

OXFORD HILLS TECHNICAL SCHOOL

256 MAIN STREET

SOUTH PARIS, MAINE 04281

LIST OF DRAWINGS

T-1	TITLESHEET
EG-1	EGRESS PLAN AND CODE REVIEW
A-1	DEMO PLAN, FLOOR PLAN, RCP, AND DETAILS

PROJECT SUMMARY

EXISTING CONDITIONS

THE EXISTING FACILITY IS A TWO-STORY TECHNICAL HIGH SCHOOL. THE STORY ON WHICH THE AREA OF WORK IS LOCATED, IS APPROXIMATELY 195,000 S.F.

PROJECT DESCRIPTION

THE INTENT OF THIS PROJECT IS TO RENOVATE A 450 S.F. EXISTING STORAGE AREA INTO A CLASSROOM TO SERVE THE EXISTING TECHNICAL CLASSROOM SPACES.

NOTES

1. THE CONTRACTOR USING THESE DRAWINGS SHOULD NOTE THAT IT IS OUR INTENT TO DELIVER BID DOCUMENTS FREE OF ERROR, OMISSION AND OVERSIGHT. HOWEVER ON OCCASION ERRORS MAY OCCUR AND THEREFORE THE CONTRACTOR, PRIOR TO USE OF THE PLANS PROVIDED ASSUMES THE RESPONSIBILITY FOR THOROUGHLY REVIEWING ALL INFORMATION DEPICTED FOR DIMENSIONAL ACCURACY, STRUCTURAL SOUNDNESS, TRADE COMPLIANCE, COMPLETENESS, AND OVERSIGHT.
2. CONTRACTOR SHALL VERIFY ALL NEW/EXISTING STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION.
3. ALL FINISHES SHALL BE COORDINATED WITH THE OWNER, UNLESS OTHERWISE NOTED.
4. ALL FURNISHINGS, CABINETRY, AND SALVAGE APPROPRIATE FINISHES SHOULD ONLY BE DISPOSED OF WITH THE APPROVAL OF THE CLIENT.

GENERAL PROJECT INFO

BUILDING AREA (EXISTING AND PROPOSED):
EXISTING WORK AREA: 450 S.F.

BUILDING USE: GROUP E - EDUCATION

CONSTRUCTION TYPE: 2B (ASSUMED)

SPRINKLED: YES

FIRE ALARM: YES

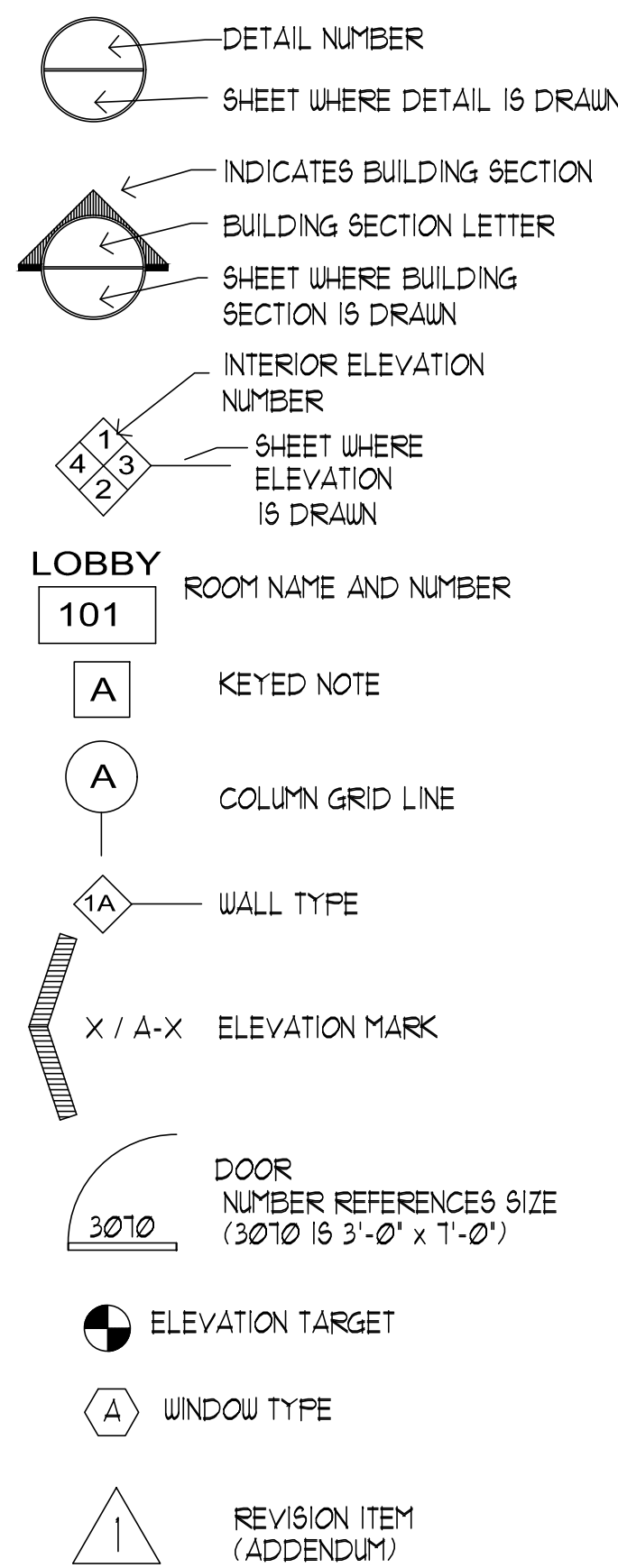
PORTABLE FIRE EXTINGUISHERS: YES
NOTE: VERIFY EXACT LOCATIONS W/ AHJ

SMOKE DETECTION: YES

STORIES ABOVE GRADE PLANE: TWO

OCCUPANT LOAD (EXISTING AND PROPOSED):
EXISTING STORAGE (1 PERSON PER 500 SF) : 2 PEOPLE
PROPOSED CLASSROOM (1 PERSON PER 20 SF): 23 PEOPLE

