



GENERAL NOTES:  
 ENTIRE BUILDING IS PROTECTED WITH APPROVED SPRINKLER AND ALARM SYSTEM. MODIFICATIONS ARE TO BE MADE IN AREA OF WORK. CONTRACTOR TO SUPPLY DESIGN AND OBTAIN PERMITS.  
 RENOVATED AREA TO INCORPORATE TWO PULL STATIONS AT DOORWAYS, STROBE/ENUNCIATOR. ADDITIONAL SPRINKLERS AS REQUIRED. ADDITIONAL HEAT DETECTORS. ADDITIONAL EXIT SIGNS AS REQUIRED.  
 BUILDING HAS AN EMERGENCY GENERATOR THAT POWERS SPECIFIC BUILDING LIGHTS THAT SERVE AS EMERGENCY LIGHTS. RENOVATED AREA WILL ADD AN ADDITIONAL LIGHT TO THIS SYSTEM.  
 ALL NEW SPRINKLERS, ALARMS, CONTROLS AND ADDITIONAL LIFE SAFETY COMPONENTS ARE TO BE TIED INTO THE EXISTING SYSTEM.

CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS. CONTRACTOR SHALL PAY FOR ALL FEES AND OBTAIN ALL NECESSARY PERMITS.  
 THE TERMS, 'SUPPLY', 'TURNISH', 'PROVIDE', ARE TO MEAN, SUPPLY AND INSTALL.  
 THERE BE ANY DOUBT AS TO THEIR MEANING, OR OMISSIONS FROM THE DRAWINGS, OR SHOULD BIDDER IS TO NOTIFY THE ARCHITECT IN WRITING A MINIMUM OF 10 DAYS BEFORE SUBMITTING BID.  
 CLARIFICATION AND DRAWINGS SHALL BE ADJUSTED TO THE SITUATION REQUIRES.  
 FIGURE DIMENSIONS SHALL SUPERSEDE SCALE MEASUREMENTS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALL SCALE MEASUREMENTS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALL SCALE MEASUREMENTS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALL SCALE MEASUREMENTS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALL SCALE MEASUREMENTS.  
 THE MORE SPECIFIC DESCRIPTION OF THE WORK TAKES PRECEDENCE OVER THE MORE GENERAL. THE MOST RECENT DRAWINGS, ADDENDA OR AGREEMENTS TAKE PRIORITY. NO ALTERATIONS SHALL BE MADE IN THE DRAWINGS EXCEPT BY THE ARCHITECT.  
 IN CASE OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DRAWINGS AND OTHER DOCUMENTS, THE ARCHITECT'S INTERPRETATION SHALL GOVERN.  
 ANY DISCREPANCY BETWEEN FIGURES AND DRAWING SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT, WHOSE DECISION SHALL BE CONCLUSIVE.  
 IT IS THE UNDERSTANDING THAT THE WORK SHOWN ON THE DRAWINGS AND CALLED OUT ELSEWHERE WILL RESULT IN A COMPLETE THOROUGH, AND FINISHED PROJECT FOR THE USE INTENDED.  
 WORK SHALL BE CARRIED OUT BY INDIVIDUALS EXPERIENCED IN THE VARIOUS AREAS OF WORK THAT THEY WILL BE PERFORMING.  
 CONTRACTORS ARE TO STORE, USE AND INSTALL ALL PRODUCTS, MATERIALS AND ITEMS IN SUCH A MANNER THAT FOLLOWS THE VARIOUS MANUFACTURERS' SPECIFICATIONS AND INSTALLATION REQUIREMENTS.  
 CONTRACTOR TO FURNISH AND INSTALL ALL LABOR MATERIALS, EQUIPMENT, LEGAL DISPOSAL OF ALL DEBRIS, AND RELATED SERVICES INCIDENTAL TO THE RENOVATIONS AND ADDITION DEPICTED ON THE PLANS.  
 CONTRACTOR TO FURNISH AND INSTALL ALL LABOR MATERIALS, EQUIPMENT, LEGAL DISPOSAL OF ALL DEBRIS, AND RELATED SERVICES INCIDENTAL TO THE RENOVATIONS AND ADDITION DEPICTED ON THE PLANS.  
 CONTRACTOR TO BE RESPONSIBLE FOR MOVING ANY ITEMS INCLUDING OFFICE EQUIPMENT AND FURNITURE THAT WILL INTERFERE WITH THE WORK. THIS INCLUDES COORDINATING TIRING AND STORAGE LOCATIONS AND ITEMS INVOLVED WITH THE PHA OR OTHER TENANTS. CONTRACTOR SHALL REPLACE ITEMS UPON COMPLETION OF WORK IN AFFECTED AREA.  
 WORK TO INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING: DEMOLITION, EXCAVATION, CONCRETE WORK, CARPENTRY, DRYWALL, PAINTING, CABINETRY, ELECTRICAL, MECHANICAL INCLUDING DESIGN, CONSTRUCTION AND INSTALLATION OF A SPRINKLER SYSTEM TO PROVIDE COVERAGE FOR THE AREAS BEING RENOVATED. THE NEW WORK IS TO BE TIED INTO THE EXISTING SYSTEMS UTILIZING INSTALLED COMPONENTS. ANY ADDITIONAL OR UPGRADED COMPONENTS ARE TO BE INCLUDED AS PART OF THE BID.  
 INTERFACE SYSTEM WITH BUILDING FIRE AND SMOKE ALARM SYSTEM COORDINATE WITH ALARM SYSTEM CONTRACTOR. EXPAND OR MODIFY AS REQUIRED TO MEET ALL CURRENT CODE REQUIREMENTS.

