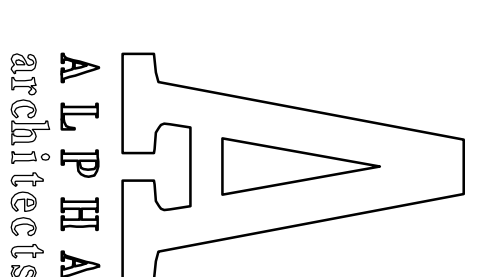


RENOVATION of 32 Ellsworth Street Portland, Maine



32 Ellsworth Street
Family Commercial



17 CHESTNUT STREET
PORTLAND, ME 04101
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GENERAL NOTES:

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS 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 DISCREPANCIES 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 THE PERMIT REQUIRED BY OWNER, IF REQUIRED.)
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING MUST BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL REMOVE 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 DOOR HARDWARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.
10. MAINTAIN A SAFE CLEAR PATH FREE FROM DUST AND DEBRIS BE-TWEEN OCCUPIED AREAS AND THE MEANS OF EGRESS. PROVIDE DUST PARTITIONS AS SPECIFIED, OR IF NOT SPECIFIED AS DIRECTED BY THE ARCHITECT TO PROVIDE ACCESS TO ALL AREAS OF THE PROJECT. EXISTING WALLS MAY BE SEALED TO UNDERPINE OF SLAB ABOVE IN CASE OF CONSTRUCTION NEW DUST PARTITIONS WHERE APPLICABLE.
11. 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 2nd WALLS, 2nd WALLS, PITCHED ROOF & ROOF, RESPECTIVELY. INSULATE ALL NEW WALLS.
12. GUARANTEE: ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
13. PROVIDE MEANS FINISH AND INSTALL.

ABBREVIATIONS:

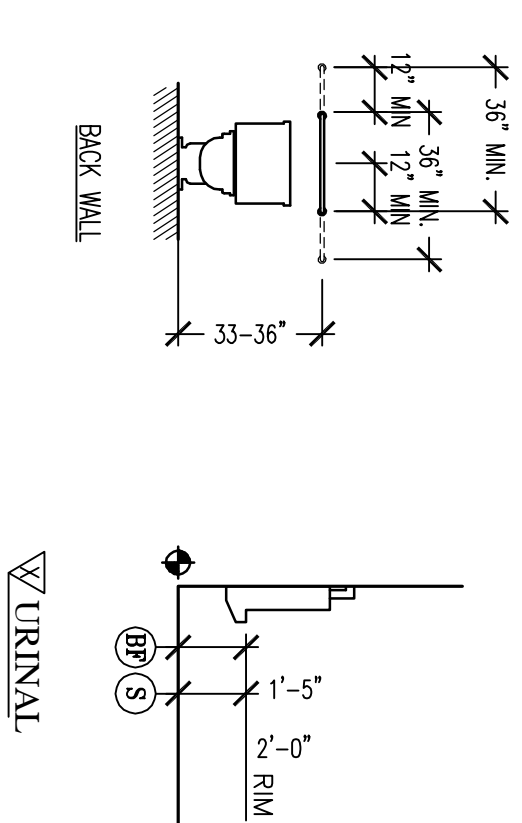
&	AND	HORIZ	HORIZONTAL
∅	ANGLE	HR	HOUR
∅	AT	INSUL	INSULATION
∅	FINISH FLOOR	INSUL	INSULATION
∅	CURTAIN LINE	INSUL	INSULATION
∅	CABINET	LAN	LANDSCAPE
∅	CEILING	METL	METAL
∅	CLEAR	N	NORTH
∅	CLEAR MASONRY UNIT	NAT	NATURAL
∅	CORNER	NC	NOT IN CONTRACT
∅	CONC	NO	NOT
∅	CONC	OR	OR
∅	CONCRETE	PERP	PERPENDICULAR
∅	CONTINUOUS	PLAS	PLASTER
∅	CORNER	PT	PRESSED TREATED
∅	CORNER	R	RISE
∅	DIAPHRAGM	R	RISE
∅	DOOR	RO	ROUGH OPENING
∅	ELECTRICAL	SM	SMOOTH
∅	ELECTRICAL	STD	SUSPENDED ACUSTICAL TILE
∅	EQUAL	STND	STANDARD
∅	EQUAL	STND	STANDARD
∅	E, EXIST, EX'TG	STL	STEEL
∅	FLOOR	TEL	TELEPHONE
∅	GAUGE	TYP	TYPICAL
∅	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
∅	Gypsum BOARD	VF	VERTICAL
∅	HIGH	WF	WATER
∅	GRAB / GRP. BD.	WC	WATER COOLER
∅	HOLLOW METAL	W/	WITH

