Reviewed for Code Compliance
Inspection Services
Date: 01/24/17

CONG TU BOT - RESTAURANT FIT-UP

59 WASHINGTON AVENUE

PORTLAND, MAINE

PERMIT DRAWINGS

OCTOBER 17, 2016

DRAWING LIST

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Reviewed for Code Compliance
Inspections Division
Planning & Development

Date: 01/24/17

GENERAL NOTES

1: DRAWING NOTES:
CONTRACTOR TO FURNISH AND INSTALL ALL NOTED LABOR AND MATERIALS UNLESS OTHERWISE NOTED.

2: CODE COMPLIANCE:
ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

3: COORDINATION:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECTS ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION CLARIFICATION FROM THE ARCHITECT.
THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING MATERIALS AND SYSTEMS SHOWN IN THE CONSTRUCTION DOCUMENTS REGARDLESS OF WHERE THE INFORMATION IS LOCATED. WHERE COMPONENTS OF A SYSTEM ARE INDICATED THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM.

4: DISCREPANCIES & CLARIFICATIONS:
THIS PROJECT INVOLVES THE FIT-UP OF AN EXISTING BUILDING. EXISTING DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED, MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECTS ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.

5: LAYOUT:
UNLESS INDICATED OTHERWISE, CENTER WALL FRAMING AND PARTITION FRAMING ON COLUMN LINES. FLOOR PLAN DIMENSIONS ARE TO CENTER OF FRAMING, FACE OF CONCRETE, FACE OF CMU, OR FROM COLUMN CENTERLINES, UNLESS INDICATED OTHERWISE. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES UNLESS INDICATED OTHERWISE.

6: CENTERING:
UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN OTHER BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED

7: SYMMETRY:
WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

8: ACCESSIBILITY:
ALL HANDICAPPED ACCESSIBLE BATHROOMS, GRAB BARS, AND DOOR OPENINGS SHALL MEET THE REQUIREMENTS OF TITLE 94-348, CHAPTER 5 OF THE MAINE HUMAN RIGHTS COMMISION TITLE LATEST EDITION & THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN.

9: DRAWING SCALES:
WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.

10: WATER-RESISTANT GWB:
INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL REST ROOMS & TOILET ROOMS OR AT ANY WALL WITH PLUMBING FIXTURES.

10A: HIGH IMPACT GWB:
INSTALL HIGH IMPACT GYPSUM WALL BOARD IN ALL STAIRWELLS

11: INTERIOR ELEVATIONS:
INTERIOR ELEVATIONS MAY BE REVERSED FROM AND/OR SIMILAR TO ACTUAL CONDITIONS. SEE FLOOR PLANS FOR WINDOW AND DOOR QUANTITIES AND LOCATIONS, FOR CASEWORK LAYOUTS, AND FOR MONITOR LOCATIONS.

12: BUILDING INSULATION:
PROVIDE AS INDICATED IN WALL SECTIONS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED.

13: BLOCKING:
INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDINGS, AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.

14: PENETRATIONS AT STRUCTURAL MEMBERS:
BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.

15: DAMAGED WORK:
BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.

16: UTILITIES:
VERIFY THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING. DO NOT PROCEED WITH WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT.

17: RATED CONSTRUCTION:
PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

18: SHOP DRAWINGS:
SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATIONS. SUBMITTALS REQUIRED INCLUDE, BUT ARE NOT LIMITED TO, SHOP DRAWINGS FOR ALL PREFABRICATED CONCRETE, STEEL, MILLWORK & SIGNAGE, SAMPLES OF ALL PROPOSED PAINTS, METALS, WALL COVERINGS, LAMINATES, SOLID SURFACE MATERIALS, CERAMIC TILE, AND HARDWARE. SUBMIT MANUFACTURERS' DATA FOR ALL LIGHTING SYSTEMS, AND HARDWARE.

19: PERMITS:
THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ANY BUILDING PERMITS REQUIRED AND CARRY ANY INSURANCE COVERAGES REQUIRED.

20: INTERIOR FINISHES:
ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE-RATED AND ARE TO COMPLY WITH SECTION 920.0 BOCA (INTERIOR FLAME SPREAD).

21: ELECTRICAL DESIGN:
REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS

22: WASTE REMOVAL:
THE GENERAL CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES.

23: LANDLORD COORDINATION:
THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.

