

# CONGRESS STREET APARTMENTS

## 229 CONGRESS STREET

### Portland, Maine 04104

## DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE
T-10	TITLE SHEET	0
T-11	CODE REVIEW	0
L-9-1	LIFE SAFETY PLAN	0
A-10	FLOOR PLANS - FIRST AND FIRST	0
A-11	FLOOR PLANS - SECOND AND THIRD	0
A-12	FLOOR PLANS - FOURTH + DETAILS	0

## PROJECT CODES

2009 INTERNATIONAL EXISTING BUILDING CODE  
2009 NFPA 101 LIFE SAFETY CODE  
MAINE STATE PLUMBING CODE  
CITY OF PORTLAND CODE OF ORDINANCES

## PROJECT CONTACTS

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## PROJECT SUMMARY

**EXISTING CONDITIONS:**  
THE CURRENT BUILDING IS A FOUR (4) STORY APARTMENT BUILDING WITH A TOTAL OF 19 APARTMENT UNITS, AND A PORTION OF THE FIRST FLOOR BEING USED FOR RETAIL. THIS BUILDING ALSO HAS A PARTIAL BASEMENT. IN THE RECENT PAST, THE BUILDING HAD A SMALL FIRE ON THE SECOND FLOOR AS A RESULT OF THE FIRE. THE INTERIOR WALL COVERINGS (GYPSUM BOARD LATH AND PLASTER ECT.) HAS BEEN REMOVED FROM APPROXIMATELY ONE-THIRD (1/3) OF THE BUILDING. THE WORK IS CONTAINED TO THE SIX (6) APARTMENTS ABOVE THE RETAIL SPACE ON THE UPPER THREE FLOORS (2ND, 3RD AND 4TH). SOME ITEMS IN THE RETAIL SPACE HAVE BEEN REMOVED, BUT MOST IS LEFT INTACT. IN ADDITION TO THE INTERIOR WALL COVERINGS THAT WERE REMOVED, INTERIOR ELECTRICAL, MILLWORK, INSULATION, AND PLUMBING FIXTURES HAVE BEEN REMOVED ALSO. ALL THAT REMAINS IN THE AREA OF WORK ARE THE INTERIOR STUD WALL FRAMING, THE FLOORCEILING FRAMING, THE STAIRS, PLUMBING LINES AND DRAIN, AND THE FIRE ALARM SYSTEM.

NO WORK HAS BEEN DONE TO THE EXISTING BUILDING OUTSIDE OF THE WORK AREA. THIS AREA IS CURRENTLY OCCUPIED WITH TENANTS.

### SCOPE OF WORK:

IT IS THE INTENT OF THIS PROJECT TO REPLACE THE INTERIOR FINISH SHEATHING, FINISH FLOORING, ELECTRICAL, MILLWORK, TRIM, AND OTHER INTERIOR FINISHES ON THE EXISTING WOOD STUD WALLS WITHIN THE WORK AREA. THESE DRAWINGS WILL ADDRESS THESE INTERIOR FINISHES ALONG WITH THE FIRE RESISTANCE REQUIREMENTS PER 2009 NFPA 101.

IN ADDITION, THESE ARE CERTAIN CODE REQUIREMENTS THAT NEED TO BE SATISFIED, AND ARE INCLUDED IN THIS PROJECT:

### SPRINKLER SYSTEM:

DUE TO THE CODE REQUIREMENTS OF NFPA 9 SPRINKLER SYSTEM IS REQUIRED. THIS SYSTEM SHALL MEET ALL REQUIREMENTS OF AN NFPA 13R SYSTEM (IN THE APARTMENTS), AND AN NFPA 13 SYSTEM (IN THE RETAIL). THESE DRAWINGS DO NOT ADDRESS THE REQUIREMENTS FOR THESE SYSTEMS. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF THE SPRINKLER SYSTEM.

### STRUCTURAL:

THERE ARE A NUMBER OF STRUCTURAL ITEMS TO BE RECTIFIED IN THE AREA OF WORK. THESE DRAWINGS DO NOT ADDRESS THESE STRUCTURAL ISSUES. AN ENGINEER, REGISTERED IN THE STATE OF MAINE, SHALL PROVIDE SEALED DRAWINGS IN ADDITION TO THE ARCHITECTURAL DRAWINGS, TO ADDRESS THESE ISSUES.

