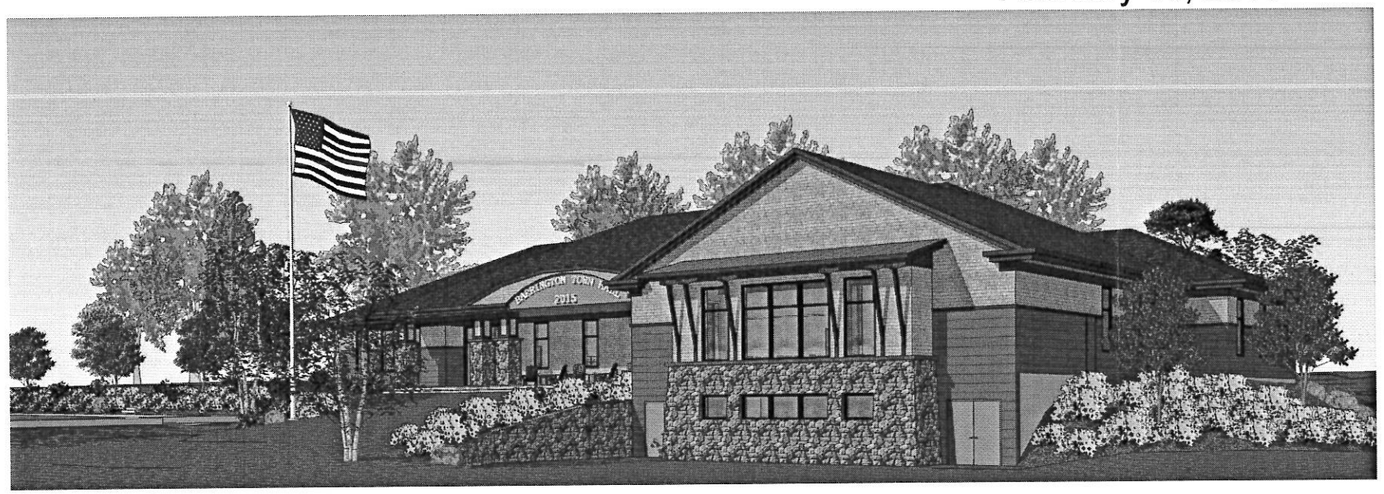
BARRINGTON TOWN OFFICES

Ramsdell Lane, Barrington, New Hampshire 03825

PROGRESS

February 10, 2015



ARCHITECT:
SMP Architecture
30 S. Main St., Building 2
Concord, NH 03301-4809
T: (603) 228-8880
F: (603) 228-8881
Contact: Jason LaCombe

STRUCTURAL ENGINEER:
JSN Engineering
1 Autumn Street
Portsmouth NH 03801
T: (603) 433-8639
Email: hossein@jsneng.com
Contact: Hossein Salehkhou, P.E.

MECHANICAL ENGINEER:
Kohler and Lewis Engineering
27 Mechanic Street
Keene NH 03431
T: (603) 352-4841
Contact:Adam Kohler P.E.

PLUMBING ENGINEER:
Kohler and Lewis Engineering
27 Mechanic Street
Keene, NH 03431
T: (603) 352-4841
Contact: Roy Swain P.E.

ELECTRICAL ENGINEER:
Swiftcurrent Engineering Services inc.
10 Forest Falls Drive, Unit 4B
Yarmouth ME. 04096
T: (207) 847-9280
F: (207) 847-9281
Email: tim@swiftcurrenteng.com
Contact: Tim Matthews P.E.

CONSTRUCTION MANAGER:
Bonnett Page & Stone
91 Bisson Ave.
Laconia, NH 03246
T: 603-524-3411
F: 603-524-4641
Email: kmcbey@bpsnh.com
Contact: Keith McBey

CIVIL ENGINEER::
Dubois and King
18 Constitution Drive
Bedford NH 03110
T: 603-637-1043
Email: jadler@dubois-king.com
Contact: Jeff Adler P.E.

index of drawings

DRAWING LIST - Civil/Survey

C101 Unnamed

DRAWING LIST - Landscape

DRAWING LIST - Structural

S101 Unnamed

DRAWING LIST - Architectural

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0	Furniture plan
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DRAWING LIST - Mechanical

M101 Unnamed

DRAWING LIST - Electrical

E101 Unnamed
E102 Unnamed

DRAWING LIST - Plumbing

P101 Unnamed

location map

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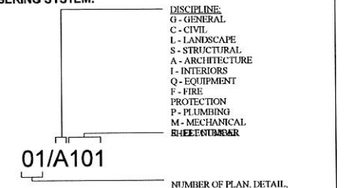
PROJECT NO: 1312

PROJECT: BARRINGTON TOWN OFFICES

INDEX OF DRAWINGS

NUMBERING SYSTEM:



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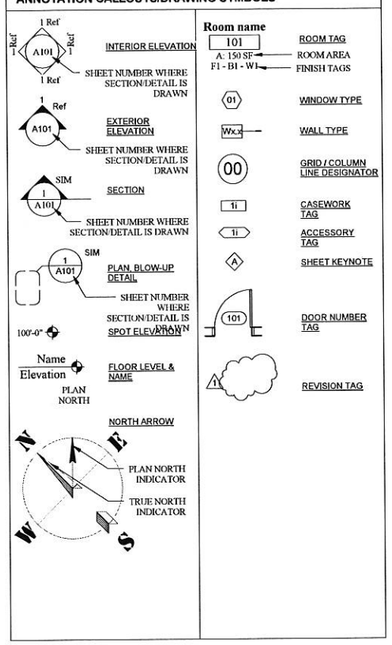
ANNOTATION CALLOUTS/DRAWING SYMBOLS



CODE SUMMARY

1. PROJECT SUMMARY:

Project is new construction consisting of a one story structure with partial walk-out basement.

2. APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO:

BUILDING CODE: IBC 2009
LIFE SAFETY CODE: NFPA 101, 2009
ENERGY CODE: IEC, 2009
NH BARRIER FREE CODE
NH CODE AMENDMENTS

3. OCCUPANCY/USE GROUPS:

Non-separated Mixed use
- Office areas : B, Business
- Meeting Room : A3, Assembly
- Lower Level : S2, Storage

4. CONSTRUCTION CLASSIFICATION: 5A

5. BUILDING HEIGHT:

PROPOSED BUILDING 31'-6" (ridge), 1 STORY,
GRADE PLANE: 1'-0" BELOW FIRST FLOOR
BASEMENT: YES (Partial, walk-out)

ALLOWABLE ADJUSTED BUILDING HEIGHT: 50'-0" , 1 Story
ALLOWABLE HEIGHT PER TOWN REGULATIONS = 35'-0"

6. BUILDING AREA:

LOWER LEVEL AREA:	1,348 gsf
MAIN LEVEL:	10,472 gsf
TOTAL BUILDING AREA:	11,820 gsf

ALLOWABLE AREA WITH MODIFICATIONS NOTED BLEOW : 13,800 gsf
- SPRINKLER SYSTEM INCREASE: 0 gsf
- FRONTAGE INCREASE: 20% = 11,500 x 1.2 = 13,800 gsf

7. OCCUPANT CAPACITY:

SEE CODE ANALYSIS KEY PLANS FOR ROOM OCCUPANT LOADS.

OCCUPANT LOAD PER FLOOR:

LOWER LEVEL:	3 Occupants
MAIN LEVEL; OFFICES:	81 Occupants
MAIN LEVEL; ACCESSORY USE STORAGE	4 Occupants
MAIN LEVEL; MEETING ROOM:	190 Occupants

NOTE: Meeting room use is not concurrent with office occupancy

8. EGRESS/ TRAVEL DISTANCES:

EXITS REQUIRED, BUILDING = 2
EXITS REQUIRED, MEETING RM = 2, When open as 1 room
EXITS REQUIRED, LOWER LEVEL = 2

EGRESS WIDTH:	44 INCHES

ALLOWABLE TRAVEL DISTANCE:

- Office areas : B, Business	200 Feet
- Meeting Room : A3, Assembly	200 Feet
- Lower Level : S2, Storage	200 Feet

ALLOWABLE DEAD END CORRIDOR:

- Office areas : B, Business	20 Feet
- Meeting Room : A3, Assembly	20 Feet
- Lower Level : S2, Storage	50 Feet

ALLOWABLE COMMON PATH OF TRAVEL:

- Office areas : B, Business	75 Feet
- Meeting Room : A3, Assembly'	20 Feet (over 50 ppl)
- Lower Level : S2, Storage	50 Feet

9. FIRE RESISTANCE RATINGS:

IBC TABLE 601 AND CHAPTER 7	
PRIMARY STRUCTURAL FRAME	1 HOUR
BEARING WALLS, EXTERIOR	1 HOUR (INTERIOR SIDE ONLY PER 705.5)
BEARING WALLS, INTERIOR	1 HOUR
EXTERIOR PARTITIONS	0 HOUR BASED ON FIRE SEPARATION
INTERIOR PARTITIONS	0 HOUR
FLOOR CONSTRUCTION	1 HOUR
ROOF CONSTRUCTION	1 HOUR
CORRIDORS	- HOUR
MECHANICAL ROOMS	- HOUR
STORAGE ROOMS	
FIRE WALLS	0 HOUR
FIRE BARRIERS	0 HOUR
SHAFT ENCLOSURES	1 HOUR
FIRE PARTITIONS	0 HOUR
SMOKE BARRIERS	- HOUR
SMOKE PARTITIONS	- HOUR
HORIZONTAL ASSEMBLIES	- HOUR
DRAFTSTOPPING REQUIREMENTS	
- CONCEALED SLEEPER SPACES	N/A
- IN FLOORS	N/A
- IN ATTICS	REQUIRED - 3,000 SF MAX AREA

10. OPENING PROTECTIVES:

REQUIRED

11. INTERIOR FINISHES:

WALL AND CEILING FINISHES - TABLE 803.9

- EXIT ENCLOSURES	CLASS A
- CORRIDORS	CLASS A
- LOBBIES	CLASS B
- ROOMS	CLASS C

12. FIRE PROTECTION SYSTEMS:

SPRINKLER SYSTEM REQUIRED?	NO
SPRINKLER SYSTEM PROVIDED?	NO
PORTABLE FIRE EXTINGUISHERS	YES
- MAXIMUM FLOOR AREA	11,250 SF
- MAX. TRAVEL DISTANCE	75 FEET