24: TEMPORARY FACILITIES:
PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES, AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF A COMPLETE INSTALLATION.

25: FINAL CLEANING:
EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN EACH SURFACE TO THE CONDITION EXPECTED IN A COMMERCIAL BUILDING CLEANING PROGRAM.

26: MANUFACTURERS INSTRUCTIONS:
ALL MATERIALS & EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

27: GUARANTEE:
GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME ON A CERTAIN ITEM.

28: ASBESTOS:
ALL MATERIAL USED FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING MATERIAL.

29: HAZARDOUS FUMES:
THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL MATERIAL AND FINISHES SPECIFIED AND THEIR FABRICATION OR INSTALLATION WILL NOT RELEASE FUMES OR AROMAS DURING CONSTRUCTION WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL.

30: PEST CONTROL:
SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS/RODENTS.

31. EXPOSED UTILITIES:
ALL EXPOSED UTILITY WIRES AND PIPES (ELECTRICAL, PLUMBING, ETC.) SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS, AND CEILING AREAS. THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF FLOORS AND 1" OFF WALLS, CEILINGS AND ADJACENT PIPES.

32. OWNER SUPPLIED EQUIPMENT:
EQUIPMENT SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR:I
EQUIPMENT INFORMATION AND SPECIFICATIONS ARE TO BE THE MOST CURRENT AVAILABLE AT THE TIME OF DOCUMENTATION PREPARATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS (INCLUDING ELECTRICAL CIRCUIT REQUIREMENTS) OF EQUIPMENT TO BE SUPPLIED. THE GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS AS NOTED ON THE DRAWINGS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOT VOID WARRANTIES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL OWNER SUPPLIED EQUIPMENT. THE GENERAL CONTRACTOR SHALL STORE EQUIPMENT IF REQUESTED BY THE OWNER UNTIL INSTALLATION. SEE DRAWINGS FOR OTHER OWNER SUPPLIED/GENERAL CONTRACTOR INSTALLED ITEMS.

33: FIRE PROTECTION NOTE:
EXISTING SPRINKLERHEADS, ALARM SYSTEM AND DETECTORS ARE TO BE MODIFIED TO CONFORM, WITH THE PROPOSED PLAN. COORDINATE WITH THE ARCHITECT, ANY MODIFICATION OR LOCATIONS WHERE EXISTING SYSTEMS ARE AFFECTED BY THE NEW DESIGN.

34: SOILS AT FOOTINGS:
REPORT THE LOCATION OF ALL UNSUITABLE SOILS AND MATERIALS BELOW ANTICIPATED LEVEL OF FOOTING TO THE ARCHITECT PRIOR TO THE SETTING OF FORMS.

35: ACCESS PANELS:
CONTRACTOR IS RESPONSIBLE FOR COORDINATING QUANTITY AND LOCATION OF ALL REQUIRED ACCESS PANELS FOR ALL MEP CONTROLS, CLEANOUTS, DAMPERS, PULL BOXES, ETC.

36: EXISTING HAZARDOUS MATERIALS
ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT ARE TO BE HANDLED, ENCAPSULATED, ABATED AND DISPOSED OF IN ACCORDANCE WITH ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS AND REGULATIONS.

37: INDUSTRY STANDARDS:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS. STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

AAMA	AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCATION
ACI	AMERICAN CONCRETE INSTITUTE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTS AND MATERIALS
AWI	ARCHITECTURAL WOODWORK INSTITUTE "CUSTOM GRADE"
AWS	AMERICAN WELDING SOCIETY
IGMA	INSULATING GLASS MANUFACTURERS ALLIANCE
NAAMM	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION
NTCA	NATIONAL TILE CONTRACTORS ASSOCIATION
SMACNA	SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION
WDMA	WINDOW AND DOOR MANUFACTURERS ASSOCIATION