LEGEND



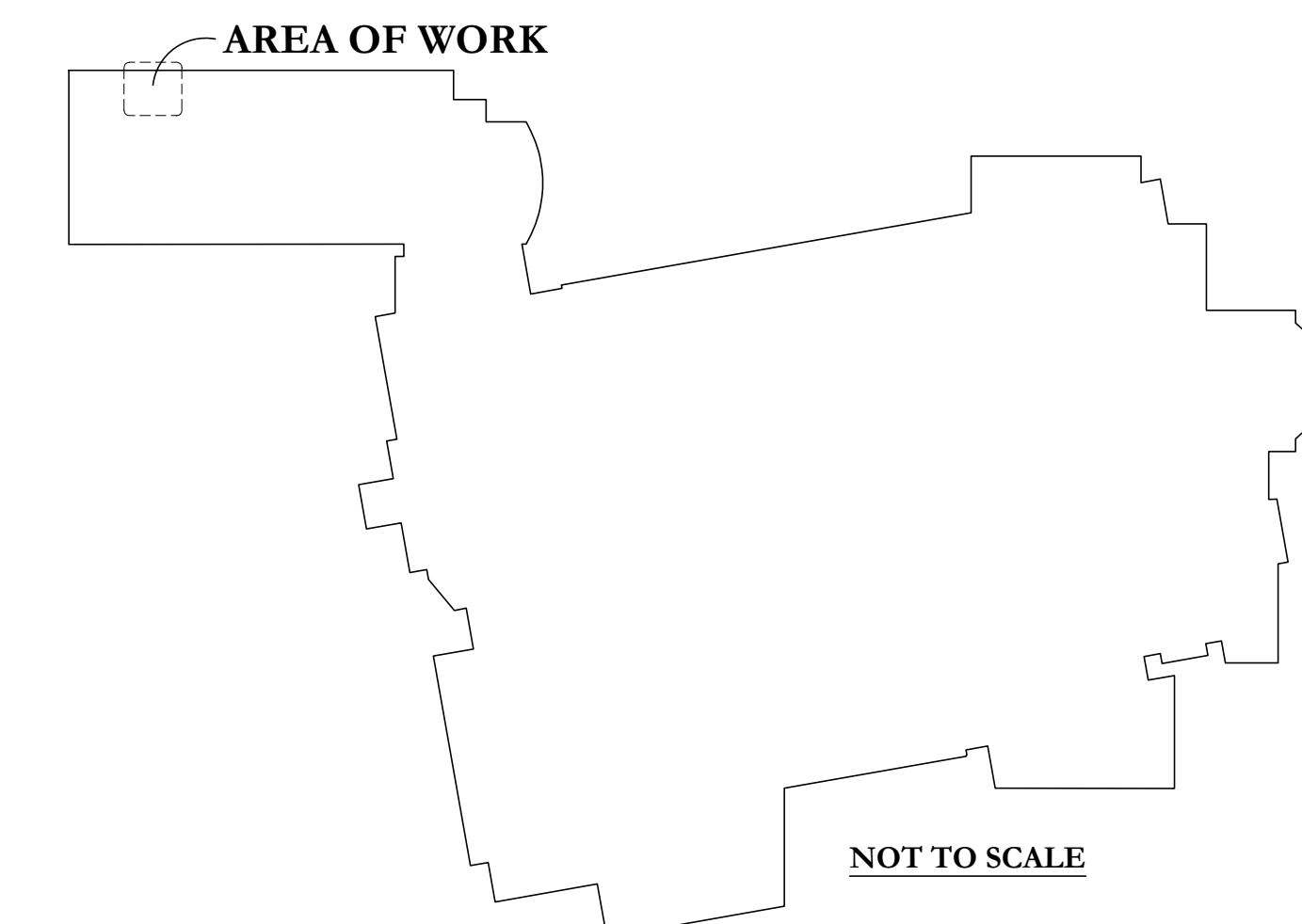
GENERAL NOTES

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

TYPICAL ABBREVIATIONS

&	AND	FLUOR	FLUORESCENT	RO	ROUGH OPENING
ANG	ANGLE	FT	FOOT or FEET	RM	ROOM
@	AT	GA	GAUGE	RTU	ROOF TOP UNIT
ADA	AMERICAN DISABILITIES ACT	GALV	GALVANIZED	S	SOUTH
ADJ	ADJUST OR ADJACENT	GC	GENERAL CONTRACTOR	SAT	SUSPENDED ACOUSTICAL TILE
AFF	ABOVE FINISH FLOOR	GL	GLASS	SCHED	SCHEDULE
ALUM	ALUMINUM	GWB	GYPSPUM WALL BOARD	SD	STORM DRAIN
ARCH	ARCHITECT OR ARCHITECTURAL	HGT	HEIGHT	SECT	SECTION
AVG	AVERAGE	HM	HOLLOW METAL	SF	SQUARE FEET
BD	BOARD	HORIZ	HORIZONTAL	SIM	SIMILAR
BLDG	BUILDING	HR	HOUR	SP	SHELL PACKAGE
BLKG	BLOCKING	HVAC	HEATING, VENTILATION & AIR CONDITION	SPEC	SPECIFICATIONS
BM	BEAM	IBC	INSTALLED BY CONTRACTOR	SS	STAINLESS STEEL
BO	BOTTOM OF	IN	INCHES	SQ	SQUARE
C	CENTER LINE	INSUL	INSULATION	STD	STANDARD
CAB	CABINET	INT	INTERIOR	STL	STEEL
CLG	CEILING	JT	JOINT	STRUC	STRUCTURAL
CLR	CLEAR	LAM	LAMINATED	SUSP	SUSPENDED
CMU	CONCRETE MASONRY UNIT	LB	POUNDS	SYMM	SYMMETRICAL
CNTR	COUNTER	LF	LINEAR FEET	T	THERMOSTAT
COL	COLUMN	LL	LIVE LOAD	T & B	TOP AND BOTTOM
CONC	CONCRETE	LWC	LIGHT WEIGHT CONCRETE	TEL	TELEPHONE
CONT	CONTINUOUS	MAX	MAXIMUM	TGL	TEMPERED GLASS
COORD	COORDINATE	MECH	MECHANICAL	THICK	THICKNESS
COR	CORNER	MFG	MANUFACTURE	TI	TENANT IMPROVEMENTS
CPT	CARPET	MH	MAN HOLE	T.O.	TOP OF
CW	COLD WATER	MIL	MILLIMETER	TOJ	TOP OF JOIST
DBL	DOUBLE	MIN	MINIMUM	TOS	TOP OF STEEL
DEG	DEGREE	MSB	MAIN SWITCH BOARD	TYP	TYPICAL
DHW	DOMESTIC HOT WATER	MTD	MOUNTED	UL	UNDERWRITERS LABORATORIES, INC
DIA	DIAMETER	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