FIRE DEPARTMENT INFO  
 SCALE: 1/4"=1'-0"

**FIRE CLASSIFICATIONS AND SUMMARY**  
 USE GROUP-BUSINESS AND ASSEMBLY < 300  
 MIXED OCCUPANCY (6.1.14.2.2)  
 EXISTING STRUCTURE IS FULLY SPRINKLED AND EQUIPTED WITH A MONITORED DETECTION SYSTEM  
 EXISTING TWO HOUR SEPARATION  
 CONSTRUCTION TYPE  
 1B UNPROTECTED  
 OCCUPANT LOAD  
 THE OCCUPANT LOAD IN THE HEALTH CENTER WOULD BE 6, BASED ON 100 SF PER PERSON DIVIDED INTO 602 SF OF FLOOR SPACE  
 NFPA TABLE 7.3.1.2  
 MEANS OF EGRESS  
 TWO EXITS.  
 TRAVEL DISTANCE IS LESS THAN 100 FEET;  
 ONE EXIT DIRECTLY ON GRADE AT THE SIDEWALK-99'-6" TRAVEL DISTANCE; ONE EXIT TO EXTERIOR LANDING, FIVE STEPS TO WALKWAY-91'-0" TRAVEL DISTANCE

**FRANKLIN TOWERS APARTMENTS HEALTH CENTER**  
 211 CUMBERLAND AVENUE  
**GENERAL DISCRPTION OF PROJECT**  
 A PORTION OF THE FIRST FLOOR SPACE WILL BE USED AS A PROJECT HEALTH CENTER. IT WOULD SERVE THE RESIDENTS OF FRANKLIN TOWERS AS A SOURCE OF COUNSELING AND ADVICE REGARDING HEATH CARE AND NUTRITION. NO MEDICAL PROCEDURES WILL BE DONE ON SITE. IT IS SIMILAR TO A DOCTOR'S OFFICE IN FUNCTION.  
 THE RENOVATIONS WOULD CONSIST OF MOVING AN EXISTING PARTITION TO PROVIDE AN EXAM ROOM FOR OCCASIONAL, PRELIMINARY EXAMS; AN AREA FOR WAITING, LITERATURE DISPLAYS AND A MEETING ROOM WITH THE ABILITY TO SEAT 4 TO 6 PEOPLE FOR FAMILY CONFERENCES, ETC.  
 SOME SPRINKLER RELOCATION, ALARM SYSTEMS AND ELECTRICAL WORK WOULD ALSO HAVE TO BE PERFORMED.

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