13. ACCESSIBILITY:

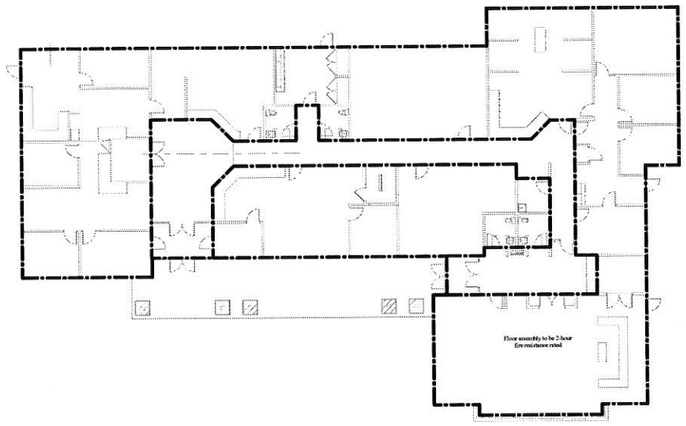
TOWN OFFICE R4EQUIRED TO BE FULLY ACCESSIBLE
RAMPS:
1:12 MAX. SLOPE WITH HANDRAILS EACH SIDE
1:20 MAX SLOPE WITH NO HANDRAILS

DOORS:
- 36" WIDE MIN. (32" CLEAR SPACE WHEN OPEN 90 DEGREES
- 18" CLEAR WIDTH FROM LATCH ON PULL SIDE
- 12" CLEAR WIDTH FROM LATCH ON PUSH SIDE
- POWER OPERATORS WITH PUSH BUTTONS REQUIRED AT EXTERIOR OF VESTIBULE DOORS

RESTROOMS:
- SINGLE USE ROOMS ALL REQUIRED TO BE ACCESSIBLE
- 60" DIAMETER CLEAR FLOOR SPACE
- CLEAR SPACE AT FIXTURES
- DOORS MAY SWING INTO ROOM (SECTION 603.2.3 EXC. 2)

SERVICE WINDOWS:
- PARALLEL APPROACH IS ACCEPTABLE
- 36" LONG COUNTER
- COUNTER TO BE 36" MAX. AFF
- 30x48" CLEAR FLOOR SPACE (SECTION 305)

MEETING ROOM:
- 75 SEATS - 4 WHEELCHAIR SPACES ARE REQUIRED (221.2.1.1)



3 MAIN FLOOR - CODE ANALYSIS PLAN - INSULATED CONCRETE FORMS
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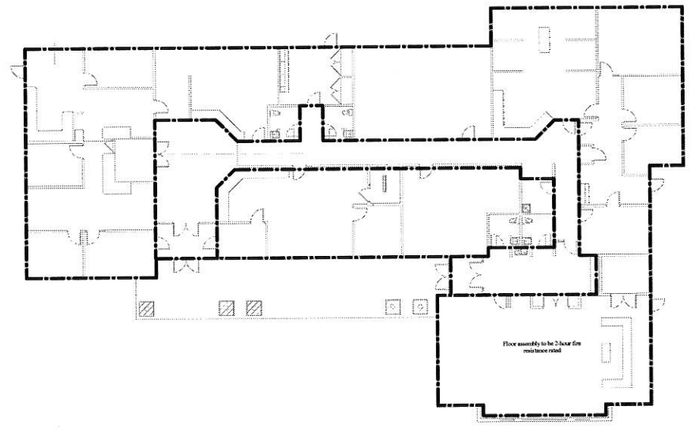

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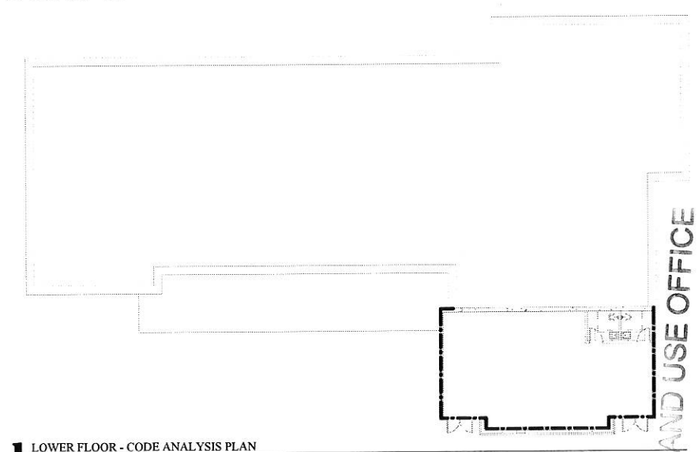

1 LOWER FLOOR - CODE ANALYSIS PLAN
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DRAWING TITLE:
CODE ANALYSIS PLANS

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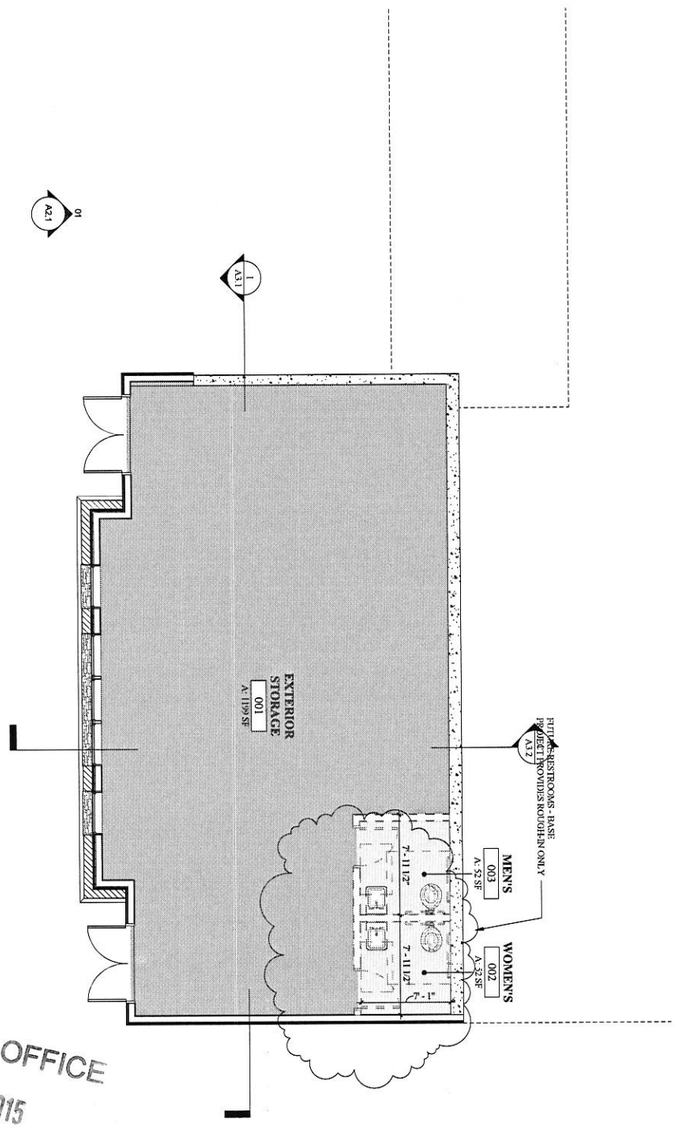

01 LOWER FLOOR PLAN
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LOWER FLOOR PLAN

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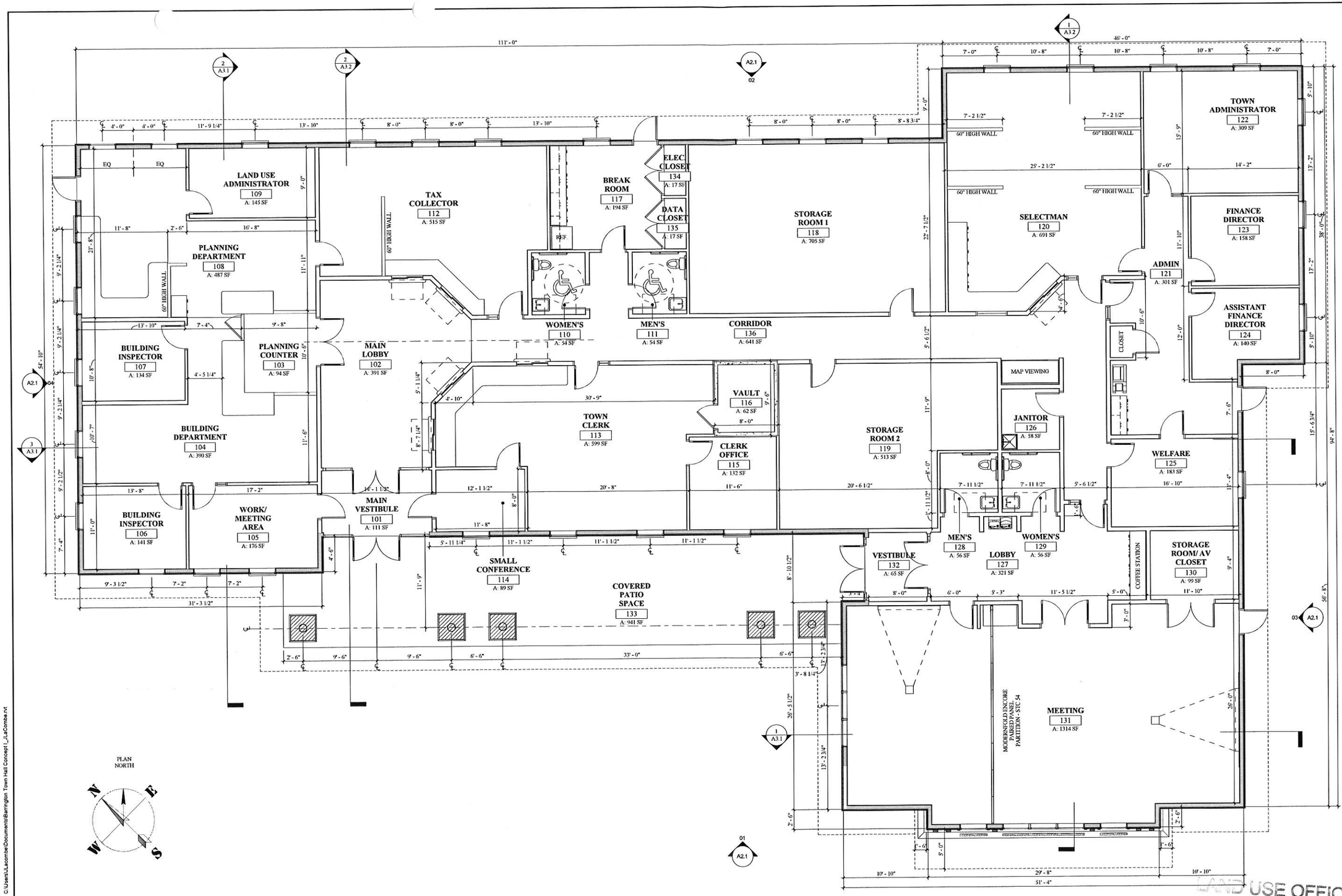

