

### Portland, ME. 04101 Fitzpatrick Rowhou 106 Park Street

# SYMBOLS LEGEND:

DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN INDICATES DETAIL

2

SHEET WHERE WALL SECTION IS DRAWN WALL SECTION NUMBER/LETTER INDICATES WALL SECTION

BUILDING SECTION NUMBER/LETTER SHEET WHERE BUILDING SECTION IS DRAWN INDICATES BUILDING SECTION

ROOM NAME AND NUMBER SHEET WHERE ELEVATION IS

MATERIAL TAGS WINDOW TYPES

COLUMN GRID LINE DOOR NUMBER

ELEVATION TARGET

ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER.)

THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE IMPOSED OF IN A STATE APPROVED LANDFILL.

ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARIL CORRESPOND TO ACTUAL ROOM NUMBERS.

11. NOT USED CONSTRUCTION SAFETY: 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.

13. 12. DO NOT SCALE DRAWINGS.

THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONANTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY & CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.

15. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT. 14. ALL DOORS SHALL HAVE TRADITIONAL KNOB HANDLES, UNO.

BUILDING TO BE PARTIALLY SPRINKLED 4TH FLOOR, ATTIC, BASEMENT AND EXIT HALLWAYS ONLY.

0FDRAWINGS:

T1 A1.0 A2.0 XA-1 BASEMENT, FIRST FL., SECOND FL. THIRD FL. FOURTH FL. & ATTIC PLANS ENL. FOURTH FL. PLAN, BUILDING SECTION & DETAILS
EXISTING BMT, FIRST FL., SECOND FL. THIRD FL. FOURTH FL. & ATTIC PLANS

## **GENERAL NOTES:**

ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

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. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.

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.

DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILLIGENCE, 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 RELIEVER THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.

# **RENOVATION NOTES:**

5. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS. 1. REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATING JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL. 3. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER. 2. UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (ie EXPOSED STUD REAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT JRFACE. PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.

8. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. IF SUSPECT MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL DTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND/OR REMOVAL. ASBESTOS REMOVAL ECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE REMOVED AND DISPOSED CORDING TO ALL STATE AND LOCAL REGULATIONS AND CODES. PROVIDE CODE COMPLIANT, PAINTABLE (WHERE EXPOSED), FIRE SEALANT AT ALL RATED WALLERIMETERS AND WALL/ FLOOR PENETRATIONS. ANY DISCREPANCIES

## FIRE SAFETY NOTES:

3. INSULATING MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 75 MAX OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E-84 & NFPA 255. 2. FIRE EXTINGUISHERS, PER 2006 N.F.P.A. 101-7-7.4.1. SHALL HAVE A MAXIMUM FLAME SPREAD

## ABBREVIATIONS:

/ GYP. HOLLOW METAL 3AUGE 3ALVANIZED QUAL XISTING ROUGH OPENING SUSPENDED ACOUSTICAL T STAINLESS STEEL STANDARD NATURAL
NOT IN CONTRACT
NUMBER
ON CENTER
PERPENDICULAR
PLASTER HORIZONTAL
HOUR
INSULATION
LAMINATED
MANUFACTURE TELEPHONE AINTED SURE TREATED

JOB:

12144

10-17-12

₩ ₩

Fitzpatrick Rowhouse Portland ME 0410





Reuse or reproduction of the contents of this document is not permitted without written permission of ALPHA ARCHITECTS COPYRIGHT

ALPHAarchitects
17 CHESTNUT STREET
PORTLAND, ME 04101
PHONE: 207.761.9500
FAX: 207.761.9595
design@alphaarchitects.com