CHANGE OF USE AT UNITS 5 & 7

FOUNDATION BREWING COMPANY

ONE INDUSTRIAL WAY PORTLAND, MAINE 04103

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	HC	HANDICAP	[illegible]	[illegible]
ALUM or AL	ALUMINUM	HD WD	HARDWOOD	[illegible]	[illegible]
AWP	ACOUSTICAL WALL PANEL	HDR	HEADER		
		HDWE	HARDWARE	[illegible]	[illegible]
BIT	BITUMINOUS	HM	HOLLOW METAL	[illegible]	[illegible]
BM	BENCH MARK	HORIZ	HORIZONTAL	SCHED	SCHEDULE
BOT	BOTTOM	HT	HEIGHT	SECT	SECTION
BRG	BEARING			SHT	SHEET
BRK	BRICK	ID	INSIDE DIAMETER	[illegible]	[illegible]
		IF	INSIDE FACE	SHT	SHELF
C	CARPET	IN	INCHES	SIM	SIMILAR
CAB	CABINET	INSUL	INSULATION	SND	SANITARY NAPKIN DISPOSAL
CB	CHALK BOARD	INT	INTERIOR	SPEC	SPECIFICATION
CL	CENTER TO CENTER			SQ	SQUARE
CH	CONCRETE FLOOR WITH HARDENER	JNT or JT	JOINT	STD	STANDARD
				STRP	STRIPPING
CJ	CONTROL JOINT	KEC	KITCHEN EQUIPMENT CONSULTANT	STR	STRUCTURAL
CL	CENTER LINE			STRUCT	STRUCTURAL
CLG	CEILING	KP	KICK PLATE	VAT	VINYL ASBESTOS TILE
CMU	CONCRETE MASONRY UNIT			SV	SHEET VINYL
CONC	CONCRETE	L	LAVATORY		
CONT	CONTINUOUS	LAB	LABEL (FIRE)	T	TEMPERED (GLASS)
CONST	CONSTRUCTION	LINTL	LINTEL	TB	TACK BOARD
CONTR	CONTRACTOR	LOC	LOCATION	TH	THERMAL INSULATION
CT	CERAMIC TILE	LS	LOCKSET	THR	THRESHOLD
				TOC	TOP OF
DBL	DOUBLE	M	MARBLE	TOS	TOP OF STEEL
DC	DOOR CLOSER	MAS	MASONRY	TOM	TOP OF MASONRY
DIA	DIAMETER	MAX	MAXIMUM	TOW	TOP OF WALL
DIM	DIMENSION	MB	MARKER BOARD	TP	TOILET PAPER DISPENSER
DNA	DOES NOT APPLY	MECH	MECHANICAL	TYP	TYPICAL
DR	DOOR	MFCR	MANUFACTURER		
DTL	DETAIL	MIN	MINIMUM	VB	VAPOR BARRIER
DWG	DRAWING	MISC	MISCELLANEOUS	VCT	VINYL COMPOSITION TILE
		MO	MASONRY OPENING	VERT	VERTICAL
E	EAST	MR	MOP RINSER	VWC	VINYL WALL COVERING
EA	EACH	MRGB	MOISTURE RESISTANT GYPSUM BOARD		
EF	EACH FACE			W	WEST
EJ	EXPANSION JOINT	MTL	METAL	W/	WITH
EL	ELEVATION			WC	WATER CLOSET
ELEC	ELECTRICAL	N	NORTH	WD	WOOD
ELEV	ELEVATOR	NA	NOT APPLICABLE	WF	WATER FOUNTAIN
EMWD	ELECTROMAGNETIC HOLD OPEN	NIC	NOT IN CONTRACT	WG	WIRE GLASS
		NO	NUMBER	WP	WOOD PANELING
EQ	EQUAL	NOM	NOMINAL		
EW	EACH WAY	NTS	NOT TO SCALE		
EWC	ELECTRIC WATER COOLER				
EXIST (OF (E)	EXISTING	OA	OVERALL		
EXP	EXPANSION	OC	ON CENTER		
EXT	EXTERIOR	OD	OUTSIDE DIAMETER		
		OF	OUTSIDE FACE		
FCS	FLOOR COATING SYSTEM	OPNG	OPENING		
FD	FLOOR DRAIN	OPP	OPPOSITE		
FDN	FOUNDATION				
FE	FIRE EXTINGUISHER	P	PAINT		
FFE	FINISH FLOOR ELEVATION	PTD	PAINTED		
FIN	FINISH	PB	PANIC BAR		
FIN FL or FF	FINISH FLOOR	PL	PLATE		
FIN GR	FINISH GRADE	PLYWD	PLYWOOD		
FL	FLOOR	PNL	PANEL		
FR	FIRE RATING	PS	PASSAGE LATCH SET		
FRMG	FRAMING	PT	PRESSURE TREATED		
FT	FEET / FOOT	PT & D	PAPER TOWEL & WASTE DISPENSER		
FV	FIELD VERIFY	PTN	PARTITION		
FWC	FABRIC WALL COVERING				
		RD	ROOF DRAIN		
G	GRANITE	RE	REVISE		
GA	GAUGE	REF	REFRIGERATOR		
GALV	GALVANIZED	REINF	REINFORCED		
GB	GRAB BARS	REQ'D	REQUIRED		
GC	GENERAL CONTRACTOR	RM	ROOM		
GWB	GYPSUM WALL BOARD	RO	ROUGH OPENING		