01 MAIN FLOOR PLAN
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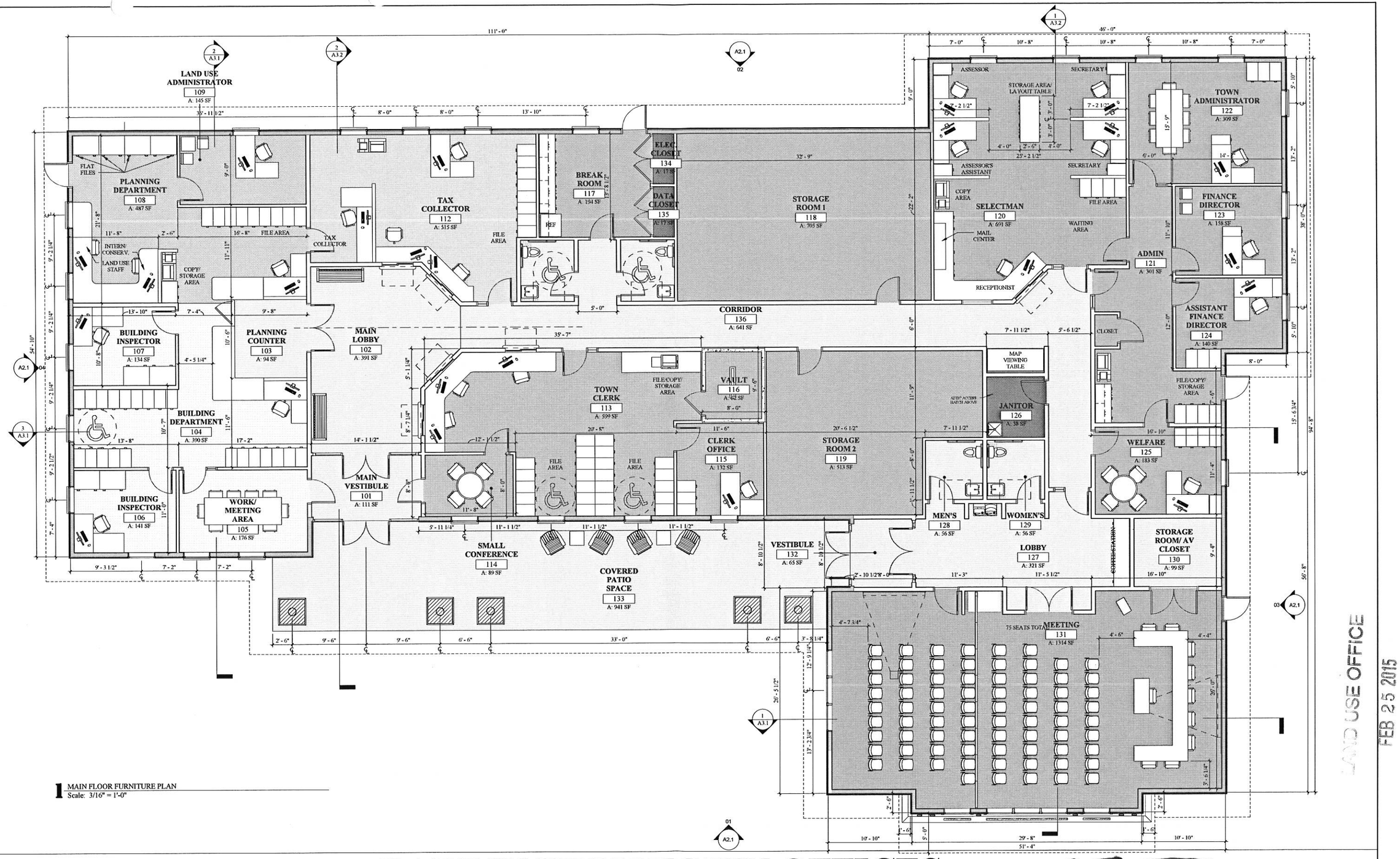

1 MAIN FLOOR FURNITURE PLAN
Scale: 3/16" = 1'-0"

BARRINGTON TOWN OFFICES

Ramsdell Lane, Barrington, New Hampshire 03825

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THE CARRIAGE HOUSE
30 S. MAIN ST., BUILDING TWO
CONCORD, NH 03301
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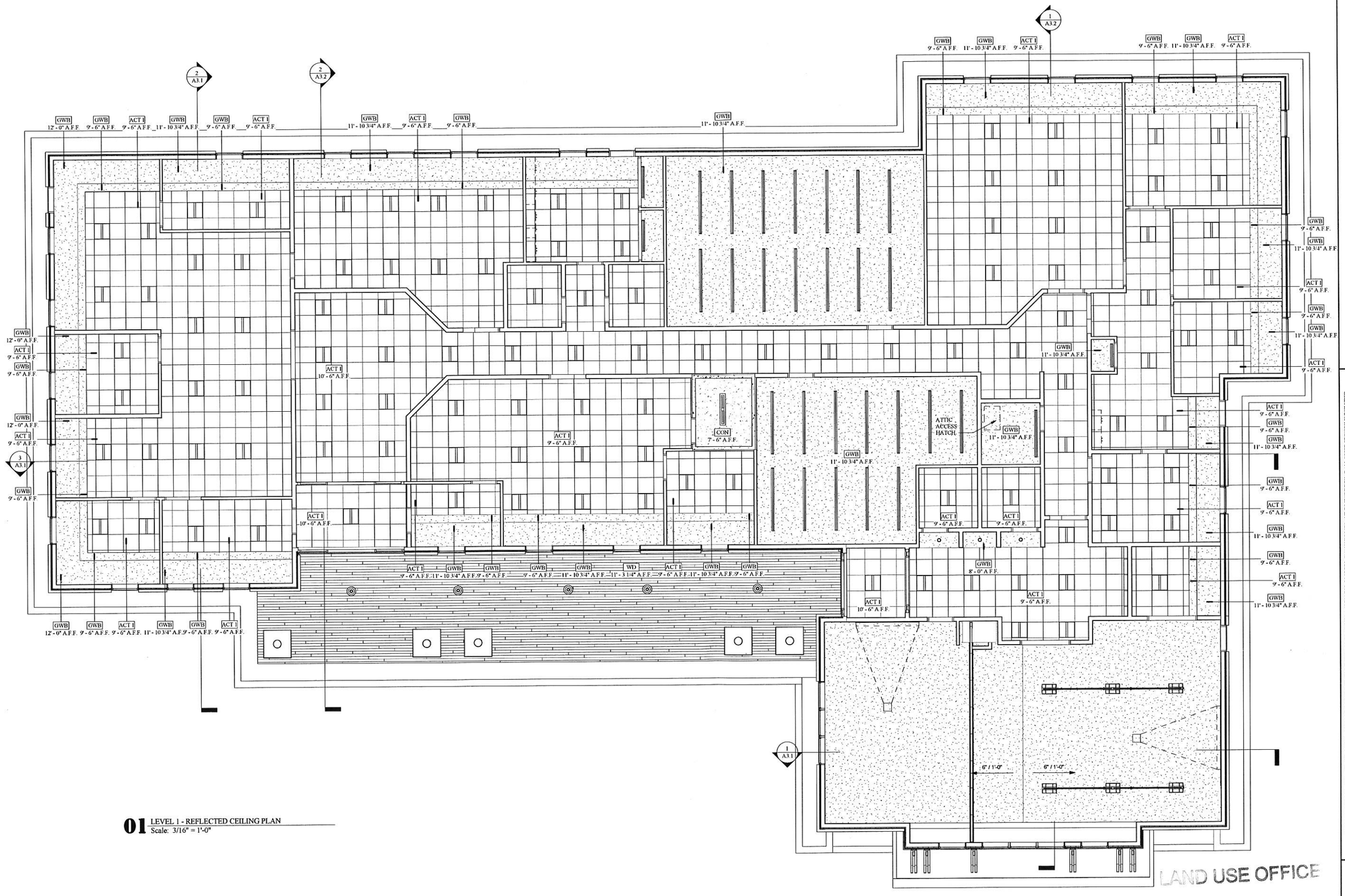

01 LEVEL 1 - REFLECTED CEILING PLAN
Scale: 3/16" = 1'-0"

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MAIN FLOOR - REFLECTED CEILING PLAN

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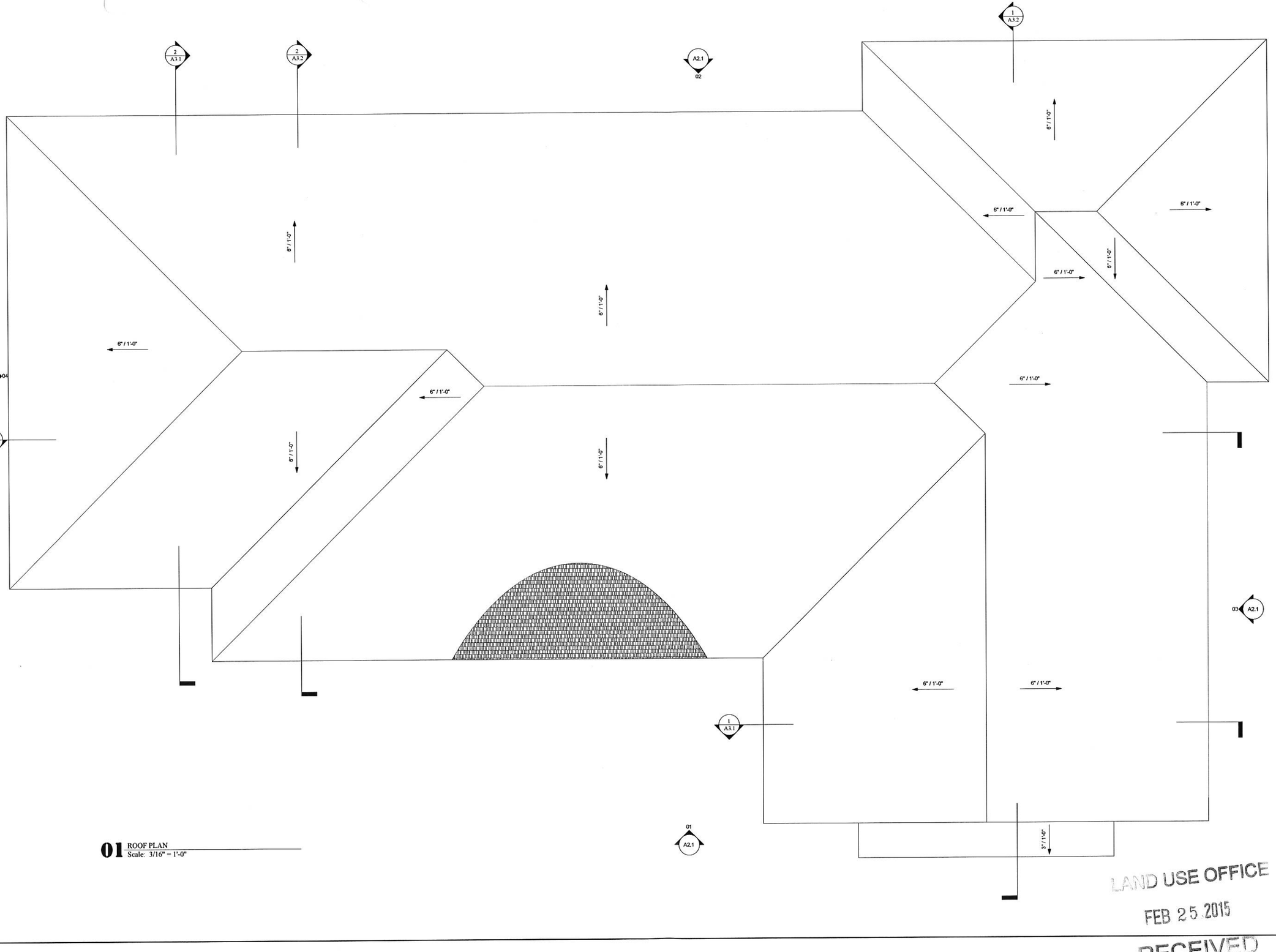

