

Renovations to: 325-327 Brackett Street Portland, ME.

GENERAL NOTES:

1. ALL MATERIALS, COMPONENTS, EQUIPMENT AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THE CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL, AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. ALL WORK SHALL BE COMPLETED TO INDUSTRY STANDARDS IN A PROFESSIONAL WORKMAN LIKE MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. 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.)
7. 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.
8. 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.
9. 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. INSULATE ALL NEW WALLS.
10. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
11. 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 COUNTESSENCY 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.
12. 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. BACKPRIME ALL INTERIOR TRIM.
14. 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.
15. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
16. ALL DOOR HARDWARE TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
17. DO NOT SCALE DRAWINGS
18. 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 SCHEDULING 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	ENCL	ENCLOSE
ANG	ANGLE	ENT	ENTRY or ENTRANCE
@	AT	EQ	EQUAL
ADA	AMERICAN DISABILITIES ACT	EQUIP	EQUIPMENT
ADJ	ADJUST OR ADJACENT	EWG	ELECTRIC WATER COOLER
AFF	ABOVE FINISH FLOOR	EKH	EXHAUST
ALUM	ALUMINIUM	EXIST	EXISTING
ARCH	ARCHITECT OR ARCHITECTURAL	EXP	EXPANSION
AVE	AVERAGE	EXT	EXTERIOR
BD	BOARD	FDN	FOUNDATION
BLDG	BUILDING	FF	FINISH FLOOR
BLKG	BLOCKING	FEE	FINISH FLOOR ELEVATION
BM	BEAM	FIN	FINISH
BO	BOTTOM OF	FLR	FLOOR
¢	CENTER LINE	FLR	FLOORING
CAB	CABINET	FLR	FLOOR
CLG	CILING	FLUR	FLOURESCENT
CLR	CLEAR	FP	FIRE PLACE
CLO	CLOSET	FT	FOOT or FEET
CMU	CONCRETE MASONRY UNIT	GA	GAUGE
CNTR	COUNTER	GALV	GALVANIZED
COL	COLUMN	GC	GENERAL CONTRACTOR
CONC	CONCRETE	GL	GLASS
CONT	CONTINUOUS	GRB	GYPSUM WALL BOARD
COORD	COORDINATE	HGT	HEIGHT
CPT	CARPET	HM	HOLLOW METAL
DBL	DOUBLE	HR	HOUR
DEG	DEGREE	HRZ	HORIZONTAL
DIA	DIAMETER	HAAC	HEATING, VENTILATION & AIR CONDITION
DM	DIMENSION	IBC	INSTALLED BY CONTRACTOR
DN	DOWN	IN	INCHES
DR	DOWN SPOUT	INSUL	INSULATION
DS	DISH WASHER	INT	INTERIOR
DWG	DRAWING	LAM	LAMINATED
EA	EACH	LB	POUNDS
EJ	EXPANSION JOINT	LF	LINEAR FEET
ELEC	ELECTRIC	LL	LIVE LOAD
ELEV	ELEVATION		
ENCL	ENCLOSE	MAX	MAXIMUM
ENT	ENTRY or ENTRANCE	MECH	MECHANICAL
EQ	EQUAL	MFG	MANUFACTURE
EQUIP	EQUIPMENT	MH	MAN HOLE
EWG	ELECTRIC WATER COOLER	MIL	MILLIMETER
EKH	EXHAUST	MIN	MINIMUM
EXIST	EXISTING	MSB	MAN. SWITCH BOARD
EXP	EXPANSION	MTD	MOUNTED
EXT	EXTERIOR	MTL	METAL
FDN	FOUNDATION	MW	MICROWAVE
FF	FINISH FLOOR	N	NORTH
FEE	FINISH FLOOR ELEVATION	N/A	NOT APPLICABLE
FIN	FINISH	NAT	NATURAL
FLR	FLOOR	NC	NOT IN CONTRACT
FLR	FLOORING	#	NUMBER
FLUR	FLOURESCENT	NIS	NOT TO SCALE
FP	FIRE PLACE	OH	ON CENTER
FT	FOOT or FEET	OC	OVER HEAD
GA	GAUGE	PAR	PARALLEL
GALV	GALVANIZED	PAR	PERFORATED
GC	GENERAL CONTRACTOR	PERP	PERPENDICULAR
GL	GLASS	PL	PLATE
GRB	GYPSUM WALL BOARD	P-LAM	PLASTIC LAMINATE
HGT	HEIGHT	PLAS	PLASTER
HM	HOLLOW METAL	PLBG	PLUMBING
HR	HOUR	PLYMD	PLYWOOD
HRZ	HORIZONTAL	PU	PURVISERS LABORATORIES, INC
HAAC	HEATING, VENTILATION & AIR CONDITION	PSI	POUNDS PER SQUARE INCH
IBC	INSTALLED BY CONTRACTOR	PT	PAINT
IN	INCHES	PTD	PRESSURE TREATED
INCHES	INSTALLED BY CONTRACTOR	QTY	QUANTITY
INSUL	INSULATION	R	RISER or RADIUS
INT	INTERIOR	RAD	RADIUS
LAM	LAMINATED	RFP	REFLECTED CEILING PLAN
LB	POUNDS	ROF	ROOF DRAIN
LF	LINEAR FEET	REF	REFRIGERATOR
LL	LIVE LOAD	REIN	REINFORCED
		REQD	REQUIRED

