance with ASME A17.3. New elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSAB44.1.

903.1 Existing Shafts and Vertical Openings
Existing stairways that are part of the means of egress shall be enclosed in accordance with Section 803.2.1 from the highest work area floor to, and including, the level of exit discharge and all floors below.

906.3 Exit Signs
Means of egress from the highest work area floor to the floor of exit discharge shall be provided with exit signs in accordance with the requirements of the International Building Code.

13.2.4 Number of Exits.
13.2.4.2 Assembly occupancies with occupant loads of 600 or fewer shall have two separate means of egress.
13.2.4.3 Assembly occupancies with occupant loads greater than 600 but fewer than 1000 shall have three separate means of egress.
13.2.4.7 Balconies or mezzanines having an occupant load exceeding 100 shall have means of egress as described in 7.4.1.
13.2.4.8 A second means of egress shall not be required from lighting and access catwalks, galleries, and gridirons where a means of escape to a floor or a roof is provided. Ladders, alternating tread devices, or spiral stairs shall be permitted in such means of escape.
13.2.5 Arrangement of Means of Egress.
13.2.5.1 General.
13.2.5.1.1 Means of egress shall be arranged in accordance with Section 7.5.
13.2.5.1.2 A common path of travel shall be permitted for the first 20 ft from any point where the common path serves any number of occupants, and for the first 75 ft from any point where the common path serves not more than 50 occupants.
13.2.5.1.3 Dead-end corridors shall not exceed 20 ft.
13.2.5.2 Access Through Hazardous Areas. Means of egress shall not be permitted through kitchens, storerooms, restrooms, closets, platforms, stages, or hazardous areas as described in 13.3.2.
13.2.5.4.3 Access and egress routes shall be maintained so that crowd management, security, and emergency medical personnel are able to reach any individual at any time, without undue hindrance.
13.2.5.4.4 The width of aisle accessways and aisles shall provide sufficient egress capacity for the number of persons accommodated by the catchment area served by the aisle accessway or aisle in accordance with 13.2.3.2, or for smoke-protected assembly seating in accordance with 13.4.2.
13.2.5.6.6 Where aisle accessways or aisles converge to form a single path of egress travel, the required egress capacity of that path shall be not less than the combined required capacity of the converging aisle accessways and aisles.
13.2.5.4.8 In the case of side boundaries for aisle accessways or aisles, other than those for nonfixed seating at tables, the clear width shall be measured to boundary elements such as walls, guardrails, handrails, edges of seating, tables, and side edges of treads, and said measurement shall be made horizontally to the vertical projection of the elements, resulting in the smallest width measured perpendicularly to the line of travel.

13.4.5.10.1 Protection shall be provided throughout the stage and in storerooms, workshops, permanent dressing rooms, and other accessory spaces contiguous to stages.
13.4.5.10.2 Sprinklers shall not be required for stages 1000 ft² or less in area where the following criteria are met:
• (1) Curtains, scenery, or other combustible hangings are not retractable vertically.
• (2) Combustible hangings are limited to borders, legs, a single main curtain, and a single backdrop.
13.4.5.10.3 Sprinklers shall not be required under stage areas less than 48 in. in clear height that are used exclusively for chair or table storage and lined on the inside with 5/8 in. Type X gypsum wallboard or the approved equivalent.
No standpipes required on stage per 13.4.5.12.1. (Existing stage: 725 ft²)

13.4.6.3 Film or video projectors or spotlights utilizing light sources that produce particulate matter, or toxic gases or light sources that produce hazardous radiation, without protective shielding shall be located within a projection room complying with 13.3.2.1.2.

13.7.9 Seating.
13.7.9.1 Seated Seating.
13.7.9.1.1 Seats in assembly occupancies accommodating more than 200 persons shall be securely fastened to the floor, except where fastened together in groups of not less than three and as permitted by 13.7.9.2.
13.7.9.1.2 All seats in balconies and galleries shall be securely fastened to the floor, except in places of religious worship.

Uniform Plumbing Code
TABLE 422.1
A-1 Assembly Occupancy
(fixed or permanent seating)- theatres, concert halls and auditoriums

Water Closets		Urinals		Lavatories	
Male	Female	Male	Female	Male	Female
1: 1-100	1: 1-25	1: 1-200	1: 1-200	1: 1-200	1: 1-100
2: 101-200	2: 26-50	2: 201-300	2: 201-300	2: 201-400	2: 101-200
3: 201-400	3: 51-100	3: 301-400	3: 401-500	3: 401-600	3: 201-300
	4: 101-200	4: 401-500	4: 601-750	4: 601-750	5: 301-500
	6: 201-300				
	8: 301-400				

577 Occupants - 289 Male/289 Female

13.2.5.6.4 Aisle Accessways Serving Seating Not at Tables.
13.2.5.6.4.1 The required clear width of aisle accessways between rows of seating shall be determined as follows:
• (1) Horizontal measurements shall be made, between vertical planes, from the back of one seat to the front of the most forward projection of the seat immediately behind it.
• (2) Where the entire row consists of automatic- or self-rising seats that comply with ASTM F 651, Standard Test Method for Self-Rising Seat Mechanisms, the measurement shall be permitted to be made with the seats in the up position.
13.2.5.6.4.2 The aisle accessway between rows of seating shall have a clear width of not less than 12 in. (305 mm), and this minimum shall be increased as a function of row length in accordance with 13.2.5.5.4 and 13.2.5.5.5.
13.2.5.6.4.1 The 12 in. (305 mm) minimum clear width of aisle accessway specified in 13.2.5.5.2 shall be increased by 0.3 in. for every seat over a total of 14 but shall not be required to exceed 22 in.
13.2.5.6.6 Rows of seating served by an aisle or doorway at one end only shall have a path of travel not exceeding 30 ft in length from any seat to an aisle.
13.2.5.6.6.1 The 12 in. (305 mm) minimum clear width of aisle accessway specified in 13.2.5.5.2 shall be increased by 0.6 in. for every seat over a total of seven.
13.2.5.6.2 Dead-End Aisles. Dead-end aisles shall not exceed 20 ft in length, unless otherwise permitted by the following:
• (1) A dead-end aisle shall be permitted to exceed 20 ft in length where seats served by the dead-end aisle are not more than 24 seats from another aisle, measured along a row of seats having a clear width of not less than 12 in. plus 0.6 in. for each additional seat over a total of 7 in the row.
13.2.5.6.3 Minimum Aisle Width. The minimum clear width of aisles shall be sufficient to provide egress capacity in accordance with 13.2.3.2 but shall be not less than the following:
• (1) 42 in. (1065 mm) for stairs having seating on each side, unless otherwise permitted by the following:
(a) The minimum clear width required by 13.2.5.6.3(1) shall be permitted to be not less than 30 in. for catchment areas having not more than 60 seats.
(b) The minimum clear width required by 13.2.5.6.3(1) shall be permitted to be not less than 36 in. where an aisle does not serve more than 50 seats.
(2) 36 in. for stairs having seating on only one side, or 30 in. for catchment areas having not more than 60 seats
(3) 20 in. between a handrail and seating or between a handrail and seating where the aisle is subdivided by a handrail

(4) 42 in. for level or ramped aisles having seating on both sides, unless otherwise permitted by the following:
(a) The minimum clear width required by 13.2.5.6.3(4) shall be not less than 30 in. for catchment areas having not more than 60 seats.
(b) The minimum clear width required by 13.2.5.6.3(4) shall be not less than 36 in. where an aisle does not serve more than 50 seats.
(5) 36 in. for level or ramped aisles having seating on only one side, or 30 in. for catchment areas having not more than 60 seats
(6) 23 in. between a handrail or a guardrail and seating where the aisle does not serve more than five rows on one side

13.2.5.6.4 Aisle Stairs and Ramps. The following shall apply to aisle stairs and ramps:
• (1) Aisles having a gradient steeper than 1 in 20, but not steeper than 1 in 6, shall consist of a ramp.
• (2) Aisles having a gradient steeper than 1 in 6 shall consist of an aisle stair.
• (3) The limitation on height between landings in Table 7.2.2.1.1(a) and Table 7.2.2.1.1(b) shall not apply to aisle stairs.
13.2.5.6.6 Aisle Stair Treads. Aisle stair treads shall meet the following criteria:
• (1) There shall be no variation in the depth of adjacent treads that exceeds 3/16 in., unless otherwise permitted by 13.2.5.6.5(2), (5) or (6).
• (2) Construction-caused nonuniformities in tread depth shall be permitted, provided that the following criteria are met:
(a) The nonuniformity does not exceed 3/8 in.
(b) The aisle tread depth is 22 in. or greater.
• (3) Tread depth shall be not less than 11 in.
• (4) All treads shall extend the full width of the aisle.
• (5) In aisle stairs where a single intermediate tread is provided halfway between seating platforms, such intermediate treads shall be permitted to be of a relatively smaller but uniform depth but shall be not less than 13 in.
• (6) The following shall apply to guardrails, bleachers, and folding and telescopic seating:
(a) Steps shall not be required to be provided in aisles to overcome differences in level unless the gradient exceeds 1 unit of rise in 10 units of run.
(b) Where the rise of the seating platform exceeds 11 in., an intermediate step shall be provided for the full width of the aisle and shall be proportioned to provide two steps of equal rise per platform.

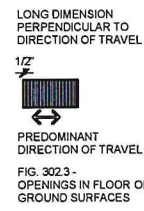


FIG. 302.3 - OPENINGS IN FLOOR OR GROUND SURFACES

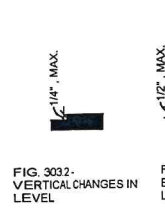


FIG. 303.2 - VERTICAL CHANGES IN LEVEL



FIG. 303.3 - BEVELED CHANGES IN LEVEL

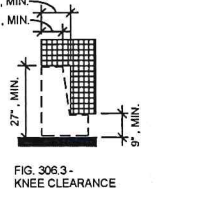


FIG. 306.3 - KNEE CLEARANCE

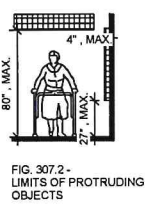


FIG. 307.2 - LIMITS OF PROTRUDING OBJECTS

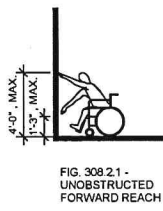


FIG. 308.2.1 - UNOBSTRUCTED FORWARD REACH

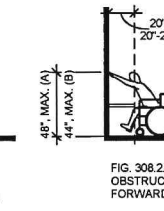


FIG. 308.2.2 - OBSTRUCTED HIGH FORWARD REACH

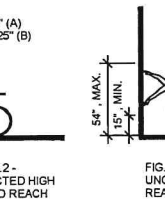


FIG. 308.3.1 - UNOBSTRUCTED SIDE REACH

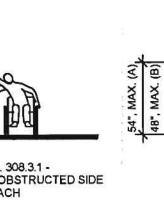
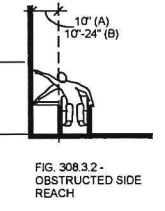


FIG. 308.3.2 - OBSTRUCTED SIDE REACH



FIRE EXTINGUISHING CABINET MOUNTING HEIGHT

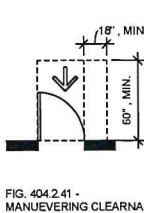
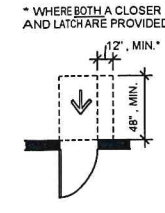
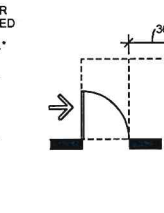


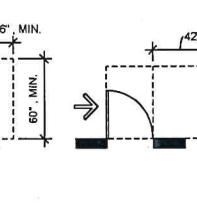
FIG. 404.2.4.1 - MANEUVERING CLEARANCE AT SWING DOOR



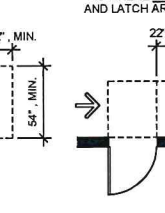
(B) FRONT APPROACH, PUSH SIDE



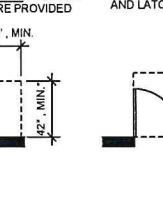
(C) HINGE APPROACH, PULL SIDE



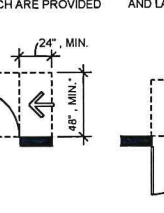
(D) HINGE APPROACH, PUSH SIDE



(E) HINGE APPROACH, PULL SIDE



(F) LATCH APPROACH, PULL SIDE



(G) LATCH APPROACH, PUSH SIDE

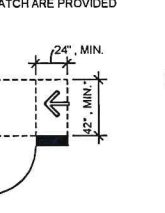


FIG. 404.2.6 - TWO DOORS IN A SERIES (A) AND (B)

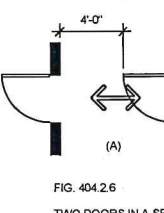


FIG. 407.2.2 - ELEV. CALL BUTTONS

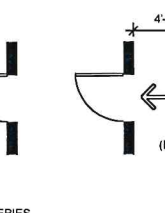


FIG. 407.2.3.1 - HEIGHT OF ELEV. VISIBILE SIGNALS

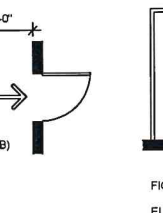


FIG. 407.2.3.2.2 - SIZE OF ELEV. VISIBILE SIGNALS

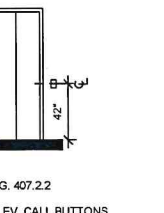


FIG. 407.2.4 - TACTILE CHARACTERS ON ELEV. HOISTWAY ENTRANCES

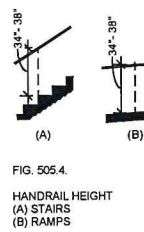


FIG. 505.4 - HANDRAIL HEIGHT (A) STAIRS (B) RAMPS

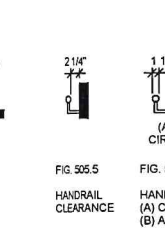


FIG. 505.5 - HANDRAIL CLEARANCE

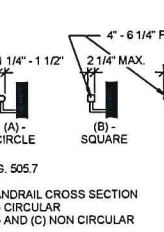


FIG. 505.7 - HANDRAIL CROSS SECTION (A) CIRCULAR (B) AND (C) NON CIRCULAR

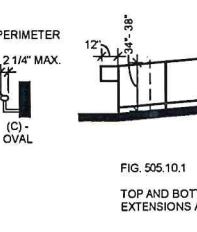


FIG. 505.10.1 - TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS

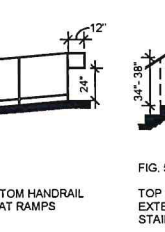


FIG. 505.10.2 - TOP HANDRAIL EXTENSION AT STAIRS



FIG. 505.10.3 - TOP HANDRAIL EXTENSION AT STAIRS

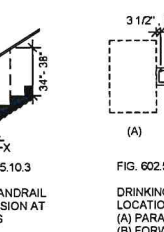


FIG. 602.5 - DRINKING FOUNTAIN SPOUT LOCATION (A) PARALLEL APPROACH (B) FORWARD APPROACH

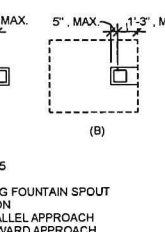


FIG. 604.2 - WATER CLOSET LOCATION



FIG. 604.3.1 - SIZE OF CLEARANCE FOR WATER CLOSET



FIG. 604.4 - HEIGHT TO TOP OF SEAT

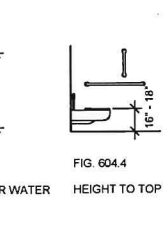


FIG. 604.5.1 - SIDE WALL GRAB BAR FOR WATER CLOSET

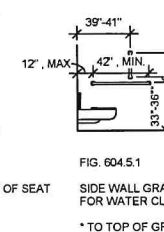


FIG. 604.5.2 - REAR WALL GRAB BAR FOR WATER CLOSET

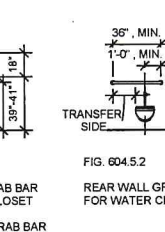


FIG. 604.7 - DISPENSER LOCATION (A) BELOW GRAB BAR (B) ABOVE GRAB BAR

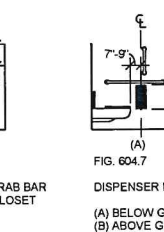


FIG. 605.2 - HEIGHT OF URINALS

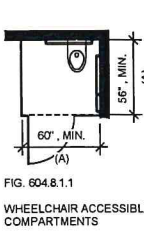


FIG. 604.8.1.1 - WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS (A) WALL-HUNG WATER CLOSET (B) FLOOR-MOUNTED WATER CLOSET

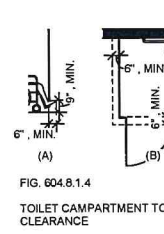
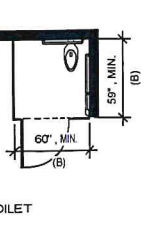


FIG. 604.8.1.4 - TOILET COMPARTMENT TOES CLEARANCE (A) ELEVATION (B) PLAN

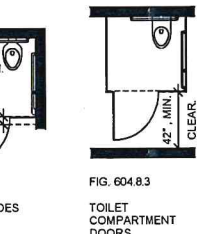


FIG. 604.8.3 - TOILET COMPARTMENT DOORS

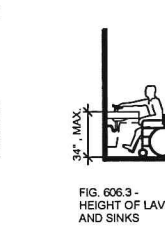


FIG. 606.3 - HEIGHT OF LAVATORIES AND SINKS

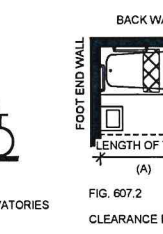


FIG. 607.2 - CLEARANCE FOR BATHTUBS (A) WITHOUT PERMINANT SEAT (B) WITH PERMINANT SEAT

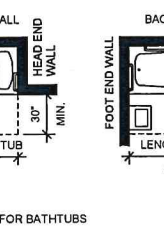


FIG. 607.4.2 - GRAB BARS FOR BATHTUB WITHOUT PERMINATE SEATS SECTION AND PLAN

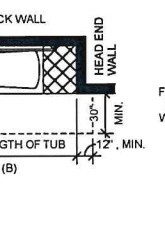


FIG. 607.4.1 - GRAB BARS FOR BATHTUB WITH PERMINATE SEATS SECTION AND PLAN

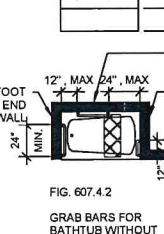


FIG. 610.2 - BATHTUB SEAT (A) REMOVABLE IN-TUB SEAT SECTION AND PLAN (B) PERMINATE SEAT SECTION AND PLAN

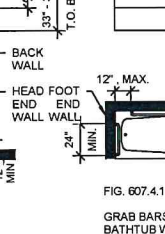


FIG. 609.2 - SIZE OF GRAB BARS (A) CIRCULAR (B) AND (C) NON CIRCULAR

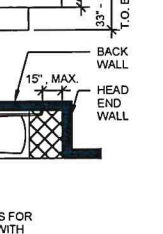


FIG. 609.3 - SPACING OF GRAB BARS



FIG. 610.3.1 - RECTANGULAR SHOWER COMPARTMENT SEAT

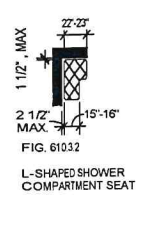


FIG. 610.3.2 - L-SHAPED SHOWER COMPARTMENT SEAT



FIG. 608.2.2 - STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT

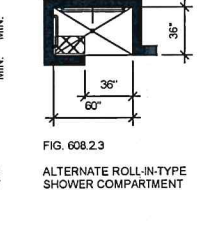


FIG. 608.2.3 - ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT

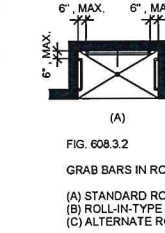


FIG. 608.3.2 - GRAB BARS IN ROLL-IN-TYPE SHOWER (A) STANDARD ROLL-IN-TYPE SHOWER (B) ROLL-IN-TYPE SHOWER WITH SEAT (C) ALTERNATE ROLL-IN TYPE SHOWER

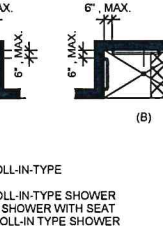


FIG. 608.2.1 - TRANSFER-TYPE SHOWER COMPARTMENT

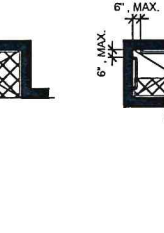


FIG. 608.3.1 - GRAB BARS IN TRANSFER-TYPE SHOWERS

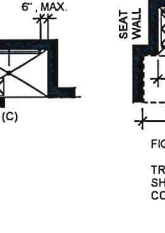


FIG. 608.3.5 - CONTROLS IN TRANSFER-TYPE SHOWERS

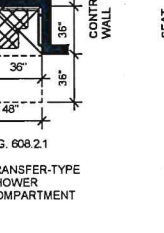


FIG. 608.3.5 - CONTROLS IN TRANSFER-TYPE SHOWERS



FIG. 608.3.5 - CONTROLS IN TRANSFER-TYPE SHOWERS

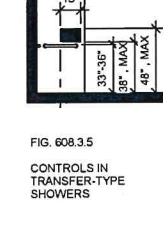


FIG. 608.3.5 - CONTROLS IN TRANSFER-TYPE SHOWERS



FIG. 608.3.5 - CONTROLS IN TRANSFER-TYPE SHOWERS

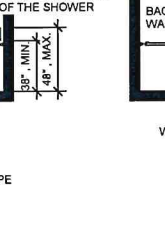


FIG. 608.3.5 - CONTROLS IN TRANSFER-TYPE SHOWERS

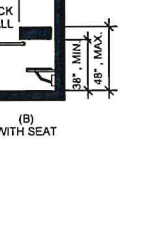
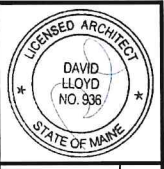


FIG. 608.3.5 - CONTROLS IN TRANSFER-TYPE SHOWERS



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Project: **JOHNSON HALL**

Date: **7 FEB 2022**
Scale: **As indicated**
ACCESSIBILITY STANDARDS

AS1.1

ABBREVIATIONS

A. AMP	AMPERE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AIC	ASYMMETRICAL AMPERE INTERRUPTING RATING
ALUM.	ALUMINUM
ANOD.	ANODIZED
B.C.	BRICK COURSE
BIO	BOTTOM OF
BRKR	CIRCUIT BREAKER
CKT	CONDUIT
CT	CURRENT TRANSFORMER
CTR	CONTROL
CJ	CONTROL JOINT
CLG.	CEILING
CH	COAT HOOK
CO	CASED OPENING
COMM.	COMMUNICATION
CONC.	CONCRETE
CORR.	CORRIDOR
CONT.	CONTINUOUS
CP.	CENTER POINT
DBL	DOUBLE
DJ	DESIGN JOINT
DWGS	DRAWINGS
EJ	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
E.T.R	EXISTING TO REMAIN
EXIST.	EXISTING
(E)	EXISTING
ENC.	EMPTY CONDUIT
ENCL.	ENCLOSURE
FC	FOOTCANDLE
FIN.	FINISH
FLOOR	FLOOR
F.R.	FIRE RETARDANT
F.R.T.	FIRE RETARDANT TREATED
GL	GLASS
G.B.	GRAB BAR
GR.	GROMMET
GYP.BD.	GYPSONUM BOARD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER (5 MILLAMP SENSITIVITY)
GND	GROUND
HT.	HEIGHT
H.C.	HANDICAP
HM	HOLLOW METAL
HP	HORSE POWER
HT	HEATER
INSUL	INSULATION
KNEE SPACE	KNEE SPACE
KAIC	1000 AIC
KVA	KILOVOLT-AMPERES
KW	KILOWATTS
LTS	LIGHTS
MACH	MACHINE
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MECH.	MECHANICAL
MINIM.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENINGS
MR	MIRROR
MTD	MOUNTED
MTL	METAL
NO.	NUMBER
NEC.	NATIONAL ELECTRICAL CODE
NOM.	NOMINAL
OPPOSITE HAND	OPPOSITE HAND
OHE	OVERHEAD ELECTRICAL
O.C.	OWNER FURNISHED CONTRACTOR INSTALLED
OF./OI.	OWNER FURNISHED / OWNER INSTALLED
PART	PARTITION
PART. BD.	PARTICLE BOARD
PD.	PENCIL DRAWER
PLAM.	PLASTIC LAMINATE
PL LAM.	PLASTIC LAMINATE
PLAS LAM	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P.T.D.	PAPER TOWEL DISPENSER
PTD.	PAINTED
PL	POLE OR PHASE
PNL, PANEL	CIRCUIT BREAKER PANELBOARD
PRI	PRIMARY VOLUME
PNR	POWER
RDR	ROOF DRAIN
REQD.	REQUIRED
REV.	REVERSED
RM.	ROOM
RCP	REACTOR CONTROL PANEL
RECEPT	RECEPTACLE
SCWD	SOLID CORE WOOD
SD.	SOAP DISPENSER
SIM.	SIMILAR
S.S.	SOLID SURFACE
SST	STAINLESS STEEL
STD.	STANDARDS
ST.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SEC.	SECONDARY VOLTAGE (90V VOLTS OR LESS)
SVC	SERVICE
SURF	SURFACE
SW	SWITCH
TELE	TELEPHONE
TEMP. GL.	TEMPERED GLASS
T/O	TOP OF
TS	TYPING STATION
T.W.	TREATED WOOD
TYP.	TYPICAL
T	TRANSFORMER
TEL	TELEPHONE
TRANS.	TRANSFORMER OR TRANSFER
TSTAT	THERMOSTAT
UG, UGE	UNDERGROUND ELECTRICAL
UT, UGT	UNDERGROUND TELEPHONE
U.L.	UNDERWRITERS LABORATORIES
U.N.O.	UNLESS NOTED OTHERWISE
V.	VOLTS
VAC.	VOLTS A.C.
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W	WIDE OR WIRE
W.P.	WORKING POINT
WW	WIREFRAY
XP	EXPLOSION PROOF/CLASS 1 DIVISION 1 GROUP D UNLESS NOTED

NEW WORK NOTES

- THE DRAWINGS WHICH COMPRISE THIS SET OF CONSTRUCTION DOCUMENTS ARE ADDRESSED TO THE GENERAL CONTRACTOR AND ARE CONSIDERED TO BE A SINGLE DOCUMENT. INFORMATION INCLUDED ON ONE SHEET SHALL BE AS BINDING AS IF INCLUDED ON ALL, REGARDLESS OF TRADE ASSIGNMENTS. ANY DOUBT AS TO WHETHER ANY WORK IS WITHIN THE SCOPE OF THE CONTRACT SHALL BE RESOLVED BY AN INTERPRETATION THAT THE WORK IS WITHIN THE SCOPE OF THE CONTRACT. IMMEDIATELY UPON DISCOVERY, NOTIFY THE ARCHITECT OF DOCUMENT CONFLICTS IN WRITING.
- UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN, MATERIALS, EQUIPMENT, PRODUCTS, AND SYSTEMS FOR THIS PROJECT IN STRICT ACCORDANCE WITH THE MANUFACTURERS' LATEST PUBLISHED SPECIFICATIONS / RECOMMENDATIONS.
- WHERE A DIMENSION IS SPECIFICALLY NOTED WITH A +/- DESIGNATION, THE DIMENSION IS TO BE CONTROLLED BY FIELD VERIFIED CONDITIONS. NOTIFY THE ARCHITECT IMMEDIATELY UPON CONFIRMATION OF THE ACTUAL DIMENSION. NO REFERENCE OR DESIGNATION WITHIN THESE DOCUMENTS SHALL BE USED TO ESTABLISH A CONSTRUCTION TOLERANCE.
- FIELD MEASURE DISTANCES AND CLEARANCES PRIOR TO COMMENCEMENT OF NEW WORK OR ORDERING OF MATERIALS. DEVIATIONS TO THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF WORK. WORK NOT IN COMPLIANCE WITH REQUIREMENTS OF THESE DRAWINGS WHICH IS CONSTRUCTED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE ARCHITECT WILL BE REMOVE AT THE ARCHITECT'S DISCRETION AND THE CONTRACTOR'S EXPENSE. DO NOT SCALE OFF THE DRAWINGS.
- THE OWNER SHALL SECURE AND PAY FOR THE BUILDING PERMIT. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE COMPLETION OF WORK ASSOCIATED WITH THE PROJECT.
- PERFORM WORK IN STRICT CONFORMANCE WITH FEDERAL, STATE AND LOCAL CODES/ORDINANCES, AND OSHA REQUIREMENTS.
- USE THE EXISTING BUILDING IN A MANNER WHICH WILL NOT DEFACE OR DAMAGE THE EXISTING STRUCTURE AND FINISHES. THE CONTRACTOR IS TO OBTAIN PERMISSION A MINIMUM OF 24 HOURS IN ADVANCE AND COORDINATE THE WORK WITH THE BUILDING LANDLORD FOR SUCH ACCESS.
- UNLESS SPECIFICALLY APPROVED BY THE OWNER, ALL ACCESS TO THE ADJOINING SPACES NOT CONTAINED IN THE DRAWINGS SHALL BE PERFORMED BEFORE OR AFTER NORMAL BUSINESS HOURS. CONTRACTOR SHALL PERFORM ALL WORK WITHIN OCCUPIED SPACES IN A MANNER TO AVOID DAMAGING EXISTING FINISHES AND FIXTURES. PROVIDE PROTECTIVE MATERIALS AS OUTLINED IN CONSTRUCTION PROTECTION PLAN. AFTER WORK HAS BEEN COMPLETED WITHIN OCCUPIED SPACES, THE CONTRACTOR SHALL LEAVE THE PREMISES IN ORDER IN WHICH IT WAS FOUND OR BETTER. THE CONTRACTOR IS TO OBTAIN PERMISSION A MINIMUM OF 24 HOURS IN ADVANCE AND COORDINATE THE WORK WITH THE BUILDING LANDLORD FOR SUCH ACCESS.
- USE ONLY THOSE ENTRANCES AND PARKING SPACES AS APPROVED BY LOCAL MUNICIPALITIES AND BY THE OWNER. MATERIAL DELIVERIES AND DEMOLITION TRASH SHALL BE TRANSPORTED DURING HOURS AND VIA ROUTES PRESENTED BY G.C. REVIEWED BY AND APPROVED BY THE OWNER/ARCHITECT. PROVIDE COMPREHENSIVE TRAFFIC MANAGEMENT PLAN FOR REVIEW AND THE LOCAL MUNICIPALITY/AHJ, PRIOR TO MOBILIZATION.
- DO NOT ALTER, LOAD OR PENETRATE THE EXISTING STRUCTURE IN A MANNER WHICH MIGHT COMPROMISE ITS INTEGRITY. G.C. HAS FULL RESPONSIBILITY FOR STRUCTURAL ANALYSIS OF ALL CONSTRUCTION LOADS AND PROPOSED PENETRATIONS.
- CONTRACTORS SHALL UTILIZE TEMPORARY RESTROOM FACILITIES PROVIDED BY THE G.C. OR GENERAL CONTRACTOR AND SHALL NOT UTILIZE EXISTING OR PROPOSED FACILITIES WITHIN OR ADJACENT TO THE PROJECT.
- PATCH AND REPAIR PARTITIONS, FLOOR OR CEILINGS WHERE EXISTING FINISHES HAVE BEEN DISTURBED OR INTERRUPTED DUE TO REMOVAL OF EXISTING CONTIGUOUS PARTITIONS, DOORS, WINDOWS, CASEWORK OR MECHANICAL, ELECTRICAL, OR PLUMBING FIXTURE OR DEVICE, TO PROVIDE A SMOOTH MONOLITHIC FINISH TO MATCH ADJACENT SURFACES. COORDINATE WITH ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS.
- THE CONTRACTOR SHALL ARRANGE TO MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION TO DOCUMENT EXISTING CONDITIONS OF THE SITE. G.C. SHALL PROVIDE DIGITAL COPY OF DATED VIDEO/PHOTO DOCUMENTATION REQUIREMENTS WITHIN 14 DAYS OF NTP (NOTICE TO PROCEED).
- WHERE REFERENCE IS MADE TO "BUILDING SYSTEMS", THIS SHALL INCLUDE MECHANICAL, ELECTRICAL, PLUMBING, HVAC, FIRE PROTECTION, TELEPHONE, SECURITY, TELECOM, AND FIRE ALARM / LIFE SAFETY COMPONENTS.
- COORDINATE, DOCUMENT, SUBMIT AND OBTAIN REVIEW AND APPROVAL OF BUILDING SYSTEMS VIA COORDINATION DRAWINGS TO BE PROVIDED IN SCALABLE HARDLINE DRAWINGS BOTH PDF AND DIGITAL, PRIOR TO THE MANUFACTURE OF COMPONENTS.
- COORDINATE MOUNTING / INSTALLATION OF LIGHTING FIXTURES, MECHANICAL DIFFUSERS, SPRINKLER HEADS, OTHER DEVICES AND CEILING HUNG OR MOUNTED FENESTRATION WITH TYPE OF CEILINGS TO BE PROVIDED. NOTIFY THE ARCHITECT OF OBSTRUCTIONS OF SPRINKLER HEADS OR LINE OF SIGHT TO EXIT SIGN PRIOR TO CONFLICT. PROVIDE HANGERS, SUPPORTS, SEISMIC STRUTS AND CLIPS, CUTOOTS, TRIM RINGS, AND EDGE TRIM AS REQUIRED FOR A COMPLETE INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED TO PRODUCE A COMPLETE FINISHED PROJECT. FAILURE TO INCLUDE ITEMS INDICATED TO BE PROVIDED, THOUGH NOT DETAILED, SHALL NOT CONSTITUTE THE BASIS FOR A CHANGE ORDER.
- CONSTRUCT ALL PENETRATIONS THROUGH THE EXISTING FLOOR/ROOF SLABS AND THROUGH NEW/EXISTING FIRE RATED PARTITIONS SHALL BE FIRES TOPPED PER U.L. LISTED DETAILS COMPLYING WITH APPLICABLE CODES AND LOCAL FIRE MARSHAL (AHJ) REQUIREMENTS. G.C. SHALL SELECT, PROVIDE AND INSTALL SUCH FIRE STOPPING SYSTEMS / DETAILS AND SHALL BE RESPONSIBLE FOR SOLICITING AND OBTAINING THE NECESSARY APPROVAL(S) FOR THE AHJ (AUTHORITY HAVING JURISDICTION).
- WHERE DISSIMILAR METALS WOULD COME IN CONTACT WITH ONE ANOTHER, G.C. SHALL UTILIZE NEOPRENE GASKETS AND/OR WASHERS AS APPROPRIATE TO PREVENT GALVANIC CORROSION OF THE METALS OR FASTENERS. SUCH DISSIMILAR METALS INCLUDE BUT ARE NOT LIMITED TO COATED COPPER, STEEL, GALVANIZED STEEL, AND ALUMINUM. AT SUCH CONNECTIONS REQUIRING FASTENERS, STAINLESS STEEL FASTENERS WITH NEOPRENE WASHERS TO ISOLATE THE METALS SHALL BE USED, U.N.O.
- DIMENSIONS INCLUDED ARE TO FACE OF STUD OR CENTER OF COLUMN, UNLESS NOTED OTHERWISE. IN BATHROOMS, AND DOORS AND STAIRS, CLEAR DIMENSIONS ARE PROVIDED FOR FACE OF FINISH FOR UNOBSTRUCTED CLEARANCE.
- DOOR JAMBS ARE TO BE TYPICALLY LOCATED 6" FROM ADJACENT WALL, OR CENTERED IN SPACE PROVIDED UNLESS NOTED OTHERWISE. SEE ACCESSIBILITY SHEET OR ADA CODE FOR ADDITIONAL DOOR CLEARANCES AND APPROACHES.
- TOILETS ARE TO BE 18" FROM THE CENTER OF THE FIXTURE TO THE WALL FINISH FACE
- ALL EXISTING WINDOWS ARE TO BE PROTECTED DURING CONSTRUCTION AND SHALL BE CLEANED AS PART OF FINAL CLEANING BY THE G.C.
- EXISTING STAIRS - REPAIR ALL RAILINGS AND BALUSTERS. RE-ATTACH WITH NEW HARDWARE IN KIND WHERE EXISTING IS LOOSE OR FAILING. REPLACE ALL PARTS WHERE MISSING. SAND & REFINISH ALL EXISTING HARDWOOD FLOORING. REPLACE ANY DAMAGED AREAS IN KIND, & INFILL ANY BARE AREAS WITH NEW TO MATCH.

PARTITION NOTES

- FIRE AND SOUND RATED ASSEMBLIES SHALL RUN CONTINUOUS AROUND ROOMS INDICATED AND SHALL TAKE PRECEDENCE OVER ADJACENT AND/OR PERPENDICULAR WALLS. RATED WALL ASSEMBLIES SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE U.L., GYPSONUM ASSOCIATION, OR OTHER LISTED ASSEMBLY.
- THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF ALIGNING THE FACE OF GYPSONUM BOARD AND/OR GYPSONUM SHEATHING WHERE THE WALL THICKNESS VARIES DUE TO DIFFERENT PARTITION TYPES OR EXISTING CONDITIONS. TRANSITIONS OF THE OPPOSITE SIDE OF THESE WALLS SHALL BE HIDDEN AT INTERSECTION OF OTHER PARTITIONS OR AT CORNERS SUCH THAT NO IRREGULARITY EXISTS IN THE SURFACE OF THE WALL.
- PROVIDE TILE BACKER BOARD (BASIS OF DESIGN: DURCK) IN LIEU OF GYPSONUM BOARD ON WALL SURFACES TO RECEIVE CERAMIC TILE AND IN WET AREAS.
- UNLESS NOTED OTHERWISE IN FINISH SCHEDULES PROVIDE F.R.P. FINISH TO 4'-0" IN ALL BATHROOMS, J.C. AND KITCHENS, IN TRASH AND RECYCLING ROOMS PROVIDE FULL HEIGHT F.R.P. VERIFIED PLACEMENT, COLOR, AND LOCATION WITH ARCHITECT PRIOR TO ORDERING.
- ALL FIRE AND/OR SMOKE BARRIER WALLS SHALL BE SEALED SMOKE-TIGHT (VIA PLASTER/FIRE-STOP SEALANT OVER CONT. BACKING ROD) AT THE ENTIRE PERIMETER (FLOOR, ROOF/DECK, WALLS). PROVIDE MINERAL WOOL INSULATION IN INTERSTITIAL SPACES BEHIND SEALANT AND BACKING ROD, INCLUDING FLOOR AND ROOF DECK FLUTES ABOVE METAL WALL CHANNELS AT TOP OF WALL.
- ALL FIRE AND OR SMOKE BARRIER WALLS SHALL BE CONSTRUCTED CONT. THROUGH BUILDING SOFFITS, OVERHANGS AND ANY MISCELLANEOUS INTERSTITIAL SPACES (INCLUDING OTHER PARTITIONS). PROVIDE SEALING OF UTILITY PENETRATIONS OF SMOKE BARRIER WALLS.
- THE GYPSONUM BOARD GAP AT THE FLOOR SHALL NOT EXCEED 1/8".
- NO GYPSONUM BOARD SHALL EXCEED 16" WITHOUT FRAMING SUPPORT. ADDITIONAL SUPPORT WILL BE NECESSARY AT ALL OPENINGS AND FLOOR AND CEILING JOINTS.
- ALL GYPSONUM WALL BOARD SHALL BE INSTALLED VERTICALLY IN SINGULAR CONTINUOUS PIECES WITH NO BUTTED END JOINTS.
- PARTITION DESIGNATION TAG SHALL ALWAYS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS.
- UNLESS NOTED OTHERWISE, PARTITION DESIGNATION TAGS REPRESENT THE ENTIRE LENGTH OF PARTITION, REGARDLESS OF DIRECTION CHANGE, ON WHICH IT IS LOCATED.
- ALL PARTITIONS SHALL BE CONSTRUCTED PER THE GUIDELINES IN THE ACOUSTICAL CONSTRUCTION NOTES.

CEILING NOTES

- CONTRACTOR TO COORDINATE MOUNTING FLANGES OF ALL FIXTURES WITH CEILING TYPE TO RECEIVE FIXTURES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL MPE WORK WITH HEIGHT AND TYPE OF CEILING FINISHES.
- PROPOSED CEILING HEIGHTS INDICATED SHALL BE ACHIEVED. CONTRACTOR TO BEAR RESPONSIBILITY TO ADJUST AS NECESSARY TO ACCOMMODATE PROPOSED CEILING HEIGHTS AND PLAN LOCATIONS WHICH DIFFER FROM EXISTING CONDITIONS. SUBMIT CONTRACTOR PREPARED SHOP DRAWINGS TO AHJ FOR APPROVAL PRIOR TO PERFORMING WORK.
- REFER TO FINISH PLANS FOR CEILING FINISH DESIGNATIONS.
- COORDINATE WITH MECH., ELEC., PLUMB., INTERIOR DESIGN, FOR SPECIFIC ACCESS PANEL LOCATIONS. NOT ALL ACCESS PANEL LOCATIONS ARE SHOWN ON PLANS.

EXISTING STAIR & ENTRY NOTES

- WALLS: SAND AND REMOVE DAMAGED PLASTER. PARGE AND REPAIR SURFACE AS NECESSARY TO RECEIVE NEW FINISHES. PRIME AND PAINT AS NOTED IN FINISH SCHEDULE.
- HISTORIC PANELING OR WAINSCOTING: INSPECT WAINSCOTING AND WALL PANELS FOR ROT OR DAMAGE. REPAIR AND RESEAT EXISTING PANELS AS NECESSARY.
- HISTORIC TRIM - SALVAGE EXISTING WOOD TRIM FOR REINSTALLATION. REFINISH SALVAGED TRIM FOR REINSTALLATION. PROVIDE NEW TRIM MOUNTED AT THE SAME ELEVATION AND IN THE SAME MANNER (IN KIND AND PROFILE) AS NECESSARY TO INCORPORATE NEW WORK.
- HISTORIC PLASTER CEILING - PROTECT AND RESTORE EXISTING HISTORIC PLASTER CEILING TO REMAIN. PROVIDE NEW CEILING SURFACE, TRIM AND PROFILE, IN KIND AS NECESSARY TO INCORPORATE NEW WORK.
- NON-HISTORIC CEILINGS AND UNDERSIDE OF STAIRS: SAND AND REMOVE DAMAGED GYPSONUM. PARGE AND REPAIR SURFACE AS NECESSARY TO RECEIVE NEW FINISHES. PRIME AND PAINT AS NOTED IN FINISH SCHEDULE.
- WALL MOUNTED HARDWARE AND HANDRAILS: REMOVE AND SALVAGE WALL MOUNTED HANDRAILS AND HARDWARE FOR REFINISH AND REINSTALLATION. PRIME AND REPAIR OR REFINISH AS NOTED IN FINISH SCHEDULE. REINSTALL AT ORIGINAL LOCATION (PRIOR TO WORK).
- CENTER BALUSTRAE, STRINGERS AND MISCELLANEOUS WOOD PROFILES/METALS TO REMAIN: SAND AND PREPARE FOR REFINISH, PRIME AND REPAIR OR REFINISH AS NOTED IN FINISH SCHEDULE.
- EXISTING TREADS: SALVAGE EXISTING TREADS AT STAIRLANDINGS RELOCATED, SEE PLANS AND DETAILS FOR LOCATIONS. REMOVE ANY AND ALL APPLIED NAILINGS, MASTICS, AND ADHESIVES FROM HISTORIC STONE OR TERRAZZO TREADS. PATCH AND FILL HOLES AND CRACKS WITH MATERIAL IN-KIND. REPAIR, RESTORE AND REFINISH TREADS.
- LANDINGS: EXISTING STONE LANDINGS TO REMAIN; SALVAGE LOOSE STONES FOR REINSTALLATION. NEW STONE LANDINGS, SURVEY EXISTING FLOOR. SALVAGE EXISTING STONE FLOORING FOR REINSTALLATION. REPAIR AND RESTORE EXISTING STONE PAVERS, RECREATE IN KIND AND IN LAYOUT STONE FLOORING TO MATCH NEW WORK.

DEMOLITION NOTES

- EXISTING & DEMOLITION PLANS ARE PROVIDED AS ASSISTANCE TO G.C. BIDDING EFFORTS AND AS A GENERAL GUIDE TO DEMOLITION WORK. DEMOLITION PLANS ARE NOT MEANT TO CONTAIN A COMPLETE DESCRIPTION OF ALL MATERIAL TO BE REMOVED. PRIOR TO BIDDING THE G.C. MUST PERFORM AN INDEPENDENT SITE VISIT (TO BE COMPLETED BY G.C.) IN ORDER TO FIELD SURVEY AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND DEMOLITION EFFORTS REQUIRED BY THE SCOPE AND EXTENTS OF THE NEW WORK INDICATED. CHANGE ORDERS FOR DEMOLITION WORK (WHETHER SHOWN OR NOT) SHALL NOT BE APPROVED WHERE DEMOLITION IS REQUIRED AS A FUNCTION OF WORK.
- PATCH AND REPAIR PARTITIONS, FLOORS AND CEILINGS WHERE EXISTING FINISHES HAVE BEEN DISTURBED OR INTERRUPTED DUE TO THE REMOVAL OF EXISTING CONTIGUOUS PARTITIONS, DOORS, WINDOWS, CASEWORK, OR STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING FIXTURE, ELEMENT, OR DEVICE, TO PROVIDE A SMOOTH MONOLITHIC FINISH TO MATCH ADJACENT SURFACE. COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- G.C. SHALL PREPARE AND SUBMIT A CONSTRUCTION PROTECTION PLAN OUTLINING VARIOUS METHODS OF PROTECTING BOTH EXISTING AND NEW CONSTRUCTION FROM THE ACTIVITIES OF CONSTRUCTION. CONSTRUCTION PROTECTION PLANS ARE TO ACCOMPANY PROJECT SCHEDULES AND ARE TO BE UPDATED AS THE PROJECT DEVELOPS. CONSTRUCTION PROTECTION PLANS ARE TO INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: DIVISION 1 REQUIREMENTS, DUST CONTROL, NOISE CONTROL, STAGING, PROTECTION OF HISTORIC CONSTRUCTION (PLASTER & WINDOWS), TEMPORARY MOISTURE ENCLOSURES/PROTECTION, PROTECTION OF NEW WORK (MILLWORK, FLOORING, CEILINGS, AND DOORWAY), MISCELLANEOUS LEED COMPLIANCE CONSTRUCTION ACTIVITY REQUIREMENTS (INCLUDING BUT NOT LIMITED TO ONSITE ADHESIVE VOC REQUIREMENTS). PLANS ARE TO BE DISTRIBUTED AS REVISIONS OCCUR TO ALL TRADES FOR COORDINATION.
- EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION. G.C. SHALL REPAIR/REPLACE EXISTING CONSTRUCTION WHICH IS DAMAGED DURING THE COURSE OF CONSTRUCTION, AS A COMPONENT OF THE BASE CONTRACT.
- THE OWNER HAS THE FIRST REFUSAL ON ALL SALVAGED ITEMS.
- "READY TO RECEIVE NEW FINISHES" SHALL REFER TO SURFACES WHICH ARE FREE OF DEFECTS, SMOOTH, AND FLAT AS STATED IN MANUFACTURER SUBSTRATE REQUIREMENTS AS LISTED IN MANUFACTURER'S LATEST PUBLISHED PRODUCT LITERATURE. AS A COMPONENT OF THE BASE BID, THE CONTRACTOR IS TO GRAPE AND/OR LEVEL/FILL SLABS AND SURFACES WITH SELF-LEVELING UNDERLAYMENT, GROUT AND SAND / SKIM-COAT GYPSONUM BD WALLS AS REQ'D TO PRODUCE THIS RESULT.
- DO NOT PERFORM DEMOLITION WORK BEYOND THE SCOPE REQUIRED BY NEW WORK. G.C. SHALL COORDINATE SUCH EFFORTS PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN ACTIVE COORDINATION OF HISTORIC CONSTRUCTION (PLASTER & WINDOWS).
- DEMOLISH AND REMOVE INTERIOR PARTITIONS AS INDICATED (TYPICALLY WITH DASHED LINES) IN PLANS AS NOTED IN DEMOLITION LEGENDS AND/OR IN THE PREPARATION OF NEW WORK.
- REFERENCE STRUCTURAL, INTERIOR DESIGN, LIGHTING DESIGN, ELECTRICAL, PLUMBING, AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
- SEE DEMOLITION LEGEND FOR STANDARD INDICATIONS.
- ALL EXISTING, NON-HISTORIC, WALL/CEILING MOUNTED EQUIPMENT THAT IS ABANDONED AND/OR NOT PART OF NEW WORK SHALL BE REMOVED.
- G.C. TO SURVEY THE WORK PRIOR TO DEMOLITION ACTIVITY AND PERFORM CORRECTIVE MEASURES AS NECESSARY TO ENSURE INTEGRITY OF FIRE PROTECTION AND SYSTEMS TO REMAIN. ALL CORRECTIVE MEASURES TAKEN TO THIS EFFECT ARE TO BE CONSIDERED PART OF THE BASE CONTRACT. CORE DRILL AND REMOVE DEBRIS TO FACILITATE INSTALLATION OF NEW WORK. ADJUST LOCATIONS AS REQUIRED TO AVOID HITTING AND/OR CUTTING SLAB REINFORCING. COORDINATE EXTENTS WITH ARCH., MECH., ELEC., PLUMBING DRAWINGS.
- REMOVE ALL MASTICS, ADHESIVES AND GROUTS FROM ALL SUBSTRATES FOLLOWING REMOVAL OF EXISTING FINISHES. CLEAN SUBSTRATE FIRST BY MANUFACTURER RECOMMENDED MEANS OR AS NECESSARY TO PROVIDE SMOOTH, FLAT SURFACE READY TO RECEIVE NEW FINISHES. COORDINATE LOCATIONS WITH ARCHITECT DRAWINGS.
- SALVAGE WOOD TRIM FOR RE-USE. ALL MATERIAL MUST BE CATALOGUED AND STORED IN PROTECTED AREAS.
- REMOVE ALL PLASTER & LATH MOUNTED ON WOOD FLOORING ON EXTERIOR WALLS (EXTERIOR WALLS COLUMN LINE 9 & NORTH). UP TO 15% OF THE PLASTER HAS BEEN REMOVED PREVIOUSLY FROM THIS AREA. CONTRACTOR IS TO WALK THE SITE PRIOR TO BID TO VERIFY WHAT IS TO BE REMOVED. ALL PLASTER REMOVALS NORTH OF COLUMN LINE 9 WILL BE INCLUDED AS A COMPONENT OF THE BASE CONTRACT.
- EXTERIOR WALL PLASTER TO REMAIN IS TO BE INSPECTED FOR WATER DAMAGE. INSPECT, TEST AND REMOVE LOOSE PLASTER IN PREPARATION OF NEW WORK. UPON COMPLETION, PROVIDE A SUBMITTAL DOCUMENTING AREAS OF PLASTER PRESERVED AND REMOVED FOR THE FULL BUILDING. EACH HALF COLUMN BAY TO RECEIVE INDEPENDENT MARKING, EXCEPT FOR LENGTHS OF WALL REMOVED IN ENTIRETY.
- INSPECT AND DOCUMENT PLASTER CEILINGS FOR REHABILITATION. INSPECT, TEST AND REMOVE LOOSE PLASTER AS NECESSARY TO REHABILITATE.
- REMOVE ALL EQUIPMENT, CASEWORK, ETC. ATTACHED TO PARTITIONS OR OTHERWISE INDICATED TO BE DEMOLISHED SHALL ALSO BE REMOVED/DEMOLISHED.
- SELECTIVELY DEMOLISH ALL EXISTING WALLS TO RECEIVE NEW ELECTRICAL DEVICES, OUTLETS, CARD RECEPTACLES, ETC. AND ADJUST COORDINATION - GYP. BD. SHALL BE CUT TO ACCOMMODATE THE NEW ITEMS. PATCH AND REPAIR WALLS AS NECESSARY TO RECEIVE NEW FINISHES. SURFACE MOUNTED CONDUIT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE. EXISTING RATED PARTITIONS ARE TO BE MAINTAINED. FIXTURES LOCATED IN RATED ASSEMBLIES ARE TO USE THE APPROPRIATE DETAILS TO MAINTAIN RATING. ALL EXISTING ARCHITECT RATED FIXTURES ARE TO BE USED.
- REMOVE ALL MATERIALS FROM EXISTING WALLS TO REMAIN. REMOVE ALL MASTICS AND ADHESIVES FROM SURFACES TO REMAIN TO PROVIDE SMOOTH, FLAT SURFACE READY TO RECEIVE NEW FINISH. G.C. TO REMOVE ALL EXISTING AND ABANDONED MECHANICAL, PLUMBING, AND ELECTRICAL, U.N.O. SEE PLANS FOR ELEMENTS TO REMAIN.
- REMOVE EXISTING DOORS AND FRAMES AS INDICATED IN PLANS. ALL DOORS AND FRAMES ARE SUBJECT TO SALVAGE AND THUS, PROPER CARE MUST BE TAKEN IN THEIR REMOVAL.
- SEE WINDOW SHEET FOR WINDOW REPLACEMENT AND/OR REHABILITATION.
- ANY NECESSARY SHORING IS THE RESPONSIBILITY OF THE G.C. OR DESIGNATED SUBCONTRACTOR. ASSUMED BEARING LOCATIONS THROUGHOUT THE BUILDING ARE TO BE VERIFIED PRIOR TO ANY DEMOLITION OF MAJOR BUILDING COMPONENTS AND FINDINGS COMMUNICATED TO THE ARCHITECT AND ENGINEER.
- AT ALL NEW MASONRY OPENINGS, AT NEW DOORS ETC., MASONRY SHALL RETURN INTO OPENING AND BE TOOTHED-IN WITH LIKE MATERIAL AND FINISHED TO PROVIDE CLEAN MASONRY OPENING FOR NEW WORK.
- WHERE WORK CALLS FOR THE MODIFICATION OF EXISTING STEEL ENCASED IN CONCRETE, PLASTER OR OTHER EXISTING BEAM WRAP, BASE BID IS TO INCLUDE SELECTIVE DEMOLITION OF BEAM WRAP IN THE AREA OF MODIFICATION TO PROVIDE FOR STRUCTURE MODIFICATION AND THE WORK NECESSARY TO RESTORE OR PROVIDE FOR FIRE PROTECTION.