01 ROOF PLAN
Scale: 3/16" = 1'-0"

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ROOF PLAN

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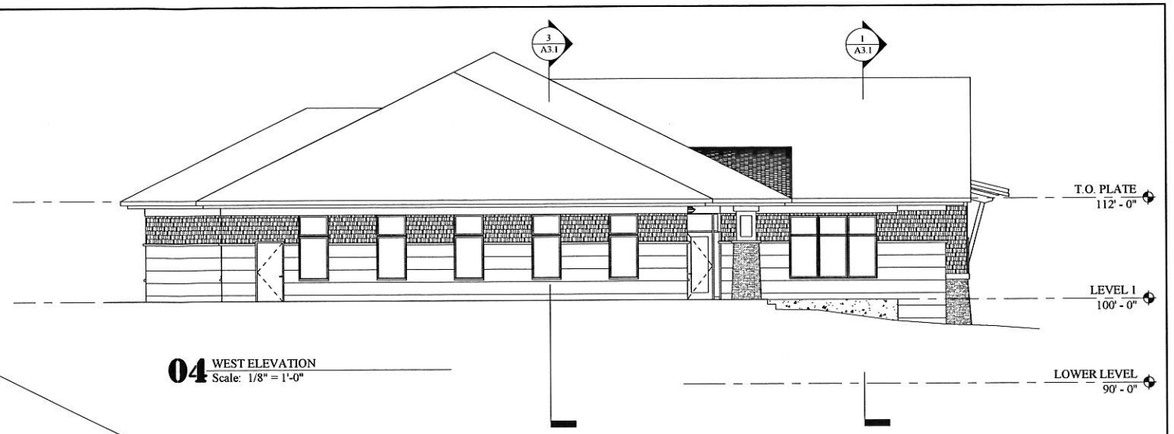

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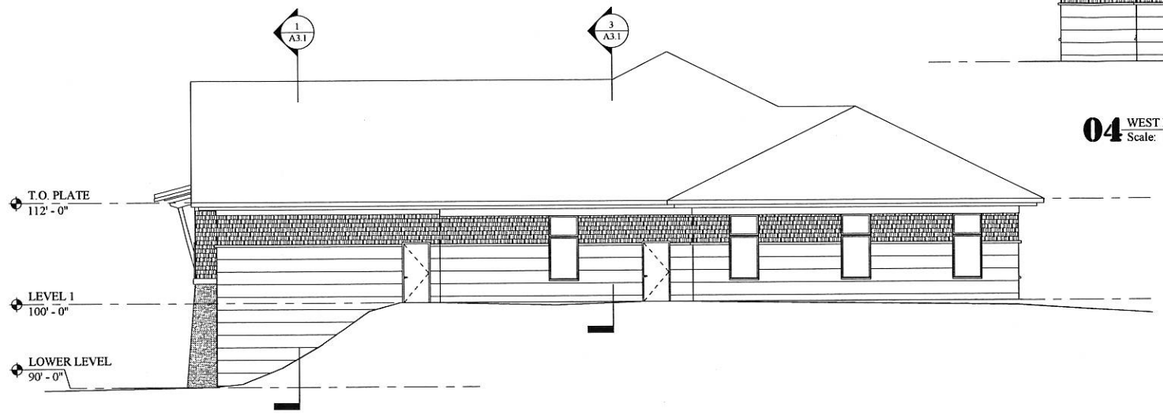

03 EAST ELEVATION
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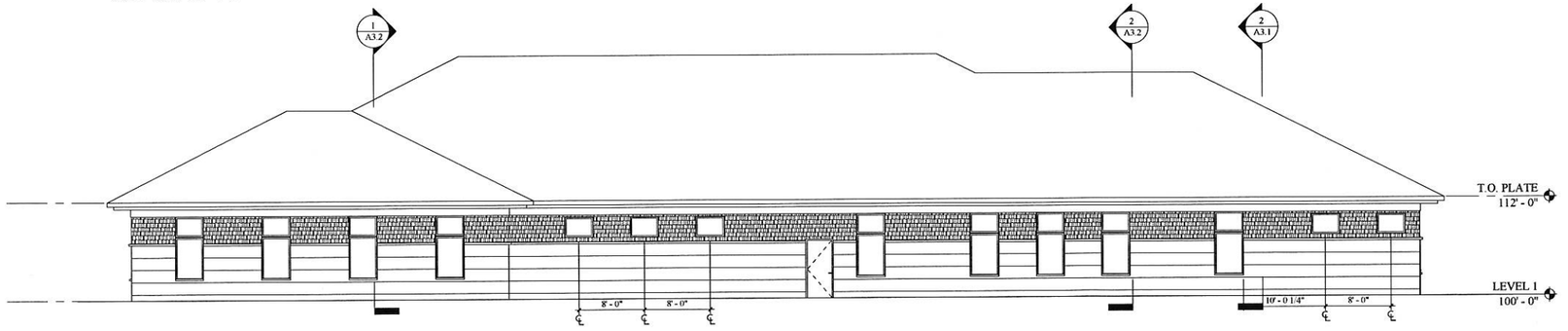

02 NORTH ELEVATION
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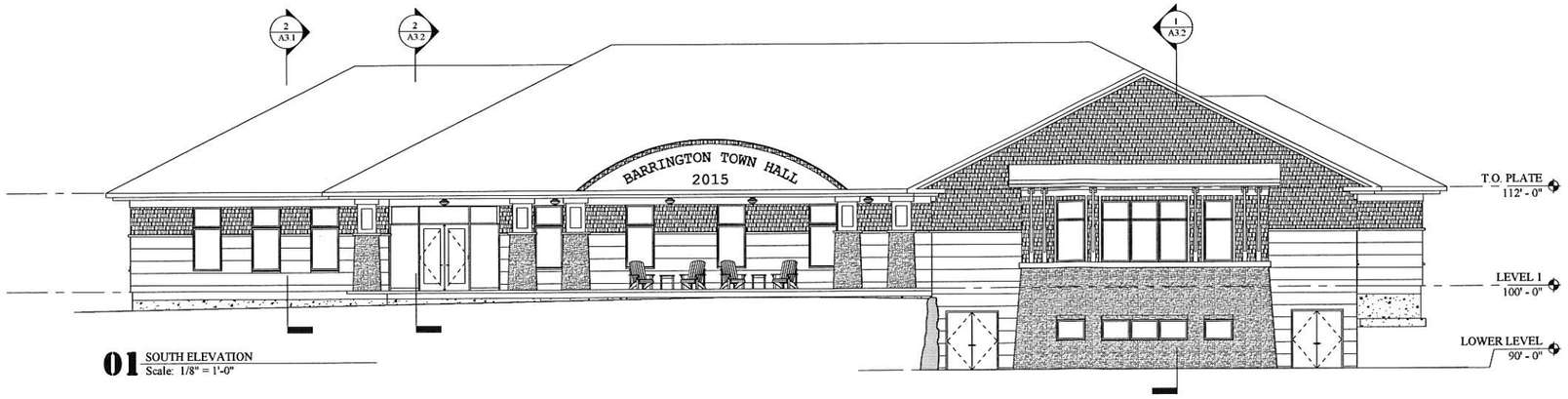

01 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION MATERIAL NOTES:

1 - HORIZONTAL SIDING - FLAT SEAMED METAL FORMED IN CONTINUOUS PIECES
2 - SHINGLE SIDING - CEDAR SHINGLES WITH 7" EXPOSURE AND CLEAR OIL SEALER
3 - STONE - THIN VENEER STONE BASED ON CHAMPLAIN STONE CORINTHIAN GRANITE, LEDGE STONE THIN VENEER
4 - HORIZONTAL TRIM BAND - FORMED METAL OVER WOOD
5 - HORIZONTAL SOFFIT - 1x6 T+G FIR, CLEAR FINISH
6 - EAVE TRIM - PAINTED PVC

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EXTERIOR ELEVATIONS

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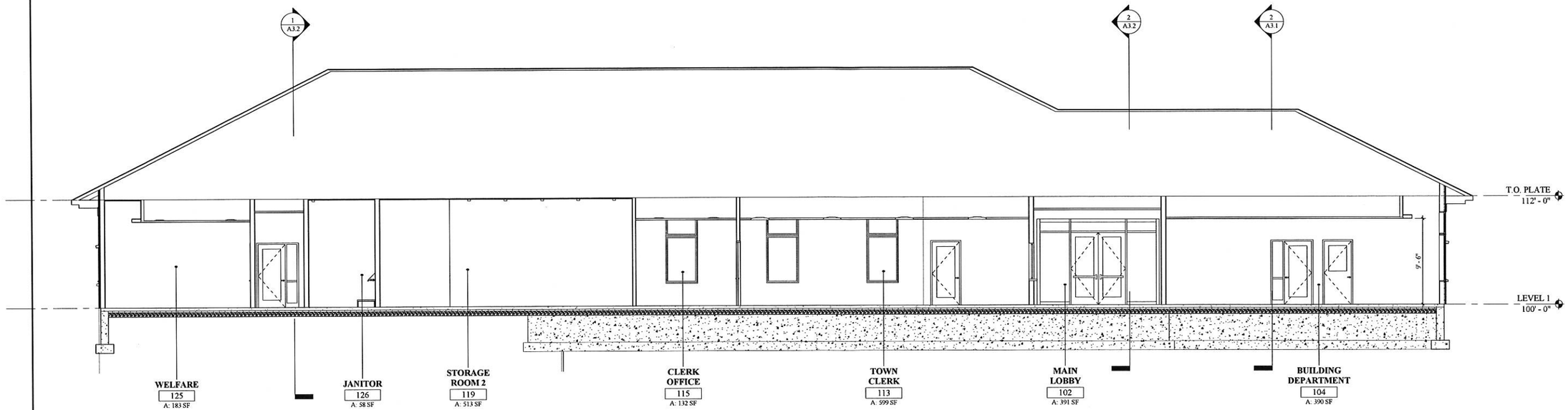

