Kung Fu Tea
237 Elm St,
Somerville, MA

Date: April 13, 2014

Project Data:

1st Floor - 747 SF

Proposed Occupancy - 6

DRAWING LIST

CL - Cover Page
A-0.0 - General Notes
EX-1.0 - Existing Plan
A-1.0 - Proposed Plan
A-2.0 - FFE Plan
A-3.0 - RCP

PROFESSIONAL SEAL

Date	Description
02/26/2014	Schematic Design
03/03/2014	Design Development
03/25/2014	Design Development
04/03/2014	Design Development
04/10/2014	Health Dept Review
04/17/2014	Special Permit Application

Project Title

Kung Fu Tea

Client

Kung Fu Tea

Project Address

237 Elm St,
Somerville, MA

Title

CL

Drawing No.

CL

GENERAL NOTES

- The plans and specifications are intended to define the scope of the work required but do not limit the work required to produce a complete and working system. It is the responsibility of the contractor to include all items not shown but required to produce a complete and working system.

- General contractor is required to verify existing conditions and dimensions before beginning of work.

- General contractor is responsible for protecting existing conditions and new work during construction.

- In event of damage, the general contractor shall do all repairs and replacements at no additional cost to the owner.

- Work shall not be covered before inspections and approvals. Work that needs to be uncovered shall be done at no additional cost to the owner.

- General contractor and all trades shall be licensed and insured.

- General contractor and all trades shall comply with the latest editions of applicable Massachusetts building codes, regulations and standards.

- All fixtures and furnishings are shown diagrammatically. General contractor to coordinate with owner for final location.

- All dimensions are to finish face of the wall unless otherwise noted.

- Drawings are not to be scaled. Verify any missing or conflicting written dimensions with the architect/engineer/designer prior to construction.

- Notify architect/engineer/designer of conditions where clear or critical dimensions are designated but cannot be met.

- Maintain finish floor base elevation throughout the contract area. All dimensions indicated as above finish floor are at the same elevation.

- All doors without closers to be a minimum of 4" from nearest perpendicular partition, unless otherwise noted. Doors with closer to be a minimum of 8" from nearest perpendicular partition, unless otherwise noted.

- Tempered glass to be used in all locations as required by code.

- Review layouts for partitions in field with the owner and architect/engineer/designer prior to start of wall construction.

- Patch and repair all fireproofing at building structure, where missing or damaged, to maintain required fire rating.

TYPICAL ABBREVIATIONS

A/E - Architect / Engineer
AB - Anchor Bolt
AC - Air Conditioning
ACBL - Accessible (ADA Compliant)
ACOUS - Acoustical
ACT - Acoustic Ceiling Tile
AD - Access Door
ADA - The Americans with Disabilities Act
ADBL - Adaptable (ADA Compliant)
ADDL - Additional
ADH - Adhesive
ADJ - Adjustable
ADJO - Adjacent
AF - Access Floor
AFF - Above Finished Floor
AGGR - Aggregate
AH - Air Handler
AL - Aluminum
ALT - Alternate
ANOD - Anodized
AP - Access Panel
APPROX - Approximately
ARCH - Architect
ASC - Above Suspended Ceiling
ASPH - Asphalt

BD - Board
BETW - Between
BLDG - Building
BLKG - Blocking
BM - Beam
BO - By Others
BOT - Bottom
BR - Brass
BRZ - Bronze

CAB - Cabinet
CB - Casing Bead
CEM - Cement
CEMTS - Cementitious
CER - Ceramic
CG - Corner Guard
CHAN - Channel
CHBD - Chalkboard
CHFR - Chamfer
CHR - Chrome
CI - Cast Iron
CJ - Construction Joint
CK - Caulk
CLG - Ceiling
CLG - Control Joint
CLO - Closet
CLR - Clear
CLRM - Classroom
CMPST - Composite
CMU - Concrete Masonry Unit
CNTR - Counter
CO - Cased Opening
COL - Column
COMP - Compressible
CONC - Concrete
CONN - Connection
CONSTR - Construction
CONT - Continuous
CONTR - Contractor
COPP - Copper
CPRS - Compressible or Compression
CPT - Carpet
CORR - Corridor
CRS - Cold Rolled Steel
CS - Cast Stone
CSK - Countersunk
CSMT - Casement
CSWK - Casework
CT - Ceramic Tile
CYL - Cylinder