LIST OF DRAWINGS:

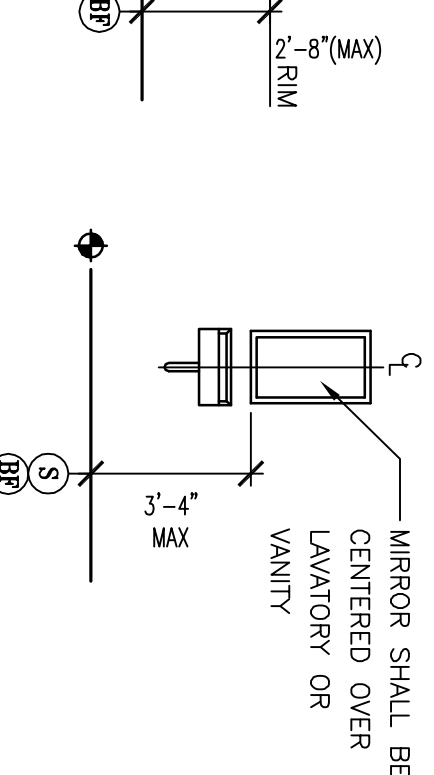
TITLE SHEET	
1-1	
01.0	DEMOLITION, BASEMENT, 1st & 2nd FLOOR, ATTIC & ROOF PLANS
A1.0	BASEMENT, 1st & 2nd FLOOR, ATTIC & ROOF PLANS
A2.0	EXTERIOR ELEVATIONS
LS1.0	LIFE SAFETY, BASEMENT, 1st & 2nd FLOOR, ATTIC & ROOF PLANS

NOTE

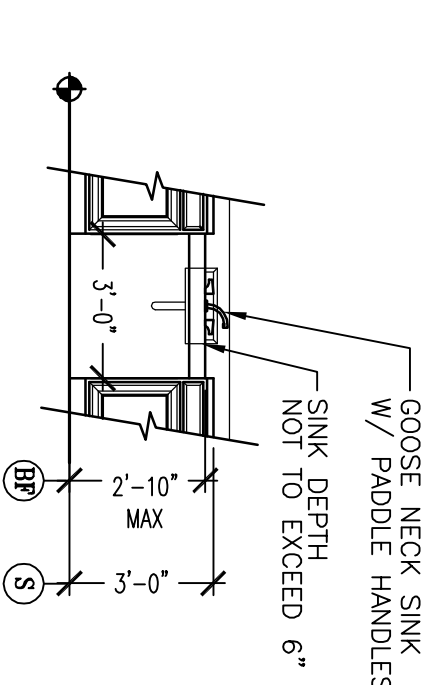
1. MOUNT ALL ENTITIES AT STANDARD MOUNTING HEIGHT UNLESS INDICATED ON PLAN BY A DIMENSION LINE.
2. ALL SINKS TO HAVE ADA LEGS HANDLES.
3. WARP ALL EXPOSED PIPES BELOW SINKS.



