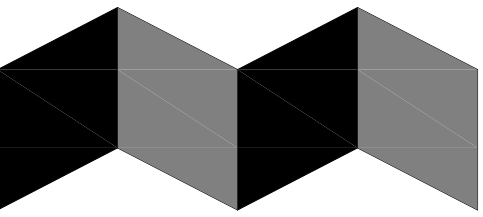


# Renovation to the Brazell Residence

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## GENERAL NOTES:

- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND THEIR 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 FOR ALL COST.
- ALL MATERIALS, COMPONENTS, EQUIPMENT AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THE CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL, AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- ALL WORK SHALL BE COMPLETED TO INDUSTRY STANDARDS IN A PROFESSIONAL WORKMAN LIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- 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. (STATE FIRE MARSHALL PERMIT BY OWNER.)
- 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.
- THE CONTRACTOR SHALL DISPOSE OF AND/OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE OF MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ALL WALLS & FLOORS ARE TO BE INSULATED AS SHOWN, CAVITIES ARE TO BE FILLED. W/ R-13, R-19, R-30 AND R-38 FOR 2x4 WALLS, 2X6 WALLS, PITCHED ROOF & ROOF, RESPECTIVELY PER SECTIONS
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- 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.
- BACKPRIME ALL TRIM (INTERIOR& EXTERIOR), PROVIDE KERFS AT BACKS OF ALL EXTERIOR MEMBERS OVER 1x6, 5/4 x6 & 2x8 TO PREVENT WARPING, TYP.
- 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.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- ALL DOOR HARDWARE TO MATCH EXISTING.
- DO NOT SCALE DRAWINGS
- MAINTAIN A SAFE CLEAR PATH FREE FROM DUST AND DEBRIS BETWEEN OCCUPIED AREAS AND THE MEANS OF EGRESS. PROVIDE DUST PARTITIONS AS SPECIFIED, OR IF NOT SPECIFIED, AS DIRECTED BY THE ARCHITECT TO PROVIDE THIS ACCESS. REVIEW LOCATION AND SEQUENCING OF DUST PARTITIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. EXISTING WALLS MAY BE SEALED TO UNDERSIDE OF SLAB ABOVE IN LIEU OF CONSTRUCTING NEW DUST PARTITIONS WHERE APPLICABLE.

