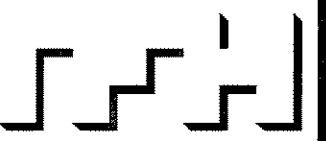


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THE ESTATES OF LONGFELLOW INN
130 EASTERN PROMENADE, PORTLAND, ME
CASCO BAY VENTURES



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THE ESTATES OF LONGFELLOW INN

AT 130 EASTERN PROMENADE IN PORTLAND, MAINE

BY CASCO BAY VENTURES, 223 WOODVILLE ROAD, FALMOUTH, ME 04105

CONSTRUCTION PERMIT SET

FEBRUARY 14, 2008

SELECT SPECIFICATIONS

- 06100 WOOD-PRESERVATIVE-TREATED MATERIALS:
PRESERVATIVE TREATED BY PRESSURE PROCESS: AWPA C2 (LUMBER)
TREAT ITEMS INDICATED ON DRAWING AND FOLLOWING:
WOOD MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS AND WATERPROOFING. WOOD CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE.
- 07150 CAPILLARY BREAK:
SPRAYED-ON ELASTOMERIC ASPHALT OR GRACE "VYCOR PLUS"; INSTALL TO ISOLATE BOTH SILL PLATES AND EXTERIOR SHEATHING FROM CONCRETE, AND AT ALL LOCATIONS WHERE WOOD (INCLUDING PT WOOD) WOULD OTHERWISE BE IN CONTACT WITH CONCRETE OR MASONRY.
- 07150 AIR INFILTRATION BARRIER:
REINFORCED HIGH-DENSITY POLYETHYLENE
SPUNBONDED POLYPROPYLENE OR POLYOLEFIN, NON-WOVEN, NON-PERFORATED WEATHER BARRIER, TYPAR, TYVEK OR EQUAL. INSTALL OVER HEAD FLASHINGS & FLANGES AT DOORS & WINDOWS. INSTALL BENEATH FLANGES AT LOWER HALVES OF WINDOWS (SLIT BARRIER AT WINDOW MID-POINT).
- 07150 VAPOR RETARDER:
6 MIL POLYETHYLENE; CONTINUOUS; LAP ALL JOINTS 6" MIN AND TAPE; SEAL ALL PENETRATIONS.
- 07200 FOAM INSULATION:
SPRAY-APPLIED CLOSED-CELL POLYURETHANE FOAM; MINIMUM R-5.5 PER INCH
- 07200 RIGID INSULATION:
EXTRUDED POLYSTYRENE ("STYROFOAM")
- 07200 CELLULOSE INSULATION:
SPRAY-IN-PLACE CELLULOSE INSULATION; MINIMUM R-3.7 PER INCH
- 07300 ASPHALT ROOF SHINGLES:
40-YEAR/3-YEAR WIND UP TO 110 MPH; MINIMUM CLASS C FIRE RESISTANCE; 235 LBS. PER SQUARE; UL CERTIFIED TO MEET ASTM D3462, "HATTERAS" BY CERTAINTEE CORPORATION.
- 07400 CEDAR SHINGLE SIDING:
PRE-FINISHED CEDAR SHINGLES; EXPOSURE TO MATCH EXISTING; PRIME ALL FIELD-CUT EDGES PRIOR TO INSTALLATION.
- 09250 5/8" GWB:
GYPSUM WALL BOARD; 5/8" TYPE-X FIRE RESISTANT; THREE-COAT JOINT TREATMENT; MID-TYPE EDGE TREATMENT TRIM; INSTALL GWB IN ACCORDANCE WITH UL DESIGNS WHERE APPLICABLE; PROVIDE MOISTURE RESISTANT GWB IN ALL BATHROOMS.
- 15000 ATTIC VENT:
SPUN ALUMINUM INTAKE/RELIEF VENTILATOR WITH ANT-BACKDRAFT FLANGE; COOK MODEL "PR-20"; ROOF CURB "RCG 30"; ALUMINUM INSECT SCREEN; OR EQUAL
- 15000 CEILING ATTIC VENT:
1.6 NET FREE AREA MIN; INSECT SCREEN; CORROSION RESISTANT FOR EXTERIOR CEILING/SOFFIT INSTALLATION.
- 15000 ROOF DRAIN:
ZURN Z-125-DP OR EQUAL; 12" DIAMETER; 3" OUTLET; CAST IRON BODY WITH COMBINATION MEMBRANE FLASHING CLAMP/GRAVEL GUARD AND LOW SILHOUETTE CAST IRON DOME; TOP-SET DECK PLATE; STATIC EXTENSION AS REQUIRED.