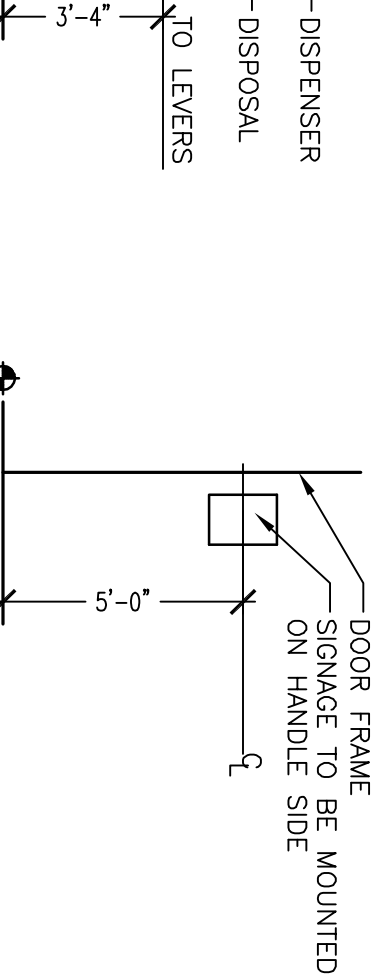
WATER CLOSET & GRAB BAR



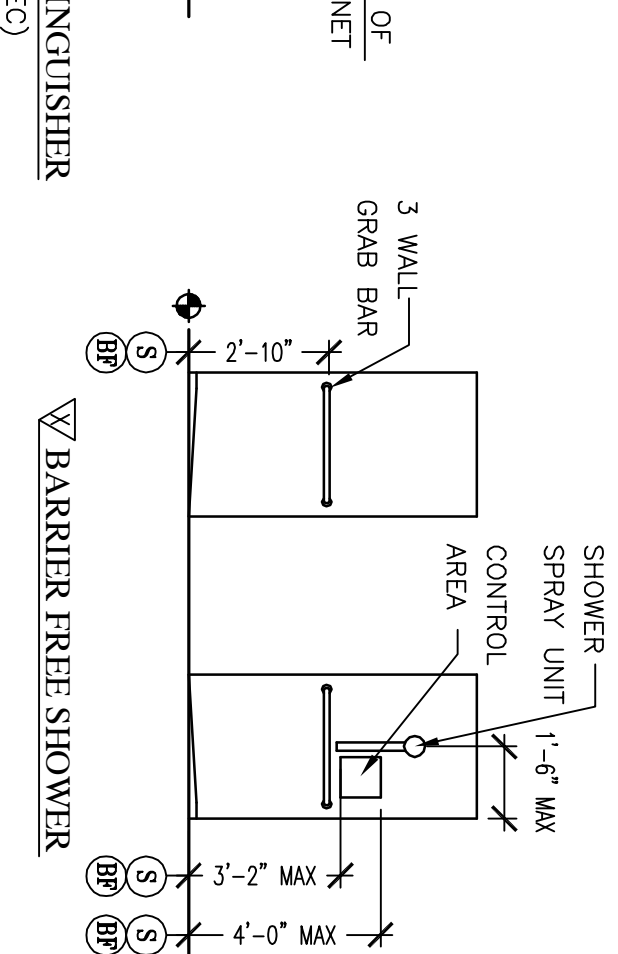
MIRROR OR MEDICINE CABINET



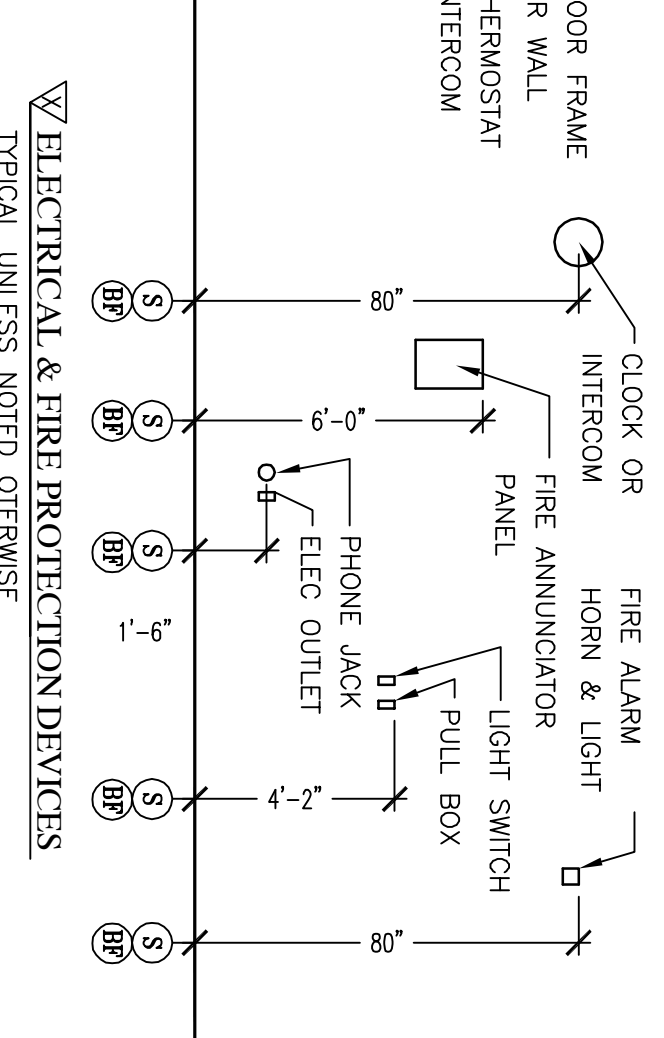
LUNCH COUNTER SINK



ALL SIGNAGE - COMPLY WITH ADA RAISED BRaille CHARACTERS