DIM	DIMENSION	MW	MICROWAVE	VB	VINYL BASE
DN	DOWN	N	NORTH	VCT	VINYL COMPOSITE TILE
DR	DOOR	N/A	NOT APPLICABLE	VERT	VERTICAL
DS	DOWN SPOUT	NAT	NATURAL	VIF	VERIFY IN FIELD
DW	DISH WASHER	NIC	NOT IN CONTRACT	W	WIDE or WEST
DWG	DRAWING	#	NUMBER	WD	WOOD
E	EAST	NTS	NOT TO SCALE	WC	WATER COOLER
EA	EACH	OC	ON CENTER	W/	WITH
EJ	EXPANSION JOINT	OH	OVER HEAD	W/O	WITHOUT
ELEC	ELECTRIC	PAR	PARALLEL	X	EXISTING
ELEV	ELEVATION	P/C	PRECAST CONCRETE		
EMP	EMPLOYEE	PERF	PERFORATED		
ENCL	ENCLOSE	PERP	PERPENDICULAR		
ENT	ENTRY or ENTRANCE	PL	PLATE		
EQ	EQUAL	P-LAM	PLASTIC LAMINATE		
EQUIP	EQUIPMENT	PLAS	PLASTER		
EWC	ELECTRIC WATER COOLER	PLBG	PLUMBING		
EXH	EXHAUST	PLYWD	PLYWOOD		
EXIST	EXISTING	PSI	POUNDS PER SQUARE INCH		
EXP	EXPANSION	PT	PRESSURE TREATED		
EXT	EXTERIOR	PTD	PAINT		
FBO	FURNISHED BY OWNER	QTY	QUANTITY		
FDN	FOUNDATION	R	RISER or RADIUS		
FF	FINISH FLOOR	RAD	RADIUS		
FFE	FINISH FLOOR ELEVATION	RCP	REFLECTED CEILING PLAN		
FIN	FINISH	RD	ROOF DRAIN		
FIXT	FIXTURE	REF	REFRIGERATOR		
FLG	FLOORING	REINF	REINFORCED		
FLR	FLOOR	REQD	REQUIRED		

KEY PLAN



INSPIREDESIGN

STUDIO

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TITLESHEET

TITLE:	SCALE:	DATE:	JOB NO:
		1-6-25	

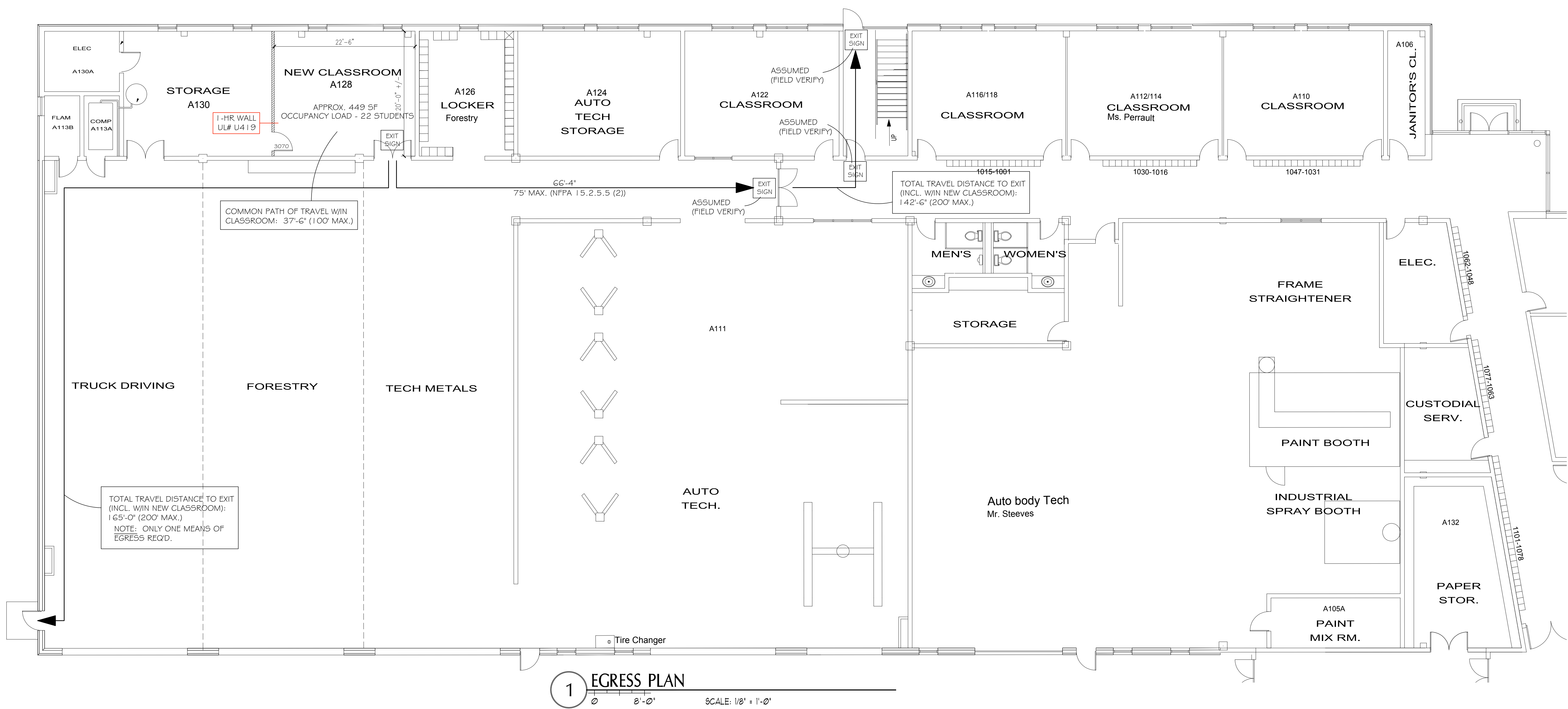
OXFORD HILLS TECHNICAL SCHOOL
CLASSROOM ADDITION / RENOVATION
NORWAY, ME 04268

T-1

TITLE:	SCALE:	DATE:	JOB No:
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OXFORD HILLS TECHNICAL SCHOOL
CLASSROOM ADDITION / RENOVATION
NORWAY, ME 04268

EG - 1



1 EGRESS PLAN
SCALE: 1/8" = 1'-0"

CODE REVIEW

IECC 2018
Note: No changes to the exterior envelope are proposed.