ACOUSTICAL NOTES

- ELECTRICAL AND SERVICE OUTLETS FOR ADJACENT ROOMS ARE TO BE POSITIONED A MINIMUM OF 2 FEET APART AND IN SEPARATE STUD CAVITIES.
- PARTITIONS ARE TO BE BUILT FULL HEIGHT FROM BUILDING FLOOR TO BUILDING STRUCTURE ABOVE, UNLESS OTHERWISE DETAILED IN SPECIFIC PARTITION TYPE.
- PROVIDE CONTINUOUS ACOUSTICAL (NON-HARDENING) CAULKING BEADS ON EACH SIDE OF THE BOTTOM STUD RUNNER AT THE THREE WAY INTERSECTION BETWEEN THE RUNNER, FLOOR AND DRYWALL TO REMAIN.
- PROVIDE ACOUSTICAL CAULKING TO CLOSE GAPS BETWEEN SERVICE OUTLETS (ELECTRICAL, TELEPHONE, DATA, ETC.) AND DRYWALL. PROVIDE ACOUSTICAL SEALANT AT THE CONNECTION TO STRUCTURE ABOVE.
- MULTIPLE LAYERS OF DRYWALL ARE TO BE APPLIED WITH STAGGERED JOINTS, U.N.O. PARTITIONS SHALL BE CUT AND SEALED AROUND ALL STRUCTURAL ELEMENTS WITH ACOUSTICAL SEALANT.
- ALL PENETRATIONS LESS THAN 1'-6" WIDE ARE TO BE BETWEEN FULL HEIGHT STUDS, OTHERWISE STUDS ARE TO BE FULLY FRAMED AROUND PENETRATION MAINTAINING A NOMINAL 1" GAP AROUND THE PENETRATING ELEMENT.
- ALL GAPS AROUND PENETRATIONS (PIPES, DUCTS, CONDUITS, ETC.) SHALL BE SEALED AS FOLLOWS. NOTE THAT ANY FIRE RATED ASSEMBLY CONSTRUCTION REQUIREMENTS SHALL TAKE PRECEDENCE OVER ACOUSTIC CONSIDERATIONS. 1" OR LESS GAP FILLED TIGHTLY WITH MINERAL WOOL INSULATION AND/OR FIRE SAFING. -GAPS LARGER THAN 1" FILLED WITH HEAVY-DENSITY PUTTY SUCH AS NELSON FSP, CLK SEALANT, J.M. CLIPPER "DUKSEAL", 3M "MOLDABLE PUTTY".
- JUNCTION BOXES IN FIRE RATED PARTITIONS ARE TO BE WRAPPED WITH "PUTTY PACKS". PROVIDE AND INSTALL ALL DETAILS AND MATERIALS AS REQUIRED BY DRYWALL MANUFACTURER TO ACHIEVE LABORATORY SOUND TRANSMISSION CLASS (STC) RATINGS INDICATED.

Prepared For: **Johnson Hall**

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280 Water Street Gardiner, Maine

Revisions:

Date: **7 FEB 2022** Scale: **1/4" = 1'-0"**

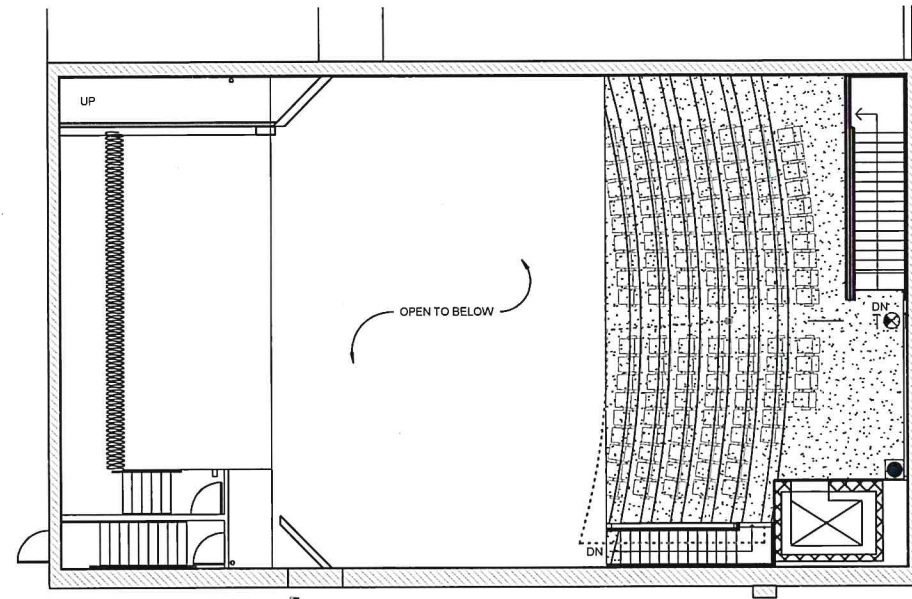
GENERAL NOTES

GN1

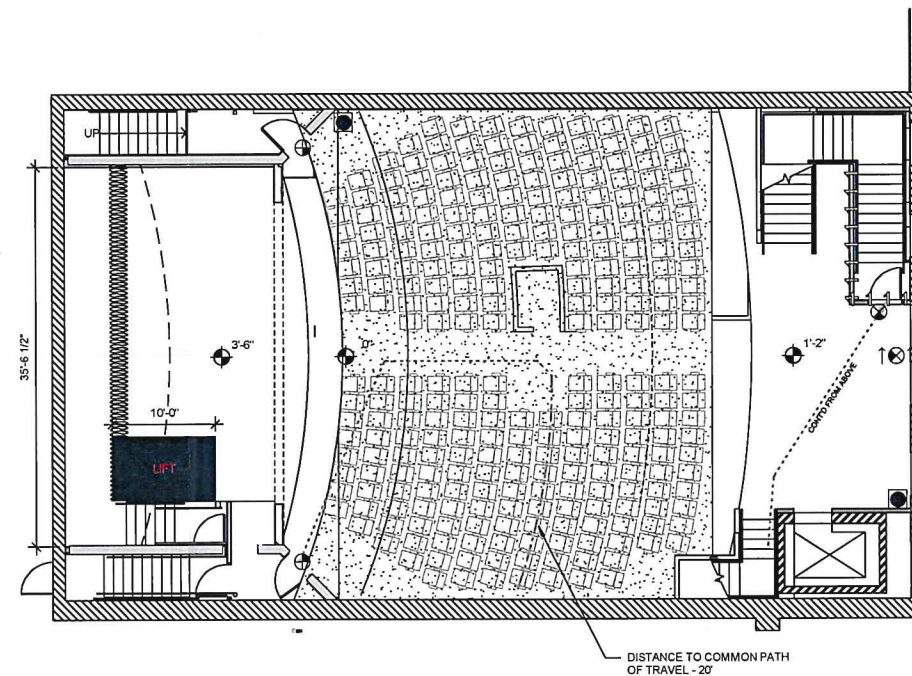
P.O. Box 7486
Portland, ME 04112

FIRE EXTINGUISHER	●
NEW WALL - 1 HOUR	▬▬▬▬▬▬
NEW WALL - 2 HOUR	▬▬▬▬▬▬▬▬▬▬▬▬
DEAD END CORR. TRAVEL DIST.	---
EXIT ACCESS TRAVEL DISTANCE	→
EXIT SIGN	⊕
EXIT ENTRANCE	➔

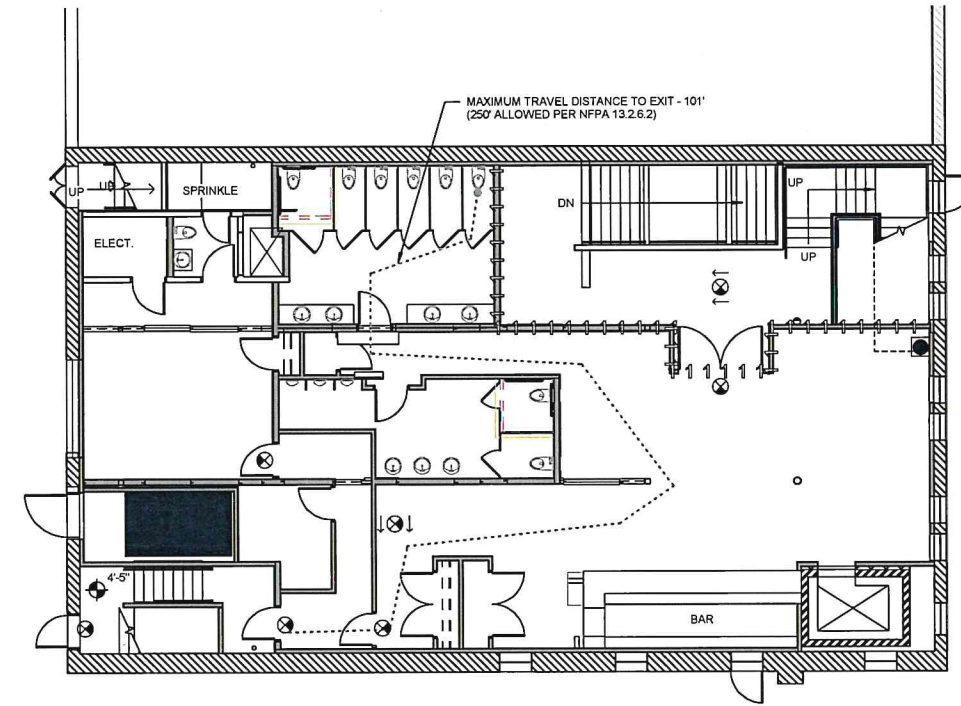
LIFE SAFETY LEGEND
1/8" = 1'-0"



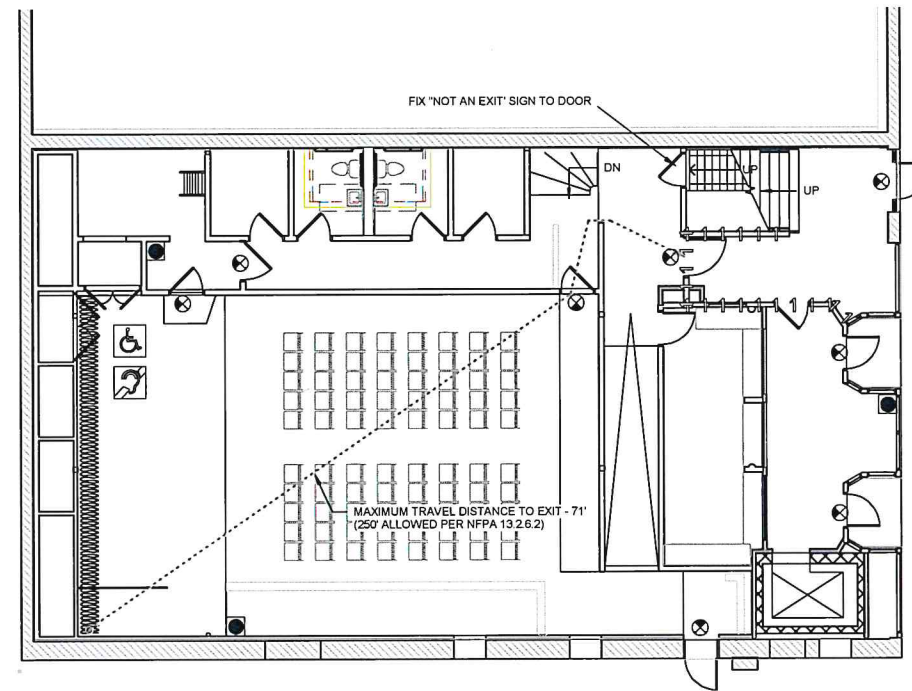
4 | BALCONY - LIFE SAFETY
1/8" = 1'-0"



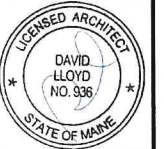
3 | 3RD FLOOR - LIFE SAFETY
1/8" = 1'-0"



2 | 2ND FLOOR - LIFE SAFETY
1/8" = 1'-0"



1 | 1ST FLOOR - LIFESAFETY
1/8" = 1'-0"



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Johnson Hall

Consultant:

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Project:
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Gardiner, Maine

Revisions:

Scale:
1/8" = 1'-0"

Date:
7 FEB 2022

LIFE SAFETY PLANS



LS1

JOHNSON HALL
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Prepared for:
DEVELOPERS COLLABORATIVE
100 COMMERCIAL ST.
PORTLAND, MAINE

STAMP
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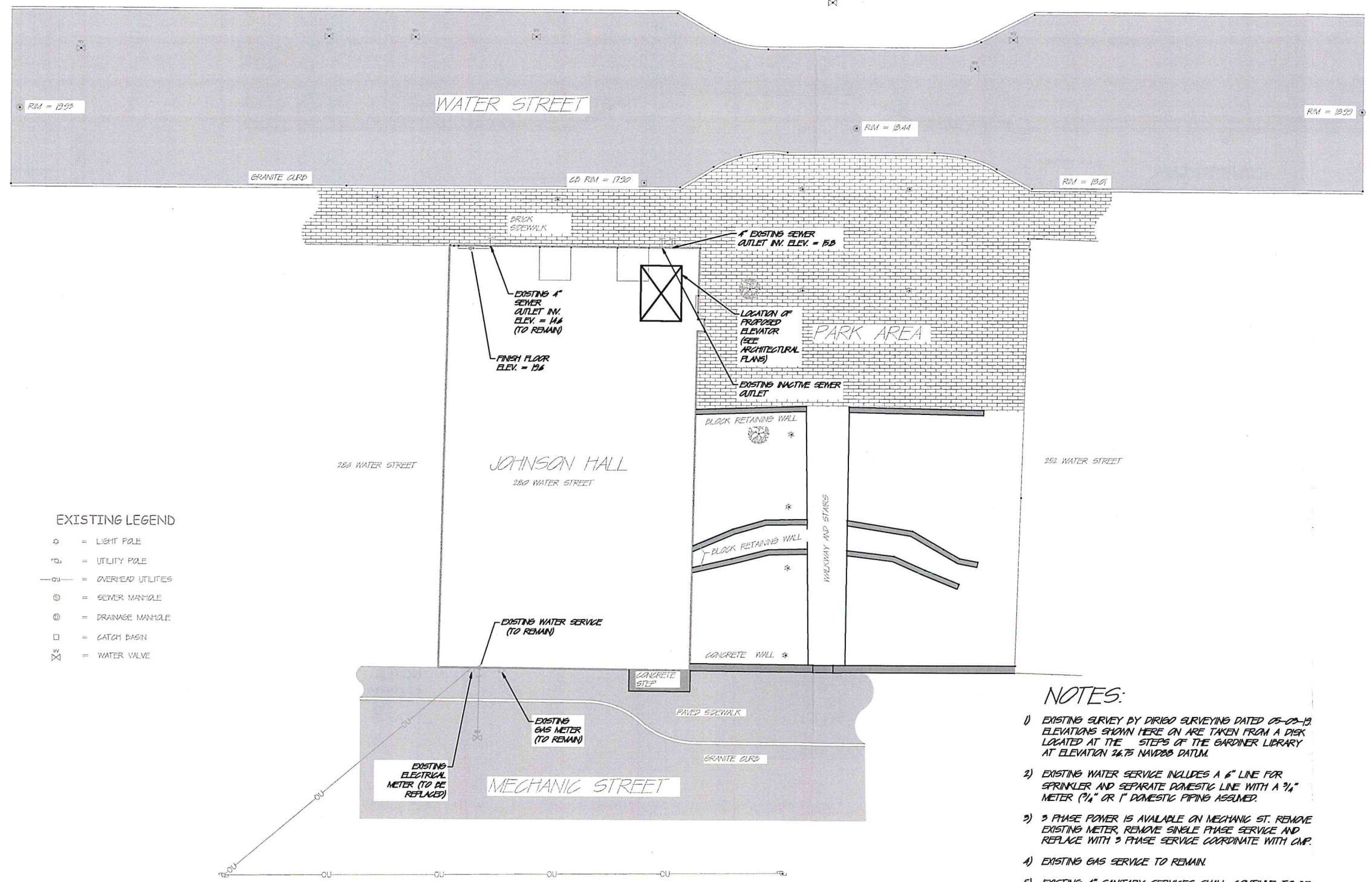
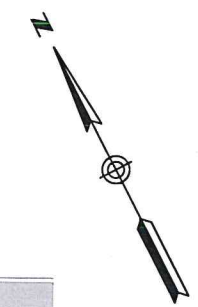


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LAYOUT AND UTILITY PLAN

A	PRELIMINARY REVIEW	01/24/20
No.	Revision/Issue	Date
Design by:	JRP	Checked by: MPM
Drawn by:	BGC	Approved by: MPM
Project:	191.06018	Date: 01-01-2020

C-1



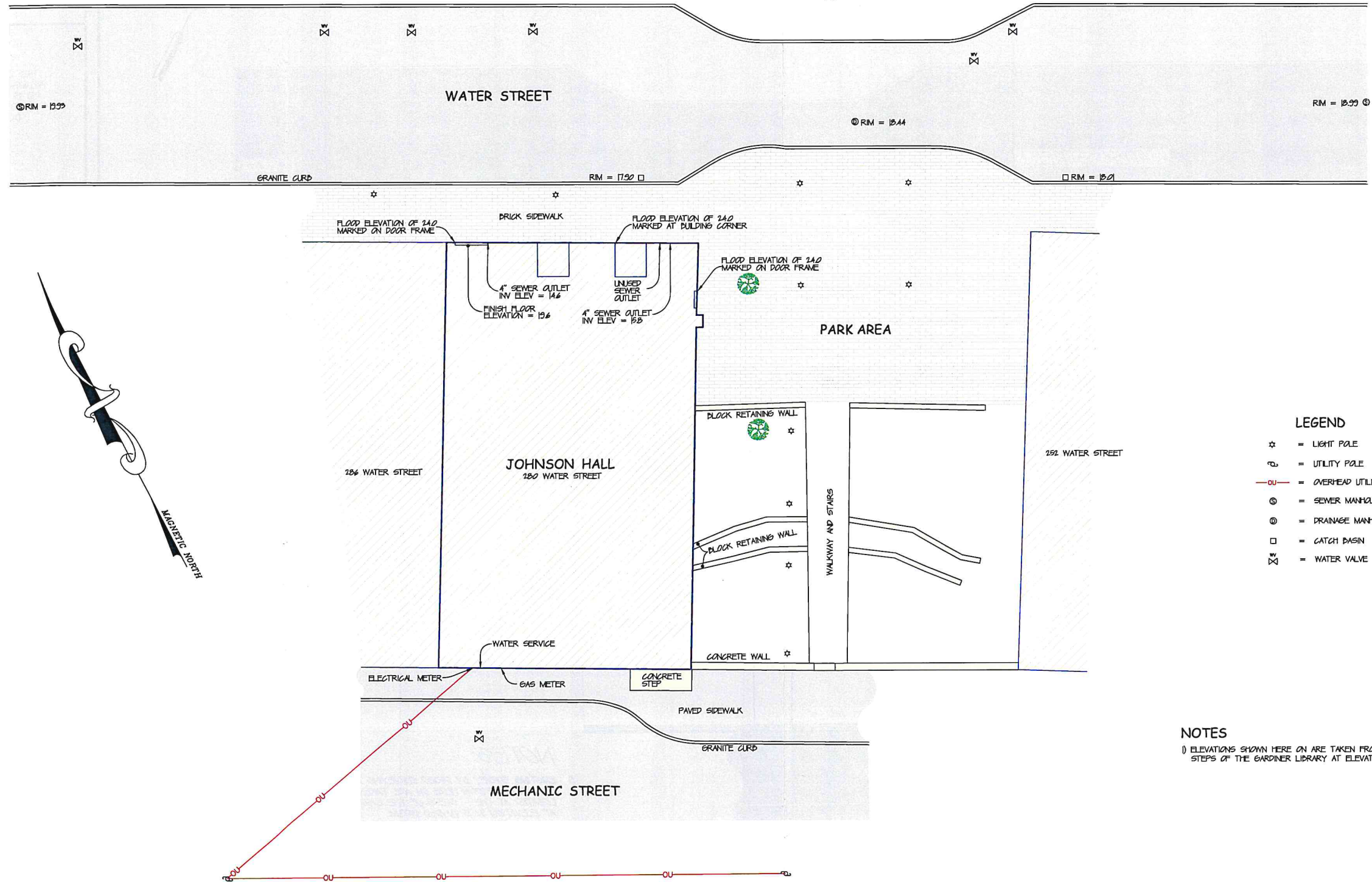
EXISTING LEGEND

- ⊙ = LIGHT POLE
- ⊕ = UTILITY POLE
- = OVERHEAD UTILITIES
- ⊙ = SEWER MANHOLE
- ⊕ = DRAINAGE MANHOLE
- = CATCH BASIN
- ⊗ = WATER VALVE

NOTES:

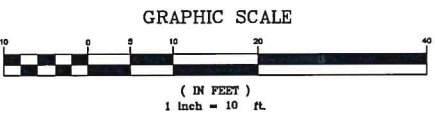
- 1) EXISTING SURVEY BY DIRIGO SURVEYING DATED 05-03-19. ELEVATIONS SHOWN HERE ON ARE TAKEN FROM A DISK LOCATED AT THE STEPS OF THE GARDINER LIBRARY AT ELEVATION 26.75 NAVD83 DATUM.
- 2) EXISTING WATER SERVICE INCLUDES A 6" LINE FOR SPRINKLER AND SEPARATE DOMESTIC LINE WITH A 3/4" METER (3/4" OR 1" DOMESTIC PIPING ASSUMED).
- 3) 3 PHASE POWER IS AVAILABLE ON MECHANIC ST. REMOVE EXISTING METER, REMOVE SINGLE PHASE SERVICE AND REPLACE WITH 3 PHASE SERVICE COORDINATE WITH CMP.
- 4) EXISTING GAS SERVICE TO REMAIN.
- 5) EXISTING 4" SANITARY SERVICES SHALL CONTINUE TO BE USED. CONTRACTOR SHALL TELEVISION THE SERVICE LINES PRIOR TO RENOVATIONS.





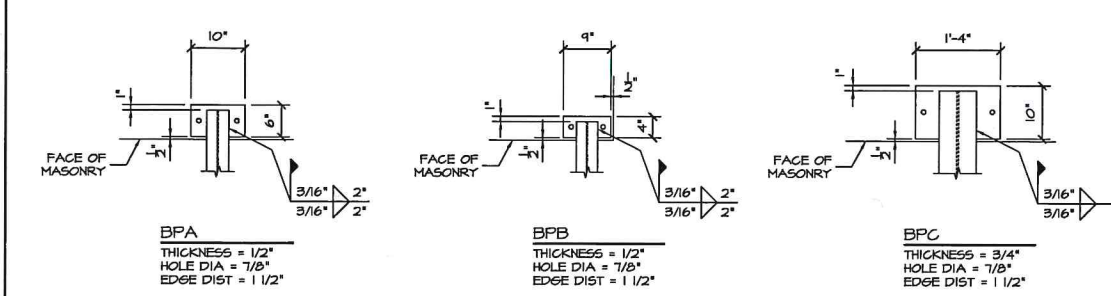
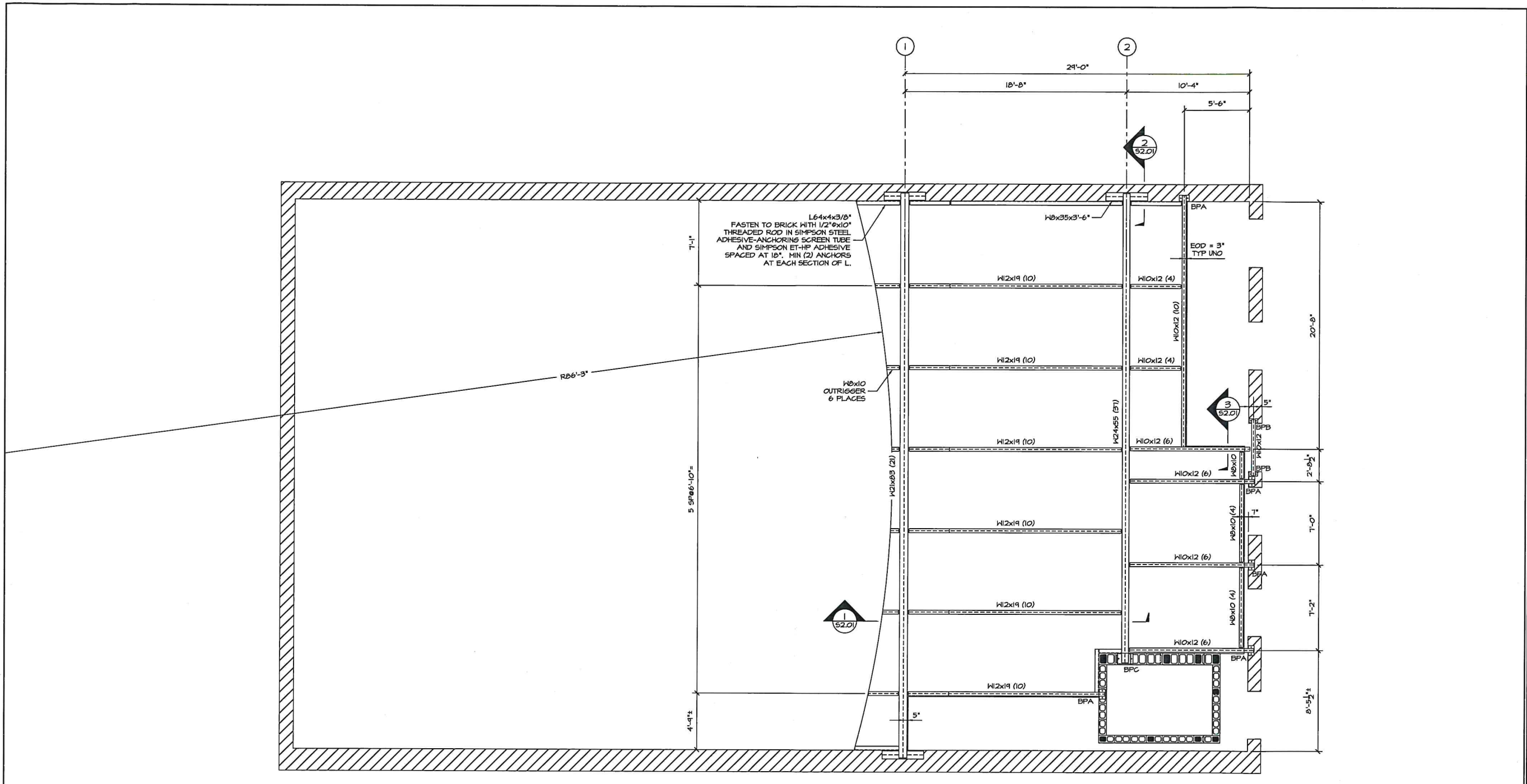
- LEGEND**
- ☆ = LIGHT POLE
 - ⊕ = UTILITY POLE
 - OU— = OVERHEAD UTILITIES
 - ⊙ = SEWER MANHOLE
 - ⊙ = DRAINAGE MANHOLE
 - = CATCH BASIN
 - ⊗ = WATER VALVE

NOTES
 1) ELEVATIONS SHOWN HERE ON ARE TAKEN FROM A DISK LOCATED AT THE STEPS OF THE GARDINER LIBRARY AT ELEVATION 26.75 NAVD83 DATUM.



Shawn M. Tyler
 THIS PLAN IS PRELIMINARY WITHOUT AN EMBOSSED SEAL.
Dirigo Surveying
 SHAWN M. TYLER P.L.S. #2519

DATE	
NO. REVISED	
SHEET TITLE:	SITE PLAN OF JOHNSON HALL
PROJECT / CLIENT:	DEVELOPERS COLLABORATIVE 100 COMMERCIAL STREET PORTLAND, MAINE 04101
SCALE:	1" = 10'
DATE:	05-03-2019
TOWN:	GARDINER
COUNTY:	Kennebec
STATE:	MAINE
FILE No.	8920K
PLD. BOOK No.	FILE
PLAN No.	700
SITE	
DIRIGO SURVEYING Winthrop, Maine 923-3443 www.dirigosurveying.com	



BEARING PLATE DETAILS

SET BEARING PLATE ON 3/4"± NON-SHRINK GROUT.

FASTEN TO MASONRY WITH 1/2" x 6" THREADED ROD IN SIMPSON STEEL ADHESIVE-ANCHORING SCREEN TUBE AND SIMPSON ET-HP ADHESIVE

BALCONY FRAMING PLAN
 1/4"=1'-0"

TOP OF STEEL
 GRID 1 34'-1 1/2"
 GRID 2 41'-0 1/2"

FLOOR SLAB IS GALVANIZED, 18 GAGE, 15 VLI STEEL DECK BY VULCRAFT WITH 2" CONCRETE TOPPING (TOTAL THICKNESS = 3 1/2") WITH 6x6-WI.4xW1.4 HWF LOCATED 1" FROM THE TOP SURFACE.

(X) INDICATES NUMBER OF EVENLY SPACED 3/4"x3" HEADED STUDS.

DESIGN LIVE LOAD = 60 PSF (ASCE 7-10 ASSEMBLY AREA WITH FIXED SEATS FASTENED TO FLOOR)



Prepared For:
**JOHNSON HALL
 PERFORMING
 ARTS CENTER**
 280 Water Street
 Gardiner, Maine 04345

Consulting Engineer:
**STRUCTURAL
 DESIGN
 CONSULTING**
 618 Scene Road
 Leominster, MA 01460
 Tel: 207.232.2944

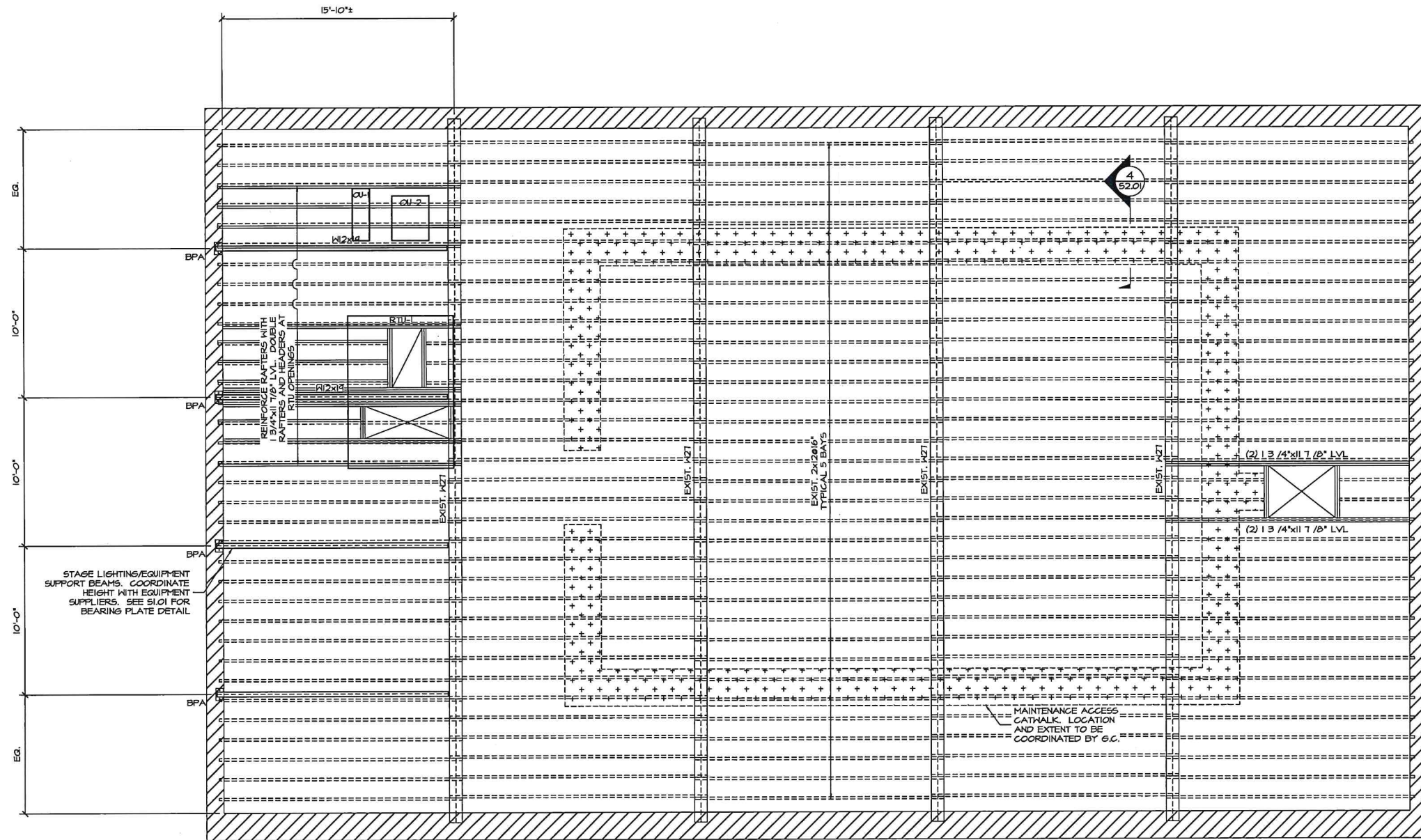
Architect:
**ARCHETYPE
 architects**
 48 Union Wharf Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

Project:
JOHNSON HALL
 280 Water Street
 Gardiner, Maine

Revisions:	02/16/22
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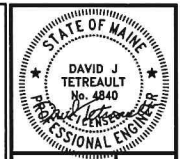
Date: 16 FEB 2022
 Scale: 1/4"=1'-0"
BALCONY FRAMING PLAN

S1.01



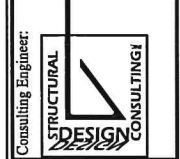
REINFORCE RAFTERS WITH 1 3/4"x11 7/8" LVL, DOUBLE RAFTERS AND HEADERS AT RTU OPENINGS

ROOF FRAMING PLAN
 1/4"=1'-0"
 BOTTOM ELEVATION OF H12 STEEL BEAMS TO MATCH BOTTOM ELEVATION OF EXIST. H21 BEAM



Prepared For:
JOHNSON HALL PERFORMING ARTS CENTER
 280 Water Street
 Gardiner, Maine 04345

618 Scotch Road
 Unit 2
 Lewiston, ME 04246
 Tel: 207.232.2964



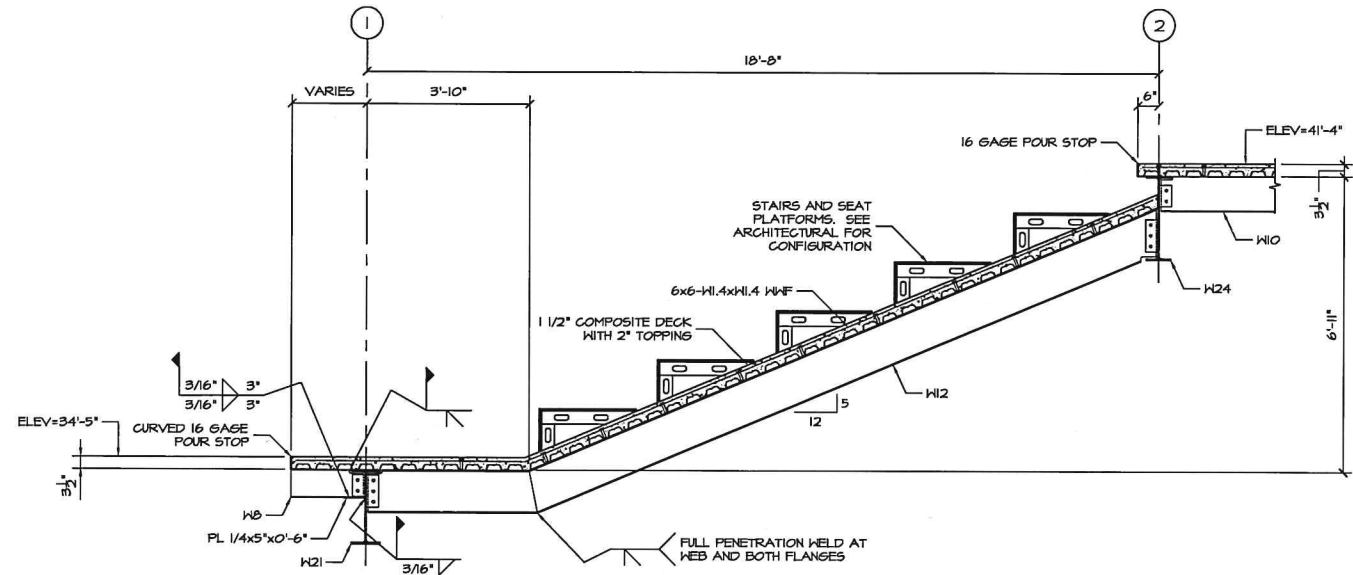
Architect:
ARCHETYPE Architects
 48 Union Wharf, Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

Project:
JOHNSON HALL
 280 Water Street
 Gardiner, Maine

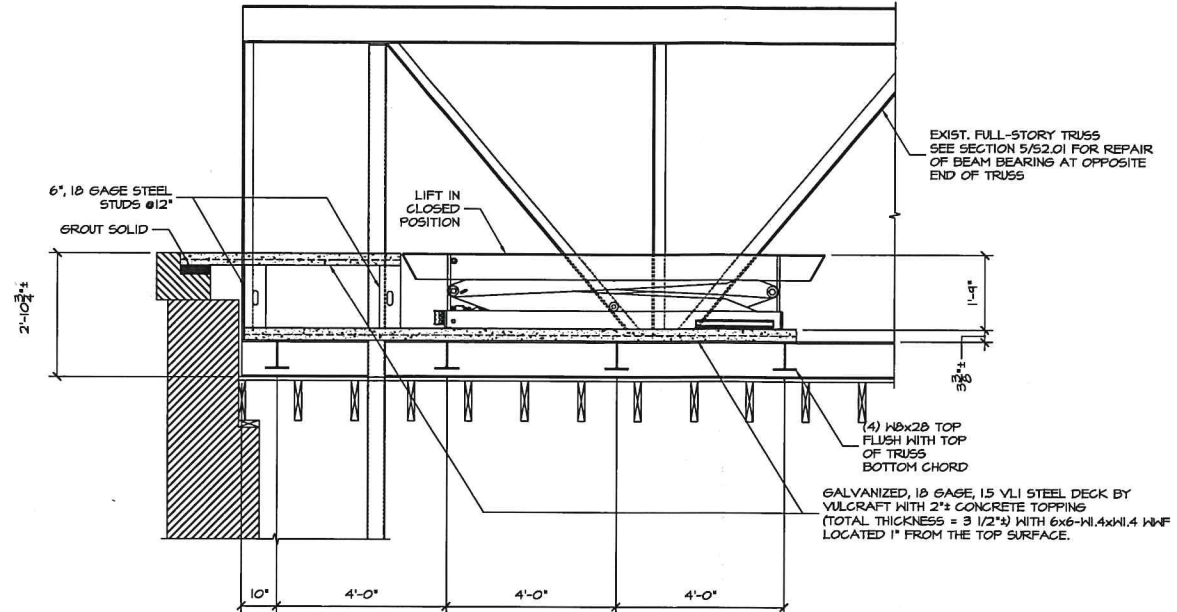
Revisions:	02/16/22
Issued for Construction	

Date: 16 FEB 2022
 Scale: 1/4"=1'-0"
ROOF FRAMING PLAN

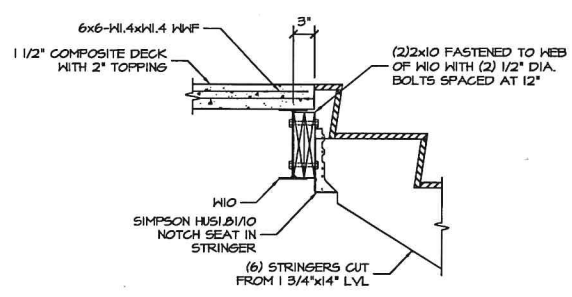
S1.02



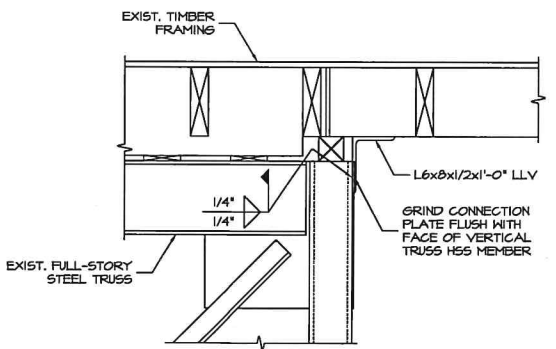
SECTION 1
1/2"=1'-0" S1.01



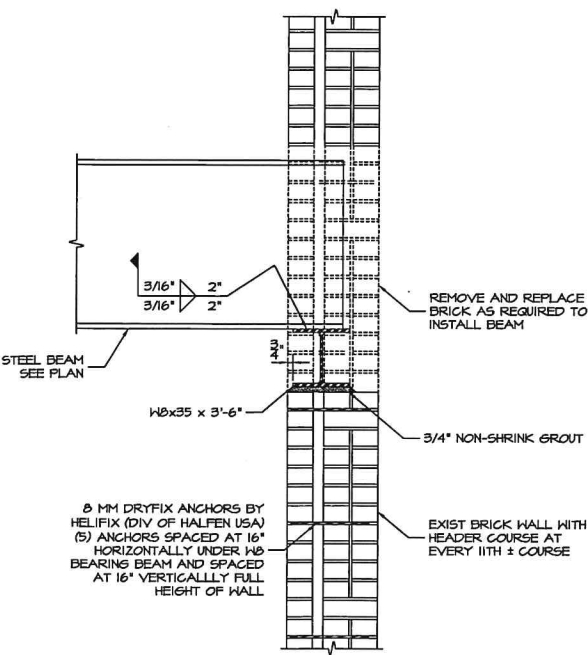
ELEVATION BETWEEN EXISTING TRUSSES AT LIFT
1/2"=1'-0"
SEE ARCHITECTURAL FOR LOCATION.
VERIFY CLOSED LIFT POSITION HEIGHT WITH MANUFACTURER



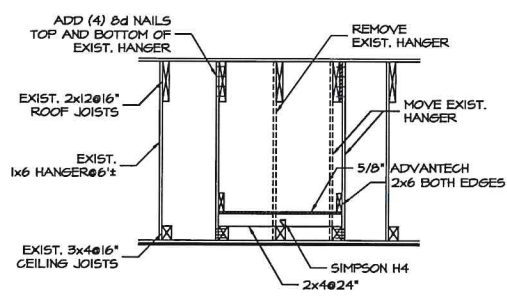
SECTION 3
1"=1'-0" S1.01



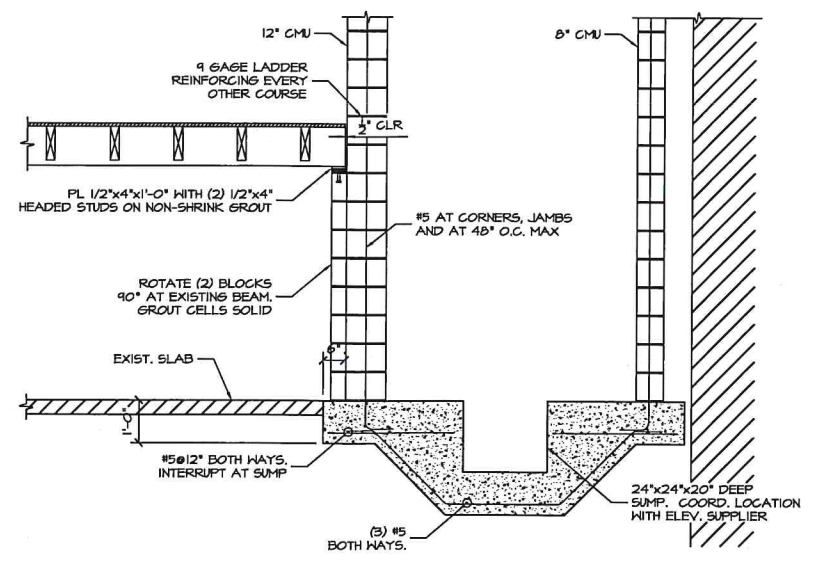
SECTION 5
1"=1'-0" S2.01



SECTION 2
1"=1'-0" S1.01
TYPICAL 3 PLACES

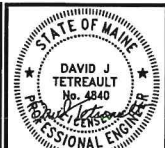


SECTION 4
1/2"=1'-0" S1.02



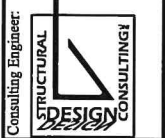
SECTION 6
1/2"=1'-0" S2.01

COORDINATE ALL ELEVATOR PIT DIMENSIONS WITH ELEVATOR SUPPLIER.



