

NARRAGANSETT ENGINEERING INC.

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www.net-cds.com

COMMERCIAL INTERIOR FOR YOGURT VALLEY

PROPOSED LAYOUT FIRST FLOOR

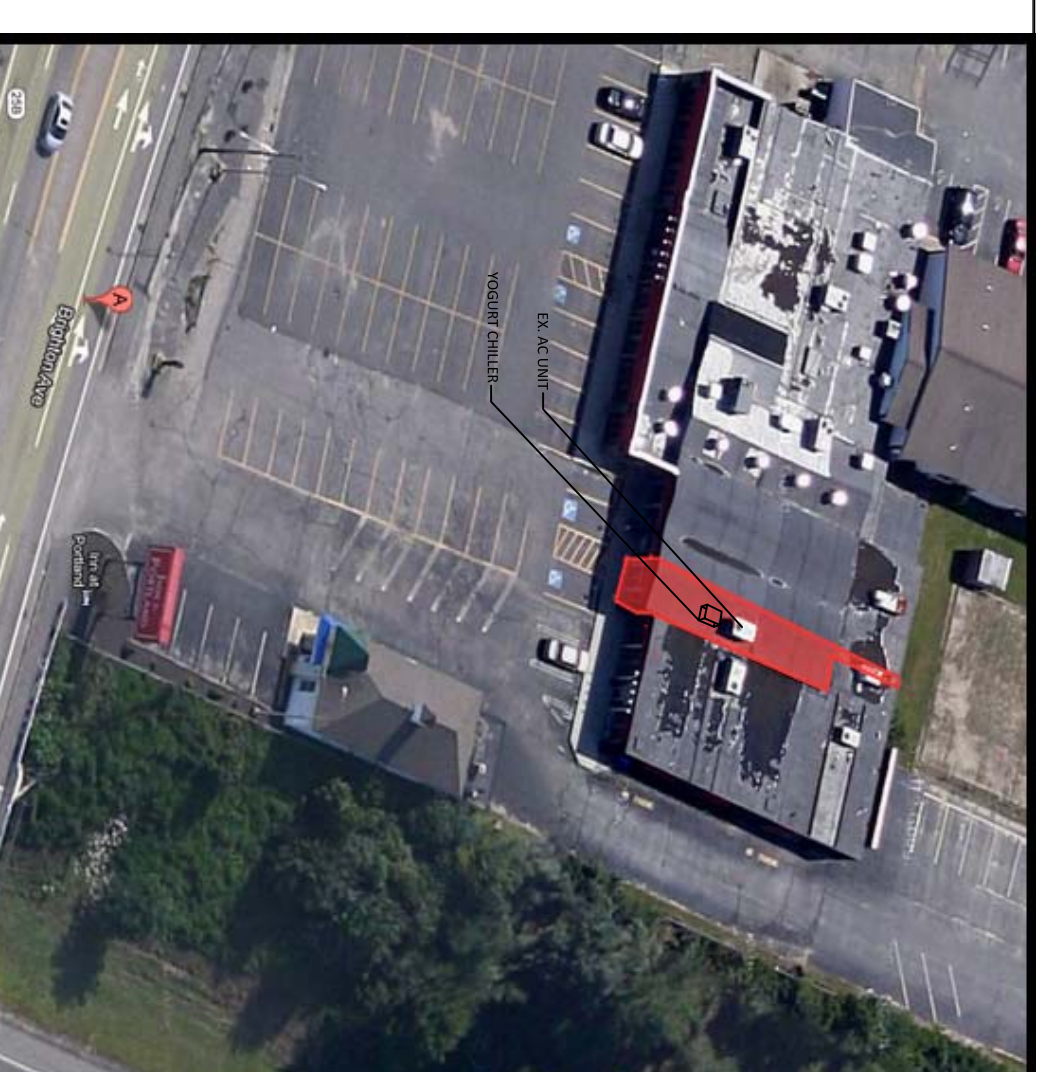
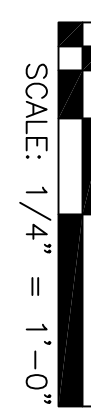
APPLICANT:
JOHN QIAN
[JNEWCHINA@HOTMAIL.COM]
P.O. BOX. 314
SWANSEA, MA 02777

