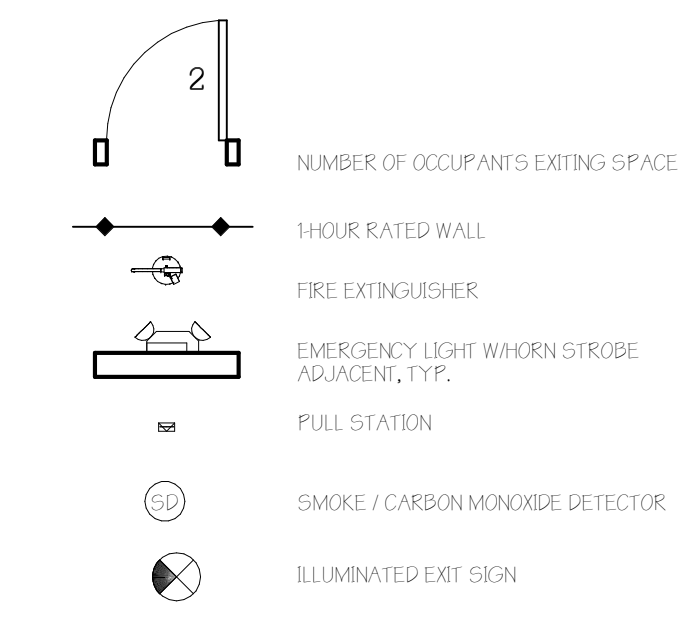


1 LIFE SAFETY PLAN
1/4" = 1'-0"

OCCUPANT LOAD PER IBC 1004.1.1
(CONCENTRATED TABLES AND CHAIRS): 15 NET
STANDING SPACE: NET
COMMERCIAL KITCHEN: 200 GROSS
MERC: 60 GROSS
MERC STORAGE OR ACCESSORY STORAGE: 300 GROSS

1004.1.1 AREAS WITHOUT FIXED SEATING, WHERE APPROVED BY THE AHJ, THE ACTUAL NUMBER OF OCCUPANTS FOR WHOM EACH OCCUPIED SPACE IS DESIGNED, ALTHOUGH LESS THAN THOSE DETERMINED BY CALCULATION SHALL BE PERMITTED TO BE USED IN THE DETERMINATION OF THE DESIGN OCCUPANT LOAD.

NO NEW PARTITIONS OR DOORS PROPOSED BY CLIENT. ALL PARTITIONS, DOORS, INCLUDING RATED CEILING, AND FIRE-RESISTANT WALLS SHOWN ARE EXISTING OR ARE BEING INSTALLED BY LANDLORD VIA PERMIT 202602667. LANDLORD TO PULL SEPARATE PERMIT FOR RANGE HOOD, FIRE SUPPRESSION AND LIFE SAFETY AS WELL AS ADA COMPLIANT BATHROOM PER LANDLORD. ALL LIFE SAFETY FEATURES SUPPLIED AND INSTALLED BY LANDLORD'S CONTRACTOR, AS SHOWN.



Life Safety Legend
1/4" = 1'-0"