GENERAL NOTES

- DRAWING NOTES:**
DRAWING NOTES, UNLESS THEY INDICATE OR ARE OBVIOUS OTHERWISE, REFER TO NEW CONSTRUCTION.
- CODE COMPLIANCE:**
ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- COORDINATION:**
IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE BUILDER SHALL BRING TO THE ARCHITECT'S ATTENTION SUCH CONDITION FOR RESOLUTION OR CLARIFICATION.
- DISCREPANCIES & CLARIFICATIONS:**
THIS PROJECT INVOLVES THE RENOVATION OF AN EXISTING BUILDING. DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OR AMBIGUITIES IN THESE CONSTRUCTION DOCUMENTS FOR RESOLUTION OR CLARIFICATION.
- LAYOUT:**
UNLESS INDICATED OTHERWISE, FLOOR PLAN DIMENSIONS ARE TO FINISH FACE OF EXISTING CONSTRUCTION AND ARE TO FACE OF FRAMING OF NEW CONSTRUCTION. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES OR ROUGH OPENINGS. STAIR TREAD & RISER LAYOUT DIMENSIONS ARE TO TREAD NOSINGS.
- CENTERING:**
UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED.

- SYMMETRY:**
WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.
- DRAWING SCALES:**
WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.
- BUILDING INSULATION:**
PROVIDE AS INDICATED, WHETHER OR NOT SHOWN CONSISTENTLY IN DETAILS OR OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED.
- BLOCKING:**
INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED ITEMS SUCH AS FIXTURES, TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, HANDRAIL BRACKETS, AND BASE MOLDINGS WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.
- PENETRATIONS AT STRUCTURAL MEMBERS:**
BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, THE PENETRATION OF WHICH IS NOT SHOWN ON THE DRAWINGS, CONSULT WITH THE ARCHITECT.
- RATED CONSTRUCTION:**
PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT WALLS, AT FLOORS AND/OR CEILINGS, AT CHASES, AT JOINTS, AND AT ASSEMBLY PENETRATIONS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

- DIMENSIONING STANDARD:**
(*) SYMBOL INDICATES ACTUAL DIMENSIONS - EXAMPLES:
3/4" x 5 1/2" INDICATES ACTUAL DIMENSIONS
1 x 6 INDICATES NOMINAL DIMENSIONS
- FLASHING:**
BUILDER SOLELY RESPONSIBLE FOR CREATING WEATHER-TIGHT BUILDING ENVELOPE, INCLUDING INSTALLATION OF FLASHING, WHETHER OR NOT INDICATED ON DRAWINGS. FLASHING TO BE INSTALLED AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: DECK LEDGERS; ESCHUCHEONS; DOOR SILL PAN FLASHING; DOORS & WINDOWS; ENTABLATURES & HORIZONTAL BANDS; ROOFING; AND PANELS.
- ACCESSIBILITY:**
FIRST FLOOR TO BE ACCESSIBLE IN ACCORDANCE WITH THE FAIR HOUSING ACT DESIGN MANUAL. PROVIDE:
1.) AN ACCESSIBLE ROUTE TO EACH APARTMENT UNIT IN ACCORDANCE WITH ANSI A117.1-1986;
2.) ACCESSIBLE COMMON AREAS;
3.) USABLE DOORS;
4.) ACCESSIBLE ROUTE WITHIN EACH UNIT;
5.) ACCESSIBLE ENVIRONMENTAL CONTROLS;
6.) REINFORCING FOR POSSIBLE FUTURE INSTALLATION OF GRAB BARS;
7.) USABLE KITCHENS & BATHROOMS.
- MEANS & METHODS:**
THE MEANS AND METHODS OF CONSTRUCTION AND ALL WORK ASSOCIATED WITH THIS PROJECT ARE THE SOLE RESPONSIBILITY OF THE BUILDER.