## TYPICAL ABBREVIATIONS:

&	AND	ELEV	ELEVATION	MAX	MAXIMUM	RO	ROUGH OPENING
ANG	ANGLE	ENCL	ENCLOSE	MECH	MECHANICAL	RM	ROOM
@	AT	ENT	ENTRY or ENTRANCE	MFG	MANUFACTURE	RTU	ROOF TOP UNIT
ADA	AMERICAN DISABILITIES ACT	EQ	EQUAL	MH	MAN HOLE	S	SOUTH
ADJ	ADJUST OR ADJACENT	EQUIP	EQUIPMENT	MIL	MILLIMETER	SCHED	SCHEDULE
AFF	ABOVE FINISH FLOOR	EWC	ELECTRIC WATER COOLER	MIN	MINIMUM	SD	STORM DRAIN
ALUM	ALUMINUM	EXH	EXHAUST	MSB	MAIN SWITCH BOARD	SECT	SECTION
ARCH	ARCHITECT OR ARCHITECTURAL	EXIST	EXISTING	MTD	MOUNTED	SF	SQUARE FEET
AVG	AVERAGE	EXP	EXPANSION	MTL	METAL	SIM	SIMILAR
BD	BOARD	EXT	EXTERIOR	MW	MICROWAVE	SP	SHELL PACKAGE
BLDG	BUILDING	FDN	FOUNDATION	N	NORTH	SPEC	SPECIFICATIONS
BLKG	BLOCKING	FF	FINISH FLOOR	N/A	NOT APPLICABLE	SS	STAINLESS STEEL
BM	BEAM	FFE	FINISH FLOOR ELEVATION	NAT	NATURAL	SQ	SQUARE
BO	BOTTOM OF	FIN	FINISH	NIC	NOT IN CONTRACT	STD	STANDARD
BLDG	BUILDING	FIXT	FIXTURE	#	NUMBER	STL	STEEL
BLKG	BLOCKING	FLG	FLOORING	NTS	NOT TO SCALE	STRUC	STRUCTURAL
BM	BEAM	FLR	FLOOR	FLG	FLOORING	OC	ON CENTER
BO	BOTTOM OF	FLUOR	FLUORESCENT	PAR	PARALLEL	SUSP	SUSPENDED
BLDG	BUILDING	FP	FIRE PLACE	PERF	PERFERORATED	SYMM	SYMMETRICAL
BLKG	BLOCKING	FT	FOOT or FEET	PERP	PERPENDICULAR	T	THERMOSTAT
BM	BEAM	GA	GAUGE	PL	PLATE	T & B	TOP AND BOTTOM
BO	BOTTOM OF	GALV	GALVANIZED	P-LAM	PLASTIC LAMINATE	TEL	TELEPHONE
BLDG	BUILDING	GC	GENERAL CONTRACTOR	PLAS	PLASTER	TGL	TEMPERED GLASS
BLKG	BLOCKING	GL	GLASS	PLBG	PLUMBING	THICK	THICKNESS
BM	BEAM	GWB	GYPSPUM WALL BOARD	PLYWD	PLYWOOD	T.O.	TOP OF
BO	BOTTOM OF	HGT	HEIGHT	PSI	POUNDS PER SQUARE INCH	TYP	TYPICAL
BLDG	BUILDING	HM	HOLLOW METAL	PT	PRESSURE TREATED	UL	UNDERWRITERS LABORATORIES, INC
BLKG	BLOCKING	HORIZ	HORIZONTAL	PTD	PAINT	UNO	UNLESS NOTED OTHERWISE
BM	BEAM	HVAC	HEATING, VENTILATION & AIR CONDITION	QTY	QUANTITY	VB	VINYL BASE
BO	BOTTOM OF	IBC	INSTALLED BY CONTRACTOR	R	RISER or RADIUS	VCT	VERTICAL
BLDG	BUILDING	IN	INCHES	RAD	RADIUS	VERT	VINYL COMPOSITE TILE
BLKG	BLOCKING	INSUL	INSULATION	RCP	REFLECTED CEILING PLAN	VIF	VERIFY IN FIELD
BM	BEAM	INT	INTERIOR	RD	ROOF DRAIN	W	WIDE or WEST
BO	BOTTOM OF	LAM	LAMINATED	REF	REFRIGERATOR	WD	WOOD
BLDG	BUILDING	LB	POUNDS	REINF	REINFORCED	WC	WATER COOLER
BLKG	BLOCKING	LF	LINEAR FEET	REQD	REQUIRED	W/O	WITHOUT
BM	BEAM	LL	LIVE LOAD				

## RENOVATION NOTES:

- 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.
- 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.
- 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.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE. PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- IF SUSPECT MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND/OR REMOVAL. ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY WITH THE CITY OR PORTLAND CONCURRENTLY WITH THIS PROJECT. THE CONTRACTOR SHALL CO-ORDINATE WITH THESE EFFORTS IF ENCOUNTERED.

## LEGEND:

- INDICATES DETAIL
- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- INDICATES WALL SECTION
- WALL SECTION NUMBER/LETTER
- SHEET WHERE WALL SECTION IS DRAWN
- INDICATES BUILDING SECTION
- BUILDING SECTION NUMBER/LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- EXTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- ROOM NAME AND NUMBER
- WINDOW TYPES
- KEY NOTE TAGS:
- DOOR NUMBER
- COLUMN GRID LINE
- ELEVATION TARGET
- WALL TYPE

## LIST OF DRAWINGS:

T-1	TITLE SHEET
AS-1	SITE PLAN
D1.1	DEMOLITION FLOOR & ROOF PLANS
A1.1	THIRD & FOURTH FLOOR PLANS, PARTIAL ROOF PLAN / ROOM FINISH SCHEDULE
A2.1	EXTERIOR ELEVATIONS / DOOR & WINDOW SCHEDULES
A3.1	BUILDING SECTIONS & KITCHEN INTERIOR ELEVATIONS
A4.1	ENLARGED PLAN & INT. ELEVATIONS - KITCHEN
A4.2	ENLARGED PLANS & INT. ELEVATIONS - 3RD FL. BATH, SPIRAL STAIR, 4TH FL. SHOWER ROOM
A4.3	ENLARGED PLAN & INT. ELEVATIONS - 4TH FL. POWDER ROOM AND WALK-IN CLOSET
S1.0	ROOF FRAMING PLAN & DETAILS

06-16-15

**Brazell Residence Unit 3**  
**276 State Street**  
**Portland, ME 04102**

JOB: 14012

ISSUE DATE	
PRELIM	01/07/15
HP BOARD	04/22/15
CD's	-
REV. 1	-
REV. 2	-
PRINT	06-16-15

T-1