

# 12 DALTON ST. RENOVATIONS

PORTLAND, MAINE

## PROJECT TEAM

**OWNER: COMMUNITY HOUSING OF MAINE**  
 308 Cumberland Avenue, #03  
 Portland, ME 04101-4510  
 (207) 879-0341

**FINANCING: MAINE STATE HOUSING AUTHORITY**  
 353 Union Street  
 Augusta, ME 04330-4533  
 1-800-451-4668

**ARCHITECT: CWS ARCHITECTS**  
 434 CUMBERLAND AVENUE  
 PORTLAND, ME 04101-4335  
 (207) 714-4441

**STRUCTURAL: L&L STRUCTURAL ENGINEERS**  
 6 G Street  
 South Portland, ME 04106  
 (207) 767-4830

## CODE STUDY

### DRAWING STATUS LIST

DWG NO.	DRAWING NAME	MSHA / CHOM PRELIM. REVIEW	ISSUED FOR BIDS	ISSUE DESCRIPTION AND DATE
A-0	TITLE PAGE AND INDEX			2/**/04
F1.1	FOUNDATIONS DETAILS			3/19/04
A1-1	FLOOR PLANS			**/**/**
				**/**/**

### SHEET REFERENCE

DWG NO. PROJECT

A-0 TITLE PAGE AND INDEX

F1.1 FOUNDATION DETAILS

A1-1 FLOOR PLANS

### PARTITION SCHEDULE

DESCRIPTION	CONSTRUCTION	FINISHES
INTERNAL PARTITION	2x4 (2x6 IF INDICATED AS SUCH) WOOD STUDS @ 16" O.C. TO INSIDE OF FLUOR MASS SYSTEM. (1) LAYER 5/8" CONCRETE 2x1/2" ACoustICAL INSULATION @ BATHROOM & BATHROOM WALLS. (1) LAYER 5/8" TYPE "X" GIB BOARD WITHIN ALL BATHROOMS AND BEHIND ALL KITCHEN SINKS.	TAZED GIB SIDE GROUPE GIB SIDE

(ALL OTHER INTERIOR WALLS)

### GENERAL PARTITIONING NOTES:

- 1) PROVIDE MOISTURE RESISTANT GIB WITHIN ALL BATHROOMS AND BEHIND ALL KITCHEN SINKS.
- 2) RUN GIB BEHIND ALL TOES AT EXTERIOR OR COMMON WALLS & PROVIDE ADDITIONAL LAYER OF 1/2" GIB TO COVER TUB FLANGE.
- 3) PROVIDE SOLID WOOD BLOCCING SO AS TO ADEQUATELY ISOLATE ADJACENT ELECTRICAL OUTLETS AS REQUIRED.



**CWS Architects**  
 434 Cumberland Avenue  
 Portland, ME 04101  
 Phone: (207) 771-4441  
 Fax: (207) 771-1616  
[www.cwsarch.com](http://www.cwsarch.com)

**OWNER:**  
 COMMUNITY HOUSING OF MAINE  
 308 Cumberland Avenue, #03  
 Portland, ME 04101-4510  
 (207) 879-0341

**12 DALTON STREET RENOVATIONS**  
 12 Dalton Street  
 Portland, Maine

Project No: 0410  
 Drafting By:  
**TITLE PAGE AND INDEX**  
 Scale: NONE  
 Date: March 19, 2003  
 Revision:

Drawing Number:

**A-0**

INTERIOR ELEVATION

EXTERIOR ELEVATION

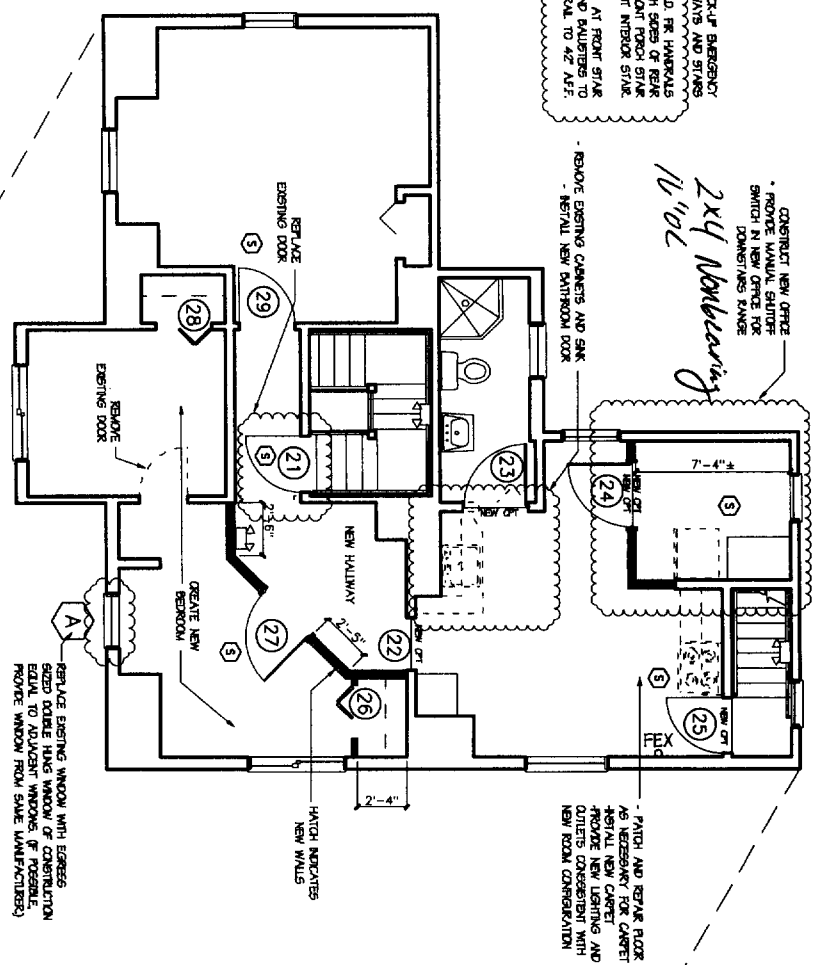
ROOM NAME

ROOM NUMBER

NEW WALL / PARTITION  
 RE: WALL TYPE SCHEDULES

ADD BATTERY BACKUP EMERGENCY LIGHTS AT HALLWAYS AND STAIRS  
 AT TOP AND BOTTOM OF STAIRS  
 RECONSTRUCT GYMNASIUM AT FRONT STAIR WITH NEW NEBE TRIMS AND PAINTING TO MATCH EXISTING FLOOR TO 42" A.F.F.