UPC 2015
Note: Per IEBC Section 810.1, the occupant load for the facility has not increased by more than 20% and additional restroom fixtures are not required.

IEBC 2015
Note: Due to the reconfiguration of space, this is a Level 2 Alteration and shall comply with Chapters 7 and 8.

Chapter 7 - Alterations - Level 1
701.2 - The building shall not be less safe than its existing condition.
702.1 - All new finishes shall comply with IBC for new construction.
702.6 - All new work shall comply with the IBC materials and methods requirements for new construction.
703.1 - Maintain the same level of fire protection.
Note: The existing fire alarm system and sprinkler system shall be modified due to the reconfiguration of space. Additional permits will be required for any changes.
704.1 - The current level of protection for the means of egress shall be maintained.
705.1 - The new classrooms are on an accessible route and are accessible.
707.1 - No structural work is proposed.
708.1 - No changes to the building envelope are proposed.

IEBC 2015 cont.
Chapter 8 - Alterations - Level 2
803.1 - The requirements of Chapter 8 are limited to the work area.
804.2.2 - The building is currently sprinkled. It is assumed the sprinkler system will need minor updates due to the reconfiguration of the space. Additional permit is required.
804.4.1.1 - The building currently is protected with a fire alarm. It is assumed the fire alarm system will need minor updates due to the reconfiguration of the space. Additional permit is required.
805.4.1.1 - The new classroom has less than 50 occupants and less than 75' of travel distance.
805.4.2 - The new classroom is less than 50 occupants and the doors are allowed to swing in either direction.
805.7 - Means of egress lighting required.
805.8.1 - Exit signs required.
810.1 - The occupant load of the facility has not increased by more than 20% and additional restroom fixtures are not required.

IBC 2015
Chapter 5 - General Building Heights and Areas
Table 509 - Currently, the psi of the air storage tank is undetermined. It does not appear that the storage tank is required to be separated (as the entirety of the space is sprinkled). However, a 1-hour separation will be installed to ensure the highest level of safety is maintained. Separation to be UL #U419 (noncombustible).

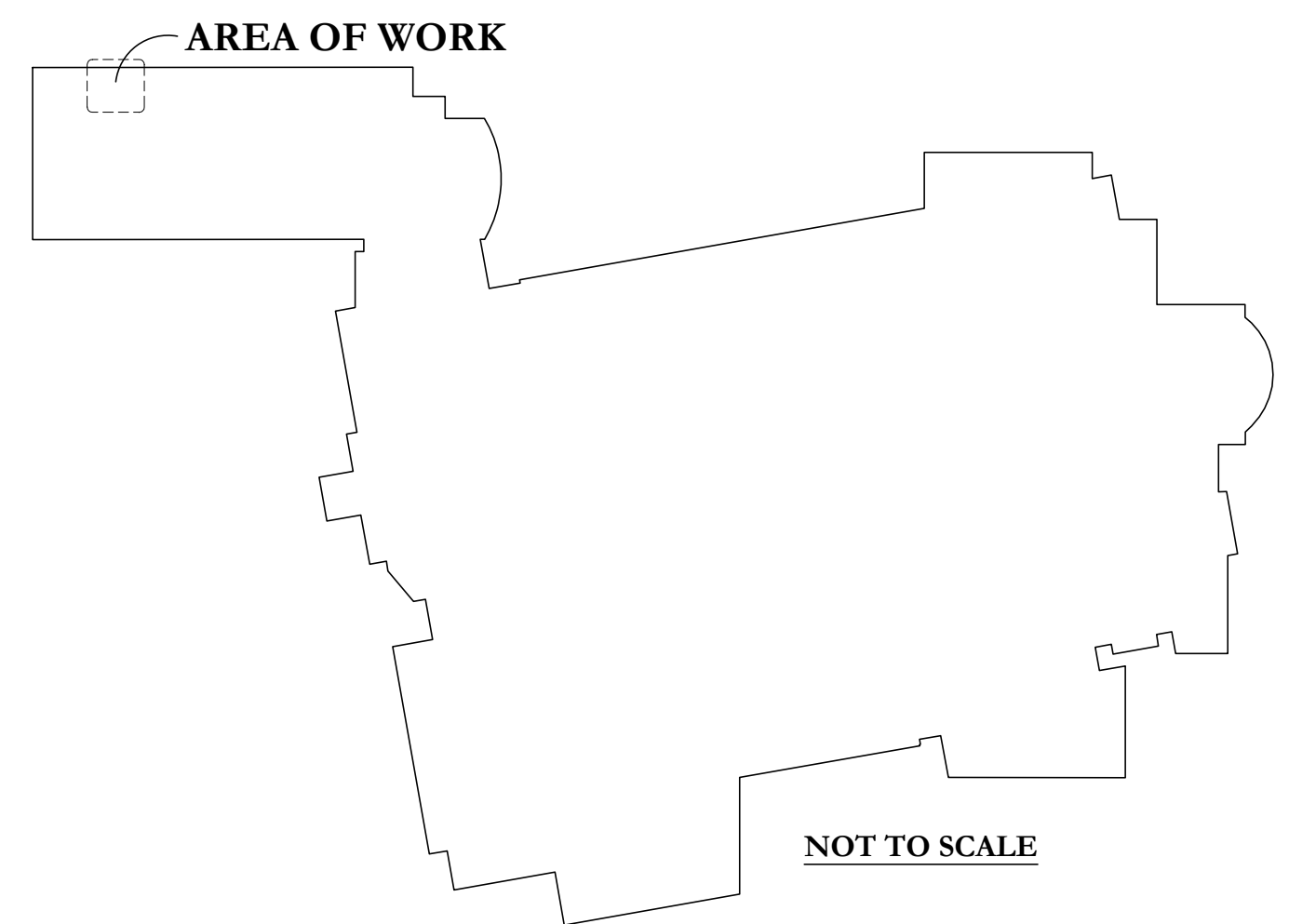
Chapter 10 - Means of Egress
1016.2 (2) - The new classroom is allowed to egress through the existing space as these spaces are accessory to one another.
Note: The existing spaces are used for practicum spaces while the new classroom also provides instructional areas, but with chairs and desks in a more formal arrangement. Confirm with the AHJ if additional requirements are required to provide a discernable path of egress travel to an exit.

