

EMERY WATERHOUSE BLOCK

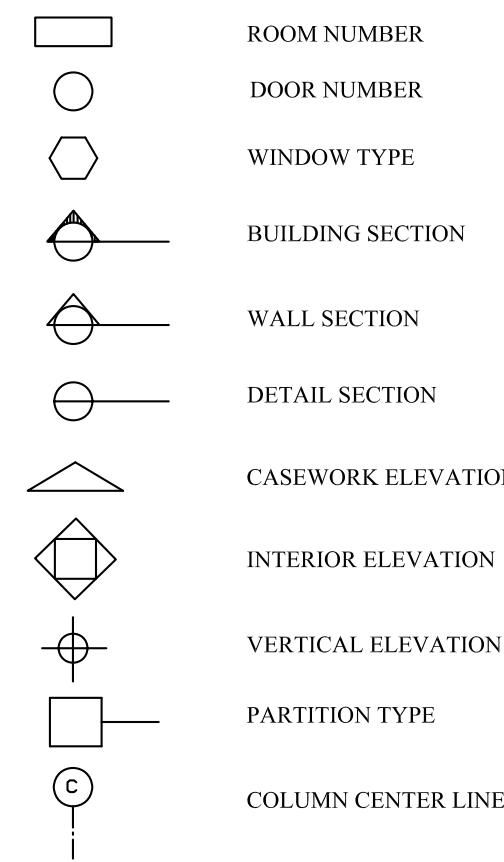
143-147 MIDDLE STREET - PORTLAND, MAINE

PROJECT DIRECTORY

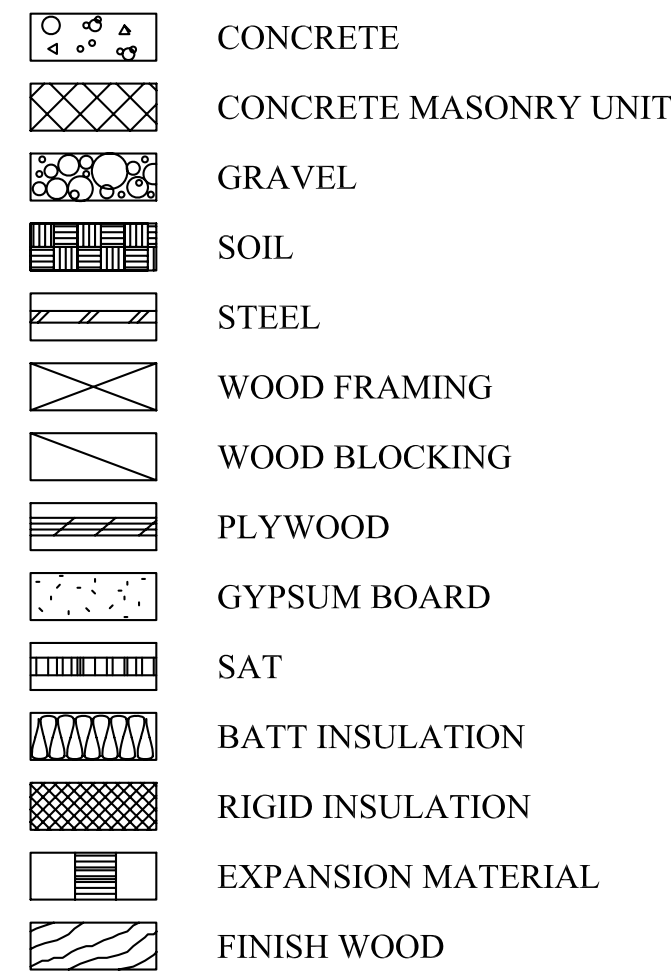
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SYMBOLS



MATERIALS



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EC-1.1 EXISTING CONDITIONS PLAN
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DRAWING INDEX

