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

OCCUPANT LOAD PER IBC 1004.1.1
-NON-CONCENTRATED (TABLE 1004.1.2 AND CHANGE IS NET
~~-STANDING SPACE: 5 NET/3 NET PER NFPA 13.1.7.3~~)
-COMMERCIAL KITCHEN 200 GROSS
-MERC.: 60 GROSS
-MERC. STORAGE OR ACCESSORY STORAGE: 300 GROSS
~~1004.11 AREAS WITHOUT FIXED SEATING WERE APPROVED BY THE AHJ THE ACTUAL NUMBER OF OCCUPANTS FOR WHICH 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 2016028667. 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 LANDLORDS CONTRACTOR, AS SHOWN.

FIRE EXTINGUISHERS IN PUBLIC, MERC AND STORAGE AREAS TO BE ABC TYPE AND TYPE K IN THE KITCHEN.

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 IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
4. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE & LOCAL CODES.
5. G. 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/STRUCTURAL ENGINEER BEFORE PENETRATING OR MODIFYING JOISTS, BEAMS, COLUMNS OR OTHER STURCUTRAL MEMBERS.
9. SEE STRUCTURAL NOTES.
10. INSTALL WINDOWS & FLASHING FOLLOWING MANUFACTURERS 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 CONDITIONS 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-MOULDED 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 CUTS IN "FIT" WOOD WITH FIELD APPLIED PRESERVATIVE. USE STAINLESS STEEL FASTENERS.
16. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES.
17. HEATING SYSTEM TO BE PROFORMANCE 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 GWB IN BATHROOMS, TYP.
22. SEAL ALL OUTLETS & PENETRATIONS IN VAPOR RETARDER W/ TAPE COMPLIANT W/VAPOR 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 WINDOWS, TYP.
26. PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 713.2.12. 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 SPRUCE-PINE-FIR 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 2500 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 8d COMMON NAILS FOR ROOF & WALLS, 8d ROSIN COATED RING SHANK NAILS FOR FLOORS AS FOLLOWS:
- a. 6" O.C. ALONG ALL FLOOR PANEL EDGES
- b. 12" O.C. ALONG INTERMEDIATE MEMBERS
5. 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 FLUSH-FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS FOR SINGLE 2X'S PROVIDE HANGERS EQUAL TO SIMPSON U210 OR LU210.
7. PROVIDE GALVANIZED METAL RAFTER TIES EQUAL TO SIMPSON H2.5 BETWEEN RAFTERS AND SUPPORTING MEMBERS, UNLESS OTHERWISE SHOWN.
8. PROVIDE MINIMUM OF (2) 2x10 HEADERS OVER OPENINGS 4'-0" OR WIDER IN BEARING WALLS. PROVIDE (2) 2x8 MINIMUM IN OPENINGS LESS THAN 4'-0", UNLESS OTHERWISE NOED.
9. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLACE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-16d NAILS EACH SIDE OF SPLICE.
10. PROVIDE PRESSURE TREATED LUMBER FOR ALL 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 SILLS: SIMPSON BOC.GO OR BC 40 BASES.
13. ROOF, FLOOR AND WALL SHEATHING: APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL I OR II RATED SHEATHING, EXPOSURE 1.
- a. ROOF: SPAN RATING 32/16 MIN. THICKNESS 19/32"
- b. FLOORS: SPAN RATING 32/16" MIN. THICKNESS 23/32"
- c. WALLS: MIN. THICKNESS 15/32"
14. PROVIDE FULL-DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.
15. PROVIDE ☐ DIAMETER ANCHOR BOLTS WITH MINIMUM 12" EMBEDMENT INTO FOUNDATION FOR ALL SILL PLATES. PROVIDE MINIMUM OF 2 BOLTS PER SECTION OF PLATE. ONE BOLT AT 12" FROM END OF EACH SECTION OF PLATE, WITH INTERMEDIATE BOLTS, PLACED NOT MORE THAN 6'-0" ON CENTER.
16. PROVIDE SOLID BLOCKING @ ENDS OF ALL WOOD BEAMS TO PREVENT ROTATION OF BEAM.
17. CONNECTIONS AT PRESSURE TREATED (P.T. OR PT) WOOD:
- a. PROVIDE EQUIVALENT TO Z-MAX OR HOT DIPPED GALVANIZED CONNECTORS BY SIMPSON STRONG-TIE W/STAINLESS STEEL FASTENERS OR FASTENERS GALVANIZED PER ASTM A153
- b. PROVIDE PROTECTION MEMBRANE AT LOCATIONS SHOWN ON THE DRAWINGS AND WHERE Z-MAX PROTECTION MEMBRANE= GRACE VYCOR 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 SCALE FROM THE DRAWINGS.

STRUCTURAL ENGINEERING GENERAL REQUIREMENTS

1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.

2. CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY.

3. 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.

5. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.

6. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7. 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.

8. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERTIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.

