

# ANDERSON STREET INDUSTRIAL

## 219 Anderson Street

### Portland, Maine

#### DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE
T-10	TITLE SHEET	7-31-14 PERMIT SET
T-11	EGRESS PLAN / CODE REVIEW	
A-10	FLOOR PLANS	
A-20	ELEVATIONS	
5-10	STRUCTURAL PLANS / DETAILS	

#### PROJECT SUMMARY

##### EXISTING CONDITIONS:

THE CURRENT BUILDING IS A MASONRY CONCRETE AND STEEL INDUSTRIAL BUILDING HOUSING SEVERAL TENANTS. A MAJORITY OF THE BUILDING IS TWO STORES OF 5,346 SQUARE FEET EACH. THE AREA OF THIS PROJECT IS A 1648 SF ONE-STORY SPACE WITH A ROOF STRUCTURE AT 20' ABOVE THE FINISH FLOOR. ACCESS TO THE LOWER LEVEL OF THE BUILDING IS DIRECTLY OFF ANDERSON STREET. ACCESS TO THE UPPER LEVEL IS FROM THE REAR PARKING LOT AND IS APPROXIMATELY 30' ABOVE THE GRADE IN THE REAR OF THE BUILDING.

##### PROJECT DESCRIPTION:

THIS PROJECT WILL ADD A FLOOR TO A 1648 SQUARE FOOT PORTION OF THE EXISTING BUILDING TO DIVIDE THE EXISTING SPACE INTO TWO FLOORS. ACCESS TO THE LOWER EXISTING FLOOR WILL REMAIN OFF ANDERSON STREET. ACCESS TO THE UPPER NEW LEVEL WILL BE FROM THE PARKING LOT IN THE REAR OF THE BUILDING (TO BE CONSISTENT WITH THE REPAIRS OF THE BUILDING). TWO DOORS WILL BE ADDED TO THE REAR OF THE BUILDING FOR ACCESS (ALONG WITH AN OVERHEAD DOOR). IN ADDITION, RESTROOMS WILL BE ADDED TO THESE TWO TENANT SPACES.

##### MECHANICAL, ELECTRICAL AND PLUMBING:

THESE DRAWINGS SHOW LOCATIONS OF PLUMBING FIXTURES AND EMERGENCY LIGHTING LOCATIONS. THIS SPACE HAS EXISTING GAS-FIRED CEILING MOUNTED HEATERS THAT WILL BE REMOVED AND REPLACED WITH SMALLER UNITS. THE PLUMBING, HVAC AND ELECTRICAL CONTRACTORS SHALL OBTAIN THE NECESSARY PERMITS TO PROVIDE AND INSTALL ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

##### SPRINKLER SYSTEM:

THE CURRENT BUILDING IS NOT SPRINKLED.

##### FIRE ALARM SYSTEM:

THE CURRENT BUILDING DOES NOT HAVE A FIRE ALARM, BUT IS EQUIPPED THROUGHOUT WITH HARDWIRED SMOKE DETECTORS.

##### CIVIL ENGINEERING:

NONE (BUILDING AND SITE ARE EXISTING)

##### EXTERIOR SIGNAGE:

NOT ADDRESSED IN THESE DRAWINGS. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY EXTERIOR SIGNAGE.

##### ZONING:

LOCATED IN THE 'I-3' ZONING DISTRICT AND IS CONSIDERED AN EXISTING INDUSTRIAL USE.

##### ADA:

AS THIS BUILDING CONSISTS OF PRIVATE TENANT SPACES, PER SECTION 35B(4)(1), THE SPACES INVOLVED WITH THIS CONSTRUCTION ARE NOT REQUIRED TO MEET ADA STANDARDS FOR WHEELCHAIRS.

#### LEGEND

	DETAIL NUMBER
	SHEET WHERE DETAIL IS DRAWN
	INDICATES BUILDING SECTION
	BUILDING SECTION LETTER
	SHEET WHERE BUILDING SECTION IS DRAWN
	INTERIOR ELEVATION NUMBER
	INTERIOR ELEVATION
	ROOM NAME AND NUMBER
	KEYED NOTE
	DOOR NUMBER
	COLUMN GRID LINE
	ELEVATION TARGET
	WALL TYPE
	WINDOW TYPE
	REVISION ITEM

#### GENERAL NOTES

- ALL MATERIALS, COMPONENTS AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE PROJECT. SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER).
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATION PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ROOM NUMBERS ON THE DRAWING ARE FOR CORRELATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELIANCE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERATIVE AND EVERY CONVENIENCE CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER OF CONFLICTS, DISCREPANCIES AND THE NECESSARY CORRECTIONS, AT A LATE DATE, COOPERATE BY FOOT, WILL NOT BE TO THE OWNER'S BENEFIT AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL CORRECTIONS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

#### DEMO NOTES

- REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. VERIFY THAT STRUCTURAL ELEMENTS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER OF ANY DISCREPANCIES BEFORE REMOVAL. NOTIFY BEARS OR OTHER STRUCTURAL MEMBERS CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR PARTS ARE ADDED OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS. ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY HAZARDOUS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONDUCTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S ADVISOR ON THESE EFFORTS.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE IN-ILL WALL AND FLOOR FINISHES WHERE REQUIRED.