GENERAL NOTES:
1. DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION & THE CENTERLINE OF INTERIOR WALLS UNLESS NOTED OTHERWISE.
2. DO NOT SCALE DRAWINGS - WORK FROM DIMENSIONS ONLY.
3. IF THIS PROJECT INVOLVES AN EXISTING STRUCTURE, DIMENSIONS SHOWN ON THE DRAWING ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. THE GENERAL CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
4. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE & LOCAL CODES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
6. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.
7. EXTERIOR PAVING AND GRADE SHALL SLOPE AWAY FROM BUILDING TO DRAINAGE WAYS.
8. NOTIFY OWNER'S STRUCTURAL ENGINEER BEFORE PENETRATING OR MODIFYING JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL MEMBERS.
9. SEE STRUCTURAL NOTES.
10. INSTALL WINDOWS & FLASHING FOLLOWING MANUFACTURER'S INSTRUCTIONS WITH STICK-ON FLASHING TO PROVIDE WATERPROOF SEAL.
11. PROVIDE A CONTINUOUS BEAD OF SEALANT IN ALL JOINTS IN BUILDING, INCLUDING ENVELOPE, PERIMETER, ISOLATION JOINTS, COLUMN PIPE, ALL PENETRATIONS AND CONNECTIONS SO THAT NO MOISTURE, VAPOR OR GAS MAY PASS THROUGH STRUCTURE.
12. THE ROOF BOTTOM EDGE 3'-0" WIDE SHALL HAVE A WATERPROOF MEMBRANE LIKE "ICE & WATER SHIELD".
13. PROVIDE DOUBLE STUDS AT EACH SIDE OF NORTH WINDOW FRAMES.
14. PROVIDE PRE-MAULDED ISOLATION STRIP BETWEEN ALL FOUNDATION WALLS AND CONCRETE SLAB.
15. WOOD BLOCKING IN CONTACT WITH CONCRETE OR STONE TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL GAPS IN FRT WOOD WITH FELD APPLIED PRESERVATIVE USE STAINLESS STEEL FASTENERS.
16. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES.
17. HEATING SYSTEM TO BE PERFORMANCE BASED, DESIGN BY MECHANICAL CONTRACTOR, OWNER TO APPROVE BEFORE PURCHASING.
18. ELECTRICAL LIGHTS & OUTLETS TO BE INSTALLED BY CERTIFIED ELECTRICIAN, OWNER TO APPROVE BEFORE PURCHASING.
19. CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION THAT PREVENT CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
20. TAPE ALL GYPSUM SEAMS AND PAINT PER FINISH SCHEDULE.
21. PROVIDE PAPERLESS, MOISTURE RESISTANT GWS IN BATHROOMS, TYP.
22. SEAL ALL OUTLETS & PENETRATIONS IN VAPOR RETARDER W/TAPE COMPLIANT W/VAPOUR RETARDER MANUFACTURER.
23. CONTRACTOR TO CONDUCT VISUAL INSPECTION OF SHEATHING TO SPOT AND SEAL PENETRATIONS, INCLUDING NAIL HEAD PENETRATIONS IN VAPOR BARRIER.
24. USE SPRAY FOAM INSULATION TO SEAL AIR GAPS IN HARD-TO-REACH PLACES THAT ARE UNLIKELY TO BE FILLED DURING APPLICATION OF INSULATION.
25. PROVIDE METAL DRIP EDGES ON ALL ROOF EAVES, TYP. AND METAL FLASHING W/DRIP EDGE ON ALL WALLS, TYP.
26. PROVIDE THRU PENETRATION FIRE STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 84 OR UL 1479 PER IBC 703.2.2. NOTE THAT FIRE RESISTANCE RATING SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED.

