

WALL TYPES/NOTES

2X4 PARTITION WALL
1-5/8" X 3-1/2" METAL FRAMING AT 16" O.C.
R-13 FIBERGLASS BATT INSU- W/ WD. BLOCKING FOR CABINETS
1/2" GWB- PTD.- BOTH SIDES

LOAD BEARING BRICK WALL- EXIST.
8" MIN. SOLID BRICK WALL

ALUMINUM STOREFRONT GLASS WALL
2" X 4-1/2" ALUM. STOREFRONT SYSTEM
1" INSULATED CLEAR GLASS

FIRE RATED PARTITION- UL 419 (1-HOUR)
SEE FIRE RATED WALL ASSEMBLY DETAILS

CEILING ASSEMBLY- 1 HOUR RATED
5/8" SHEETROCK (GWB)
RC-1 METAL CHANNEL
EXISTING 12" DEEP WOOD FRAMING @ 16" O.C.
HD. FIBERGLASS R-19 BATTS
1" NOM. 1X SUBFLOOR

CEILING ASSEMBLY- SUSPENDED FINISH
5/8" SHEETROCK (GWB)
1X4 WOOD STRAPPING @ 16" O.C.
1-5/8" X 3-1/2" METAL FRAMING AT 16" O.C.
SEE DETAIL FOR HANGING

FLOOR ASSEMBLY
TILE/STONE FINISH- THINSET APPLIED
1/2" CEMENT BD.- SCREWED TO FRAMING
OR WOOD FLOORING INSTALLED OVER ROSIN PAPER OVER SUBFLOOR
EXISTING 3/4" MIN. THICKNESS PLANK SUBFLOOR
EXISTING FLOOR FRAMING

----- 1- HOUR RATED WALL ASSEMBLY

▨ EXIST. WALL

WALL FINISH MATERIALS

A HORIZONTAL 1X4/1X6 NICKEL GAP NO. 1 PINE- STAINED
B PREFINISHED BAMBOO FLOORING OVER 2X4 VERTICAL FURRING
C EXPOSE EXISTING BRICK
D PAINTED GWB
E STRIP EXISTING WOOD, STAIN AND POLY

SYMBOL LEGEND

SD SMOKE DETECTOR
ceiling mounted
wall mounted

ILLUMINATED EXIT SIGN
(LOCATE ABOVE DOOR)

FE FIRE EXTINGUISHER
MOUNT @ 36"-60" AFF

EMERGENCY BACKUP LIGHT
(MOUNT @ 6"-8" AFF)

C.D. POWER DESIGNATION

P FIRE ALARM PULL STATION

XXX
AREA
OCCUPANTS

FINISH SCHEDULE- FIT-UP

| ROOM NAME | FLOOR MATERIAL | BASE TRIM | WALL | | | | CEILING | CLG. HT. | REMARKS |
|-----------------|----------------|-----------|--------|--------|--------|------------|-----------|----------------|--------------------------------------|
| | | | N | E | S | W | | | |
| VESTIBULE | PORCELAIN | 1X6- PTD. | GLASS | BRICK | BAMBOO | BRICK | GWB | 9'-10" | MATCH EXIST. FRONT BULKHEAD |
| FRONT DINING | PORCELAIN | 1X6- PTD. | GLASS | GLASS | GWB | NICKEL GAP | GWB | 11'-10"* | * 1 HOUR RATED FINISH SURFACE HT. |
| MAIN DINING | PORCELAIN | 1X6- PTD. | BAMBOO | BAMBOO | BAMBOO | - | BAMBOO | 11'-10"/VARIES | SUSPENDED BAMBOO CEILING |
| FOOD PREP LINE | PORCELAIN | 1X6- PTD. | GWB | - | GWB | BRICK | GWB/BAMB. | 7'-6" | SEE SECTION FOR DETAIL |
| KITCHEN STORAGE | PORCELAIN | 1X6- PTD. | GWB | GWB | GWB | GWB | ACT | 9'-0" | 9/16" GRID WITH TEGULAR CEILING TILE |
| BATHROOM 1 | PORCELAIN | 1X6- PTD. | GWB | GWB | GWB | GWB | ACT | 9'-0" | 9/16" GRID WITH TEGULAR CEILING TILE |
| BATHROOM 2 | PORCELAIN | 1X6- PTD. | GWB | GWB | GWB | GWB | ACT | 9'-0" | 9/16" GRID WITH TEGULAR CEILING TILE |
| HALL | PORCELAIN | 1X6- PTD. | GWB | GWB | GWB | GWB | ACT | 9'-0" | 9/16" GRID WITH TEGULAR CEILING TILE |

