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ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN  
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SCALE

REV/10/17

PROJECT NAME

OTTO'S PIZZA  
TENANT FIT-UP  
250 READ STREET  
PORTLAND, MAINE 04103

SCALE

COVER  
SHEET

DATE  
20 MAY 2016

SCALE  
NO SCALE

DRAWN  
SAM/MFH

JOB NO.  
160516

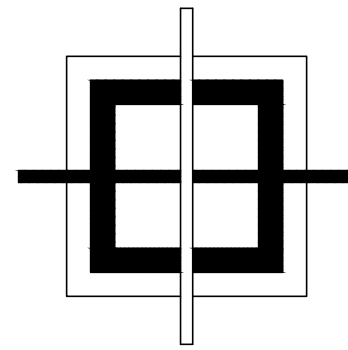
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# OTTO'S PIZZA

# TENANT FIT-UP



250 READ STREET

PORTLAND, MAINE 04103

ABBREVIATIONS	GENERAL NOTES	MATERIALS	SYMBOLS	DRAWING INDEX																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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<tr><td>cab</td><td>cabinet</td><td>insul</td><td>insulation</td><td>snd</td><td>sanitary napkin disposal</td></tr> <tr><td>cb</td><td>chalk board</td><td>int</td><td>interior</td><td>spec</td><td>specifications</td></tr> <tr><td>cc</td><td>center to center</td><td>jnt or jt</td><td>joint</td><td>sq</td><td>square</td></tr> <tr><td>ch</td><td>concrete floor with hardware</td><td>kec</td><td>kitchen equipment</td><td>sss</td><td>synthetic sports surface</td></tr> <tr><td>cl</td><td>ceiling</td><td>kec</td><td>equipment</td><td>std</td><td>standard</td></tr> <tr><td>clg</td><td>ceiling</td><td>kp</td><td>kick plate</td><td>stl</td><td>steel</td></tr> <tr><td>cmu</td><td>concrete masonry unit</td><td>l</td><td>lavatory</td><td>struct</td><td>structural</td></tr> <tr><td>conc</td><td>concrete</td><td>lab</td><td>lavatory</td><td>strct</td><td>straight vinyl base</td></tr> <tr><td>cont</td><td>continuous</td><td>lab</td><td>label (fire)</td><td>sv</td><td>sheet vinyl</td></tr> <tr><td>const</td><td>construction</td><td>latl</td><td>lintel</td><td>t</td><td>tempered (glass)</td></tr> <tr><td>contr</td><td>contractor</td><td>loc</td><td>location</td><td>tb</td><td>tack board</td></tr> <tr><td>ct</td><td>ceramic tile</td><td>ls</td><td>lockset</td><td>th</td><td>thermal (insulated)</td></tr> <tr><td>dbl</td><td>double</td><td>m</td><td>marble</td><td>tkk</td><td>thickness</td></tr> <tr><td>dc</td><td>door closer</td><td>max</td><td>maximum</td><td>top</td><td>top of beam</td></tr> <tr><td>dia</td><td>diameter</td><td>mb</td><td>marker board</td><td>tom</td><td>top of masonry</td></tr> <tr><td>dim</td><td>dimension</td><td>mech</td><td>mechanical</td><td>top</td><td>top of wall</td></tr> <tr><td>dna</td><td>does not apply</td><td>mfr</td><td>manufacturer</td><td>tp</td><td>toilet paper dispenser typical</td></tr> <tr><td>dr</td><td>door</td><td>min</td><td>minimum</td><td>vb</td><td>vapor barrier</td></tr> <tr><td>drl</td><td>detail</td><td>misc</td><td>miscellaneous</td><td>vct</td><td>vinyl composition tile</td></tr> <tr><td>dwg</td><td>drawing</td><td>mo</td><td>masonry opening</td><td>vert</td><td>vertical</td></tr> <tr><td>e</td><td>east</td><td>mr</td><td>mop opening</td><td>vnc</td><td>vinyl wall