DBL - Double
DEMO - Demolition
DEPT - Department
DF - Drinking Fountain
DIA - Diameter
DIM - Dimension
DISP - Dispenser
DIV - Division
DMPF - Dampproofing
DN - Down
DO - Ditto
DOP - Door Opening
DR - Door
DS - Downspout
DSP - Dry Standpipe
DST - Door Stop
DTL - Detail
DWG - Drawing
DWR - Drawer

E - East
EA - Each
EB - Expansion Bolt
EIFS - Exterior Insulation Finish System
EJ - Expansion Joint
EL - Elevation
ELAST - Elastomeric
ELEC - Electrical
ELEV - Elevator
EMER - Emergency
ENCL - Enclosure
ENGR - Engineer
ENTR - Entrance
EP - Electrical Panel
EPDM - Ethylene Propylene Diene Monomer
EPRF - Explosion Proof
EQ - Equal
EQUIP - Equipment
ESCAL - Escalator
ESMT - Easement
EST - Engineered Stone
ETR - Existing to Remain
EW - Each Way
EWC - Electric Water Cooler
EX / EXIST - Existing
EXC - Excavate
EXH - Exhaust
EXP-Expansion
EXT - Exterior

F/F - Face to Face
FA - Fire Alarm
FACP - Fire Alarm Control Panel
FB - Flat Bar
FCO - Floor Clean Out
FD - Floor Drain
FDC - Fire Department Connection
FDN - Foundation
FE - Fire Extinguisher
FEC - Fire Extinguisher Cabinet
FF - Fabric Flashing
FGL - Fiberglass
FHC - Fire Hose Cabinet
FHE - Full Height Encasement
FHP - Full Height Partition
FHY - Fire Hydrant

FIN - Finish
FL - Flashing
FLR - Floor
FLUOR - Fluorescent
FOC - Face of Concrete
FOF - Face of Finish
FOM - Face of Masonry
FOS - Face of Stud
FRRF - Fireproofing
FR - Fire Resistant
FRT - Fire Retardant Treated
FS - Full Size
FSH - Fire Sprinkler Head
FSTP - Fire-stopping
FT - Foot or Feet
FTG - Footing
FTR - Fin Tube Radiation
FURN - Furniture
FURR - Furring
FUT - Future
FWC - Fabric Wall Covering

G - Gas
GA - Gauge
GALV - Galvanized
GB - Grab Bar
GC - General Contractor
GEN - Generator
GFRC - Glass Fiber Reinforced Concrete
GFRG - Glass Fiber Reinforced Gypsum
GL - Glass
GLMU - Glass Masonry Unit
GMMU - Glass Mesh Mortar Unit
GND - Ground
GR - Grade
GRL - Grille
GRTG - Grating
GSKT - Gasket
GT - Grout
GVL - Gravel
GWB - Gypsum Wall Board

HB - Hose Bibb
HC - Hollow Core
HDBD - Hardboard
HDWD - Hardwood
HDW - Hardware
HGR - Hanger
HT - Height
HM - Hollow Metal
HMD - Hollow Metal Door
HNDRL - Handrail
HO - Hold Open
HORIZ - Horizontal
HP - High Point
HVAC - Heat, Ventilation & Air Conditioning

ID - Inside Diameter
IF - Inside Face
IN - Inch or Inches
INSUL - Insulation
INT - Interior
IWH - Instantaneous Water Heater

JAN - Janitor
JST - Joist
JT - Joint

KD - Knocked Down
KIT - Kitchen
KO - Knockout
KOP - Knockout Panel
KPL - Kickplate

L - Length or Left
LAB - Laboratory
LAD - Ladder
LAM - Laminate
LAV - Lavatory
LB - Pound
LBL - Label
LF - Linear Foot or Feet
LH - Left Hand
LHR - Left Hand Reverse
LIB - Library
LIN - Linear
LKR - Locker
LNM - Linoleum
LNTL - Lintel
LONG - Longitudinal
LP - Low Point
LT - Light
LTG - Lighting
LTWT - Lightweight
LVR - Louver