ABBREVIATIONS

- | | |
|--------|------------------------------------|
| DWG(S) | DRAWING(S) |
| GWB | GYPSUM WALL BOARD |
| EQ | EQUAL |
| HDR | HEADER |
| IIC | IMPACT INSULATION CLASS |
| JS | JACK STUD |
| MAX | MAXIMUM |
| MDO | MEDIUM DENSITY OVERLAY |
| MDOT | MAINE DEPARTMENT OF TRANSPORTATION |
| MIN | MINIMUM |
| OC | ON CENTER |
| PT | PRESSURE TREATED |
| R | RISER |
| RO | ROUGH OPENING |
| ROHH | ROUGH OPENING HEAD HEIGHT |
| SSD | SEE STRUCTURAL DRAWINGS |
| STC | SOUND TRANSMISSION CLASS |
| T | TREAD |
| T & G | TONGUE & GROOVE |
| TOC | TOP OF CONCRETE |
| TYP | TYPICAL |
| UNO | UNLESS OTHERWISE NOTED |
| VIF | VERIFY IN FIELD |

DRAWING LIST

GENERAL		STRUCTURAL	
G1.1	COVER SHEET	S1	FOUNDATION AND FIRST FLOOR FRAMING PLAN
G1.2	LIFE SAFETY PLAN	S2	SECOND FLOOR FRAMING PLAN
		S3	THIRD FLOOR FRAMING PLAN
		S4	ROOF FRAMING PLAN
C1.1	SUBDIVISION PLAN	S5	BUILDING SECTIONS
C1.2	SITE PLAN	S6	FOUNDATION SECTIONS
C1.3	SITE DETAILS	S7	FOUNDATION SECTIONS
C1.4	LANDSCAPING PLAN	S8	FOUNDATION SECTIONS
D3	DRAINAGE IMPROVEMENT PLAN AND DETAILS	S9	BUILDING SECTIONS AND STRUCTURAL NOTES
		S10	STRUCTURAL NOTES
		S11	STRUCTURAL NOTES
DEMOLITION		ELECTRICAL	
D1.1	DEMOLITION PLAN	E1.1	BASEMENT ELECTRICAL PLAN
		E1.2	1ST FLOOR ELECTRICAL PLAN
		E1.3	2ND FLOOR ELECTRICAL PLAN
		E1.4	3RD FLOOR ELECTRICAL PLAN
ARCHITECTURAL		MECHANICAL	
A1.1	BASEMENT AND ROOF PLAN	P1.1	PLUMBING LAYOUT
A1.2	FIRST FLOOR PLAN		
A1.3	SECOND FLOOR PLAN		
A1.4	THIRD FLOOR PLAN		
A2.1	EXTERIOR ELEVATIONS		
A3.1	SECTIONS AND DETAILS		
A3.2	SECTIONS AND DETAILS		
A3.3	DETAILS		
A4.1	STAIR SECTIONS AND DETAILS		
A5.1	DOOR AND WINDOW SCHEDULE		

REVISIONS:

DATE:	02.14.2008
PROJECT No.:	0610
DRAWN BY:	SA
CHECKED BY:	TST
SCALE:	AS NOTED
SHEET TITLE:	GENERAL NOTES

G-1.1