Prepared For:
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Gardiner, Maine 04345

618 Stone Road
Lacrosse, ME 03246
Tel 207.232.7944



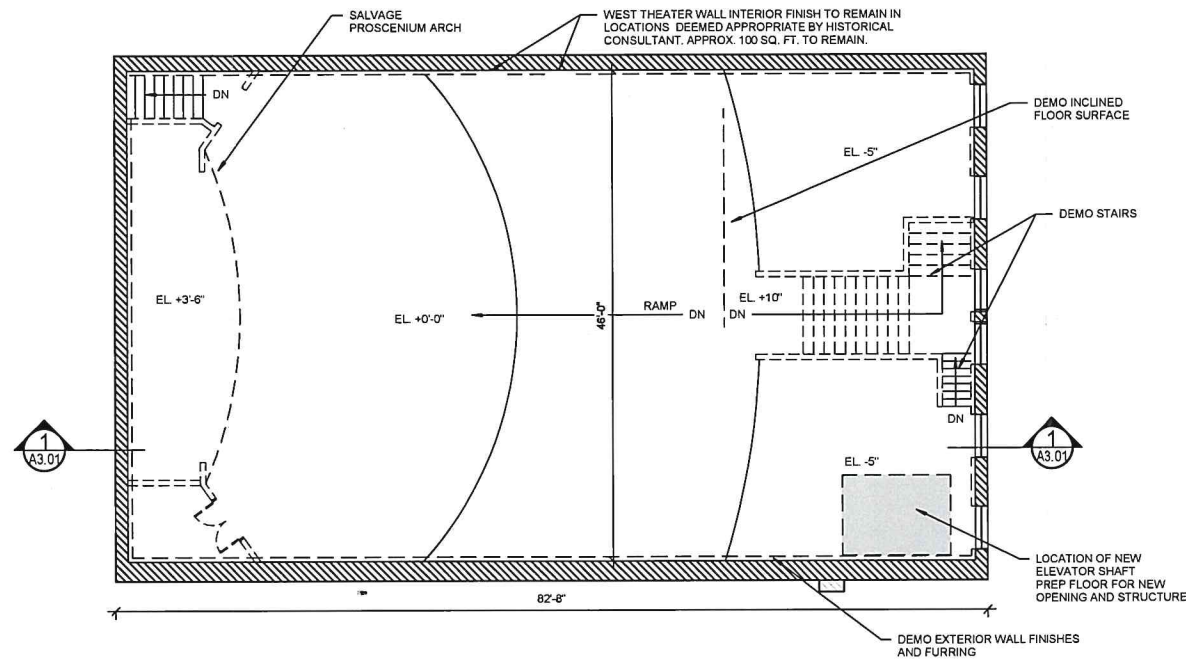
Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
JOHNSON HALL
280 Water Street
Gardiner, Maine

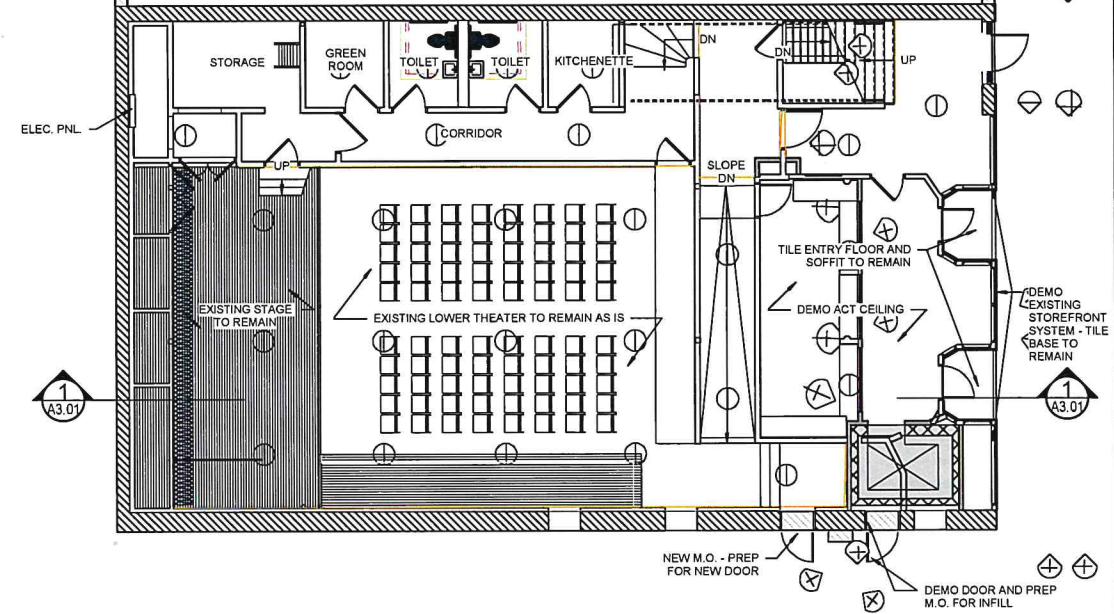
Revisions:	02/16/22
Issued for Construction	

Date: 16 FEB 2022
Scale: As Noted
STRUCTURAL SECTIONS AND DETAILS

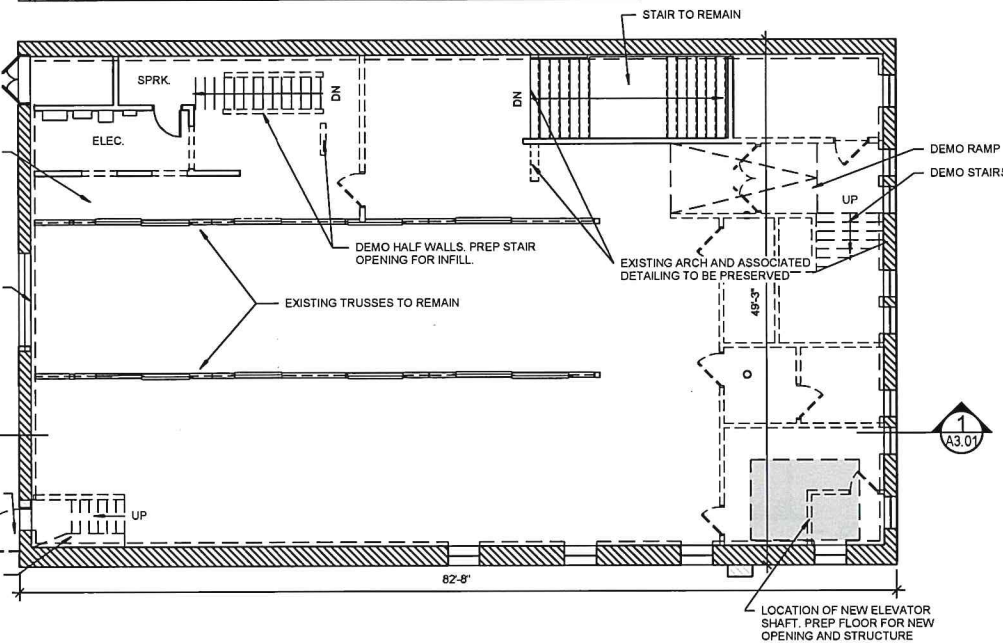
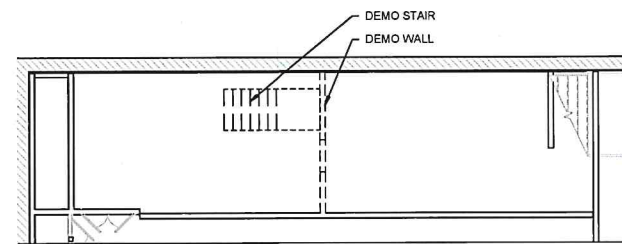
S2.01



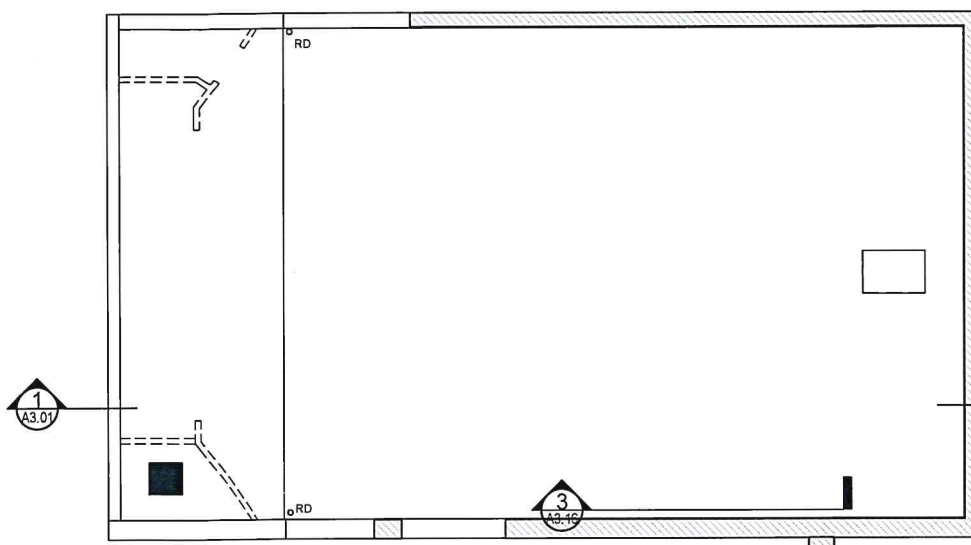
3 | EXISTING 3RD FLOOR PLAN WITH DEMO
1/8" = 1'-0"



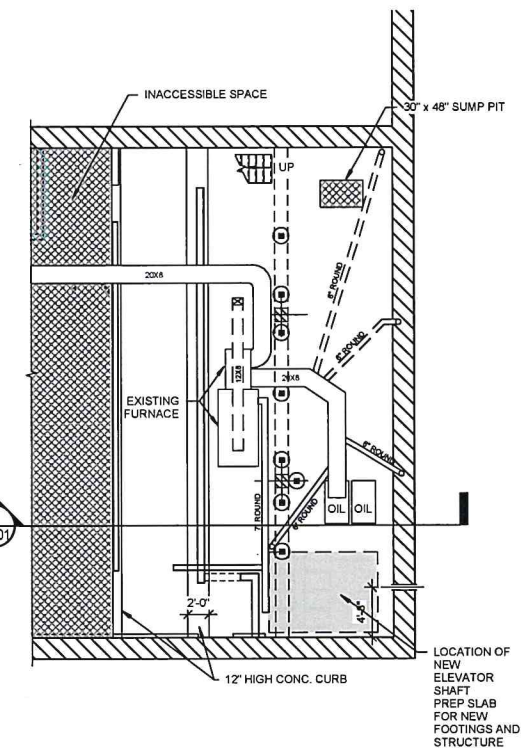
2 | EXISTING 1ST FLOOR PLAN WITH DEMO
1/8" = 1'-0"



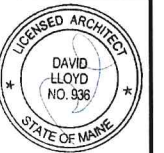
1 | EXISTING 2ND FLOOR PLAN WITH DEMO
1/8" = 1'-0"



5 | EXISTING ROOF PLAN
1/8" = 1'-0"



4 | EXISTING BASEMENT PLAN
1/8" = 1'-0"



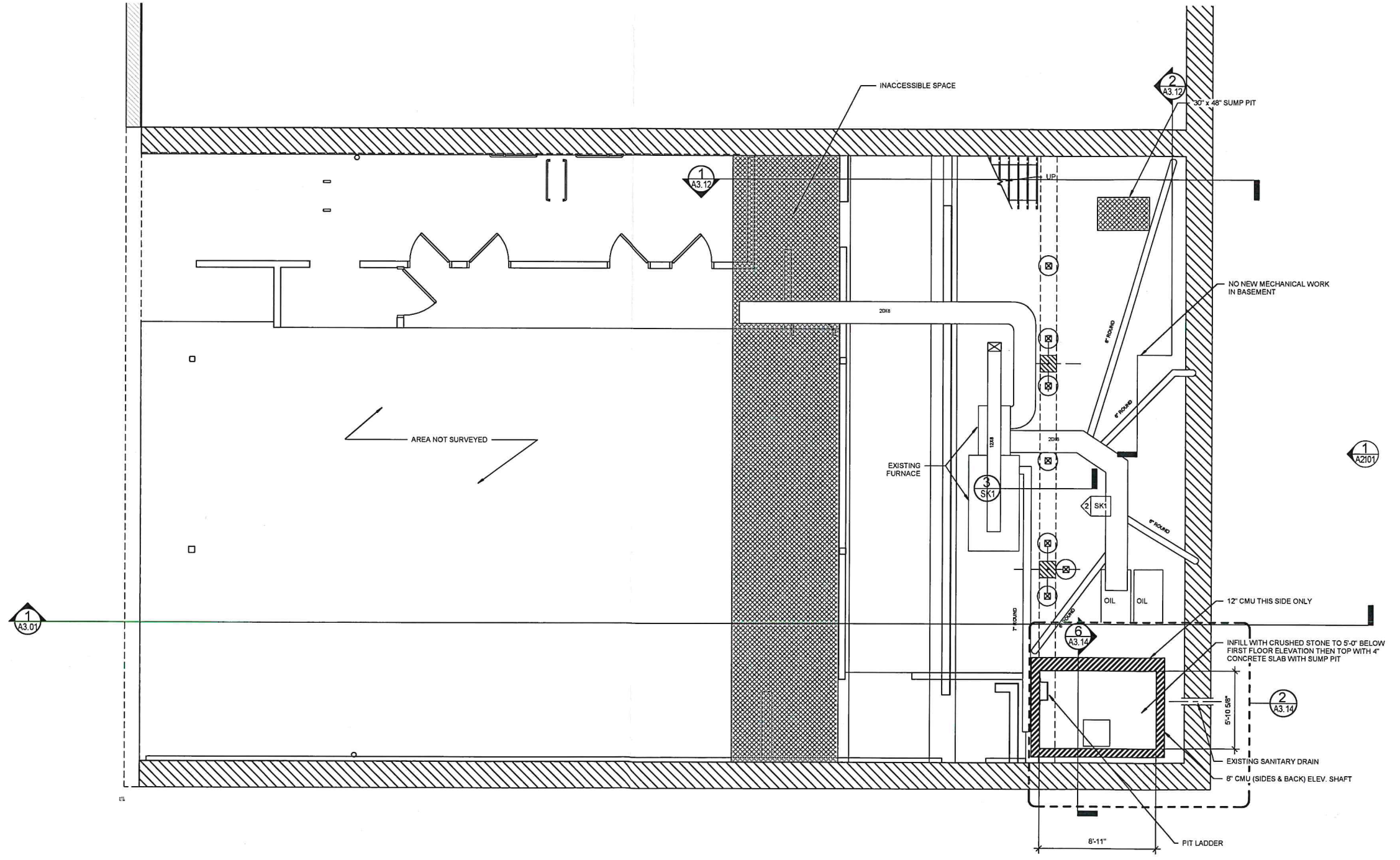
Prepared For:
Johnson Hall
280 WATER ST.
GARDINER, ME 04345

Consultant:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

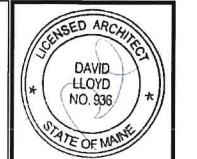
Project:
JOHNSON HALL
280 Water Street Gardiner, Maine

Revisions:
Date: 7 FEB 2022
Scale: 1/8" = 1'-0"
EXISTING PLANS WITH DEMO

A0.01



1 BASEMENT - NEW WORK PLAN
1/4" = 1'-0"



Prepared For: **Johnson Hall**

Consultant:

ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
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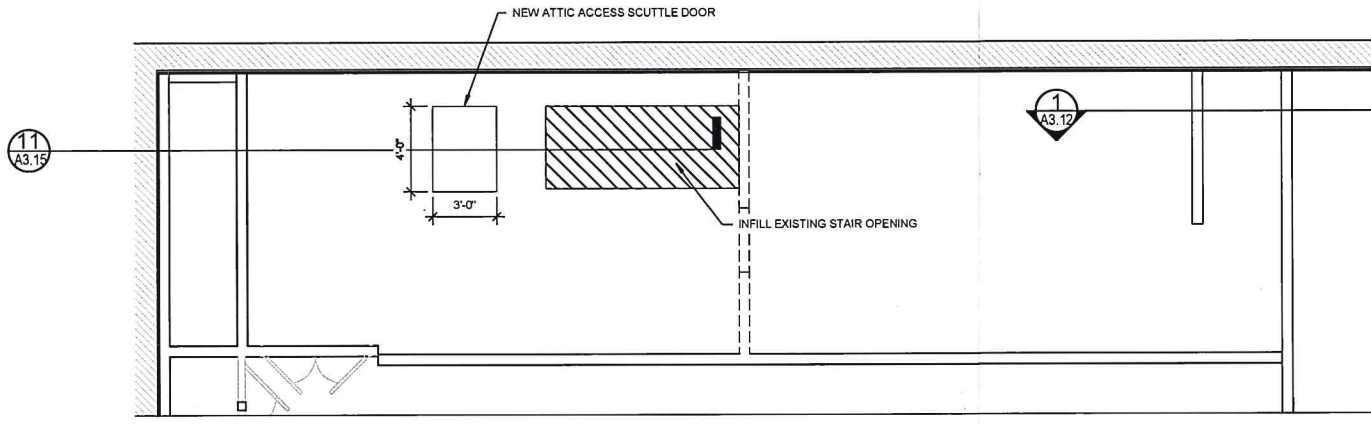
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Revisions:

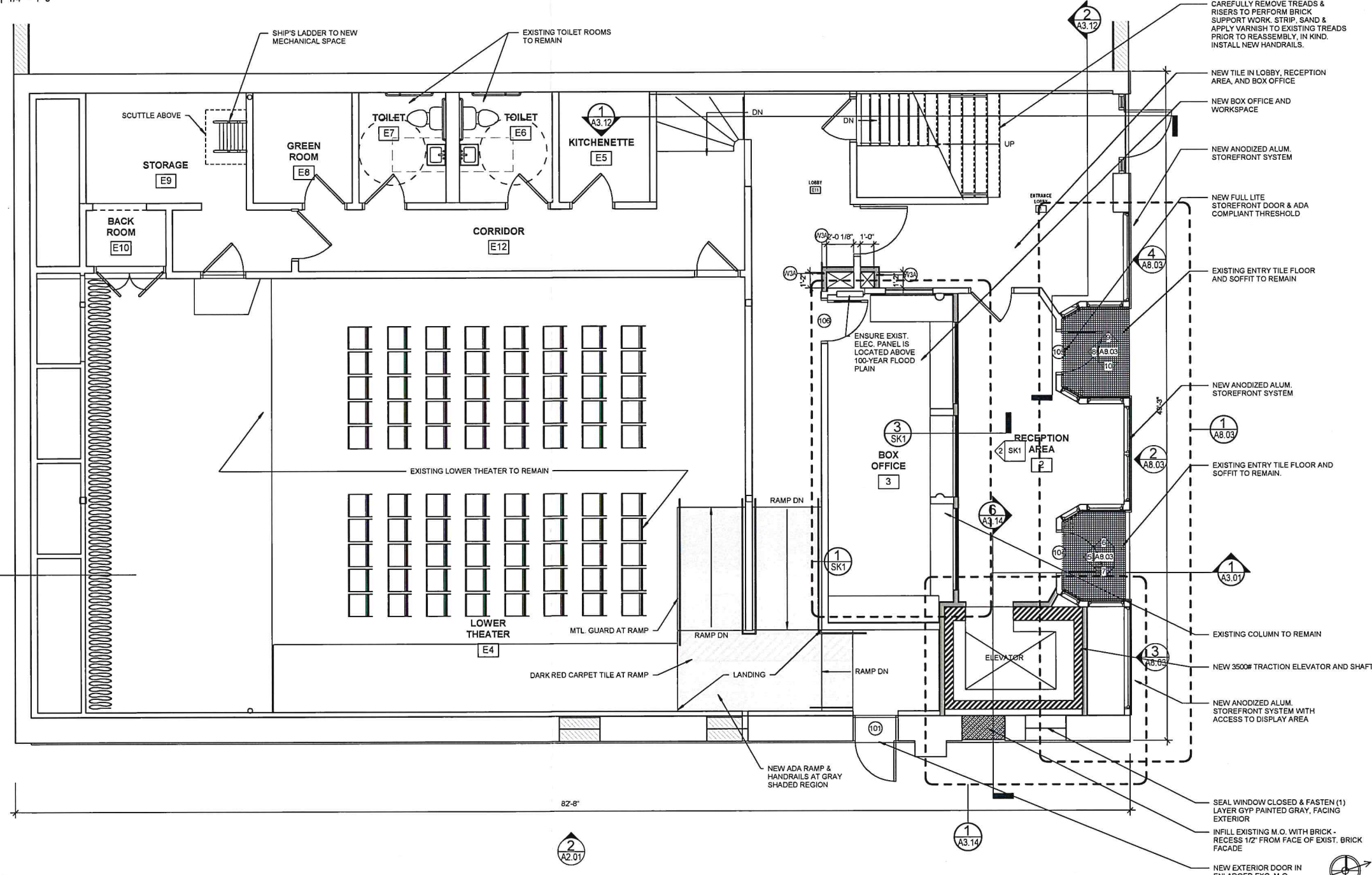
Date: 7 FEB 2022
Scale: 1/4" = 1'-0"

BASEMENT PLAN

A1.00

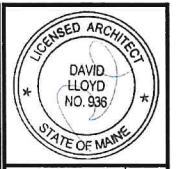


2 | NEW ELEC./MECH. ROOM
1/4" = 1'-0"



NEW WALL - STUD & GYP. BD.	
NEW CMU WALL	
NEW MASONRY INFILL	
EXISTING CMU WALL	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	
FIRE EXTINGUISHER CABINET	
INTERNATIONAL SYMBOL OF ACCESSIBILITY	
EXISTING DOOR	
NEW DOOR	

1 | FIRST FLOOR PLAN
1/4" = 1'-0"



Prepared For:
Johnson Hall
280 WATER ST.
GARDINER, ME 04345

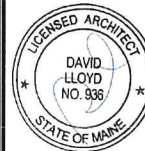
Consultant:
ARCHETYPE ARCHITECTS
48 Union Wharf
Portland, ME 04101

Project:
JOHNSON HALL
280 Water Street Gardiner, Maine

Revisions:
Date: 7 FEB 2022
Scale: As indicated
FIRST FLOOR PLAN

A1.01





Prepared For:
Johnson Hall

Consultant:

ARCHETYPE ARCHITECTS

48 Union Wharf
Portland, ME 04101

Project:
JOHNSON HALL

280 Water Street
Gardiner, Maine

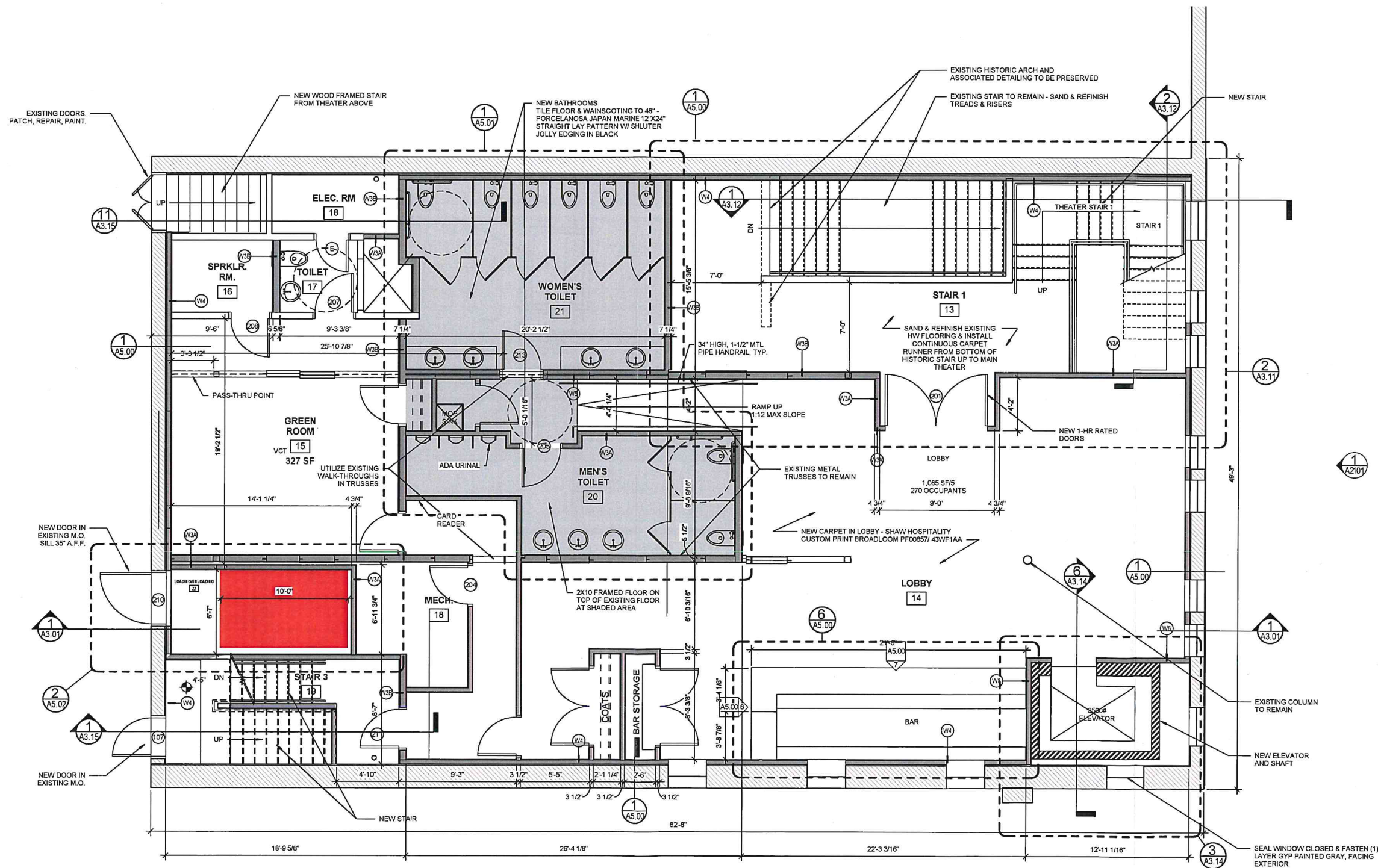
Revisions:

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

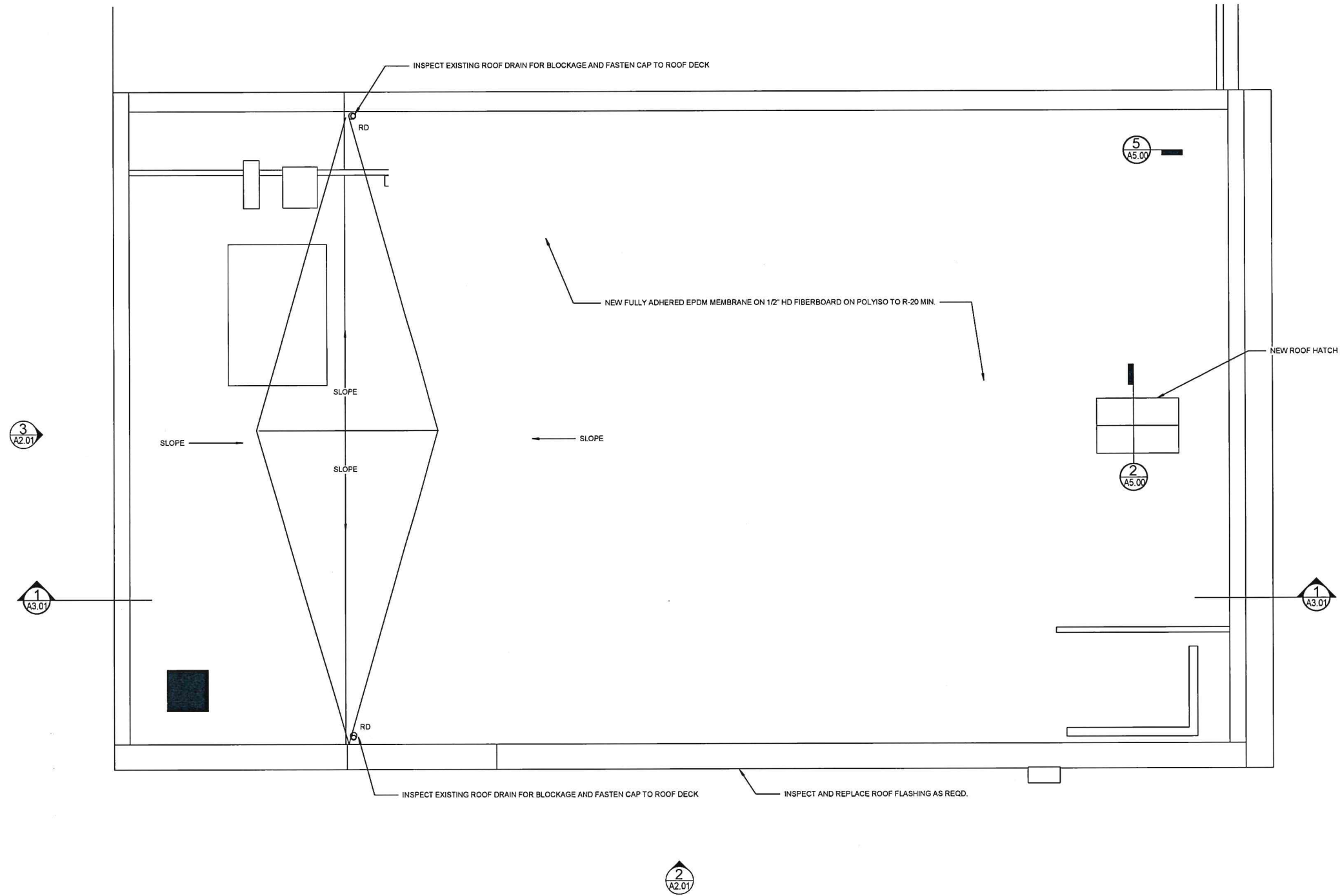
Date:
7 FEB 2022

SECOND FLOOR PLAN

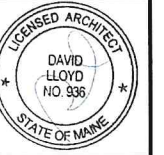
A1.02



1 | 2ND FLOOR
1/4" = 1'-0"



1 | ROOF PLAN
1/4" = 1'-0"



Prepared For:
Johnson Hall

Address
City, State

Consultant:

**ARCHETYPE
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207.772.6022 archetype@archetypepa.com

Project:
JOHNSON HALL

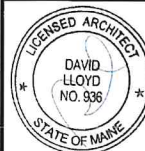
280 Water Street Gardiner, Maine

Revisions:

Date: 7 FEB 2022
Scale: 1/4" = 1'-0"

ROOF PLAN

A1.05



Johnson Hall
280 WATER ST.
GARDNER, ME 04345

Prepared For:

Consultant:

ARCHETYPE
ARCHITECTS
48 Union Wharf
Portland, ME 04101

Project:
JOHNSON HALL
280 Water Street
Gardner, Maine

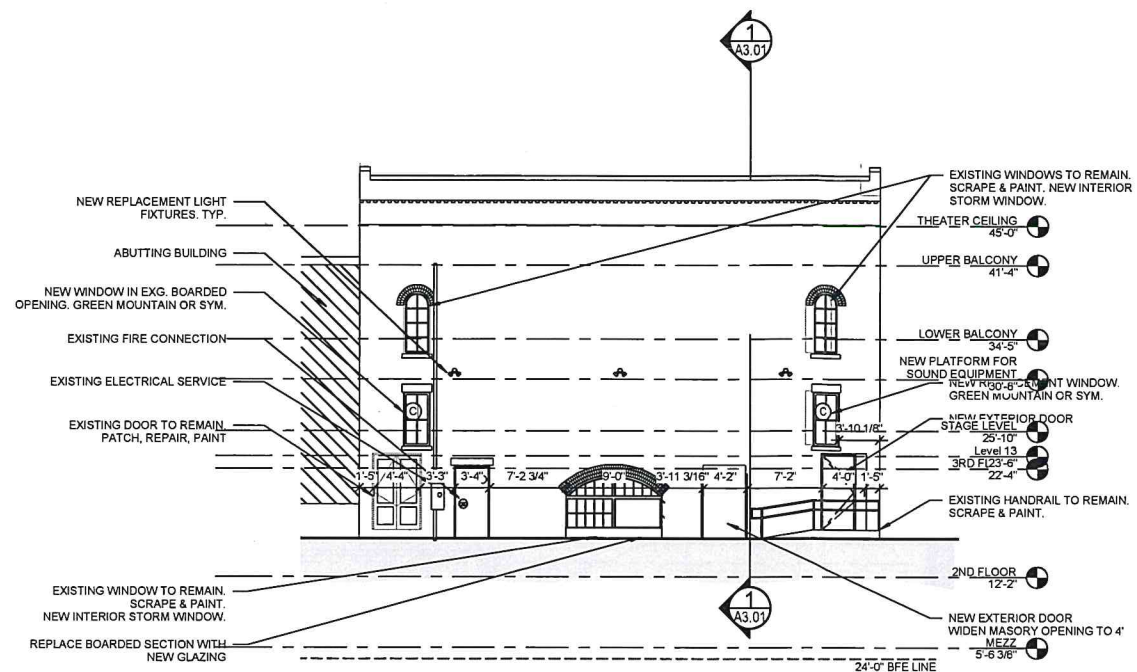
Revisions:

Scale:
1/8" = 1'-0"

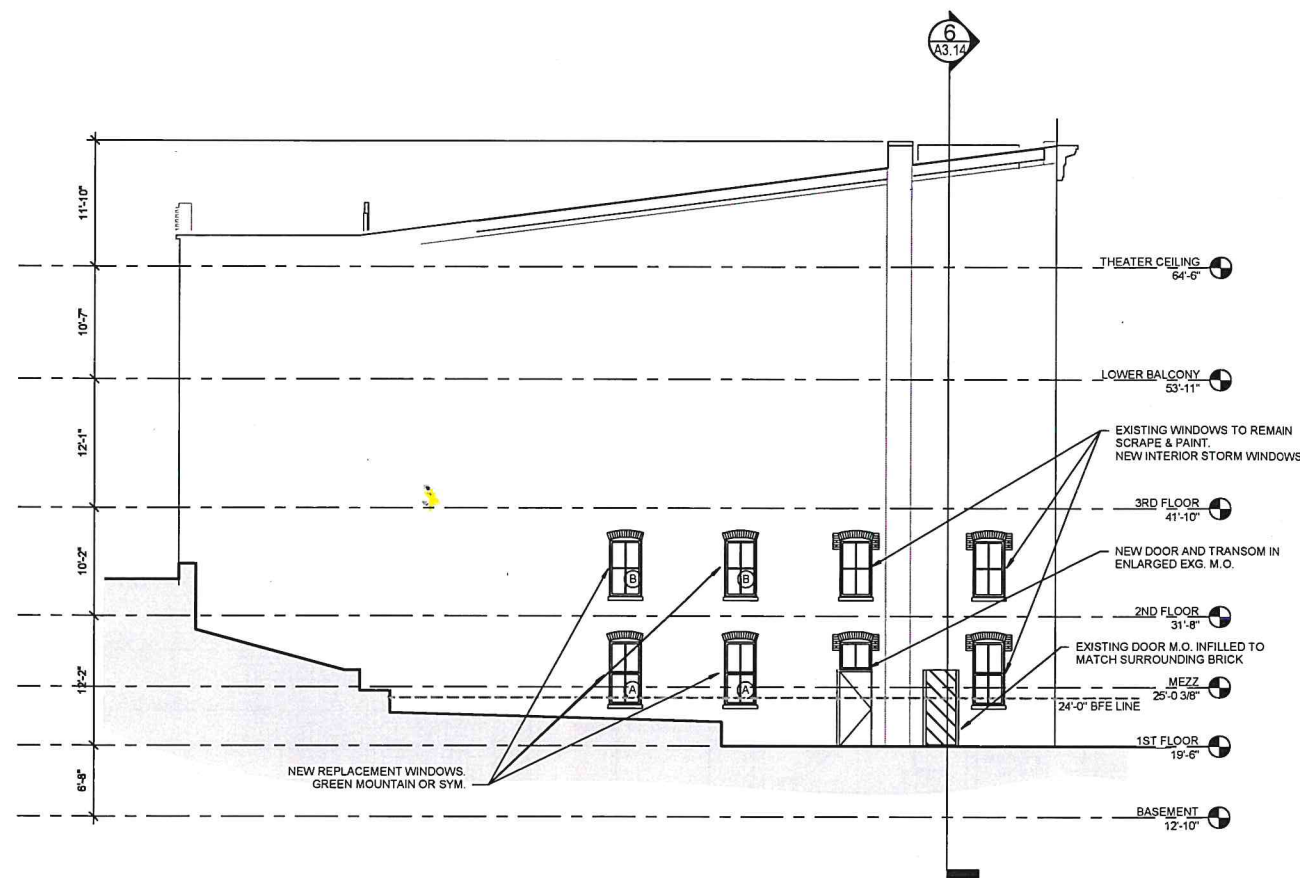
Date:
7 FEB 2022

BUILDING
ELEVATIONS

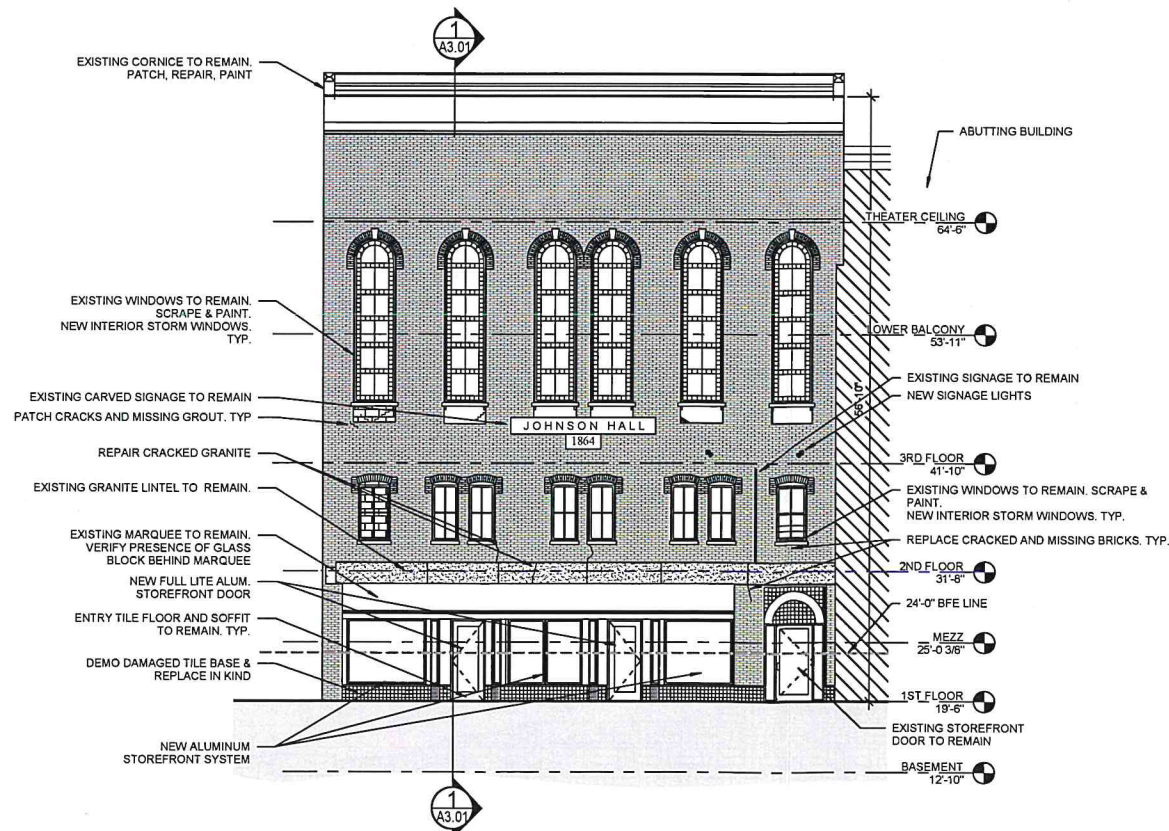
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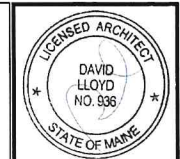
3 | WEST ELEVATION
1/8" = 1'-0"



2 | SOUTH ELEVATION
1/8" = 1'-0"



1 | EAST ELEVATION
1/8" = 1'-0"



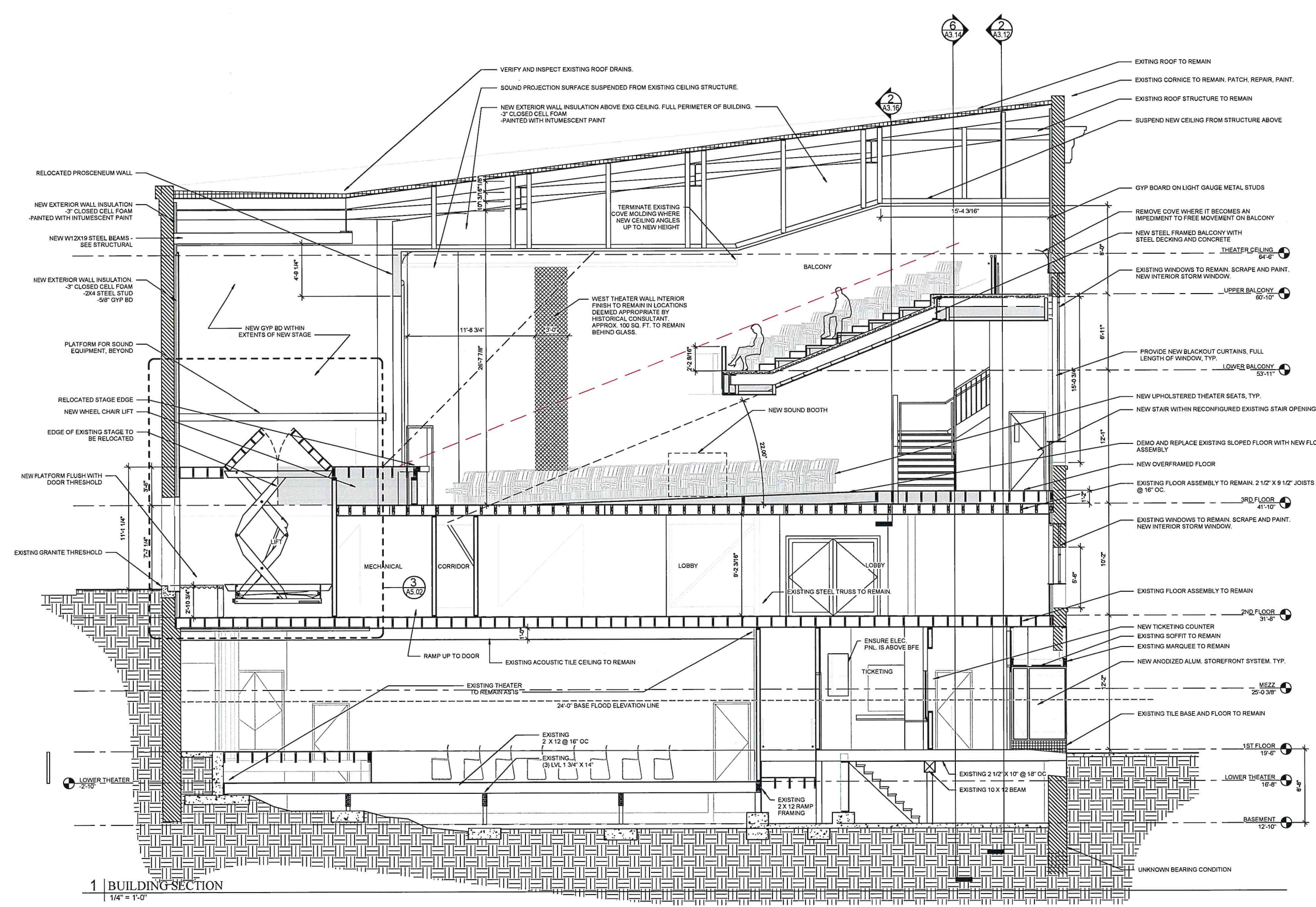
Prepared For: **Johnson Hall**
 280 WATER ST.
 GARDINER, ME 04345

Consultant:
ARCHETYPE ARCHITECTS
 48 Union Wharf Portland, Maine 04101
 207.772.6022 archetype@archetypepepa.com

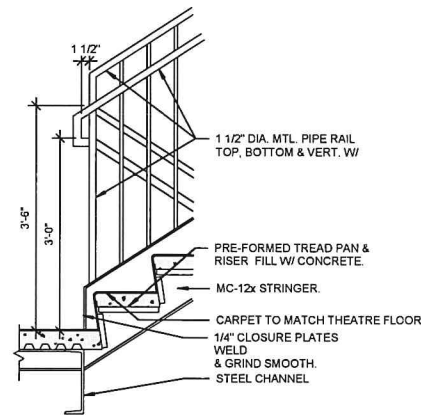
Project:
JOHNSON HALL
 280 Water Street Gardiner, Maine

Revisions:
 Date: **7 FEB 2022**
 Scale: **1/4" = 1'-0"**
BUILDING SECTION

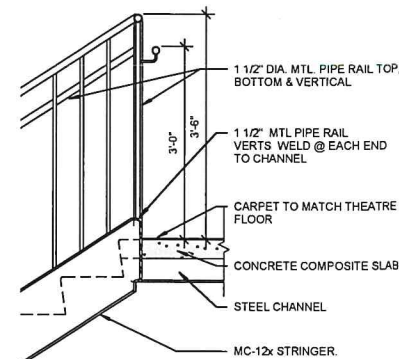
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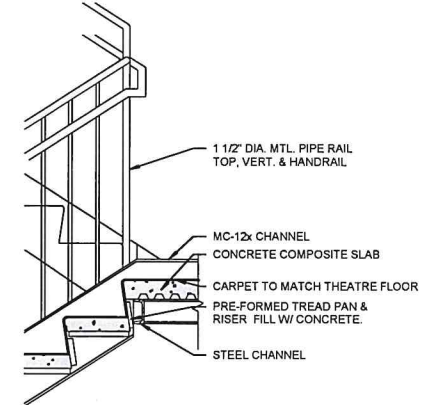
1 | BUILDING SECTION
 1/4" = 1'-0"



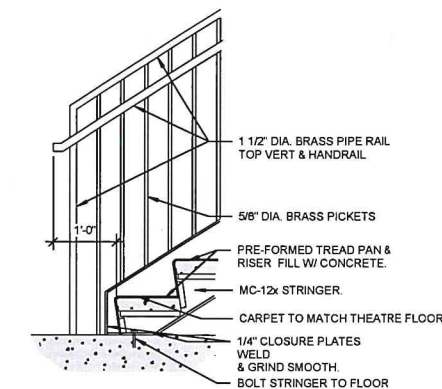
6 | BOTTOM OF METAL STAIR RUN TO LANDING
3/4" = 1'-0"



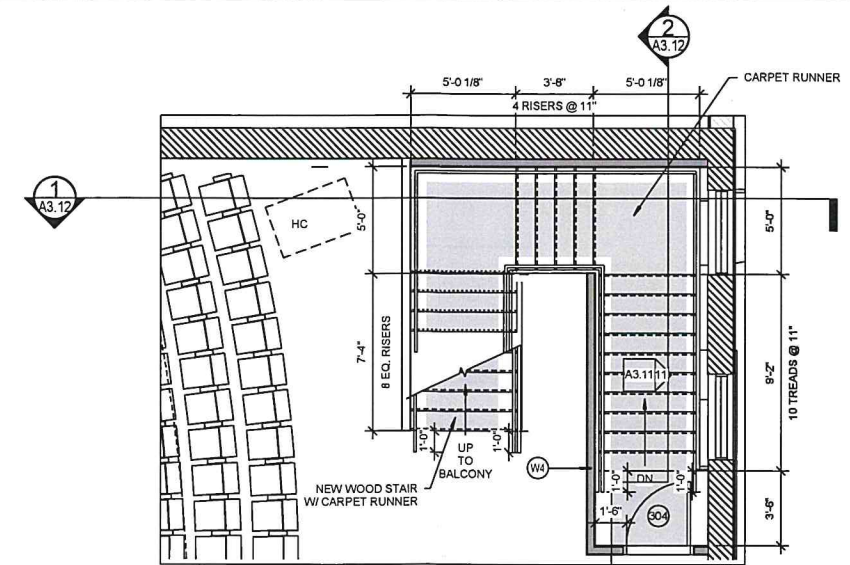
8 | TOP OF METAL STAIR RUN TO DECK
3/4" = 1'-0"



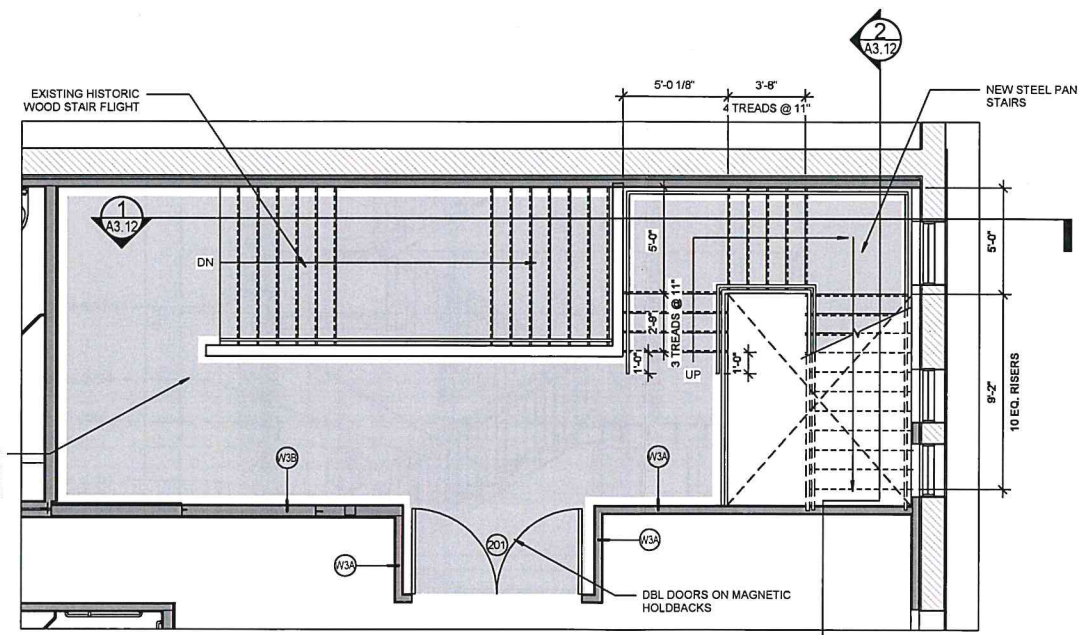
7 | TOP OF METAL STAIR RUN TO LANDING
3/4" = 1'-0"



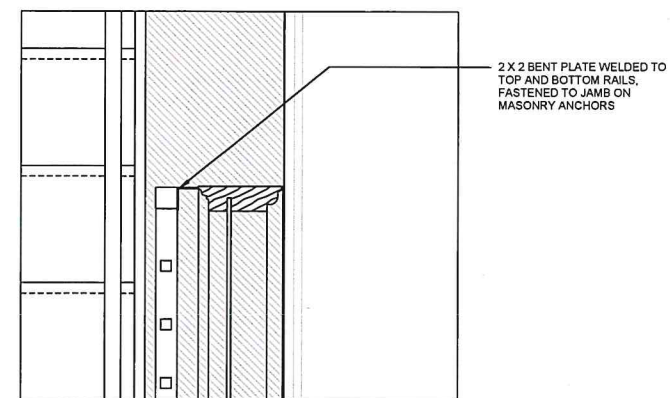
5 | BOTTOM OF METAL STAIR RUN TO DECK
3/4" = 1'-0"



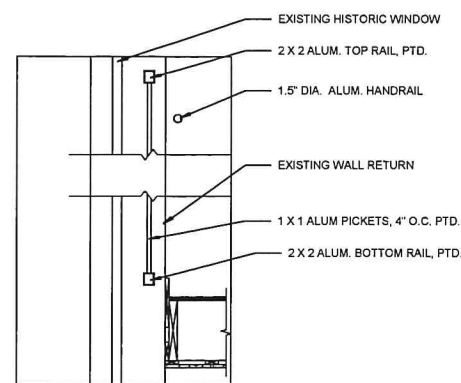
3 | STAIR 1 AT THIRD FLOOR LEVEL
1/4" = 1'-0"



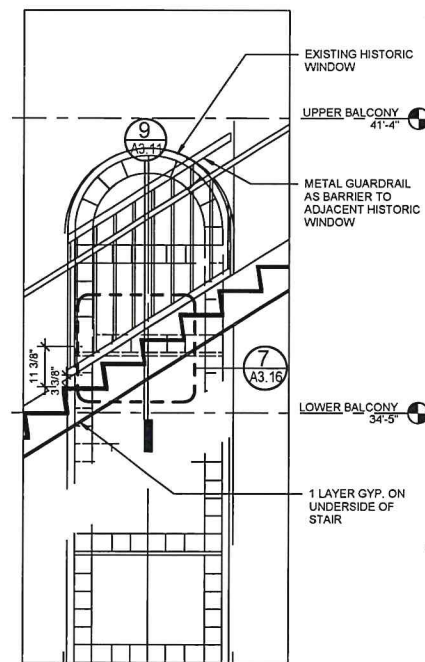
2 | STAIR 1 AT SECOND FLOOR LEVEL
1/4" = 1'-0"



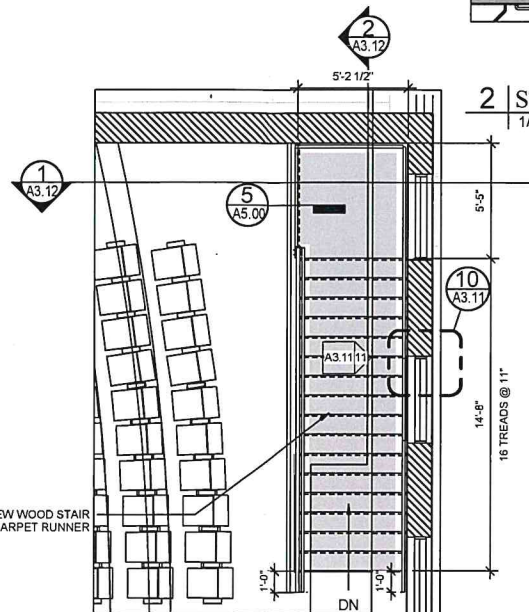
10 | GUARDRAILS AT HISTORIC WINDOW - PLAN
1 1/2" = 1'-0"



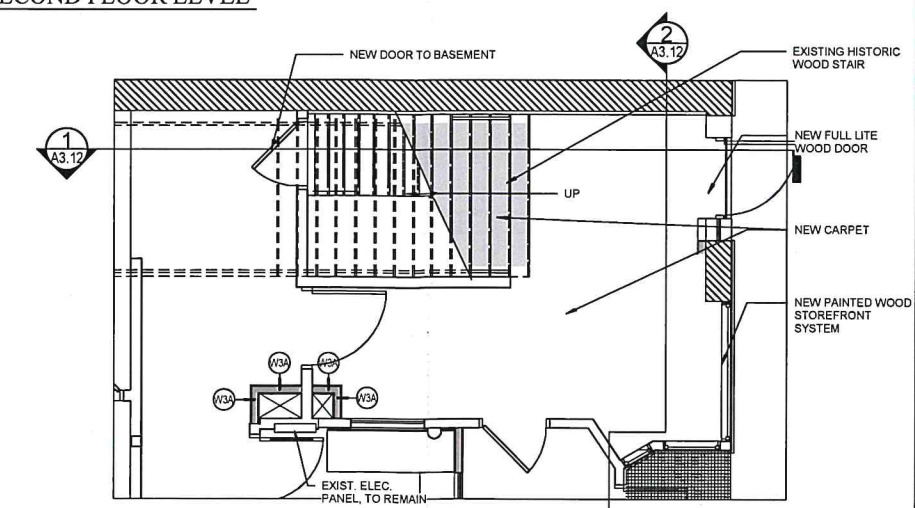
9 | GUARDRAIL AT WINDOWS - SECTION
3/4" = 1'-0"



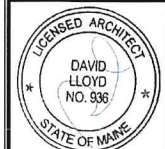
11 | GUARDRAIL BARRIER INTERIOR ELEVATION
1/2" = 1'-0"



4 | STAIR 1 AT UPPER BALCONY LEVEL
1/4" = 1'-0"



1 | HISTORIC STAIR PLAN AT FIRST FLOOR LEVEL
1/4" = 1'-0"



Prepared For: Johnson Hall

Consultant:

ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

Project: JOHNSON HALL

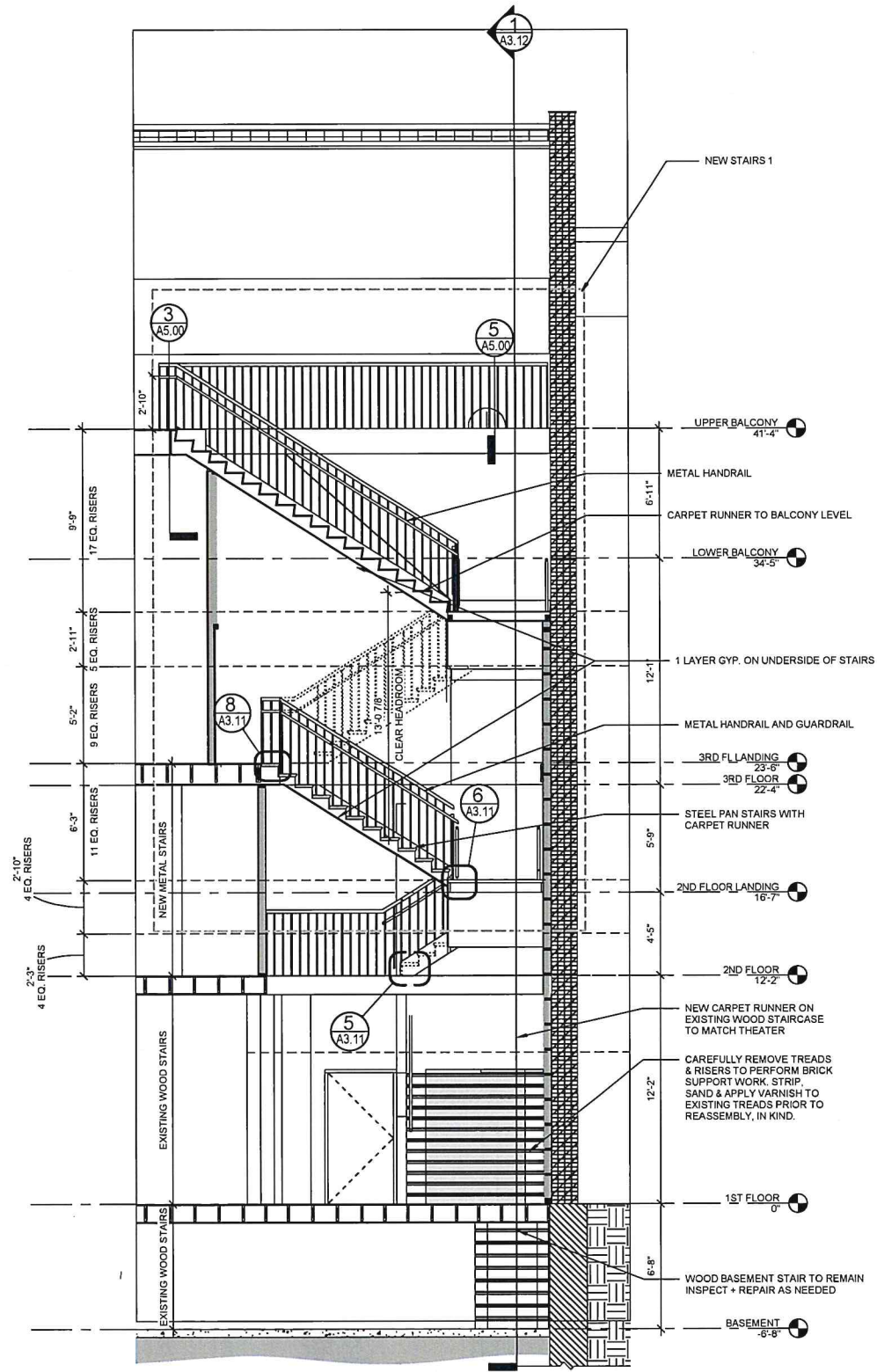
280 Water Street Gardiner, Maine

Revisions:

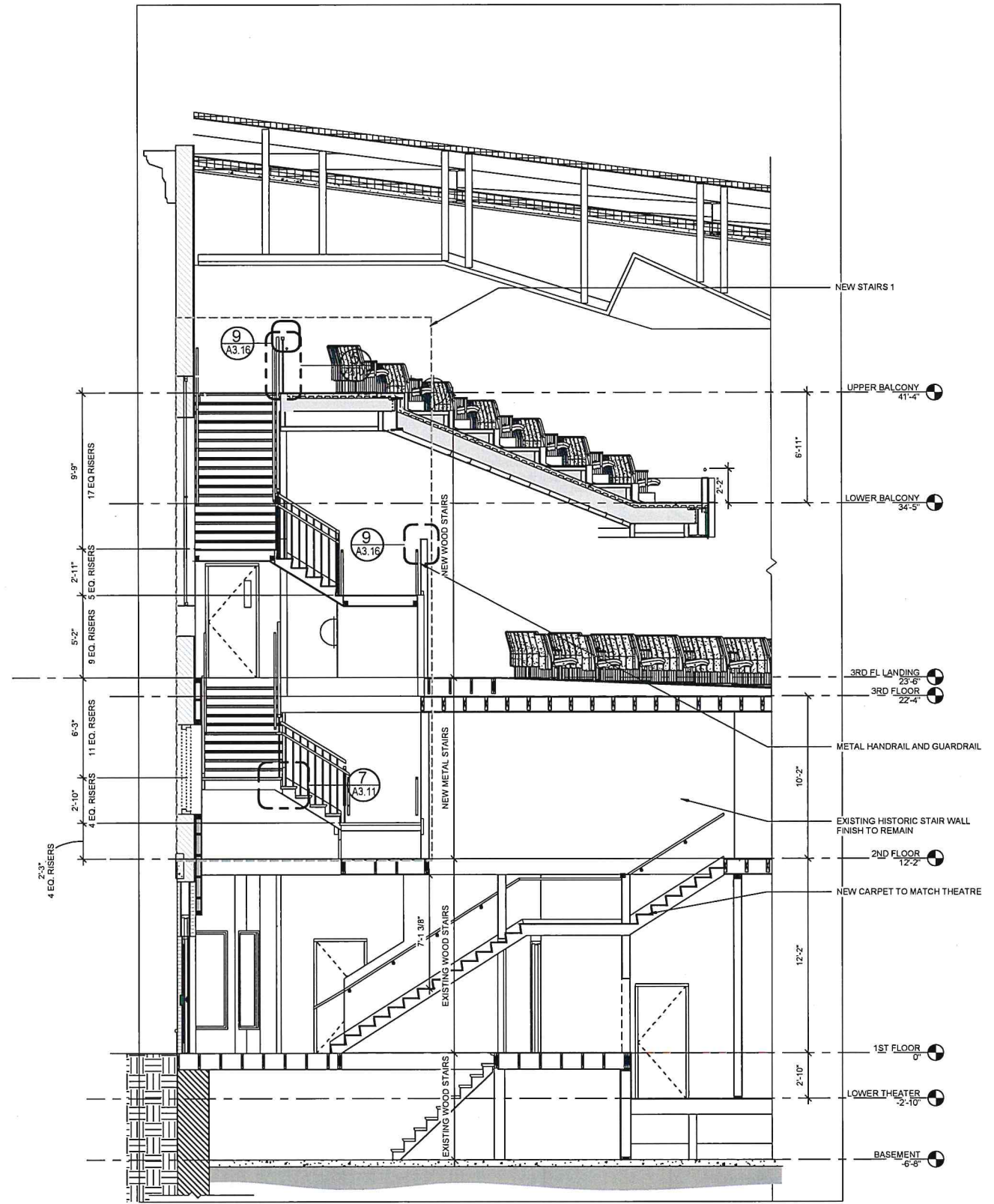
Date: 7 FEB 2022
Scale: As indicated

HISTORIC STAIR & STAIR 1 PLANS & DETAILS

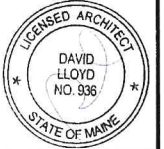
A3.11



2 | HISTORIC STAIRS AND THEATRE STAIRS 1 SECTION
1/4" = 1'-0"



1 | HISTORIC STAIRS AND THEATRE STAIRS 1 SECTION
1/4" = 1'-0"



Prepared For:
Johnson Hall

Consultant:

ARCHETYPE ARCHITECTS
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207.772.6022 archetype@archetypeppa.com

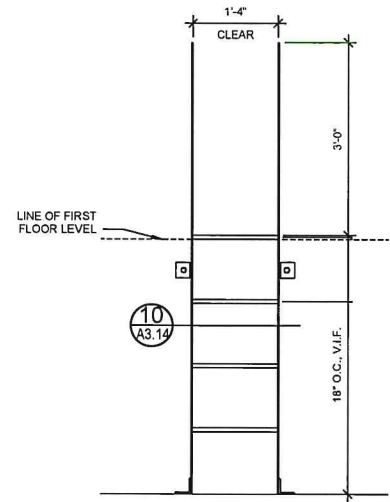
Project:
JOHNSON HALL

280 Water Street Gardiner, Maine

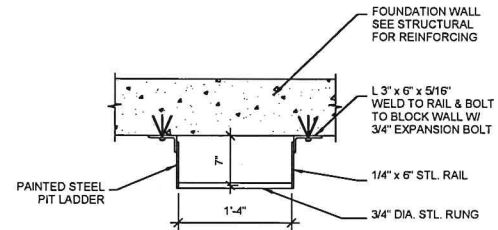
Revisions:

Date: 7 FEB 2022
Scale: 1/4" = 1'-0"
HISTORIC STAIRS AND THEATRE STAIRS 1 SECTIONS

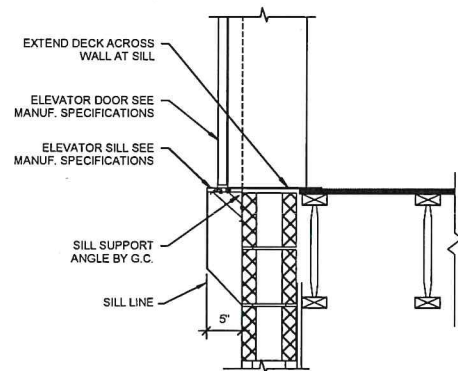
A3.12



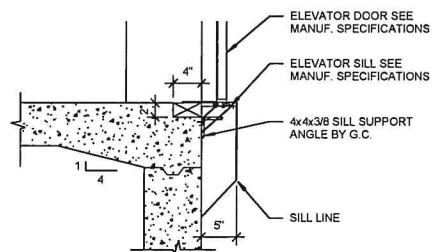
9 | ELEVATOR PIT LADDER ELEVATION
3/4" = 1'-0"



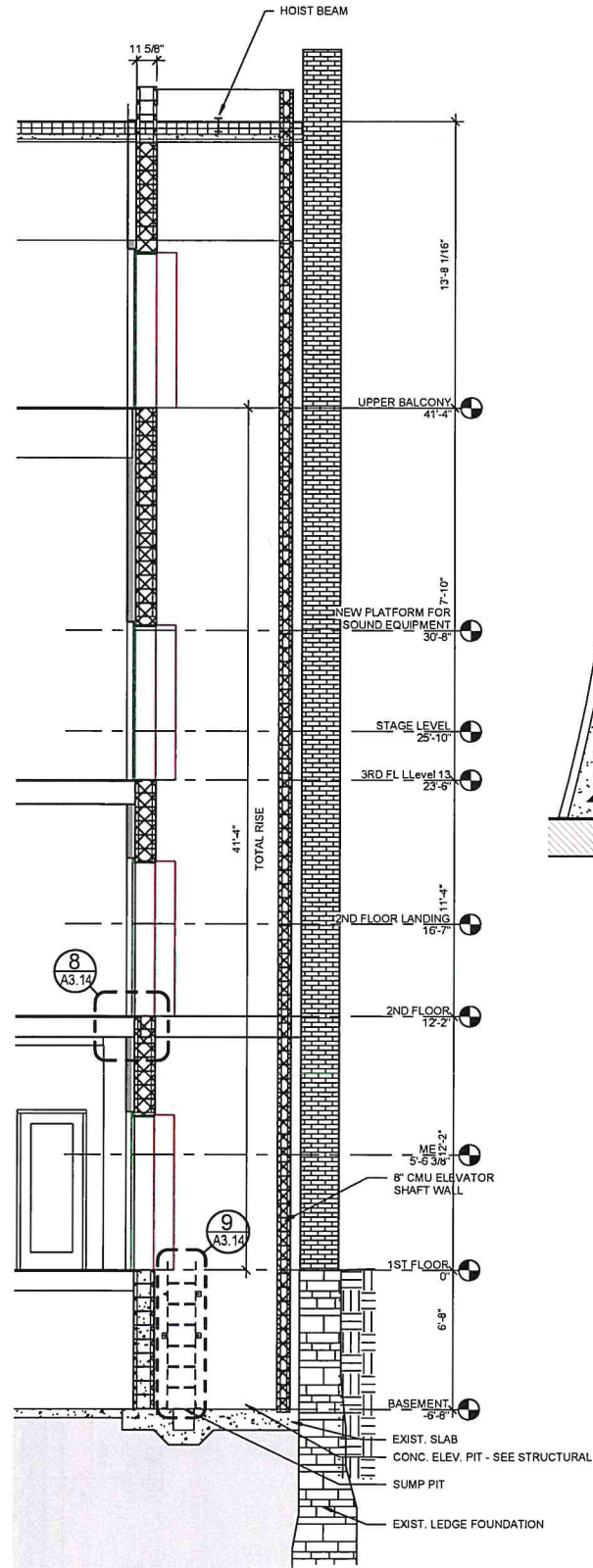
10 | ELEVATOR PIT LADDER PLAN
1" = 1'-0"



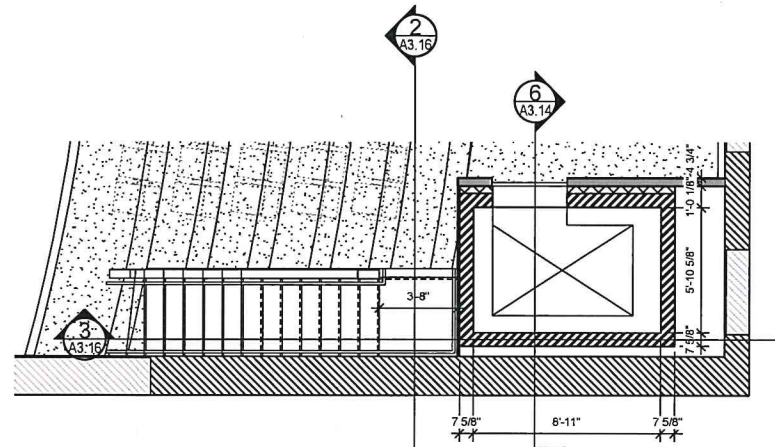
8 | ELEVATOR DOOR THRESHOLD
1" = 1'-0"



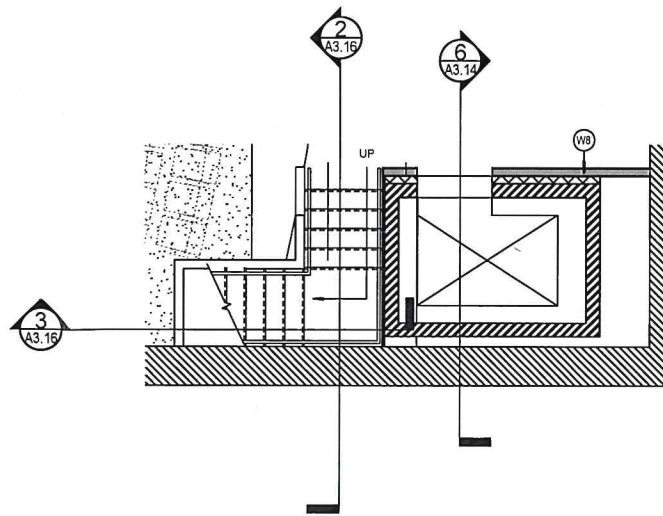
7 | ELEVATOR DOOR AT CONCRETE
1" = 1'-0"



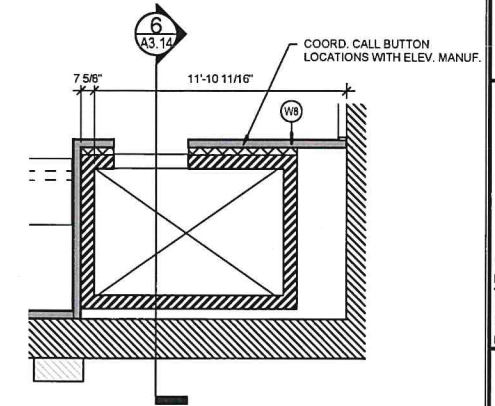
6 | ELEVATOR SECTION
1/4" = 1'-0"



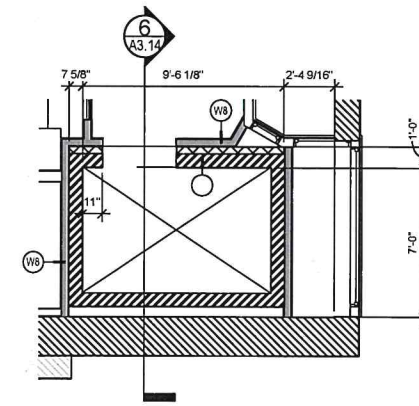
5 | ELEVATOR PLAN AT MEZZANINE
1/4" = 1'-0"



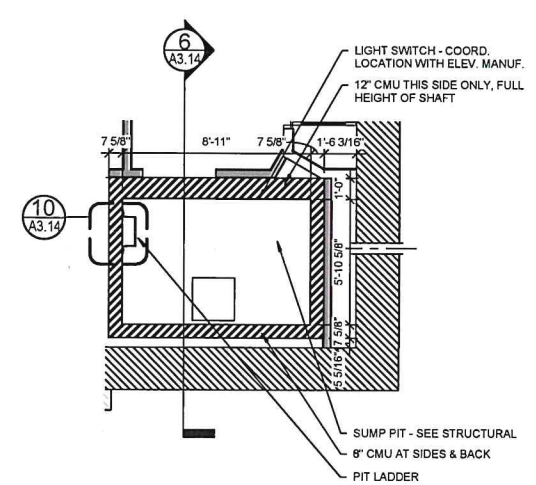
4 | ELEVATOR PLAN AT THIRD FLOOR
1/4" = 1'-0"



3 | ELEVATOR PLAN AT SECOND FLOOR
1/4" = 1'-0"



1 | ELEVATOR PLAN AT FIRST FLOOR
1/4" = 1'-0"



2 | ELEVATOR PLAN AT BASEMENT
1/4" = 1'-0"



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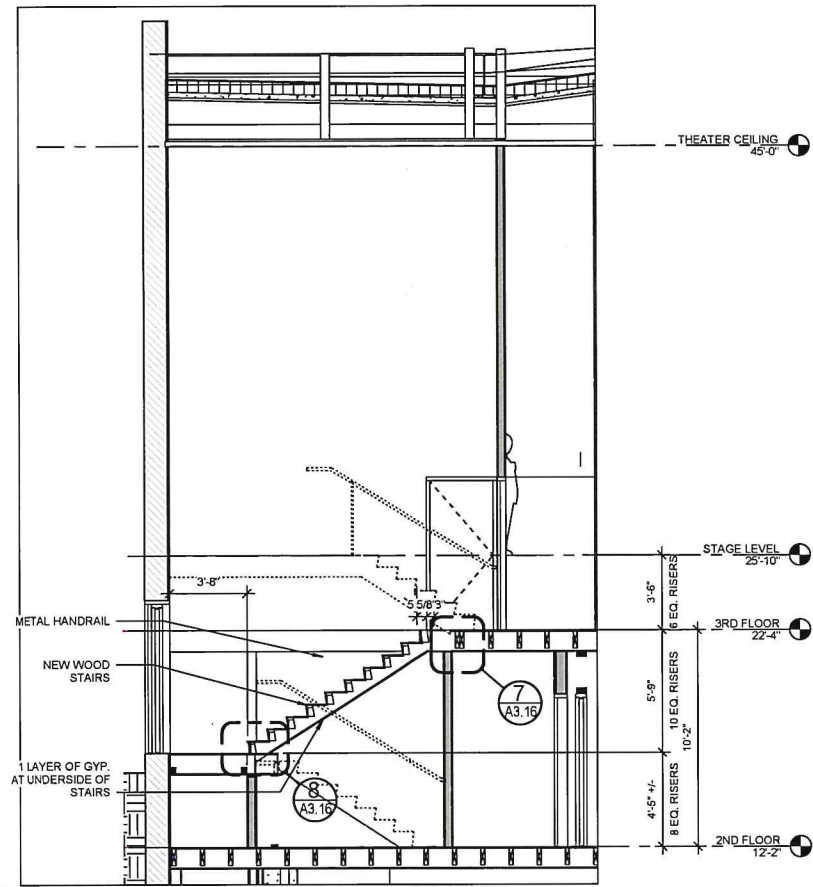
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Scale:
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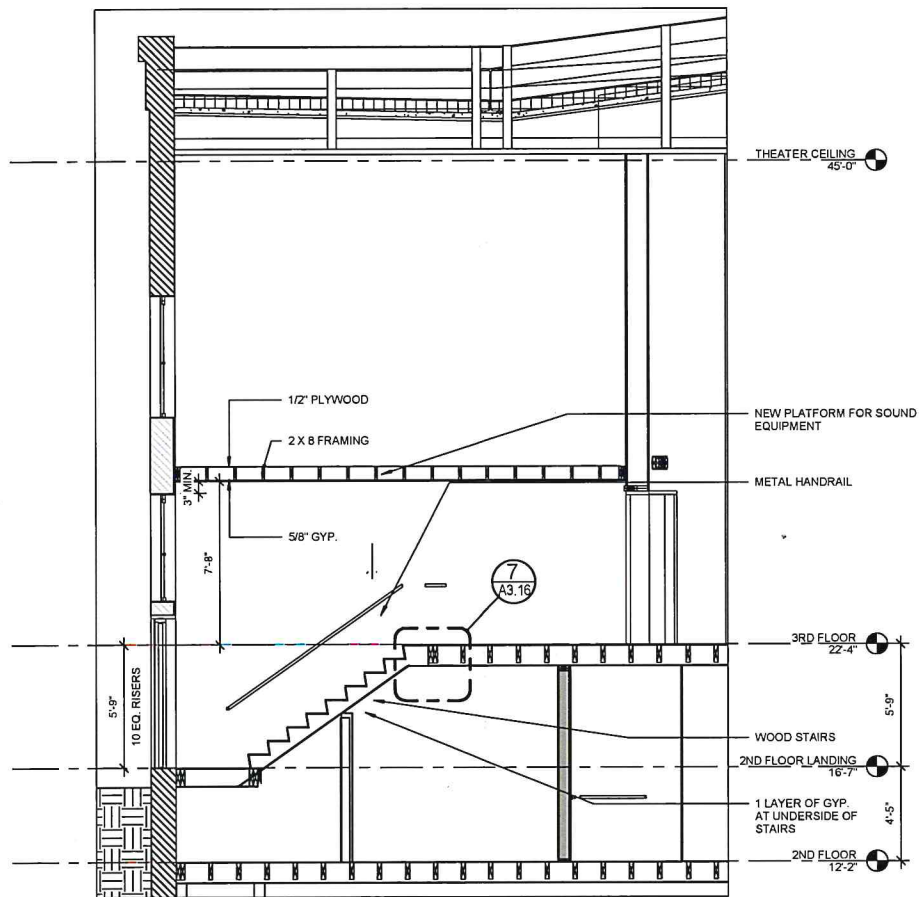
Date:
7 FEB 2022

ELEVATOR DETAILS

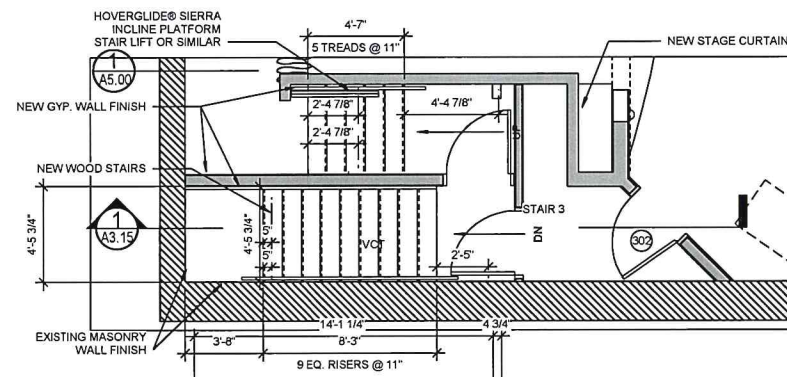
A3.14



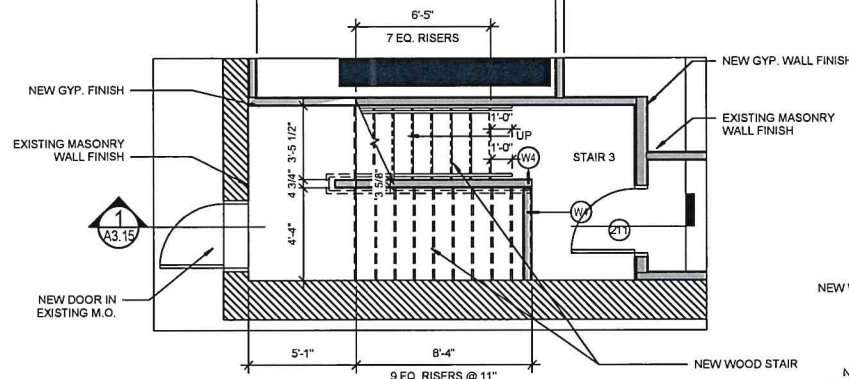
1 | STAIR 3 SECTION
1/4" = 1'-0"



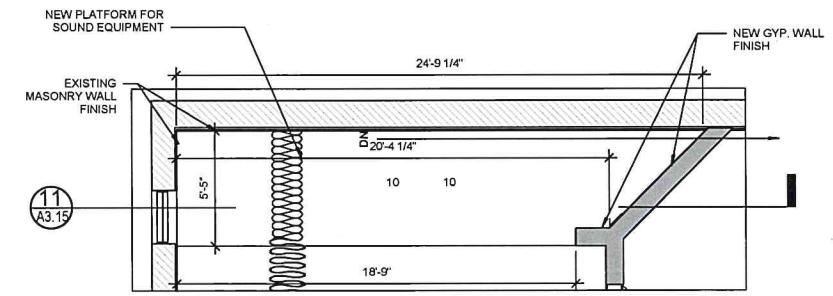
11 | STAIR 2 SECTION
1/4" = 1'-0"



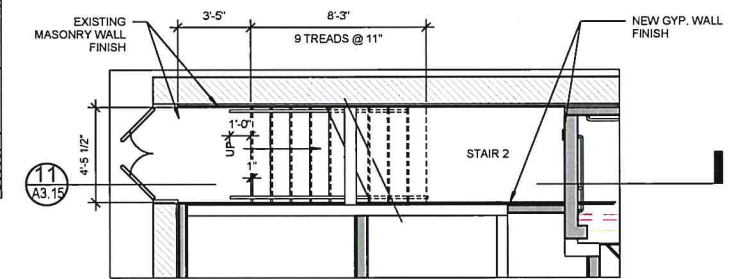
3 | STAIR 3 AT THIRD FLOOR
1/4" = 1'-0"



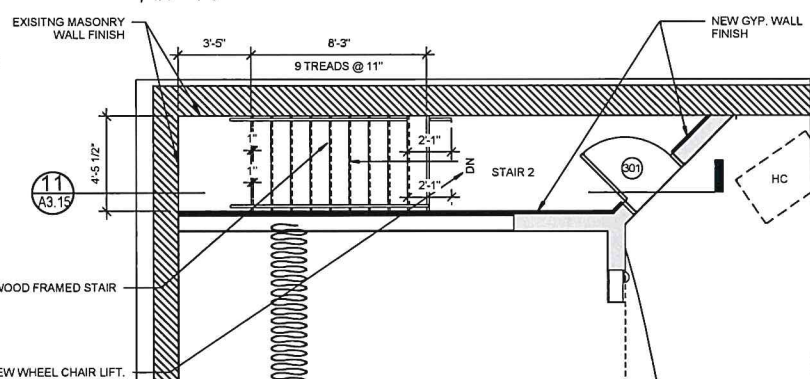
2 | STAIR 3 AT SECOND FLOOR
1/4" = 1'-0"



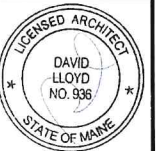
7 | PLATFORM FOR SOUND EQUIPMENT ABOVE STAIR 2
1/4" = 1'-0"



5 | STAIR 2 AT SECOND FLOOR LANDING
1/4" = 1'-0"



4 | STAIR 2 AT THIRD FLOOR
1/4" = 1'-0"



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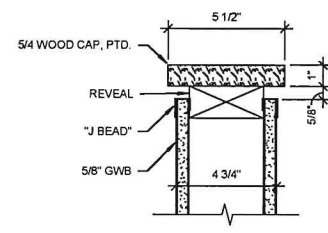
280 Water Street Gardiner, Maine

ELEVATOR

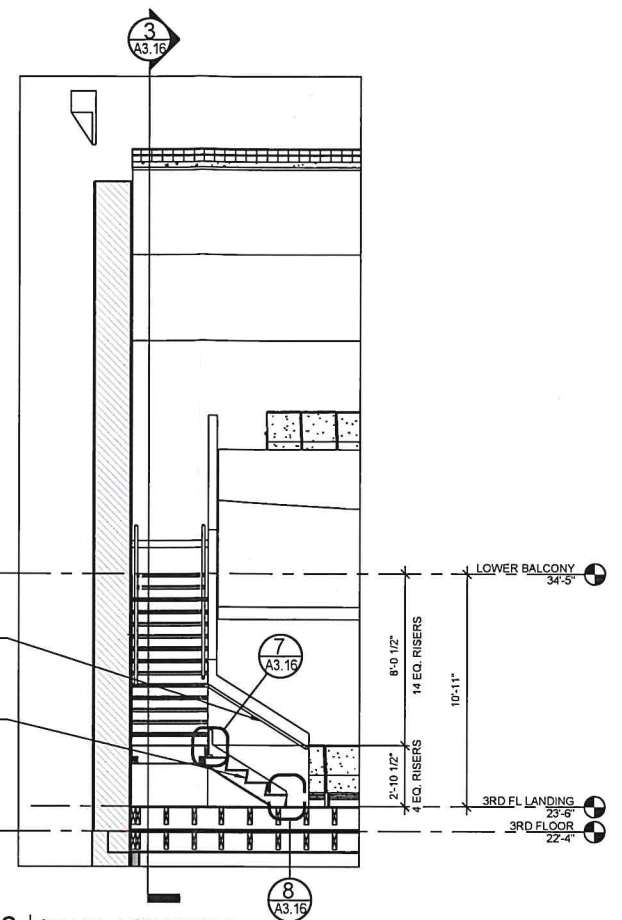
Revisions:

Date: 7 FEB 2022
Scale: 1/4" = 1'-0"
**BACKSTAGE STAIRS
ELEVATOR
PLANS AND SECTIONS**

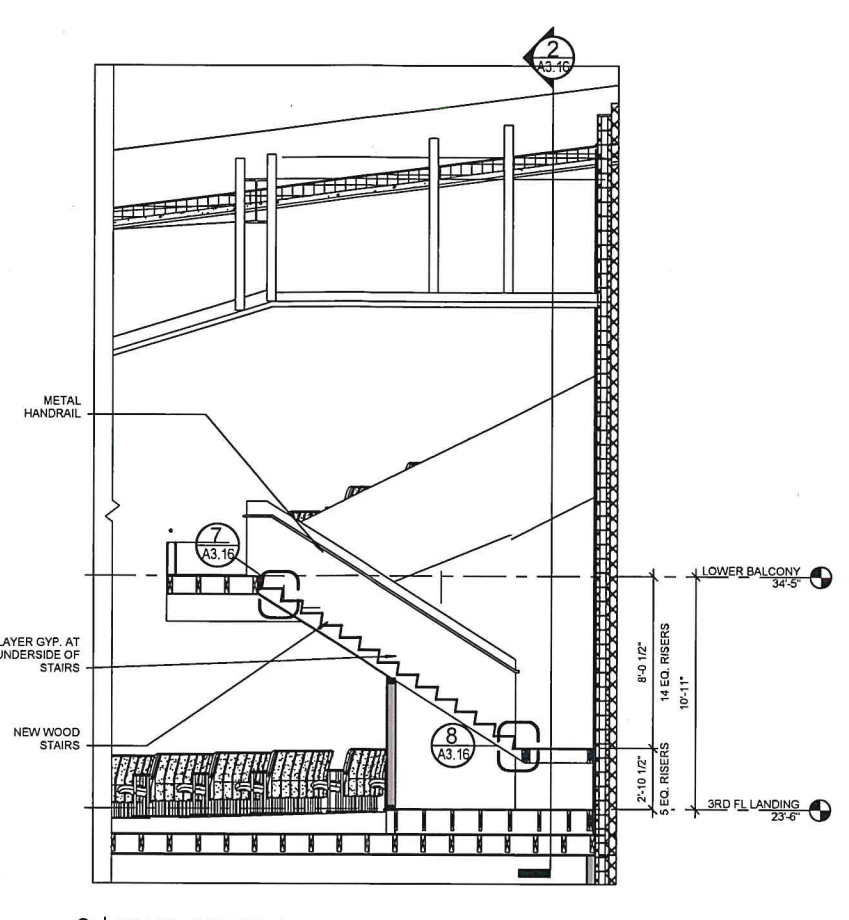
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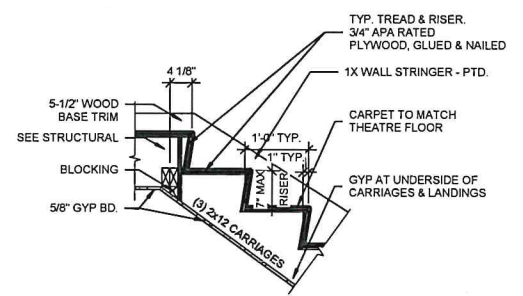
9 | STAIR WALL DETAIL
3" = 1'-0"



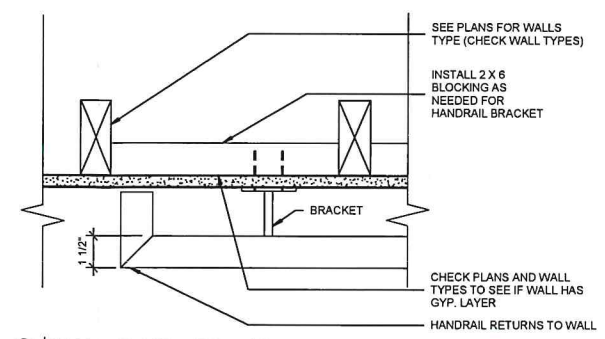
2 | STAIR 4 SECTION
1/4" = 1'-0"



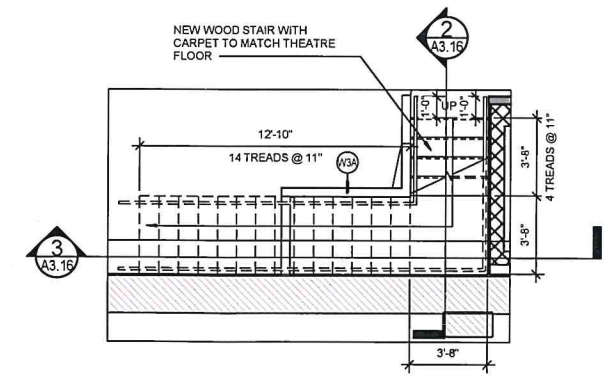
3 | STAIR 4 SECTION
1/4" = 1'-0"



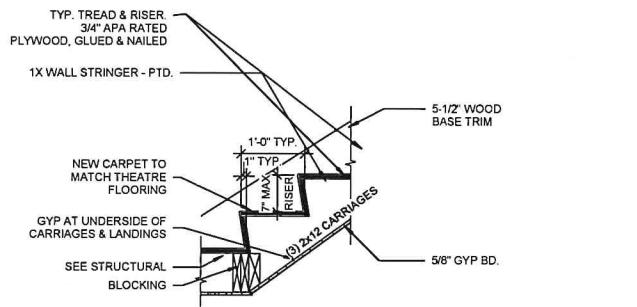
7 | TOP OF WOOD STAIR RUN AT DECK/LANDING
3/4" = 1'-0"



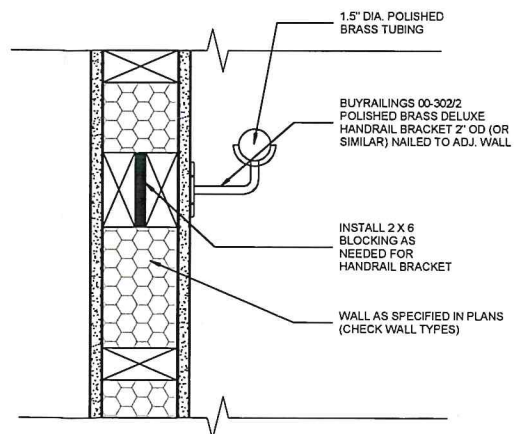
6 | HANDRAIL - BRASS - PLAN DETAIL
3" = 1'-0"



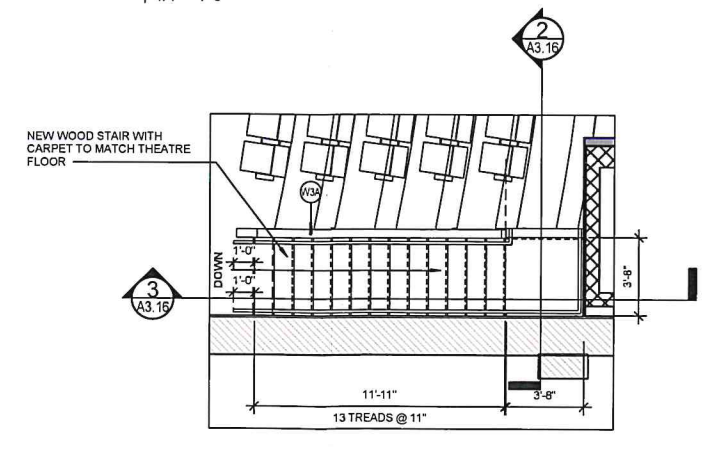
5 | STAIR 4 AT THIRD FLOOR LEVEL
1/4" = 1'-0"



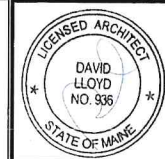
8 | BOTTOM OF WOOD STAIR RUN AT DECK/LANDING
3/4" = 1'-0"



4 | HANDRAIL - BRASS - SECTION DETAIL
3" = 1'-0"



1 | STAIR 4 PLAN
1/4" = 1'-0"



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Revisions:

Date: 7 FEB 2022
Scale: As indicated

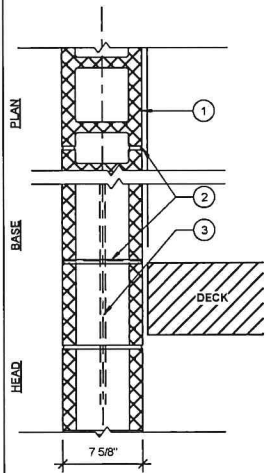
STAIR 4 PLANS AND SECTIONS

A3.16

LABEL 2 HR

W6 2 HR BEARING FIRE BARRIER
DESIGN NUMBER - UL - U905
STC SOUND - N/A

1. CONCRETE BLOCKS - CLASSIFICATION D-2 (2HR) 8" NOM. THICKNESS.
2. MORTAR - BLOCKS LAID IN A FULL BED OF MORTAR, NOM. 3/8 IN THICK, OF NOT LESS THAN 2 1/4 AND NOT MORE THAN 3 1/2 PARTS CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. REINFORCING - SEE STRUCTURAL DRAWINGS

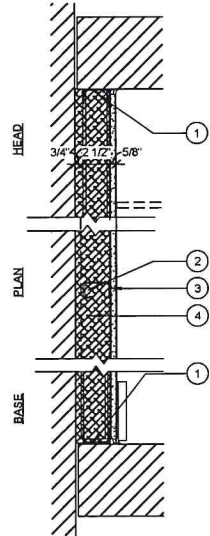


6 | WALL TYPE W6 - CMU SHAFT WALL

1 1/2" = 1'-0"

W4 NON-RATED NON-BEARING EXTERIOR WALL FURRING
-- STC SOUND --

W4 CONT. METAL FLOOR AND CEILING RUNNER - CHANNEL SHAPED 25 MSG STEEL WITH 1 1/4" LONG LEGS FASTENERS @ 2'-0" O.C. MAX. WITHIN 1" OF ENDS STEEL STUDS - CHANNEL SHAPED 25 MSG STEEL 2 1/2" STUDS SPACED MAX. 24" O.C. STUDS TO BE CUT 3/4" LESS THAN ASSEMBLY HEIGHT. GYPSUM BOARD - (1) LAYER 5/8" GYP. BD., PAPER SURFACED MOISTURE RESISTANT, APPLIED PERPENDICULAR TO FRAMING WITH 1" TYPE S STEEL SCREWS SPACED 8" O.C. SPRAY FOAM INSULATION - CLOSED CELL POLYURETHANE SPRAY INSULATION UL CLASS AS TO SURFACE BURNING CHARACTERISTICS AND OR FIRE RESISTANCE REQUIRED TO COMPLETELY FILL CAVITY. BLOCKING - (NOT SHOWN) WOOD BLOCKING AS NEEDED TAPE AND COMPOUND - (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.



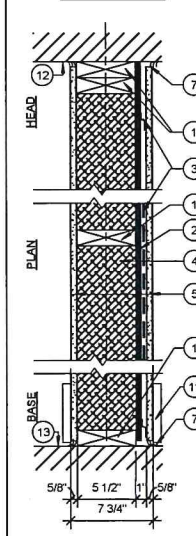
4 | WALL TYPE W4 - MTL FUR - INSL - 3 7/8"

1 1/2" = 1'-0"

LABEL 1 HR

W2 1 HR BEARING FIRE BARRIER
DESIGN NUMBER - GA FILE NO. WP3240 1 HOUR FIRE
58 STC SOUND
FIRE TEST: UL R1319-93, 94, 129; ACOUSTIC LABORATORIES, NU-WOOL CO.

1. WOOD FRAMING - WOOD STUDS, NOM. 2 IN BY 4 IN., DOUBLE TOP PLATE AND SINGLE BASE PLATE. SEE STRUCTURAL FOR STUD LAYOUT BRACING, AND FASTENERS.
2. OSB SHEATHING - (1) LAYER OF 7/16 OSB SINGLE SIDE. SEE PLAN FOR ORIENTATION. SEE STRUCTURAL FOR DETAILS.
3. RESILIENT CHANNEL - 25 MSG GALV. STEEL RESILIENT CHANNELS SPACED VERTICALLY 24 IN O.C. MAX. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2 IN. LONG TYPE S-12 PANHEAD STEEL SCREW.
4. FIBER, DRY - DRY DENSE PACKED CELLULOSE MATERIAL. INSULATION IS APPLIED DRY AND DENSE PACKED INTO CAVITY. GYPSUM PANELS ARE INSTALLED ON BOTH FACES OF THE WALL FIRST WITH A GAP LEFT AT THE TOP OF EACH STUD BAY TO BE FILLED AFTER INSTALLATION. TESTING WILL BE PERFORMED TO ENSURE PROPER DENSITY AND THAT ENTIRE CAVITY IS FILLED, ESP. AROUND AND BELOW ELECTRICAL BOXES AND SWITCHES, ETC.
5. TYPE X GYP BOARD - NOM. 5/8 IN. THICK, 4 FT. WIDE, GYP BOARD PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. OR HORZ. SINGLE LAYER INSTALLED ON EA. SIDE OF STL STUDS. VERTICAL JNTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. HORZ. EDGE JNTS AND HORZ. BUTT JNTS NEED NOT BE BACKED BY FRAMING. HORZ. BUTT JNTS AND HORZ. BUTT JNTS ON OPPOSITE SIDES OF STL STUDS NEED NOT BE STAGGERED. PANELS ATTACHED TO STL STUDS AND FL RUNNER WITH 1 IN. LONG TYPE S STL SCREWS SPACED 8 IN. O.C. PANELS ATTACHED TO RESILIENT CHANNELS WITH 1 IN. LONG TYPE S STL SCREWS SPACED 8 IN. O.C. WHEN APPLIED HORZ., OR 8 IN. O.C. ALONG VERT. AND BOTTOM EDGES AND 12 IN. O.C. IN THE FIELD WHEN APPLIED VERT.. WHEN USED IN WIDTH OTHER THAN 48 IN., GYP PANELS TO BE INSTALLED HORZ.. UNITED STATES GYP COMPANY - 5/8" SHEETROCK BRAND FIRECODE CORE GYP PANELS
6. JOINT TAPE AND COMPOUND - (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JNTS.
7. SEALANT - UL AND STC LISTED SEALANT, FULL PERIMETER BOTH SIDES.
8. BLOCKING - (NOT SHOWN) WOOD BLOCKING AS NEEDED TAPE AND COMPOUND - (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.



2 | WALL TYPE W2 - CORR - 7 3/4"

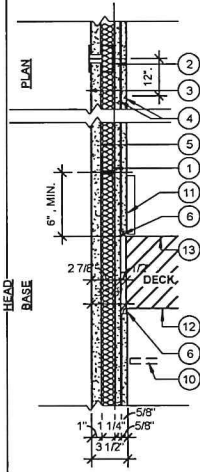
1 1/2" = 1'-0"

NOTE: MAX. 1" SCREWS SECURING GYP BD TO RESILIENT CHANNELS TO PREVENT SCREWS FROM TOUCHING STUDS & SHORT-CIRCUITING RESILIENT CHANNEL

LABEL 2 HR

W5 2 HR NON-BEARING SHAFT WALL
DESIGN NUMBER - UL - U415 SYSTEM B
48 STC SOUND - BSA 642-68-SM

1. FLOOR, SIDE AND CEILING RUNNER - (NOT SHOWN) "J" SHAPED RUNNER, MIN. 4 IN DEEP, WITH UNEQUAL LEGS OF 1 IN AND 2 IN, FABRICATED FROM MIN 24 MSG GALV. STL. RUNNERS POSITIONED WITH SHORT LEG TOWARD FINISHED SIDE OF WALL. RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTENERS LOCATED NOT GREATER THAN 2 IN FROM ENDS AND NOT GREATER THAN 24 IN. O.C.
2. STEEL STUDS - "C" SHAPED STUDS, MIN 2 1/2" DEEP, FABRICATED FROM MIN 25 MSG GALV STL AND SPACED 24" O.C. GYPSUM BOARD - GYPSUM LINER PANELS, NOM. 1 IN THICK, 24 IN WIDE, VERTICAL EDGES INSERTED IN "H" PORTION OF "C" SHAPED STUDS. FREE EDGES OF PANELS ATTACHED TO LONG LEG OF THE VERTICAL "J" - RUNNERS WITH 1 5/8 IN LONG TYPE S STEEL SCREWS SPACED NOT GREATER THAN 12 IN O.C. WHEN WALL HEIGHT EXCEEDS PANEL LENGTH, LINER PANELS MAY BE BUTTED TO EXTEND THE FULL HEIGHT OF THE WALL. HORIZONTAL JOINTS NEED NOT BE BACKED BY STEEL FRAMING, WALLBOARD STRIPS CENTERED OVER BUTT JOINT AND SECURED TO LINER PANELS WITH SIX 1 1/2 IN LONG TYPE G STEEL SCREWS, THREE SCREWS ALONG THE 22 IN DIMENSION AT THE TOP AND BOTTOM OF THE STRIPS.
3. GYPSUM BOARD - (2) 5/8 IN. THICK, 4 FT TYPE X GYPSUM PANELS ORIENTED VERTICALLY AND STAGGERED 12 IN. ATTACH BASE LAYER TO STUDS WITH 1 IN LONG TYPE S STEEL SCREWS SPACED 12 IN. O.C. AND ATTACH THE FINISH LAYER WITH 1 5/8 IN TYPE S STEEL SCREWS SPACED 12" O.C.
4. SOUND BATT - MIN. 3 IN THICK MINERAL WOOL INSULATION BATTS.
5. SEALANT - UL AND STC LISTED SEALANT FULL PERIMETER BOTH SIDES.
6. TAPE AND COMPOUND - (ADDED/NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.



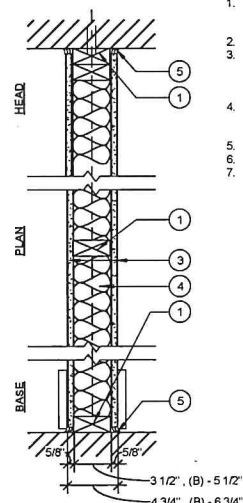
5 | WALL TYPE W5 - SHAFT WALL ASSEMBLY

1 1/2" = 1'-0"

NOTE: CONSTRUCT AS YOU WOULD BUILD AN AREA SEPARATION WALL FROM THE BOTTOM UP. CUT LINER PANELS AND STUDS FULL LENGTH THEN PLACE J-RUNNERS ON TOP AND BUILD NEXT FLOOR SECTION. VERTICALLY ALIGN ALL CH-STUDS.

W3A W3B NON-RATED BEARING ACOUSTICAL PARTITION
DESIGN NUMBER - N/A
35 STC SOUND - RAL-TL-11-078

1. WOOD FRAMING - WOOD STUDS, NOM. 2 IN BY 4 IN (IN WALL B USE 2X6), DOUBLE TOP PLATE AND SINGLE BASE PLATE. SEE STRUCTURAL FOR STUD LAYOUT BRACING, AND FASTENERS.
2. GYPSUM BOARD - (1) LAYER 5/8" GYP. BD. EACH SIDE, PAPER SURFACED, APPLIED PERPENDICULAR TO FRAMING WITH 1" TYPE S STEEL SCREWS SPACED 8" O.C.. SEE NOTES FOR GYP. BD. TYPE
3. SOUND ATTENUATION BATT (STC 35) - FIBERGLASS BATT WITH UL CLASS AS TO SURFACE BURNING CHARACTERISTICS AND OR FIRE RESISTANCE REQUIRED
4. SEALANT - ACOUSTIC SEALANT BOTH SIDES.
5. BLOCKING - (NOT SHOWN) WOOD BLOCKING AS NEEDED TAPE AND COMPOUND - (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.



3 | WALL TYPE W3 - NON RATED BEARING PART.

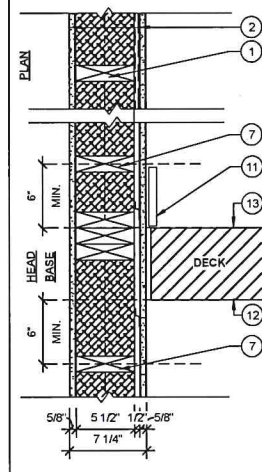
1 1/2" = 1'-0"

NOTES:
NEW WOOD WALL FRAMING ON FIRST FLOOR UP TO BASE FLOOR ELEVATION LINE TO BE PRESSURE TREATED.
ANY INSULATION BELOW BFE TO BE CLOSED-CELL SPRAY FOAM
ALL NEW GYPSUM BOARD UP TO BFE SHALL BE DENSGLOSS INSTEAD OF TRADITIONAL PAPER FACED GYPSUM BOARD

LABEL 1 HR

W1 1 HR BEARING FIRE BARRIER
DESIGN NUMBER - GA FILE NO. WP3240 1 HOUR FIRE
58 STC SOUND
FIRE TEST: UL R1319-93, 94, 129; ACOUSTIC LABORATORIES, NU-WOOL CO.

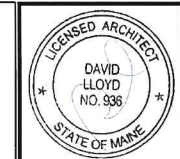
1. WOOD STUDS - NOM. 2 x 6 IN SPACED 16 IN OR 24 IN O.C. w/ (2) 2 x 6 IN. TOP PLATE AND (1) 2 x 6 IN. BOTTOM PLATE. SEE STRUCTURAL FOR SPACING.
2. RESILIENT CHANNEL - 25 MSG GALV. STEEL RESILIENT CHANNELS SPACED VERTICALLY 24 IN O.C. MAX. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2 IN. LONG TYPE S-12 PANHEAD STEEL SCREW.
3. FIBER, SPRAYED - SPRAY APPLIED CELLULOSE MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE LATEST PUBLISHED MANUFACTURER AND UL INSTRUCTIONS. NOM. DRY DENSITY OF 3.8 LB./FT³. ALTERNATE APPLICATION METHOD: INSULATION IS APPLIED DRY AND DENSE PACKED INTO CAVITY. GYPSUM PANELS ARE INSTALLED ON BOTH FACES OF THE WALL FIRST WITH A GAP LEFT AT THE TOP OF EACH STUD BAY TO BE FILLED AFTER INSTALLATION. TESTING WILL BE PERFORMED TO ENSURE PROPER DENSITY AND THAT ENTIRE CAVITY IS FILLED, ESP. AROUND AND BELOW ELECTRICAL BOXES AND SWITCHES, ETC.
4. TYPE X GYP BOARD - NOM. 5/8 IN. THICK, 4 FT. WIDE, GYP BOARD PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. OR HORZ. SINGLE LAYER INSTALLED ON EA. SIDE OF STL STUDS. VERTICAL JNTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. HORZ. EDGE JNTS AND HORZ. BUTT JNTS NEED NOT BE BACKED BY FRAMING. HORZ. BUTT JNTS AND HORZ. BUTT JNTS ON OPPOSITE SIDES OF STL STUDS NEED NOT BE STAGGERED. PANELS ATTACHED TO STL STUDS AND FL RUNNER WITH 1-1/4 IN. LONG TYPE S STL SCREWS SPACED 8 IN. O.C. WHEN APPLIED HORZ., OR 8 IN. O.C. ALONG VERT. AND BOTTOM EDGES AND 12 IN. O.C. IN THE FIELD WHEN APPLIED VERT.. WHEN USED IN WIDTH OTHER THAN 48 IN., GYP PANELS TO BE INSTALLED HORZ.. UNITED STATES GYP COMPANY - 5/8" SHEETROCK BRAND FIRECODE CORE GYP PANELS
5. JOINT TAPE AND COMPOUND - (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JNTS.
6. SEALANT - UL AND STC LISTED SEALANT, FULL PERIMETER BOTH SIDES.
7. BLOCKING - (NOT ALL BLOCKING SHOWN) - ADDITIONAL WOOD BLOCKING AS NEEDED
8. TAPE AND COMPOUND - (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.



1 | WALL TYPE W1 - STAIR SHAFT - 7 1/4"

1 1/2" = 1'-0"

NOTE: GYP BD ON STAIR SHAFT WALL MUST BE CONTINUOUS ON BOTH SIDES OF WALL BEHIND ALL STRINGERS & LEDGERS



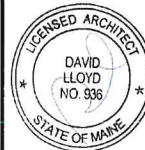
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Address: _____
City, State: _____

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Project: **JOHNSON HALL**
280 Water Street Gardiner, Maine

Scale: 1 1/2" = 1'-0"
Date: 7 FEB 2022
WALL TYPES

A4.00



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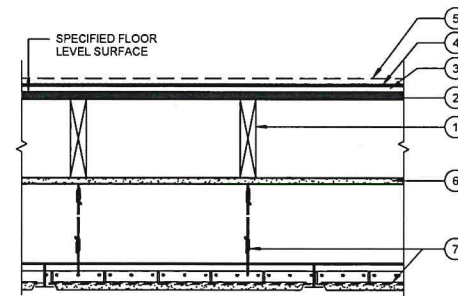
Revisions:

Date:
7 FEB 2022

Scale:
1 1/2" = 1'-0"

FLOOR, CEILING, & ROOF TYPES

A4.02

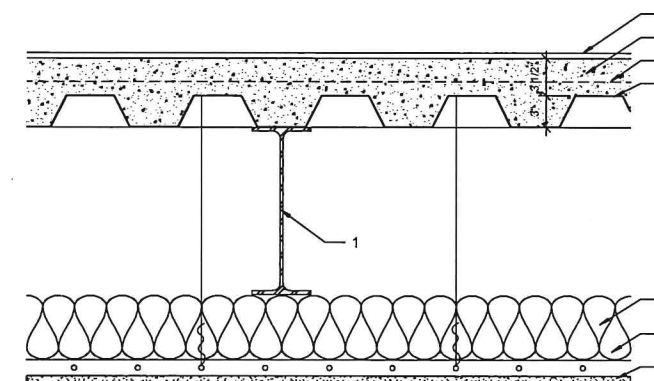


UNRATED CEILING/FLOOR ASSEMBLY

- WOOD JOISTS - NOM. 2X WOOD JOISTS (EXISTING) SUBFLOORING - NOM 23/32 IN. THICK WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH END JOINTS STAGGERED. PLYWOOD OR PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS, SPACED 12 IN. OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.
- FLOORING SOUND BARRIER - 1/2" HOMASOTE 440 SOUNDBARRIER.
- FINISH FLOOR UNDERLAYMENT - 1/4" PLYWOOD UNDERLAYMENT ORIENTED PERPENDICULAR TO SUBFLOORING.
- FINISH FLOOR - NOT SHOWN, SEE FINISH SCHEDULE.
- GYPSUM SHEATHING - (1) 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO WD FRAMING WITH 1 1/4" TYPE W OR TYPE S DRYWALL SCREWS 24" O.C.
- ACOUSTIC CEILING SYSTEM - SEE SPECIFICATION FOR DETAILS.