LOCATION:
1140 BRIGHTON AVE
PORTLAND, ME

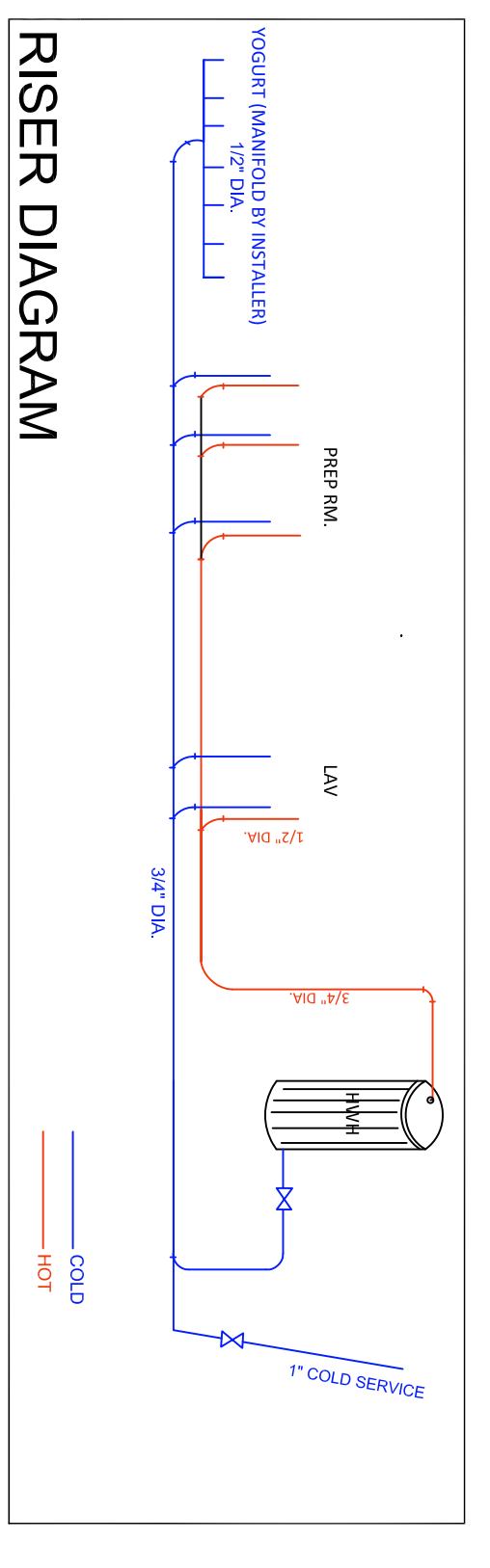
PROJECT#	DATE	DRAWN	CHECK
13.0116	06.16.14	PVK	NKH

REVISIONS			
NO.	DATE	DESCRIPTION	BY

SHEET SCALE



YOGURT VALLEY PROPOSED SIGNAGE (BY OTHERS)



DOOR SCHEDULE			
NO.	SIZE	TYPE	FUNCTION
D01	36"x6'-8"(2)	INTERIOR HINGED	EXTERIOR ENTRY DOOR SELF-CLOSING + PANIC HLDW
D02	36"x6'-8"	INTERIOR HINGED	SELF-CLOSING

WINDOW SCHEDULE			
NO.	SIZE	TYPE	LOCATION
W01	2'-6" X 5'-0"	46" OFF FLOOR	
W02	2'-6" X 3'-0"	46" OFF FLOOR	

DOOR NOTES:

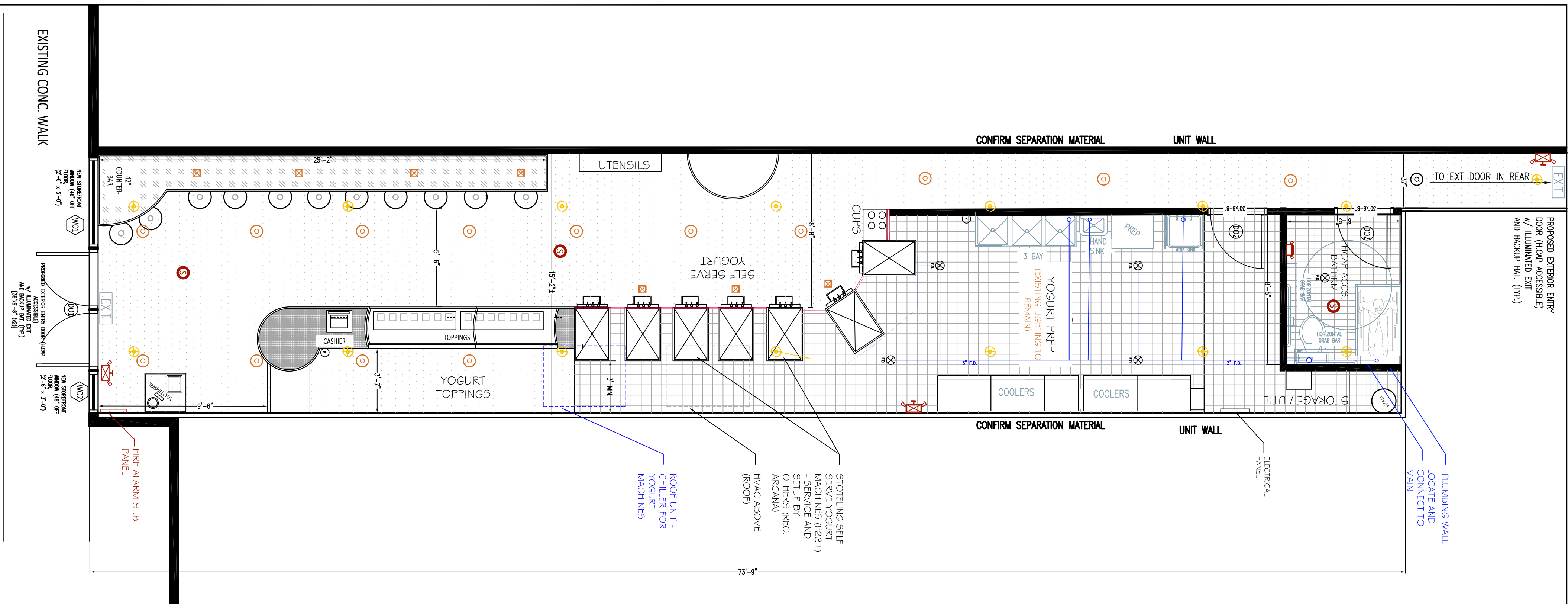
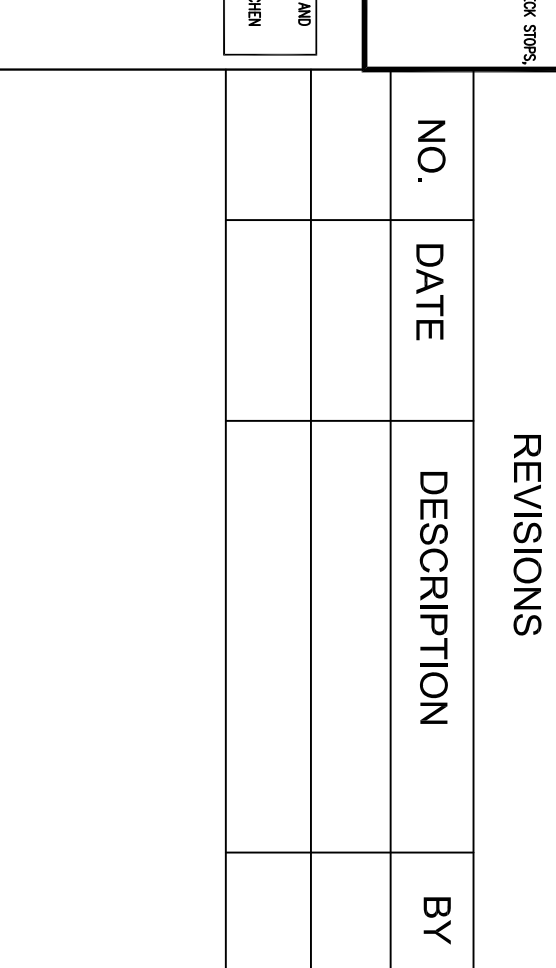
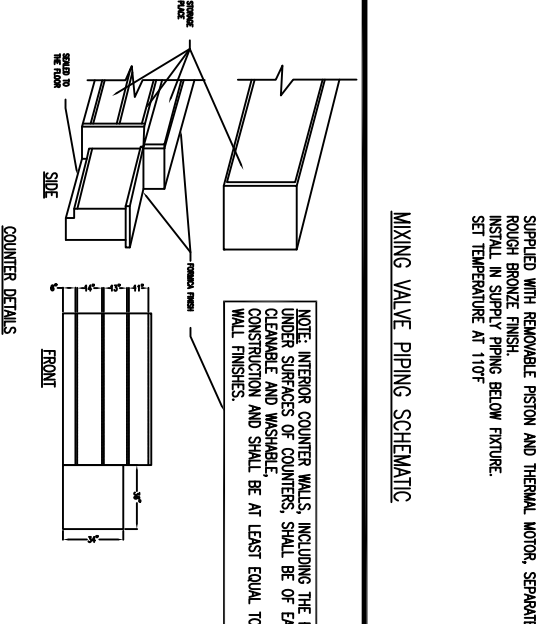
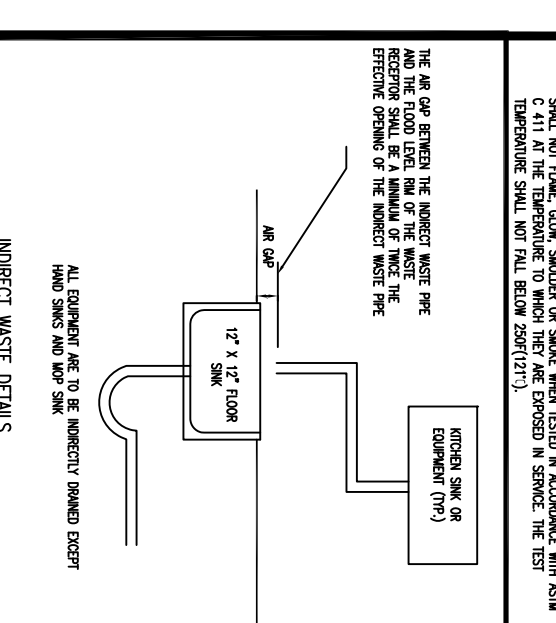
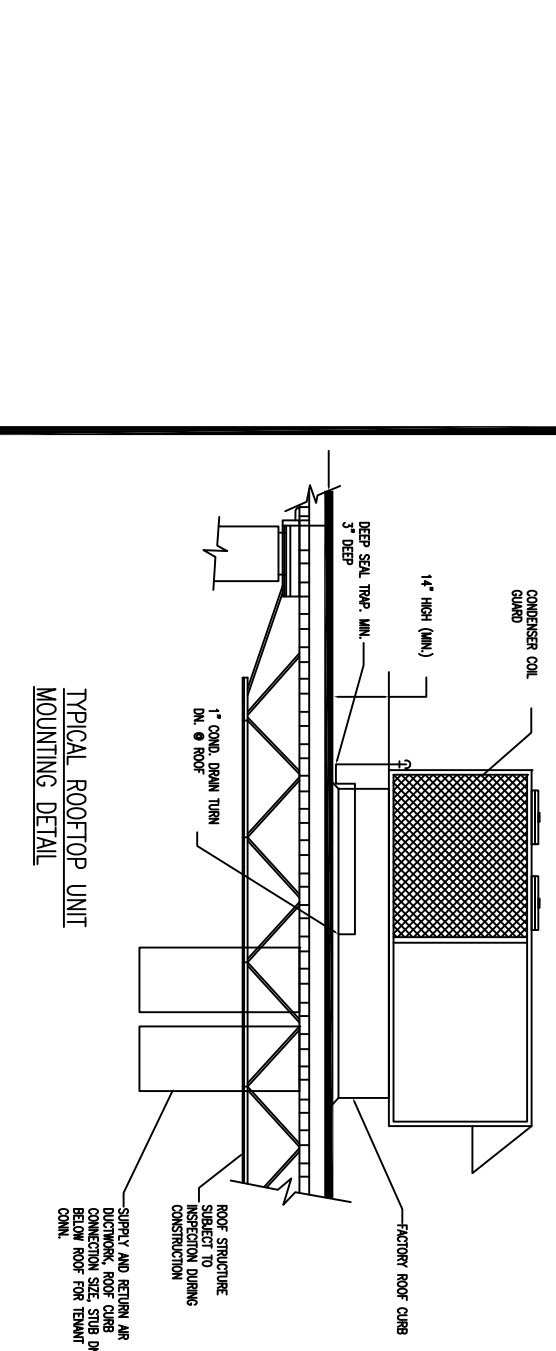
- LATCH SIDE CLEARANCES AT ALL DOORWAYS TO BE IN ACCORDANCE WITH ICC/ANSI A117.1-2003 SCT. 404.2.3.1
- ALL EXTERIOR DOORS TO BE LABELED FOR USE AS EMERGENCY EXIT
- OPERATING DEVICE TO BE CAPABLE OF OPERATION WITH ONE HAND NOT REQUIRING GRASPING, PINCHING OR TWISTING OF THE WRIST
- LEVER TYPE CLOSERS W/ 1/2" THRESHOLD INTERIOR HINGE SHALL BE 5.0 # (22.2N) MAX. PER ADAAG. LANDING REQUIRE AT ALL EXITS. 38" MIN X 44" LONG (DIR. OF TRAVEL)