GENERAL WOOD FRAMING NOTES:
1. STRUCTURAL LUMBER:
- NO. 2 SPOKED PINE: FR OR BETTER, 19% MAX MOISTURE CONTENT.
- PRESSURE TREATED LUMBER: NO. 2 OR BETTER SOUTHERN YELLOW PINE.
- LAMINATED VENEER LUMBER (LVL): EQUIVALENT TO VERSA-LAM 2.0 3000 BY BOISE ENGINEERED PRODUCTS.
- LUMBER SIZES SHOWN ARE NOMINAL SIZES.
2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST & PAPER ASSOCIATION.
3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE 2009 INTERNATIONAL BUILDING CODE, UNLESS OTHERWISE SHOWN ON DRAWINGS.
4. NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE BY COMMON NAILS FOR ROOF & WALLS, 3/4" ROBIN COATED RING SHANK NAILS FOR FLOORS AS FOLLOWS:
- 8" O.C. ALONG ALL FLOOR PANEL EDGES
- 12" O.C. ALONG INTERMEDIATE MEMBERS
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING 2 ROWS OF 16D NAILS @ 12" O.C. STAGGERED.
6. PROVIDE GALVANIZED METAL JOIST HANGERS AT FLASH-FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS FOR SINGLE 2x4'S PROVIDE HANGERS EQUAL TO SIMPSON LUGS OR LUGS.
7. PROVIDE GALVANIZED METAL Rafter TIE LUGS TO SIMPSON LUGS BETWEEN RAFTERS AND SUPPORTING MEMBERS, UNLESS OTHERWISE SHOWN.
8. PROVIDE MINIMUM (2) 2x4 HEADERS OVER OPENINGS 4'-0" OR WIDER IN BEARING WALLS. PROVIDE (2) 2x8 MINIMUM IN OPENINGS LESS THAN 4'-0", UNLESS OTHERWISE NOTED.
9. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS, STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-16 NAILS EACH SIDE OF SPLICE.
10. PROVIDE PRESSURE TREATED LUMBER FOR LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
11. PROVIDE MIN. OF (2) 2x STUDS AT ENDS OF ALL BUILT-UP BEAMS OR HEADERS UNLESS SHOWN OTHERWISE.
12. WHERE POST CAPS OR BASES ARE NOT SHOWN ON DRAWINGS, PROVIDE THE FOLLOWING:
- POST FRAMES UNDER OR OVER BEAMS: SIMPSON LPC SERIES POST CAPS FOR CAPS & BASES.
- POST FRAMING ONTO SILL: SIMPSON BOC 60 OR BOC 40 BASES.
13. ROOF, FLOOR AND WALL SHEATHING: APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL I OR I RATED SHEATHING, EXPOSURE 1.
- ROOF: SPAN RATING 32/24 MIN THICKNESS 19/32"
- FLOOR: SPAN RATING 32/165 MIN THICKNESS 23/32"
- WALLS: MIN THICKNESS 1 1/2"
14. PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.
15. PROVIDE 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 1/2" EMBEDMENT INTO FOUNDATION FOR ALL SILL PLATES. PROVIDE MINIMUM OF 3 BOLTS PER SECTION OF PLATE, ONE BOLT AT 1/2" FROM END OF EACH SECTION OF PLATE, WITH INTERMEDIATE BOLTS PLACED NOT MORE THAN 10'-0" CENTER.
16. PROVIDE SOLID BLOCKING @ ENDS OF ALL WOOD BEAMS TO PREVENT ROTATION OF BEAM.
17. CONNECTIONS AT PRESSURE TREATED (PT, OR PT) WOOD:
- PROVIDE EQUIVALENT TO 2 MAX OR HOT DIPPED GALVANIZED CONNECTORS BY SIMPSON STRONG-TIE W/STAINLESS STEEL FASTENERS OR FASTENERS GALVANIZED PER ASTM A653
- PROVIDE PROTECTION MEMBRANE AT LOCATIONS SHOWN ON THE DRAWINGS AND WHERE Z-MAX PROTECTION MEMBRANE = GRADE VYCKOR DECK PROTECTOR.

STRUCTURAL ENGINEERING GENERAL NOTES:
1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING.
2. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.
3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
4. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW.
5. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
6. THE INSTALLATION AND/OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.
7. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ENGINEER.
8. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPANS, AND PROVIDE TAPERED CUTS AT ENDS OF JOISTS WHERE NOTED, TO PREVENT SPLITTING OF LUMBER AT STRESS CONCENTRATION POINTS.

STRUCTURAL ENGINEERING GENERAL REQUIREMENTS

- COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.
 - CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY.
 - IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ENGINEER.
 - SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.
 - DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETEIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERCROWDING OF CONSTRUCTION SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.
 - STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHER-TIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.
 - WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.
- ROUGH CARPENTRY MATERIALS
1. DIFFERING LUMBER AND COMPOSITE LUMBER MATERIALS ARE SPECIFIED AT VARIOUS LOCATIONS. MATERIAL GRADES SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:
PERIMETER SILLS (WALL SILLS): PRESSURE-TREATED SOUTHERN YELLOW PINE, SUITABLE FOR GROUND CONTACT PLACED ON TOP OF CONCRETE.
EXPOSED FINISH TIMBERS: PRESSURE-TREATED SOUTHERN YELLOW PINE.
EXPOSED EXTERIOR POSTS: SOUTHERN YELLOW PINE NO. 1 GRADING
COMPOSITE LUMBER: VERSA-LAM BY BOISE CASCADE, 19-3100 psu, E-2000ksi (INTERIOR FRAMING AS NOTED), POWER-PRESERVED BEAMS FOR EXTERIOR USE.
CONVENTIONAL LUMBER: S-P-F # 2 OR BETTER
- ALL LEDGER BOLTS EXTENDING THROUGH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.
 - ALL LUMBER AND TIMBER FRAMING MATERIAL SHALL BE STORED IN A PROTECTED, DRY AREA OFF OF THE GROUND AND GROUND FLOOR SURFACES. STORE MATERIAL OUT OF DIRECT SUNLIGHT TO PREVENT DIFFERENTIAL DRYING AND WARPING.
 - JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. WHERE NOTED, HANGERS SHALL BE STAINLESS STEEL, ATTACHED WITH STAINLESS STEEL 10x4 x 11/2" HANGER NAILS INSTALLED IN PREDRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER REFER TO PLAN SHEETS AND SCHEDULE FOR HANGERS AND LOCATIONS.
 - REFER TO STRUCTURAL DRAWINGS FOR APPROPRIATE SELF-DRIVING FASTENERS, EITHER MANUFACTURED BY FASTENMASTER, INC. OR BY GRK, INC. INSTALL FASTENERS AS INDICATED ON DRAWINGS.
 - DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPANS, AND PROVIDE TAPERED CUTS AT ENDS OF JOISTS WHERE NOTED, TO PREVENT SPLITTING OF LUMBER AT STRESS CONCENTRATION POINTS.
 - FLOOR SHEATHING SHALL BE ADVANTX SHEATHING, IN THICKNESS INDICATED ON DRAWINGS, GLUE AND NAIL FLOOR DECKS TO SHEATHING AS NOTED. PROVIDE 11 8" x 16" SPACERS BETWEEN SHORT ENDS OF PANELS AS REQUIRED BY MANUFACTURER.