MACH - Machine
MAINT - Maintenance
MAS - Masonry
MATL - Material
MAX - Maximum
MDF - Medium Density Fiberboard
MDO - Medium Density Overlay
MECH - Mechanical
MED - Medium
MEL - Melamine
MEMB - Membrane
MEZZ - Mezzanine
MF - Metal Flashing
MFR - Manufacturer
MH - Manhole
MIN - Minimum
MIR - Mirror
MISC - Miscellaneous
MKBD - Markerboard
ML - Metal Lath
MLDG - Molding
MLWK - Millwork
MO - Masonry Opening
MTD - Mounted
MTR - Mortar
MTL - Metal
MULL - Mullion
MVBL - Movable

N - North
NA - Not Applicable
NAT - Natural
NIC - Not In Contract
NO - Number
NOM - Nominal
NTS - Not To Scale

OA - Overall
OC - On Center
OD - Outside Diameter
OF - Outside Face
OFCI - Owner Furnished/Contractor Installed
OFF - Office
OH - Overhead
OPNG - Opening
OPP - Opposite

PAS - Power & Signal
PAR - Parallel
PB - Particle Board
PC - Precast
PERF - Perforated
PERIM - Perimeter
PERP - Perpendicular
PL - Plate
PLAM - Plastic Laminate
PLAS - Plaster
PLBG - Plumbing
PLYWD - Plywood
PM - Pressed Metal
PNEU - Pneumatic
PNL - Panel
POL - Polished
POLY - Polyethlyene
PR - Pair
PRCST - Precast
PREFAB - Prefabricated
PREFIN - Pre-finished
PT - Pressure Treated
PTD - Painted
PTN - Partition
PVC - Polyvinyl Chloride
PVG - Paving
QT - Quarry Tile
QTY - Quantity
QUAL - Quality

R - Radius or (Stair) Risers
RAD - Radiator
RBR - Rubber
RCP - Reflected Ceiling Plan
RD - Roof Drain

REC - Recessed
REF - Reference
REFR - Refrigerator
REG - Register
REINF - Reinforced or Reinforcing
REM - Removable
REQD - Required
REQMTS - Requirements
RESIL - Resilient
RF - Resilient Flooring
RFG - Roofing
RH - Right Hand
RHR - Right Hand Reverse
RLG - Railing
RM - Room
RO - Rough Opening
RV - Roof Vent
RWL - Rain Water Leader

S - South
SC - Solid Core
SAFB - Sound Attenuation Fiber Blanket
SCHED - Schedule
SCR - Screw
SCRN - Screen
SDT - Static Dissipative Tile
SECT - Section
SF - Square Foot or Feet
SHR - Shower
SHT - Sheet
SHTG - Sheathing
SHV - Shelving
SIM - Similar
SK - Sink
SLV - Sleeve
SM - Sheet Metal
SP - Spray Particle Paint
SPEC - Specifications
SQ - Square
SS - Stainless Steel
SSF - Solid Surface
SSK - Service Sink
ST - Steel
STA - Station
STAG - Stagger
STC - Sound Transmission Class
STD - Standard
STG - Storage
STL - Steel
STN - Stone
STR - Structural
SUSP - Suspended
SYM - Symbol
SYMM - Symmetrical
SVF - Sheet Vinyl Flooring
S4S - Surface Four Sides
SYS - System

T - Treads (Stairs)
T&B - Top and Bottom
T&G - Tongue and Groove
TBD - To Be Determined
TBM - Top of Beam
TC - Top of Concrete
TDO - Thermoset Decorative Overlay
TEL - Telephone
TEMP - Temporary
TERR - Terrazzo
TF - Top of Footing
TFF - Top of Finished Floor
THK - Thickness
THRES - Threshold
THRU - Through
TKBD - Tackboard
TMPD - Tempered
T.O. - Top Of
TOC - Top Of Concrete
TOF - Top of Footing
TOL - Tolerance
TOM - Top Of Masonry
TOP - Top of Pavement
TOS - Top Of Steel
TOSL - Top of Slab
TOW - Top Of Wall
TPO - Thermoplastic-Polyolefin Roofing
TRANS - Translucent
TV - Television
TYP - Typical

UL - Underwriters Laboratory
UNEX - Unexcavated
UNFIN - Unfinished
UON - Unless Otherwise Noted
UPS - Uninterruptible Power Supply
UR - Urinal
UV - Ultraviolet

