

SOAKOLOGY

511 CONGRESS STREET - PORTLAND, MAINE

PROJECT DIRECTORY

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SYMBOLS

	ROOM NUMBER
	DOOR NUMBER
	WINDOW TYPE
	BUILDING SECTION
	WALL SECTION
	DETAIL SECTION
	CASEWORK ELEVATION
	INTERIOR ELEVATION
	VERTICAL ELEVATION
	PARTITION TYPE
	COLUMN CENTER LINE

MATERIALS

	CONCRETE
	CONCRETE MASONRY UNIT
	GRAVEL
	SOIL
	STEEL
	WOOD FRAMING
	WOOD BLOCKING
	PLYWOOD
	GYPSON BOARD
	SAT
	BATT INSULATION
	RIGID INSULATION
	EXPANSION MATERIAL
	FINISH WOOD

T-1.1 COVER/ GENERAL NOTES

SITE DRAWINGS

ARCHITECTURAL DRAWINGS

A-1.1 PROPOSED PLANS
A-1.2 PROPOSED PLANS

DRAWING INDEX

ABBREVIATIONS

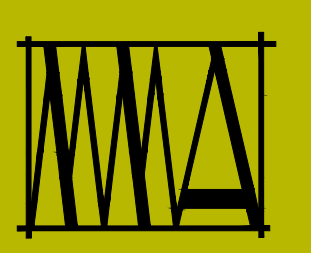
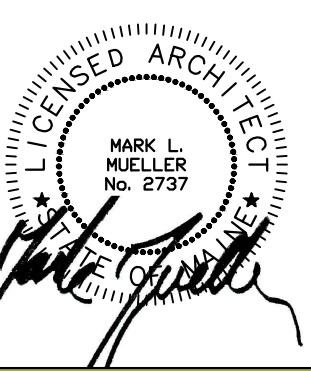
AB	ANCHOR BOLT	FDKB	FIRE DEPARTMENT KEY BOX	MAX	MAXIMUM	S	SOUTH
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	MECH	MECHANICAL	SAT	SUSPENDED ACOUSTICAL
ALUM OR AL	ALUMINUM	FX	FIRE EXTINGUISHER	MFR	MANUFACTURER		TILE CEILING
		FFE	FINISH FLOOR ELEVATION	MIN	MINIMUM	SC	SHOWER CURTAIN
BIT	BITUMINOUS	FIN	FINISH	MISC	MISCELLANEOUS	SD	SOAP DISPENSER
BM	BENCH MARK	FIN FL OR FF	FINISH FLOOR	MRGB	MOISTURE RESISTANT GYPSUM BOARD	SCHED	SCHEDULE
BOT	BOTTOM	FIN GR	FINISH GRADE	MTL	METAL	SECT	SECTION
BRG	BEARING	FL	FLOOR			SHT	SHEET
BRK	BRICK	FR	FIRE RATING	N	NORTH	SIM	SIMILAR
		FRMG	FRAMING	NA	NOT APPLICABLE	SND	SANITARY NAPKIN DISPOSAL
C	CARPET	FT	FEET (FOOT)	NIC	NOT IN CONTACT	SQ	SQUARE
CAB	CABINET	FV	FIELD VERIFY	NO	NO	STD	STANDARD
CC	CENTER TO CENTER			NOM	NOMINAL	STL	STEEL
CL	CENTER LINE	GA	GAUGE	NTS	NOT TO SCALE	STRUC	STRUCTURAL
CLG	CEILING	GALV	GALVANIZED			SV	SHEET VINYL
CONC	CONCRETE	GB	GRAB BARS	OA	OVERALL	T	TEMPERED (GLASS)
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	OC	ON CENTER	THK	THICKNESS
		GWB	GYPSUM WALL BOARD	OD	OUTSIDE DIAMETER	TO	TOP OF
				OPG	OPENING	TOB	TOP OF BEAM
DBL	DOUBLE			OPP	OPPOSITE	TOM	TOP OF MASONRY
DIA	DIAMETER	HC	HANDICAP			TOW	TOP OF WALL
DIM	DIMENSION	HM	HOLLOW METAL	P	PAINT	TP	TOILET PAPER DISPENSER
DNA	DOES NOT APPLY	HORZ	HORIZONTAL	PTD	PAINTED	TUON	TYPICAL UNLESS OTHERWISE NOTED
DTL	DETAIL	HT	HEIGHT	PL	PLATE	TYP	TYPICAL
DWG	DRAWING	IF	INSIDE FACE	PLY WD	PLYWOOD		
		IN	INCHES	PNL	PANEL		
E	EAST	INSUL	INSULATION	PT	PRESSURE TREATED	VB	VAPOR BARRIER
EA	EACH	INT	INTERIOR	PTN	PARTITION	VCT	VINYL COMPOSITION TILE
EF	EACH FACE					VERT	VERTICAL
EL	ELEVATION	JNT OR JT	JOINT	RE	REFER		
ELEC	ELECTRICAL			REF	REFRIGERATOR	W	WEST
ELEV	ELEVATOR			REINF	REINFORCED	W/	WITH
EHO	ELECTRO-MAGNETIC HOLD OPEN	LOC	LOCATION	REQD	REQUIRED	WC	WATER CLOSET
ETR	EXISTING TO REMAIN			RM	ROOM	WD	WOOD
EQ	EQUAL			RO	ROUGH OPENING		
EW	EACH WAY						
EXT	EXTERIOR						