Sheet List

#	Name
P-11	PLUMBING PLAN
T-1	TITLE
A-11	PLAN & PERSPECTIVES
A-21	INTERIOR ELEVATIONS

CODE & ZONING REVIEW

PROJECT DESCRIPTION: EXISTING BUILDING, FORMER RESTAURANT WITH APARTMENTS ON UPPER FLOORS. FULLY SPRINKLED WITH NFPA 13 SYSTEM, TO BE RENOVATED (LEVEL III ALTERATION) BY TENANT TO HOUSE A BAGEL SHOP WITH DRY GOODS FOR SALE ON FIRST FLOOR. BUILDING HAS TWO OPEN PERMITS: 201602667 & 201700005.

ADDRESS: 428 FOREST AVENUE, PORTLAND
 LOT: 18.000001
 LOT SIZE: 0.647 ACRES
 BUILT: 1900
 FLOOR AREA: 6546 SF
 MIXED USE

APPLICABLE CODES:
 IBC 2009
 IRC 2009
 NFPA 101:2009
 NFPA 1200:6
 ADA STANDARDS 2010

CONDITIONS:
 MONITORED SPRINKLER BUILDING
 BASEMENT + THREE STORES

ZONING:
 B2B OVERLAY
 CUL: 18.000001
 MIN LOT SIZE: NONE
 LOT FRONTAGE: MIN 20'-0"
 FRONT SETBACK: NONE
 REAR SETBACK: 10'-0"
 SIDE SETBACK: 5'-0"
 MAX STRUCTURE HEIGHT: 50'-0"
 MAX IMPERVIOUS: 90%

IBC/IEBC:
 USE CLASSIFICATION BUSINESS PER (303.1.1)
 CONSTRUCTION TYPE VB
 ALTERATION LEVEL: LEVEL THREE ALTERATION (405.1)
 SMOKE BARRIERS SHALL HAVE A HOUR FIRE PROTECTION RATING (710.2)
 SHAFT ENCLOSURES SHALL BE HOUR IN BUILDINGS UNDER 4 STORES (708.4)
 INTERIOR FINISH REQ. - CLASS C (903.9)
 TRAVEL DISTANCE = FOR LESS THAN 50 OCCUPANTS, 75'-0" TRAVEL DISTANCE: MAX (IBC 102.2)

IEC:
 CLIMATE ZONE 6
 ATTIC: 3/8"
 WALLS: R-13 @ R-7.5 @
 BASEMENT WALLS: R-25 @
 DOORS: U-0.35
 WINDOWS: U-0.35, 0.40 SHGC