covering</td></tr> <tr><td>ea</td><td>each</td><td>mrgh</td><td>moisture resistant gypsum board</td><td>w</td><td>west</td></tr> <tr><td>ef</td><td>each face</td><td>mtl</td><td>metal</td><td>w/</td><td>with</td></tr> <tr><td>ej</td><td>expansion joint</td><td>n</td><td>north</td><td>wc</td><td>water closet</td></tr> <tr><td>el</td><td>elevation</td><td>na</td><td>not applicable</td><td>wd</td><td>wood</td></tr> <tr><td>elec</td><td>electrical</td><td>nc</td><td>not in contract</td><td>wf</td><td>water fountain</td></tr> <tr><td>elev</td><td>elevator</td><td>no</td><td>no</td><td>wg</td><td>wire glass</td></tr> <tr><td>emho</td><td>electro-magnetic hold open</td><td>nom</td><td>nominal</td><td>wp</td><td>wall paneling</td></tr> <tr><td>eq</td><td>equal</td><td>nts</td><td>not to scale</td><td></td><td></td></tr> <tr><td>ew</td><td>each way</td><td>oa</td><td>overall</td><td></td><td></td></tr> <tr><td>exc</td><td>electric water cooler</td><td>oc</td><td>on center</td><td></td><td></td></tr> <tr><td>exist of (e)</td><td>existing</td><td>od</td><td>outside diameter</td><td></td><td></td></tr> <tr><td>exp</td><td>expansion</td><td>of</td><td>opening</td><td></td><td></td></tr> <tr><td>ext</td><td>exterior</td><td>opng</td><td>opposite</td><td></td><td></td></tr> <tr><td>fcs</td><td>floor coating system</td><td>opp</td><td>opposite</td><td></td><td></td></tr> <tr><td>fd</td><td>floor drain</td><td>p</td><td>paint</td><td></td><td></td></tr> <tr><td>fdn</td><td>foundation</td><td>ptd</td><td>panicked</td><td></td><td></td></tr> <tr><td>fe</td><td>fire extinguisher</td><td>pb</td><td>panic bar</td><td></td><td></td></tr> <tr><td>ffe</td><td>finish floor elevation</td><td>pl</td><td>plate</td><td></td><td></td></tr> <tr><td>fla</td><td>finish</td><td>ply wd</td><td>plywood</td><td></td><td></td></tr> <tr><td>fln fl or ff</td><td>finish floor</td><td>pnl</td><td>panel</td><td></td><td></td></tr> <tr><td>fln gr</td><td>finish grade</td><td>ps</td><td>passage latch set</td><td></td><td></td></tr> <tr><td>fl</td><td>floor</td><td>pt</td><td>pressure treated</td><td></td><td></td></tr> <tr><td>fr</td><td>fire rating</td><td>pt &amp; d</td><td>partition</td><td></td><td></td></tr> <tr><td>frng</td><td>framing</td><td>ptn</td><td>partition</td><td></td><td></td></tr> <tr><td>ft</td><td>feet (foot)</td><td>rd</td><td>roof drain</td><td></td><td></td></tr> <tr><td>fv</td><td>field verify</td><td>re</td><td>refer</td><td></td><td></td></tr> <tr><td>fvc</td><td>fabric wall covering</td><td>ref</td><td>refrigerator</td><td></td><td></td></tr> <tr><td>g</td><td>granite</td><td>reinf</td><td>reinforced</td><td></td><td></td></tr> <tr><td>ga</td><td>gauge</td><td>reqd</td><td>required</td><td></td><td></td></tr> <tr><td>galv</td><td>galvanized</td><td>rm</td><td>room</td><td></td><td></td></tr> <tr><td>gb</td><td>grab bars</td><td>ro</td><td>rough opening</td><td></td><td></td></tr> <tr><td>gc</td><td>general contractor</td><td></td><td></td><td></td><td></td></tr> <tr><td>gpb</td><td>gypsum