VAC - Vacuum
VB - Vapor Barrier or Vinyl Base
VCT - Vinyl Composition Tile
VER - Verify
VERT - Vertical
VEST - Vestibule
VIF - Contractor to Verify in Field
VNR - Veneer
VR - Vapor Retarder
VWC - Vinyl Wall Covering

W-West
W - With
WH - Wall Hydrant
WID - Without
WC - Water Closet
WD - Wood
WGL - Wired Glass
WLD - Welded
WP - Working Point
WSCT - Wainscot
WT - Weight
WTH - Width
WTPRF - Waterproofing
WWF - Welded Wire Fabric

& - And
< - Angle
@ - At
℄ - Center Line
Ø - Diameter
- Pound
± - Tolerance Dimension

PEOPLE DESIGN

Date	Description
02/25/2014	Schematic Design
03/03/2014	Design Development
03/28/2014	Design Development
04/03/2014	Design Development

Project Title
Kung Fu Tea

Client
Kung Fu Tea

Project Address
237 Elm St, Somerville, MA

Title
General Notes

Drawing No.
A-0.0

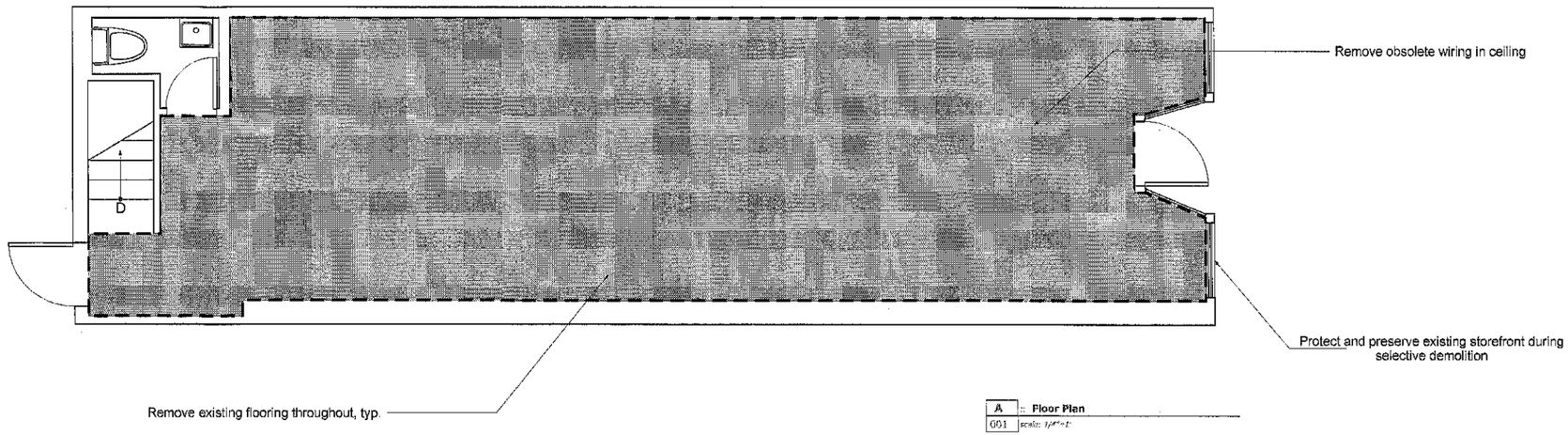
Legende

Demolition Scope

Existing Construction

Demolition Notes

- Any demolition necessary for the construction but not necessarily indicated on drawing shall be included as part of the scope of work.
- It is not the intention of the demolition drawings to specifically outline all required demolition. The complete extent of the demolition shall be determined by the general contractor by coordinating between the proposed and existing plans.
- Unless noted otherwise, keyed conditions in the plans are typical; hence not all relevant locations are keyed.
- Obsolete materials shall be removed as necessary.
- All demolition debris shall be removed from job site. Areas where demolition occurs shall be left in a clean and safe condition for new work.
- General contractor shall notify and confer with owner/architect/engineer/designer of all unforseen condition and for clarifications.