RENOVATION NOTES:

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.
2. UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, OLD WINDOW BLIND BRACKETS, 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.
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.
4. 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.
5. WHERE NEW WALLS OR INFILLS ABOUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
6. 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 OF PORTLAND CONCURRENTLY WITH THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.

MECHANICAL NOTES:

1. UPGRADE EXISTING OIL FIRED BOILER TO PROVIDE (2) HEATED APARTMENT UNITS AS NOTED ON SHEET A1.0.
2. UNIT 1 IS CURRENTLY HEATED BY STEAM CONVERSION. EVALUATE STEAM CONVERTER AND MAKE RECOMMENDATION ON REPLACEMENT.
3. UNIT 2 IS POORLY PLUMBED FOR FORCED HOT WATER OFF THE CENTRAL BOILER. EVALUATE AND MAKE RECOMMENDATION FOR SECOND UNIT VS SHARED USAGE.
4. PROVIDE NEW 350 GAL. OIL TANK SYSTEM PER A1.0
5. INSULATE ALL EXPOSED HEATING PIPING IN BASEMENT AND IN UNITS WITH APPROPRIATE PANNABLE COVERS.
6. HOT WATER??

ELECTRICAL NOTES:

1. PROVIDE NEW 100 AMP SQUARE D PANEL FOR EXTERIOR LIGHTS, LAUNDRY AND BASEMENT. LOCATE IN BASEMENT.
2. RELOCATE (2) EXISTING 100 AMP PANELS INSIDE KITCHEN OF EACH UNIT PER A1.0.
3. RELOCATE METER BASES AS REQUIRED.