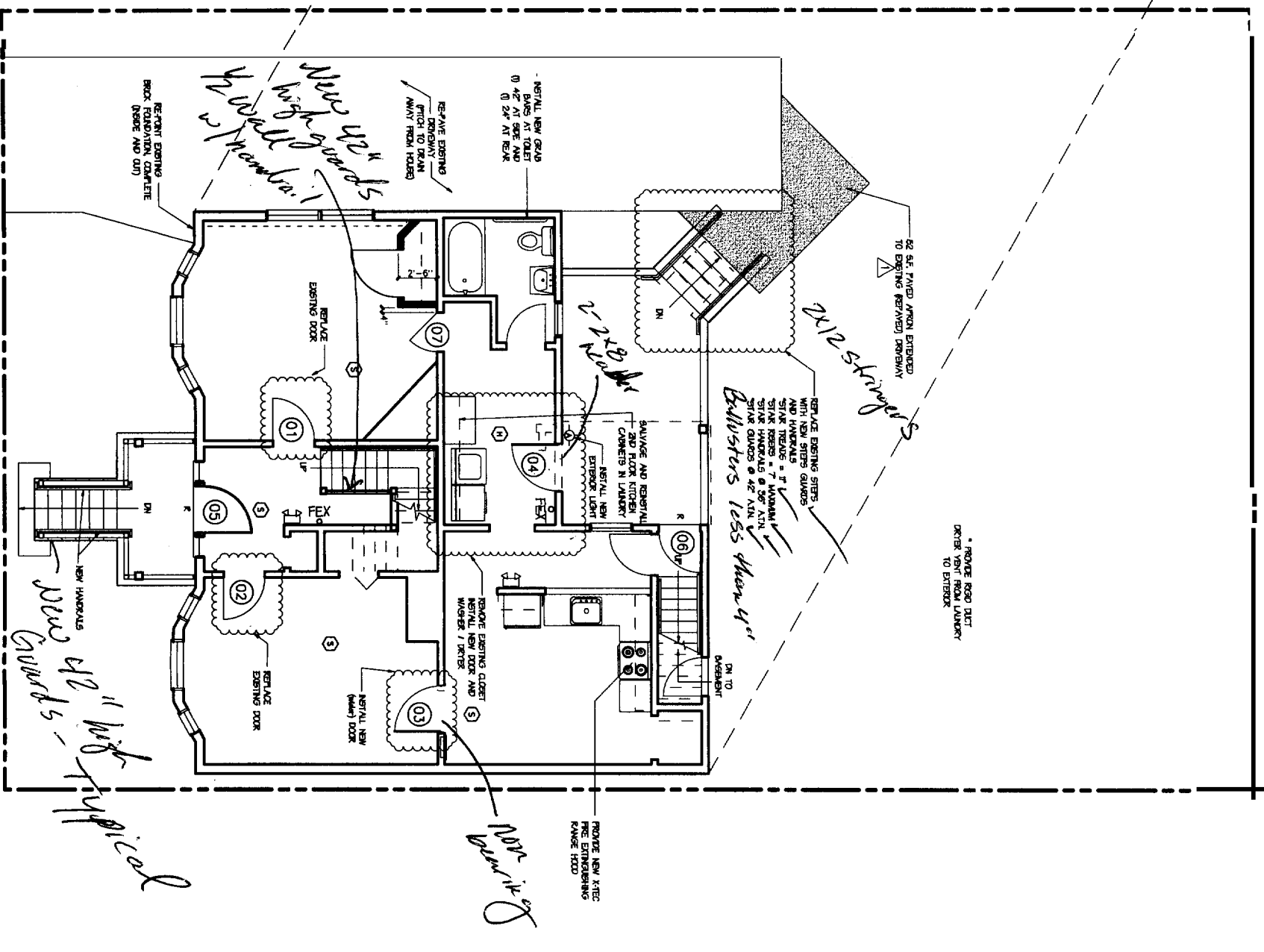
*2x4 Newbeaming*  
 11/10/02  
 CONSTRUCT NEW OFFICE SPACE IN NEW OFFICE FOR DOWNSTAIRS RANGE



BASEMENT WORK NOT SHOWN  
 REMOVE (1) ONE (THE CLOSEST TO THE STREET) OIL TANK  
 REMOVE EXISTING HOT WATER HEATER  
 REMOVE EXISTING HOT WATER TANK  
 REMOVE EXISTING HOT WATER TANK  
 REMOVE ALL UNNECESSARY DEBRIS  
 PROVIDE MECH. STRUCTURAL SHORING AS REQUIRED (SEE P4)  
 PROVIDE EXISTING STONE FOUNDATION WITH NEW SQUEEZED CONCRETE WALL (SEE P4)  
 ADD (2) TWO PERMANENT OPEN JACKS AT BEAM LOCATION WITH ADJUSTED  
 PROVIDE HEAT REE (BUND) DETECTOR

