

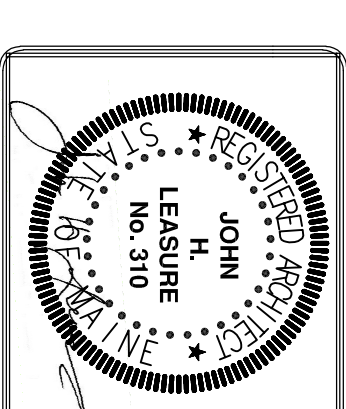
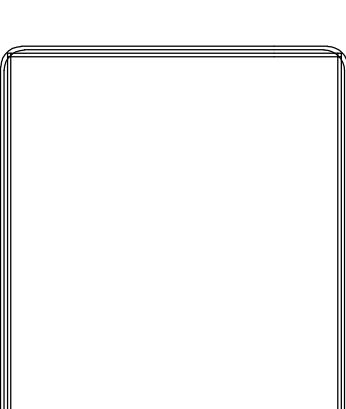
GENERAL NOTES

1. All work shall be in accordance with IBC 2009 by ICC 2009 NFPA 101 Life Safety Code, 2010 ADA Standards for Accessible Design, Maine Uniform Building Code, NFPA-70 National Electric Code, NFPA 54 National Fuel & Gas Code, NFPA 99, and any other NFPA codes applicable to Mechanical, Electrical or HVAC Installation, Maine State Plumbing Code, ASHRAE, ASTM, UL (Underwriters Laboratories) and all local, State and Federal requirements.
2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act (OSHA)
3. All required City and State permits must be obtained before any construction begins.
4. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
5. All fire ratings indicated shall be continuous to underside of roof deck/floor as indicated. Seal all openings & mechanical penetrations with approved fire rating material and/or rated fire dampers as applicable.
6. All egress doors shall have positive self-closer and latch mechanisms with lever handles meeting standards as specified in the 2010 ADA & 2009 NFPA-101 codes.
7. Dimensions shown are approximate and are measured to the face of stud walls (u.n.o.). Contractor shall verify actual dimensions and locations of existing structural elements, exterior windows and floor elevations in the field prior to placement of walls and slabs.
8. Guards shall be 42 inches in height measured vertically above adjacent walking surfaces and shall not have openings which allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height. City may waive requirement for balusters openings to maintain historic preservation.
9. Handrails and guardrails shall be adequate in strength and attachments to resist a load of 50 pounds per lineal foot applied in any direction at the top and to transfer this load through the supports to the structure. They shall also be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and to transfer this load through the supports to the structure. Intermediate rails (all those except the handrail) balusters and panel fillers shall be designed to withstand a horizontal applied normal load of 50 pounds on an area equal to 1 square foot, including openings and space between rails.
Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Handrail shall extend at the required height to at least those points above the top and bottom risers. Handrail ends shall be returned to wall, floor or terminate at newel posts. City may waive this code requirement to maintain historic preservation. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4" and not greater than 2". If the handrail is not circular, it shall have a perimeter dimension of at least 4" and not greater than 6 1/4" with a minimum cross-section dimension of 2 1/4" provided that graspable edges are rounded so as to provide a radius of not less than 3/8". Edges shall have a minimum radius of 0.01 inch. Clearance space between the handrail and the wall or other surface shall be minimum of 2 1/4" and shall be free of any sharp or abrasive elements.
10. Door width in the required means of egress shall provide a clear width of 32 inches. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Opaque doors (less than 50% glass area) shall be provided with a u-value of 0.50 or less.