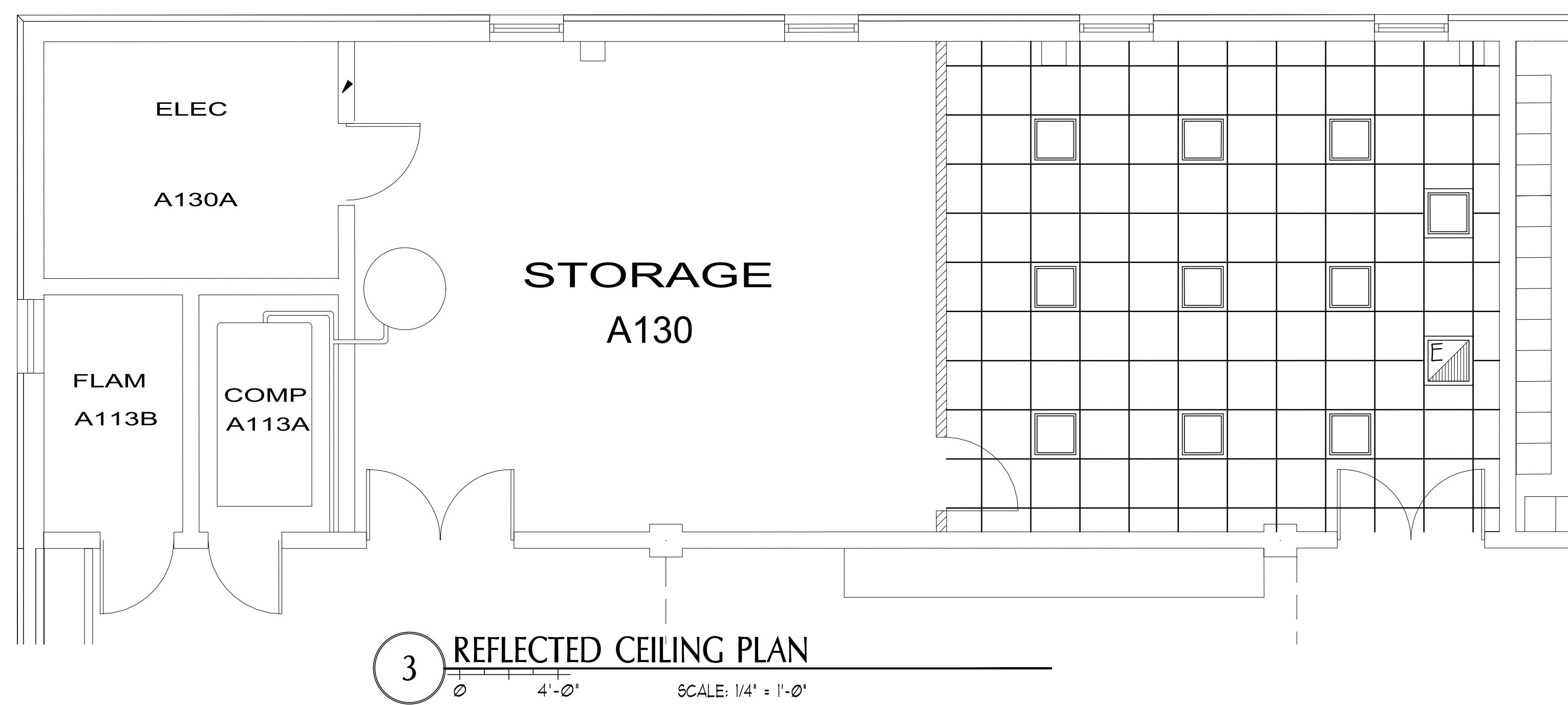
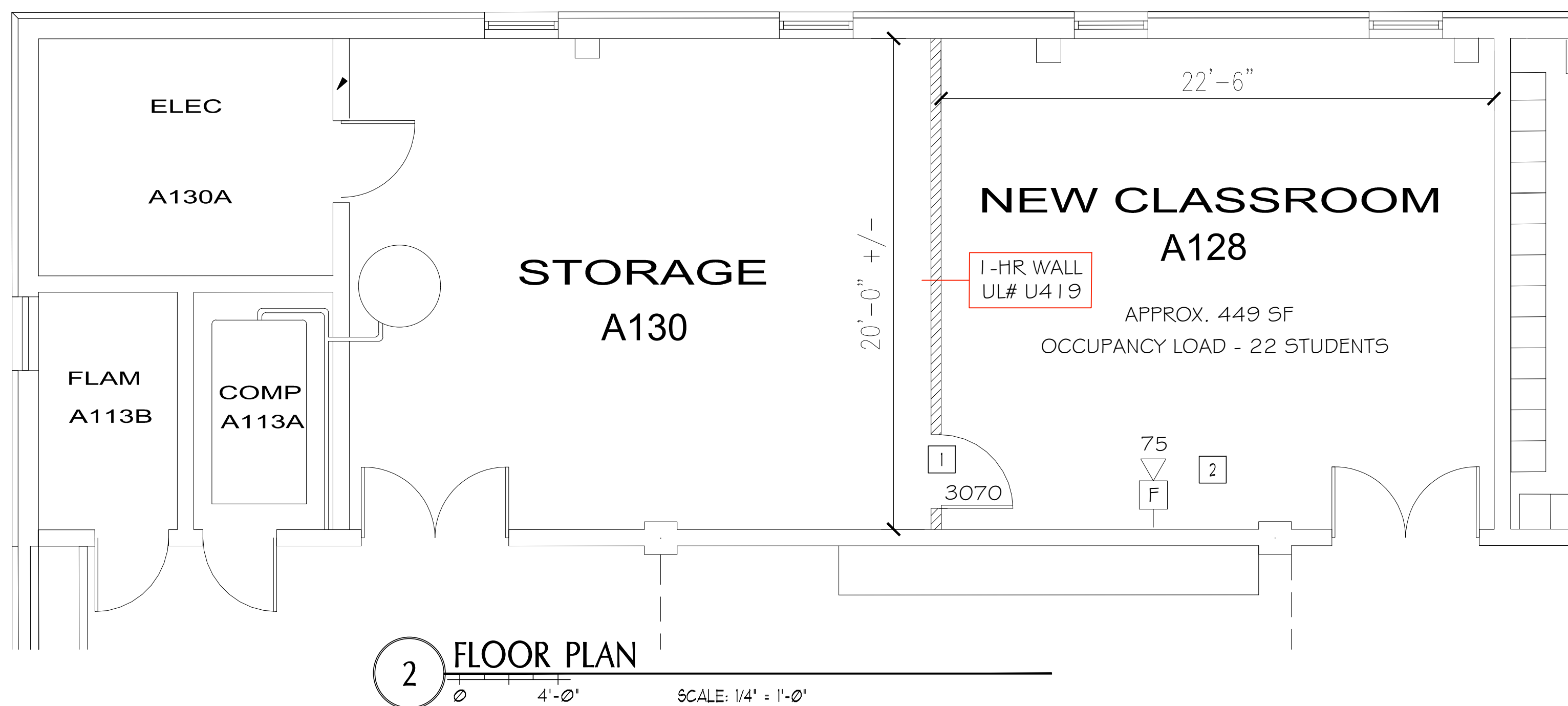
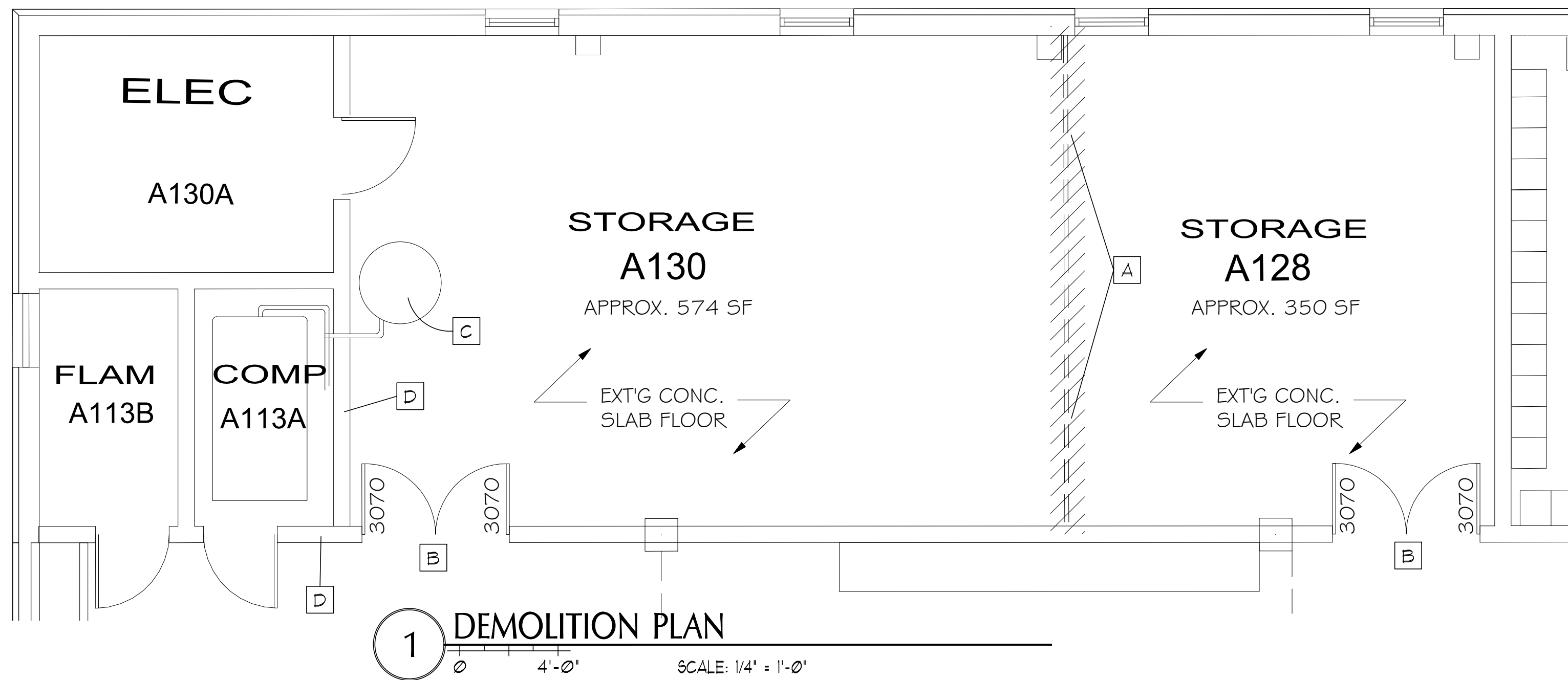
NFPA 2018
Chapter 43 - Building Rehabilitation
43.4.1.3 - All work shall comply with Chapter 15 for Existing Educational Occupancies
43.2.2.1.3 - Due to the reconfiguration of space, this project is defined as a Modification.
43.5.2 - The Modifications are not defined as Extensive.