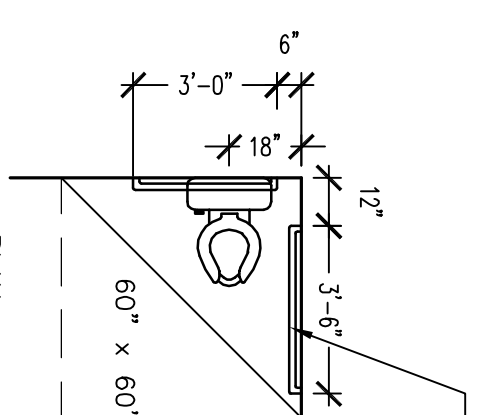
BARRIER FREE SHOWER



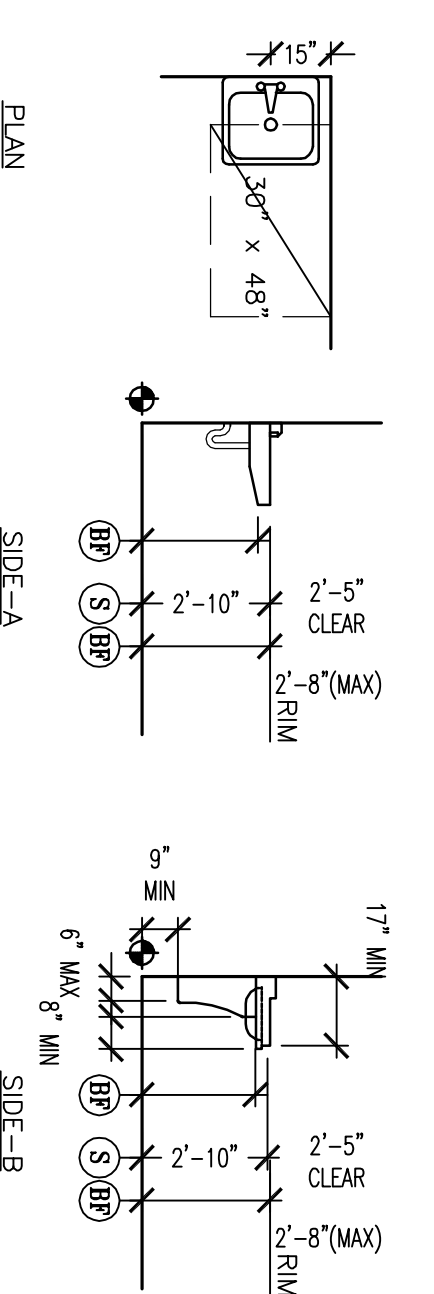
ELECTRICAL & FIRE PROTECTION DEVICES

LEGEND

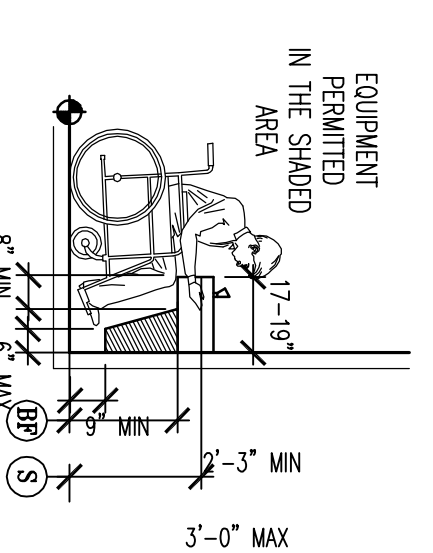
- ∅ STANDARD MOUNTING HEIGHT
- ∅ BARRIER FREE ADULT MOUNTING HEIGHT
- ∅ FINISH FLOOR LINE