ABBREVIATIONS

AB ANCHOR BOLT	FDKB FIRE DEPARTMENT KEY BOX	MAX MAXIMUM	S SOUTH
AFF ABOVE FINISH FLOOR	FDN FOUNDATION	MECH MECHANICAL	SAT SUSPENDED ACOUSTICAL
ALUM OR AL ALUMINUM	FX FIRE EXTINGUISHER	MFRG MANUFACTURER	TILE CEILING
BIT BITUMINOUS	FFE FINISH FLOOR ELEVATION	MIN MINIMUM	SC SHOWER CURTAIN
BM BENCH MARK	FIN FINISH	MISC MISCELLANEOUS	SD SOAP DISPENSER
BOT BOTTOM	FIN FL OR FF FINISH FLOOR	MRGB MOISTURE RESISTANT GYPSUM BOARD	SCHED SCHEDULE
BRG BEARING	FIN GR FINISH GRADE	MTL METAL	SECT SECTION
BRK BRICK	FL FLOOR	N NORTH	SHT SHEET
C CARPET	FR FIRE RATING	NA NOT APPLICABLE	SIM SIMILAR
CAB CABINET	FRMG FRAMING	NIC NOT IN CONTACT	SND SANITARY NAPKIN DISPOSAL
CC CENTER TO CENTER	FT FEET (FOOT)	NO NUMBER	SQ SQUARE
CL CENTER LINE	FV FIELD VERIFY	NOM NOMINAL	STD STANDARD
CLG CEILING	GA GAUGE	NTS NOT TO SCALE	STL STEEL
CONC CONCRETE	GALV GALVANIZED	OA OVERALL	STRUCT STRUCTURAL
CONT CONTINUOUS	GB GRAB BARS	OC ON CENTER	SV SHEET VINYL
DBL DOUBLE	GC GENERAL CONTRACTOR	OD OUTSIDE DIAMETER	T TEMPERED (GLASS)
DIA DIAMETER	GWB GYPSUM WALL BOARD	OPNG OPENING	THK THICKNESS
DIM DIMENSION	HC HANDICAP	OPP OPPOSITE	TO TOP OF
DNA DOES NOT APPLY	HM HOLLOW METAL	P PAINT	TOB TOP OF BEAM
DTL DETAIL	HORZ HORIZONTAL	PTD PAINTED	TOM TOP OF MASONRY
DWG DRAWING	HT HEIGHT	PL PLATE	TOW TOP OF WALL
E EAST	IF INSIDE FACE	PLY WD PLYWOOD	TP TOILET PAPER DISPENSER
EA EACH	IN INCHES	PNL PANEL	TYP TYPICAL UNLESS OTHERWISE NOTED
EF EACH FACE	INSUL INSULATION	PT PRESSURE TREATED	VB VAPOR BARRIER
EL ELEVATION	INT INTERIOR	PTN PARTITION	VCT VINYL COMPOSITION TILE
ELEC ELECTRICAL	JNT OR JT JOINT	RE REFER	VERT VERTICAL
ELEV ELEVATOR	LOC LOCATION	REF REFRIGERATOR	W WEST
EHO ELECTRO-MAGNETIC HOLD OPEN		REINF REINFORCED	W/ WITH
ETR EXISTING TO REMAIN		REQD REQUIRED	WC WATER CLOSET
EQ EQUAL		RM ROOM	WD WOOD
EW EACH WAY		RO ROUGH OPENING	
EXT EXTERIOR			

GENERAL NOTES

- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
- ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN HOUSEKEEPING, UTILITY, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS. MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH HOUSE UTILITY AND UNIT BATH ROOMS. SHOWERS ALL SIDES TO HAVE DURAROCK BACKING.
- ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
- INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
- CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.
- DESIGNATED EGRESS WINDOWS IN SLEEPING ROOMS SHALL MEET THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS OF 22" WIDE, 24" HIGH & 5.7 SF CLEAR OPENING. ALL BEDROOMS SHALL CONTAIN A MINIMUM OF (1) EGRESS OPENING.
- WINDOW SAFETY GLAZING SHALL BE LOCATED AS FOLLOWS, BUT NOT LIMITED TO:
ALL WINDOWS WITHIN 60" HORIZ & VERT DIMENSION OF STAIRS MUST BE TEMPERED.
ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED.
ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
- BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY, MECH. ROOM WALLS, AND ROOF DRAINS THRU BUILDING.
- BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT & OR ENGINEER PRIOR TO WORK.
- ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.

PROJECT NOTES

- SCOPE OF WORK: SHALL INCLUDE THE CONSTRUCTION OF A NEW MIDDLE STREET ENTRY VESTIBULE.
- HISTORIC PRESERVATION APPROVAL HAS BEEN OBTAINED.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTIONS, FIRE, ZONING & HISTORIC PRESERVATION OFFICES.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: STREET CLOSINGS, ELECTRICAL, MECHANICAL, SPRINKLER ETC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE EXTERIOR, INTERIOR & SITE WORK; INCLUDING ALL EXTERIOR FINISHES. WORK SHALL ALSO INCLUDE:
 - NFPA 13 SPRINKLER SYSTEMS PER THE FLOOR PLANS.
 - MECHANICAL SYSTEMS (HVAC)
 - ELECTRICAL
 - PLUMBING
 MECHANICAL/ ELECTRICAL INSTALLATIONS ARE TO BE PERFORMED ON A DESIGN-BUILD BASIS. ALL SYSTEMS SHALL BE ENGINEERED AND CERTIFIED BY A STATE OF MAINE PROFESSIONAL ENGINEER.
- FIRE ALARM WORK SHALL BE INSTALLED ACCORDINGLY TO MEET NFPA 72, CITY OF PORTLAND & STATE FIRE MARSHAL REQUIREMENTS.
- ALL FIRE RATED WALL PENETRATIONS SHALL BE UL APPROVED.
- VERIFY EXISTING SPRINKLER HEAD COVERAGE FOR NEW VESTIBULE AREA. ADD NEW SPRINKLER HEAD AS REQUIRED PER NFPA 72.
- CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.

CODE NOTES



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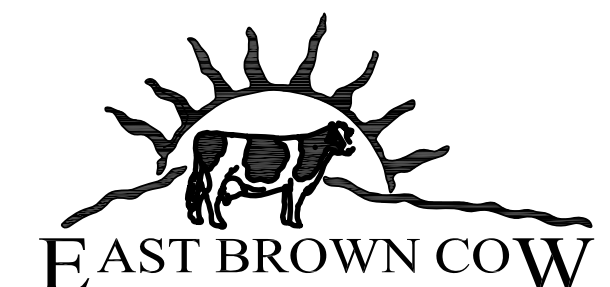
EMERY WATERHOUSE BLOCK

66 PEARL STREET
PORTLAND, MAINE

ENTRY DOOR VESTIBULE:

GENERAL NOTES

DATE	REVISIONS
June 2013	
PROJECT	
66 PEARL ENTRY	
DRAWN BY	
MFP	
CHECK BY	
MLM	



BUILDING PERMIT SET: JULY 01, 2013

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