Chapter 15 - Existing Educational Occupancies
15.1.7.1 - See Egress Plan for Occupant Load.
15.2.2.2.4 - Classroom doors are allowed to be locked to prevent unwanted entry per all requirements of this section.
Note: There are 9 requirements for doors to be locked for the safety of the students. This section applies to Classrooms only.
15.2.5.2 - Dead-end corridors to be 20' max.
15.2.5.3.1 - Common path of travel limited to 100'
15.2.5.4 - The new classroom is under 1,000 sf and under 50 occupants. Only one means of egress is required.
15.2.5.5(2) - One room is permitted to intervene between new classroom and exit or exit access corridor. Travel distance to exit access corridor to be 75' max. (see Egress Plan).
15.2.6.3 - Travel distance to exit to be 200' max. (sprinkled)
15.2.8 - Means of egress illumination req'd.
15.2.9 - Emergency lighting req'd.
15.2.10 - Exit signs req'd. (see Egress Plan).
15.2.11.1.2(1) - Emergency escape windows not req'd. due to the sprinkler system.
15.3.2.1 - The existing air storage tank will be protected by a 1-hr enclosure (and the building is sprinkled).

NFPA 2018 cont.
Chapter 15 - Existing Educational Occupancies cont.
15.3.4.1.1 - The building has an existing fire alarm system.
15.3.5 - The building is currently sprinkled.
15.3.7.2(2) - Building subdivision into smoke compartments not required due to the sprinkler system.

KEY PLAN





DEMO PLANS - GENERAL NOTES

- THIS IS AN EXISTING BUILDING, EVERY ITEM MAY NOT BE INCLUDED ON THE DEMOLITION PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS AND THE REMOVAL OF ALL ITEMS REQUIRED FOR THE NEW FLOOR PLANS.
- PATCH AND REPAIR ANY ITEMS THAT ARE SHOWN TO REMAIN AND WERE DAMAGED DUE TO DEMOLITION WORK.
- THE EXTENT OF THE REMOVAL AND REPLACEMENT OF FINISHES IS NOT SHOWN ON THESE DRAWINGS. COORDINATE ALL FINISHES W/ OWNER
- NOTIFY ARCHITECT IF ITEMS SHOWN ON THESE PLANS ARE NOT ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING.
- THE REMOVAL OF EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS IS NOT SHOWN ON THESE DRAWINGS. ADDITIONAL PERMITS WILL BE REQUIRED FOR MEP WORK ASSOCIATED WITH THIS PROJECT.
- IT IS EXPECTED THAT STRUCTURAL ITEMS IN THIS BUILDING WILL NOT BE ALTERED. NOTIFY ARCHITECT IF STRUCTURAL ITEMS ARE ENCOUNTERED PRIOR TO ANY DEMOLITION OF STRUCTURAL ITEMS.

DEMO PLANS - KEYED NOTES

- A REMOVE AND DISCARD ALL PORTIONS OF EXISTING TEMPORARY INTERIOR WALL AS SHOWN.
- B EXISTING DBL. 3'-0" x 1'-0" DOORS TO REMAIN
- C EXISTING AIR TANK TO REMAIN
- D EXISTING 8" CMU WALL TO REMAIN (ASSUMED TO BE 2-HR)

FLOOR PLANS - GENERAL NOTES

- FIELD VERIFY ALL DIMENSIONS. THIS IS AN EXISTING BUILDING. ALL DIMENSIONS ARE APPROX. DIMENSIONS MARKED 'CLEAR' ARE TO BE A MIN. DISTANCE CLEAR BETWEEN FINISHES.
- ALL INTERIOR DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE INDICATED.
- ALL GWB TO BE A MAXIMUM OF 1/4" ABOVE FIN FL.
- ALL F.F.E. ARE TOP OF PLYWOOD SUBFLOOR OR CONCRETE SLAB
- ALSO SEE CODE REVIEW NOTES AND EGRESS PLANS ON EG-1 FOR ADDITIONAL INSTRUCTIONS AND REQUIREMENTS.

FLOOR PLANS - KEYED NOTES

- 1 PROVIDE AND INSTALL 3'-0" x 1'-0" SOLID WOOD DOOR IN PAINTED HMF. DOOR ASSEMBLY TO BE 60-MIN FIRE-RATED.
- 2 PROVIDE AND INSTALL WALL MTD. HORN STROBE (CANDELA AS NOTED), WIRED TO FACP.

EMERGENCY LIGHTING AND FIRE ALARM NOTE:

ALL EMERGENCY LIGHTING AND FIRE ALARM COMPONENTS SHOWN ARE APPROX. LOCATIONS. BUILDING CURRENTLY HAS FIRE ALARM AND EMERGENCY LIGHTING. LIGHTING AND FIRE ALARM MODIFICATIONS TO BE DESIGN-BUILD AND EXACT LOCATIONS MAY CHANGE SLIGHTLY. ALL FIRE ALARM COMPONENTS / SYSTEM AND EMERGENCY LIGHTING TO BE CODE COMPLIANT AS REQ'D.

SPRINKLER NOTE:

ALL UPDATES OR MODIFICATIONS TO THE EXISTING SPRINKLER SYSTEM TO BE PER NFPA 13: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION.