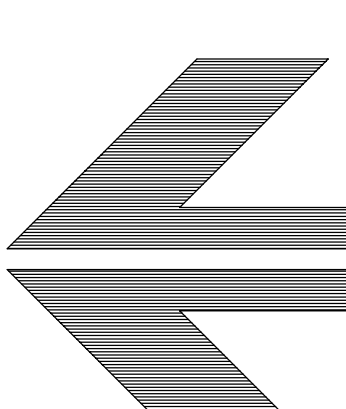
Front Entry:

11. Protect work area with temporary barriers, directional signage, emergency lighting and/or other safety life safety devices sufficient to provide safety to all tenants utilizing the temporary egress door and pathway from #126 Danforth occupied side (if occupied) and the public passing on City sidewalk adjacent to construction area. Temporary Exit (if occupied) shall be illuminated and provided with emergency lighting and must be maintained by GC to provide minimum 36" wide unobstructed access for residential occupants on second and third floors at all times building is occupied until permanent egress paths are restored. GC provide 42" high guards, 36" high handrails if necessary.
- b) Unoccupied #128 Danforth exterior egress door and pathway across front porch can be temporarily closed until this side of building becomes occupied.
- c) Comply with all applicable OSHA regulations and consult with City officials for any questions regarding egress and temporary safety barriers or other concerns.
12. Remove existing granite/brick porch walls, wood roof flashing, lights and remove debris from site. Inspect existing brick exterior building wall, granite window sill and two existing timber lintels over door/sidewalk openings. Engineer shall inspect for any additional lintel support required before GC encloses area. Consult architect and/or structural engineer for any other wall repairs exposed in field. GC shall gently & carefully remove all wood trim from the landing up including trim above doors and ceiling. Architect shall be present during removal of all wood wall trim and wood ceiling trim to document all pieces removed. GC shall remove, preserve and restore three existing wood carved brackets and prepare for future re-installation at this location. (Fig A)
- a) Repair existing brick wall and pilasters as needed and seal weathertight. (Fig B)
Salvage, clean and reuse existing bricks any new bricks shall not be visible or approved by City Historic Preservation Department.
Mortar joints shall have a slightly raked joint (3/8") to maintain the historic value and still remain structural. Flush, concave jointing can make the appearance of a larger, more unattractive thickness and should be avoided. Matching existing mortar color will be more difficult. We recommend a simple field test of the mortar. Burn away the binders and look at the sand. If you can't match the color, use a little light buff mortar color in the mix. The weather, temperatures and drying times will cause lighter or darker colors. Warm weather tooling mortar shall be misted constantly. All new visible bricks, granite types/colors and mortar joint type & color shall be submitted/discussed with City Historical Preservation Department for approvals prior to any demolition, ordering or installation.
13. Remove existing exterior wood landing, stairs and brick center wall. Remove all existing granite cheek walls and remove from site. Construct new reinforced concrete foundation walls to frost depth. (See Str Dwgs) Install new granite wall panels, granite steps and granite landing slabs as shown on architectural & structural drawings. Granite type shall be "Woodbury gray granite" (Dwg A5) supplied by Swenson Granite Works, 582 Brighton Road/Rte 302), Westbrook, ME 04092 (207) 797-4500. Remove and re-install bricks at sidewalk level to match existing. Confirm all installation requirements and City Standards with City prior to brick sidewalk removal/reinstallation.
All granite walking surfaces shall be "flamed" or "thermal" treated for non slip finish. (GC provide Shop Dwgs) Temporarily relocate two residential mailboxes. Install new galv. structural steel columns and roof supports as designed by structural engineer. (See Structural Plans)
- Install two new exterior doors/frames, sidelights and arched glass transoms, exterior wood panel ceilings, wood trim columns & wood mouldings to match existing details. Reuse existing wood trim if possible or follow architectural drawings to replicate wood trim details to match existing. See Elevations for extent of work.
- Reinstall three restored wood carved brackets concealing structural supports. Construct new roof, copper flashing with wood gutter/copper downspout as indicated on design documents. Restore existing granite window sill on second floor and verify proximity to new roof for proper flashing.
- Install three new black pipe handrails on granite cheek walls and center wall. Surface mount to granite as indicated in architectural plans.
- Install new exterior ceiling mounted lights and emergency lighting remote heads at each ceiling entry. (Dwg A5) (Electrical Engineer select emergency lighting type, wattage and specify location in compliance with code) Remote head recommended.

REV.	DATE	STATUS
0	4-15-17	Permit Submission



JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106



REHABILITATION OF FRONT ENTRY
126 & 128 DANFORTH STREET
PORTLAND, MAINE

FOR PERMIT & PRICING

GENERAL NOTES