A :: Floor Plan
001 scale: 1/4"=1'

00 04 08 16
FT

PROJECT DESIGN

Date	Description
02/28/2014	Schematic Design
03/03/2014	Design Development
03/25/2014	Design Development
04/03/2014	Design Development

Project Title

Kung Fu Tea

Client

Kung Fu Tea

Project Address

237 Elm St,
Somerville, MA

Title

Proposed Plan

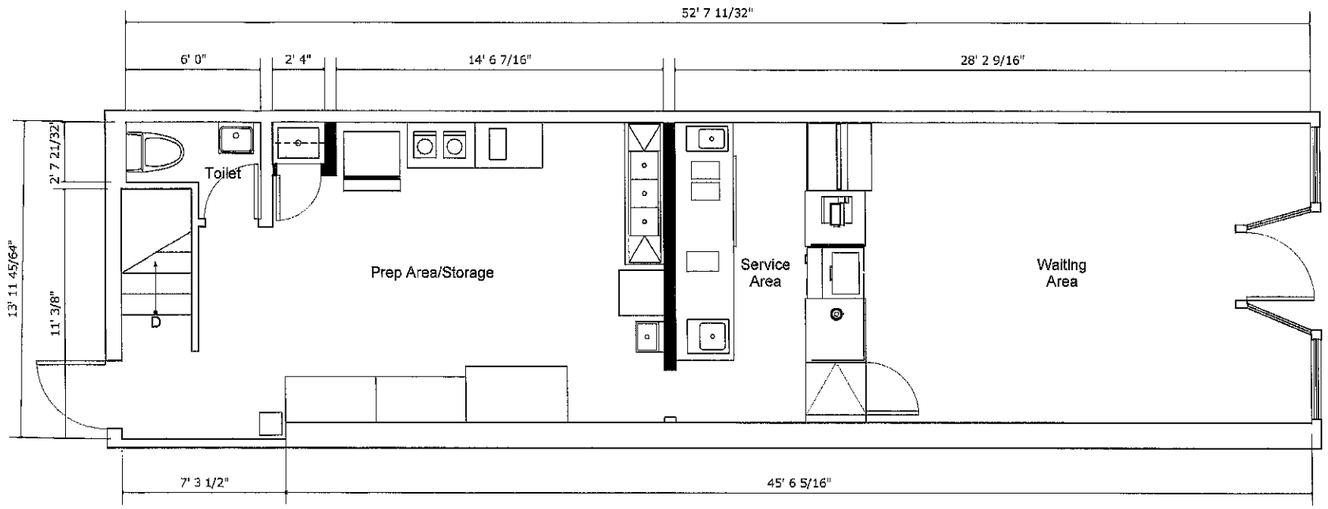
Drawing No.

EX-1.0

Legends

Proposed New Wall

Existing Construction



A :: Floor Plan
001 scale: 1/4"=1'

Room	Floor	Base	Wall	Ceiling	Notes
Prep Area/Storage	QT	QT	GWB/SS	Armstrong Kitchen Zone Ceiling Tile	--
Service Area	CT	CT	CT	GWB	--
Waiting Aera	CT	CT	PTD Brick	Exposed	--
Toilet Room	ETR	ETR	ETR	ETR	--

A :: Finishes Schedule
002 scale: 1/4"=1'

00 04 08 16
FT

FOODLE DESIGN

Date	Description
02/26/2014	Schematic Design
03/02/2014	Design Development
03/25/2014	Design Development
04/03/2014	Design Development

Project Title
Kung Fu Tea

Client
Kung Fu Tea

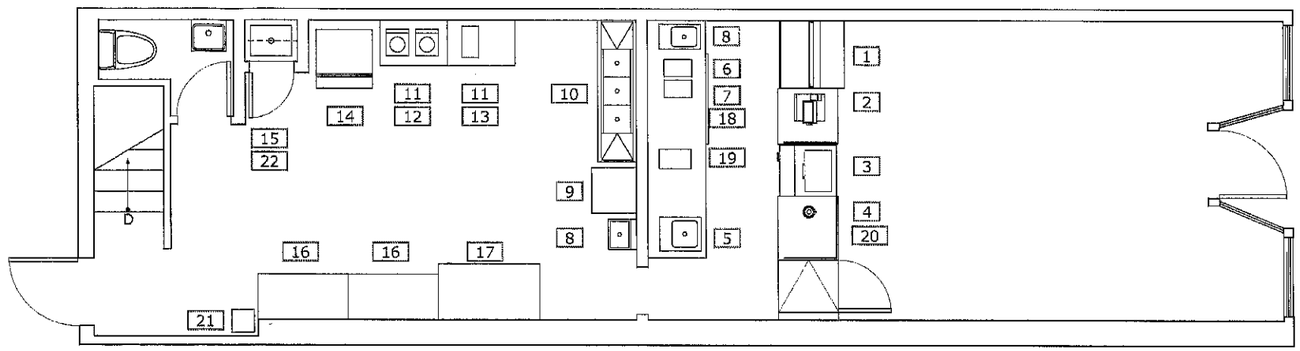
Project Address
237 Elm St,
Somerville, MA