3 FLOOR F3 - CEILING/ FLOOR ASSEMBLY - ACOUSTIC TILE

1 1/2" = 1'-0"

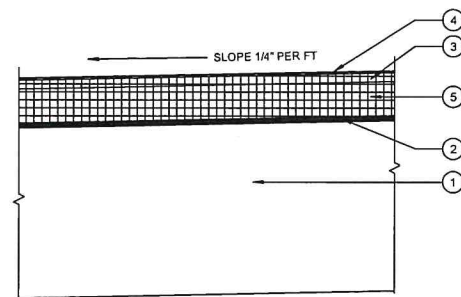


3 HR - RATED FLOOR / CEILING ASSEMBLY - UNIT TO UNIT
DESIGN NUMBER: UL D218

- STEEL BEAM - (SEE STRUCTURAL FOR SIZE)
- NORMAL-WEIGHT CONCRETE - 3-1/2" (SEE STRUCTURAL)
- WELDED WIRE FABRIC - (SEE STRUCTURAL FOR SIZE)
- GALV. METAL DECK - 3 IN. DEEP GALV UNITS, 18 GAUGE
- DRYWALL GRID SYSTEM - 1 3/8" DRYWALL SUSPENSION - CHICAGO METALLIC 640 (HOOK) 660 (STAB) NON FIRE RATED DRYWALL GRID SYSTEM
- GYPSUM BOARD - 1 LAYER OF NOM. 5/8 IN. THICK, 48 IN. WIDE GYPSUM PANELS. GYPSUM PANELS INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM PANELS SECURED WITH 1 IN. LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 12 IN. OC AND LOCATED A MIN OF 1/2 IN. FROM SIDE JOISTS AND 3 IN. FROM THE END JOINTS. END JOINTS SECURED TO DRYWALL GRID SYSTEM.
- SOUND ATTENUATING FIBERGLASS BATT INSULATION - 6 IN. - GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.
-
- FINISHED FLOOR & UNDERLAYMENT AS SPECIFIED

2 FLOOR F2 - CEILING/ FLOOR ASSEMBLY

1 1/2" = 1'-0"

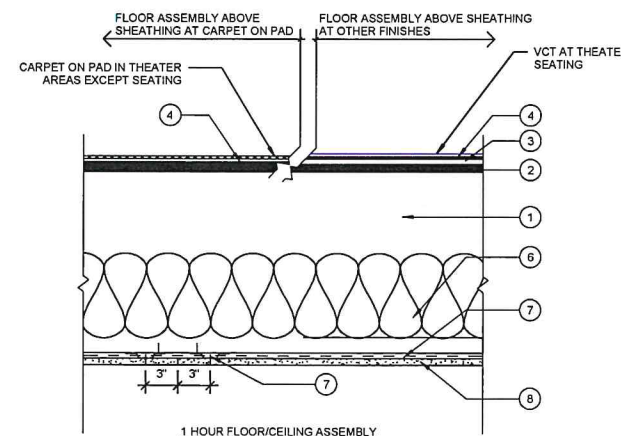


UNRATED ROOF ASSEMBLY

- ROOF JOISTS - EXISTING WOOD FRAMING, (SEE STRUCTURAL)
- ROOF SHEATHING - EXISTING SHEATHING.
- COVER BOARD - 1/2" HD FIBER BOARD
- ROOFING - EPDM MEMBRANE ROOFING
- INSULATION - RIGID POLYISOCYANURATE INSULATION TO R-20.

5 ROOF R1 - TYPICAL SLOPED STRUCTURE ROOF

1 1/2" = 1'-0"



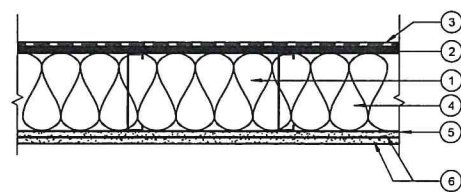
LABEL 1 HR

FLOOR SYSTEM - 1 HOUR
U.L. Design No. L528
(STC 54 - IIC 51) F.H.A. - Materials Release No. 930e & 1150d ICB0-Report No. 1016 ICC-ES File No. 04-02-05

- JOISTS - EXISTING 2X WOOD JOIST FRAMING.
- SUBFLOORING - NOM 23/32 IN. THICK WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH END JOINTS STAGGERED. PLYWOOD OR PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS, SPACED 12 IN. OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.
- FLOORING SOUND BARRIER - 1/2" HOMASOTE 440 SOUNDBARRIER.
- FINISH FLOOR UNDERLAYMENT - 1/4" PLYWOOD UNDERLAYMENT ORIENTED PERPENDICULAR TO SUBFLOORING.
-
- BATTS AND BLANKETS - 8" GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE WHEN THE RESILIENT CHANNELS ARE SPACED A MAX OF 12 IN. OC THERE IS NO LIMIT IN THE OVERALL THICKNESS OF INSULATION, AND THE INSULATION CAN BE SECURED AGAINST THE SUBFLOORING, HELD SUSPENDED IN THE CONCEALED SPACE OR DRAPED OVER THE RESILIENT OR FURRING CHANNELS AND GYPSUM PANEL MEMBRANE.
- RESILIENT CHANNELS - FORMED FROM MIN 0.020 IN. THICK GALV STEEL, 1/2 IN. DEEP BY 2-3/8 IN. WIDE AT THE BASE AND 1-3/8 IN. WIDE AT THE FACE AS SHOWN, SPACED 12 IN. OC PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4 IN. LONG TYPE S BUGLE HEAD STEEL SCREWS. CHANNELS OVERLAPPED 4 IN. AT SPLICES. TWO CHANNELS, SPACED 6 IN. OC, ORIENTED OPPOSITE EACH OTHER AT GYPSUM PANEL END JOINTS AS SHOWN IN THE ILLUSTRATION. ADDITIONAL CHANNELS SHALL EXTEND MIN 6 IN. BEYOND EACH SIDE EDGE OF PANEL.
- GYPSUM BOARD - NOM 5/8 IN. THICK, 48 IN. WIDE GYPSUM PANELS. GYPSUM PANELS INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM PANELS SECURED WITH MAX. 1 IN. LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 12 IN. OC AND LOCATED A MIN OF 1/2 IN. FROM SIDE JOISTS AND 3 IN. FROM THE END JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS AS SHOWN IN END JOINT DETAIL.

1 FLOOR F1 - 1HR WOOD FRAMED FLOOR WITH GYP CEILING

1 1/2" = 1'-0"



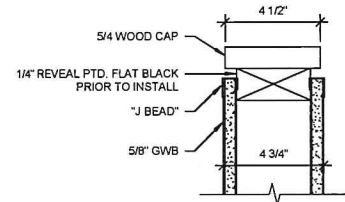
LABEL 1 HR

1 HR RATED CEILING/ROOF ASSEMBLY
GA FILE No. FC4503

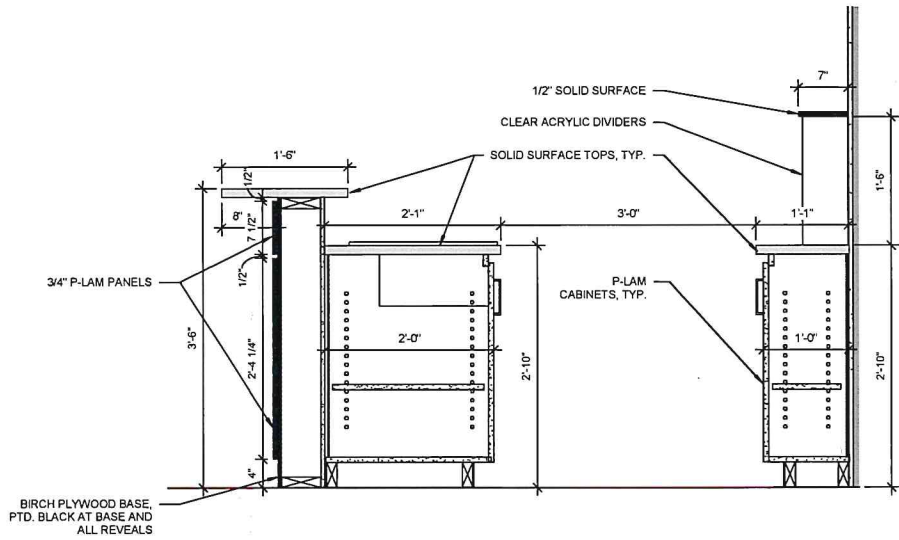
- LIGHT GAUGE METAL JOISTS - 16 GA. 8 IN. 'C'-JOISTS SPACED 16" O.C. ATTACHED TO 18 GA 8 IN LEDGER LEDGER FIXED TO CMU ELEV. SHAFT WITH POWER ACTUATED FASTENERS.
- ROOF SHEATHING -
- ROOFING - EPDM MEMBRANE ROOFING
- INSULATION - BATT INSULATION
- VAPOR BARRIER - 6 MIL. POLY VAPOR BARRIER ADHERED TO UNDERSIDE OF STUDS WITH ACOUSTICAL SEALANT. LAP SEAMS MINIMUM 6 IN.
- GYPSUM SHEATHING - (2) 5/8" TYPE X GYPSUM WALLBOARD. BASE LAYER, APPLIED AT RIGHT ANGLES TO FRAMING WITH 1 1/4" TYPE S-12 DRYWALL SCREWS 24 IN O.C. FACE LAYER APPLIED PARALLEL TO FRAMING WITH 1 5/8" TYPE S-12 DRYWALL SCREWS ALONG EDGES AND 1 1/2" TYPE G SCREWS 12 IN O.C. ALONG FRAMING SUPPORTS. LAP LAYERS OF GYPSUM 24" IN BOTH DIRECTIONS.

4 CEILING C1 - 1HR CEILING ASSEMBLY

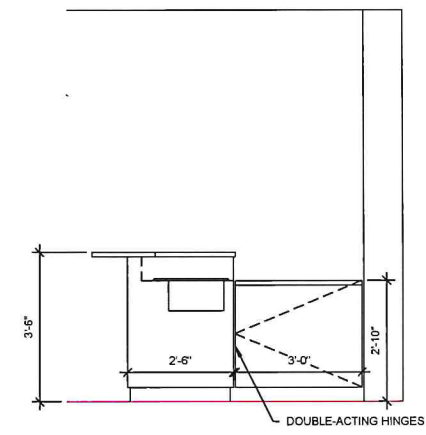
1 1/2" = 1'-0"



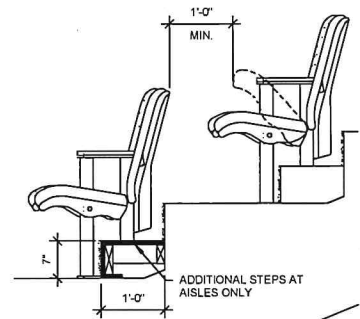
4 BALCONY WALL DETAIL
3" = 1'-0"



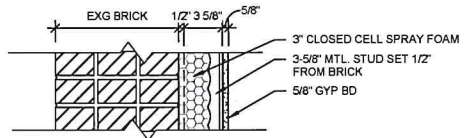
9 BAR SECTION
1" = 1'-0"



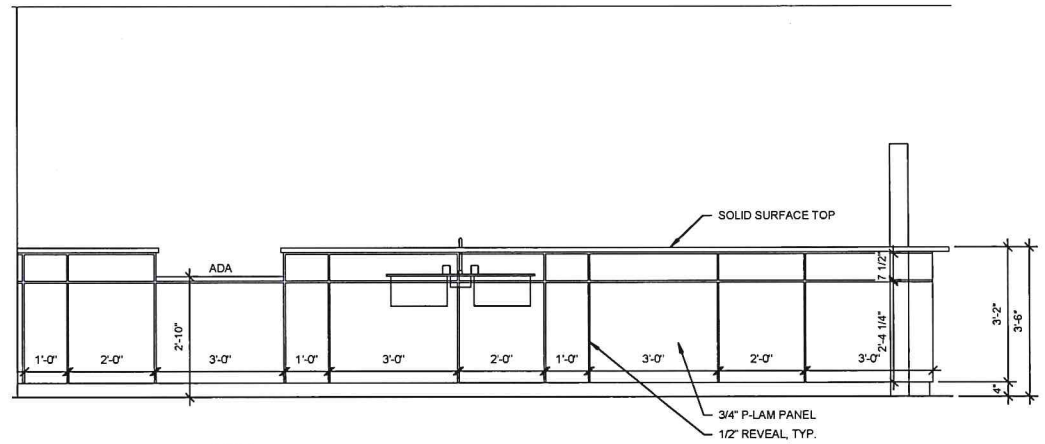
8 BAR SIDE ELEVATION
1/2" = 1'-0"



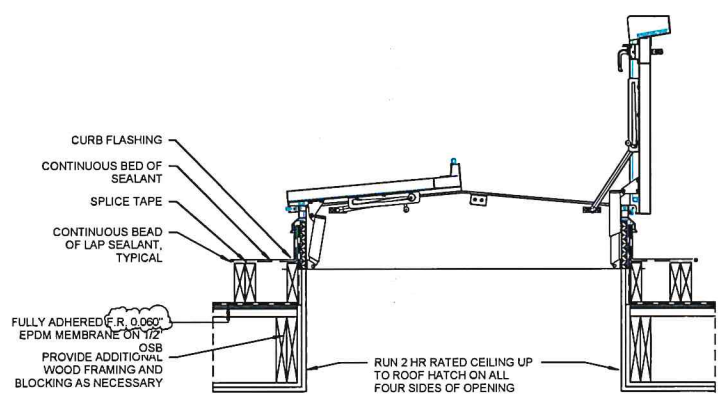
3 TYP. SEATING SECTION
3/4" = 1'-0"



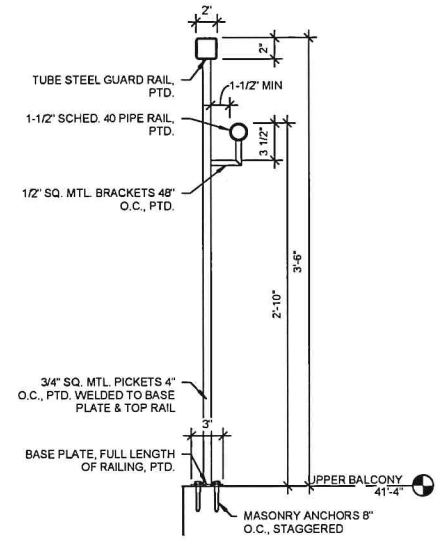
1 INSULATION DETAIL AT EXTERIOR WALL
1 1/2" = 1'-0"



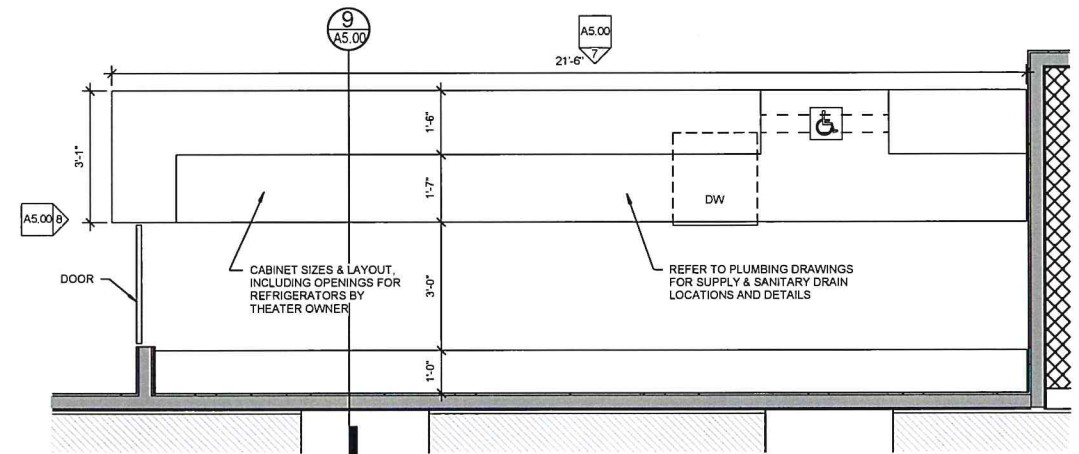
7 BAR FRONT ELEVATION
1/2" = 1'-0"



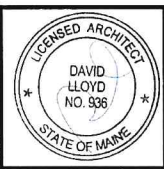
2 ROOF HATCH
1" = 1'-0"



5 METAL GUARDRAIL SECTION
1 1/2" = 1'-0"



6 ENLARGED BAR PLAN
1/2" = 1'-0"



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City, State

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907.772.6022 archetype@archetypepa.com

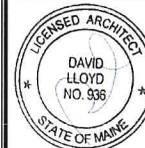
Project:
JOHNSON HALL
280 Water Street Gardiner, Maine

Revisions:
1 1/10/14/20 MUNTIN REVISION

Date:
7 FEB 2022
Scale:
As indicated

A5.00

DETAILS



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280 Water Street Gardiner, Maine

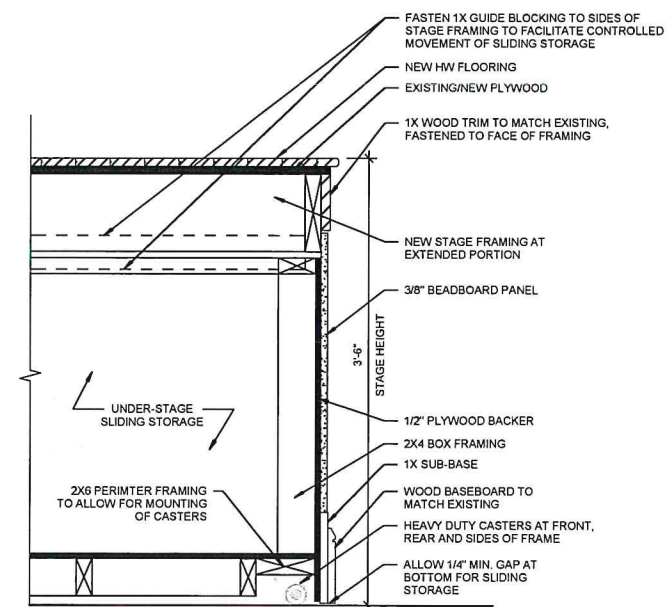
Revisions:

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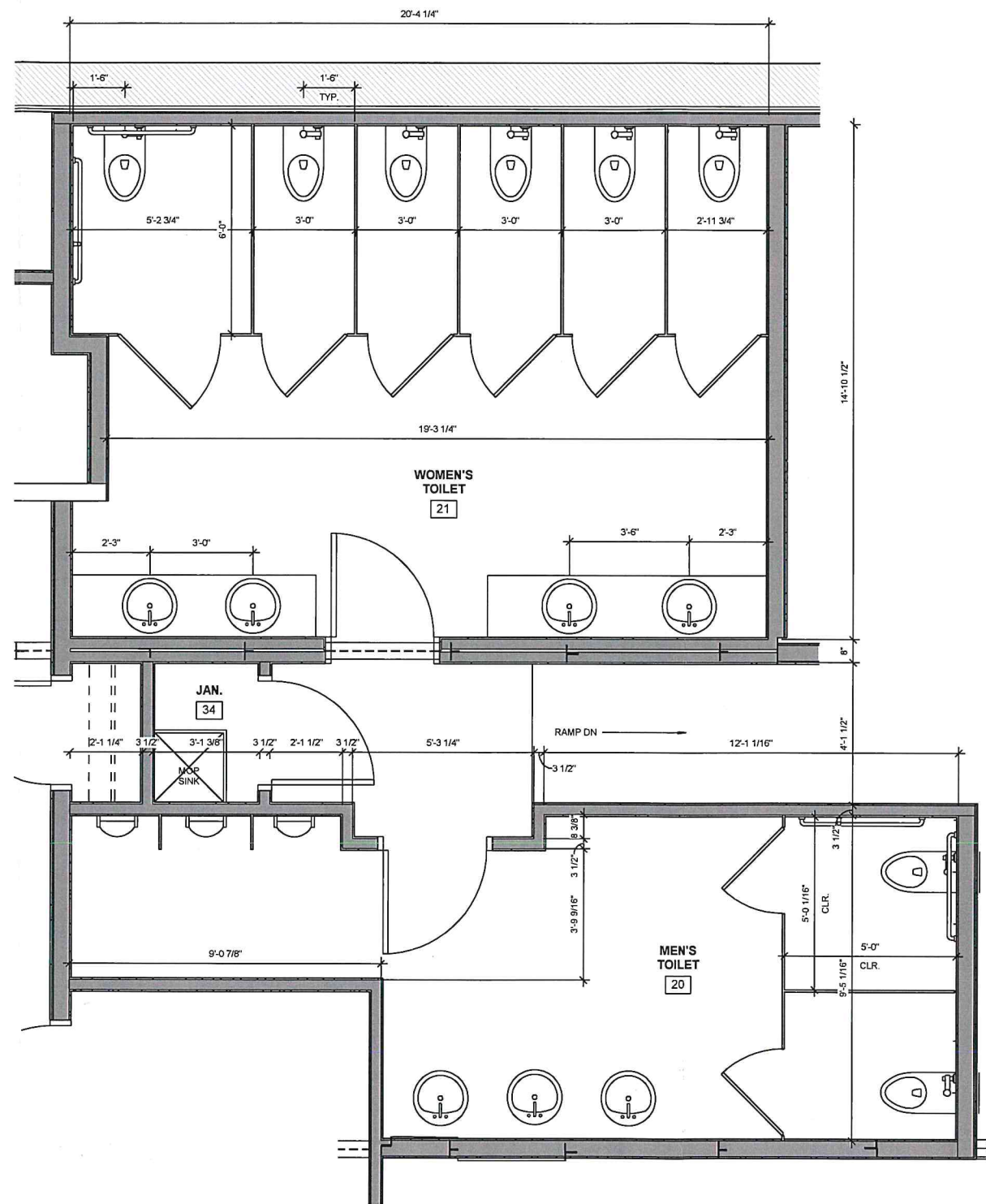
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DETAILS

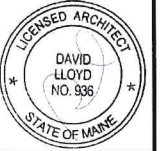
A5.01



2 | REMOVABLE PANEL DETAIL AT STAGE
1 1/2" = 1'-0"



1 | ENLARGED RESTROOM PLANS
1/2" = 1'-0"



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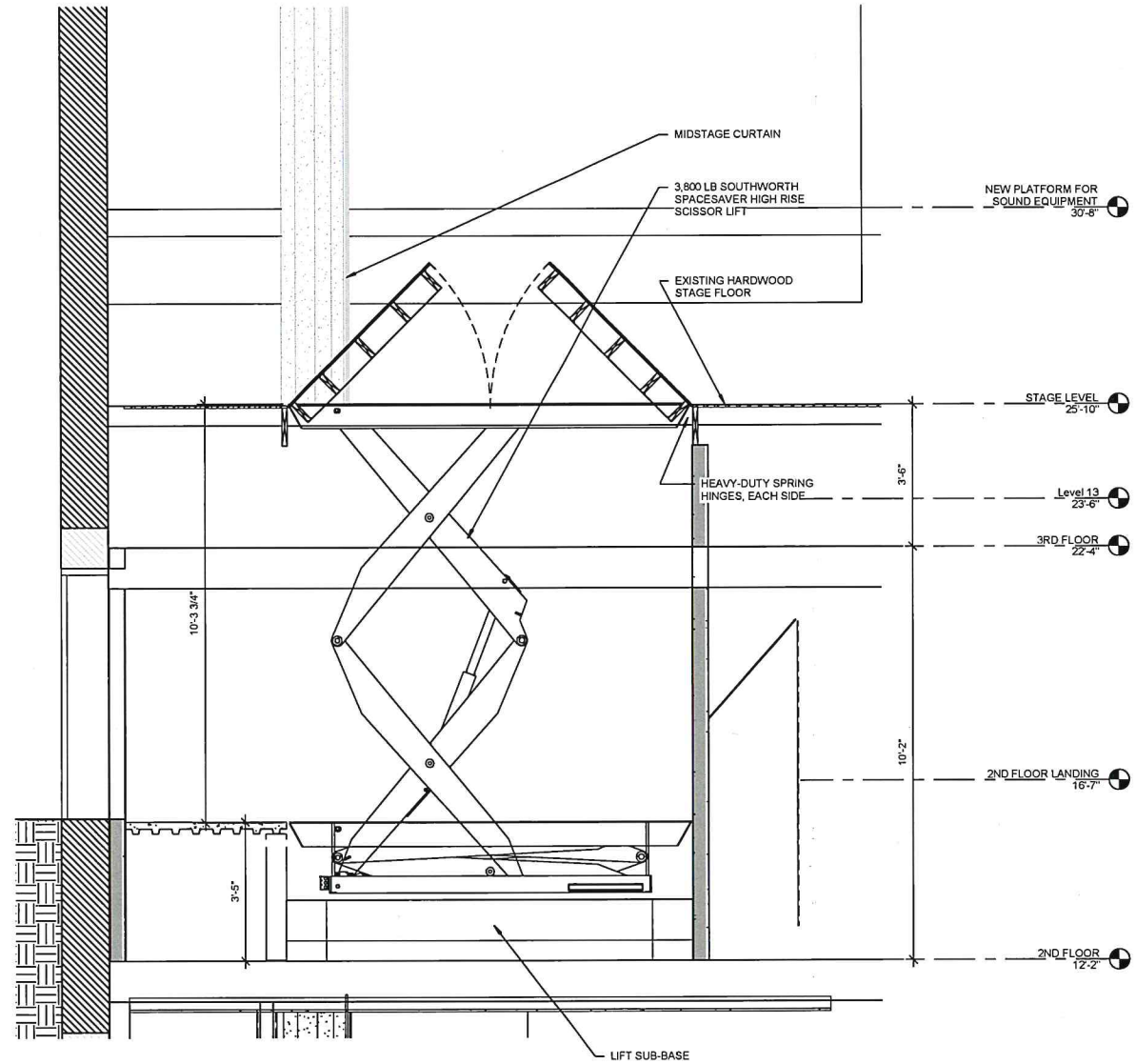
Revisions:

Date:
7 FEB 2022

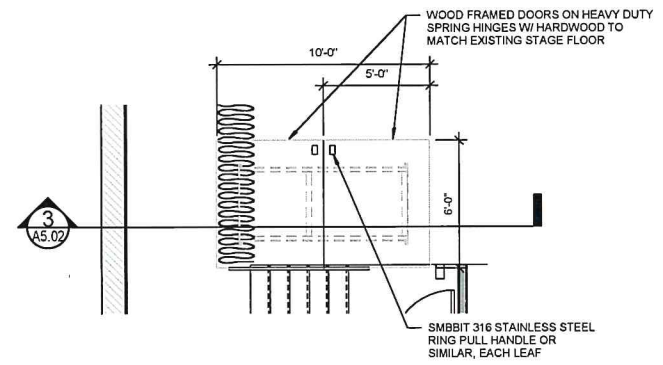
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LIFT PLANS & DETAILS

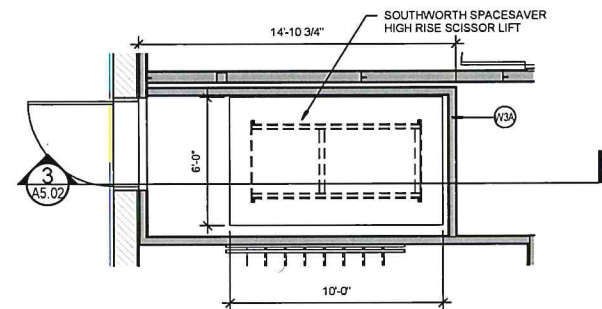
A5.02



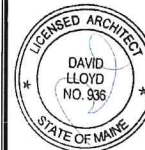
3 | SECTION AT LIFT
1/2" = 1'-0"



1 | ENLARGED 3RD FLOOR PLAN AT LIFT
1/4" = 1'-0"



2 | ENLARGED 2ND FLOOR PLAN AT LIFT
1/4" = 1'-0"



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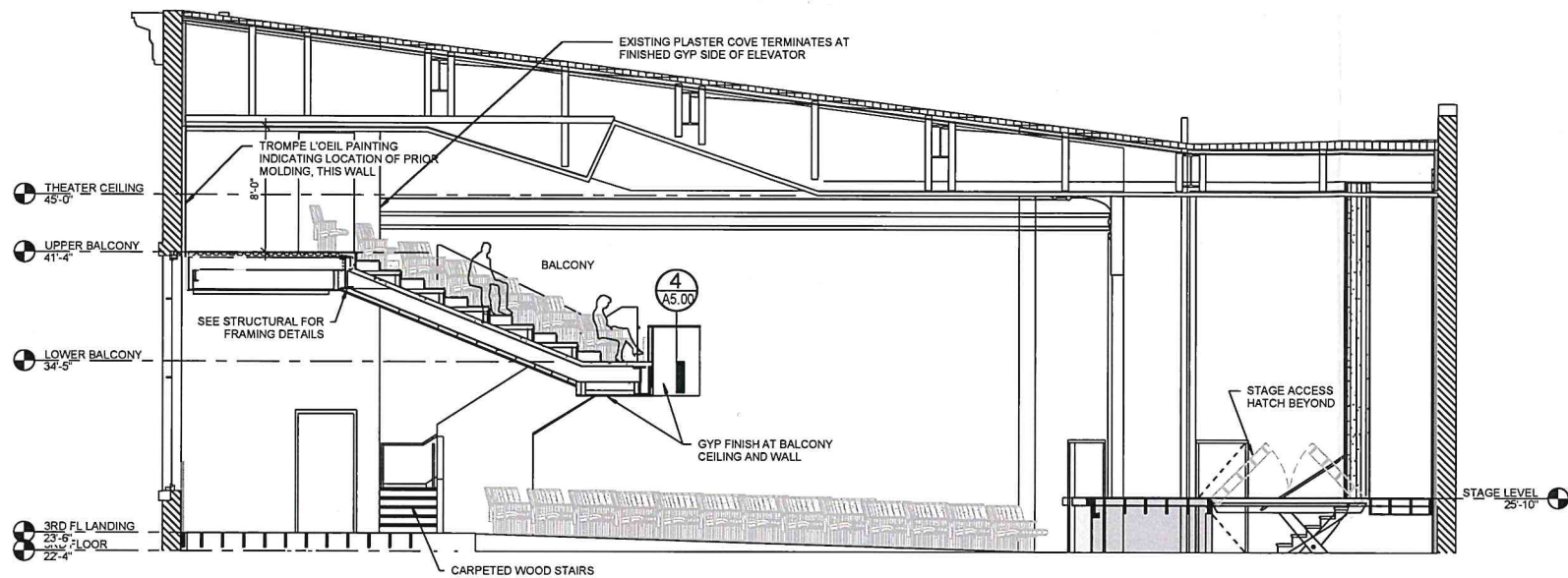
Revisions:

Scale: 3/16" = 1'-0"

Date: 7 FEB 2022

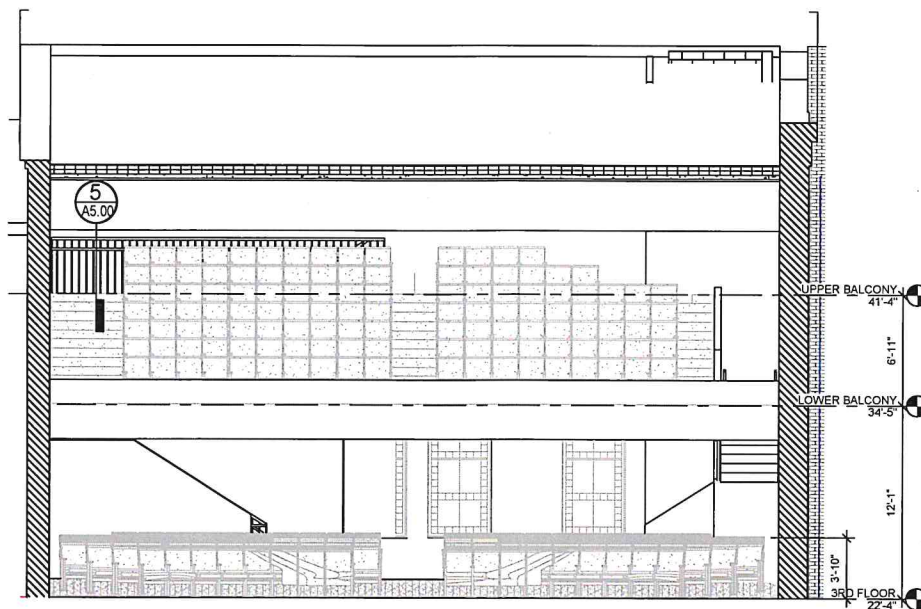
THEATER INTERIOR ELEVATIONS

A6.01



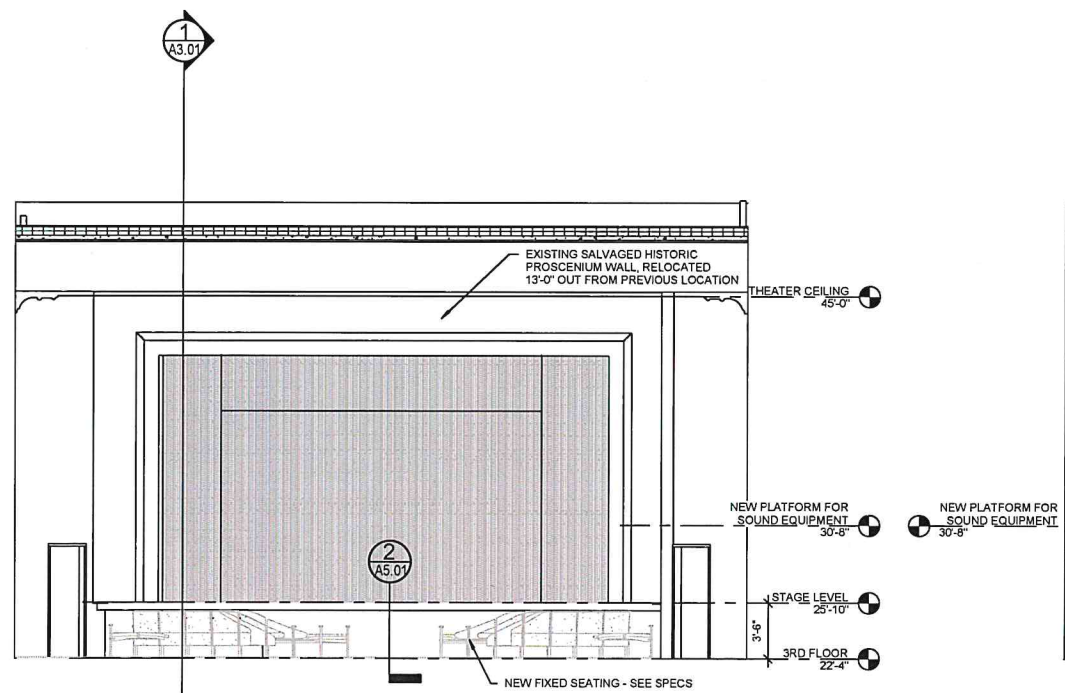
1 | THEATER SOUTH ELEVATION

3/16" = 1'-0"



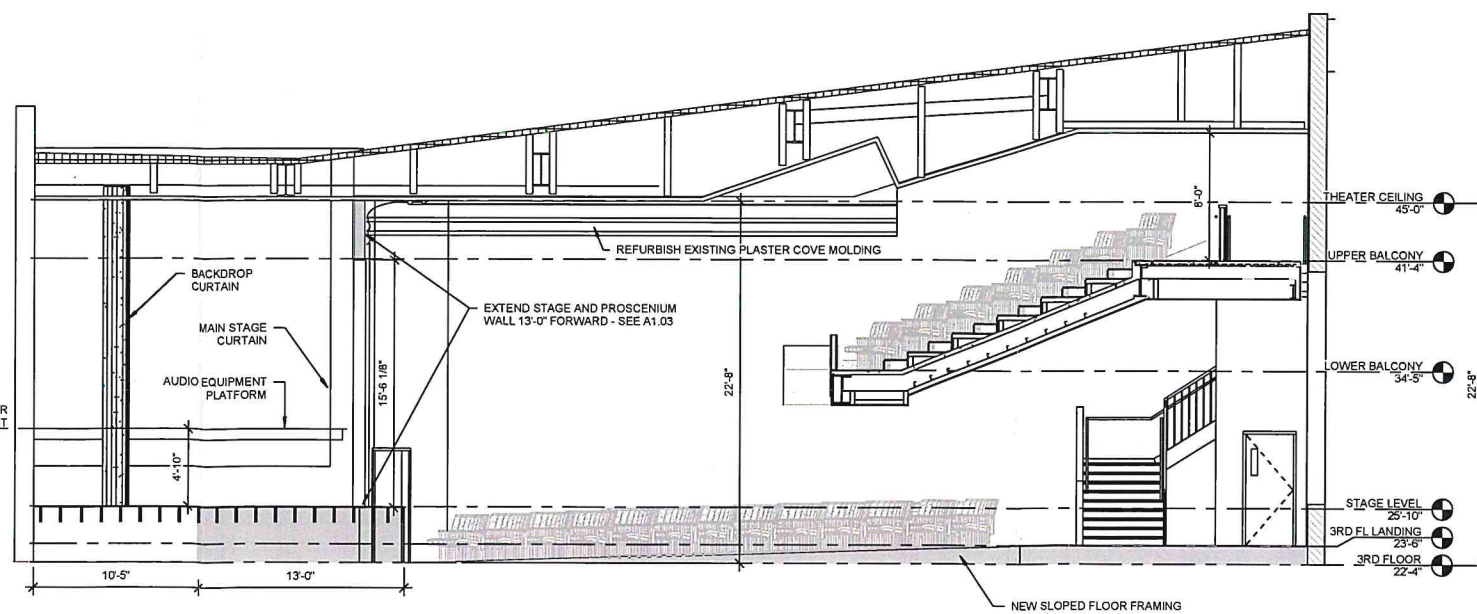
2 | THEATER EAST ELEVATION

3/16" = 1'-0"



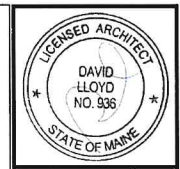
4 | THEATER WEST ELEVATION

3/16" = 1'-0"



3 | THEATER NORTH ELEVATION

3/16" = 1'-0"



Prepared For:
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Consultant:

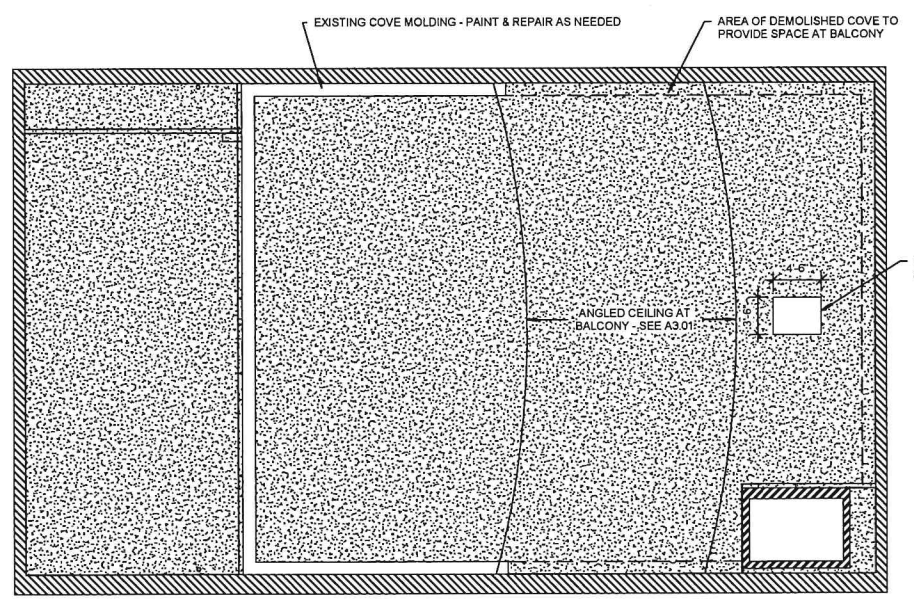
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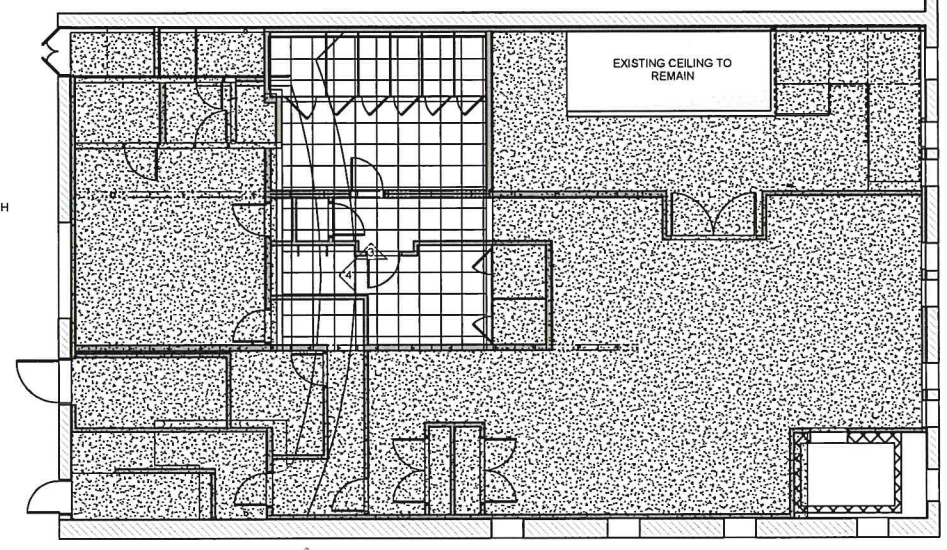
Revisions:

Date: 7 FEB 2022
Scale: 1/8" = 1'-0"
REFLECTED CEILING PLANS

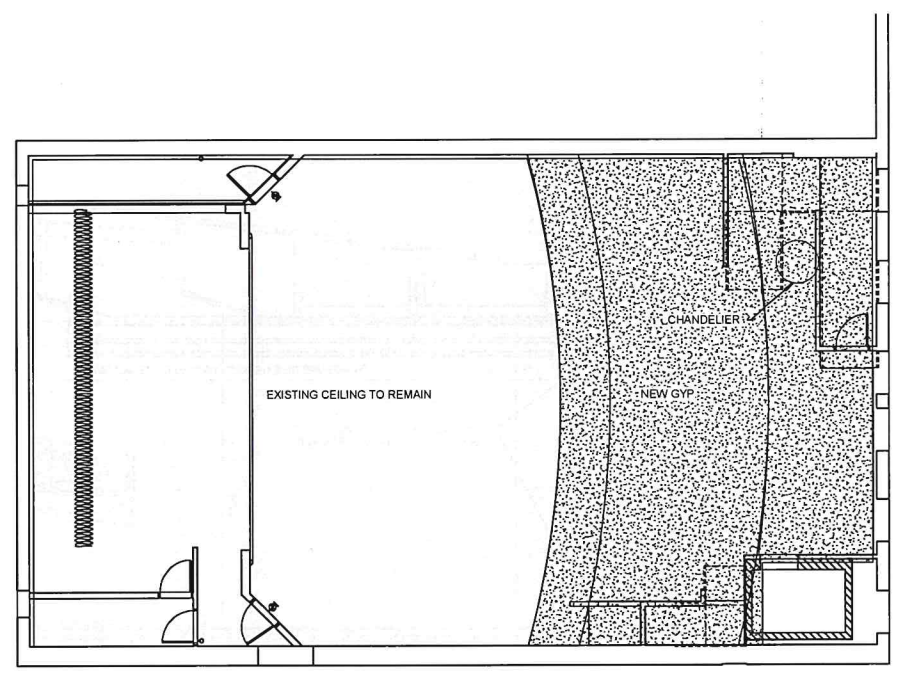
A7.01



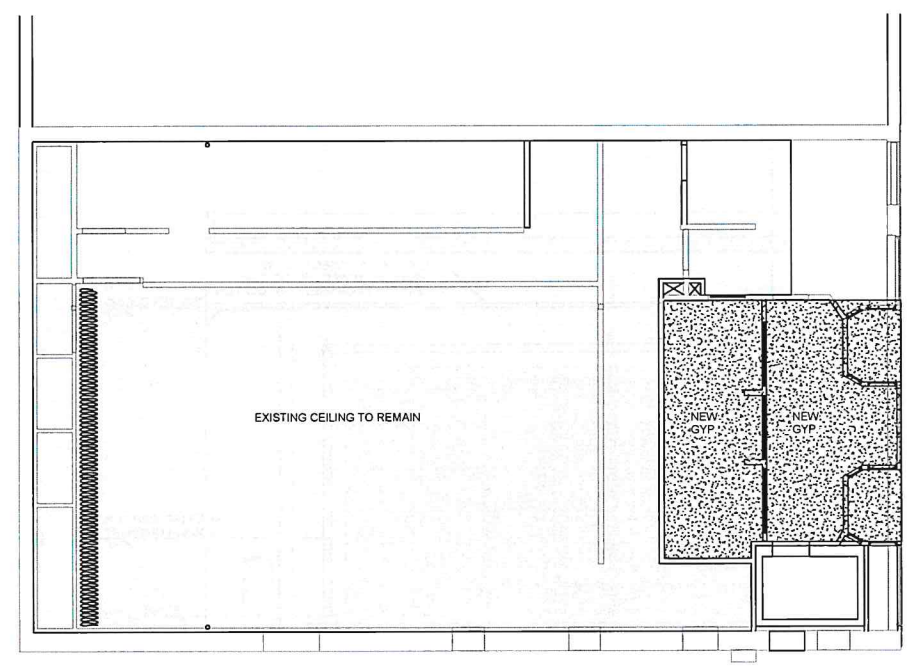
4 | UPPER BALCONY
1/8" = 1'-0"







2 | 2ND FLOOR
1/8" = 1'-0"



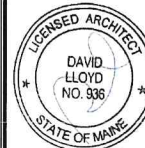
3 | 3RD FLOOR
1/8" = 1'-0"



1 | 1ST FLOOR
1/8" = 1'-0"

-  = ACOUSTICAL CEILING TILE
-  = GYP CEILING
-  = T&G PINE BEAD BOARD
-  = 2 LAYERS GYP, CEILING TYPE C1 SEE A4.02

REFLECTED CEILING TYPES
1/8" = 1'-0"



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Revisions:

Scale: As indicated

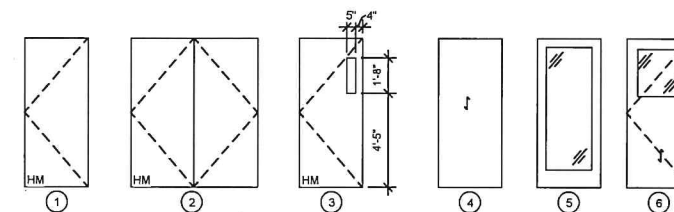
Date: 7 FEB 2022

DOOR SCHEDULE

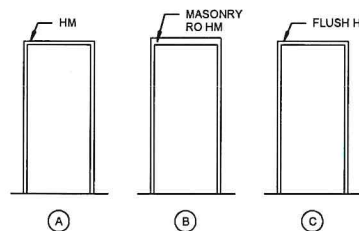
A8.01

DOOR SCHEDULE - SUB-BASEMENT THRU FIRST FLOOR													
DOOR No.	DOOR			FRAME				LABEL	OPER.	HW SET	CL.	REMARKS	DOOR TYPE
	W	H	THICK	MATL.	FINISH	THRESHOLD	MATL.						
101	3'-0"	7'-0"	1 3/4"	WD	PTD	YES	HM	PTD	20 MIN		Yes	PANIC HARDWARE - NO EXTERIOR HARDWARE	1
104	3'-0"	7'-6"	1 3/4"	WD	PTD	YES	WD	PTD	20 MIN		Yes	WOOD STOREFRONT	5
105	3'-0"	7'-6"	1 3/4"	WD	PTD	YES	WD	PTD	20 MIN		Yes	WOOD STOREFRONT	5
106	3'-0"	6'-10"	1 3/4"	WD	PTD	NO	WD	PTD	20 MIN		Yes		5
107	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	45 MIN		Yes	PANIC HARDWARE - NO EXTERIOR HARDWARE	1
201	8'-0"	7'-0"	2"	HM	PTD	YES	HM	PTD	20 MIN		Yes		1
204	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	20 MIN		Yes	STOREROOM	2
205	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	20 MIN		Yes		1
207	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	20 MIN		Yes		1
208	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	45 MIN		Yes		1
210	4'-0"	6'-0"	1 3/4"	HM	PTD	YES	HM	PTD	20 MIN		Yes		1
211	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	20 MIN		Yes		1
213	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	20 MIN		Yes		1
301	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	20 MIN		Yes		3
302	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	20 MIN		Yes		3
304	3'-0"	7'-0"	1 3/4"	HM	PTD	YES	HM	PTD	20 MIN		Yes		3
I	3'-0"	7'-0"	1 3/4"										
J	3'-0"	7'-0"	1 3/4"										
K	2'-6"	7'-0"	1"										
L	2'-6"	7'-0"	1"										
M	3'-0"	7'-0"	1 3/4"										
N	3'-0"	7'-0"	1 3/4"										
O	6'-0"	7'-0"	1 3/4"										
P	6'-0"	7'-0"	1 3/4"										
Q	3'-6"	7'-2"											
R	4'-4"	7'-0"	1 3/4"										
T	3'-0"	7'-0"	1 3/4"										

PUBLIC AREA DOORS



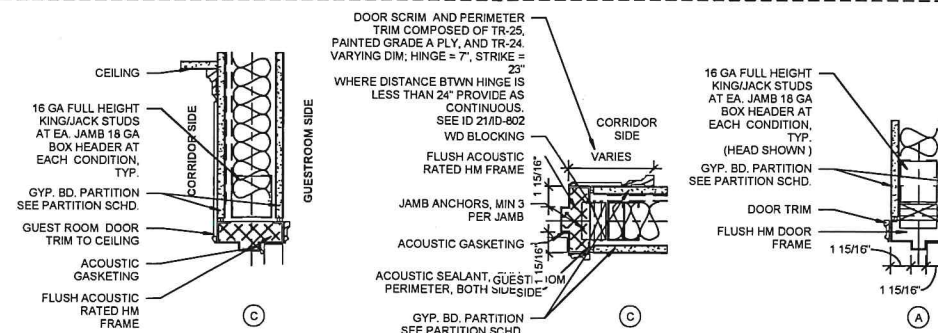
1 | LEAF TYPES
1/4" = 1'-0"



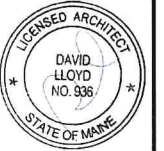
2 | FRAME TYPES
1/4" = 1'-0"

NOTES

ALL PANEL DOOR LEAFS ARE TO BE SOLID STILES AND RAILS WITH STAIN-GRADE VENEER PANEL, U.N.O.
STEEL AND GLASS DOOR SYSTEMS: SEE FINISH SCHEDULE FOR GLAZING TREATMENT
ALL DOORS ARE TO BE PAINT-GRADE, U.N.O.
ALL DOOR HARDWARE TO BE BRUSHED STAINLESS THROUGHOUT, U.N.O.



