

THE SALVATION ARMY ARC

DINING HALL ADDITION & APARTMENT RENOVATION 88 PREBLE STREET PORTLAND, MAINE 04101

CONSTRUCTION DOCUMENTS

10/25/2016



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.
 - CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO PERFORMANCE OF ANY WORK.
 - CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AS PER THE CONSTRUCTION DOCUMENTS AND THE MANUFACTURERS INSTALLATION RECOMMENDATIONS.
 - INSTALLERS MUST BE TRAINED AND EXPERIENCED IN THE APPLICATION/INSTALLATION OF THE PRODUCTS/MATERIALS THAT THEY ARE INSTALLING.
 - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN CONDITIONS AS ALLOWED BY THE MANUFACTURER.
 - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN COORDINATION WITH ALL OTHER WORK CONDUCTED ON SITE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- ANY DEVIATIONS WHATSOEVER FROM THE DRAWINGS AND/OR SPECIFICATIONS ARE NOT ALLOWED WITHOUT THE OWNERS WRITTEN PERMISSION. FAILURE TO PROCURE SUCH WRITTEN AUTHORIZATION PLACES ALL RESPONSIBILITY FOR THE VARIATION ON THE CONTRACTOR.
- 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 THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. EXCEPTION: THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE SITE AND BUILDING PERMITS.
- 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. REFER TO SHEET G105 FOR SEQUENCING OF WORK.

- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY REGULATING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN AN APPROVED AND LEGAL MANNER.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND THE ARCHITECTS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY 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 COMPOUNDS 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.
- THE PRESENCE OF EXISTING HAZARDOUS MATERIALS ARE UNKNOWN. SHOULD THE CONTRACTOR DISCOVER ANY SUBSTANCES THAT ARE THOUGHT TO BE HAZARDOUS, THE CONTRACTOR MUST IMMEDIATELY STOP WORK AND INFORM THE OWNER AND ARCHITECT. THE REMOVAL OF ANY HAZARDOUS MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES, REGULATIONS, AND AUTHORITY HAVING JURISDICTION.
- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, FOR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES.
- DIMENSIONS SHOWN ON DRAWINGS ARE TAKEN FROM FACE OF GYPSUM WALLBOARD UNLESS OTHERWISE NOTED.

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
A/V	AIR/VAPOR
AFF	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
CL	CENTER LINE
CONC.	CONCRETE
CONST.	CONSTRUCTION
DEMO	DEMOLITION
E	EXISTING
EA.	EACH
ELEVS.	ELEVATIONS
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FL	FLOOR
FRP	FIBERGLASS REINFORCED PANELS
FT	FOOT
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
HOR	HORIZONTAL
HR	HOUR
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
LVT	LUXURY VINYL TILE
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N/A	NOT APPLICABLE
O.C.	ON CENTER
P. LAM	PLASTIC LAMINATE
POLY-ISO	POLY-ISOCYANURATE INSULATION
PT	PRESSURE TREATED/PAINTED
RSF	RESILIENT SHEET FLOORING
RWB	RESILIENT WALL BASE
SAT	SUSPENDED ACOUSTICAL TILE
SF	SQUARE FOOT
SIM	SIMILAR
SPECS	SPECIFICATIONS
S.S.	STAINLESS STEEL
STC	SOUND TRANSMITTANCE COEFFICIENT
STRUCT	STRUCTURAL
T.B.D.	TO BE DETERMINED
T.O.	TOP OF
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
V.I.F.	VERIFY IN FIELD
WSV	WELDED SHEET VINYL