GENERAL NOTES

- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
- ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT. (BY TENANT)
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN HOUSEKEEPING, UTILITY, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS. MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH HOUSE UTILITY AND UNIT BATH ROOMS. SHOWERS ALL SIDES TO HAVE DURAROCK BACKING.
- ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
- INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
- CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.
- DESIGNATED EGRESS WINDOWS IN SLEEPING ROOMS SHALL MEET THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS OF 22" WIDE, 24" HIGH & 5.7 SF CLEAR OPENING. ALL BEDROOMS SHALL CONTAIN A MINIMUM OF (1) EGRESS OPENING.
- WINDOW SAFETY GLAZING SHALL BE LOCATED AS FOLLOWS, BUT NOT LIMITED TO:
ALL WINDOWS WITHIN 60" HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED.
ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED.
ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
- BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY, MECH. ROOM WALLS, AND ROOF DRAINS THRU BUILDING.
- BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT & OR ENGINEER PRIOR TO WORK.
- ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.

PROJECT NOTES

- SCOPE OF WORK: SHALL INCLUDE THE INTERIOR TENANT FIT-UP FOR 'SOAKOLOGY: FOOT SPA & TEA ROOM' AT 511 CONGRESS STREET.
- HISTORIC PRESERVATION APPROVAL IS NOT REQUIRED.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTIONS, FIRE, ZONING & HISTORIC PRESERVATION OFFICES.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: STREET CLOSINGS, ELECTRICAL, MECHANICAL, SPRINKLER ETC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERIOR WORK AS NOTED ON PLANS.
WORK SHALL ALSO INCLUDE:
a. NFPA 13 SPRINKLER SYSTEMS PER THE FLOOR PLANS.
b. MECHANICAL SYSTEMS (HVAC)
c. ELECTRICAL
d. PLUMBING
MECHANICAL/ ELECTRICAL INSTALLATIONS ARE TO BE PERFORMED ON A DESIGN-BUILD BASIS UNLESS NOTED OTHERWISE WITHIN PLANS. ALL SYSTEMS SHALL BE ENGINEERED AND CERTIFIED BY A STATE OF MAINE PROFESSIONAL ENGINEER.
- FIRE ALARM WORK SHALL BE INSTALLED ACCORDINGLY TO MEET NFPA 72, CITY OF PORTLAND & STATE FIRE MARSHAL REQUIREMENTS.
- ALL FIRE RATED WALL PENETRATIONS SHALL BE UL APPROVED.
- VERIFY EXISTING SPRINKLER HEAD COVERAGE PER NEW PLAN. ADD NEW SPRINKLER HEADS AS REQUIRED PER NFPA 72.
- CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.



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SOAKOLOGY
511 CONGRESS STREET
PORTLAND, MAINE 04101

Renovations at:

REVISIONS
DATE
01.26.2015
PROJECT
SOAKOLOGY
DRAWN BY
...
CHECK BY
MJM

T-1.1

PERMIT SET: MARCH 19, 2015