3 BUILDING SECTION C
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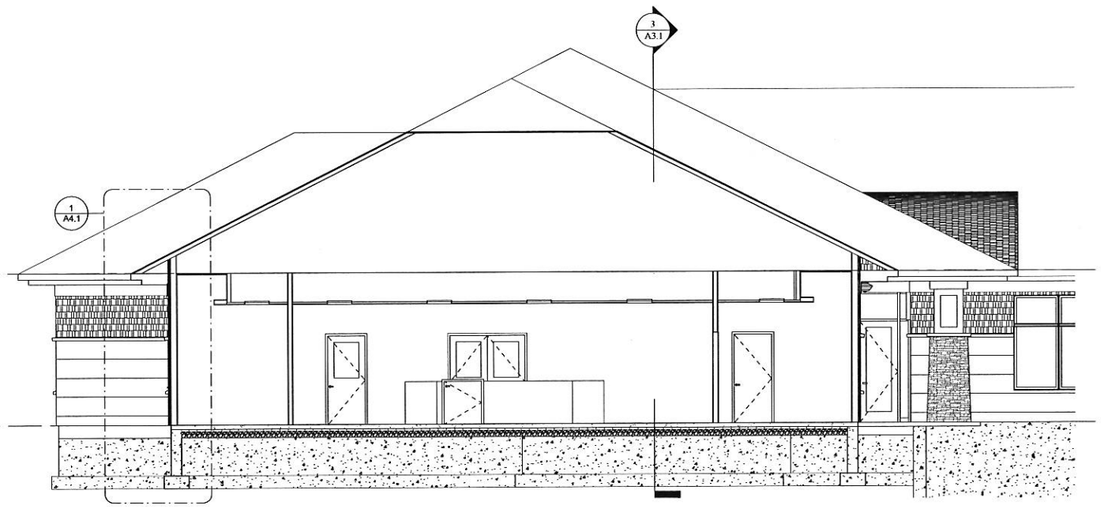

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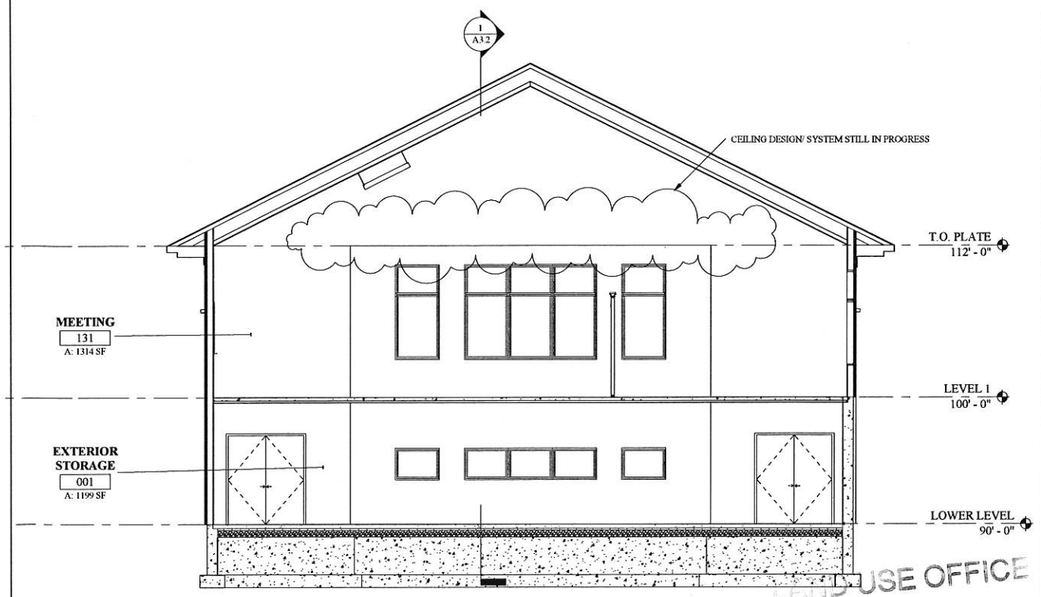

1 BUILDING SECTION A
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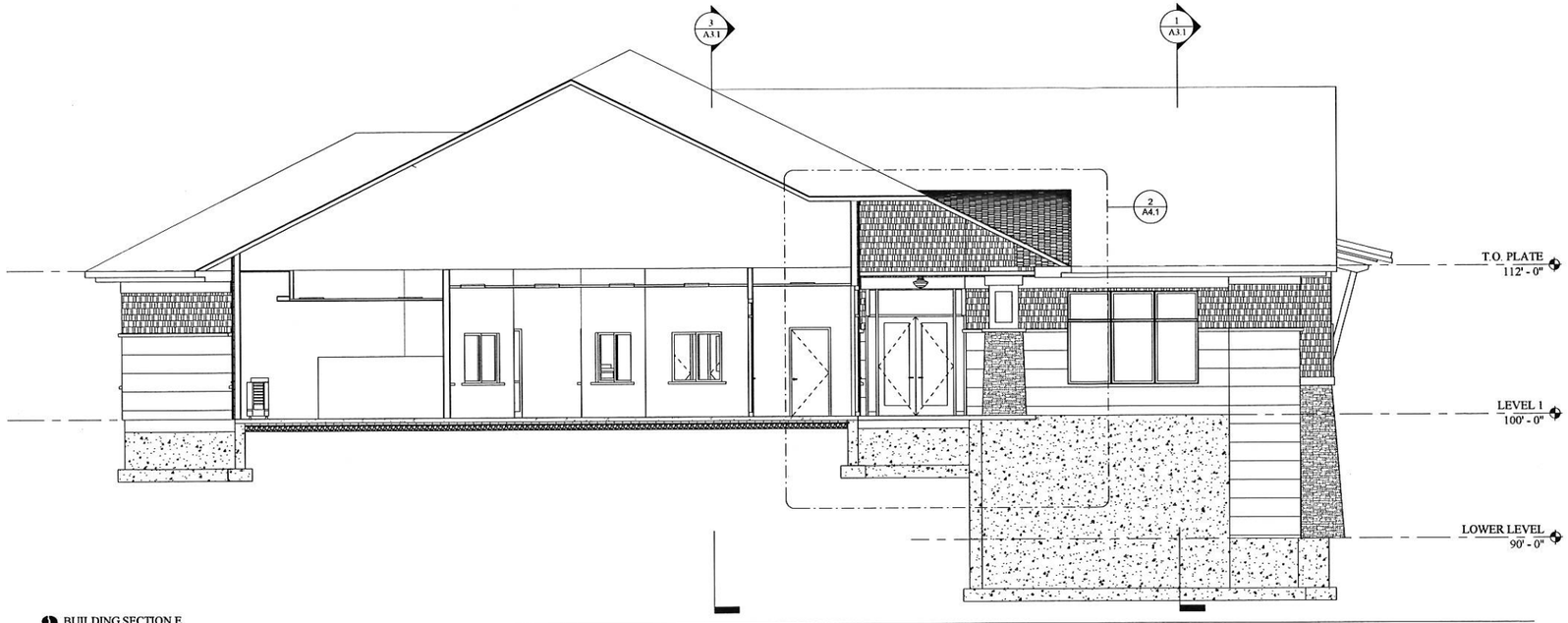

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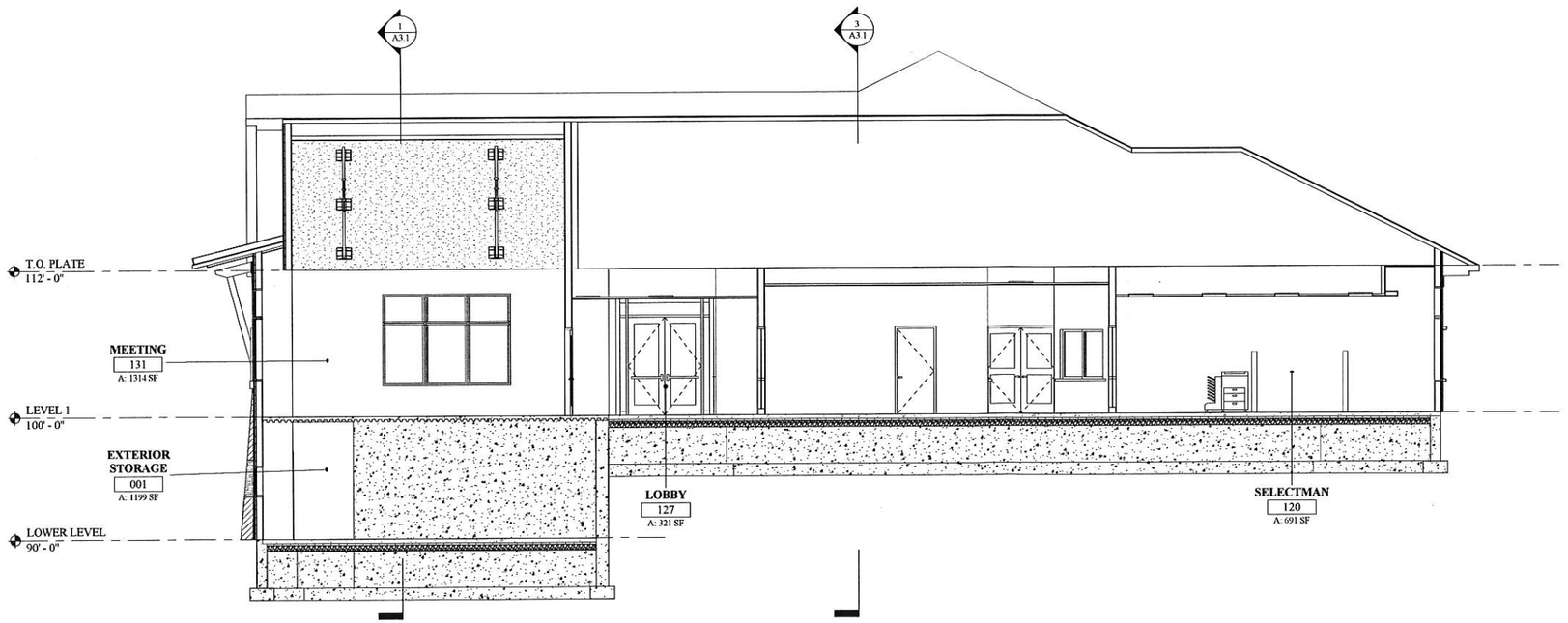