#### PERMIT NOTES

THE OWNER / TENANT IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO, BUILDING MECHANICAL, PLUMBING ELECTRICAL, AND FIRE ALARM SYSTEM).

#### PROJECT CODES

2009 INTERNATIONAL BUILDING CODE  
2009 NFPA 701 LIFE SAFETY CODE  
NAME STATE PLUMBING CODE  
TOWN OF PORTLAND CODE OF ORDINANCES (CHAPTER 10)  
TOWN OF PORTLAND LAND USE CODE (CHAPTER 14)

#### PROJECT CONTACTS

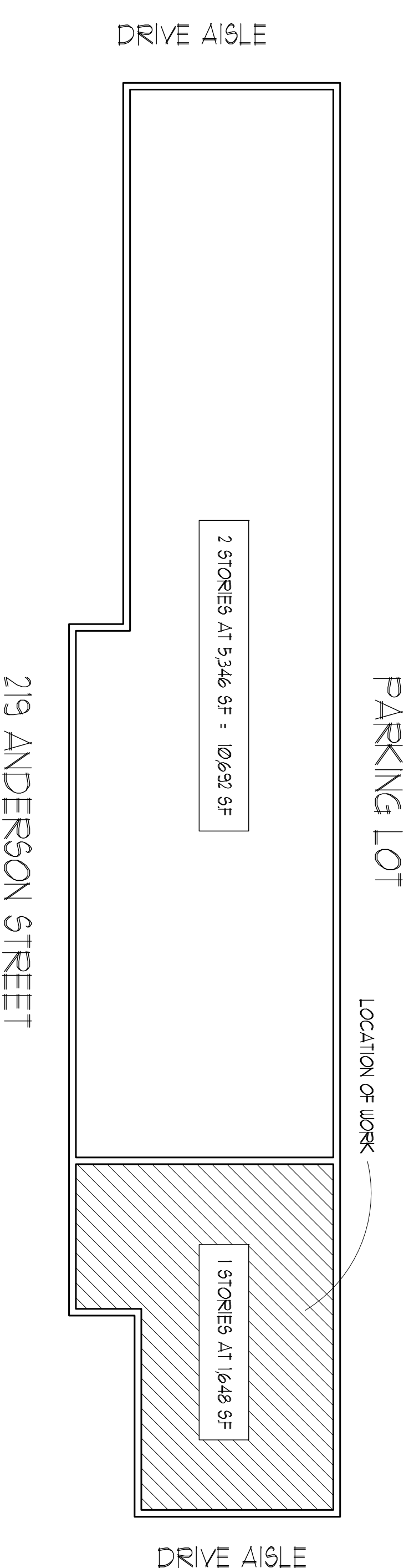
ARCHITECT: MARK A CHALOUPECKY  
PORT CITY ARCHITECTURE  
65 NEWBURY STREET  
PORTLAND, ME 04101  
TEL: (207) 761-3000  
E-MAIL: MARK@PORTCITYARCH.COM

OWNERS: ALLAN LADGER  
PORTLAND STEAL  
TEL: (207) 939-1130  
E-MAIL: ALLAN.LADGER@MAIL.COM

#### CODE REVIEW

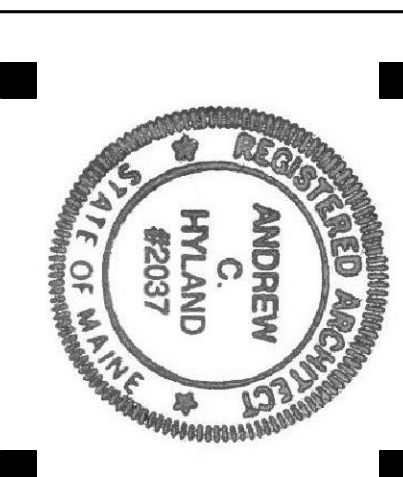
SEE SHEET T-11

#### PROJECT LOCATION



**PORT CITY**  
ARCHITECTURE

65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000



PERMIT SET  
NOT FOR CONSTRUCTION.

**ANDERSON STREET INDUSTRIAL**

219 Anderson Street  
Portland, Maine

#	DATE	DESCRIPTION
1	9/19/14	PERMIT SET

Date Issued 09-19-2014

Project Number 14116

Drawing Scale AS NOTED

TITLE SHEET

Drawn By MC  
Checked By  
ACM, LJS  
**T-10**