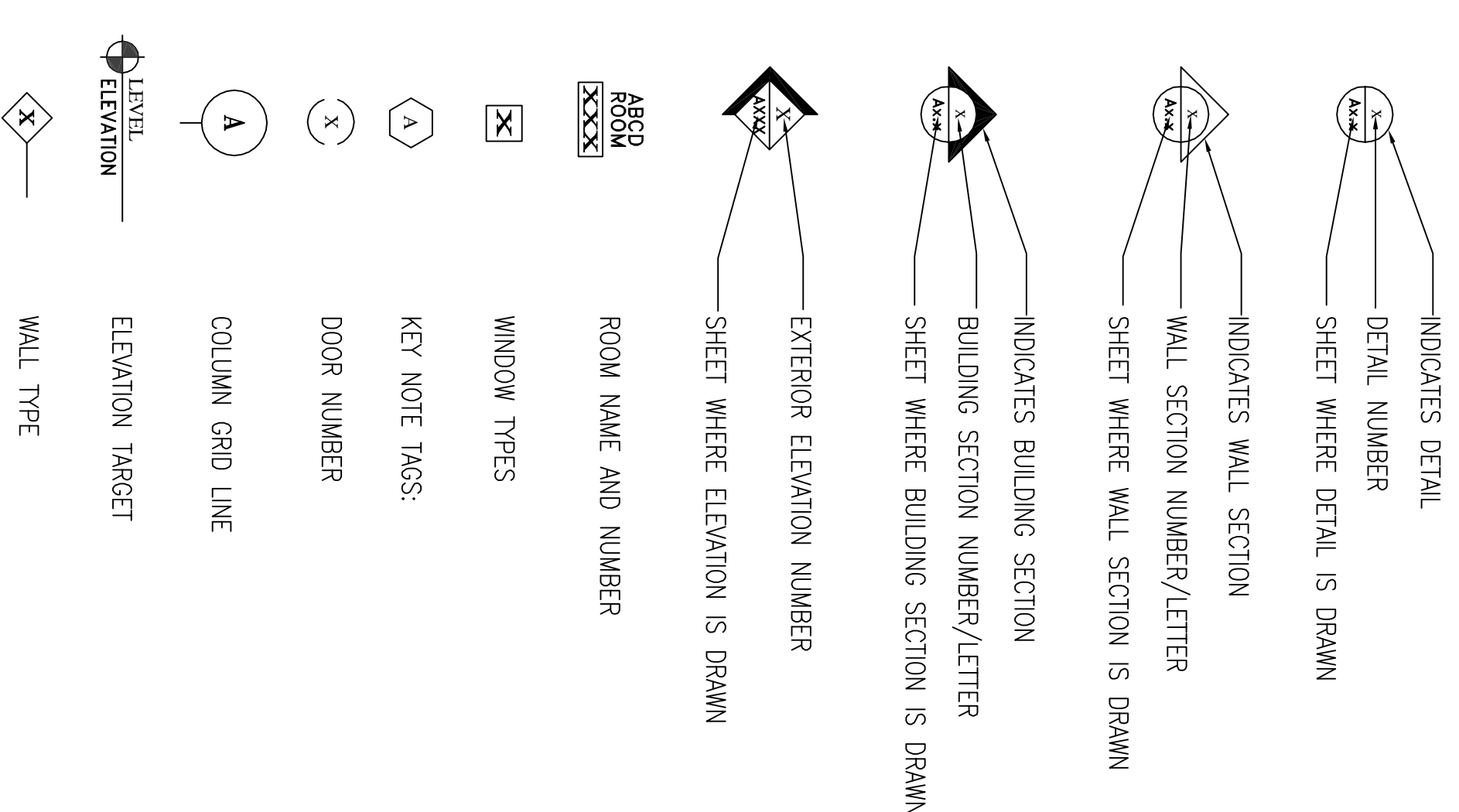
FIRE PROTECTION NOTES:

1. CURRENT BUILDING HAS COMPLETE INTERCONNECTED SMOKE DETECTOR SYSTEM WITH BATTERY BACKUP.
2. ADD SMOKE DETECTORS TO INCLUDE NEW BEDROOMS, ETC.



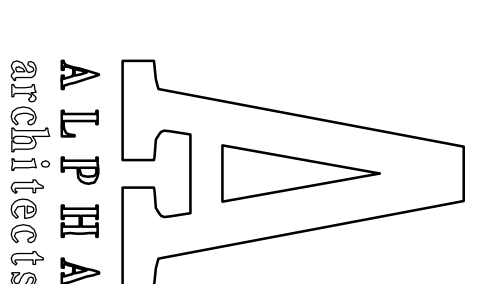
325 Brackett Street
2 Family Residential

LEGEND:



LIST OF DRAWINGS:

T-1	TITLE SHEET
D1.0	DEMOLITION: BASEMENT, 1st & 2nd FLOOR & ROOF PLANS
A1.0	BASEMENT, 1st & 2nd FLOOR & ROOF PLANS
A2.0	EXTERIOR ELEVATIONS
LS1.0	LIFE SAFETY: BASEMENT, 1st & 2nd FLOOR & ROOF PLANS



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B.E.H Redevelopment Housing
325 Brackett Street
Portland, ME 04101

JOB: 08010

ISSUE DATE:	
PRELIM.	-
Preboard	-
CDs	-
REV. 1	-
REV. 2	-
PRINT	10-30-08

TITLE SHEET
T-1

10-30-08