

ANDERSON STREET INDUSTRIAL

219 Anderson Street

Portland, Maine

DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE
T-10	TITLE SHEET	12-3-2014
T-11	EGRESS PLAN / CODE REVIEW	12-3-2014
T-12	SITE / TENANT PLAN	12-3-2014
A-10	FLOOR PLANS	12-3-2014
A-20	ELEVATIONS	12-3-2014
G-10	STRUCTURAL PLANS / DETAILS	12-3-2014

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 A MANUAL FIRE ALARM SYSTEM IS PART OF THIS PROJECT.

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 3510(A)(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 JOB. 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 OR CORRECTIVE BY FOOT, WILL NOT BE TO THE OWNER'S BENEFIT AND THE ARCHITECT FROM RESPONSIBILITY FOR 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 BEANS 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 ADJACENT TO 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-FLY 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 70 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

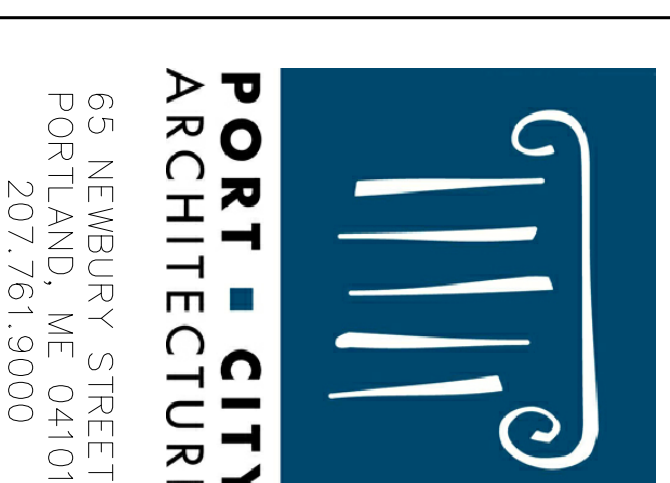
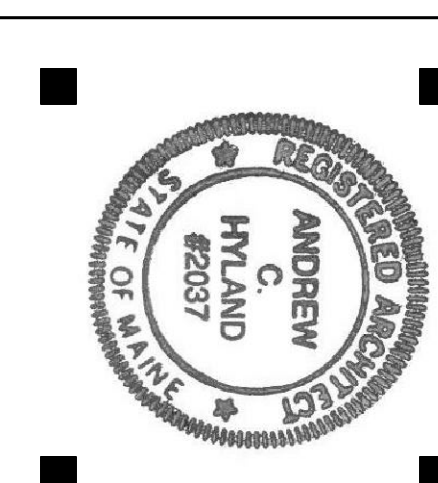
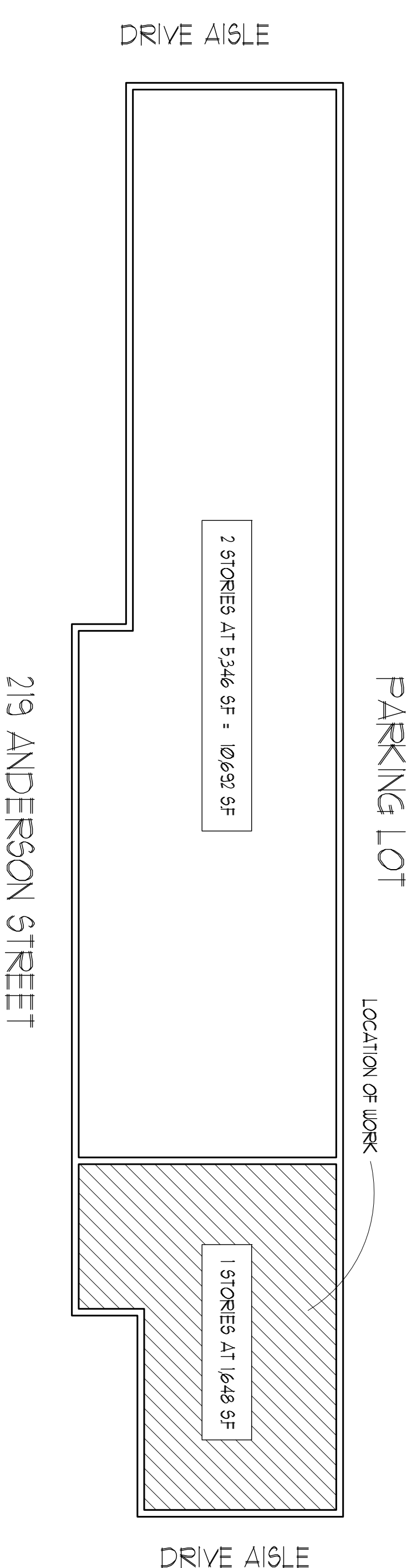
ARCHITECT: MARK A CHALOUPECKY
PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
TEL: (207) 761-9000
E-MAIL: MARK@PORTCITYARCH.COM

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

CODE REVIEW

SEE SHEET T-11

PROJECT LOCATION



PERMIT SET
NOT FOR CONSTRUCTION.

ANDERSON STREET INDUSTRIAL

219 Anderson Street
Portland, Maine

#	DATE	DESCRIPTION
1	9/30/14	PERMIT SET
2	12/3/14	REVISION SET

Date Issued: 12-3-2014
Project Number: 14116

Drawing Scale: AS NOTED

TITLE SHEET

Drawn By: MC
Checked By: T-10
ACh, LAs