3 | DOOR FRAME TYPES
1 1/2" = 1'-0"



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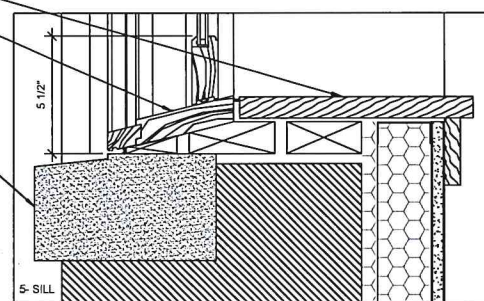
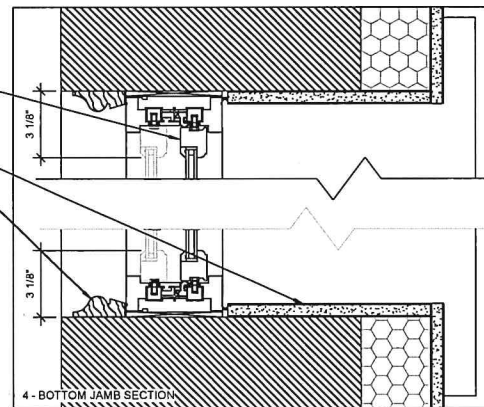
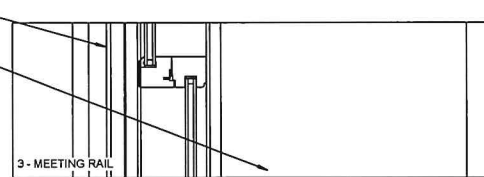
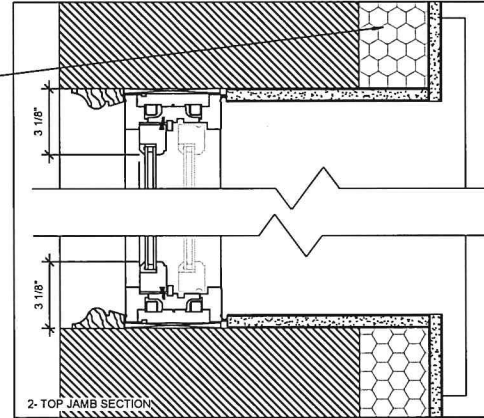
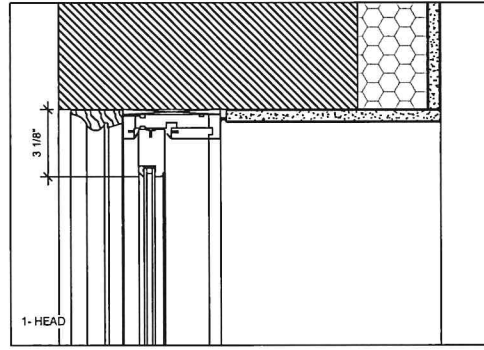
280 Water Street Gardiner, Maine

Revisions:
1 11/01/20 MUNTIN REVISION

Date: 7 FEB 2022
Scale: As indicated

**REPLACEMENT
WINDOW DETAILS**

A8.02

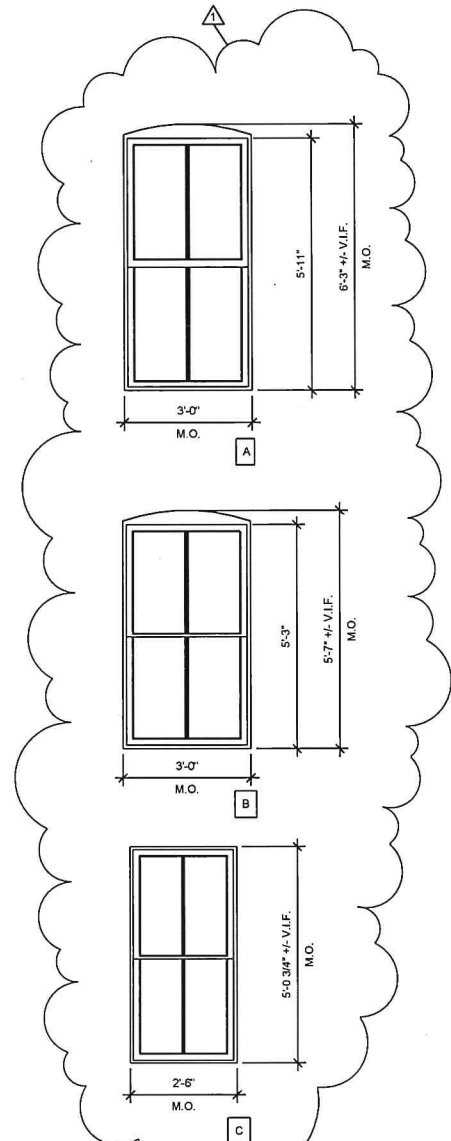


CLOSED CELL SPRAY FOAM
(SEE PLANS FOR LOCATIONS OF NEW
INSULATION AT EXTERIOR WALLS)

NEW GREEN MOUNTAIN WOOD
REPLACEMENT WINDOW - SEE SPECS
GYP RETURN AT JAMBS
REPLACE ANY ROTTEN LENGTHS OF
BRICKMOLD IN KIND

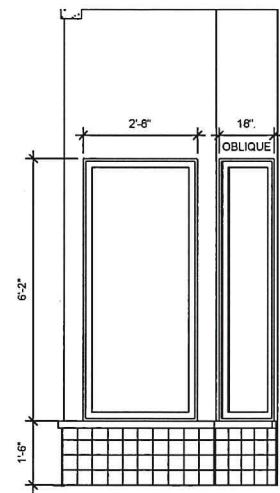
EXISTING WOOD STOOL
NEW GREEN MOUNTAIN WOOD
REPLACEMENT WINDOW - SEE SPECS
EXISTING CONCRETE SILL

2 | NEW WINDOW SECTION
3" = 1'-0"

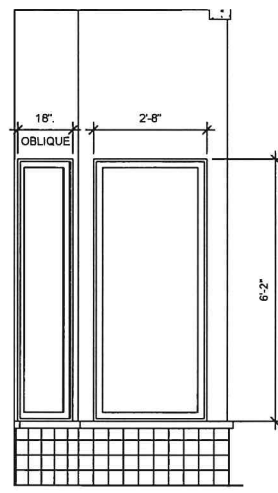


WINDOW ELEVATIONS
1/2" = 1'-0"

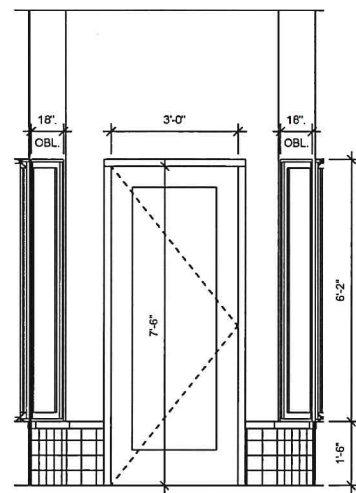
NOTE:
CONTRACTOR TO VERIFY ALL ROUGH
OPENINGS AND OTHER DIMENSIONS PRIOR
TO ORDERING STOREFRONT SYSTEM



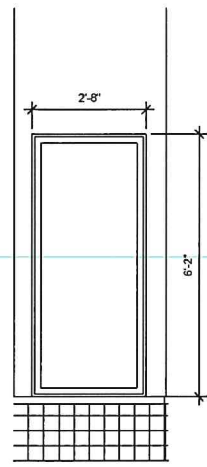
10 | STOREFRONT ELEVATION
1/2" = 1'-0"



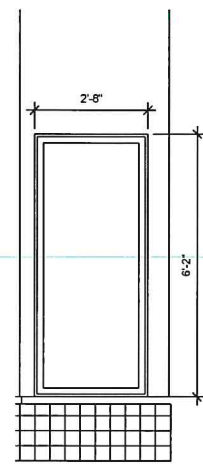
9 | STOREFRONT ELEVATION
1/2" = 1'-0"



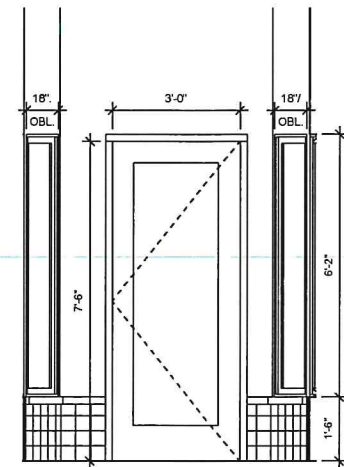
8 | STOREFRONT ELEVATION
1/2" = 1'-0"



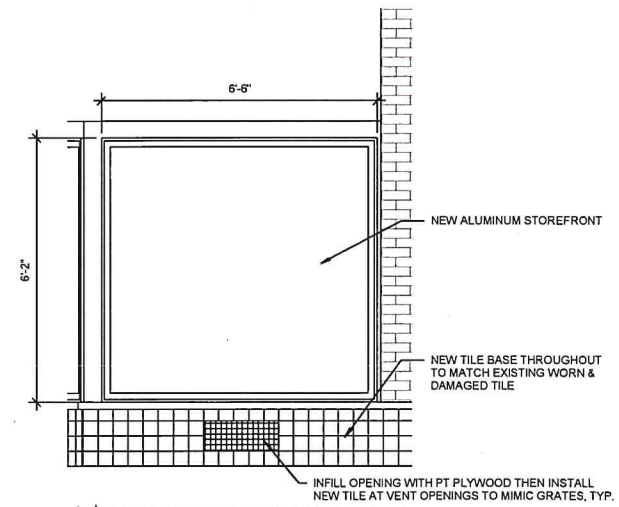
7 | STOREFRONT ELEVATION
1/2" = 1'-0"



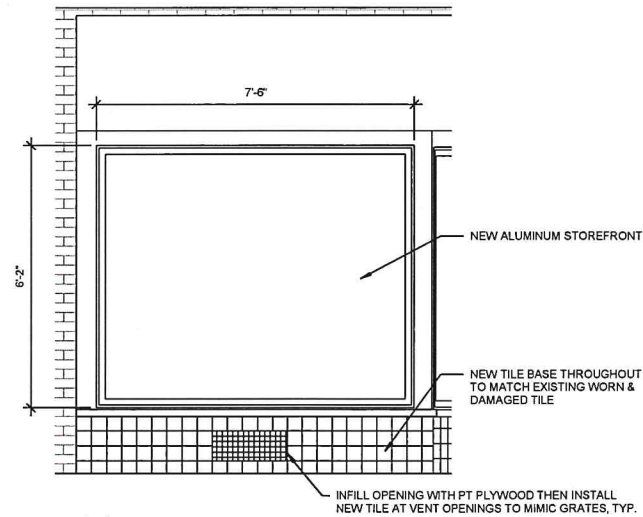
6 | STOREFRONT ELEVATION
1/2" = 1'-0"



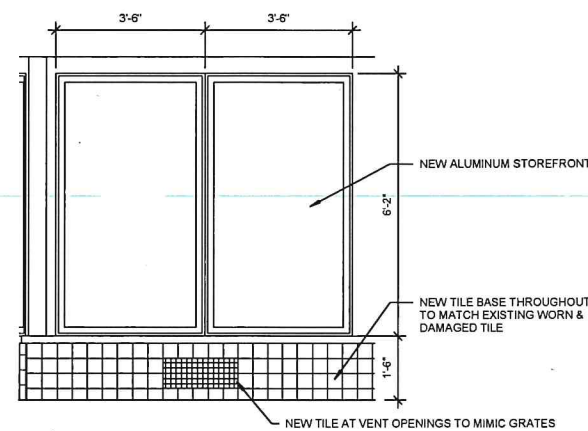
5 | STOREFRONT ELEVATION
1/2" = 1'-0"



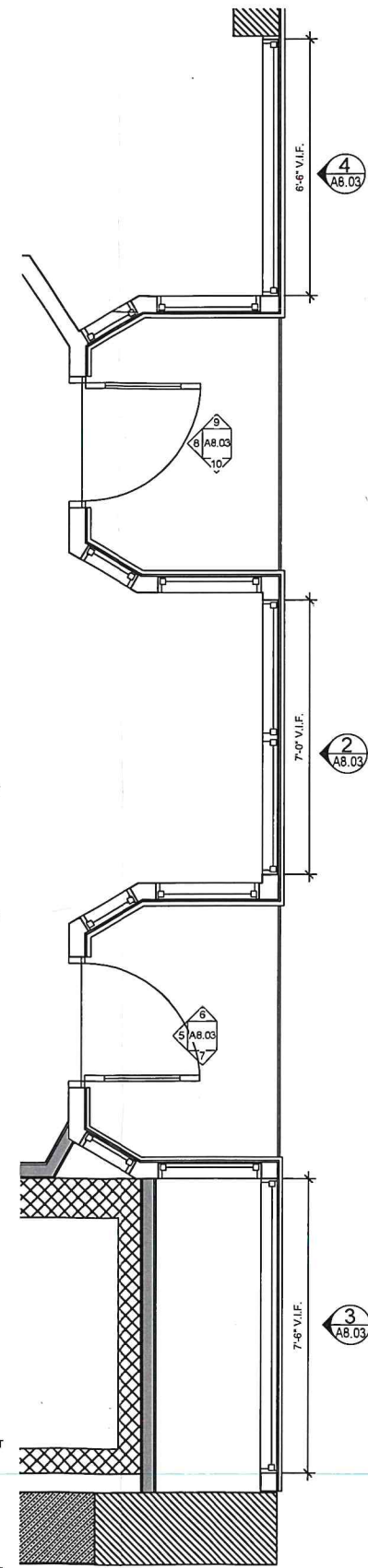
4 | STOREFRONT ELEVATION
1/2" = 1'-0"



3 | STOREFRONT ELEVATION
1/2" = 1'-0"



2 | STOREFRONT ELEVATION
1/2" = 1'-0"



1 | ENLARGED STOREFRONT PLAN
1/2" = 1'-0"



Prepared For:
Johnson Hall

Consultant:

**ARCHETYPE
ARCHITECTS**

48 Union Wharf
Portland, ME 04101

Project:
JOHNSON HALL

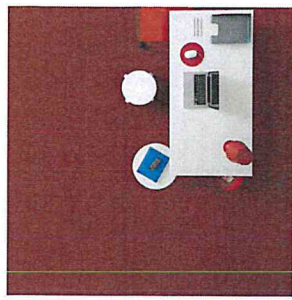
280 Water Street
Gardiner, Maine

Revisions:

Date: 7 FEB 2022
Scale: 1/2" = 1'-0"

STOREFRONT
SCHEDULE

A8.03



LOWER THEATER RAMP CARPET TILE

PRODUCT DETAILS

ITEM NUMBER	C00B0811-03
COLLECTION	Satie
COLOR	Maroon
SIZE	50 cm x 50 cm x 6 mm
SHAPE	Tile

Like Erik Satie, the French pioneer of impressionist classical composers in the 20th century, this series boasts the most abundant colors to pay homage to Satie's vibrant work. A rich variety of 36 colors forms varied floor performances. Additionally, the pure color texture makes colors more expressive and distinctive.

Satie Carpet Tile is a durable solution for the commercial space. Armstrong Flooring offers an extensive selection of colors and designs - all with easy installation and wear resistance. And the PRO-CARE® system helps to ensure carpet tile looks newer, longer.

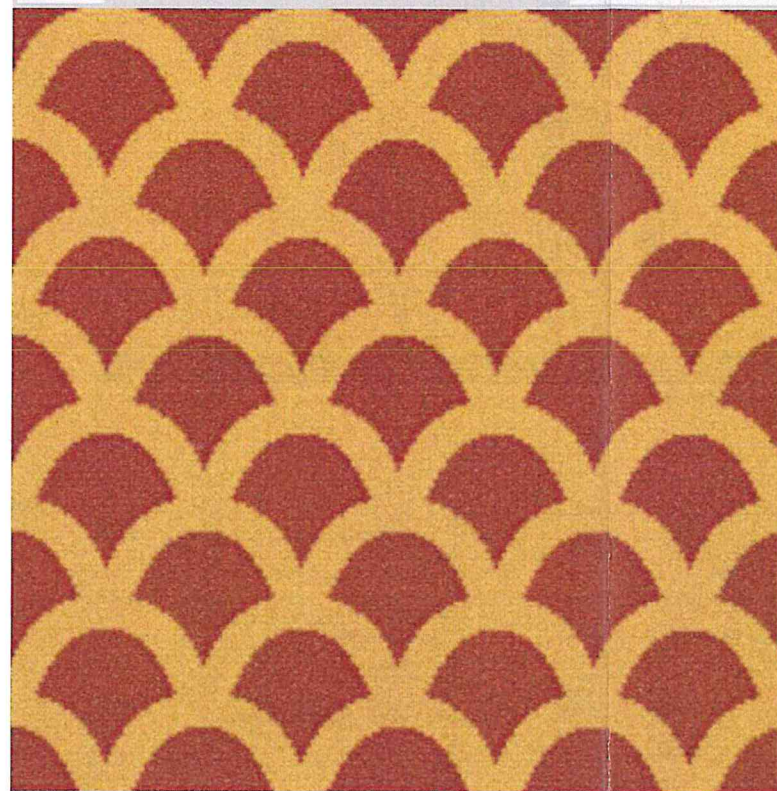
- PRO-CARE Fiber — Each color area easy to clean with high color fastness.
- PRO-CARE Self-Guard — Carpet surface treatment for three dimensions (waterproof, anti-stain, and anti-fading) provides comprehensive protection to make easy cleaning easier.
- PRO-CARE Anti-Guard — Using the most advanced Ag+ silver ion, which continuously prohibits a bacterial component, results in lasting and effective protection against various bacteria breeding.
- PRO-CARE Backing — The whole product line uses the unique PRO-CARE Backing with anti-bacterial properties. In line with the latest EU regulations, laminate-based plasticizers have been adopted to make our products much safer and less toxic for both the environment and users.
- PRO-CARE Sticker — Non-toxic and environmentally friendly transparent adhesive sticker that is an efficient, convenient and economical new installation method without glue.

Information Library

- Datasheets
- Safe Data Page PDF

Room View

Tryk Now Add Basket



THEATER CARPETING

PF00857

43WF1AA

Repeat Size 6" x 6"
Construction Print
Colorway Custom

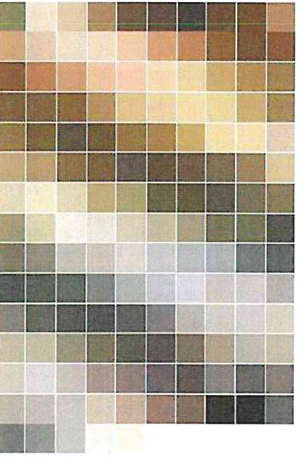
Create a custom assembly

Colors Textures Rooms

ED177 17

Earth

Search Yarns



MARBLE

ANTICO SCURO M049



ANTICO SCURO M049 24" x 24" (600mm x 600mm) - Polished

2ND FLOOR BATH FLOOR & WALL TILE (DAL TILE)



ANTICO SCURO M049 Wedge Profile - Polished



ANTICO SCURO M049 12" x 12" (300mm x 300mm) - Polished



ANTICO SCURO BLEND M049 Framed Bonecut Marble - Polished

NATURAL STONE

NATURAL STONE

NATURAL STONE LIMESTONE

CHADWICK CHARCOAL LIMESTONE L015 - CENTER CITY COLLECTION



CHADWICK CHARCOAL LIMESTONE L015 - CENTER CITY COLLECTION

SIBERIAN TUNDRA L701



SIBERIAN TUNDRA L701

SORMONNE BRUN L351



SORMONNE BRUN L351

TOUQUES GRIS L345



TOUQUES GRIS L345

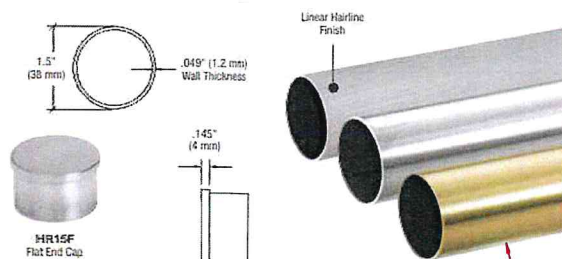
ENTRY LOBBY, RECEPTION & BOX OFFICE FLOORING

CRL HRS HAND RAILING SYSTEMS

MORE CHOICES cmlaurence.com/hrs

CRL 1-1/2" O.D. Thin Wall Hand Rail Tubing and End Caps

- 1-1/2" (38 mm) Outside Diameter
- Three Architectural Finishes
- Ready to Install
- Requires End Caps and Connector Sleeves (Sold Separately)
- For a Full Selection of Related Parts (See Pages 351B, 380B-393B)



CAT. NO.	GRADE	FINISH	LENGTH	USE SLEEVE NO.
HR15BS	304	Brushed Stainless	236" (6 m)	GR15CSS
HR15PS	304	Polished Stainless	236" (6 m)	GR15CSS
HR15BS38	304	Brushed Stainless	98" (2.49 m)	GR15CSS
HR15PS38	304	Polished Stainless	98" (2.49 m)	GR15CSS
HR15PB	C260	Polished Brass	216" (5.48 m)	GR15CSB

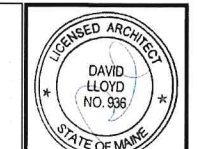
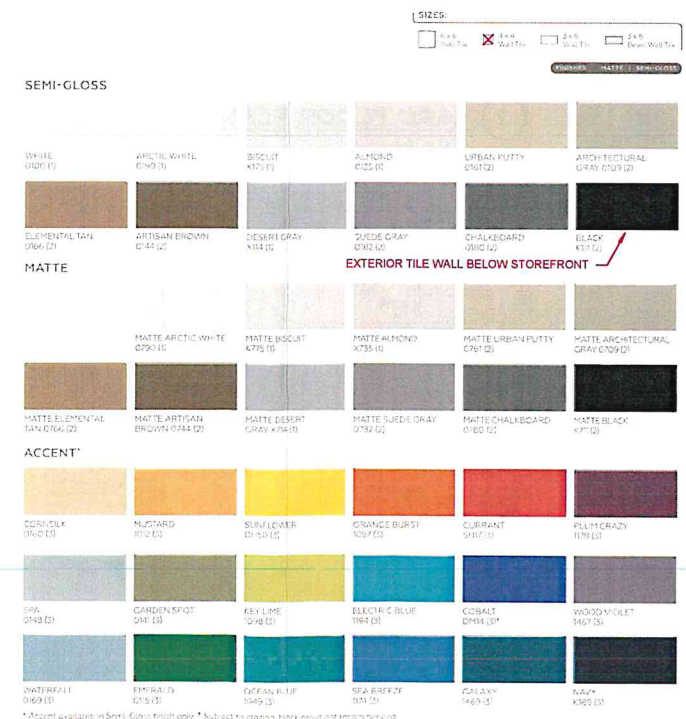
CAT. NO.	GRADE	FINISH
HR15FBS	304	Brushed Stainless
HR15FPS	304	Polished Stainless
HR15FPB	C260	Polished Brass

All CRL Hand Railing Tubing is formed using precision tooling to maintain uniform diameters, allowing for smooth hairline transitions at splices and end caps. Use our Cat. No. 7649 Primer and Cat. No. 32629 Metal Contact Cement (see page 394B) to achieve a secure and permanent bond at all connectors. For Connector Sleeves see page 355B. Standard stainless is 304 grade. Stainless 316 grade is available on special order. Standard brass alloy is C260. Contact CRL Technical Sales for more information or a quote. **NOTE:** Thin Wall Tubing is not designed for guard rail posts or top rails.

WALL

WALL CLASSIC

COLOR WHEEL COLLECTION - GLAZED CERAMIC



Prepared For: Johnson Hall

Consultant: ARCHETYPE ARCHITECTS

48 Union Wharf Portland, ME 04101

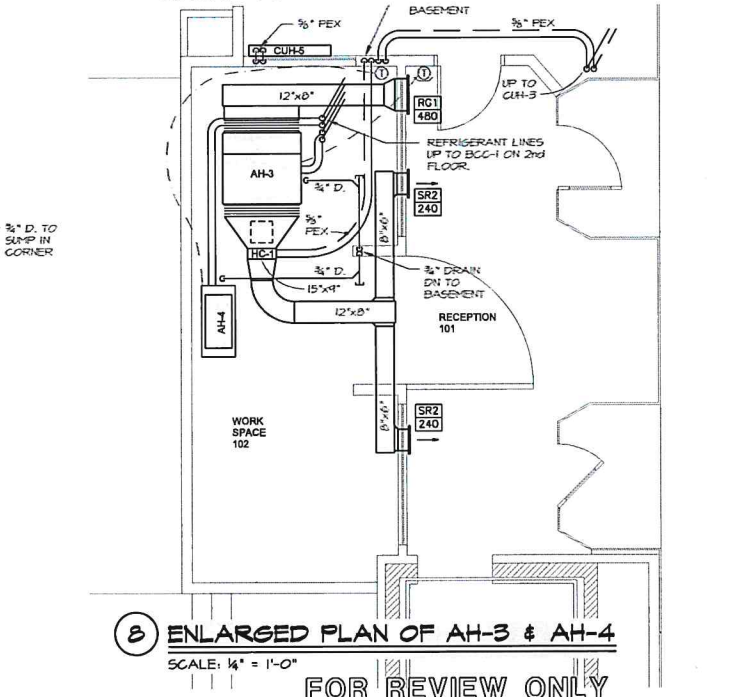
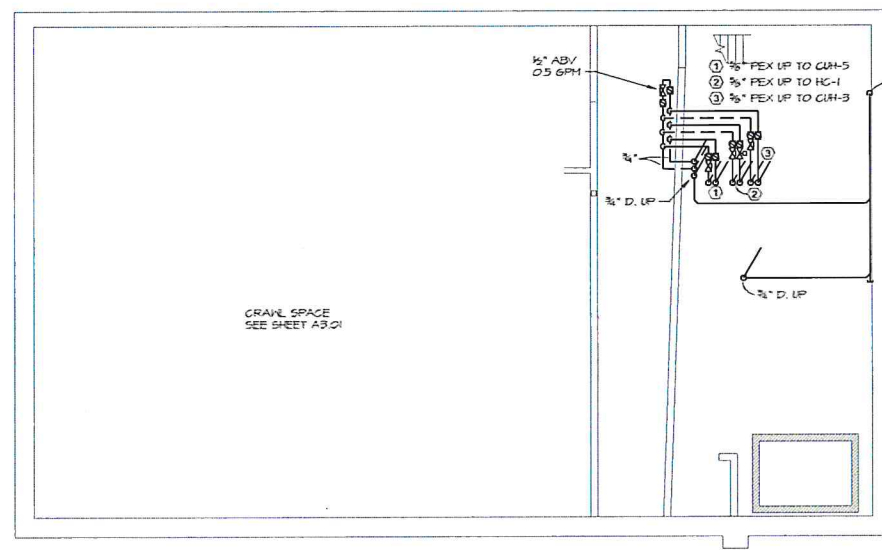
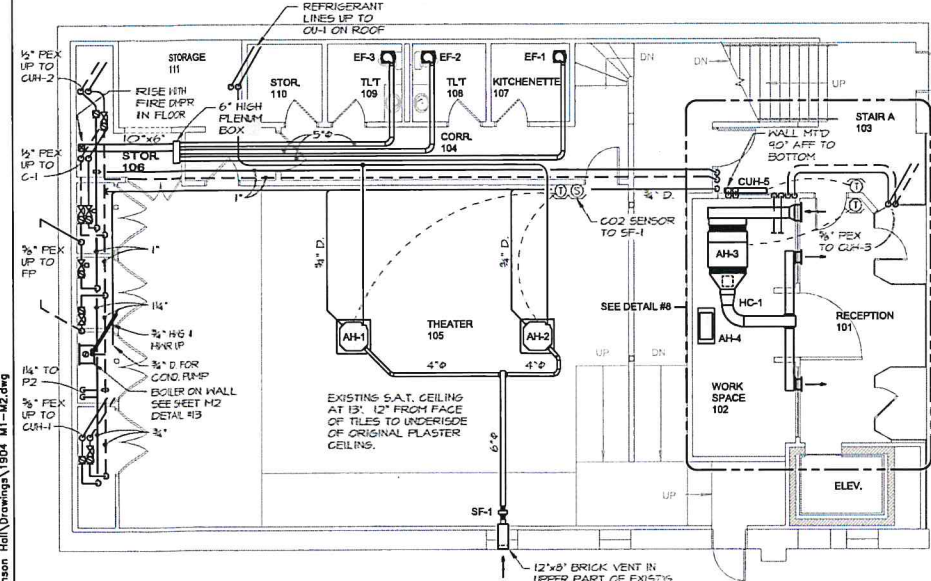
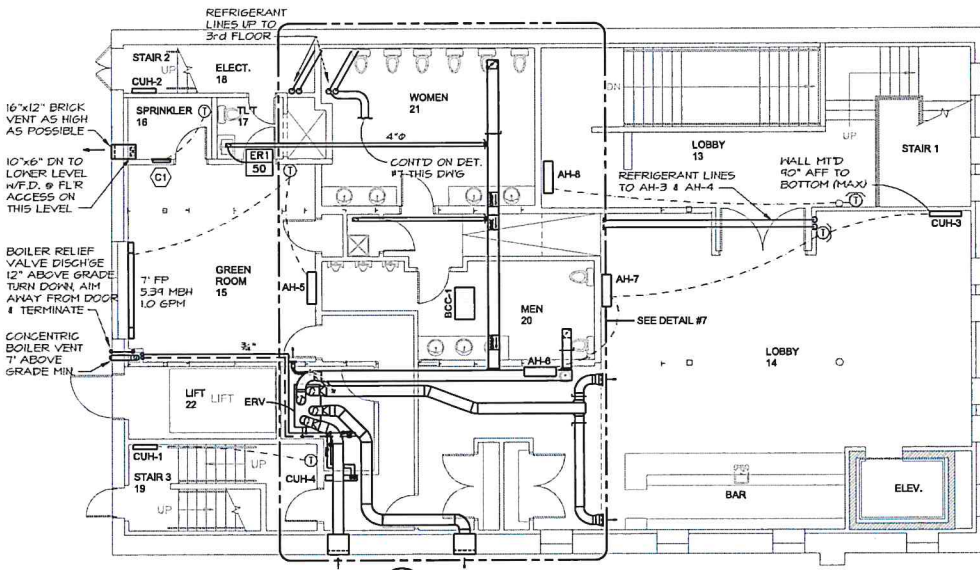
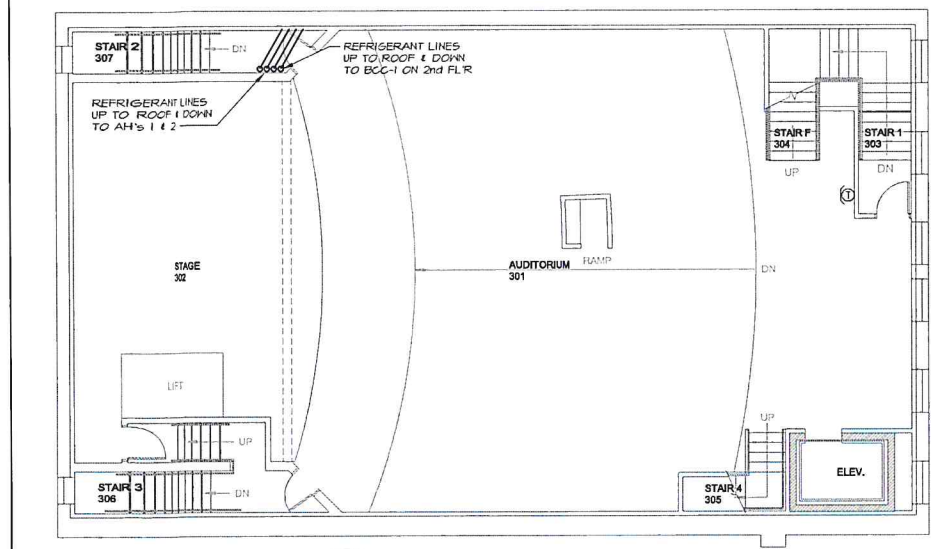
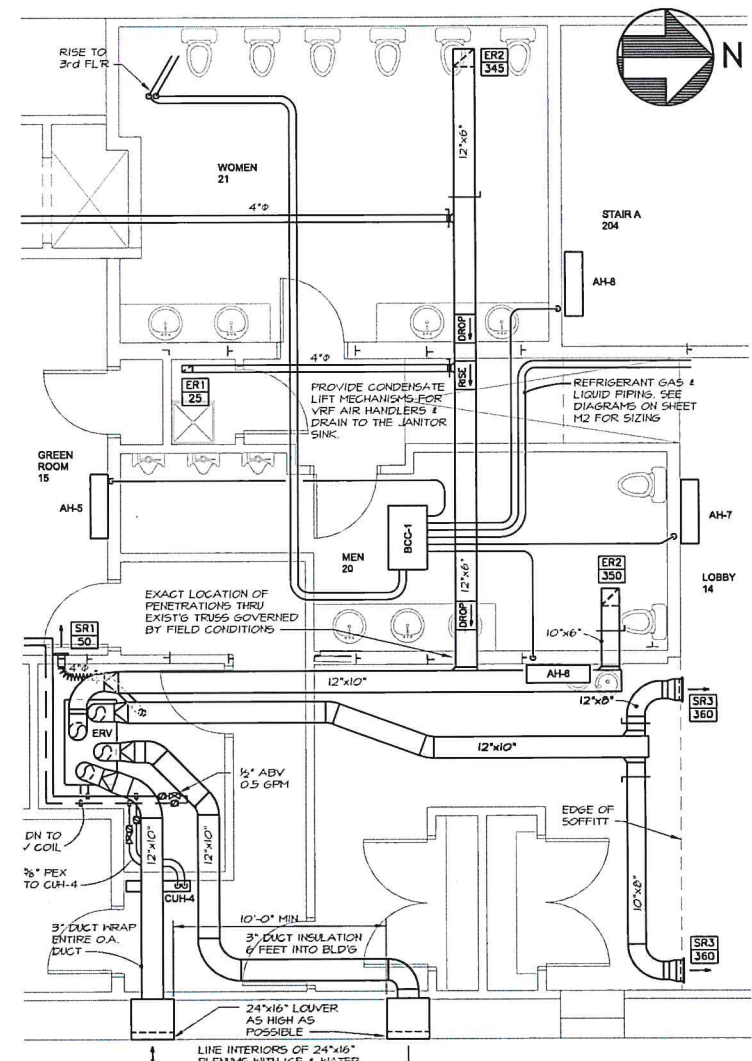
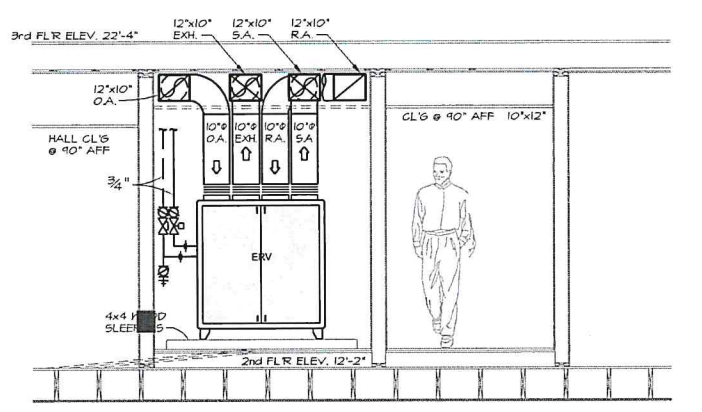
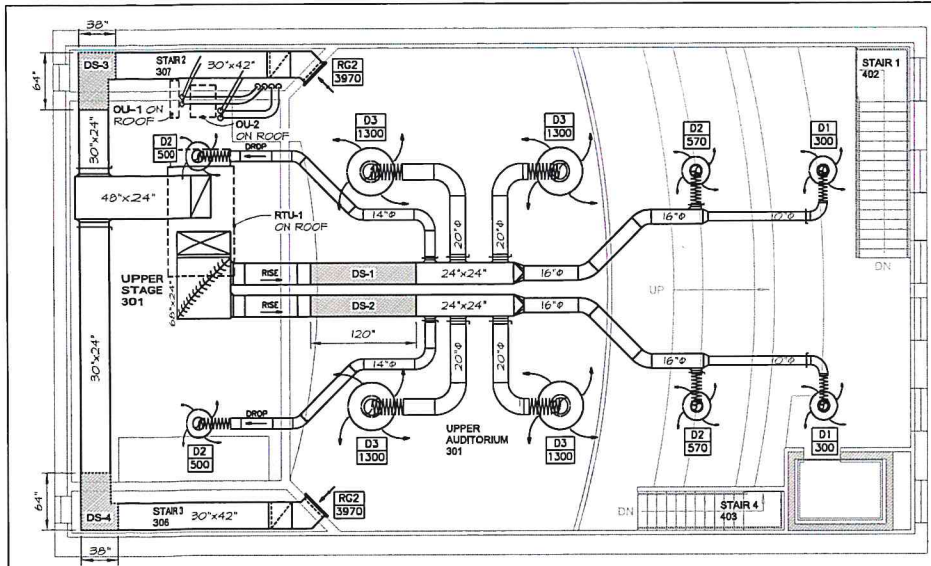
Project: JOHNSON HALL
280 Water Street Gardiner, Maine

Revisions:

Scale: FINISHES

Date: 7 FEB 2022

A8.07



February 07, 2022 - 7:48 am
 K:\Projects\1904 Johnson Hall Drawings\1904 M1-M2.dwg

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Prepared For: **JOHNSON HALL PERFORMING ARTS CENTER**
280 WATER ST. GARDNER, MAINE

Consulting Engineer: **MECHANICAL SYSTEMS ENGINEERS**
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(207) 772-6022 ARCHITECTYPE@ARCHITYPEA.COM

Architect: **ARCHITYPE architects**
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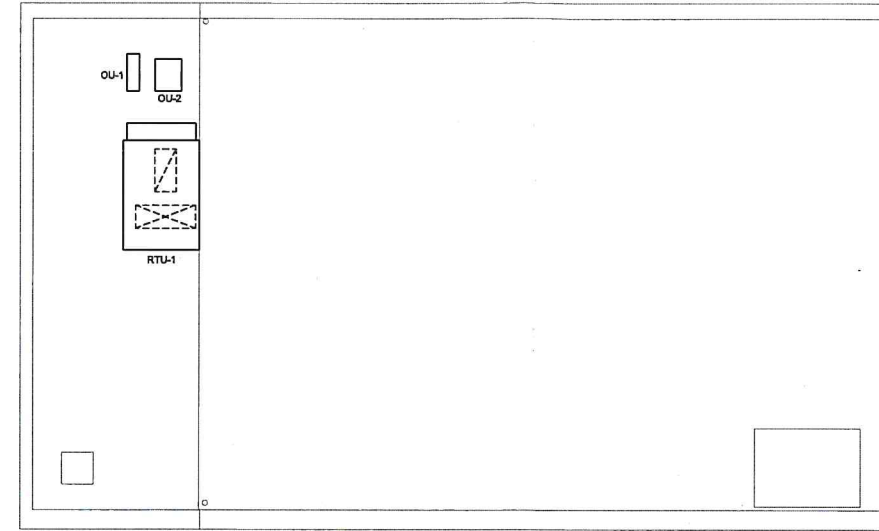
Project: **JOHNSON HALL**
280 Water Street, Gardner, Maine

Revisions: 02-07-2022: Review

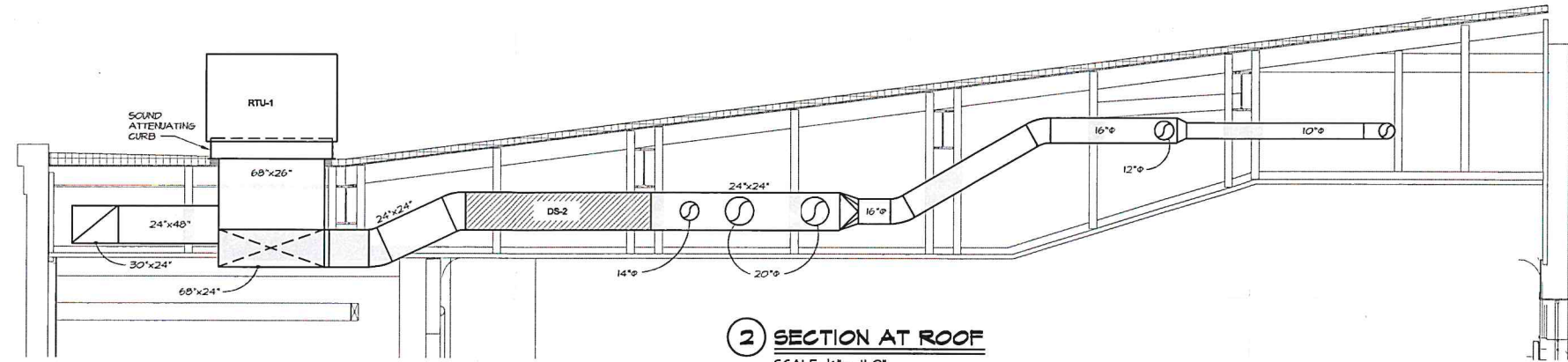
Date: 07 FEBRUARY 2022 Scale: 1/8" = 1'-0"

MECHANICAL FLOOR PLANS

M1
USE PROJECT 1904



1 **ROOF PLAN**
 SCALE: 1/8" = 1'-0"



2 **SECTION AT ROOF**
 SCALE: 1/4" = 1'-0"

Prepared For:
**JOHNSON HALL
 PERFORMING
 ARTS CENTER**
 280 WATER ST.
 GARDINER, MAINE

Consulting Engineer:

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 FAX: (207) 774-4444
 WWW.MSE-MAINE.COM
 © COPYRIGHT 2022

Architect:
**ARCHETYPE
 Architects**
 48 Union Wharf, Portland, Maine 04101
 (207) 772-6022 ARCHETYPE@ARCHETYPEA.COM


Project:
JOHNSON HALL
 280 Water Street, Gardiner, Maine

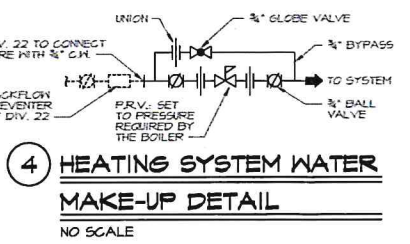
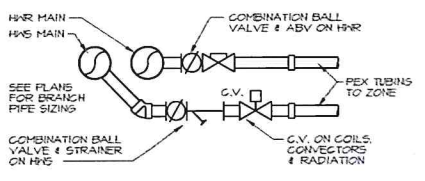
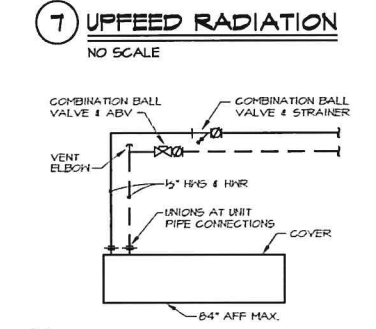
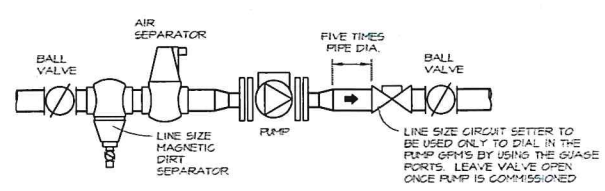
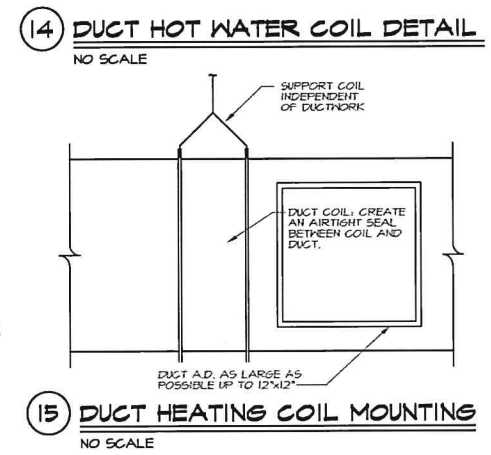
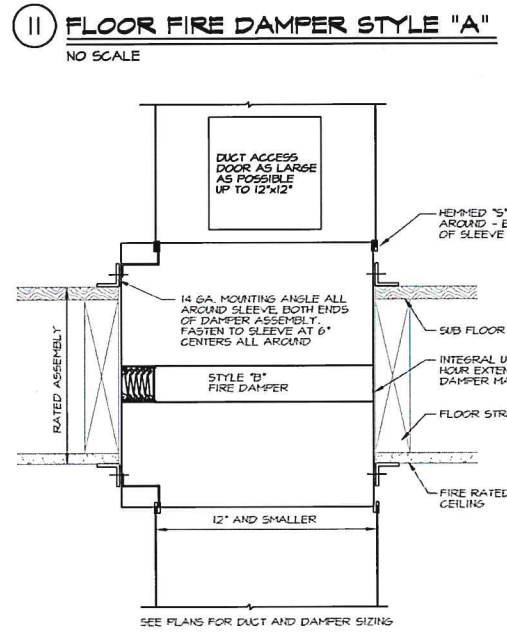
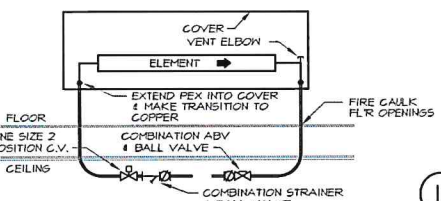
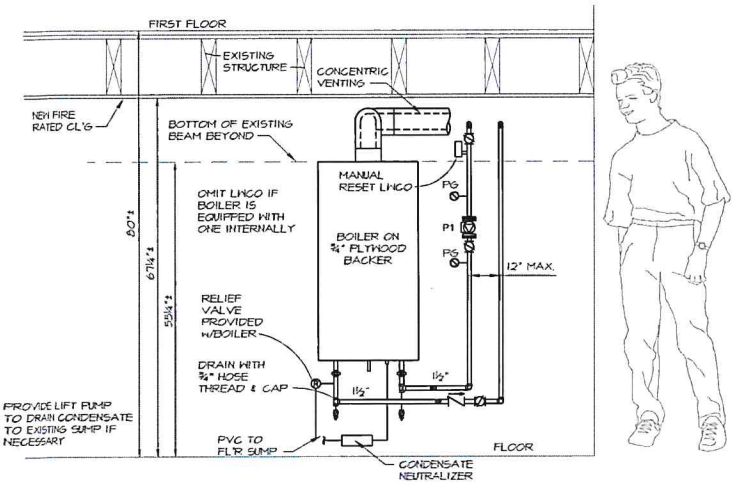
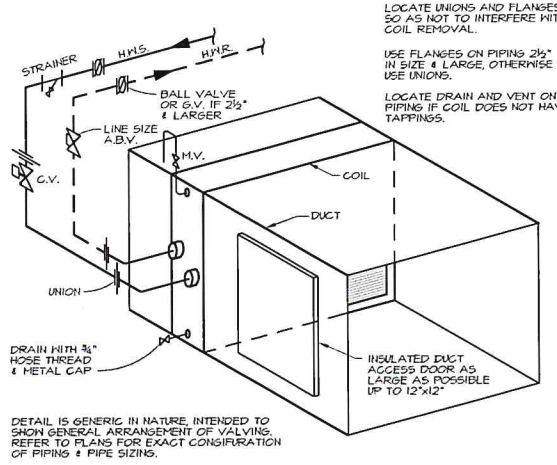
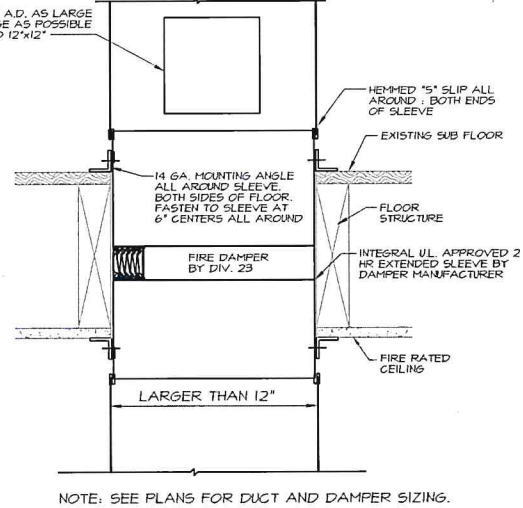
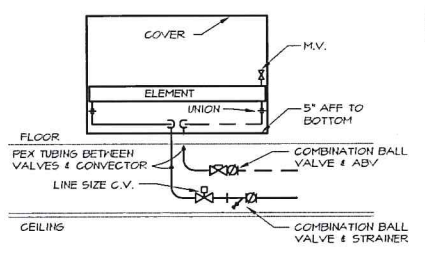
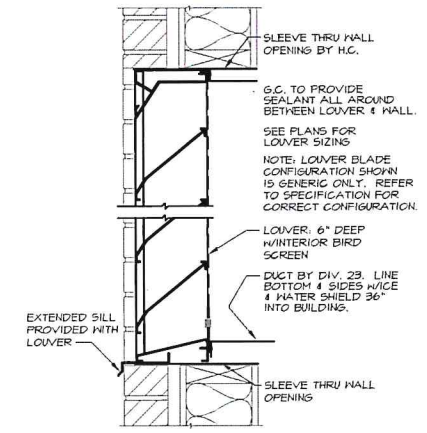
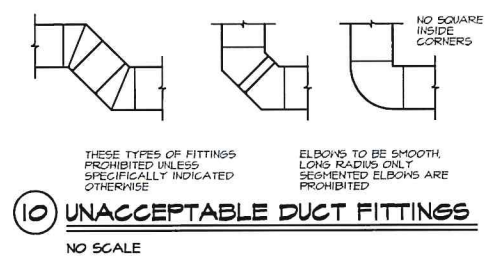
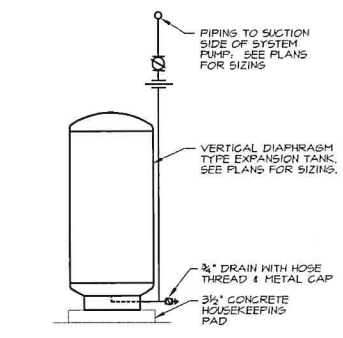
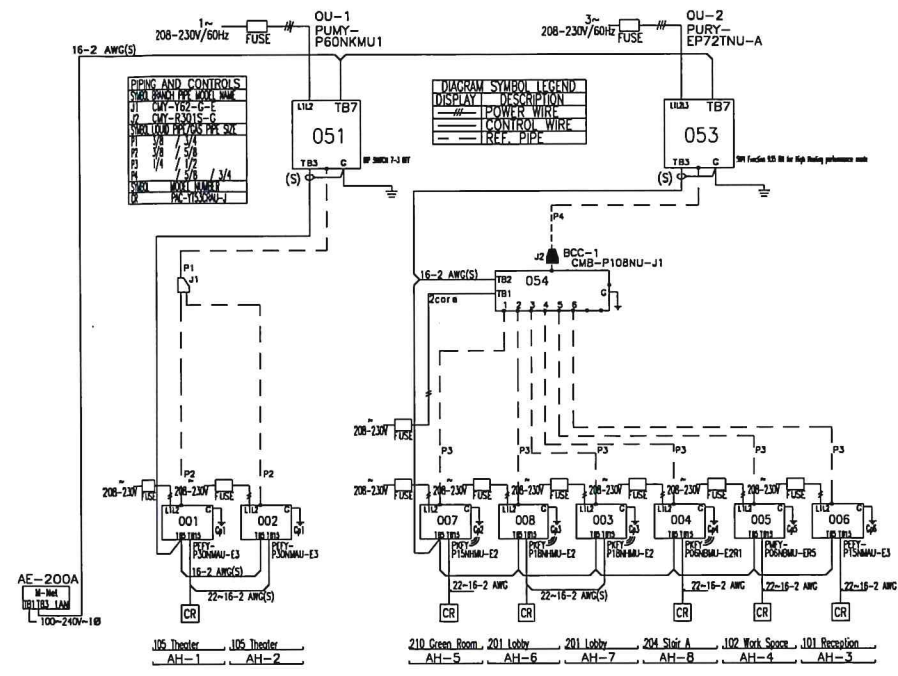
Revisions:
 02-07-2022: Review

Date: 07 FEBRUARY 2022
 Scale: 1/8" = 1'-0"
**MECHANICAL
 ROOF PLAN**

M2
 SEE PROJECT 1904

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Prepared For: **JOHNSON HALL PERFORMING ARTS CENTER**
280 WATER ST. GARDINER, MAINE

Consulting Engineer: **MECHANICAL SYSTEMS ENGINEERS**
RYAN LEVINE, CENTRAL UNIT 108, 108 W. BEECH ST., PORTLAND, ME 04101
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Architect: **ARCHITYPE architects**
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Project: **JOHNSON HALL**
280 Water Street, Gardiner, Maine

Revisions: **02-07-2022: Review**

Date: **07 FEBRUARY 2022** AS NOTED
Scale: **AS NOTED**

GENERAL MECHANICAL DETAILS

M3
SEE PROJECT 1004

ROOFTOP UNIT SCHEDULE

TAG	AREA SERVED	NOM. TONS	SUPPLY FAN				GAS FURNACE				DIRECT EXPANSION COOLING				DYNAMIC INSERTION LOSS (Db)				ELECTRICAL			OUTDOOR AIR		WEIGHT (LBS)	REMARKS							
			CFM	ESP	RPM	HP	STAGES	EAT	LAT	MBH IN	MBH OUT	AMB.	EOB	SENS	TOTAL	LDB	LWB	EER	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz			POWER	MCA	MOP	MIN	DESIGN		
RTU-1	AUDITORIUM 301	20	7,940	1.50"	943	7.5	2	48"	85"	400	320	95.0"	80.0"	67.0"	174.94	231.33	59.98"	57.79"	10.0	92	88	82	85	79	208V-60-30	27.19	112	150	10.0%	30.0%	2,400	ROOFTOP DOWNFLOW
FUEL IS NATURAL GAS															SOUND DATA IS AT THE SUPPLY AIR DISCHARGE															WEIGHT DOES NOT INCLUDE CURB		

OUTDOOR UNIT SCHEDULE

TAG	EQUIPMENT SERVED	NOM. TONS	COOLING		HEATING **		CONDENSER FAN		COMPRESSORS		EER	ELECTRIC (TOTAL LOAD)			REFRIGERANT	WEIGHT (LBS)	REMARKS
			BTU	AMBIENT	BTU	AMBIENT	QUAN.	CFM	QUAN.	KW		POWER	MCA	BRKR			
OU-1	AH-1 AND AH-2	5.0	60,000	95"	66,000	-13"	2	4,879	1	4.10	11.1	208V-60-10	36	42	R410A	306	MOUNT 24" ABOVE ROOF
OU-2	AH-3 THRU AH-8	8.0	72,000	95"	80,000	-13"	1	6,000	1	N/A	13.4	208V-60-30	20	35	R410A	519	MOUNT 24" ABOVE ROOF