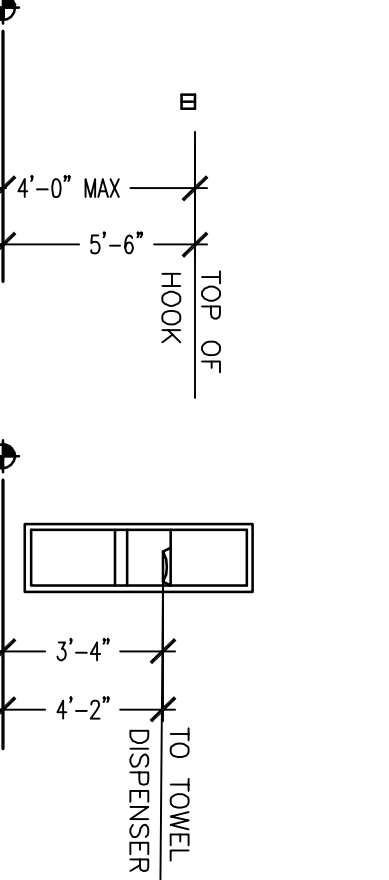
WATER CLOSET & GRAB BAR



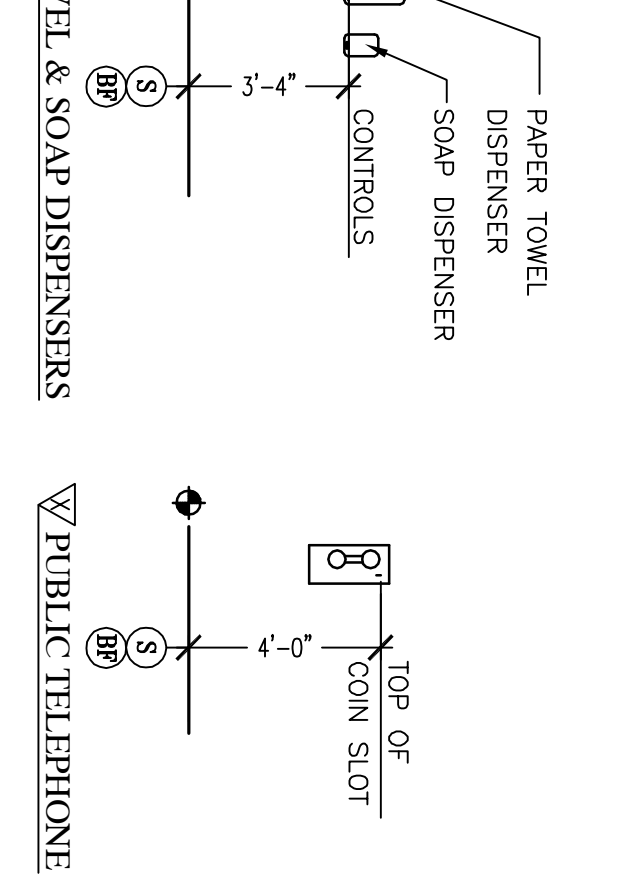
WALL-HUNG LAVATORY OR HAND SINK



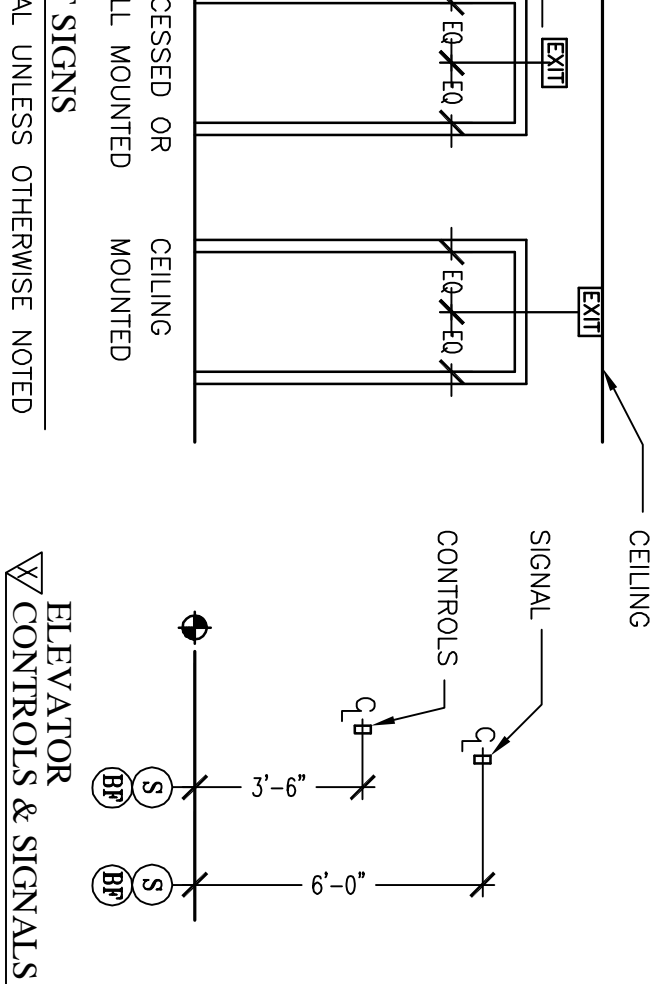
WATER COOLER



TOWEL DISPENSER DISPOSAL UNIT

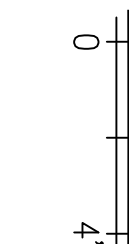


TOWEL & SOAP DISPENSERS



EXIT SIGNS

TYP BARRIER FREE REQUIREMENTS



RENOVATION GENERAL 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 REMOVING JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS. CONSULT WITH THE ARCHITECT FOR APPROVAL.
2. UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL TRIM, SURFACE MOUNTED TILLS AND INTERIOR FINISHES FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
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 (i.e. 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 NETLS ABUT OR INTERSECT EXISTING WALLS, APPLY 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 SITE MITIGATION OF THIS PROJECT SHALL BE CONDUCTED DIRECTLY WITH THE TOWN OF PORTLAND COMPLEMENT WITH THIS PROJECT. THE CONTRACTOR SHALL CO-ORDINATE WITH THESE EFFORTS IF ENDSORSED.