MECHANICAL NOTES:

- THE OPERATOR SHALL MAINTAIN ALL CLEARANCES TO THE OPERATING DEVICE ON ALL DOORS SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TWISTING OR EXCESSIVE FORCE TO OPERATE. THE INTERIOR HINGED DOOR SHALL BE 5.0 POUNDS (22.2 N) MAXIMUM PER ANSI A117.1, SECTION 404.2.3.1
- EXIT AND THEY SHALL BE PER ICC/ANSI REQUIRE 404.2.3.1
- LANDING SHALL BE PROVIDED AT EVERY REQUIRED EXIT AND THEY SHALL BE PER ICC/ANSI REQUIRE 404.2.3.1
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PLUMBING REQUIREMENTS:

- ALL PLUMBING SHALL COMPLY WITH THE LOCAL PLUMBING & HEATH DEPARTMENT REQUIREMENTS.
- INSULATE ALL HOT & COLD WATER LINES ABOVE GRADE WITH 1/2" FIBERGLASS PIPE INSULATION WITH VAPOR BARRIER.
- VERIFY ALL FINAL CONNECTIONS TO KITCHEN EQUIPMENT WITH KITCHEN SUPPLIER. VERIFY ROUGH-IN REQUIREMENTS WITH SAME.
- WATERBARS SHALL BE AS FOLLOWS:
 - WATERBARS TO BE TYPE K COPPER BELOW GRADE, TYPE 1 COPPER OR PVC PLASTIC ABOVE GRADE.
 - WATERBARS TO BE TYPE K COPPER ABOVE GRADE, TYPE 1 COPPER OR PVC PLASTIC ABOVE GRADE.
 - WATERBARS TO BE CAST IRON, GALVANIZED STEEL OR PVC PLASTIC PIPE.
 - GAS PIPING TO BE SCHEDULE 40 BLACK STEEL PIPE, PROVIDE AUTOMATIC GAS SHUT-OFF VALVE IN COOKING EQUIPMENT SUPPLY MAIN AS REQUIRED FOR COOKING EQUIPMENT FINE PROTECTION SYSTEM. VERIFY & COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER.
 - PROVIDE CLEAN OUTS REQUIRED & AT THE END OF ALL STACKS.
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 - PROVIDE ALL FITTING & ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
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 - VERIFY ALL WORK IN FIELD WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL TRADES.
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- PURPOSE: TO RENOVATE EXISTING SPACE FOR PROPOSED YOGURT SHOP (YOGURT VALLEY)
- ME STATE BUILDING CODE
 - 2009 IBC
 - 2009 IEBC
 - 2009 IEBC
 - 2003 NFPA-1 (BY OTHERS)
 - 2003 ICC/ANSI A117-7
- TOTAL AREA: 1,120 SQ.FT.
- USE GROUP 42 (LESS THAN 50 PERSONS)
 - INTERIOR MODIFICATIONS ONLY (-\$90,000)
- STORIES: 1
 - SPRINKLER: BY OTHERS
 - FIRE PROTECTION SYSTEM DESIGN BY OTHERS
 - CONTRACTOR TO CONFIRM SPRINKLER OPERATION VIA PRESSURE TEST BY LICENSED CONTRACTOR AND PROVIDE CERTIFICATION
- FINISH NOTES:
- FINISH TO CONFORM WITH IBC 901.1.1 AND 901.1.2 AND 903
 - INTERIOR WALL AND CEILING FINISH (SPRINKLERED)