DRAWING LIST

- G100 COVER SHEET
- G101 CONSTRUCTION PHASING PLAN
- G102 CONSTRUCTION ASSEMBLIES
- G103 CONSTRUCTION ASSEMBLIES
- G104 CODE SUMMARY
- G105 CODE SUMMARY
- G106 1ST FLOOR LIFE SAFETY PLAN
- G107 2ND FLOOR LIFE SAFETY PLAN
- C100 EXISTING CONDITIONS AND REMOVALS PLAN
- C200 SITE LAYOUT AND UTILITY PLAN
- C201 OFF-STREET PARKING PLAN
- C300 GRADING AND DRAINAGE PLAN
- C301 ENTRANCE GRADING PLAN
- C400 EROSION CONTROL DETAILS
- C401 SITE DETAILS
- C402 SITE DETAILS
- C403 SITE DETAILS
- C404 SITE DETAILS
- L100 LANDSCAPE PLAN
- AD100 1ST FLOOR DEMO PLAN
- AD101 2ND FLOOR DEMO PLAN
- AD102 2ND FLOOR DEMO RCP
- S001 GENERAL NOTES ETC.
- S002 GENERAL NOTES ETC.
- S101 FOUNDATION PLAN
- S102 RAMP / LOW ROOF PLAN
- S103 ROOF FRAMING PLAN
- S201 SECTIONS
- S202 SECTIONS
- A100 DINING HALL FLOOR PLAN
- A101 APARTMENT FLOOR PLAN
- A102 PARTIAL FLOOR PLANS
- A103 ROOF PLAN
- A104 DINING HALL FLOOR RCP
- A105 APARTMENT RCP
- A200 EAST ELEVATION
- A201 NORTH ELEVATION
- A202 WEST & SOUTH ELEVATIONS
- A300 BUILDING SECTIONS - 1 OF 2
- A301 BUILDING SECTIONS - 2 OF 2
- A400 DINING HALL INT. ELEVS
- A401 APARTMENT INT. ELEVS
- A500 DETAILS - 1 OF 6
- A501 DETAILS - 2 OF 6
- A502 DETAILS - 3 OF 6
- A503 DETAILS - 4 OF 6
- A504 DETAILS - 5 OF 6
- A505 DETAILS - 6 OF 6
- A600 WINDOW & DOOR SCHEDULES
- A601 INTERIOR SCHEDULES
- FS100 FOODSERVICE EQUIPMENT FLOOR PLAN & SCHEDULE
- FS101 FOODSERVICE EQUIPMENT MECHANICAL SCHEDULE
- FS102 FOODSERVICE EQUIPMENT ELECTRICAL ROUGH-IN PLAN
- FS103 FOODSERVICE EQUIPMENT PLUMBING ROUGH-IN PLAN
- FS104 FOODSERVICE EQUIPMENT COOLER/FREEZER DETAIL
- FS105 FOODSERVICE EQUIPMENT DETAILS AND ELEVATIONS
- FS106 FOODSERVICE EQUIPMENT DETAILS AND ELEVATIONS
- FS107 FOODSERVICE EQUIPMENT DETAILS AND ELEVATIONS
- FS108 FOODSERVICE EQUIPMENT DETAILS AND ELEVATIONS

DRAWING LIST - CONT.

- M001 BASIS OF DESIGN, LEGEND & ABBREVIATIONS, GENERAL NOTES
- MD100 BASEMENT HVAC DEMO PLAN
- MD101 DINING HALL HVAC DEMOLITION PLAN
- MD102 APARTMENT AND COMMUNITY ROOM HVAC DEMO PLAN
- M100 BASEMENT HVAC PLAN
- M101 DINING HALL HVAC PLAN
- M102 DINING HALL HVAC ROOF PLAN
- M103 APARTMENT FIRST FLOOR HVAC PLAN
- M104 APARTMENT AND COMMUNITY ROOM HVAC PLAN
- M400 HVAC SCHEMATICS
- M500 HVAC DETAILS
- M501 HVAC DETAILS
- M600 HVAC SCHEDULES
- M601 HVAC SCHEDULES
- P001 PLUMBING BOD, LEGEND, ABBREVIATIONS, AND GENERAL NOTES
- PD100 APARTMENT SECOND FLOOR PLUMBING DEMOLITION PLAN
- P100 BASEMENT PLUMBING DWV PLAN
- P101 DINING HALL PLUMBING DWV PLAN
- P102 APARTMENT FIRST FLOOR DWV PLAN
- P103 APARTMENT SECOND FLOOR DWV PLAN
- P104 BASEMENT PIPING PLAN
- P105 DINING HALL PLUMBING PIPING PLAN
- P106 APARTMENT SECOND FLOOR PLUMBING PIPING PLAN
- P400 PLUMBING SCHEMATICS 1 OF 2
- P401 PLUMBING SCHEMATICS 2 OF 2
- P500 PLUMBING DETAILS 1 OF 3
- P501 PLUMBING DETAILS 2 OF 3
- P502 PLUMBING DETAILS 3 OF 3
- P600 PLUMBING SCHEDULES
- E000 LEGEND, NOTES, SYMBOLS & BUILDING KEY
- ED100 ELECTRICAL DEMOLITION PLAN
- E100 POWER & SYSTEMS PLAN - DINING HALL & KITCHEN
- E101 POWER & SYSTEMS PLAN - COMMUNITY ROOM & APARTMENT
- E102 POWER & SYSTEMS PLAN - ONE-LINE DIAGRAM & PANELS
- E200 LIGHTING & FIRE ALARM PLAN - DINING HALL & KITCHEN
- E201 LIGHTING & FIRE ALARM PLAN - COMMUNITY ROOM & APARTMENT
- E300 VIDEO SURVEILLANCE PLAN - DINING HALL, KITCHEN, & EXTERIOR

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