AIR HANDLER SCHEDULE

TAG	AREA SERVED	OU NO.	NOM. TONS	CFM	EXT. S.P.	FAN KW	ELECTRIC		COOLING*		HEATING**		SUPPLY & RETURN DUCT SIZES		REFRIGERANT			WEIGHT (LBS)	REMARKS
							POWER	MCA	BTU	KW	BTU	KW	TYPE	LIQUID	GAS				
AH-1	105 THEATER	OU-1	2.50	875	0.60"	0.121	208V-60-10	2.73	30,000	0.170	34,000	0.150	42x8	R410A	3/8	5/8	67	HORIZONTAL DUCTED	
AH-2	105 THEATER	OU-1	2.50	875	0.60"	0.121	208V-60-10	2.73	30,000	0.170	34,000	0.150	42x8	R410A	3/8	5/8	67	HORIZONTAL DUCTED	
AH-3	101 RECEPTION	OU-2	1.25	480	0.60"	0.085	208V-60-10	1.45	15,000	0.090	17,000	0.070	33x8	R410A	1/4	1/2	53	HORIZONTAL DUCTED	
AH-4	102 WORK SPACE	OU-2	0.50	300	0.60"	N/A	208V-60-10	0.25	6,000	0.040	6,700	0.040	DUCTLESS	R410A	1/4	1/2	31	CEILING, ONE WAY	
AH-5	210 GREEN ROOM	OU-2	1.25	400	0.00"	N/A	208V-60-10	0.38	15,000	0.030	17,000	0.030	DUCTLESS	R410A	1/4	1/2	29	WALL MOUNTED	
AH-6	201 LOBBY	OU-2	1.50	425	0.00"	N/A	208V-60-10	0.38	18,000	0.030	20,000	0.030	DUCTLESS	R410A	1/4	1/2	29	WALL MOUNTED	
AH-7	201 LOBBY	OU-2	1.50	425	0.00"	N/A	208V-60-10	0.38	18,000	0.030	20,000	0.030	DUCTLESS	R410A	1/4	1/2	29	WALL MOUNTED	
AH-8	204 STAIR A	OU-2	0.50	210	0.00"	N/A	208V-60-10	0.19	6,000	0.030	6,700	0.030	26x8	R410A	1/4	1/2	22	WALL MOUNTED	

* COOLING CAPACITIES BASED ON 80/67°F. ENTERING AIR & 95°F. AT THE CONDENSER (OUTDOOR UNIT)
 ** HEATING CAPACITIES BASED ON 70°F. INDOOR AND -13°F. AT THE CONDENSER (OUTDOOR UNIT)
 STATIC PRESSURES INDICATED ARE THE MAXIMUMS THE EQUIPMENT CAN DELIVER

ENERGY RECOVERY VENTILATOR SCHEDULE

TAG	AREAS SERVED	WINTER EXHAUST AIR			WINTER OUTDOOR AIR			WINTER SUPPLY AIR			REHEAT COIL			ELECTRIC			WEIGHT	REMARKS			
		CFM	DB	WB	CFM	DB	WB	CFM	DB	WB	ESP	EAT	LWT	GPM	MBH	POWER			MCA	MOP	
ERV	SECOND FLR	770	70.0°	54.4°	0°	-2.0°	770	50.6°	40.7°	0.30°	50.6°	72.0°	160°	130°	1.20	18.40	208V-60-30	5.00	15	485	VERTICAL AIRFLOW

CABINET UNIT HEATER SCHEDULE

TAG	AREA SERVED	TYPE	E.W.T.	E.A.T.	MBH	GPM	WPD	CFM	ELECTRIC		WEIGHT	REMARKS
									POWER	WATTS		
CUH-1	212 STAIR C	VERTICAL	160°	65°	8.10	1.00	0.27"	112	115V-60-10	40	16	WALL MOUNTED, 84" AFF TO BOTTOM (MAX)
CUH-2	214 STAIR D	VERTICAL	160°	65°	8.10	1.00	0.27"	112	115V-60-10	40	16	WALL MOUNTED, 84" AFF TO BOTTOM (MAX)
CUH-3	201 LOBBY	VERTICAL	160°	65°	8.88	1.00	0.45"	141	115V-60-10	80	24	WALL MOUNTED, 84" AFF TO BOTTOM (MAX)
CUH-4	201 LOBBY	VERTICAL	160°	65°	8.88	1.00	0.45"	141	115V-60-10	80	24	WALL MOUNTED, 84" AFF TO BOTTOM (MAX)
CUH-5	103 STAIR A	VERTICAL	160°	65°	15.01	1.00	0.58"	221	115V-60-10	100	30	WALL MOUNTED, 84" AFF TO BOTTOM (MAX)

FAN SCHEDULE

TAG	AREA SERVED	TYPE	CFM	SP	SONES	RPM	WATTS	HP	ELECTRIC	WEIGHT	REMARKS
EF-1	107 TOILET	CEILING	75	3/8"	0.5	1,161	21	-----	120V-60-10	N/A	OPERATE FROM TIME DELAY SWITCH
EF-2	105 TOILET	CEILING	75	3/8"	0.5	1,161	21	-----	120V-60-10	N/A	OPERATE FROM TIME DELAY SWITCH
EF-3	109 TOILET	CEILING	75	3/8"	0.5	1,161	21	-----	120V-60-10	N/A	OPERATE FROM TIME DELAY SWITCH
EF-4	110 TOILET	CEILING	75	3/8"	0.5	1,161	21	-----	120V-60-10	N/A	OPERATE FROM TIME DELAY SWITCH

SOME RATINGS ARE MINIMUMS NOT TO BEHVI SOME RATINGS WILL NOT BE ACCEPTED

PUMP SCHEDULE

TAG	TYPE	AREA SERVED	GPM	HEAD	HP	RPM	WATTS	ELECTRIC	REMARKS
P1	IN-LINE	BOILER INJECTION	15	18'	0.20	-----	150-179-197	115V-60-10	3 SPEED
P2	IN-LINE	HEATING SYSTEM	15	15'	0.14	1,434 → 3,750	16 → 310	230V-60-10	SELF REGULATING ECM MOTOR

HEATING COIL SCHEDULE

TAG	TYPE	SIZE	CFM	ROWS	APD	EAT	LAT	EWT	MBH	GPM	WPD	REMARKS
HC-1	HOT WATER SERPENTINE	24" x 12"	875	2	0.120"	40°	80°	160°	47.45	2.50	0.81"	SLIP-IN DUCT MOUNTING
HC-2	HOT WATER SERPENTINE	24" x 12"	875	2	0.120"	40°	80°	160°	47.45	2.50	0.81"	SLIP-IN DUCT MOUNTING
HC-3	HOT WATER SERPENTINE	15" x 9"	480	2	0.125"	65°	91.4°	160°	13.72	0.75	0.20"	SLIP-IN DUCT MOUNTING
HC-4	HOT WATER SERPENTINE	16" x 12"	770	1	0.111"	50°	75.2°	160°	21.05	1.25	1.07"	SLIP-IN DUCT MOUNTING

DUCT SILENCER SCHEDULE

TAG	CFM	DIMENSIONS			VELOCITY	MAX S.P.	DYNAMIC INSERTION LOSS (Db)			WEIGHT	REMARKS		
		WIDTH	HEIGHT	LENGTH			63 Hz	125 Hz	250 Hz				
DS-1	3,970	24	24	120"	993	0.16	14	20	37	55	45	223	FORWARD FLOW
DS-2	3,970	24	24	120"	993	0.16	14	20	37	55	45	223	FORWARD FLOW
DS-3	3,970	30	24	38" & 64"	794	0.13	14	18	25	34	37	149	REVERSE FLOW
DS-4	3,970	30	24	38" & 64"	794	0.13	14	18	25	34	37	149	REVERSE FLOW

FINNED PIPE SCHEDULE

TAG	TYPE	ELEMENT	LENGTH	EWT	BTU/LF	GPM	REMARKS
FP	14" SLOPING TOP COVER	3/4" COPPER TUBE 4.1/4" x 3.5/8" FINN	SEE PLANS	160°	770	0.77 PER MBH 1.0 MINIMUM	LIGHT COMMERCIAL SINGLE TIER

BOILER SCHEDULE

TAG	GROSS MBH	NET MBH	HP	FUEL		RELIEF VALVE	WATER CONTENT	ELECTRIC		REMARKS
				TYPE	PRESSURE			AMPS	VOLTAGE	
B-1	140.0	120.0	4.2	NAT. GAS	10" → 14"	80 psig	14.0 GAL	8	120V-60-1P	CONDENSING GAS BOILER

BRANCH CIRCUIT CONTROLLER SCHEDULE

TAG	AIR HANDLERS SERVED	POWER	COOLING KW	HEATING KW	MCA	MAXIMUM CIRCUITS	REFRIGERANT TYPE	WEIGHT (LBS)
BCC-1	AH-3 TO AH-8	208V-60-10	0.122	0.061	0.74	8	R410A	73

CONVECTOR SCHEDULE

TAG	TYPE	MBH	EWT	MIN GPM	LENGTH	HEIGHT	DEPTH	REMARKS
C-1	FULLY RECESSED	0.93	160°	0.50	20"	14"	4"	FRONT RETURN GRILLE

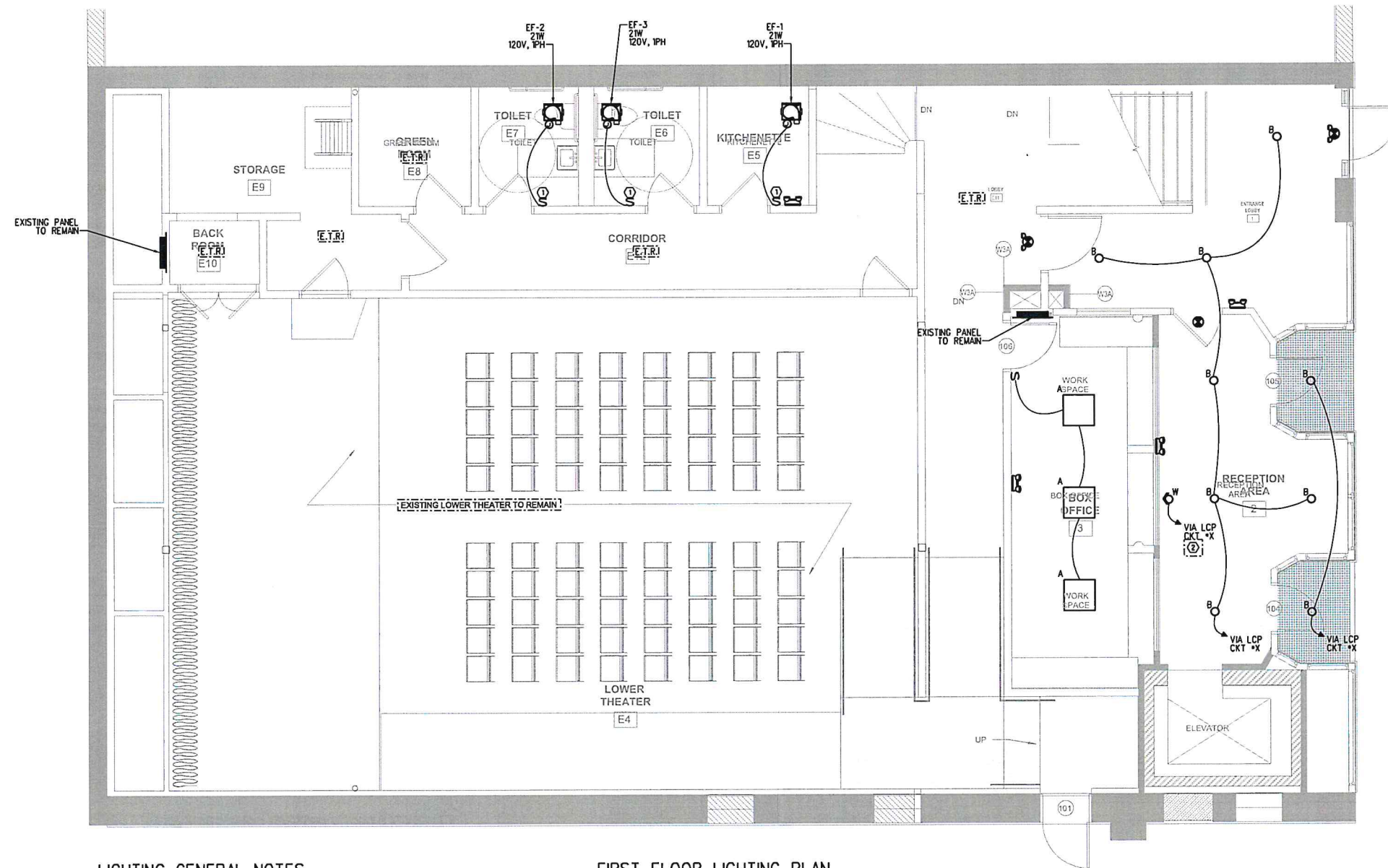
CAPACITIES ARE ADJUSTED FOR ENTERING WATER TEMPERATURE AND INLET GRILLES (WHERE PRESENT)

SYMBOLS AND ABBREVIATIONS

ABV	AUTOMATIC BALANCING VALVE	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	WATER SUPPLY PIPING
AC	AIR CONDITIONING	IER	INVERTED ECCENTRIC REDUCER	WATER RETURN PIPING
AD	ACCESS DOOR	L	LOUVER	COLD WATER PIPING
AH	ABOVE FINISH FLOOR	LAT	LEAVING AIR TEMPERATURE	REFRIGERANT LIQUID PIPING
AH	AIR HANDLER	LDB	LEAVING DRY BULB	REFRIGERANT SUCTION PIPING
AP	ACCESS PANEL	LWB	LEAVING WET BULB	PIPE ANCHOR
APD	AIR PRESSURE DROP	LVCO	LOW WATER CUT-OFF	DRAIN PIPING
ATC	AUTOMATIC TEMP. CONTROL	MBH	THOUSAND BTU PER HOUR	UNION
AV	AUTOMATIC VENT	MD	MANUAL DAMPER	HOSE CONNECTION
B	BOILER	MOD	MOTOR OPERATED DAMPER	FLANGE
BD	BACKDRAFT DAMPER	MF	MONOFLOW FITTING	GLOBE VALVE
BJ	BAR JOIST	MV	MANUAL VENT	CHECK VALVE
BV	BALL VALVE	NG	NATURAL GAS	BALANCING VALVE
C	CONVECTOR	NTS	NOT TO SCALE	CONTROL VALVE (TWO WAY)
CAR	CONSTANT AIRFLOW REGULATOR	OA	OUTDOOR AIR	PRESSURE REDUCING VALVE
CD	CONDENSATE DRAIN	OD	OUTSIDE DIMENSION	FLOW CONTROL VALVE
CFH	CUBIC FEET PER HOUR	OU	OUTDOOR UNIT	BALL VALVE
CFM	CUBIC FEET PER MINUTE	P	PUMP	STRAINER
CP	CONDENSATE PUMP	PC	PLUMBING CONTRACTOR	INVERTED ECCENTRIC REDUCER
CUH	CABINET UNIT HEATER	PG	PRESSURE GAUGE	THERMOSTAT
CV	CONTROL VALVE	PP	POLYPROPYLENE PIPE	THERMOSTAT WITH GUARD
D	DRAIN	PRV	PRESSURE REDUCING VALVE	MANUAL DAMPER
DIFF	DIFFUSER	R	RETURN	FLEXIBLE DUCT
DJW	DOWN IN WALL	RA	RETURN AIR	LAY-IN DIFFUSER
DO	DRAW-OFF	RG	RETURN GRILLE	STATIC PRESSURE DIFFUSER
DS	DUCT SILENCER	RIC	RETURN IN COVER	SUPPLY AIR DUCT
DSD	DUCT SMOKE DETECTOR	RIS	RUBBER-IN-SHEAR	RETURN / RELIEF AIR DUCT
EAT	ENTERING AIR TEMPERATURE	RL	REFRIGERANT LIQUID	
EC	ELECTRICAL CONTRACTOR	RS	REFRIGERANT SUCTION	
EDB	ENTERING DRY BULB	RR	RETURN REGISTER	
EF	EXHAUST FAN	RV	RELIEF VALVE	
EG	EXHAUST GRILLE	S	SUPPLY	
ER	EXHAUST REGISTER	SA	SUPPLY AIR	
ERV	ENERGY RECOVERY VENTILATOR	SG	SUPPLY GRILLE	
ESP	EXTERNAL STATIC PRESSURE	SP	STATIC PRESSURE	
EWB	ENTERING WET BULB	SR	SUPPLY REGISTER	
EWT	ENTERING WATER TEMPERATURE	SV	SUPPLY VALVE	
FC	FLEXIBLE CONNECTOR	T	THERMOMETER	
FCV	FLOW CONTROL VALVE	TC	TEMPERATURE CONTROL	
FD	FIRE DAMPER	TSP	TOTAL STATIC PRESSURE	
FP	FINNED PIPE	TSTAT	THERMOSTAT	
FS	FLOW SENSOR	TV	TURNING VANE	
FV	FACE VELOCITY	UC	UNDERCUT	
GC	GENERAL CONTRACTOR	V	VENT	
GPH	GALLONS PER HOUR	VI	VIBRATION ISOLATOR	
GPM	GALLONS PER MINUTE	VRF	VARIABLE REFRIGERANT FLOW	
HC	HEATING COIL	WPD	WATER PRESSURE DROP	
HWR	HOT WATER RETURN	WTD	WATER TEMPERATURE DROP	
HWS	HOT WATER SUPPLY	WTR	WATER TEMPERATURE RISE	
H&V	HEATING & VENTILATING			

AIR TERMINAL SCHEDULE

TAG	SIZE	MAX CFM	MAX NC	MAX SP	REMARKS
D1	10"Ø	380			



LIGHTING GENERAL NOTES

1. ALL NEW LIGHTING FIXTURES SHALL BE CONNECTED TO EXISTING CIRCUITING AND CONTROLS UNLESS NOTED/SHOWN OTHERWISE.

LIGHTING WORK NOTES

- ① COMBINATION FAN/LIGHT CONTROLLER SWITCH, MECHANICAL CONTRACTOR (MC) SHALL PROVIDE SWITCH AND ELECTRICAL CONTRACTOR (EC) SHALL INSTALL PER NEC. EC AND MC SHALL COORDINATE PRIOR TO ROUGH-IN.
- ② APPROXIMATE LOCATION OF B-CIRCUIT ROOM LIGHTING CONTROLLER (W/ 0-10V DIMMING), CONTRACTOR SHALL PROVIDE JUNCTION BOX AND EMPTY "X" CONDUIT RUN BACK TO PANEL LOCATED AT ----- COORDINATE WITH STONE MOUNTAIN SOUND PRIOR TO ROUGH-IN.

FIRST FLOOR LIGHTING PLAN

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

FOR REVIEW
NOT FOR CONSTRUCTION

Prepared For:
OWNER

Consultant:
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MECHANICAL-ELECTRICAL-CANAL PLUMB

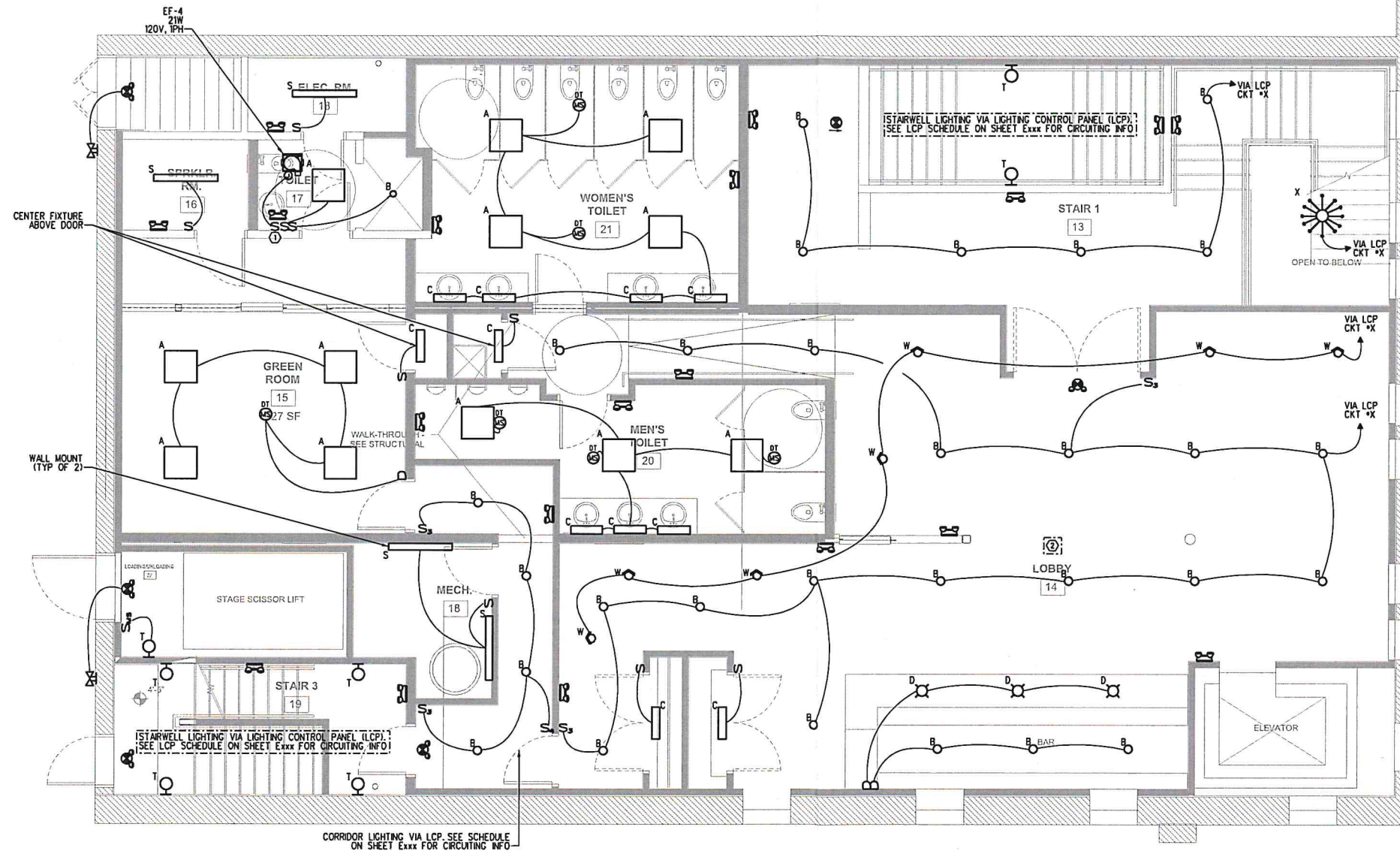
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Revisions:
90 % PROGRESS SET

Date:
11 FEB 2022
Scale:
FIRST FLOOR LIGHTING PLAN

E1.01



LIGHTING WORK NOTES

- ① COMBINATION FAN/LIGHT CONTROLLER SWITCH, MECHANICAL CONTRACTOR (MC) SHALL PROVIDE SWITCH AND ELECTRICAL CONTRACTOR (EC) SHALL INSTALL PER NEC. EC AND MC SHALL COORDINATE PRIOR TO ROUGH-IN.
- ② APPROXIMATE LOCATION OF B-CIRCUIT ROOM LIGHTING CONTROLLER (W/ 0-10V DIMMING). CONTRACTOR SHALL PROVIDE JUNCTION BOX AND EMPTY X" CONDUIT RUN BACK TO _____ PANEL LOCATED AT _____ COORDINATE WITH STONE MOUNTAIN SOUND PRIOR TO ROUGH-IN.

SECOND FLOOR LIGHTING PLAN

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

NOT FOR REVIEW
FOR CONSTRUCTION

Prepared For: **OWNER**

Consultant: **BENNETT ENGINEERING**
MECHANICAL, ELECTRICAL, PLUMBING

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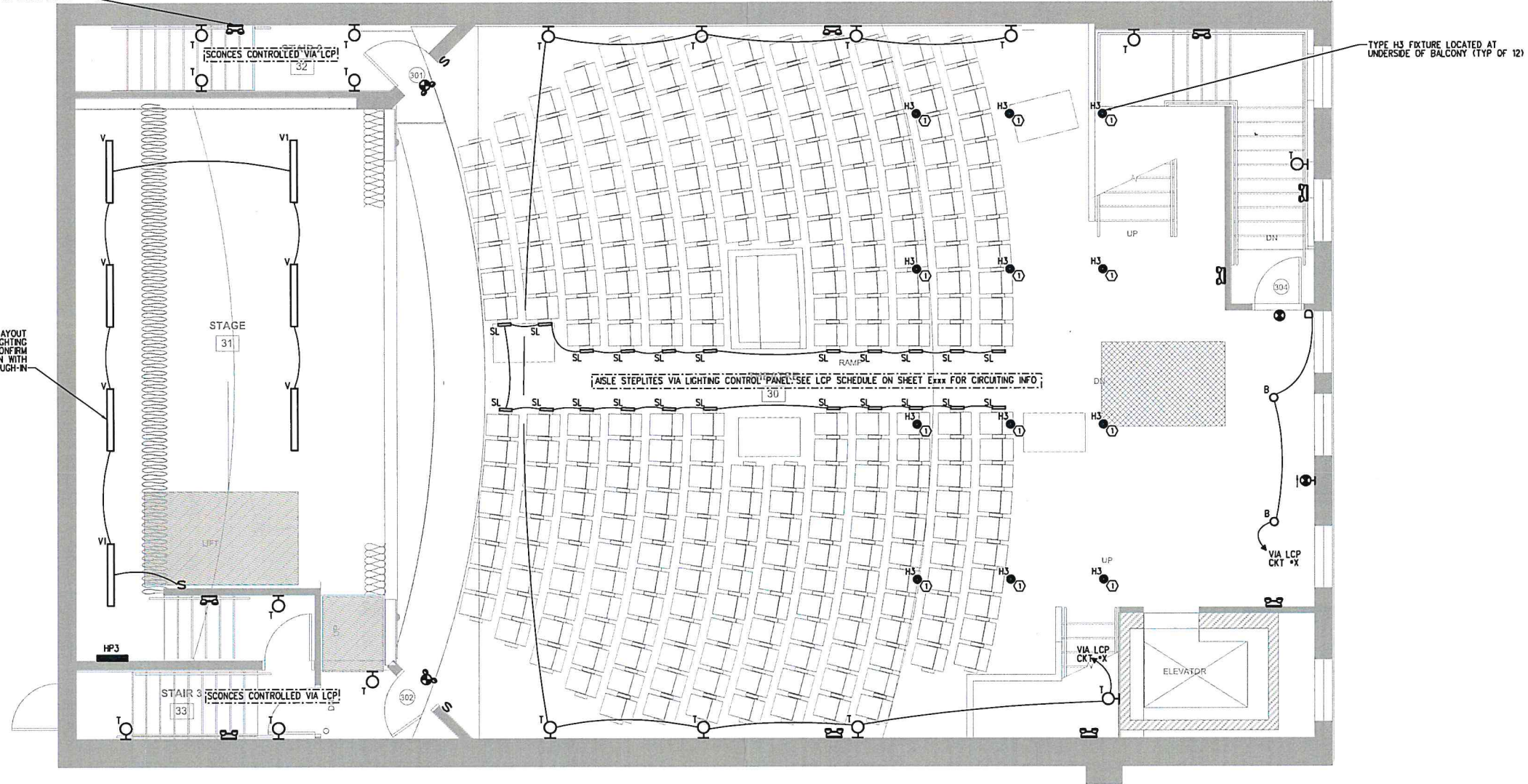
Revisions: **90 % PROGRESS SET**

Date: **11 FEB 2022**
Scale: **SECOND FLOOR LIGHTING PLAN**

E1.02

PROVIDE EBU WITH MINIMUM 4-HOUR RUN TIME. COORDINATE FINAL LOCATION WITH VERTICAL WHEELCHAIR LIFT EMERGENCY LIGHT W/EXTENDED RUN TIME: THE LIGHTING SOURCE (TLS) MODEL #SEL6 54 2 7.2W AT OR APPROVED EQUAL

COORDINATE FIXTURE LAYOUT WITH THEATRICAL LIGHTING SYSTEM LAYOUT. CONFIRM FINAL SWITCH LOCATION WITH OWNER PRIOR TO ROUGH-IN



LIGHTING GENERAL NOTES

1. ALL THEATRICAL LIGHTING ASSOCIATED PROVISIONS SHALL BE COORDINATED WITH STONE MOUNTAIN SOUND DRAWING SET PRIOR TO COMMENCEMENT OF WORK.

LIGHTING WORK NOTES

① CONTRACTOR SHALL COORDINATE LOCATION OF REMOTE DRIVER ASSOCIATED WITH LIGHTING FIXTURE TYPE H3 WITH ARCHITECT AND/OR OWNER PRIOR TO ROUGH-IN. SEE LIGHTING FIXTURE SCHEDULE ON SHEET E3.00 FOR DRIVER INFORMATION. FIELD VERIFY FINAL FIXTURE LOCATION PRIOR TO ROUGH-IN.

THIRD FLOOR LIGHTING PLAN

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

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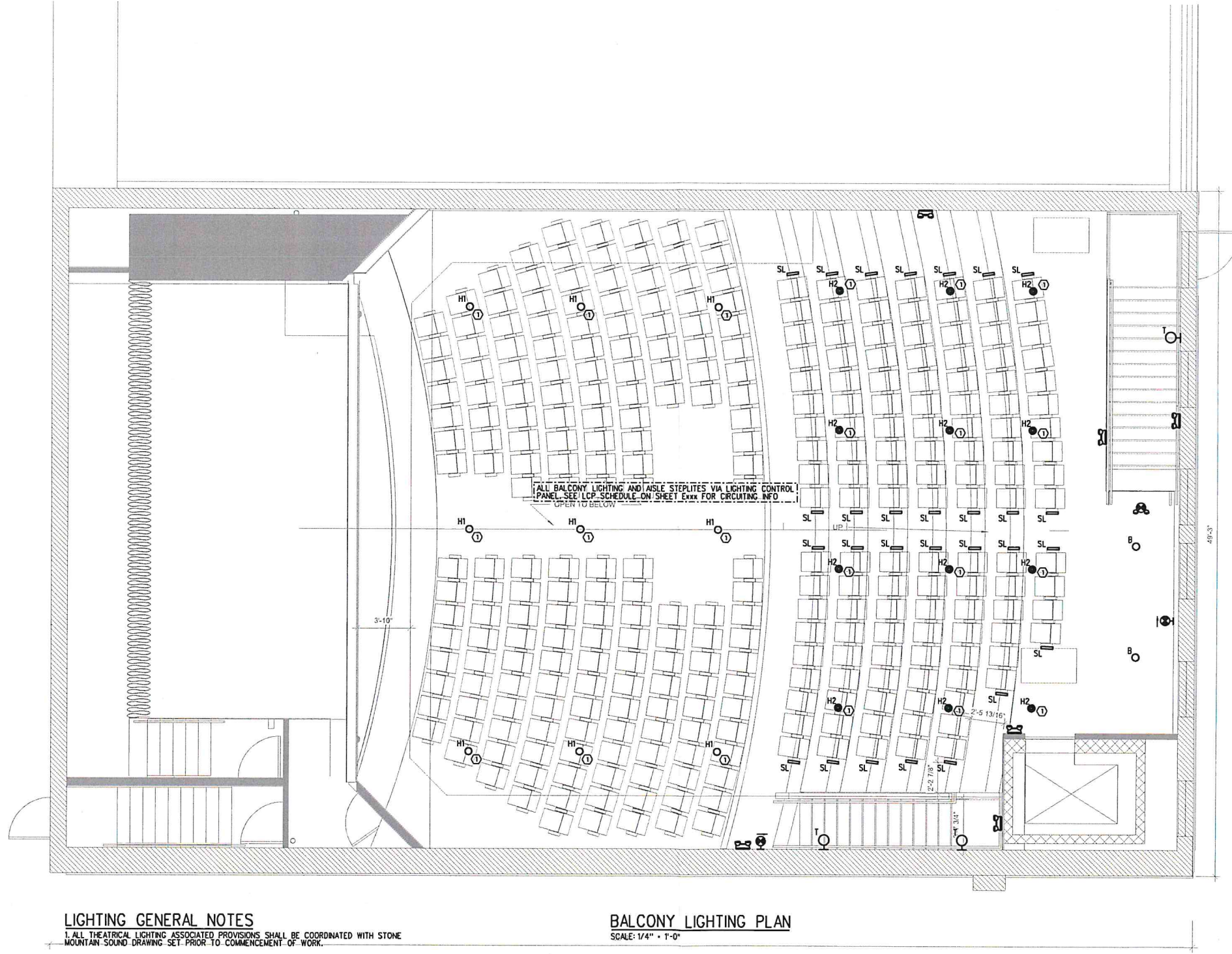
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THIRD FLOOR
LIGHTING PLAN

E1.03



LIGHTING GENERAL NOTES

1. ALL THEATRICAL LIGHTING ASSOCIATED PROVISIONS SHALL BE COORDINATED WITH STONE MOUNTAIN SOUND DRAWING SET PRIOR TO COMMENCEMENT OF WORK.

LIGHTING WORK NOTES

① CONTRACTOR SHALL COORDINATE LOCATION OF REMOTE DRIVER ASSOCIATED WITH LIGHTING FIXTURE TYPES H1 & H2 WITH ARCHITECT AND/OR OWNER PRIOR TO ROUGH-IN. SEE LIGHTING FIXTURE SCHEDULE ON SHEET E3.00 FOR DRIVER INFORMATION. FIELD VERIFY FINAL FIXTURE LOCATION PRIOR TO ROUGH-IN.

BALCONY LIGHTING PLAN

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

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NOT FOR CONSTRUCTION

Prepared For:
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Consultant:
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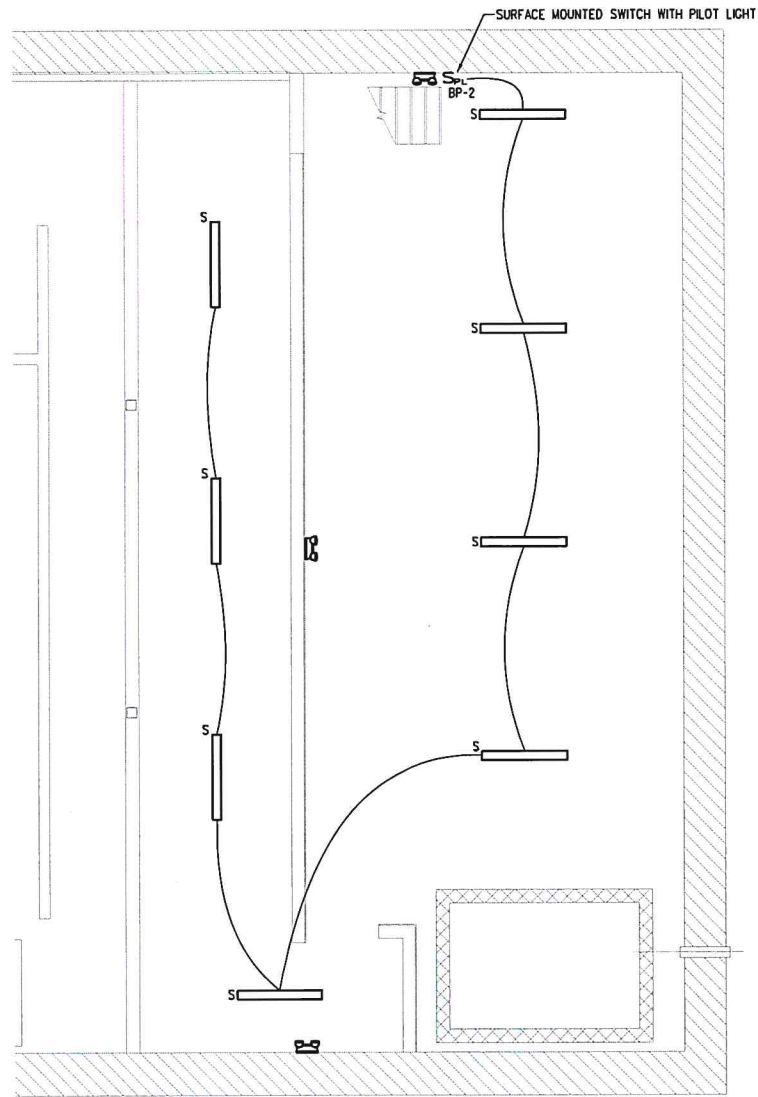
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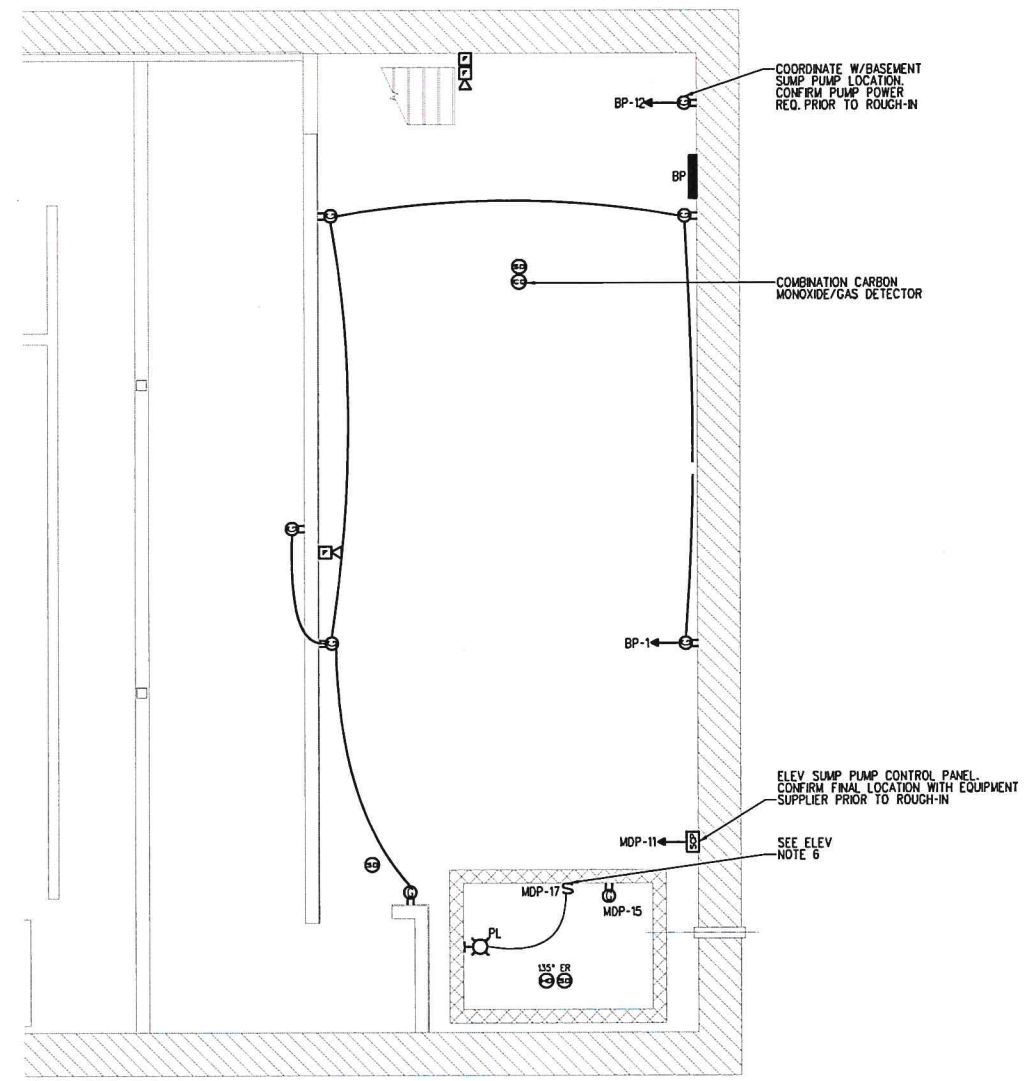
Revisions:
90 % PROGRESS SET

Date:
11 FEB 2022
Scale:
BALCONY LIGHTING PLAN

E1.04



BASEMENT LIGHTING PLAN
SCALE: 1/4" = 1'-0"



BASEMENT POWER PLAN
SCALE: 1/4" = 1'-0"

ELEVATOR NOTES

1. CONNECT ALL REQUIRED SMOKE DETECTORS FOR ELEVATOR RECALL. VERIFY REQUIREMENTS WITH ELEVATOR VENDOR AND LOCAL FIRE DEPARTMENT FOR ELEVATOR SMOKE DETECTORS AND INSTALL IN ACCORDANCE WITH NFPA 72.
2. PROVIDE ELEVATOR POWER SHUTDOWN VIA HEAT DETECTORS IN ELEVATOR SHAFT, PIT, AND MACHINE ROOM. HEAT DETECTORS ADJACENT TO SPRINKLER HEADS SHALL ALARM BEFORE SPRINKLER HEAD ACTIVATION BASED ON RATE OF TEMPERATURE RISE FOR THE SPRINKLER HEAD. HEAT DETECTORS SHALL BE INSTALLED WITHIN TWO FEET OF THE SPRINKLER HEAD. PROVIDE A CONNECTION TO A SHUNT-TRIP CIRCUIT BREAKER FOR ELEVATOR POWER SHUTDOWN. THE FIRE ALARM SYSTEM SHALL MONITOR SHUNT TRIP CONTROL POWER. COORDINATE WORK WITH THE LOCAL AUTHORITY HAVING JURISDICTION (LAHJ).
3. PROVIDE A CONNECTION FROM THE ELEVATOR TAMPER SWITCH TO THE FIRE ALARM CONTROL PANEL (FACP).
4. COMPLY WITH REQUIREMENTS ASME A17.1 AND NFPA 72.
5. AUTOMATIC TRANSFER SWITCHES (ATS) MONITORING: PROVIDE 2*14WG-1*14GND IN 1/2" C, FROM ELEVATOR CONTROL PANEL TO ATS DRY CONTACTS.
6. PLACE SWITCH AT TOP OF ELEVATOR PIT ACCESS LADDER. COORDINATE LIGHT AND RECEPTACLE LOCATION WITH ELEVATOR SUMP.
7. PLACE ONE SET IN ELEVATOR PIT AND ONE SET AT TOP OF ELEVATOR SHAFT.
8. COORDINATE LOCATION OF SUMP PUMP CONTROL PANEL WITH ELEVATOR SUMP LOCATION.
9. CONTRACTOR SHALL CONFIRM LOCATION OF ALL ELEVATOR ASSOCIATED EQUIPMENT WITH VENDOR PRIOR TO ROUGH-IN.

FOR REVIEW
NOT FOR CONSTRUCTION

Prepared For: **OWNER**

Consultant: **BENNETT ENGINEERING**
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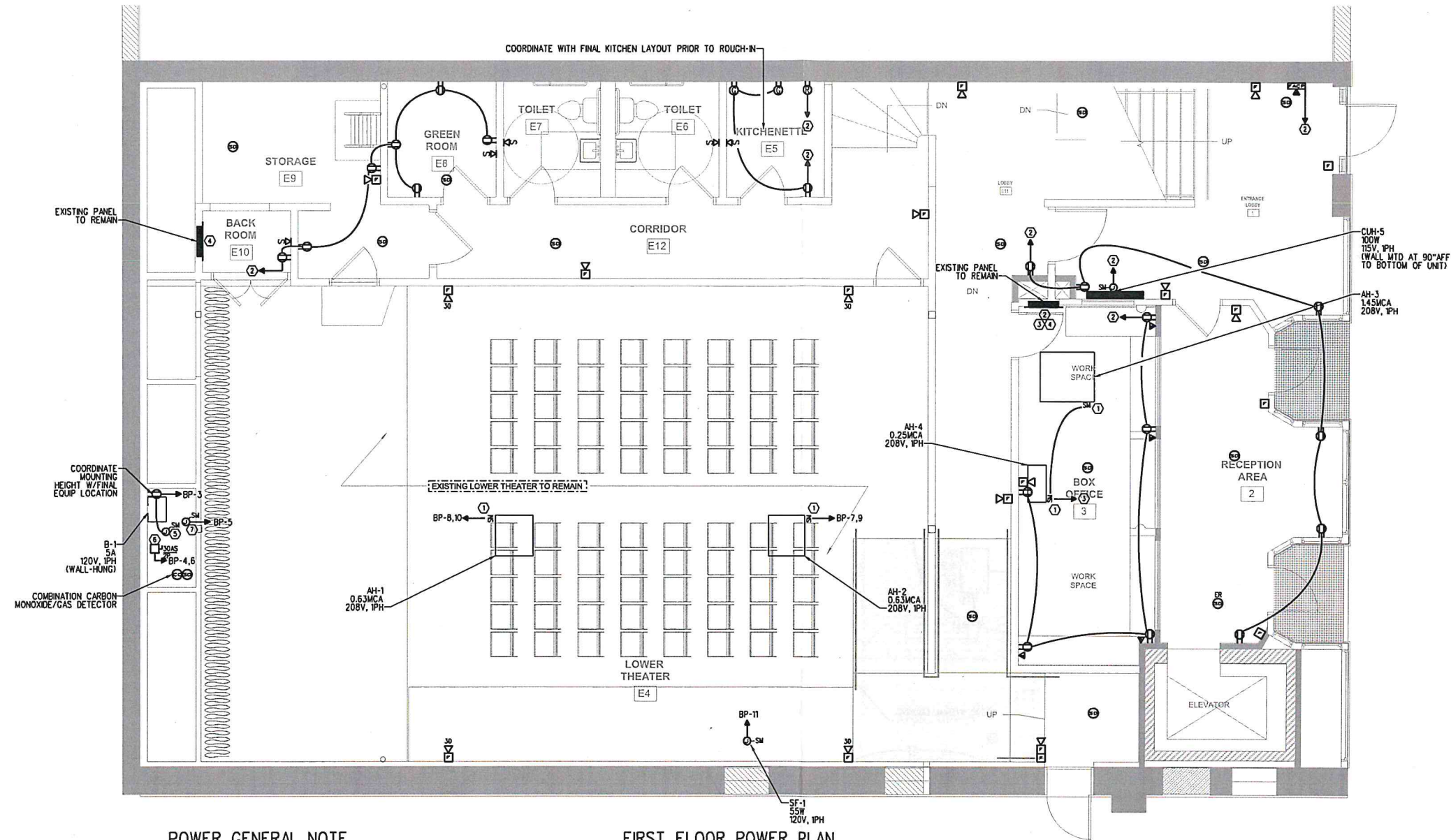
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Revisions: **90 % PROGRESS SET**

Date: **11 FEB 2022**
Scale: **BASEMENT ELECTRICAL PLANS**

E2.00



POWER GENERAL NOTE

1. CONTRACTOR SHALL COORDINATE/CONFIRM ALL EXISTING TO REMAIN ELECTRICAL LOADS PRIOR TO COMMENCEMENT OF WORK. PROVIDE UPDATED ELECTRICAL PANEL SCHEDULES UPON PROJECT COMPLETION.
2. ALL SOUND SYSTEM ASSOCIATED PROVISIONS SHALL BE COORDINATED WITH STONE MOUNTAIN SOUND DRAWING SET PRIOR TO COMMENCEMENT OF WORK.

POWER WORK NOTES

1. CONTRACTOR SHALL PROVIDE 20A, 2-POLE MOTOR RATED SWITCH. COORDINATE FINAL SWITCH LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
2. CONTRACTOR SHALL PROVIDE NEW 20A, 1-POLE BRANCH CIRCUIT BREAKER IN NEAREST EXISTING ELECTRICAL PANEL WHERE SPACE IS AVAILABLE. CONNECT NEW DEVICES AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND NEC.
3. CONTRACTOR SHALL PROVIDE NEW 20A, 2-POLE BRANCH CIRCUIT BREAKER IN NEAREST EXISTING ELECTRICAL PANEL WHERE SPACE IS AVAILABLE. CONNECT NEW DEVICES AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND NEC.
4. CONTRACTOR SHALL BACKFEED EXISTING ELECTRICAL PANEL FROM NEW 800A MDP LOCATED AT SECOND FLOOR. EXTEND, RE-WORK & RECONNECT WIRING AS REQUIRED.
5. APPROXIMATE LOCATION OF BOILER INJECTION IN-LINE PUMP P-1 (1/3 SPEED; 150W-179W-197W/115V/1PH). COORDINATE FINAL LOCATION OF PUMP WITH MECHANICAL PLANS PRIOR TO ROUGH-IN.
6. APPROXIMATE LOCATION OF HEATING SYSTEM IN-LINE PUMP P-2 (15W-310W/230V/1PH WITH ECM MOTOR). COORDINATE FINAL LOCATION OF PUMP WITH MECHANICAL PLANS PRIOR TO ROUGH-IN.
7. APPROXIMATE LOCATION OF CONDENSATE TRANSFER PUMP (1/50HP/115V/1PH). COORDINATE FINAL LOCATION OF PUMP WITH MECHANICAL PLANS PRIOR TO ROUGH-IN.

FIRST FLOOR POWER PLAN

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

FOR REVIEW
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Prepared For:
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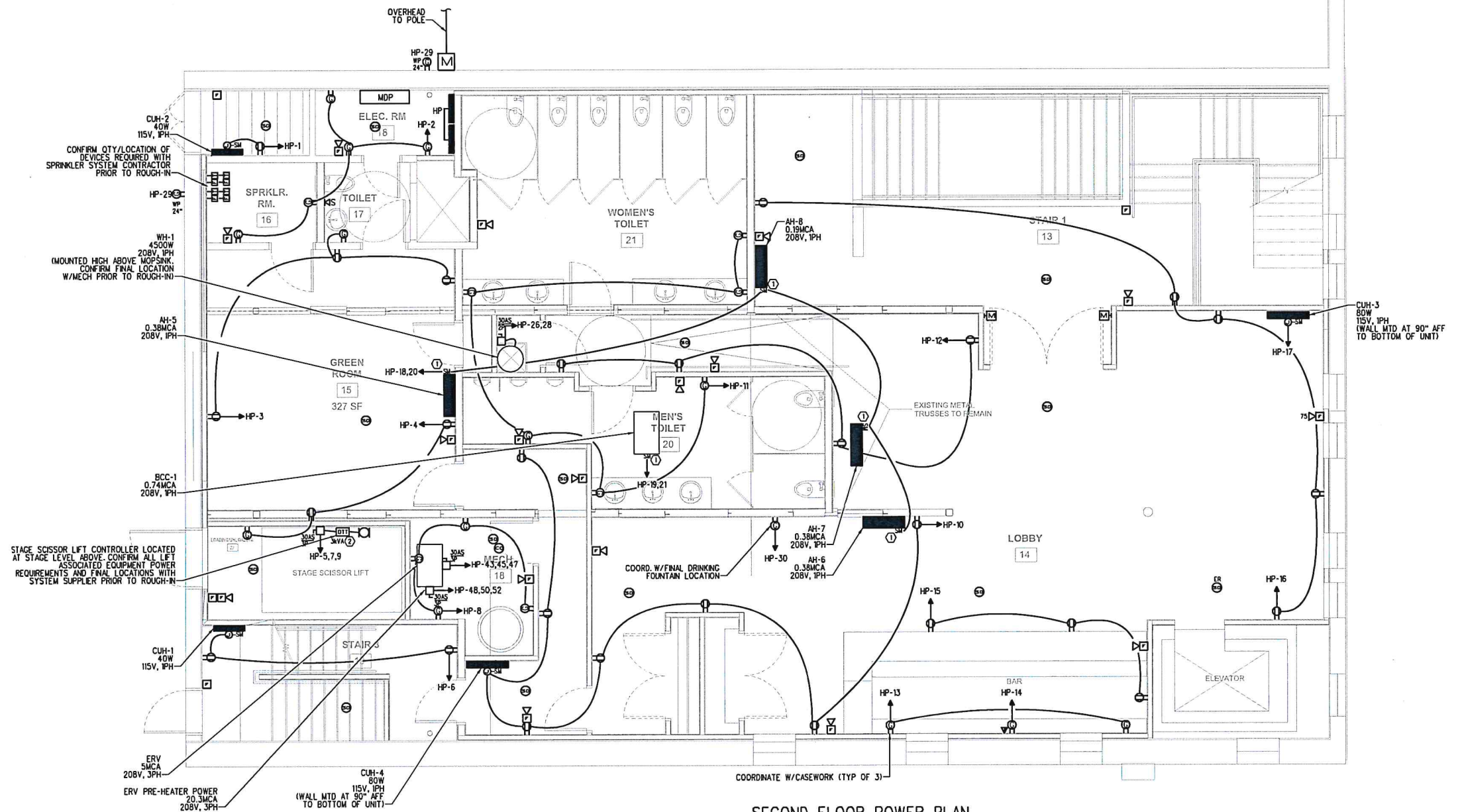
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Revisions:
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Date:
11 FEB 2022
Scale:
**FIRST FLOOR
POWER PLAN**

E2.01



SECOND FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

POWER GENERAL NOTE

1. CONTRACTOR SHALL COORDINATE/CONFIRM ALL EXISTING TO REMAIN ELECTRICAL LOADS PRIOR TO COMMENCEMENT OF WORK. PROVIDE UPDATED ELECTRICAL PANEL SCHEDULES UPON PROJECT COMPLETION.
2. ALL SOUNDS SYSTEM ASSOCIATED PROVISIONS SHALL BE COORDINATED WITH STONE MOUNTAIN SOUND DRAWING SET PRIOR TO COMMENCEMENT OF WORK.