9. 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: (EXPOSED EXTERIOR POSTS)	PRESSURE-TREATED SOUTHERN YELLOW PINE.
PRESSURE-TREATED LUMBER:	SOUTHERN YELLOW PINE NO. 1 GRADING
COMPOSITE LUMBER:	VERSA-LAM BY BOISE-CASCADE, Fb=3,100 psi, E=2000ksi (INTERIOR FRAMING AS NOTED). POWER-PRESERVED BEAMS FOR EXTERIOR USE.
CONVENTIONAL LUMBER:	S-P-F-s NO. 2 OR BETTER

2. ALL LEDGER BOLTS EXTENDING THROUGH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.

3. 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.

4. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. WHERE NOTED, HANGERS SHALL BE STAINLESS STEEL, ATTACHED WITH STAINLESS STEEL 10d x 1 1/2" HANGER NAILS INSTALLED IN PREDRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER. REFER TO PLAN SHEETS AND SCHEDULE FOR HANGERS AND LOCATIONS.

5. REFER TO STRUCTURAL DRAWINGS FOR APPROPRIATE SELF-DRIVING FASTENERS, EITHER MANUFACTURED BY FASTENMASTER, INC. OR BY GRK, INC. INSTALL FASTENERS AS INDICATED ON DRAWINGS.

6. 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.

7. FLOOR SHEATHING SHALL BE ADVANTEK SHEATHING, IN THICKNESS INDICATED ON DRAWINGS. GLUE AND NAIL FLOOR DECKING TO SHEATHING AS NOTED. PROVIDE 1/8" SPACING BETWEEN SHORT ENDS OF PANELS AS REQUIRED BY MANUFACTURER.

Sheet List	
#	Name
A-1.2	REFLECTED CEILING PLAN
A-4.1	COUNTER & HANGING SHELF DETAILS
P-1.1	PLUMBING PLAN
T-1	TITLE
A-1.1	PLAN & PERSPECTIVES
A-2.1	INTERIOR ELEVATIONS

CODE & ZONING REVIEW

PROJECT DESCRIPTION EXISTING BUILDING, FORMER RESTAURANT WITH APARTMENTS ON UPPER FLOORS. FULLY SPRINKLERD WITH NFPA 13 SYSTEM. TO BE RENOVATED (LEVEL II ALTERATION) BY TENANT TO HOUSE A BAGEL SHOP WITH DRY GOODS FOR SALE ON FIRST FLOOR. BUILDING HAS TWO OPEN PERMITS: 2016028667 & 2017000005.

ADDRESS: 428 FOREST AVENUE, PORTLAND
CBL: 116 C001001
LOT SIZE: 0.1647 ACRES
BUILT: 1900
SF: 8,546 SF
MIXED USE

APPLICABLE CODES
EBC 2009
IBC 2009
IECC 2009
NFPA 101-2009
~~NFPA 10:2010~~ NFPA 12:2009
ADA STANDARDS 2010

CONDITIONS
-MONITORED SPRINKLERED BUILDING
-BASEMENT + THREE STORIES

ZONING
-B2B OVERLAY
-CBL: 116 C001001
-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%
-TOTAL CALCULATED OCCUPANT LOAD: 41 PERSONS W/33 SEATS 88% OF SEATS
29 ARE AT 30" AFF, (4) ARE AT 42" AFF

IBC/IEBC
-USE CLASSIFICATION: BUSINESS PER (303.1.1)
-CONSTRUCTION TYPE: V-B
-ALTERATION LEVEL: LEVEL THREE ALTERATION (405.1)
-SMOKE BARRIERS SHALL HAVE A 1HOUR FIRE PROTECTION RATING (710.3)
-SHAFT ENCLOSURES SHALL BE 1-HOUR IN BUILDINGS UNDER 4 STORIES (708.4)
-INTERIOR FINISH REQ. - CLASS C (803.9)
-TRAVEL DISTANCE = FOR LESS THAN 50 OCCUPANTS, 75'-0" TRAVEL DISTANCE MAX. (IBC 1021.2)

IECC
CLIMATE ZONE: 6
ATTIC: R-38
WALLS: R-13 + R-7.5ci
BASEMENT WALLS: R-7.5ci
DOORS: U-0.50
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 12.2.5.8.2)
-REQUIRED SEPERATION FROM APT. ABOVE: 2 HOURS PER NFPA TABLE 5.1.14.4.1(b))
-CHANGES IN FLOOR ELEVATION CANNOT BE MORE THAN 1/4" (NFPA 7.1.6.2)
-CEILING HEIGHT OF NOT LESS THAN 7'-0" IN EXISTING BUILDING WITH PROJECTIONS FROM THE CEILING OF NOT LESS THAN 6'-9" (NFPA 7.1.5.1)
-MINIMUM CLEAR WIDTH FOR A NEW RAMP 44" (7.2.5.2(a)
-INTERIOR FINISHES: A, B OR C (NFPA A.10.2.2)

UNIFORM PLUMBING CODE (2015) (TABLE 422.1)
-HANDWASHING SINK FOR EMPLOYEES
-BUSINESS OR MECH. OCCUPANCY W/LESS THAN 50 PERSONS ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT ANY TIME SHAL BE PERMITTED FOR USE BY BOTH SEXES (422.2.3)