GENERAL NOTES

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 WORK.
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.
3. CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.
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.
5. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A NEAT, SAFE, AND CLEAN MANNER. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE BUILDING. SITE BURNING IS NOT ALLOWED. LEAVE WORK AREA IN A CLEAN, SAFE
6. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE FACILITY IN COMPLIANCE WITH ALL REGULATIONS.
7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
8. ALL CEILINGS SHALL BE LEVEL TO 1/8 TO A TOLERENCE OF 1/8" IN A 20'-0" RADIUS WHEN CHECKED WITH A 10' STRAIGHT EDGE.
9. INSTALL SOLID BLOCKING AT WALL FRAMING BEHIND ALL SURFACE MOUNTED FIXTURES, TRIM AND HANDRAILS.
10. ALL GRAB BARS AND HANDRAILS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS. AT ANY POINT.
11. THE LOCATION OF ANY DOOR JAMBS NOT DIMENSIONED SHALL BE 6" FROM ADJACENT PERPENDICULAR WALL.
12. ALL WALL PARTITIONS SHALL EXTEND FLOOR TO STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.
13. ALL NEW SHEETROCK IN WET AREAS (PLUMBING FIXTURES) SHALL BE MOISTURE-RESISTANT TYPE, UNLESS OTHERWISE NOTED.
14. ALL NEW INTERIOR WALLS SHALL HAVE FULL - THICK ACOUSTICAL BATT INSULATION.
15. THESE ARCHITECTURAL DRAWINGS WERE PREPARED FOR THE OWNER & CONSTRUCTION MANAGER AS PART OF AN ABBREVIATED SERVICES AGREEMENT, AND AS SUCH, DO NOT DELINEATE ALL ASPECTS OF THE WORK.
16. THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE WORK, INCLUDING, BUT NOT LIMITED TO, MECHANICAL AND ELECTRICAL DESIGN-BUILD ENGINEERING, BUILDING TRADES & DISCIPLINES.
17. REFER TO THE ACCESSIBILITY DETAIL SHEET FOR AMERICANS WITH DISABILITIES ACT (ADA) AND MAINE HUMAN RIGHTS ACT (MHRA) CONSTRUCTION CRITERIA.

MATERIALS

- 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

SYMBOLS

- 101 ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- BUILDING SECTION
- WALL SECTION
- DETAIL SECTION
- CASEWORK ELEVATION
- INTERIOR ELEVATION
- VERTICAL ELEVATION
- PARTITION TYPE
- STRUCTURAL CENTERLINE

PROJECT TEAM

MECHANICAL CONTRACTOR
NASON MECHANICAL
194 MERROW RD.
AUBURN, ME 04210
207-782-0727

ELECTRICAL CONTRACTOR
DEBLOIS ELECTRIC
1033 SABATTUS ST.
LEWISTON, ME 04240
207-783-6512

DRAWING INDEX

A0	COVER
S1	SITE
A1	EXISTING BUILDING PLAN & CROSS SECTION
A2	UNITS 5 & 7
A3	ACCESSIBILITY DETAILS

100 % SUBMISSION

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/10/13

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SEAL

LICENSED ARCHITECT MICHAEL F. HAYS No. 1724 STATE OF MAINE

Michael F. Hays

REVISIONS

PROJECT NAME

FOUNDATION BREWING CO
ONE INDUSTRIAL WAY - UNITS 5 & 7
PORTLAND, MAINE 04103
CHANGE OF USE

SHEET

COVER

DATE SEPT 9, 2013

SCALE NONE

DRAWN MFH

JOB NO. 130902

SHEET A0

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