1 BUILDING SECTION D
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DRAWING TITLE:
BUILDING SECTIONS

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A3.2

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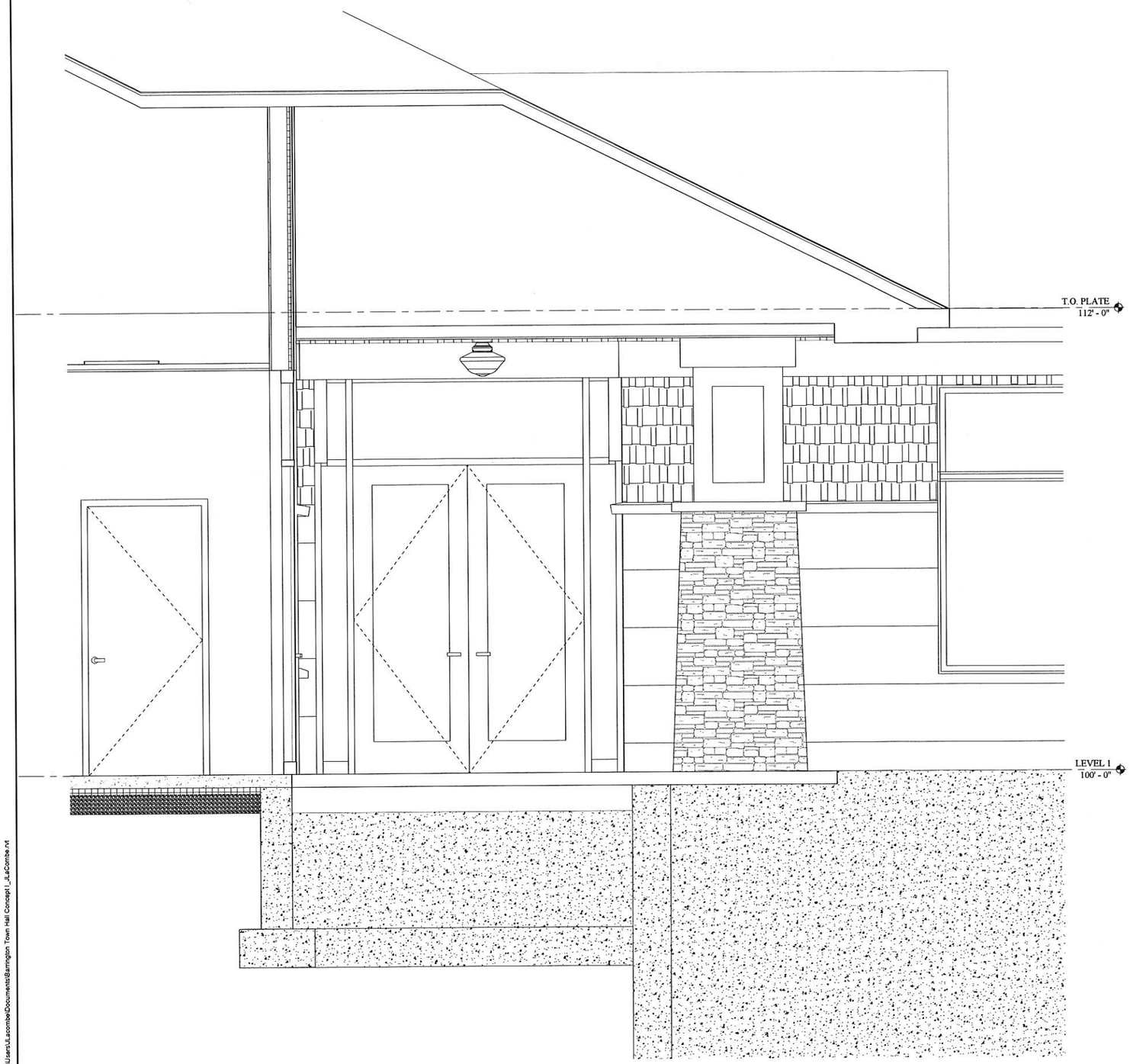
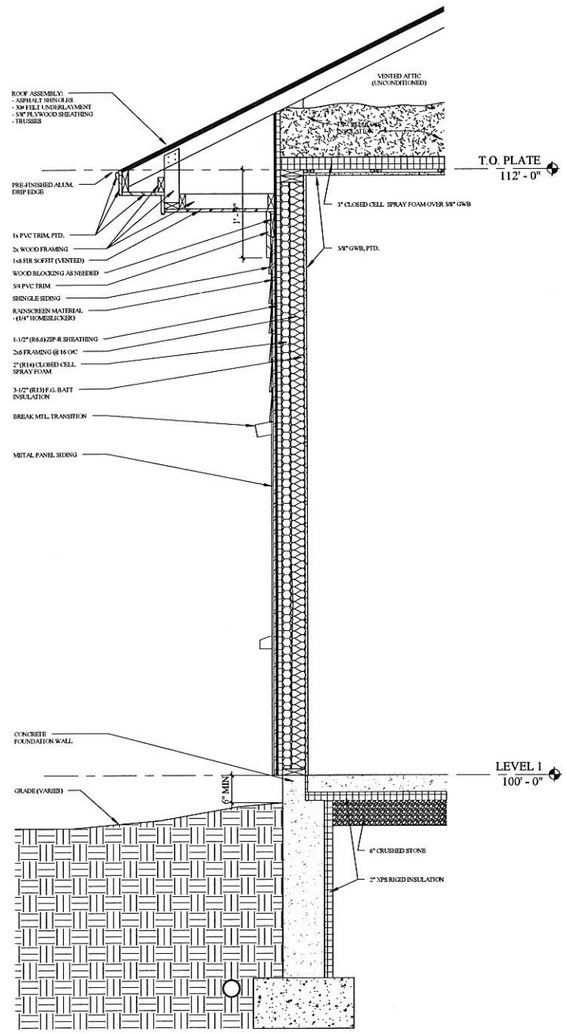


2 PORCH SECTION
Scale: 3/4" = 1'-0"



1 CONCEPT WALL SECTION - WOOD STUD ASSEMBLY
Scale: 3/4" = 1'-0"

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FAX: 603.228.8881
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PROJECT:
BARRINGTON TOWN OFFICES
Ramsdell Lane, Barrington, New Hampshire 03825

DRAWING TITLE:
WALL SECTIONS

ISSUED:	PROGRESS
JOB NO:	1312
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	February 10, 2015

REVISION	DATE

SHEET NUMBER:
A4.1

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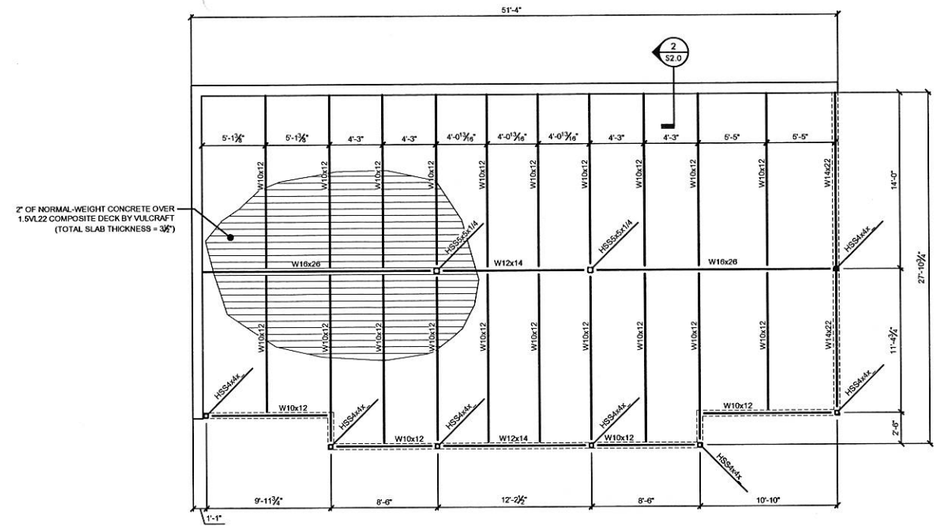
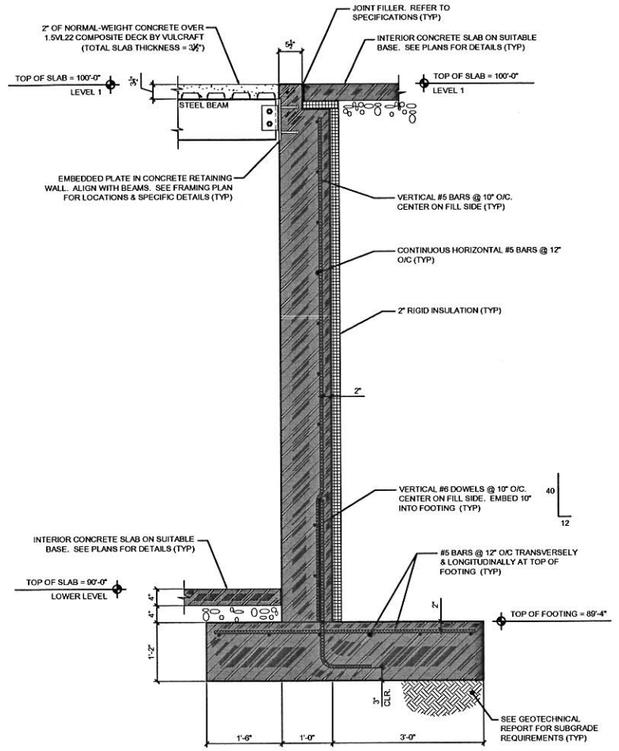


1 S2.0 FLOOR FRAMING PLAN
Scale: 3/16" = 1'-0"



1 S2.0 LOWER LEVEL RETAINING WALL
Scale: 3/4" = 1'-0"

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February 6, 2015

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JSN Associates, Inc.
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
Fax: (603) 431 - 2811
www.jsneng.com

smp ARCHITECTURE
PHONE: 603.228.8880
FAX: 603.228.8881
WWW.SMPARCH.COM

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PROJECT: BARRINGTON TOWN OFFICES
Ramsdell Lane, Barrington, New Hampshire 03825
DRAWING TITLE: FLOOR FRAMING PLAN