wall board</td><td></td><td></td><td></td><td></td></tr> </table>	aff	above finish floor	hc	handicap	s	south	alum or al	aluminum	hd wd	hardwood header	sat	suspended acoustical tile ceiling	awp	acoustical wall panel	hldr	hardware	sc	shower curtain	bit	bituminous	hm	hollow metal	sd	soap dispenser	bm	bench mark	hrtz	horizontal	schd	schedule	bot	bottom	ht	height	sect	section	brg	bearing	id	inside diameter	sgb	suspended gypsum board ceiling	brk	brick	if	inside 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tile	dwg	drawing	mo	masonry opening	vert	vertical	e	east	mr	mop opening	vnc	vinyl wall covering	ea	each	mrgh	moisture resistant gypsum board	w	west	ef	each face	mtl	metal	w/	with	ej	expansion joint	n	north	wc	water closet	el	elevation	na	not applicable	wd	wood	elec	electrical	nc	not in contract	wf	water fountain	elev	elevator	no	no	wg	wire glass	emho	electro-magnetic hold open	nom	nominal	wp	wall paneling	eq	equal	nts	not to scale			ew	each way	oa	overall			exc	electric water cooler	oc	on center			exist of (e)	existing	od	outside diameter			exp	expansion	of	opening			ext	exterior	opng	opposite			fcs	floor coating system	opp	opposite			fd	floor drain	p	paint			fdn	foundation	ptd	panicked			fe	fire extinguisher	pb	panic bar			ffe	finish floor elevation	pl	plate			fla	finish	ply wd	plywood			fln fl or ff	finish floor	pnl	panel			fln gr	finish grade	ps	passage latch set			fl	floor	pt	pressure treated			fr	fire rating	pt & d	partition			frng	framing	ptn	partition			ft	feet (foot)	rd	roof drain			fv	field verify	re	refer			fvc	fabric wall covering	ref	refrigerator			g	granite	reinf	reinforced			ga	gauge	reqd	required			galv	galvanized	rm	room			gb	grab bars	ro	rough opening			gc	general contractor					gpb	gypsum wall board					<p>1. ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES AND PREVAILING EDITIONS OF ADOPTED BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS FOR THE WORK.</p> <p>2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT. CONTRACTOR SHALL ALLOW A 48 HOUR TIME FRAME FOR RESOLVING DISCREPANCIES ONCE THE ARCHITECT HAS ACKNOWLEDGED THE CONDITION.</p> <p>3. CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.</p> <p>4. WORK WITH GIVEN DIMENSIONS AND LARGE SCALE DETAILS. DO NOT SCALE THE DRAWINGS AS THE REPRODUCTIVE PROCESS TENDS TO DISTORT THE ACCURACY OF THE GRAPHIC SCALE INDICATED.</p> <p>5. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATING TREATED.</p> <p>6. INSTALL SOLID BLOCKING AT WALL FRAMING BEHIND ALL SURFACE MOUNTED FIXTURES, TRIM AND HANDRAILS.</p> <p>7. ALL GRAB BARS AND HANDRAILS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.</p> <p>8. THE LOCATION OF ANY DOOR JAMBS NOT DIMENSIONED SHALL BE 6" FROM ADJACENT PERPENDICULAR WALL.</p> <p>9. ALL WALL PARTITIONS SHALL EXTEND FLOOR TO STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.</p> <p>10. ALL NEW SHEETROCK IN WET AREAS (PLUMBING FIXTURES) SHALL BE MOISTURE RESISTANT TYPE, UNLESS OTHERWISE NOTED.