Title
Proposed Plan

Drawing No.
A-1.1

Key Notes

1 - Refrigerated Display Case
2 - POS System
3 - Refrigerated Condiment Station
4 - Blender
5 - Dump Sink
6 - Coffee Machine
7 - Steamer
8 - Handsink
9 - Cleaned Dish Shelving
10 - Three Compartment Sink
11 - SS Work Table
12 - Electric Cook Top
13 - Hot Water Boiler
14 - Ice Maker
15 - Mop Sink
16 - SS Shelving
17 - Dual Temperature Refrigerator
18 - Undercounter Refrigerator
19 - Ice Bin
20 - Splash Guard
21 - Employee Locker
22 - Cleaning Supply Shelving



A :: Floor Plan
001 scale: 1/4"=1'

00 04 08 16
FT

PROMIE DESIGN

Date	Description
02/26/2014	Schematic Design
03/02/2014	Design Development
03/25/2014	Design Development
04/02/2014	Design Development

Project Title
Kung Fu Tea

Client
Kung Fu Tea

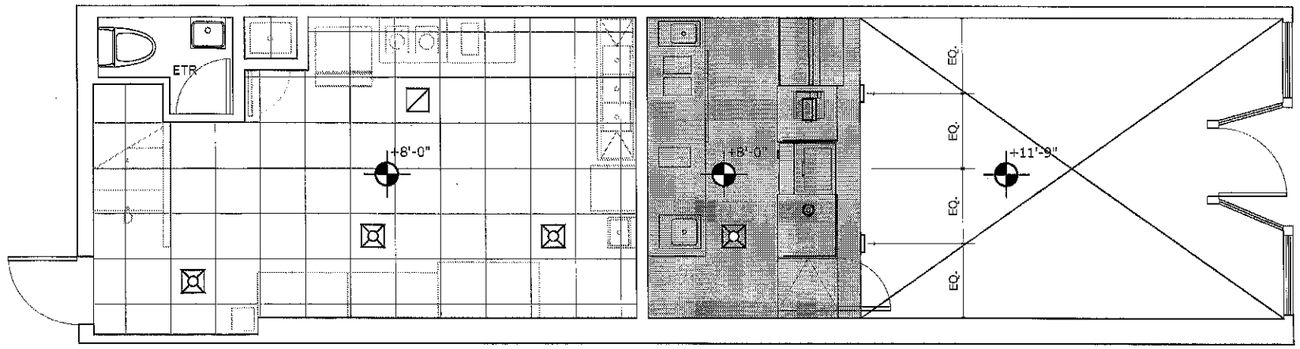
Project Address
237 Elm St,
Somerville, MA

Title
FFE Plan

Drawing No.
A-1.2

Legends

	Acoustic Ceiling Tile, 8'-0" AFF		Supply Diffuser	ETR	Existing To Remain
	Ceiling Mounted Light Fixture		Return/Exhaust Register	+X'-X"	Finished Ceiling Height
	Gypsum Board Ceiling , 8'-0" AFF		Kitchen Exhaust		Wall Supply Register



A :: Floor Plan
001 scale: 1/4"=1'

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FT

PROFILE DESIGN

Date	Description
02/26/2014	Schematic Design
03/22/2014	Design Development
03/25/2014	Design Development
04/03/2014	Design Development

Project Title
Kung Fu Tea

Client
Kung Fu Tea

Project Address
237 Elm St,
Somerville, MA

Title
RCP

Drawing No.
A-1.3