ISSUED:	PROGRESS
JOB NO:	1312
DRAWN BY:	HS
CHECKED BY:	HS
DATE:	February 6, 2015

REVISION	DATE

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POWER SYMBOLS

- CIRCUIT BREAKER
- GROUND CONNECTION
- LP1-2 — HOME RUN TO PANEL (CKT. NO. AS SHOWN)
- TRANSFORMER
- CT — CURRENT TRANSFORMER
- PT — POTENTIAL TRANSFORMER
- 20 AMPERE, 120 VOLT DUPLEX RECEPTACLE, +18" AFF
- 20 AMPERE, 120 VOLT DOUBLE DUPLEX RECEPTACLE, +18" AFF
- 20 AMPERE, 120 VOLT SINGLE RECEPTACLE
- 20 AMPERE, 120 VOLT DUPLEX GFCI RECEPTACLE, +18" AFF
- XX — OTHER POWER RECEPTACLE NEMA DESIGNATION AS NOTED
- HP — MOTOR
- J — JUNCTION BOX
- P — POWER POLE CONNECTION TO MODULAR FURNITURE WHIP
- T — TRANSFORMER
- CB XX — CIRCUIT BREAKER SIZED AS NOTED
- PANELBOARD NORMAL POWER
- PANELBOARD EMERGENCY POWER
- BD — BUS DUCT AMPERE RATING AS NOTED
- FLOOR RECEPTACLE CONDUIT INSTALLED IN SLAB
- 200/3 — UNFUSED SAFETY SWITCH, RATING AS NOTED
  - POLES
  - AMPERES
- 3R F J — FUSED SAFETY SWITCH, RATING AS NOTED
  - XXAF — FRAMESIZE
  - XXAT — FUSE/TRIP
  - NEMA RATING
- MAGNETIC MOTOR STARTER, RATING AS NOTED
- M — MANUAL TOGGLE OPERATED MOTOR STARTER
- ELECTRIC ACTUATED VALVE
- M — MOTOR CONTACTOR
- CONTACT NORMALLY OPEN
- CONTACT NORMALLY CLOSED
- SELECTOR SWITCH
- TEMPERATURE SWITCH
- R — PILOT LIGHT

LIGHTING SYMBOLS

- X — LIGHT FIXTURE
- X — LIGHT FIXTURE W/ EMERGENCY BATTERY BALLAST
- X — WALL MOUNTED LIGHT FIXTURE
- X — PENDANT MOUNTED LIGHT FIXTURE
- X — STRIP/WRAP LIGHT FIXTURE
- X — EXTERIOR WALL-PACK
- X — ROUND RECESSED CEILING MOUNTED FIXTURE
- X — SURFACE MOUNTED FIXTURE
- X — WALL MOUNTED LIGHTING FIXTURE
- X — WALL SCONCE
- X — TRACK LIGHTING FIXTURE (TRACK MOUNTED FIXTURE TYPE MAY VARY)
- EMERGENCY LED EXIT SIGN
- COMBINATION EMERGENCY EXIT SIGN & LIGHTING FIXTURE WITH DUAL LAMPS HEADS BATTERY AND CHARGER
- EMERGENCY LIGHTING FIXTURE WITH DUAL LAMPS HEADS BATTERY AND CHARGER
- REMOTE EMERGENCY LIGHTING LAMP HEAD
- SP a — LIGHT SWITCH
  - DENOTES FIXTURE SWITCHED
  - P = PILOT LIGHT (WHERE NOTED)
  - 3 = 3-WAY (WHERE NOTED)
  - 4 = 4-WAY (WHERE NOTED)
- X — ULTRASONIC/INFRARED OCCUPANCY SENSOR
  - C = CEILING MOUNTED
  - W = WALL MOUNTED 48" AFF (TO TOP)
- TC — TIME CLOCK
- LC — LIGHTING CONTACTOR
- PC — PHOTOCELL

FIRE ALARM SYMBOLS

- F — PULL STATION
- FIRE ALARM AUDIBLE/VISIBLE NOTIFICATION APPLIANCE (GENERAL EVACUATION)
- STROBE UNIT XX= CANDELA
- NON-SYSTEM STROBE UNIT
- H — MINI HORN UNIT
- S — SMOKE DETECTOR
- FIXED TEMP HEAT DETECTOR (135F OR 200F)
- FACP — FIRE ALARM CONTROL PANEL
- AN — ANNUNCIATOR
- MB — MASTER BOX
- DD — DIGITAL COMMUNICATOR
- DUCT SMOKE DETECTOR
- T — REMOTE TEST STATION
- TS — SPRINKLER TAMPER SWITCH
- FS — SPRINKLER FLOW SWITCH
- PS — SPRINKLER PRESSURE SWITCH
- MM — MONITOR MODULE
- CM — CONTROL MODULE
- NON-SYSTEM SMOKE DETECTOR STR = DENOTES INTEGRAL STROBE FOR H/C UNITS
- RED MASTER BOX LIGHT
- KB — KNOX BOX, FBO
- EXT — HOOD EXT SYSTEM
- DH — DOOR HOLDER
- FCPS — SIGNAL POWER EXTENDER

SYSTEMS SYMBOLS

- TELEPHONE SYSTEM WALL JACK
- COMBINATION VOICE/DATA SYSTEM OUTLET
- COMBINATION VOICE/DATA SYSTEM OUTLET IN FLOOR BOX. FURNISH 1" CONDUIT IN SLAB
- TV — CATV JACK
- DS — SECURITY SYSTEM DOOR SWITCH
- EL — ELECTRIC DOOR LOCK SET
- KP — SECURITY SYSTEM CARD ACCESS PAD
- SP — INTERCOM SYSTEM SPEAKER
- INT — INTERCOM MASTER STATION
- CABLE TRAY
- PUSH BUTTON
- DB — DOOR BELL

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH NFPA-70, NATIONAL ELECTRICAL CODE.
2. ALL MOTOR SAFETY SWITCHES, DISCONNECTS AND MOTOR STARTERS ARE FURNISHED BY DIVISION 16000 UNLESS NOTED AS FURNISHED WITH EQUIPMENT (FWE).
3. UNLESS OTHERWISE NOTED, CONVENIENCE RECEPTACLES SHALL BE MOUNTED 18 INCHES AFF AND LIGHTING TOGGLE SWITCHES 48 INCHES AFF.
4. ALL PENETRATIONS THROUGH FLOORS, RATED WALLS AND PARTITIONS SHALL BE SEALED WITH A UL APPROVED FIRE SEALANT METERIAL TO MAINTAIN THE RATING OF THE SEPARATION.
5. LIGHTING TOGGLE SWITCHES SHALL BE COMMERCIAL SPECIFICATION GRADE, 120 VOLT, SIDE WIRED AS MANUFACTURED BY LEVITON, PASS & SEYMOUR, OR APPROVED EQUAL.
6. CONVENIENCE RECEPTACLES SHALL BE COMMERCIAL SPECIFICATION GRADE UNLESS SHOWN OTHERWISE, GROUNDING TYPE, NEMA 5-20R, SIDE WIRED, AS MANUFACTURED BY LEVITON, PASS & SEYMOUR, OR APPROVED EQUAL.
7. DEVICE COVERPLATES SHALL BE THERMOPLASTIC NYLON TYPE WITH IVORY FINISH IN ALL FINISHED SPACES. MECHANICAL ROOMS, ELECTRICAL ROOM, AND UTILITY ROOMS SHALL BE FURNISHED WITH BRUSHED STAINLESS STEEL COVERPLATES.
8. UNLESS OTHERWISE NOTED ALL HOMERUNS FOR 15 OR 20A CIRCUITS SHALL BE 2#12AWG & #12 GND. HOMERUNS FED FROM 20A, 1P CIRCUITS IN EXCESS OF 100 FEET (FOR 120V CIRCUITS) SHALL BE #10AWG. ALL WIRING SHALL BE COPPER.
9. CONDUIT SYSTEMS: EXPOSED INTERIOR CONDUITS SHALL BE EMT, 3/4" MINIMUM. PROPERLY SUPPORTED MC CABLE ASSEMBLIES MAY BE USED ABOVE CEILINGS AND IN WALLS. FLEXIBLE LIQUIDTIGHT CONDUIT WHIPS SHALL BE USED FOR CONNECTION TO VIBRATING EQUIPMENT IN THE MECHANICAL ROOM.

ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERES INTERRUPTING CAPACITY
AL	ALUMINUM
ASYM	ASYMMETRICAL
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BKR	BREAKER
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
DISC	DISCONNECT
EG	EQUIPMENT GROUND
EH	ELECTRICALLY HELD
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EO	ELECTRICALLY OPERATED
EPR	ETHYLENE PROPYLENE RUBBER
EQUIP	EQUIPMENT
EX	EXTERIOR
FA	FIRE ALARM
FC	FOOT-CANDLE
FDR	FEEDER
FLUOR	FLUORESCENT
FS	FLOW SWITCH (FA SYSTEM)
FVNR	FULL VOLTAGE NON REVERSING
FVR	FULL VOLTAGE REVERSING
GEN	GENERATOR
GF	GROUND FAULT
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
H	HAND HOLE
HOA	HAND-OFF-AUTOMATIC
HP	HORSE POWER
HPS	HIGH PRESSURE SODIUM
HV	HIGH VOLTAGE
HZ	HERTZ
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INCAND	INCANDESCENT
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KV	KILOVOLT
KVA	KILO VOLT-AMPERE
KW	KILOWATT
KWH	KILOWATT HOUR
LPS	LOW PRESSURE SODIUM
LTG	LIGHTING
LSW	LIGHT SWITCH
LV	LOW VOLTAGE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTION
MH	METAL HALIDE
EMH	ELECTRICAL MANHOLE
MLO	MAIN LUGS ONLY
MO	MECHANICALLY OPERATED
MOD	MOTOR OPERATED DAMPER
MTS	MANUAL TRANSFER SWITCH
MV	MERCURY VAPOR
MVA	MEGAVOLT-AMPERE
NC	NORMALLY CLOSED
NO	NORMALLY OPENED
OH	OVERHEAD
OL	OVER LOAD
OOA	ON-OFF-AUTOMATIC
OSY	OUTSIDE STEM & YOKE VALVE (FA SYSTEM)
P	POLE
PB	PUSH BUTTON
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
RGSC	RIGID GALVANIZED STEEL CONDUIT
RVSS	REDUCED VOLTAGE SOLID STATE
RSC	RIGID STEEL CONDUIT
RVAT	REDUCED VOLTAGE AUTO TRANSFORMER
S	SIGNAL
SEC	SECONDARY
SHLD	SHIELDED CABLE
SW	SWITCH
SWBD	SWITCHBOARD
SYM	SYMMETRICAL
T	TELEPHONE
TR	TRANSFORMER
TBD	TO BE DETERMINED
TD	TELEDIALER
TDR	TIME DELAY RELAY
TEL	TELEPHONE
TM	TELEMETRY
UG	UNDERGROUND
UT	UTILITY
V	VOLT
VA	VOLT-AMPERE
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
WH	WATT HOUR
WP	WEATHERPROOF
XFMR	TRANSFORMER
XLP	CROSS LINKED POLYETHYLENE
XP	EXPLOSION PROOF