ABBREVIATIONS

A	
AC	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY'S GUIDELINES
ADD	ADDENDUM
AFF	ABOVE FINISHED FLOOR
AHU	AIR-HANDLING UNIT
AL	ALUMINUM
ARCH	ARCHITECT/ARCHITECTURAL
AWP	ACOUSTIC WALL PANEL
B	
B TO BLS	BACK-TO-BACK ANGLES
B.B.G.C.	BASE BUILDING GENERAL CONTRACTOR
BL	BUILDING LINE
BLDG	BUILDING
BLKG	BLOCKING
BSMT	BASEMENT
BTWN	BETWEEN
BO	BY OTHERS
C	
C	COURSE (MASONRY)
CER	CERAMIC
CG	CORNER GUARD
CH	COAT HOOK
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECT/CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
D	
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DSP	DRY STAND PIPE
DWG	DRAWING
E	
E	EAST
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXPB	EXPANSION BOLT
EXPJ	EXPANSION JOINT
EXT	EXTERIOR
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EWC	ELECTRIC WATER COOLER
F	
F	FAHRENHEIT
FB	FLAT BAR
FC	FIRE EXTINGUISHER AND CABINET
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FTWD	FIRE TREATED WOOD
FIN	FINISH
FL	FLOOR
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FOW	FACE OF WALL
FSS	FIRE SUPPRESSION SYSTEM
FT	FOOT
FTG	FOOTING
FRG	FIBER REINFORCED GYPSUM
FTR	FIN TUBE RADIATION
FH	FUME HOOD
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFI	GROUND-FAULT INTERRUPTER
GL	GLASS/GLAZING/GLAZED
GLAM	GLUE-LAMINATED WOOD
GND	GROUND
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIB
HC	HANDICAP
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSE POWER/HIGH POINT/HEAT PUMP
HR	HOUR
HW	HOT WATER
HVAC	HEATING VENTILATION AIR CONDITIONING
I	
ID	INSIDE DIMENSION/INSIDE DIAMETER
IN	INCHES
INFO	INFORMATION
INSUL	INSULATION
J	
JST	JOIST
JT	JOINT
K	
KD	KILN-DRIED
KIP	1000 POUNDS
L	
LAB	LABORATORY
LAM	LAMINATED
LB	POUND
LH	LEFT-HAND
LCC	LEAD COATED COPPER
M	
MACH	MACHINE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MDO	MEDIUM-DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MB	MARKER BOARD
N	
N	NORTH
#	NUMBER
NIC	NOT IN CONTACT
NOM	NOMINAL DIMENSION
NTS	NOT TO SCALE
O	
o/	ON/OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER/OUTSIDE DIMENSION
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OPP H	OPPOSITE HAND
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
P	
PBOIBC	PURCHASED BY OWNER INSTALLED BY CONTRACTOR
PC	PRECAST
PL	PLATE
PLAM	PLASTIC LAMINATE
PR	PAIR
PRE FAB	PREFABRICATE
PRIV	PRIVACY
PRIM	PRIMED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD
PT	PRESSURE TREATED
PERF	PERFORATED
Q	
QT	QUARRY TILE
QTR	QUARTER
R	
R	RISER/RADIUS
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REF	REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RES	RESILIENT
REV	REVERSE
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE/STRUCTURAL
SUSP	SUSPENSION
T	
T&G	TONGUE&GROOVE
TEL	TELEPHONE
THK	THICK
TOD	TOP OF DECK
TOS	TOP OF STEEL
TYP	TYPICAL
TV	TELEVISION
TB	TACK BOARD
TOC	TOP OF CONCRETE
U	
UL	UNDERWRITERS LABORATORIES, INC.
UV	UNIT VENTILATOR
V	
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOL	VOLUME
W	
W	WEST
W/O	WITHOUT
W/	WITH
WD	WOOD
WF	WIDE FLANGE
WP	WORK POINT
WT	WEIGHT

DRAWING LEGEND

EARTH
POROUS FILL
CONCRETE
CONCRETE MASONRY UNIT
BRICK
STEEL
WOOD - ROUGH
GYPSUM BOARD
RIGID INSULATION
BATT INSULATION
CELLULOSE INSULATION

BEDROOM 104 — ROOM NAME AND NUMBER
401.1 — DOOR NUMBER
1 — WINDOW NUMBER
F1 — FLOOR-CEILING TYPE
R1 — ROOF SYSTEM TYPE
S1 — SLAB TYPE
FE — FIRE EXTINGUISHER

A / D 2/A3.0 / B / C — ELEVATION COMPASS NUMBER; ELEVATION NUMBER; SHEET WHERE ELEVATION LOCATED — INTERIOR ELEVATION SYMBOL
LIN WD — FLOORING TYPE TRANSITION
3 / A3-2 — SECTION NUMBER; SHT WHERE SECTION LOCATED — SECTION MARK
4 / A4-2 — DETAIL NUMBER; SHT WHERE DETAIL LOCATED — DETAIL MARK
NB / R — PARTITION TYPE; PARTITION HEIGHT DESIGNATION — PARTITION TYPE TAG
1HR FIRE RATED WALL
2HR FIRE RATED WALL