NFPA 101:
 WIDTH OF AISLES SERVING SEATING AT TABLES SHALL NOT BE LESS THAN 36" WHERE SERVING AN OCCUPANT LOAD OF 50 OR FEWER. (NFPA 102.5.2.2)
 REQUIRED SEPERATION FROM APT. ABOVE: 2 HOURS PER NFPA TABLE 5.1.1.4.1 (b)
 CHANGES IN FLOOR ELEVATION CANNOT BE MORE THAN 1/4" (NFPA 716.2)
 CEILING HEIGHT OF NOT LESS THAN 7'-0" IN EXISTING BUILDINGS WITH PROJECTIONS FROM THE CEILING OF NOT LESS THAN 6" (NFPA 715.1)
 MINIMUM CLEAR WIDTH FOR A NEW RAMP 44" (725.2(a))
 INTERIOR FINISHES: A, B OR C (NFPA 101.2.2)

UNIFORM PLUMBING CODE (TABLE 4-1)
 -WATER CLOSETS: 120 FIXTURES FOR WOMEN AND 100 MEN
 -URINALS: 1:100
 -LAVATORIES: 1:200 FOR MEN AND WOMEN
 -HANDWASHING SINK FOR EMPLOYEES
 -FOOTNOTE IS REGARDING SMALL ESTABLISHMENTS AS PUBLIC OR PROFESSIONAL OFFICES.

ADA:
 -PROJECT MUST SPEND 20% OF BUDGET TO IMPROVE ACCESSIBILITY
 -WHEELCHAIR ACCESSIBLE ROUTE TO ALTERED AREA, 2) AT LEAST ONE ACCESSIBLE RESTROOM, 4) ACCESSIBLE TELEPHONES, 5) ACCESSIBLE SKINKING FOUNTAIN (364.6.2)
 -CHECK OUT COUNTER SHALL BE NO HIGHER THAN 36" AFF (304.3.2)
 -CLEAR SPACE, WHERE REQUIRED SHALL BE 30" AFF (306.3)
 -LATCHED DOORS SHALL HAVE 12" ON FLUSH SIDE OF DOOR & 18" OF CLEARANCE ON PULL SIDE W/60" CLEAR SWING IN FRONT OF DOOR (404.2.4.1)
 -LATCH STYLE HANDLES W/ FULL FORCE OF LESS THAN 5 LB TO BE PROVIDED
 -CLEAR OPENING WIDTH OF 32" MIN FOR DOORS WHEN OPENED 90 DEGREES
 -WIND PROJECTIONS (404.2)
 -TOE CLEARANCE SHALL BE 17-29" IN DEPTH & 12" AFF, EXTENDING FOR MIN OF 30" WIDE (306.2)
 -KNEE CLEARANCE SHALL BE BETWEEN 9"-27" AFF & EXTENDING 29" UNDER SURFACE & 30" WIDE, MIN, (306.3)
 -OBJECTS BETWEEN 27"-30" AFF CANT PROTRUDE MORE THAN 4" FROM WALL INTO CIRCULATION PATH (307.2)
 -RAMP, MAX SLOPE OF 1:32 (403.2)
 -50' SQUARE TURNING RADIUS PROVIDED @ BOTTOM OF RAMP OR TOP LANDING (403.7)
 -HANDRAIL TO EXTEND 12" PAST BOTTOM OF RAMP OR ONE TREAD WIDTH @ BOTTOM OF STAIR & 12" AT TOP OF STAIR OR RAMP (303.0.1 - 303.0.3)
 -BOTTOM EDGE OF BARRIERS NO HIGHER THAN 36" AFF ABOVE COUNTER/SINK, OTHERWISE NO GREATER THAN 36" AFF (603.3)
 -CENTERLINE OF TOILET BOWL 16"-18" FROM WALL (604.2)
 -60" MIN CLEARANCE AROUND TOILET (604.3.1)
 -TOILET HEIGHT OF 17"-19" AFF (604.4)
 -SIDE WALL GRAB BAR IN BATHROOM TO BE 12" FROM CORNER & 42" LONG, EXTENDING 24" MIN PAST CENTERLINE ON FAR SIDE (604.5.1.2)
 -TOILET PAPER DISPENSERS 7"-9" IN FRONT OF TOILET BOWL, MEASURED FROM DISPENSER CENTERLINE & B/W 15"-48" AFF (604.7)
 -TOE CLEARANCE UNDER STALL DOORS = 12" MIN (604.2.1.4)
 -RAMPAL HEIGHT: MAX 17" AFF (606.3)
 -SINK HEIGHT (RM) OF NO MORE THAN 34" AFF (606.3)
 -KNEE CLEARANCE OF 24" DEEP PROVIDED FOR ALL SINKS NOT ACCESSED THROUGH PREVIOUS GRATES (606.2)
 -GRAB BARS TO BE INSTALLED B/W 33"-36" AFF (609.4)
 -CROSS SECTION OF ALL GRAB BARS TO BE: B/W 1 1/4" TO 2" MAX IN DIAMETER (CIRCULAR) & 1 1/2" FROM WALL (609.2.1)
 -TACTILE SIGNS TO BE INSTALLED B/W 48"-60" MAX AFF (703.4)