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Engineering Services
10 Forest Falls Dr. Unit 4b
Yarmouth, ME 04096
Tel: (207) 847-9280

smp ARCHITECTURE
PHONE: 603.228.8880
FAX: 603.228.8881
WWW.SMPEDR.COM

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PROJECT: BARRINGTON TOWN OFFICES
Ramsdell Lane, Barrington, New Hampshire 03825

DRAWING TITLE: ELECTRICAL LEGEND, SYMBOLS, & NOTES

ISSUED:	PROGRESS
JOB NO:	1312
DRAWN BY:	JMD
CHECKED BY:	TDM
DATE:	February 3, 2015

REVISION	DATE

SHEET NUMBER: E0.0

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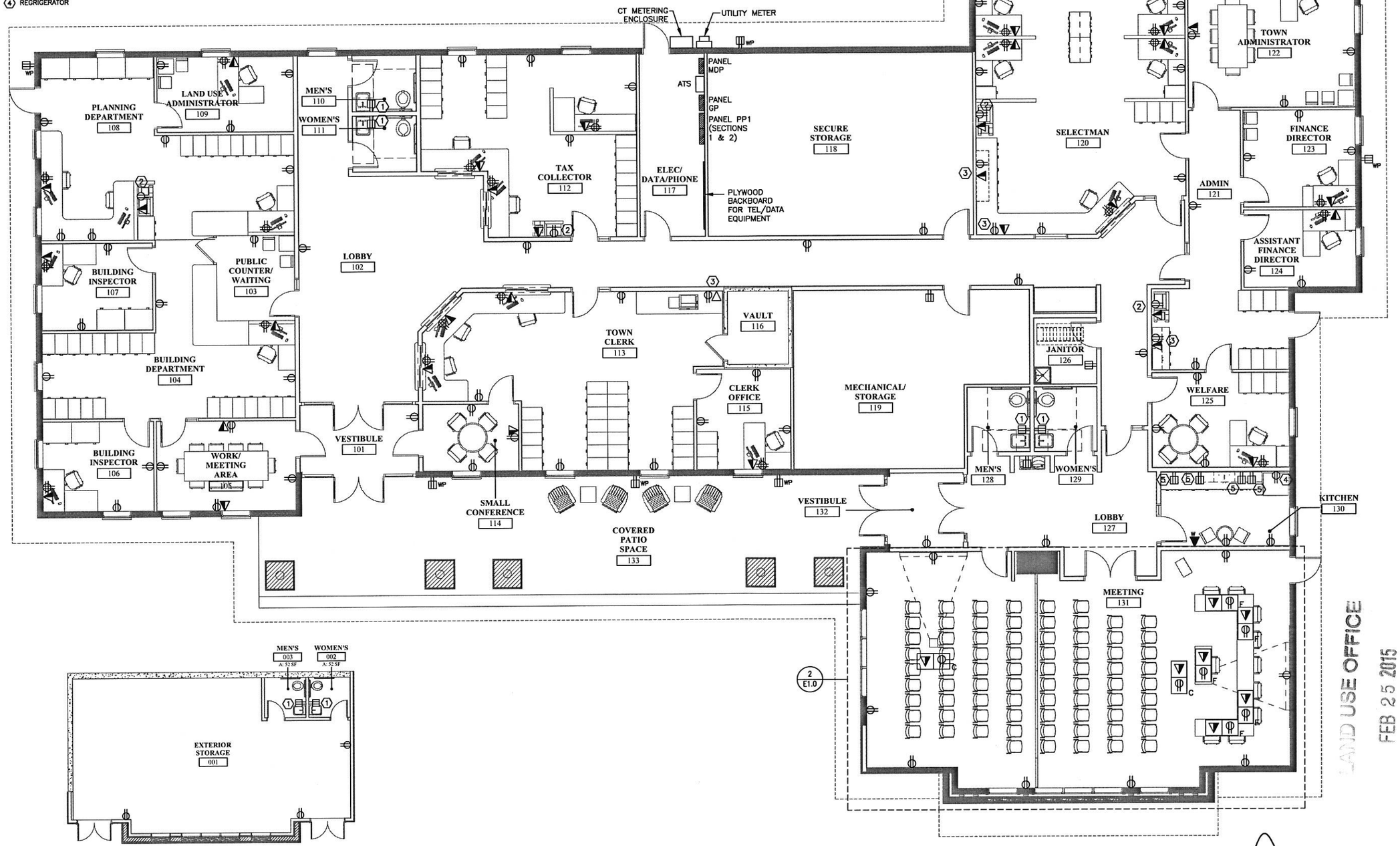
NOTES:

1. SEE E0.0 FOR LEGEND, ABBREVIATIONS AND GENERAL NOTES.

KEYED NOTES:

1. MOUNT 42" AFF
2. DEDICATED RECEPTACLE FOR COPIER.
3. MOUNT 6" ABOVE COUNTERTOP. COORDINATE WITH CASEWORK.
4. REGRIGERATOR
5. COUNTERTOP RECEPTACLE. MOUNT 6" ABOVE COUNTERTOP. COORDINATE WITH BACKSPLASH.
6. POKE-THRU TYPE FLOORBOX.



2 ELECTRICAL POWER & SYSTEMS PLAN – LOWER LEVEL
SCALE: 1/8"=1'

1 ELECTRICAL POWER & SYSTEMS PLAN – FIRST FLOOR
SCALE: 3/16"=1'

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Yarmouth, ME 04096
Tel: (207) 847-9280

SMP ARCHITECTURE
PHONE: 603.228.8880
FAX: 603.228.8881
WWW.SMPARCH.COM

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BARRINGTON TOWN OFFICES
Ramsdell Lane, Barrington, New Hampshire 03825
DRAWING TITLE: ELECTRICAL POWER & SYSTEMS - FIRST FLOOR PLAN & LOWER LEVEL

ISSUED:	PROGRESS
JOB NO:	1312
DRAWN BY:	JMD
CHECKED BY:	TDM
DATE:	February 3, 2015

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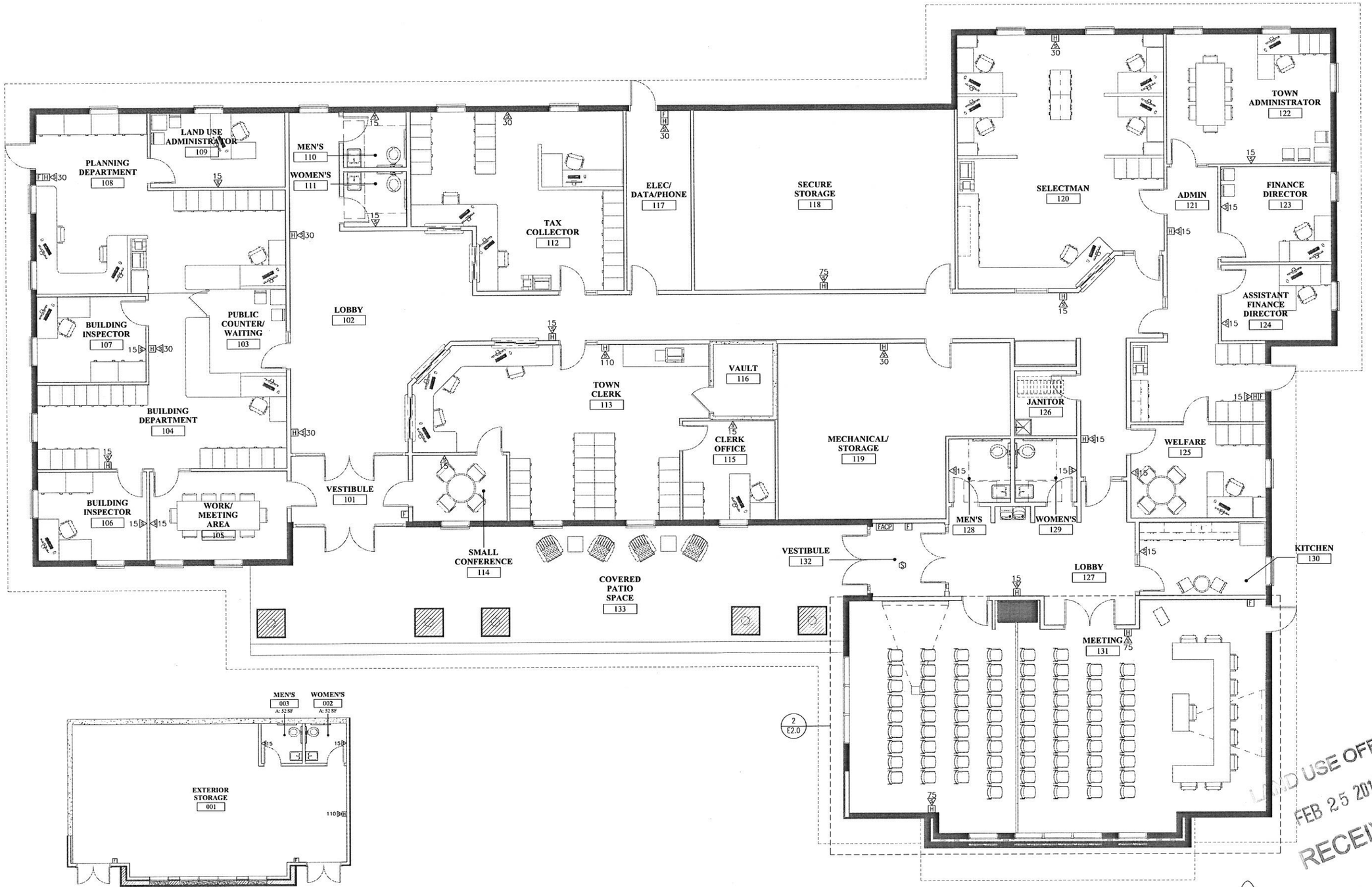

2 ELECTRICAL LIGHTING & FIRE ALARM PLAN – LOWER LEVEL
SCALE: 1/8"=1'

1 ELECTRICAL LIGHTING & FIRE ALARM PLAN – FIRST FLOOR
SCALE: 3/16"=1'

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10 Forest Falls Dr. Unit 4b
Yarmouth, ME 04096
Tel: (207) 847-9280

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PHONE: 603.228.8880
FAX: 603.228.8881
WWW.SMPARCH.COM

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PROJECT: BARRINGTON TOWN OFFICES
Ramsdell Lane, Barrington, New Hampshire 03825

DRAWING TITLE: ELECTRICAL LIGHTING & FIRE ALARM PLAN - FIRST FLOOR & LOWER LEVEL

ISSUED:	PROGRESS
JOB NO:	1312
DRAWN BY:	JMD
CHECKED BY:	TDM
DATE:	February 3, 2015

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