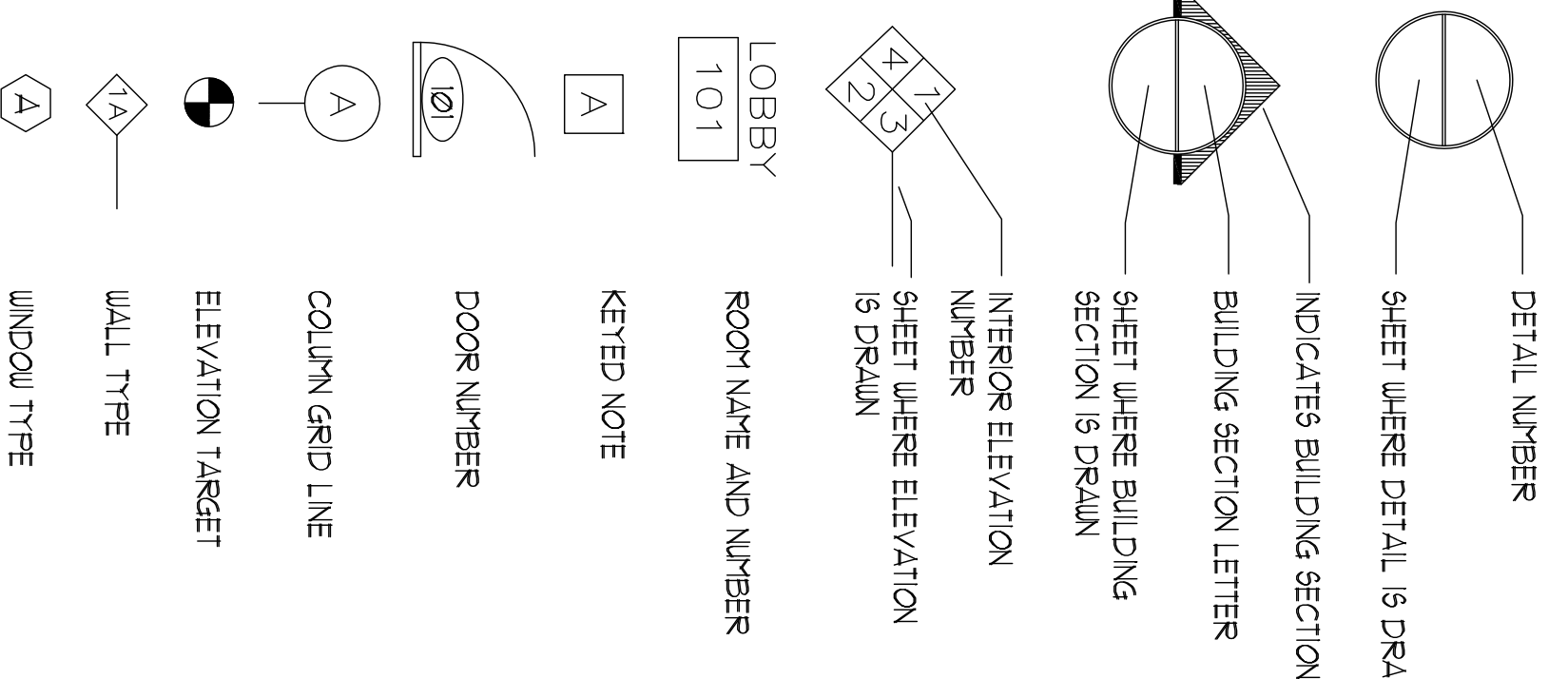
### MECHANICAL, ELECTRICAL, AND PLUMBING:

THESE DRAWINGS DO NOT ADDRESS ANY ISSUES WITH REGARDS TO MECHANICAL, ELECTRICAL OR PLUMBING WITHIN THE WORK AREA. THE OWNER IS RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR ANY WORK IN THESE DISCIPLINES.

### FIRE ALARM SYSTEM:

THERE IS A FIRE ALARM SYSTEM CURRENTLY INSTALLED IN THIS BUILDING. THESE DRAWINGS DO NOT ADDRESS ANY ISSUES ASSOCIATED WITH THE REQUIREMENTS OF THIS SYSTEM. THE OWNER IS RESPONSIBLE FOR THIS SYSTEM AND ITS OPERATIONS.

## LEGEND

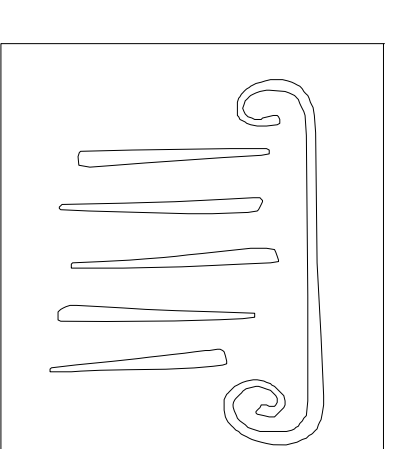


## GENERAL NOTES

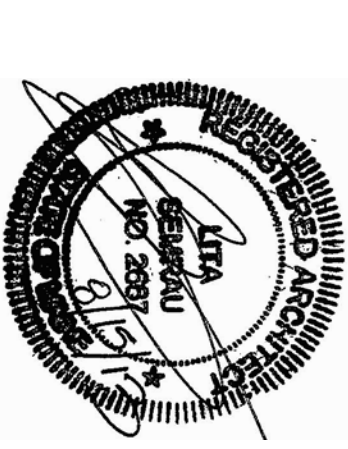
- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL, AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE 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 DISCREPANCIES 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 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 OPERATIONS 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, NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELEASE 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 FUTURE CONTINUATION IS INTEREST, AND EVERY CONTRACT 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 CONSTITUTE MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- 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 PENETRATION, JOISTS, BEAMS 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, (E EXPOSED STUD AREAS, WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACES), PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABOUT 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 ASBESTOS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S ABATOR ON THESE EFFORTS.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEVOLUTION PLANS ARE EXISTING.
- CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE INFILL WALL AND FLOOR FINISHES WHERE REQUIRED.



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Apartments  
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REV.	DATE	DESCRIPTION
1	8-5-13	FOR PERMIT

Date Issued	Aug 5, 2013
Project Number	1316
Drawing Scale	SHEET NAME

## TITLE PAGE

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Checked By  
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