INTERIOR DOOR SCHEDULE

HINGES: EMTEK BRUSHED NICKEL W/ STANDARD RADIUS HINGES
INTERIOR HARDWARE SET: EMTEK LUZERN LEVER STYLE- BRUSHED NICKEL

| NUMBER | QTY. | SIZE (Width x Height) | TYPE | ROOM NAME | MANUFACTURER | HARDWARE | NOTES |
|--------|------|------------------------|----------------|--------------|--|----------|------------------------------|
| D101 | 1 | 2'-8" X 6'-9" X 1-3/4" | ALUM. GLASS | ENTRY | TUBELITE | HANDLE | DEADBOLT |
| D102 | 1 | 3'-0" X 6'-9" X 1-3/4" | ALUM. GLASS | VESTIBULE | TUBELITE | HANDLE | DEADBOLT |
| D103 | 1 | 3'-0" X 6'-8" X 1-3/4" | SC- 1 PANEL | BASEMENT | MASONITE HERITAGE SERIES, LINCOLN PARK | PASSAGE | 20 MIN. RATED, SPRING HINGES |
| D104 | 1 | 3'-0" X 6'-8" X 1-3/4" | SC- 1 PANEL | KITCHEN | MASONITE HERITAGE SERIES, LINCOLN PARK | PASSAGE | 20 MIN. RATED, SPRING HINGES |
| D105 | 1 | 3'-0" X 6'-8" X 1-3/4" | SC- 1 PANEL | BEDROOM | MASONITE HERITAGE SERIES, LINCOLN PARK | PRIVACY | |
| D106 | 1 | 3'-0" X 6'-8" X 1-3/4" | SC FOAM: FLUSH | WASHER/DRYER | MASONITE HERITAGE SERIES, LINCOLN PARK | PRIVACY | |
| D107 | 1 | 3'-0" X 6'-8" X 1-3/4" | SC FOAM: FLUSH | CLOSET | MASONITE HERITAGE SERIES, LINCOLN PARK | PRIVACY | |

