

UNITED KINGDOM

PORTLAND, ME

ABREVIATIONS	GENERAL SYMBOLS	BUILDING DEPARTMENT NOTES	BUILDING CODE	DRAWING INDEX	┪
ACC ACCESSIBLE ACP ACOUSTICAL CEILING PANEL ACST ACOUSTICAL AD AREA DRAIN ADD ADDENDUM ADD ADD ADD ADD ADD ADD ADD AREA DRAIN ADJ ADJUSTABLE ALT ALTERNATE ALUM ALUMINUM ANOD ANODIZED APPROXIMATE APT APARTMENT ACH ARCHITECT, ARCHITECTURAL AUTO AUTO MATIC AV AUDIO VISUAL AV AUDIO VISUAL AV AUDIO VISUAL AV AUDIO SUBJE BD BOARD BLDG BUILDING BLDG BUILDING BLC BOTTOM BOTTOM BOTTOM BOT BOTTOM BOT BOTTOM BASEMENT CAB CEM	## SHEET SHEET SHEET SHEET SHEET SEE XX/A-XXX BUILDING SECTION INDICATOR ## SHEET SHEET SEE XX/A-XXX MATCH LINE SEE XX/A-XXX CONSTRUCTION START POINT TO GRADE O'-O'' GRADE O'-O'' GRADE O'-O'' GRADE O'-O'' GRADE O'-O'' CRADE O'-O'' C	 ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE EXISTING BUILDING AND INTERNATIONAL BUILDING CODE FOR THE CITY OF PORTLAND AND THE CURRENT REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL, STATE LAWS AND ANY OTHER GOVERNING AGENCIES HAVING JURISDICTION, WHETHER OR NOT SPECIFIED ON DRAWINGS. SAFETY OF PUBLIC AND PRIVATE PROPERTY DURING CONSTRUCTION OPERATIONS SHALL BE IN ACCORDANCE WITH CHAPTER 33. AS PER CHAPTER 8; SECT 803.11: FIRE RETARDANT WOOD MAY BE USED FOR INTERIOR FURRING AND BLOCKING OF INTERIOR WALLS AND PARTITIONS. DIRECT ATTACHMENT AND FURRED CONSTRUCTION WHERE WALLS AND CEILINGS ARE REQUIRED BY ANY PROVISION IN THIS CODE TO BE OF FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE CONSTRUCTION, THE INTERIOR FINISH MATERIAL SHALL BE APPLIED DIRECTLY AGAINST SUCH CONSTRUCTION OR TO FURRING STRIPS NOT EXCEEDING 1 ⅔" INCHES. ALL CEILING AND WALL FINISHES SHALL BE IN ACCORDANCE WITH SECTION 803.9 FOR CLASS C. ALL NEW INTERIOR OCCUPIED SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SUB CHAPTER 12. INTERIOR FIRE SEPARATION TO BE AS PER TABLE 5-1; FIRE DIVISIONS TO BE AS TABLE 5-2. SMOKE DENSITY RATING TO BE AS PER CHAPTER 8 SECT. 803.1.1 AND TABLE 803.9. EXIT AND ACCESS REQUIREMENTS TO BE AS PER INTERNATIONAL EXISTING BUILDING CODE CHAPTER 7; SECT 705 EXIT SIGNS AND LIGHTING TO BE AS PER CHAPTER 10 ALL EXIT DOORS SHALL BE IN ACCORDANCE WITH CHAPTER 10; SECT 1008 ALL REQUIRED FIRESTOPPING SHALL BE IN ACCORDANCE INTERNATIONAL EXISTING BUILDING CODE CHAPTER 7 EXISTING FLOORS ARE NOT SPRINKLERED 	STORE LOCATION: 34 EXCHANGE STREET, PORTLAND, ME 04101 CLIENT NAME & ADDRESS: FAT FACT LTD 1-3 RIDGWAY, HAVANT, P09 1QJ UNITED KINGDOM USABLE SQUARE FOOTAGE TENANT AREA: OCCUPANCY GROUP: M'-MERCANTILE: RETAIL, 'S' STORAGE CONSTRUCTION TYPE: AUTOMATIC SPRINKLERS: NO BUILDING CODE CRITERIA BUILDING CODE: MCCHANICAL: ELECTRICAL: PLUMBING: PLUMBING: UPC 2009 MAINE STATE