ADA
-PROJECT MUST SPEND 20% OF BUDGET TO IMPROVE ACCESSIBILITY W/PRIORITIZATION IN ORDER OF PRIORITY: 1) ACCESSIBLE ENTRANCE, 2) ACCESSIBLE ROUTE TO ALTERED AREA, 3) AT LEAST ONE ACCESSIBLE RESTROOM, 4) ACCESSIBLE TELEPHONES, 5) ACCESSIBLE DRINKING FOUNTAIN (36.402)
-CHECK OUT COUNTER SHALL BE NO HIGHER THAN 36" AFF (904.3.2)
-TABLE TOPS SHALL BE BETWEEN 28"-34" AFF (902.3)
-CLEAR SPACE, WHERE REQUIRED SHALL BE 30"X48" (306.3)
-LATCHED DOORS SHALL HAVE 12" ON PUSH 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/A PULL FORCE OF LESS THAN 5# TO BE PROVIDED (404.2.7)
-CLEAR OPENING WIDTH OF 32" MIN. FOR DOORS WHEN OPENED 90 DEGREES W/NO PROJECTIONS (404.2)
-TOE CLEARANCE SHALL BE 17-25" IN DEPTH & 12" AFF, EXTENDING FOR MIN. OF 30" WIDE (306.2)
-KNEE CLEARANCE SHALL BE BETWEEN 9"-27" AFF & EXTENDING 25" UNDER SURFACE & 30" WIDE, MIN. (306.3)
-OBJECTS BETWEEN 27"-80" AFF CANT PROTRUDE MORE THAN 4" FROM WALL INTO CIRCULATION PATH (307.2)
-RAMPS, MAX SLOPE OF 1:12 (405.2)
-60" SQUARE TURNING RADIUS PROVIDED @ BOTTOM OF RAMP OR TOP LANDING (405.7)
-HANDRAIL TO EXTEND 12" PAST BOTTOM OF RAMP OR ONE TREAD WIDTH @ BOTTOM OF STAIRS & 12" AT TOP OF STAIR OR RAMP (505.10.1 - 505.10.3)
-BOTTOM EDGE OF MIRRORS NO HIGHER THAN 40" AFF ABOVE COUNTER/SINK, OTHERWISE NO GREATER THAN 35" AFF (603.3)
-WC CENTERLINE OF TOILET BTW 16"-18" FROM WALL (604.2)
-60"X60" 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. REAR GRAB BAR SHALL BE 36" LONG & 12" FROM CENTERLINE OF TOILET, EXTENDING 24" PAST CENTERLINE ON FAR SIDE (604.5.1-2)
-TOILET PAPER DISPENSERS 7"-9" IN FRONT OF TOILET BOWL, MEASURED FROM DISPENZER CENTERLINE & BTW 15"-48" AFF (604.7)
-TOE CLEARANCE UNDER STALL DOORS = 12" MIN. (604.8.1.4)
-URINAL HEIGHT: MAX. 17" AFF (605.2)
-SINK HEIGHT (RIM) OF NO MORE THAN 34" AFF (606.3)
-KNEE CLEARANCE OF 24" DEEP PROVIDED FOR ALL SINKS NOT ACCESSED THROUGH PRIVATE OFFICES (606.2)
-GRAB BARS TO BE INSTALLED BTW 33"-36" AFF (609.4)
-CROSS SECTION OF ALL GRAB BARS TO BE BTW 1 1/4" TO 2" MAX. IN DIAMETER (CIRCULAR) & BE 1 1/2" FROM WALL (609.2.1)
-TACTILE SIGNS TO BE INSTALLED BTW 48"-60" MAX. AFF (703.4)

Symbol Legend
1/4" = 1'-0"

ABBREVIATIONS
ADA | Americans with disabilities act
AFF | Above finish floor
DWG | Drawing
EL | Elevation
GA | Gauge
GWB | Gypsum wall board
EQ | Equal
GPF | Gallons per flush (toilets)
FE | Fire extinguisher
HVAC | Heating, ventilation and air conditioning
LM | Lumens
MIN | Minimum
NTS | Not to scale
PSI or PSF | Pounds per square inch or pounds per square foot, pressure or strength
UNO | Unless noted otherwise
R-Value | Thermal resistance
RCP | Reflected ceiling plan
SHG | Solar Heat Gain
SF | Square foot
SIM | Similar
STRUCT. | Structural
T.O. | Top of
TYP. | Typical
VIF | Verify in field
VT | Visual transmittance, a measurement of transparency/translucency
WC | Water closet, otherwise known as a bathroom

LICENSED ARCHITECT
TRACIE J. REED
No. 4139
STATE OF MAINE

Reviewed for Code Compliance
Inspection Division
Approved as Noted
Date: 04/11/17

ROSE FOODS LLC

Tenant Fitout
428 FOREST AVENUE
PORTLAND, ME 04101

CLIENT REPRESENTATIVE FOR ROSE FOODS INC.
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PROJECT TEAM

No.	Description	Date
1	Revision 1	Date 1

TITLE

Project number	15-40
Date	04.10.17
Drawn by	TJR
Checked by	TJR

T-1

Scale 1/4" = 1'-0"

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