## 2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



*New York's High Guards*  
*New York's High Guards*  
*New York's High Guards*  
 REPAIR EXISTING DOWNWAY PATCH TO DRAIN AWAY FROM HOUSE  
 REPAIR EXISTING ROCK FOUNDATION COMPLETE (BASE AND CURB)  
 REPAIR EXISTING STAIRS WITH NEW STAIRS GARDERS AND HANDRAILS  
 STAIR RISERS = 7" MAXIMUM  
 STAIR HANDRAILS @ 36" A.F.F.  
 STAIR GARDERS @ 42" A.F.F.  
 PROVIDE ROOF DUCT DRAIN VENT FROM LANTERN TO EXTERIOR  
 PROVIDE NEW EXTERIOR FIRE ENTERING RANGE HOOD  
 REMOVE EXISTING CLOSET  
 INSTALL NEW DOOR AND WATER TAP DETECTOR  
 REMOVE EXISTING DOOR  
 INSTALL NEW (HARD) DOOR  
 REPAIR EXISTING DOWNWAY PATCH TO DRAIN AWAY FROM HOUSE  
 REPAIR EXISTING ROCK FOUNDATION COMPLETE (BASE AND CURB)  
 REPAIR EXISTING STAIRS WITH NEW STAIRS GARDERS AND HANDRAILS  
 STAIR RISERS = 7" MAXIMUM  
 STAIR HANDRAILS @ 36" A.F.F.  
 STAIR GARDERS @ 42" A.F.F.  
 PROVIDE ROOF DUCT DRAIN VENT FROM LANTERN TO EXTERIOR  
 PROVIDE NEW EXTERIOR FIRE ENTERING RANGE HOOD  
 REMOVE EXISTING CLOSET  
 INSTALL NEW DOOR AND WATER TAP DETECTOR  
 REMOVE EXISTING DOOR  
 INSTALL NEW (HARD) DOOR

## 1 PROPOSED SITE AND FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

**CWS**  
 CWS Architects  
 Architect  
 Space Planning  
 Value Design  
 432 Connecticut Avenue  
 Portland, ME 04101  
 Phone: (207)774-4441  
 Fax: (207)774-0016  
 www.cwsarch.com

Community Housing  
 OF NAME  
 20 Cumberland Street, 203  
 Portland, ME 04101-6303  
 (207) 879-6377

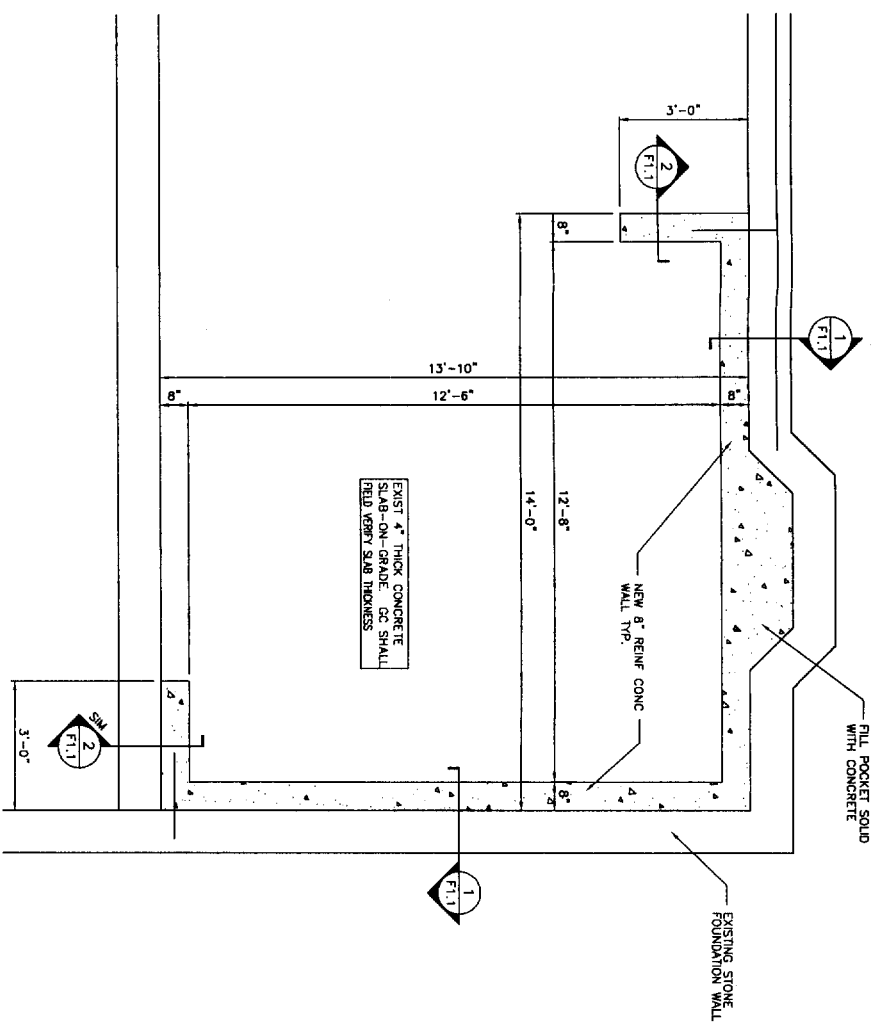
**CHOM**  
 12 DALTON ST. RENOV.  
 12 DALTON STREET  
 PORTLAND, ME  
 Project No: 01.130  
 Drawing Title:  
**PROPOSED FLOOR PLANS**  
 Scale: 1/4" = 1'-0"  
 Date: March 18, 2004  
 Release: March 24, 2004