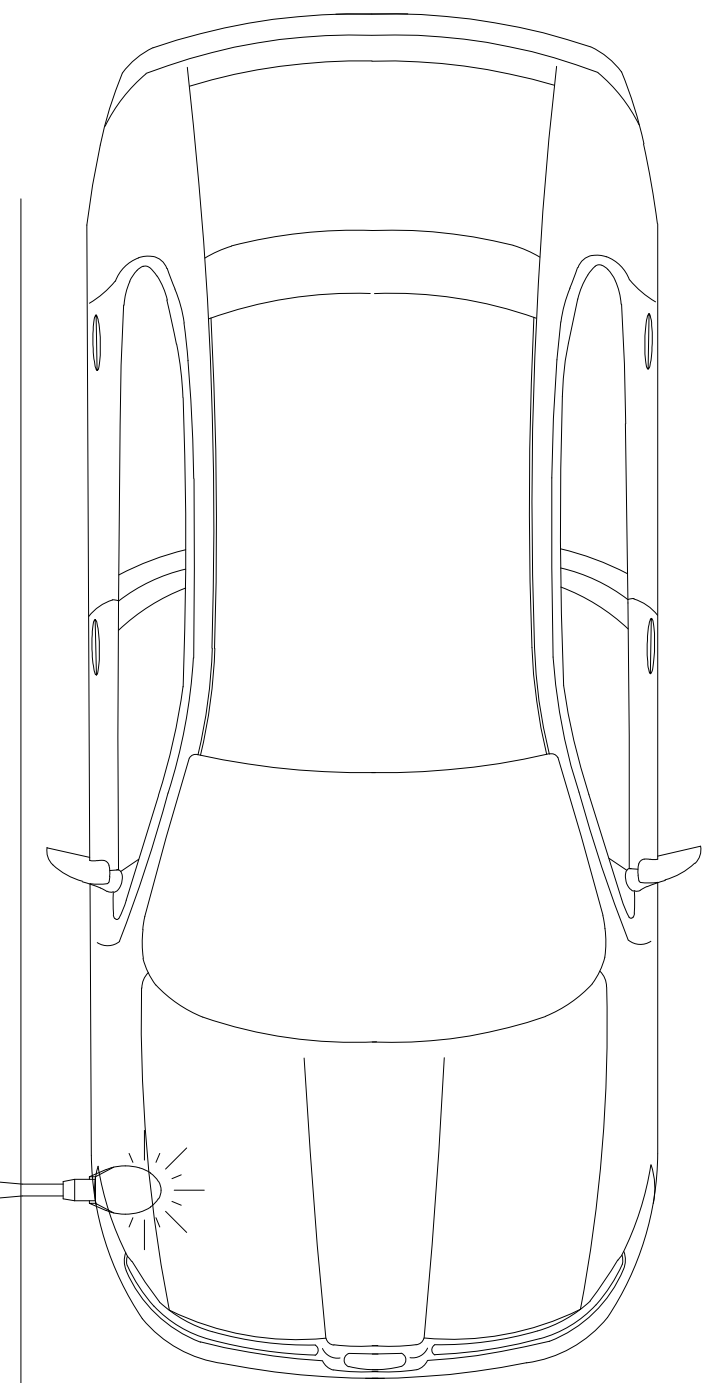
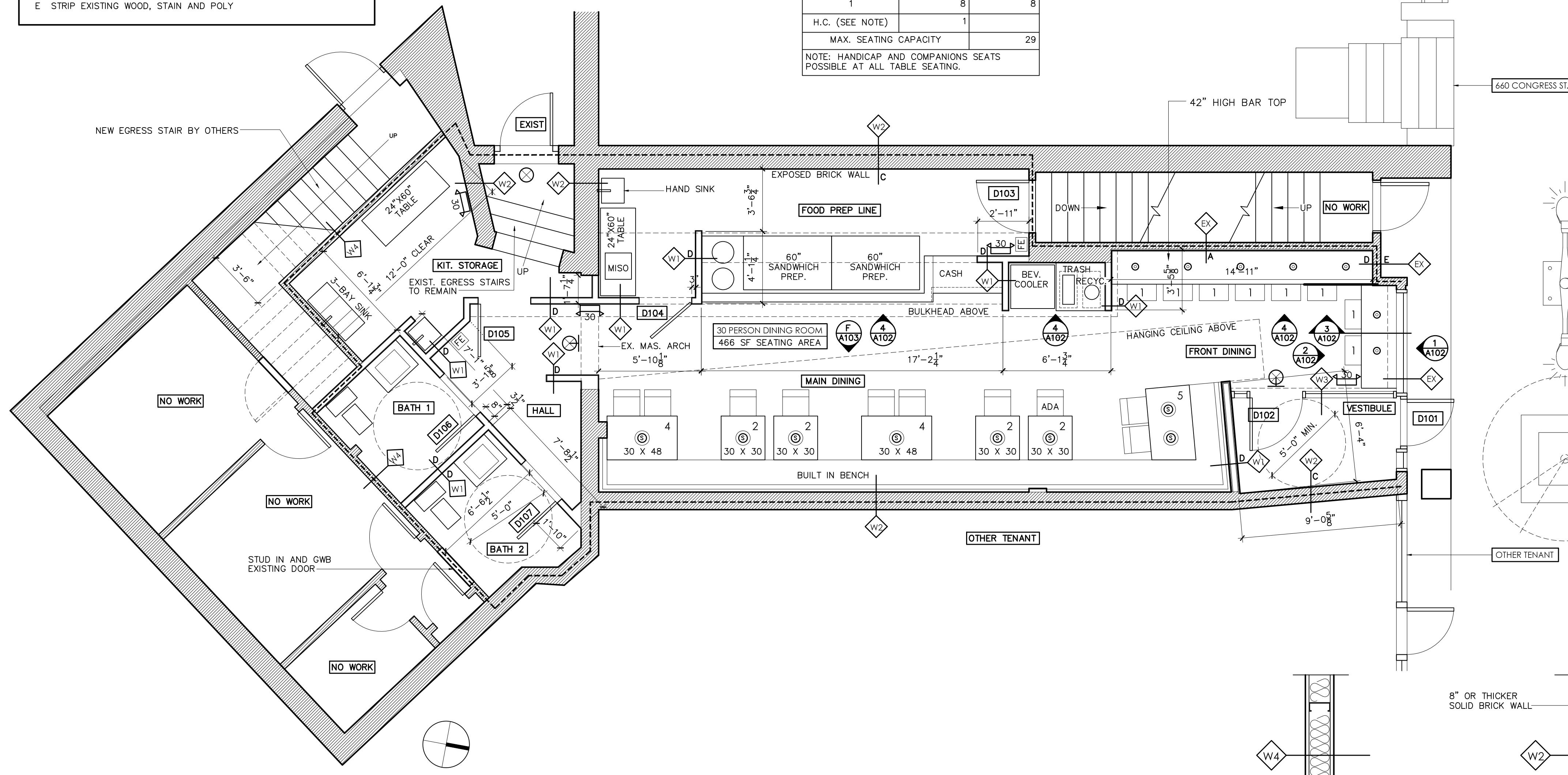
CODE INFORMATION