INTERNATIONAL DUMBING CODE FIRE PROTECTION: FIRE PROTECTION: FIRE PROTECTION: ENERGY: 2009 INTERNATIONAL STATE INTERNATIONAL PLUMBING CODE FIRE PROTECTION: FIRE PROTECTION: ENERGY: 2009 INTERNATIONAL PLUMBING CODE FIRE PROTECTION: FIRE SAFETY CODES AND STANDARDS ADOPTED PURSUANT TO TILE 25, SECTIONS 2452 AND 2465 ENERGY: 2009 IECC MAINE UNIFORM BUILDING AND ENERGY CODE MUBEC ACCESSIBILITY: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND 2009 ICC/ANSI 117.1 AS AMENDED BY NYC OCCUPANT LOAD TOTAL OCCUPANCY LOAD: MERCANTILE AREA (1419 SF): 48 PERSONS @ 300 SF/PERSON STOCK ROOM, STORAGE (1146 SF): 4 PERSONS @ 300 SF/PERSON	DRAWING NO. DRAWING TITLE DIAMETER DRAWING NO. DRAWING TITLE DRAWING NO. DRAWING TITLE DRAWING NO. DRAWING NO	DESIGNER BOX OF FROGS 2 WILLOW PAR CONTACT: SAF TEL: 007748606 E: SARAH@BO MEP ENGINEER FISKAA 589 8TH AVENU NEW YORK, NY CONTACT: ERIO TEL: 212.736.96 E: EMARTINSE
CI CAST IRON MTD MOUNTED CJ CONTROL JOINT MTL METAL CIP CAST-IN-PLACE MVBL MOVABLE	ZONING MAP	GENERAL NOTES	PLUMBING REQUIREMENTS	A-102.00 FIRST FLOOR DIMENSION PLAN A-103.00 BASEMENT DIMENSION PLAN	STRUCTURAL ENG
CLG CEILING CLO CLOSET NIC NOT IN CONTACT CLR CLEAR NOM NOMINAL CMU CONCRETE MASONRY UNIT NTS NOT TO SCALE COL COLUMN COMM COMMUNICATION OC ON CENTER CONC CONCRETE OH OVERHEAD CONSTR CONSTRUCTION OD OUTSIDE DIAMETER CONT. CONTINUOUS, CONTINUE OPNG OPENING CORR CORRIDOR OPP OPPOSITE CPT CARPET CSWK CASEWORK PERP PERPENDICULAR CTR CENTER PLAM PLASTIC LAMINATE CU CUBIC PLAS PLASTER	259 ROSan 166 198 100 100 100 100 100 100 100	 REFER TO SHEETS G-001 AND G-002 FOR ADDITIONAL GENERAL NOTES. DO NOT SCALE THE DRAWINGS. THE GENERAL CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COMMENCEMENT OF WORK BY THE GENERAL CONTRACTOR WILL CONSTITUTE AN ACCEPTANCE OF SITE CONDITIONS AS PE THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE AI PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION. 	PLUMBING REQUIREMENTS PER TABLE 403.1 'MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (OCCUPANCY M - MERCANTILE): TOTAL NUMBER OF OCCUPANTS: 52 OCCUPANTS 26 MALE, 26 FEMALE REQUIRED:1 PROVIDED: 1 ADA/FAMILY RESTROOM (1) ADA/FAMILY PROVIDED PER EXEMPTION	A-200.00	555 116TH AVE BELLEVUE WA CONTACT: BRI TEL: 425.614.09 E: brianu@au-er
D DEEP, DEPTH PLYWO PLYWOOD DBL DOUBLE DEMO DEMOLISH, DEMOLITION DET DETAIL DF DRINKING FOUNTAIN DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL, DIAGRAM DIW DIVIDISION DIV DIVIDISION DN DOWN DR DOOR, DRESSING ROOM DS DOWNSPOUT DW DISHWASHER DWG DRAWING E E EAST E EAST E EXTERIOR INSULATION AND ELEC ELECTRIC, ELECTRICAL ELEV ELEVATOR ENCL ENCLOSE, ENCLOSURE EP ELECTRIC PANEL EXHAUST EXP EXPANSION, EXPOSED EXIST ING DEACH TANNESSION CLASS FDC FIRE DEPARTMENT FINE STEAL STANNLESS STEEL FOR CORD TRANNLES STEEL STANNLESS STEEL SOUND TRANNLESS STEEL FA FIRE ALARM ST. STIL STANNLESS STEEL FOLOST BRANNLESS STEEL FOL CASS SUMPTRANSION CLASS FDC FIRE DEPARTMENT	SITE LOCATION MAP	5. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED. 6. DOORS AND CASED OPENINGS INDICATED NEARBY WALL INTERSECTIONS, SHALL BE LOCATED SO THAT THE EDGE OF THE FINISH OPENING IS SIX INCHES FROM THE FACE OF THE NEARBY WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN ADJACENT WALL INTERSECTIONS. 7. GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE TO ENSURE THAT ALL EQUIPMEN' AND DEVICES NEW OR RE-USED MEET ALL CURRENT LANDLORD REQUIREMENTS AND CURRENT STANDARDS. 8. GENERAL CONTRACTOR SHALL EXERCISE EXTREME CARE DURING ALL PHASES OF CONSTRUCTION SO AS NOT TO DAMAGE OR DISRUPT UTILITIES WHICH MIGHT PASS THROUGH THIS SPACE TO SERVICE OTHER TENANTS. GENERAL CONTRACTOR WILL BEA SOLE RESPONSIBILITY FOR ANY SUCH DAMAGE OR DISRUPTION. TENANT SAFETY NOTES 1. EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT B OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER. PROPOSED CONSTRUCTION SHALL NOT IMPACT EXISTING EGRESS FROM DWELLING UNIT 1. FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED	extent that is technically feasible. To provide accessible route by means of platform lift to toilet rooms currently installed in basement would be technically infeasible. 1 new ADA family restroom to be provided. NUMBER OF WATER CLOSETS REQ'D: (1 PER 500) NUMBER OF LAVATORIES REQ'D: (1 PER 750) PROVIDED: 1 NUMBER OF DRINKING FOUNTAIN REQ'D: (1 PER 1000) PROVIDED: 1 WATER COOLER OR DISPENSER TO BE SUBSTITUTED PER EXCEPTION 410.1 NUMBER OF SERVICE SINK REQ'D: (1) PROVIDED: 1 OCCUPANCY LOAD BE USE OCCUPANCY AREA (SF) OCCUPANCY EXIT REQ'D PROVIDED CAPACITY EGRESS EGRESS	A-601.00 DOOR & TRANSITION DETAILS	Issue
CONNECTION STL STEEL FEC FIRE EXTINGUISHER STRUCT STRUCTURAL FEC FIRE EXTINGUISHER SUSP SUSPENDED CABINET FH FIRE HYDRANT FHC FIRE HOSE CABINET FIN FINISH, FINISHED FLEX FLEXIBLE FLOOR, FLOORING FLOOR FLUORESCENT FP FIRE PROTECTION, FIREPROOF FRMG FRAMING FRPF FIREPROOF, FIREPROOFING FRT FIRE RETARDANT TREATED FIT FOOT, FEET FUT FUTURE FLY FHVC FIRE HOSE VALVE CABINET FWC FABRIC WALL COVERING FWP FABRIC WALD COVERING FWP FABRIC WALD CONTRACTOR GC GENERAL CONTRACTOR GFRC GLASS-FIBER GLASS-FIBE	KEY MAP	DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA ARE TO BE SECURED IN A LOCKED AREA, ACCESS TO SUCH AREAS TO BE CONTROLLED BY GENERAL CONTRACTOR. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR MANUFACTURER'S CONTAINERS, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT-OFF AFTER WORKING HOURS. CONTRACTOR IS AT ALL TIMES TO ENSURE THERE IS NO LEAKAGE OF NATURAL GAS IN THE BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION. 3. HEALTH REQUIREMENTS: SPECIFICATIONS OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED. DUST CONTROL: DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO THE IMMEDIAT CONSTRUCTION AREA. DEBRIS, DIRT, AND DUST IS TO BE CLEANED UP AND CLEARED FROCONSTRUCTION AREA REGULARLY TO AVOID ANY EXCESSIVE ACCUMULATION. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS. NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE CONFINED TO REGULAR WORKING HOURS AS MANDATED, OR OTHERWISE AGREED TO BY THE LANDLORD. CONTRACTOR TO OBTAIN THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN REGULAR HOURS. 3. THE ABATEMENT OF ASBESTOS AND LEAD MATERIALS, IF REQUIRED WILL BE CARRIED OUT BY A LICENSED ABATEMENT COMPANY AND SHALL BE REMOVED AND DISPOSED OF I A MANNER THAT IS IN FULL COMPLIANCE WITH ALL RELATED CITY, STATE AND FEDERAL LAWS.	EXIT CAPACITY PROVIDED (2009 IEBC) SECT 705.4.2 DOOR SWING; IN WORK AREA AND IN THE EGRESS PATH FROM ANY WORK AREA TO EXIT DISCHARGE ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVI	E-101.00 ELECTRICAL BSMT POWER PLAN E-102.00 ELECTRICAL BSMT POWER PLAN E-103.00 COMCHECK E-300.00 ELECTRICAL BSMT POWER PLAN E-301.00 ELECTRICAL BSMT POWER PLAN E-400.00 ELECTRICAL GF POWER PLAN E-401.00 ELECTRICAL BASEMENT LIGHTING PLAN E-500.00 ELECTRICAL GF LIGHTINGPLAN E-600.00 ELECTRICAL POWER AND RISER DETAILS E-600.00 ELECTRICAL PANEL SCHEDULE P-100.00 PLUMBING NOTES LISTS AND SCHEDULES P-101.00 PLUMBING SPECIFICATIONS P-300.00 PLUMBING BSMT PLAN P-301.00 PLUMBING GF PLAN P-500.00 PLUMBING RISER DIAGRAMS P-700.00 PLUMBING RISER DIAGRAMS P-700.00 SPRINKLER DEMOLITION FA-100.00 FIRE ALARM TITLE SHEET	A. ISSUE FOR HISTO B. ISSUE FOR LL REVENTE PRICING C. ISSUE FOR DEMO D. ISSUE FOR PERM Project FAT FACE 34 EXCHA PORTLAN Drawing Title COVER S Project No. 5063.02 Seal
HB HOSE BIBB INSUL INSULATE, INSULATION HC HOLLOW CORE HDBD HARDBOARD HDW HARDWARE ZMat Face\Portland\D-Drawings\4-Contract documents\4.1-Drawings\FF_Portland-T001.dwg	BASEMENT PLAN	 STRUCTURAL: NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED. NOISE RESTRICTIONS. WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE. 		FA-300.00 BSMT FIRE ALARM FLOOR PLAN	Ba Ba

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	Issue	Date	Issue	Date
Α.	ISSUE FOR HISTORIC REVIEW	07/01/15	⚠ ISSUE FOR HISTORIC REVIEW	07/16/1
В.	ISSUE FOR LL REVIEW/PRELIM	07/10/15		07/231
	PRICING			
C.	ISSUE FOR DEMO PERMIT	07/20/15		
D.	ISSUE FOR PERMIT	07/24/15		

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SHEET