</p> <p>11. THESE ARCHITECTURAL DRAWINGS WERE PREPARED FOR THE GENERAL CONTRACTOR/OWNER AS PART OF AN ABBREVIATED SERVICE AGREEMENT, AND AS SUCH, DO NOT DELINEATE ALL ASPECTS OF THE REQUIRED WORK.</p> <p>12. THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE WORK, INCLUDING, BUT NOT LIMITED TO, DESIGN-BUILD, MECHANICAL AND ELECTRICAL ENGINEERING DISCIPLINES AND TRADES.</p> <p>13. REFER TO ACCESSIBILITY DETAIL SHEET FOR AMERICANS WITH DISABILITIES ACT (ADA) AND MAINE HUMAN RIGHTS ACT (MHRA) CONSTRUCTION CRITERIA.</p>	<table border="0"> <tr><td></td><td>CONCRETE</td></tr> <tr><td></td><td>CONCRETE MASONRY UNIT</td></tr> <tr><td></td><td>BRICK</td></tr> <tr><td></td><td>GRAVEL</td></tr> <tr><td></td><td>SOIL</td></tr> <tr><td></td><td>STUD PARTITION (NEW)</td></tr> <tr><td></td><td>STEEL</td></tr> <tr><td></td><td>WOOD FRAMING</td></tr> <tr><td></td><td>WOOD BLOCKING</td></tr> <tr><td></td><td>PLYWOOD</td></tr> <tr><td></td><td>GYPSUM BOARD</td></tr> <tr><td></td><td>SUSPENDED ACOUSTICAL TILE</td></tr> <tr><td></td><td>BATT INSULATION</td></tr> <tr><td></td><td>RIGID INSULATION</td></tr> <tr><td></td><td>FINISH WOOD</td></tr> <tr><td></td><td>ONE HOUR RATED PARTITION</td></tr> <tr><td></td><td>TWO HOUR RATED PARTITION</td></tr> <tr><td></td><td>EXISTING PARTITION (SCREENED)</td></tr> <tr><td></td><td>NEW PARTITION</td></tr> </table>		CONCRETE		CONCRETE MASONRY UNIT		BRICK		GRAVEL		SOIL		STUD PARTITION (NEW)		STEEL		WOOD FRAMING		WOOD BLOCKING		PLYWOOD		GYPSUM BOARD		SUSPENDED ACOUSTICAL TILE		BATT INSULATION		RIGID INSULATION		FINISH WOOD		ONE HOUR RATED PARTITION		TWO HOUR RATED PARTITION		EXISTING PARTITION (SCREENED)		NEW PARTITION	<table border="0"> <tr><td></td><td>ROOM NUMBER</td></tr> <tr><td></td><td>DOOR NUMBER</td></tr> <tr><td></td><td>WINDOW NUMBER</td></tr> <tr><td></td><td>BUILDING SECTION</td></tr> <tr><td></td><td>WALL SECTION</td></tr> <tr><td></td><td>DETAIL SECTION</td></tr> <tr><td></td><td>CASEWORK ELEVATION</td></tr> <tr><td></td><td>INTERIOR ELEVATION</td></tr> <tr><td></td><td>VERTICAL ELEVATION</td></tr> <tr><td></td><td>PARTITION TYPE</td></tr> <tr><td></td><td>STRUCTURAL CENTERLINE</td></tr> </table> <p><b>PROJECT MAP</b></p>		ROOM NUMBER		DOOR NUMBER		WINDOW NUMBER		BUILDING SECTION		WALL SECTION		DETAIL SECTION		CASEWORK ELEVATION		INTERIOR ELEVATION		VERTICAL ELEVATION		PARTITION TYPE		STRUCTURAL CENTERLINE	<table border="0"> <tr><td>A0</td><td>COVER SHEET</td></tr> <tr><td>D1</td><td>DEMOLITION PLAN &amp; CODES</td></tr> <tr><td>A1</td><td>PROPOSED FLOOR PLAN</td></tr> <tr><td>A2</td><td>RAMP STAIRS &amp; TOILET ROOMS</td></tr> <tr><td>A3</td><td>DOORS, HARDWARE &amp; DETAILS</td></tr> <tr><td>A4</td><td>ACCESSIBILITY DETAILS</td></tr> </table> <p><b>FIRE MARSHAL PERMIT PACKAGE</b></p>	A0	COVER SHEET	D1	DEMOLITION PLAN & CODES	A1	PROPOSED FLOOR PLAN	A2	RAMP STAIRS & TOILET ROOMS	A3	DOORS, HARDWARE & DETAILS	A4	ACCESSIBILITY DETAILS
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