FIRESTOPPING DETAILS

2 DETAIL FOR 2 1/2" AND LARGER PVC PIPE PENETRATION
SCALE: 3" = 1'-0"

1 DETAIL LESS THAN 2 1/2" PVC PIPE PENETRATION
SCALE: 3" = 1'-0"

SPECIFICATIONS

WRAP STRIP: 1/4" THICK x 1 1/2" MINIMUM WIDTH INTUMESCENT MATERIAL WITH PLASTIC FILM FACING BOTH SIDES. TEMPORARILY SECURE WITH MAKSING TAPE. SPECIFIED TECHNOLOGIES INC. (STI) "SpecSeal RED Wrap Strip" OR "SpecSeal BLU Wrap Strip" OR EQUAL.

STEEL COLLAR: WRAP STRIP MANUFACTURER'S STEEL COLLAR, FABRICATED FROM .016 INCH THICK GALVANIZED SHEET STEEL, WIDTH TO MATCH WRAP STRIP (1 1/2" MINIMUM), WITH 1 INCH x 2 INCH ANCHOR TABS AND RETAINER TABS. ANCHOR TABS TO BE SYMMETRICALLY OPPOSED AROUND COLLAR; PROVIDE 3 TABS FOR 2 1/2" AND 3" PIPE; PROVIDE 4 TABS FOR 4" PIPE.

INTUMESCENT SEALANT: ONE-PART, INTUMESCENT, LATEX ELASTOMER TESTED TO ASTM E 814. MINIMUM EXPANSION OF 3x AT 1000°F. 3M "FIRE BARRIER SEALANT CP 25WB+" OR EQUAL.

FIRESTOP SEALANT: SINGLE COMPONENT NONCOMBUSTIBLE FIRE RATED SEALANT TESTED TO ASTM E 814. TESTED TO 3000°F. "BOSS 136 FIRESTOP/DRAFT SEALANT" MANUFACTURED BY ACCUMETRIC, LLC., OR EQUAL.

SEALANT SCHEDULE:

INTUMESCENT SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING BUT NOT LIMITED TO: PVC PIPE; ROOF LEADER PIPES; GAS PIPES & LINES; SPRINKLER PIPES; ELECTRICAL & COMMUNICATIONS CABLES & WIRES; AND ALARM SYSTEM WIRES. DO NOT USE INTUMESCENT SEALANT AT DOMESTIC HOT WATER OR HYDRONIC HEATING SYSTEM PIPES.

FIRESTOP SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING DOMESTIC HOT AND COLD WATER PIPES AND HYDRONIC HEATING SYSTEM PIPES.

NOTE:

FOR LOCATIONS OF RATED CONSTRUCTION, SEE ARCHITECTURAL FLOOR PLANS AND SECTIONS

WALL AND PARTITION NOTES

GENERAL PARTITION NOTES:

1.) INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL RESTROOMS AND TOILET ROOMS WALLS AND CEILINGS, AND AT ANY WALL WITH PLUMBING FIXTURES.

2.) ALL PARTITION TYPES WITH AN INSULATION COMPONENT TO BE ACOUSTICALLY SEALED.

3.) PENETRATIONS THROUGH RATED WALLS AND CEILING ASSEMBLIES SHALL HAVE SEALANTS CONFORMING TO RATING REQUIREMENTS.

4.) HOLD BOTTOM EDGE OF GWB 1/2" UP FROM CONCRETE TYPICAL

5.) PATCH EXISTING WALLS AS REQUIRED IF POSSIBLE (IF DAMAGE IS EXTENSIVE SEE NOTE 10)

6.) RUN NEW 5/8" GWB OVER DAMAGED EXISTING WALL COVERING IF NECESSARY

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 3322
STATE OF MAINE

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CONSULTANTS:

REVISIONS:

DATE:	17, OCTOBER 2016
PROJECT No.	1643
DRAWN BY:	JPF, RJS
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
GENERAL NOTES, ABBREVIATIONS, AND LEGENDS

G1-0

Reviewed for Code Compliance
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Date: 01/24/17

1 CODE REVIEW PLAN
1/4" = 1'-0"

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SHEET TITLE:
CODE REVIEW PLAN

G1-1

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Portland, Maine
Date: 01/24/17

