EMERY WATERHOUSE BLOCK

143-147 MIDDLE STREET - PORTLAND, MAINE

PROJECT DIRECTORY

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SYMBOLS

- ROOM NUMBER
- DOOR NUMBER
- WINDOW TYPE
- BUILDING SECTION
- WALL SECTION
- DETAIL SECTION
- CASEWORK ELEVATION
- INTERIOR ELEVATION
- VERTICAL ELEVATION
- PARTITION TYPE
- COLUMN CENTER LINE

MATERIALS

- CONCRETE
- CONCRETE MASONRY UNIT
- GRAVEL
- SOIL
- STEEL
- WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- GYPSUM BOARD
- SAT
- BATT INSULATION
- RIGID INSULATION
- EXPANSION MATERIAL
- FINISH WOOD

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ARCHITECTURAL DRAWINGS

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EC-1.1 EXISTING CONDITIONS PLAN
A-1.1 PROPOSED PLANS
A-1.2 PROPOSED 2 TENANT SCHEME
A-1.3 PROPOSED 1 TENANT SCHEME

ABBREVIATIONS

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

GENERAL NOTES

1. 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.

2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.

3. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

4. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES. TRIM, CABINETS, COUNTER TOPS. AND GRAB BARS WHEN MOUNTED ON STUD WALLS. INCLUDING ALL FUTURE INSTALLATIONS.

5. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.

6. 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.

7. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.

8. INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.

9. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.

10. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR. CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.

11. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

12. 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.

13. DESIGNATED EGRESS WINDOWS IN SLEEPING ROOMS SHALL MEET THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS OF 22" WIDE, 24" HIGH & 5.7 SF CLEAR OPEING. ALL BEDROOMS SHALL CONTAIN A MINIMUM OF (1) EGRESS OPENING.

14. 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.

15. 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 ROO F DRAINS THRU BUILDING.

16. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.

17. ANY CHANGE DURING CONSTRUCITON 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

1. SCOPE OF WORK: SHALL INCLUDE THE CONSTRUCTION OF A NEW MIDDLE STREET ENTRY VESTIBULE.

2. HISTORIC PRESERVATION APPROVAL HAS BEEN OBTAINED.

3. ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTIONS, FIRE, ZONING & HISTORIC PRESERVATION OFFICES.

4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO; STREET CLOSINGS, ELECTRICAL. MECHANICAL, SPRINKLER ETC.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE EXTERIOR, INTERIOR & SITE WORK: INCLUDING ALL EXTERIOR FINISHES.
WORK SHALL ALSO INCLUDE:
a. NFPA 13 SPRINKLER SYSTEMS PER THE FLOOR PLANS.
b. MECHANICAL SYSTEMS (HVAC)
c. ELECTRICAL
d. 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.

6. FIRE ALARM WORK SHALL BE INSTALLED ACCORDINGLY TO MEET NFPA 72, CITY OF PORTLAND & STATE FIRE MARSHAL REQUIREMENTS.

7. ALL FIRE RATED WALL PENETRATIONS SHALL BE UL APPROVED.

8. VERIFY EXISTING SPRINKLER HEAD COVERAGE FOR NEW VESTIBULE AREA. ADD NEW SPRINKLER HEAD AS REQUIRED PER NFPA 72.

9. CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.

CODE NOTES

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EAST BROWN COW

BUILDING PERMIT SET: JULY 01, 2013

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/23/13

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ENTRY DOOR VESTIBULE:
EMERY WATERHOUSE BLOCK
66 PEARL STREET
PORTLAND, MAINE

GENERAL NOTES

REVISIONS

DATE
June 2013

PROJECT
66 PEARL ENTRY

DRAWN BY
MRP

CHECK BY
MLM

T-1.2