CURRENT BLDG. CODE: MUBEC 2009- IBC/IEEC 2009
NFPA 101: 2009
CONSTRUCTION TYPE 3B (BASED ON VISUAL INSPECTION)
TENANT SPACE IS UNSPRINKLERED
ZONE B3
HISTORIC DISTRICT- YES
USE CLASSIFICATION: A-2 RESTAURANT
49 MAX. OCCUPANCY WITH ONE EXIT (DESIGN TOTAL: 34)
1 HR. SEPARATION BETWEEN TENANTS AT WALLS & CLG.
TABLE 1004.1.2 IBC 2006:
UNCONCENTRATED SEATING- 15 SF/OCCUPANT
COMMERCIAL KITCHEN-200SF/ OCCUPANT
DESIGN:
SEATING AREA- 466 SF/15 = 40.67 (31 OCCUPANTS)
DESIGN SEATING = 29 SEATS
PREP AREA (FOOD ASSEMBLY LINE)
304 SF/200SF/OCC. = 1.5 OCCUPANTS
CIRCULATION AND ACCESSORY AREA = 285 SF
NET TENANT SQ. FT. = 1055 SF
MAX. TRAVEL DISTANCE TO EXIT (CODE)- 200'
MAX. TRAVEL DISTANCE TO EXIT (DESIGN)- 65'

SEATING SUMMARY

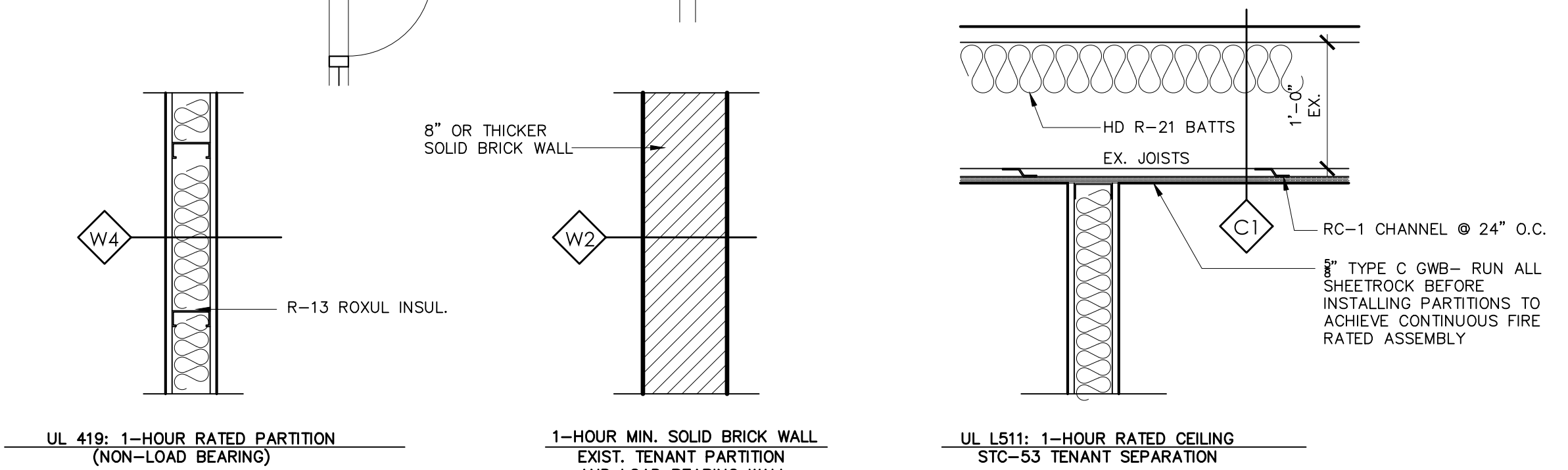
| SEATING ARRANGEMENT | TABLE QTY. | SEATING TOTAL |
|-----------------------|------------|---------------|
| 5 | 1 | 5 |
| 4 | 2 | 8 |
| 2 | 4 | 8 |
| 1 | 8 | 8 |
| H.C. (SEE NOTE) | 1 | 1 |
| MAX. SEATING CAPACITY | | 29 |

NOTE: HANDICAP AND COMPANIONS SEATS POSSIBLE AT ALL TABLE SEATING.



1 DESIGN FLOOR PLAN

SCALE: 1/4" = 1'-0" = 1'-0"



2 FIRE-WALL ASSEMBLY DETAILS

SCALE: 1" = 1'-0" = 1'-0"

658 Congress Street
Congress Street, Portland, Maine 04101

JULY 28, 2017

DESIGN FLOOR PLAN
SCHEDULES & WALL TYPES