Drawing Number:  
**A1-1**

- GENERAL NOTES:**
1. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
  2. Do not scale plans.
  3. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
  4. All proprietary products shall be installed in accordance with the manufacturer's written instructions.
  5. The structure is designed to be self supporting and stable after the Building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of concrete. Such matters shall remain the property of the contractor after completion of the project.
  6. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

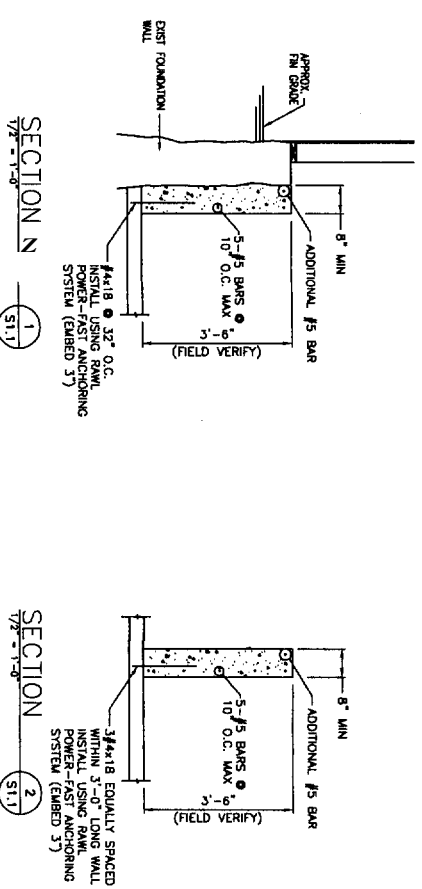
- DESIGN LOADS:**
1. Building code: BOCA Basic Building Code (1999)
  2. Weight of Soil: 120 pcf (max at rest pressure=250 psf)

- CONCRETE NOTES:**
1. All concrete work shall conform to ACI 318—Latest Edition.
  2. Concrete strength at 28 days shall be:
    - a. 3500 psi for all new walls.
  3. All concrete shall be air entrained 4% to 6%.
  4. Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be delivered, fabricated and erected in accordance with ACI 318—Latest Edition.
  5. Splices of reinforcing bars shall be in accordance with ACI 318.



## PARTIAL FOUNDATION PLAN

1/2" = 1'-0"



**CMS Architects**  
 Architectural  
 Space Planning  
 Value Design

414 Cambridge Street  
 Portland, ME 04101  
 Phone: (207)774-4441  
 Fax: (207)774-4018  
 www.CMSArch.com

Owner:  
**COMMUNITY HOUSING OF MAINE**  
 309 Cumberland Avenue No.203  
 Portland, ME 04103  
 (207) 879-0344

Drawn:  
 Date:

CHOM  
 12 DALTON ST. RENOY.  
 12 DALTON STREET  
 PORTLAND, MAINE

Project No: 02.430  
 Drawing Title: FOUNDATION DETAILS

Scale: 1/2" = 1'-0"  
 Date: March 19, 2004

Revisions:  
 ▲  
 ▲  
 ▲  
 ▲  
 ▲

Drawing Number:  
**F1.1**