 - VERTICAL EXIT AND EXIT PASSAGEWAYS: CLASS A
 - EXIT ACCESS CORRIDORS AND OTHER EXITSWAY: CLASS B
 - ROOMS AND ENCLOSED SPACE (INCL. STORAGE): CLASS C
 - INTERIOR FINISH IN VERTICAL EXITS, PASSAGEWAYS AND ACCESS CORRIDORS SHALL NOT BE LESS THAN CLASS 2
 - ALL DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILING SHALL MEET IBC 901.1.2 AND 903
- DOOR NOTES:
- LATCH SIDE CLEARANCES AT ALL DOORWAYS TO BE IN ACCORDANCE WITH ICC/ANSI A117.1-2003 SCT. 404.2.3.1
 - ALL EXITS TO BE LABELED
 - ALL EXTERIOR DOORS TO BE LABELED FOR USE AS EMERGENCY EXIT
 - OPERATING DEVICE TO BE CAPABLE OF OPERATION WITH ONE HAND NOT REQUIRING GRASPING, PINCHING OR TWISTING OF THE WRIST
 - LEVER TYPE CLOSERS W/ 1/2" THRESHOLD INTERIOR HINGE SHALL BE 5.0 # (22.2N) MAX. PER ADAAG. LANDING REQUIRE AT ALL EXITS. 38" MIN X 44" LONG (DIR. OF TRAVEL)
- NOTES:
- CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK
 - CONTACT ENGINEER FOR REVIEW UPON RECEIPT OF WALL SHEATHING TO VERIFY STRUCTURAL AND BUILDING CONDITIONS
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIONS.
 - RESPONSIBILITY OF CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES SHOWN AND NOT AND PROTECT FROM DAMAGE
 - CONTRACTOR SHALL BEAR COST FOR ALL UTILITY CONNECTS, DISCONNECTS AND REPLACEMENTS IN CONJUNCTION WITH WORK.
 - ALL WORK TO CONFORM TO MANUFACTURER STANDARDS
 - ALL ELECTRICAL, PLUMBING, MECHANICAL AND FIRE SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INSTALLATION TO BE PERFORMED BY LICENSED CONTRACTORS IN RESPECTIVE FIELD.
 - DECORATIVE MATERIALS SHALL BE NON FLAMMABLE OR FLAME PROOF AS PER FIRE CODE/ MARSHALL REQUIREMENTS
 - MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO STATE BUILDING CODE AND LOCAL ORDINANCES
- EXISTING UTILITY HOOKUPS TO BE LOCATED BY CONTRACTOR
- WATER, GAS, ELECTRIC AND ASSOCIATED INFRASTRUCTURE IS ALL AVAILABLE
- ALL PLUMBING, HEATING AND ELECTRICAL WORK TO BE DESIGN BUILD ON SITE
- EXISTING SPRINKLERS AND FIRE ALARM PANEL TO BE CONFIRMED AND BROUGHT TO CODE ON SITE
- LEGEND
- CERAMIC TILE TYPE 1
 - SHEET VINYL
 - COUNTER TOP
 - SHEET VINYL OR CT (BY OWNER)
 - FORMICA CT
 - NEW PARTITION WALL
 - EXISTING WALL
 - FLOOR DRAIN
 - RECESSED LIGHT
 - PENDANT LIGHT
 - CLASS 2 FIRE EXTINGUISHER (INSTALL MAX. 40" AFF. TO THE TOP OF EX SPRINKLER HEAD (CONFIRM/RELOC. FOR FULL COVERAGE)
 - SMOKE DETECTOR
 - PULL STATION W/ HORN + STROBE
 - STROBE LIGHT