1 SIM A101 SECTION DETAIL SECTION

1 View Name 1/8" = 1'-0" VIEW TITLE REVISION

Name Elevation Room name ROOM NAME, NUMBER & SF

101 150 SF

DOOR TAG

WALL TAG

CENTERLINE

11 WINDOW TAG

NORTH SYMBOL

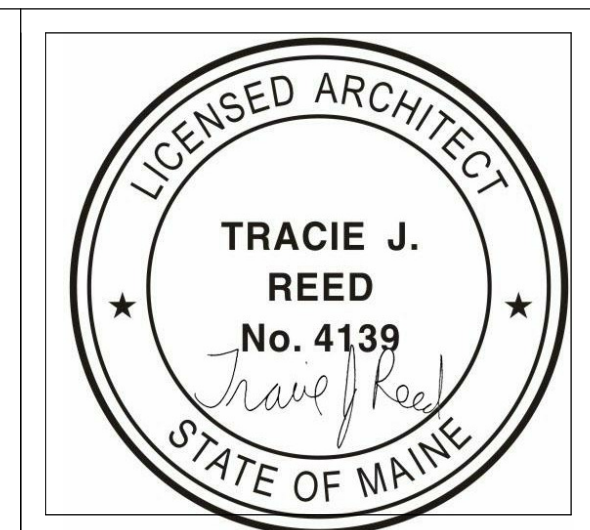
ABBREVIATIONS:
 ADA | Americans with disabilities act
 AFF | Above finish floor
 DWG | Drawing
 EL | Elevation
 GN | Gage
 GWS | Gypsum wall board
 EQ | Equal
 GFI | Galleons per flush (toilets)
 FE | Fire extinguisher
 H/VAC | Heating, ventilation and air conditioning
 LMI | Lumens
 MNI | Miniram
 NTS | Not to scale
 PSI or PSF | Pounds per square inch or pounds per square foot, pressure or strength
 INP | Inches, noted otherwise
 R-value | Thermal resistance
 RCP | Reflected ceiling plan
 SHG | Solar Heat Gain
 SF | Square foot
 SMI | Similar
 STRUCT | Structural
 T.O. | Top of
 TYP. | Typical
 WF | Worthy in field
 VT | Visual transmittance, a measurement of transparency/translucency
 WC | Water closet, otherwise known as a bathroom

No.	Description	Date

TITLE

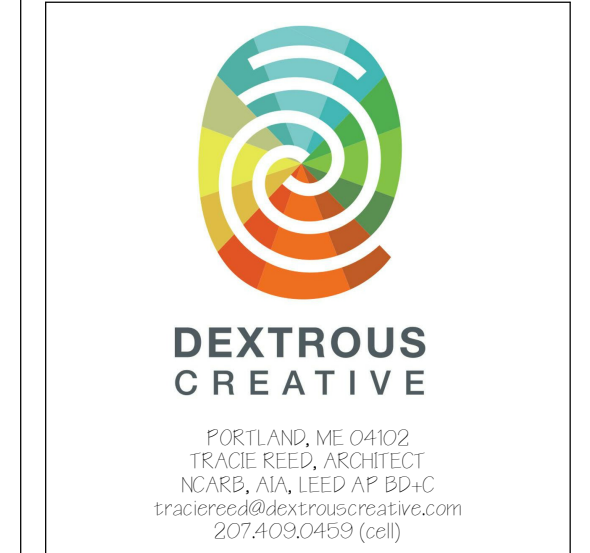
Project number: 15-40
 Date: 02.04.17
 Drawn by: T.J.R.
 Checked by: T.J.R.

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



ROSE FOODS LLC
 Tenant Fitout
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 PORTLAND, ME 04101

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PROJECT TEAM