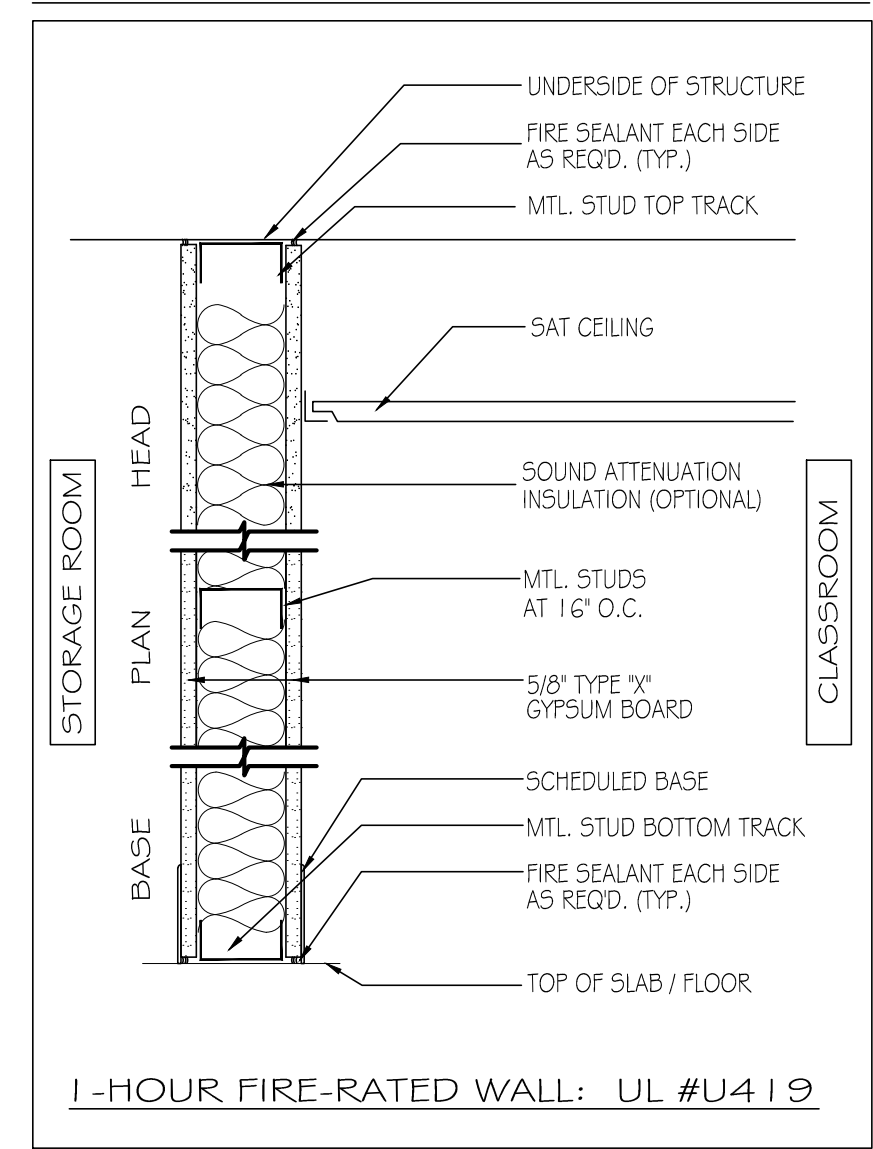
FIRE ALARM NOTE:

ALL UPDATES OR MODIFICATIONS TO THE EXISTING FIRE ALARM SYSTEM TO BE INSTALLED PER NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2019 EDITION.

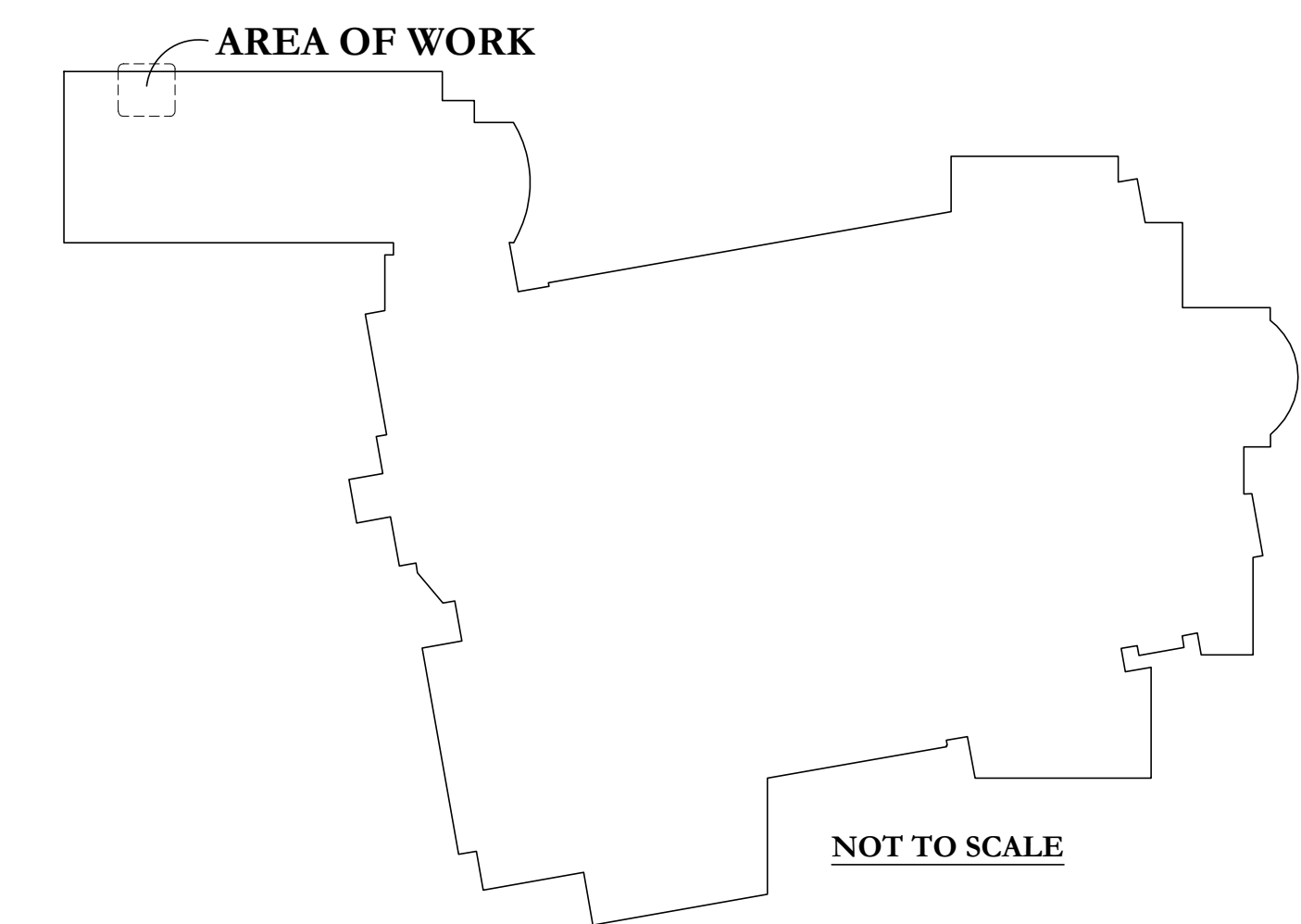
RCP PLAN - GENERAL NOTES

- CEILING AT APPROX. 10'-0" AFF. (FIELD VERIFY)
- ALL LIGHTING SHOWN IS APPROX. CONFIRM LAYOUT WITH EXACT LIGHT FIXTURE USED.
- OWNER OPTION TO USE 2' x 4' SAT IN LIEU OF THE 2' x 2' SHOWN
- EMERGENCY LIGHTING PER CODE

WALL TYPES



KEY PLAN



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