DEMO LEGEND

R-F	REMOVE FLOORING
R-C	REMOVE CEILING

DEMOLITION NOTES

1.) ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

2.) IF ANY ELEMENTS TO BE REMOVED ARE FOUND TO BE STRUCTURAL, THE G.C. SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO REMOVING SUCH ELEMENTS

3.) REMOVAL ALL UNUSED PLUMBING, ELECTRICAL, AND MECHANICAL ELEMENTS THAT ARE NOT PROPOSED TO BE REUSED

4.) AT LOCATIONS OF FLOORING INDICATED TO BE REMOVED REMOVE ALL LAYERS OF FINISHED FLOORING UNDERLAYMENT AND ADHESIVES DOWN TO SLAB OR SHEATHING

5.) AT LOCATIONS OF CEILINGS INDICATED TO BE REMOVED REMOVE ALL CEILINGS, TILES, GRIDS,AND STRAPPING TO JOISTS OR FRAMING AS WELL AS ANY IN CEILING ELEMENTS NOT SCHEDULE TO BE REUSED

6.) RELOCATE AND REINSTALL ANY AND ALL FUNCTIONING MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS LOCATED IN WALLS, FLOORS AND CEILINGS INDICATED TO BE REMOVED

7.) REMOVE ALL WALL COVERINGS ON WALLS INDICATED TO BE REMOVED, REPAINTED OR RE COVERED

8.) PATCH AND REPAIR ALL WALLS CEILINGS AND FLOORS AT LOCATIONS OF REMOVED INTERSECTING WALLS, REMOVED BUILT-INS, ETC.

9) G.C. TO CONFIRM WITH STRUCTURAL ENGINEER BEFORE CUTTING SLAB.

10) G.G. TO VERIFY EXISTING PLUMBING PIPE DEPTHS TO ENSURE NEW DRAIN LINE FROM BAR HAS ADEQUATE PITCH, PRIOR TO WORK.

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

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CONG TU BOT - RESTAURANT FIT-UP

59 WASHINGTON AVENUE
PORTLAND, MAINE

RSA
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CONSULTANTS:

REVISIONS:

DATE:	17, OCTOBER 2016
PROJECT No.	1643
DRAWN BY:	JPF, RJS
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
FIRS FLOOR DEMOLITION PLAN

AD1-0

Reviewed for Code Compliance
Inspections Division
City of Portland, Maine
Date: 01/24/17

GRAPHIC DEPICTION	DESCRIPTION
	- LAYER OF 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - LAYER OF 5/8" GWB

TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING
NB	N/A	N/A		N/A

GRAPHIC DEPICTION	DESCRIPTION
	- LAYER OF TYPE 'X' 5/8" GWB - 3-5/8" LIGHT GAUGE METAL STUDS AT 24" O.C. - 3-1/2" SOUND BATT INSULATION - LAYER OF TYPE 'X' 5/8" GWB

TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING
1A	1 HR	V450	50-54	N/A

GRAPHIC DEPICTION	DESCRIPTION
	- LAYER OF 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB

TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING
NA	N/A	N/A		N/A

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SHEET TITLE:
WALL ASSEMBLIES

A0-1

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2 FLOOR PLAN - PART B
1/4" = 1'-0"

1 FLOOR PLAN - PART A
1/4" = 1'-0"

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SHEET TITLE:
FIRST FLOOR PLAN

A1-0

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RCP NOTES

1.) LIGHTS NOT SHOWN - TBD BY OWNER

2.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS AND PROVIDE FIRE RATED ACCESS PANELS AT CEILING

3.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

4.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

WALL LEGEND
EXISTING WALL
DEMO WALL
NEW WALL

1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN

A1-1

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RESTAURANT APPLIANCE SCHEDULE:

#	EQUIPMENT	DIMENSIONS (W x D x H)
#1)	NOODLE BOILER	17.75" x 35.5" x 40.5"
#2)	4 BURNER RANGE	23.625" x 34.5" x 57"
#3)	DOUBLE WOK RANGE	41" x 48" x 36"
#4)	SINGLE STOCK RANGE	17.75" x 20.75" x 24.5"
#5)	PREP LOWBOY 1DR 1	27" x 38.375" x 45.5
#6)	PREP LOWBOY 1DR 2	27" x 38.375" x 45.5"
#7)	HAND SINK	TBD
#8)	METRO RACK SHELF	24" x 48"
#9)	METRO RACK SHELF	24" x 48"
#10)	METRO RACK SHELF	24" x 48"
#11)	SINGLE DOOR REACH-IN	27.25" x 33.75" x 78"
#12)	DOUBLE DOOR REACH-IN	52" x 33.75" x 78"
#13)	PREP SINK	TBD
#14)	DISHWASHER	25.25" x 25.25" x 76.75"
#15)	3 COMPARTMENT SINK	TBD
#16)	ICE MACHINE	39.5" x 23.625" x 33.5"
#17)	DOUBLE DOOR REACH-IN	52" x 33.75" x 78"
#18)	SINGLE DOOR FREEZER	27.25" x 33.75" x 78"
#19)	METRO RACK SHELF	24" x 30"
#20)	BACK BAR REFRIGERATOR	24" x 29.5" x 37.75"
#21)	HAND SINK	TBD
#22)	BACK BAR REFRIGERATOR	24" x 29.5" x 37.75"
#23)	BEER DIPENSER	59" x 28.25" x 37.25
#24)	PREP TABLE	VARIOUS SIZES
#25)	PREP TABLE	24" WIDE

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

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SHEET TITLE:
FIRST FLOOR EQUIPMENT PLAN

A1-2

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1 RESTROOM INTERIOR ELEVATIONS
3/8" = 1'-0"

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SHEET TITLE:
INTERIOR ELEVATIONS

A4-0

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2 BACK DOOR SECTION DETAILAT RAISED PLATFORM LOCATION
1 1/2" = 1'-0"

1 HALF WALL BEHIND BAR SECTION DETAIL
1 1/2" = 1'-0"

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SHEET TITLE:
DETAILS

A5-0

1 DOOR TYPES
3/4" = 1'-0"

FRAME TYPES

NOTES:
1. EXTERIOR DOOR JAMBS TO BE SEALED TO THIER ROUGH OPENINGS USING LOW EXPANDING FOAM, BACKER ROD OR CAULKING.
2. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED
3. ALL INTERIOR DOORS TO BE SOLID CORE
4. ALL DOOR HARDWARE TO BE 'LEVER' TYPE ACCESSIBLE HARDWARE

GLAZING SCHEDULE

KEY	GLAZING TYPE
GL-1	INSULATED CLEAR TEMPERED GLAZING
GL-2	FIRE RATED INSULATED GLAZING
GL-3	CLEAR TEMPERED GLASS
GL-4	CLEAR INSULATED TEMPERED GLASS
GL-5	FIRE RATED GLAZING

DOOR SCHEDULE

DOOR							FRAME						GENERAL			
		SIZE								DETAILS						
DOOR NO.	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	INSULATED	TYPE	MATERIAL	THRESHOLD	HEAD	JAMB	SILL	CLOSER	FIRE RATING (MINUTES)	REMARKS
100.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100.2	A	VIF	VIF	VIF	AL	PTD	Y	-	AL	-	-	-	-	-	-	MATCH EXISTING DOOR DIMENSIONS - INSTALL IN EXISTING FRAME
107.1	B	3'-0"	7'-0"	1-3/4"	WD	PTD	N	2	STL	-	-	-	-	-	-	
109.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
110.1	B	3'-0"	7'-0"	1-3/4"	WD	PTD	Y	2	STL	-	-	-	-	Y	-	-
111.1	C	3'-0"	7'-0"	1-3/4"	AL	PTD	Y	2	STL	AL	-	-	-	Y	60	- PANIC HARDWARE
112.1	C	3'-0"	7'-0"	1-3/4"	AL	PTD	Y	2	STL	AL	-	-	-	Y	60	- PANIC HARDWARE
112.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

HARDWARE KEY
MLS - MORTISE LOCK SET
LS - LOCK SET
PR - PRIVACY SET
PS - PASSAGE SET
LP - LEVER PULL
PH - PEEPHOLE LENSE

NOTE: FOR DOOR HARDWARE SEE DOOR HARDWARE SPECIFICATION SECTION 08710

DOOR NOTES:

1.) ALL EXTERIOR GLAZING TO BE LOW-E ARGON FILLED INSULATED GLAZING UNITS

2.) FRAME ALL OPENINGS WITH ELEVATIONS

3.) SEAL EXTERIOR DOORS TO ROUGH OPENING WITH LOW EXPANDING FOAM INSULATION - SEE DETAILS

4.) ALL DOOR HARDWARE TO BE 'LEVER' TYPE

5.) ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED

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DOOR SCHEDULE

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