POWER WORK NOTES

- ① CONTRACTOR SHALL PROVIDE 20A, 2-POLE MOTOR RATED SWITCH. COORDINATE FINAL SWITCH LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- ② CONTRACTOR SHALL PROVIDE 208-480V 3-PHASE 3KVA DELTA-DELTA DRY TYPE TRANSFORMER FOR POWER TO SCISSOR LIFT MOTOR. PRIMARY AND SECONDARY CONDUCTORS: (3) * 12 * 12GND IN 3/4" CONDUIT.

CONFIRM QTY/LOCATION OF DEVICES REQUIRED WITH SPRINKLER SYSTEM CONTRACTOR PRIOR TO ROUGH-IN

WH-1
4500W
208V, 1PH
MOUNTED HIGH ABOVE MOP/SNK.
CONFIRM FINAL LOCATION
W/MECH PRIOR TO ROUGH-IN

STAGE SCISSOR LIFT CONTROLLER LOCATED AT STAGE LEVEL ABOVE. CONFIRM ALL LEFT ASSOCIATED EQUIPMENT POWER REQUIREMENTS AND FINAL LOCATIONS WITH SYSTEM SUPPLIER PRIOR TO ROUGH-IN

ERV PRE-HEATER POWER
20.3MCA
208V, 3PH

CUH-4
80W
115V, 1PH
(WALL MTD AT 90° AFF
TO BOTTOM OF UNIT)

CUH-3
80W
115V, 1PH
(WALL MTD AT 90° AFF
TO BOTTOM OF UNIT)

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Prepared For:
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Consultant:
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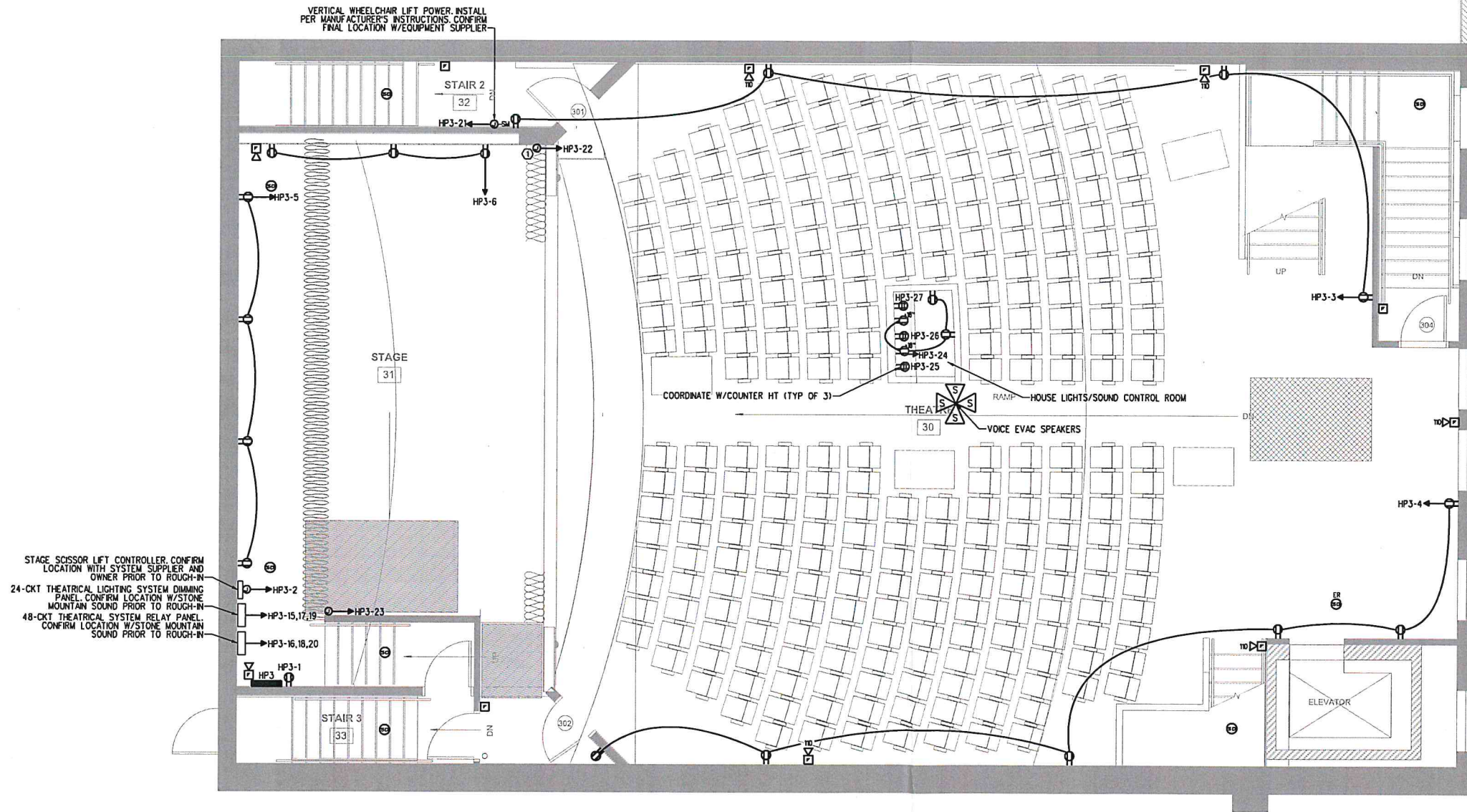
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Revisions:
90 % PROGRESS SET

Date:
11 FEB 2022
Scale:
**SECOND FLOOR
POWER PLAN**

E2.02



STAGE SCISSOR LIFT CONTROLLER. CONFIRM LOCATION WITH SYSTEM SUPPLIER AND OWNER PRIOR TO ROUGH-IN.
 24-CKT THEATRICAL LIGHTING SYSTEM DIMMING PANEL. CONFIRM LOCATION W/STONE MOUNTAIN SOUND PRIOR TO ROUGH-IN.
 48-CKT THEATRICAL SYSTEM RELAY PANEL. CONFIRM LOCATION W/STONE MOUNTAIN SOUND PRIOR TO ROUGH-IN.

POWER GENERAL NOTE

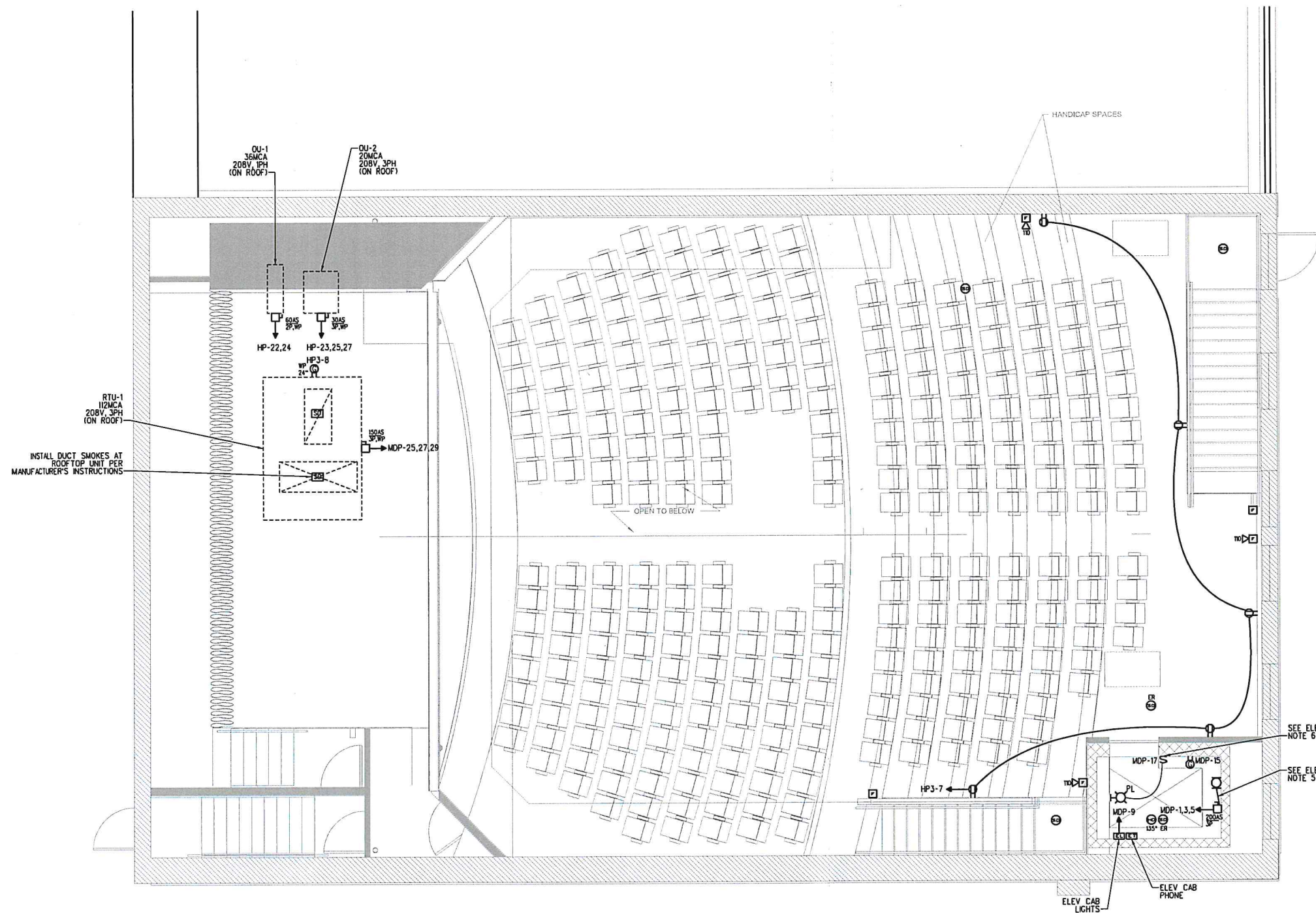
1. CONTRACTOR SHALL COORDINATE/CONFIRM ALL EXISTING TO REMAIN ELECTRICAL LOADS PRIOR TO COMMENCEMENT OF WORK. PROVIDE UPDATED ELECTRICAL PANEL SCHEDULES UPON PROJECT COMPLETION.
2. ALL SOUND SYSTEM ASSOCIATED PROVISIONS SHALL BE COORDINATED WITH STONE MOUNTAIN SOUND DRAWINGS SET PRIOR TO COMMENCEMENT OF WORK.

POWER WORK NOTE

- ① MOTORIZED CURTAIN POWER: FIELD VERIFY FINAL LOCATION OF CURTAIN ASSOCIATED CONTROLS. CONFIRM POWER REQUIREMENTS AND FINAL LOCATION OF EQUIPMENT PRIOR TO ROUGH-IN.

THIRD FLOOR POWER PLAN
 SCALE: 1/4" = 1'-0"

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Prepared For:	OWNER
Consultant:	 BENNETT ENGINEERING <small>MECHANICAL • ELECTRICAL • PLUMBING</small>
Architect:	ARCHETYPE ARCHITECTS <small>48 Union Wharf Portland, ME 04101</small>
Project:	JOHNSON HALL 280 Water Street Gardiner, Maine
Revisions:	90 % PROGRESS SET
Date:	11 FEB 2022
Scale:	THIRD FLOOR POWER PLAN
E2.03	



BALCONY POWER PLAN
SCALE: 1/4" = 1'-0"

ELEVATOR NOTES

1. CONNECT ALL REQUIRED SMOKE DETECTORS FOR ELEVATOR RECALL. VERIFY REQUIREMENTS WITH ELEVATOR VENDOR AND LOCAL FIRE DEPARTMENT FOR ELEVATOR SMOKE DETECTORS AND INSTALL IN ACCORDANCE WITH NFPA 72.
2. PROVIDE ELEVATOR POWER SHUTDOWN VIA HEAT DETECTORS IN ELEVATOR SHAFT, PIT, AND MACHINE ROOM. HEAT DETECTORS ADJACENT TO SPRINKLER HEADS SHALL ALARM BEFORE SPRINKLER HEAD ACTIVATION BASED ON RATE OF TEMPERATURE RISE FOR THE SPRINKLER HEAD. HEAT DETECTORS SHALL BE INSTALLED WITHIN TWO FEET OF THE SPRINKLER HEAD. PROVIDE A CONNECTION TO A SHUNT-TRIP CIRCUIT BREAKER FOR ELEVATOR POWER SHUTDOWN. THE FIRE ALARM SYSTEM SHALL MONITOR SHUNT TRIP CONTROL POWER. COORDINATE WORK WITH THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
3. PROVIDE A CONNECTION FROM THE ELEVATOR TAMPER SWITCH TO THE FIRE ALARM CONTROL PANEL (FACP).
4. COMPLY WITH REQUIREMENTS ASME A17.1 AND NFPA 72.
5. AUTOMATIC TRANSFER SWITCHES (ATS) MONITORING: PROVIDE 2" HANG-1" HANG IN 1/2" C, FROM ELEVATOR CONTROL PANEL TO ATS DRY CONTACTS.
6. PLACE SWITCH AT TOP OF ELEVATOR PIT ACCESS LADDER. COORDINATE LIGHT AND RECEPTACLE LOCATION WITH ELEVATOR SUMP.
7. PLACE ONE SET IN ELEVATOR PIT AND ONE SET AT TOP OF ELEVATOR SHAFT.
8. COORDINATE LOCATION OF SUMP PUMP CONTROL PANEL WITH ELEVATOR SUMP LOCATION.
9. CONTRACTOR SHALL CONFIRM LOCATION OF ALL ELEVATOR ASSOCIATED EQUIPMENT WITH VENDOR PRIOR TO ROUGH-IN.

FOR REVIEW
NOT FOR CONSTRUCTION

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Portland, ME 04101

Project:
JOHNSON HALL
280 Water Street
Gardiner, Maine

Revisions:
90 % PROGRESS SET

Date:
11 FEB 2022
BALCONY POWER PLAN

E2.04

GENERAL NOTES

- NOT ALL SYMBOLS INDICATED IN THE LEGEND APPEAR ON THE DRAWINGS. COORDINATE WORK ACCORDINGLY. COMPLY WITH SPECIFICATIONS AND NOTES BELOW AS APPLICABLE.
- ALL RECEPTACLES SHALL BE INSTALLED 18" AFF TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE.
- ALL WIRING SHALL BE COPPER UNLESS DESIGNATED AS "AL" UNLESS OTHERWISE NOTED. ALL WIRING SHALL BE 212 AWG AND 112 EQUIPMENT GROUNDING CONDUCTOR. HOMERUNS FED FROM A 20A-1P, 120V CIRCUIT IN EXCESS OF 70' SHALL BE #10 AWG.
- CONNECT BATTERY BACKED EMERGENCY AND EXIT LIGHTING TO NEAREST LIGHTING CIRCUIT AHEAD OF ANY SWITCHING. CONNECT REMOTE HEADS WITH #10 AWG COPPER CONDUCTORS. AC EXIT FIXTURES SHALL BE CONNECTED TO NEAREST EMERGENCY CIRCUIT OR AS INDICATED.
- TEST ALL EMERGENCY LIGHTING UNITS FOR PROPER OPERATION OF LAMPS AND BATTERIES.
- SEE MECHANICAL PLAN FOR HVAC UNITS, PUMPS AND FANS CONTROLLED BY THERMOSTATS (PROVIDED BY AC CONTRACTOR).
- FUSES AND OVERLOAD UNITS FOR MOTORS SHALL BE SIZED BASED ON ACTUAL MOTOR NAMEPLATE DATA AND IN ACCORDANCE WITH NEC. CIRCUIT BREAKERS FOR MOTORS ARE SUPPLIED AT MAX VALUE PER NEC (2.5 x FLA). SIZE IN THE FIELD IN ACCORDANCE WITH MFR RECOMMENDATION.
- ALL WORK SHALL COMPLY WITH NFPA70, NFPA72, NFPA101 & ALL FEDERAL, STATE & LOCAL REGULATIONS.
- ALL PENETRATIONS THROUGH FLOORS, RATED WALLS AND PARTITIONS SHALL BE SEALED WITH UL APPROVED FIRE SEALANT MATERIAL TO MAINTAIN FIRE RATING FOR THE SEPARATION.
- ALL ENCLOSURES, CONDUIT BODIES AND THEIR COVERS CONTAINING FIRE ALARM SYSTEM CONDUCTORS SHALL BE PAINTED RED.
- AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED WITH ALL FEEDERS AND BRANCH CIRCUITS. SIZE IN ACCORDANCE WITH NFPA 70 ARTICLE 250.
- COORDINATE INSTALLATION OF VOICE/DATA OUTLETS WITH OWNER, MS OR COMMUNICATIONS CONTRACTOR.
- LOCATE DISCONNECTS AT EQUIPMENT AS REQUIRED BY MANUFACTURER. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
- PROVIDE RISER OR PLENUM RATED CABLES ABOVE SUSPENDED CEILINGS.
- THE CONTRACTOR SHALL SET ALL ELECTRONIC BREAKERS TO SPECIFIED TRIP SETTINGS BEFORE ENERGIZING EQUIPMENT.
- PROVIDE EXPANSION FITTINGS FOR ALL UNDERGROUND RACEWAYS ENTERING ENCLOSURES ATTACHED TO FIXED STRUCTURES.
- OUTDOOR RECEPTACLE COVERS SHALL COMPLY WITH NFPA 70 - ARTICLE 406.9.
- ALL CONDUCTOR INSULATION FOR BUILDING WIRE SHALL BE THWN/THHN UNLESS NOTED OTHERWISE.
- PROVIDE LABEL ON SERVICE EQUIPMENT INDICATING AVAILABLE SHORT CIRCUIT CURRENT OBTAIN VALUES FROM ENGINEER.
- PROVIDE ARC FAULT LABELS PER NFPA 70-ARTICLE 110.24
- IF BUILDING REQUIRES TWO SERVICE ENTRANCES, PROVIDE SIGNS PER NFPA 70-230.
- OUTLETS INSTALLED IN FIRE RATED WALLS BACK TO BACK SHALL BE SEPARATED BY 24" MINIMUM OR BE PROTECTED WITH "PUTTY PADS" PER 2009 INTERNATIONAL BUILDING CODE SECTION 713.3.2
- PROVIDE AIR VAPOR BARRIER BOXES FOR WIRING DEVICES IN EXTERIOR WALLS AND INTERIOR SOUND CONTROL WALLS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LESSCO MODEL NUMBER: VAPORBOX
- MINIMUM WIRE SIZE ON ALL BRANCH CIRCUITS SHALL BE #12.

ABBREVIATIONS

A	AMP	LTG	LIGHTING
AC	ALTERNATING CURRENT, ABOVE COUNTER	LSIG	LONG TIME, SHORT TIME, INSTANTANEOUS, GROUND FAULT CIRCUIT BREAKER TRIP FUNCTIONS AS INDICATED
ADA	AMERICANS WITH DISABILITIES ACT	MCC	MOTOR CONTROL CENTER
AF	AMP FRAME	MCCB	MOLDED CASE CIRCUIT BREAKER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MCB	MAIN CIRCUIT BREAKER
AFB	ABOVE FINISHED FLOOR	MDP	MAIN DISTRIBUTION PANEL
AFG	ABOVE FINISHED GRADE	MH	MANHOLE
AL	ALUMINUM	MIS	MANAGEMENT INFORMATION SYSTEM
AT	AMP TRIP	MLO	MAIN LUGS ONLY
ATC	AUTOMATIC TEMPERATURE CONTROL	MTS	MANUAL TRANSFER SWITCH
ATS	AUTOMATIC TRANSFER SWITCH	NC	NORMALLY CLOSED OF NURSE CALL
AWG	AMERICAN WIRE GAUGE	NEC	NATIONAL ELECTRICAL CODE
BLDG	BUILDING	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CONDUIT	NL	NIGHT LIGHT
CB	CIRCUIT BREAKER	NO	NORMALLY OPEN
CI	CAST IRON	NO.	NUMBER
CKT	CIRCUIT	OL	OVERLOAD
CL	CENTERLINE	P	POLE
CMP	CENTRAL MAIN POWER (ELECTRIC UTILITY)	PA	PUBLIC ADDRESS
CMU	CONCRETE MASONRY UNIT	PB	PUSH BUTTON
CT	CURRENT TRANSFORMER	PF	POWER FACTOR
CONC	CONCRETE	PH	PHASE
CS	CARBON STEEL	PNL	PANEL
CU	COPPER	TP1-2	TELE-POWER POLE - POLE AND CIRCUIT NUMBER AS INDICATED
CUH	CABINET UNIT HEATER	PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE (ELECTRIC UTILITY)
DL	DAMP LOCATION	PT	POTENTIAL TRANSFORMER
EL	ELECTRICAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
EF	EXHAUST FAN	RE	ELECTRICAL EQUIPMENT TO BE RELOCATED
ERL	EXISTING RELOCATE	RM	ELECTRICAL EQUIPMENT TO REMAIN
ERV	EXISTING REMOVE	RSC	RIGID STEEL CONDUIT
EHR	EXISTING TO REMAIN	RTU	ROOF TOP UNIT
EUH	ELECTRIC UNIT HEATER	RV	ELECTRICAL EQUIPMENT TO REMOVE
EWC	ELECTRICAL WATER COOLER	RVNR	REDUCED VOLTAGE, NON-REVERSING
FACP	FIRE ALARM CONTROL PANEL	FRP	FIBER REINFORCED PLASTIC
FAPS	FIRE ALARM PULL STATION	FRV	FULL VOLTAGE, NON-REVERSING
FRP	FIBER REINFORCED PLASTIC	FWU	FURNISHED WITH UNIT
FVNR	FULL VOLTAGE, NON-REVERSING	DC	DIRECT CURRENT
FWU	FURNISHED WITH UNIT	GF1	GROUND FAULT INTERRUPTER
DC	DIRECT CURRENT	GND	GROUND
GF1	GROUND FAULT INTERRUPTER	HID	HIGH INTENSITY DISCHARGE
GND	GROUND	HOA	HAND-OFF-AUTOMATIC
HID	HIGH INTENSITY DISCHARGE	HP	HORSEPOWER
HOA	HAND-OFF-AUTOMATIC	HPS	HIGH PRESSURE SODIUM
HP	HORSEPOWER	HZ	HERTZ
HPS	HIGH PRESSURE SODIUM	ICB	INSULATED CASE CIRCUIT BREAKER
HZ	HERTZ	JB	JUNCTION BOX
ICB	INSULATED CASE CIRCUIT BREAKER	KAIC	THOUSAND AMP INTERRUPTING CAPACITY
JB	JUNCTION BOX	KCMIL	THOUSAND CIRCULAR MIL
KAIC	THOUSAND AMP INTERRUPTING CAPACITY	KV	THOUSAND VOLTS
KCMIL	THOUSAND CIRCULAR MIL	KVA	THOUSAND VOLT-AMPS
KV	THOUSAND VOLTS	KW	THOUSAND WATTS (KILOWATT)
KVA	THOUSAND VOLT-AMPS	LC	LIGHTING CONTACTORS
KW	THOUSAND WATTS (KILOWATT)	LCP	LIGHTING CONTROL PANEL
LC	LIGHTING CONTACTORS	LED	LIGHT EMITTING DIODE
LCP	LIGHTING CONTROL PANEL	LP	LIGHTING PANELBOARD
LED	LIGHT EMITTING DIODE		
LP	LIGHTING PANELBOARD		

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER AND MODEL NUMBER	LAMP INFO	REMARKS
A	COLUMBIA LIGHTING VERSIFY VSY22-9-35-MLHE-G-EDU w/FK22 FLANGE KIT	25W/3500K LED	EDGE-LIT ARCHITECTURAL RECESSED 2X2 w/ DRYWALL INSTALL KIT (CONFIRM CLG TYPE)
B	PRESCOLITE LITESTRYLTR-6RD-H-ML25L-DM1/LTR-6RW-T-ML35K8LWWS	35W/3500K LED	6" DIMMABLE HIGH LUMEN ARCHITECTURAL DOWNLIGHT W/MEDIUM DISTRIBUTION & SOFTGLOW REFLECTOR FINISH
C	COLUMBIA LIGHTING CVM2-35LWSM-FRFP-EDU	21W/3500K LED	2" DIMMABLE CONTEMPORARY SURFACE/WALL MOUNTED FIXTURE W/ FROSTED RECTILINEAR LENS & FLAT PLASTIC END CAPS. MOUNTED AT 7'-0" AFF
D	TBD BY ARCH		DECORATIVE PENDANT LOCATED ABOVE BAR SEATING
E	LIGHTWAY INDUSTRIES VXEW-19-F4C-3-Z1-DIM-90CRI	39W/3500K LED	19" DIMMABLE WALL SCONCE W/ UP&DOWN DISTRIBUTION & SATIN BRONZE FINISH
H1	ETC PRO ONE-CELL HIGH OUTPUT ARCP1H350BA W/ ARCPD1HDRDMM REMOTE DRIVER	100W/3000K LED	RECESSED, ADJUSTABLE MR STYLE LAMP W/ 50DEGREE ANGLE & BLACK FINISH LOCATED ABOVE MAIN SEATING AREA
H2	ETC PRO ONE-CELL XXXXXXXXX W/ XXXXXXXX REMOTE DRIVER	25W/3000K LED	RECESSED MR STYLE LAMP W/ 60DEGREE ANGLE & BLACK FINISH LOCATED ABOVE BALCONY
H3	ETC PRO ONE-CELL XXXXXXXXX W/ XXXXXXXX REMOTE DRIVER	25W/3000K LED	RECESSED MR STYLE LAMP W/ 37DEGREE ANGLE & BLACK FINISH LOCATED UNDER BALCONY
S	COLUMBIA LIGHTING MPS4-35HL-FW-EDU	49.5W/3500K LED	4" DIMMABLE MULTIPURPOSE LINEAR FIXTURE W/ FLAT, FROSTED ACRYLIC LENS & WIDE DISTRIBUTION
SL	COLE LIGHTING L141-4K	4.2W/3000K LED	DIMMABLE THEATER SEATING MOUNTED STEPLITE
T	EUREKA LIGHTING BOX 3414B LED.HO 30 120V DV SC FRO	(2) 6W 3000K LED	DIMMABLE WALL SCONCE W/ DIRECT/INDIRECT LIGHTING OUTPUT, SATIN CHROME FINISH & FROSTED DIFFUSER. CONFIRM MOUNTING HT W/ ARCH PLANS
T (ALT1)	TECH LIGHTING GAMBIT 700WSGMBSC*	PROVIDE 5W E12 CANDELABRA BASE 3000K LED	DIMMABLE WALL SCONCE W/GLASS SHADE. CONFIRM FINISH & MOUNTING HEIGHT WITH ARCHITECT
W	PRESCOLITE LITESTRYLTR-6RD-H-ML25L-DM1/LTR-6RW-T-ML35K8LWWS	28W/3500K LED	6" DIMMABLE RECESSED OPEN WALLWASH FIXTURE W/MEDIUM LUMEN OUTPUT & SPECULAR REFLECTOR FINISH
X	TECH LIGHTING VELLAVI36 700VLV36*-LED922	42W/2200K LED	36" DIMMABLE CHANDALIER. CONFIRM FINISH & MOUNTING HT TO BOTTOM OF FIXTURE W/ ARCH PLANS
X (ALT1)	EUREKA LIGHTING MKA BOUQUET 4428-10-RAP 7 LED.9 30 80 120V DV C 60 WHE WH	(7) 9W/3000K LED	7-LAMP DIMMABLE BOUQUET STYLE CHANDALIER W/WHITE FINISH & SHADE. CONFIRM MOUNTING HT TO BOTTOM OF FIXTURE W/ ARCH PLANS
V	LITECONTROL MOD 2 2L-P-AD-4-04-ASYM-C5 OR C6-35K-D085-NDM-1C-UNV-verify suspension kit length req'd	34.4W/3500K LED	4' LINEAR PENDANT MOUNTED FIXTURE WITH ASYMMETRIC DISTRIBUTION. LOCATED AT STAGE FOR AFTER SHOW CLEAN-UP. CONFIRM FINISH & FINAL MOUNTING HEIGHT TO BOTTOM OF FIXTURE W/ ARCH
V1	LITECONTROL MOD 2 2L-P-AD-4-04-ASYM-C5 OR C6-35K-D085-NDM-1C-UNV-verify suspension kit length req'd-EF	34.4W/3500K LED	4' LINEAR PENDANT MOUNTED FIXTURE WITH ASYMMETRIC DISTRIBUTION AND INTEGRAL EMERGENCY LIGHTING BATTERY PACK. LOCATED AT STAGE FOR AFTER SHOW CLEAN-UP. CONFIRM FINISH & FINAL MOUNTING HEIGHT TO BOTTOM OF FIXTURE W/ ARCH
PL	PROGRESS LIGHTING No P3649-3030K9	9W LED	WET LOCATION LISTED ELEVATOR PIT LIGHT

SYMBOL LEGEND

- SURFACE MOUNTED POWER PANEL, SEE PANEL SCHEDULES FOR RATING
- RECESSED MOUNTED POWER PANEL, SEE PANEL SCHEDULES FOR RATING
- ELECTRIC MOTOR DRIVEN EQUIPMENT, HP SHOWN
- JUNCTION BOX. "H" DENOTES RANGE HOOD, "DS" DENOTES DISPOSAL UNIT, "DW" DENOTES DISHWASHER
- MANUAL MOTOR STARTER SWITCH WITH THERMAL OVERLOAD DEVICE MOUNTED AT UNIT
- DISCONNECT SWITCH, SIZE AND NUMBER OF POLES AS INDICATED ON DRAWING. PROVIDED BY EC UNLESS NOTED OTHERWISE. PROVIDE FUSES WHERE RECOMMENDED BY MANUFACTURER.
- COMBINATION MOTOR STARTER/ DISCONNECT SWITCH WITH AUXILIARY CONTACTS AND HAND-OFF-AUTO SWITCH AND RED RUN LIGHT. PROVIDED AND INSTALLED BY EC UNLESS NOTED OTHERWISE.
- VARIABLE FREQUENCY DRIVE, PROVIDED BY MC, INSTALLED AND WIRED BY EC
- DUPLEX RECEPTACLE, 20A, 125V SPEC GRADE GROUNDING TYPE, TAMPER PROOF AND MATCHING PLATE, MOUNT 18" AFF UNLESS NOTED OTHERWISE.
- QUAD RECEPTACLE, 20A, 125V SPEC GRADE GROUNDING TYPE, TAMPER PROOF AND MATCHING PLATE, MOUNT 18" AFF UNLESS NOTED OTHERWISE.
- DUPLEX RECEPTACLE, 20A, 125V SPEC GRADE GROUNDING TYPE, TAMPER PROOF AND MATCHING PLATE, MOUNT 18" AFF UNLESS NOTED OTHERWISE.
- GROUND FAULT DUPLEX RECEPTACLE, 20A, 125V, TAMPER PROOF WITH MATCHING PLATE FURNISHED W/ OUTLET, FLUSH MOUNTED 45" AFF UNLESS OTHERWISE NOTED.
- REFRIGERATOR DUPLEX RECEPTACLE, 20A, 125V SPEC GRADE GROUNDING TYPE, TAMPER PROOF AND MATCHING PLATE, MOUNT RECEPTACLE AT 48" AFF.
- DUPLEX RECEPTACLE, 20A, 125V SPEC GRADE GROUNDING TYPE, TAMPER PROOF WITH (2) USB CHARGING PORTS, COLOR BY ARCH. MOUNT 18" AFF UNLESS NOTED OTHERWISE.
- FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE- 20A, 125V SPEC GRADE GROUNDING TYPE. "CL" DENOTES CEILING MOUNTED
- RANGE OUTLET 50 AMP, 250 VOLT, GROUNDING TYPE FLUSH MOUNTED 18" AFF
- DRYER OUTLET 30 AMP, 250 VOLT, GROUNDING TYPE FLUSH MOUNTED 18" AFF
- RACEWAY & WIRING OR MC CABLE RUN CONCEALED IN WALLS/CEILINGS
- RACEWAY & WIRING RUN EXPOSED
- RACEWAY & WIRING RUN CONCEALED UNDER FLOOR OR BURRED 30" BELOW FINISH GRADE. HOME RUN TO PANEL, WITH PANEL AND CIRCUIT NUMBER
- BRANCH CIRCUIT WIRING SHALL CONSIST OF (1)1/2" C-2+12AWG-1+12GND UNLESS OTHERWISE NOTED. *ASTERISK DENOTES *DOWNG FOR ALL CIRCUITS CONTAINED IN HOME RUN. (1)+DOUBLE ASTERISK DENOTES (1)3/4" C-2+8AWG-1+10GND.
- PROVIDE EQUIPMENT GROUNDS IN ACCORDANCE WITH NFPA 70, ARTICLE 250.
- CABLE TV JUNCTION BOX "CTV", SIZE AS REQUIRED BY CABLE UTILITY
- TV OUTLET LOCATION, CABLE AND JACKS BY EC
- TEMPERATURE CONTROL PANEL, PROVIDED BY MC WIRED BY EC
- PUSHBUTTON FOR ELECTRICALLY OPERATED DOOR, FURN W/ DOOR OPERATOR, WIRED BY EC
- DOOR PUSHBUTTON-DOORBELL
- DOOR ELECTRIC STRIKE
- DOOR CHIME WITH STROBE-ADA COMMUNICATIONS REQUIREMENT
- LIGHTING FIXTURES, CAPITAL LETTERS DENOTE TYPE PER LIGHTING FIXTURE SCHEDULE. LOWER CASE LETTERS INDICATE SWITCH CONTROL. "H" INDICATES HUBBARD LAMPS CONTROLLED BY OUTBOARD SWITCHED "G" AND "B" DIAGONAL OR "NL" INDICATES NIGHT LIGHT (UNSWITCHED)
- SELF CONTAINED EMERGENCY LIGHT W/2 HEADS DUAL-LITE (LED) MODEL LZ25H-03L, 25 WATTS FOR 90 MINUTES, COLOR BY ARCHITECT
- EMERGENCY LIGHTING BATTERY PACK DUAL-LITE No LM30-12V-0 SELF-DIAGNOSTIC
- INTERIOR REMOTE HEAD DUAL-LITE (LED) MODEL No CPRO 1203L, COLOR BY ARCHITECT
- EXTERIOR REMOTE HEAD DUAL-LITE (LED) MODEL No OCRD 1203L COLOR BY ARCHITECT
- EXIT LIGHT FIXTURE, UNSWITCHED, DUAL-LITE LX-U-R-W-E OR APPROVED EQUAL
- EXIT/ EMERGENCY LIGHT COMBO, DUAL-LITE No EVCU-R-D4-10R APPROVED EQUAL COLOR BY ARCHITECT
- SECURITY CAMERA LOCATION COORDINATE AND PROVIDE DUPLEX RECEPTACLE, DATA AND CONDUIT PER MANUFACTURERS RECOMMENDATIONS
- CEILING MOUNTED MOTION SENSOR, SENSORS AND RELAYS TO CONTROL CIRCUITS IN SPACES INDICATED. DEVICES SHALL PROVIDE FULL COVERAGE IN AREAS INSTALLED. DT INDICATES DUAL TECHNOLOGY
- PR INDICATES PASSIVE INFRARED TECHNOLOGY
- WALL MOUNTED SWITCH MOTION SENSOR, MOUNT AT 48" AFF UNLESS OTHERWISE NOTED
- SINGLE POLE SWITCH, 120V, 20A, SPEC GRADE, GROUNDING TYPE, MOUNT 48" AFF, 3-3-WAY, 4-4-WAY, LOWER CASE LETTER INDICATES FIXTURE OR CONTROLLED LOAD.
- SWITCH WITH PILOT LIGHT, SWITCH SHALL BE PROVIDED W/ ENGRAVED NAMEPLATE IDENTIFYING USE
- REMOTE RANGE HOOD FAN SWITCH, CONNECT TO HOOD FAN THRU HOOD JUNCTION BOX.
- REMOTE RANGE HOOD LIGHT SWITCH, CONNECT TO HOOD LIGHT THRU JUNCTION BOX.
- BURNER SAFETY SWITCH, PROVIDE WITH RED PLATE, MOUNTED 72" AFF
- SINGLE POLE DIMMER SWITCH, 120V, 20A, SPEC GRADE, GROUNDING TYPE, MOUNT 48" AFF, 3-3-WAY, 4-4-WAY, LOWER CASE LETTER INDICATES FIXTURE OR CONTROLLED LOAD.
- PHOTOCELL
- LIGHTING CONTACTOR
- TIMECLOCK
- TELEPHONE/DATA DUAL JACK, MOUNT 18" AFF, RUN TWO CABLES BACK TO TBB. SEE SPECIFICATIONS FOR FURTHER INFORMATION
- DATA JACK, RUN TWO CABLES BACK TO TBB. SEE SPECIFICATIONS FOR FURTHER INFO
- FLUSH FLOOR MOUNTED TELEPHONE/DATA DUAL JACK, RUN TWO CABLES BACK TO TBB. "CL" DENOTES CEILING MOUNTED
- TELEPHONE JACK, MOUNT 18" AFF UNLESS NOTED OTHERWISE, RUN ONE CABLE BACK TO TBB.
- TELEPHONE BACK BOARD
- W/FRONTIER, RUN CABLE BACK TO TBB OR IT ROOM. MOUNT ABOVE CEILING, "W" DENOTES WALL MOUNTED AT 72" AFF
- INTERCOM PANEL IN UNIT
- INTERCOM PANEL AT RECEPTION OR MAIN ENTRY
- MEDIA PANEL OR WIRING BOX FOR LOW VOLTAGE CONNECTIONS WITHIN TENANT UNIT. RUN CAT 6 CABLE FROM EACH UNIT MEDIA PANEL LOCATION BACK TO TBB
- CARD READER LOCATION-PROVIDE BOX AND 3/4" CONDUIT TO NEAREST LOCATION ABOVE SUSPENDED CEILING. PROVIDE 120V DOOR STRIKE POWER FROM NEAREST RECEPTACLE CIRCUIT.
- FIRE ALARM CONTROL PANEL WITH DEDICATED TELEPHONE JACK
- FIRE ALARM ANNUCIATOR PANEL
- FIRE EXTINGUISHER ELECTRONIC MONITOR-SHALL BE ACCOMPLISHED THROUGH USE OF AN ADDRESSABLE INTERFACE DEVICE AND SHALL PROVIDE INPUT TO THE FACP
- FIRE ALARM AUDIO/VISUAL, MOUNT 6'-8" AFF, NUMBER DENOTES CANDELA RATING. "MH" DENOTES MINIHORN, "CL" DENOTES CEILING MOUNTED, NO DESIGNATION EQUALS 15cd
- FIRE ALARM PULL STATION, MOUNT 48" AFF
- FIRE ALARM VISUAL STROBE ONLY, FLUSH MOUNT 6'-8" AFF, NUMBER DENOTES CANDELA RATINGS. "CL" DENOTES CEILING MOUNTED
- SYSTEM CONNECTED SMOKE / CARBON MONOXIDE DETECTOR, PHOTOELECTRIC TYPE
- SYSTEM CONNECTED FIXED TEMPERATURE HEAT DETECTOR
- SMOKE DETECTOR, PHOTOELECTRIC TYPE, SYSTEM CONNECTED.
- SMOKE DETECTOR, PHOTOELECTRIC TYPE, SYSTEM CONNECTED. "ER" DENOTES ELEVATOR RECALL
- SYSTEM CONNECTED SMOKE DETECTOR, PHOTOELECTRIC TYPE, WITH SOUNDER BASE
- CARBON MONOXIDE DETECTOR
- DUCT SMOKE DETECTOR & TEST STATION
- FIRE/SMOKE DAMPER, SUPPLIED AND INSTALLED BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO PROVIDE ALL WIRING CONNECTIONS AND FIRE ALARM DUCT SMOKE DETECTORS, ADDRESSABLE MODULES AND PROGRAMMING.
- SPRINKLER SYSTEM FLOW SWITCH } SUPPLIED BY SPRINKLER CONTRACTOR
- SPRINKLER SYSTEM TAMPER SWITCH } WIRED BY EC, VERIFY LOCATIONS WITH SPRINKLER CONTRACTOR.
- MAGNETIC DOOR HOLD

NOT FOR REVIEW
NOT FOR CONSTRUCTION

OWNER

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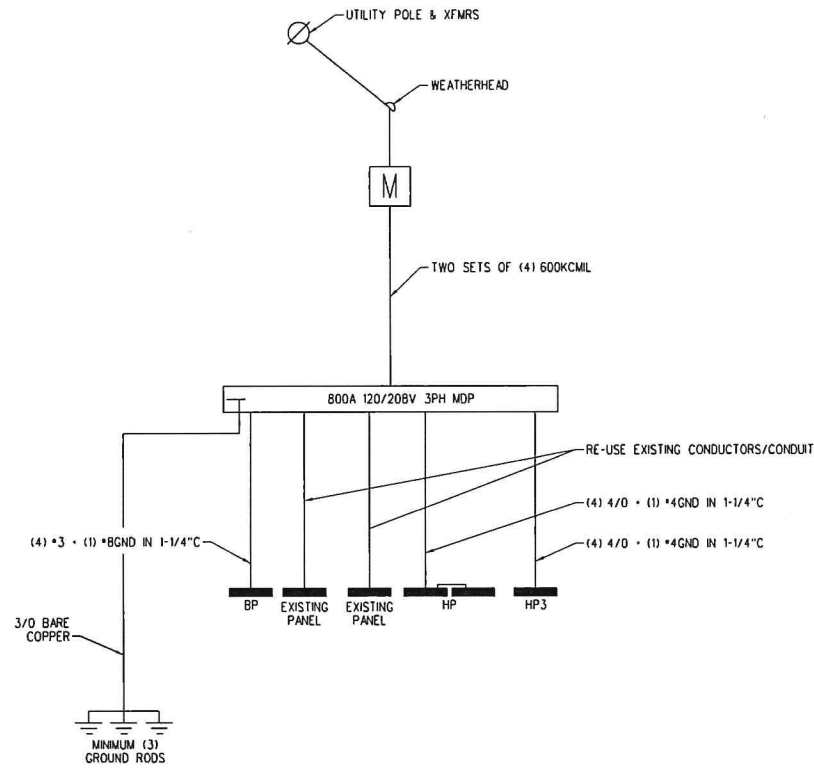
90% PROGRESS SET

ELECTRICAL NOTES, LEGEND & DETAILS

E3.00

PANEL MDP (ELEC RM 104) 120/208 3PH 4W 800 AMP MLO 42K AIC NEMA TYPE 1 (SURFACE)													
CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA	CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA
1							2						
3	ELEVATOR (SHUNT TRIP)	175	3	120	0.20	24	4	FEEDER TO EXISTING 1ST FL PANEL AT STAGE		3			0
5				120	0.20	24	6						0
7							8						0
9	ELEV CAB LIGHTS	20	1	1.00		0	10	FEEDER TO EXISTING 1ST FL PANEL AT BOX OFFICE		3			0
11	ELEV SUMP PUMP CONTROL PANEL	20	1	4	1.00	4	12						0
13	ELEV POWER	20	1	1.00		0	14				99	0.90	89
15	GFI RECEPES: ELEV PIT	20	1	3	0.50	2	16	FEEDER TO NEW PANEL HP: SECOND FL	225	3			89
17	ELEV PIT LIGHT	20	1	1	1.00	1	18				99	0.90	89
19				6	0.81	5	20				25	0.34	8
21	FEEDER TO NEW PANEL BP: BASEMENT	125	3				22	FEEDER TO NEW PANEL HP3: THIRD FL	225	3			8
23				6	0.81	5	24				25	0.34	8
25				112	1.00	112	26						0
27	RTU-1	150	3	112	1.00	112	28						0
29				112	1.00	112	30						0
31						0	32						0
33						0	34						0
35						0	36						0
37						0	38						0
39						0	40						0
41						0	42						0

AT - Amp Trip
P - Poles
A - Amps
CA - Connected Amperes
DF - Demand Factor (1 - .1)
DA - Demand Amperes
MLO - Main Lug Only
MCB - Main Circuit Breaker



ONE-LINE DIAGRAM
SCALE: NONE

PANEL HP (SECOND FL ELEC RM) SECTION 1 120/208 3PH 4W 225 AMP MLO 22K AIC NEMA TYPE 1 (SURFACE) Feed Thru Lugs													
CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA	CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA
1	RECEPT & CUH-1: REAR STAIR ADJACENT TO SPRINKLER RM	20	1	2	1.00	2	2	RECEPTS: ELEC & SPRINKLER RM	20	1	8	0.50	4
3	RECEPTS: GREEN RM 15 & TOILET 17	20	1	6	0.50	3	4	RECEPTS: GREEN RM & LOADING/UNLOADING	20	1	6	0.50	3
5				8	1.00	8	6	RECEPTS & CUH-1: STAIR 3	20	1	4	1.00	4
7	FEEDER TO 3KVA TRANSFORMER (STAGE SCISSOR LIFT)	20	3	8	1.00	8	8	RECEPTS AT MECH RM	20	1	6	0.50	3
9				8	1.00	8	10	CUH-4 & RECEPTS: HALL FROM GREEN RM TO LOBBY	20	1	11	1.00	11
11	RECEPTS: WOMENS' & MENS' BATHROOMS	20	1	9	0.50	5	12	RECEPTS: HALL/LOBBY AREA BETWEEN BATHROOMS	20	1	6	0.50	3
13	RECEPTS: BACK WALL AT BAR	20	1	3	0.50	2	14	DEDICATED RECEPT: BACK WALL AT BAR	20	1	2	0.50	1
15	RECEPTS: BAR AREA	20	1	5	0.50	2	16	RECEPTS: LOBBIES 13 & 14	20	1	8	0.50	4
17	CUH-3: LOBBY 14	20	1	1	1.00	1	18	AH-5, AH-6, AH-7 & AH-8: GREEN RM & 2ND FL LOBBIES	20	2	2	1.00	2
19				1	1.00	1	20						0
21	BCC ASSOCIATED WITH AIR HANDLERS	20	2				22						0
23				20	1.00	20	24	OU-1 AT ROOF	45	2			0
25	OU-2 AT ROOF	35	3	20	1.00	20	26				22	1.00	22
27				20	1.00	20	28	VH-1	30	2			1.00
29						0	30						0
31						0	32						0
33						0	34						0
35						0	36						0
37						0	38						0
39						0	40						0
41						0	42						0

PROVIDE FEED THRU LUGS TO SECTION 2

PANEL HP (SECOND FL ELEC RM) SECTION 2 120/208 3PH 4W 225 AMP MLO 22K AIC NEMA TYPE 1 (SURFACE)													
CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA	CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA
43							44	LIGHTS: 2ND FLR	20	1		0.80	0
45	ERV	15	3	5	1.00	5	46	LIGHTS: 2ND FLR	20	1		0.80	0
47				5	1.00	5	48				20	1.00	20
49	LIGHTS: 3RD FLR	20	1		0.80	0	50	ERV PRE-HEATER	30	3		20	1.00
51	LIGHTS: 3RD FLR	20	1		0.80	0	52				20	1.00	20
53	SPARE	20	1			0	54						0
55	SPARE	20	1			0	56						0
57	SPARE	20	1			0	58						0
59						0	60						0
61						0	62						0
63						0	64						0
65						0	66						0
67						0	68						0
69						0	70						0
71						0	72						0
73						0	74						0
75						0	76						0
77						0	78						0
79						0	80						0
81						0	82						0
83						0	84						0

PANEL BP (BASEMENT MECH SPACE) 120/208 3PH 4W 100 AMP MLO 22K AIC NEMA TYPE 1 (SURFACE)													
CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA	CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA
1	RECEPTS: BASEMENT MECH SPACE	20	1	8	0.50	4	2	LIGHTS: BASEMENT MECH SPACE	20	1		0.80	0
3	B-1 & P-1	20	1	10	1.00	10	4				1	1.00	1
5	MOTOR OPERATED DAMPERS AT BASEMENT	20	1	3	1.00	3	6	P-2	20	2		1.00	0
7				3	1.00	3	8				3	1.00	3
9	AH-1	20	2				10	AH-2	20	2		1.00	0
11	SPARE	20	1			0	12	SPARE	20	1			0
13	SPARE	20	1			0	14	SPARE	20	1			0
15	SPARE	20	1			0	16	SPARE	20	1			0
17	SPARE	20	1			0	18	SPARE	20	1			0
19						0	20						0
21						0	22						0
23						0	24						0
25						0	26						0
27						0	28						0
29						0	30						0
31						0	32						0
33						0	34						0
35						0	36						0
37						0	38						0
39						0	40						0
41						0	42						0

PANEL HP3 (THIRD FL BACKSTAGE) 120/208 3PH 4W 225 AMP MLO 22K AIC NEMA TYPE 1 (SURFACE)													
CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA	CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA
1	DEDICATED RECEPT AT HP3	20	1	2	0.50	1	2	STAGE SCISSOR LIFT CONTROLLER	20	1		1.00	0
3	RECEPTS: THIRD FL THEATER AREA	20	1	6	0.50	3	4	RECEPTS: THIRD FL THEATER AREA	20	1	8	0.50	4
5	RECEPTS: THIRD FL BACKSTAGE	20	1	6	0.50	3	6	RECEPTS: THIRD FL SIDE STAGE	20	1	5	0.50	2
7	RECEPTS: BALCONY SEATING AREA	20	1	8	0.50	4	8	ROOF TOP RECEPT AT RTU-1	20	1	2	0.50	1
9	LIGHTS: 3RD FLR	20	1		0.80	0	10	LIGHTS: BALCONY	20	1		0.80	0
11	LIGHTS: 3RD FLR	20	1		0.80	0	12	LIGHTS: BALCONY	20	1		0.80	0
13	THEATER SEAT STEPLITES: 3RD FLR	20	1			0	14	THEATER SEAT STEPLITES: BALCONY	20	1			0
15						1.00	16						1.00
17	THEATRICAL LIGHTING/SOUND EQUIPMENT (COORDINATE W/STONE SOUND)	100	3		1.00	0	18	THEATRICAL LIGHTING/SOUND EQUIPMENT (COORDINATE W/STONE SOUND)	100	3		1.00	0
19						1.00	20						1.00
21	VERTICAL WHEELCHAIR LIFT AT STAIR 2	20	1	13	0.20	3	22	MOTORIZED CURTAIN POWER (CONFIRM); CURTAINS AT FRONT OF STAGE	20	1	14	0.20	3
23	MOTORIZED CURTAIN POWER (CONFIRM); CURTAINS AT REAR OF STAGE	20	1	14	0.20	3	24	RECEPTS: 3RD FL HOUSE LIGHTS/SOUND CONTROL BOOTH	20	1	6	0.50	3
25	DEDICATED QUAD RECEPT #1: 3RD FL HOUSE LIGHTS/SOUND BOOTH	20	1	3	0.50	2	26	DEDICATED QUAD RECEPT #2: 3RD FL HOUSE LIGHTS/SOUND BOOTH	20	1	3	0.50	2
27	DEDICATED QUAD RECEPT #3: 3RD FL HOUSE LIGHTS/SOUND BOOTH	20	1	3	0.50	2	28						0
29						0	30						0
31						0	32						0
33						0	34						0
35						0	36						0
37						0	38						0
39						0	40						0
41						0	42						0

FOR REVIEW
NOT FOR CONSTRUCTION

OWNER

BENNETT
ENGINEERING
MECHANICAL-ELECTRICAL
PLUMBING

ARCHETYPE
ARCHITECTS
48 Union Wharf
Portland, ME 04101

JOHNSON HALL
280 Water Street
Gardiner, Maine

90% PROGRESS SET
PANEL SCHEDULES &
ONE-LINE DIAGRAM

Date: 11 FEB 2022
Scale:

E3.01



Variance Application for Johnson Hall, Gardiner, ME

2. Sample Abutter Letter

Timeline: The Appellant must notify abutters within 100' of property by certified mail at least 14 days in advance of the public hearing.

Sample Abutter Letter

Date: *Date*
To: *Abutters of address*
From: *Appellant(s) Name(s)*
Subject: *Dimensional Variance*

The City of Gardiner, Board of Appeals will hold a public hearing on Tuesday, *date* at 6:00 P.M. in the City Hall Council Chambers to hear a Dimensional Variance appeal submitted by *Appellant(s) Name(s)*, requesting a variance of *fifty-five feet (55')* from a *seventy-five foot (75')* minimum side setback requirement to. The property, located at *address*, City Tax Map *000* Lot *000*, is in the *High Density Residential (HDR)* Zoning District.

The public is invited to attend and offer oral or written comment at the public meeting. A copy of the applications may be viewed during City Hall Business hours at the Planning and Code Enforcement Office.

Sincerely,

Appellant(s) Name(s)