7. PROVIDE CODE COMPLIANT, PAINTABLE (WHERE EXPOSED), FIRE SEALANT AT ALL BRICK WALL PERIMETERS AND WALL/FLOOR PENETRATIONS.

MECHANICAL NOTES:

1. CLEAN EXISTING GAS FIRED BOILER WHICH IS SHARED BY 3 UNITS.
2. ADD NEW INDIRECT HOT WATER WITH 80 GALLON SILVER STORE SHARED BY ALL UNITS.
3. INSULATE ALL EXPOSED HEATING PIPING IN BASEMENT AND IN UNITS WITH APPROPRIATE PAINTABLE COVERS.

ELECTRICAL NOTES:

1. 4 EXISTING 100 AMP FACTORY PANEIC PANELS. REPLACE WITH SQUARE D PANELS
2. SEPARATE TWO FORMER LEGAL 180 UNITS IN FRONT AND REMOVE FROM HOUSE PANEL TO THE FIRST AND SECOND FLOOR UNITS. HOUSE PANEL TO HAVE COMMON AREAS, EXTERIOR LIGHTING, LAUNDRY AND BASEMENT.

FIRE PROTECTION NOTES:

1. COMMERCIAL BUILDING HAS A COMPLETE OPERATING FIRE ALARM SYSTEM WITH FIRE ALARM PANEL IN BASEMENT, INTERCONNECTED SMOKE DETECTORS, PULL STATIONS, EMERGENCY LIGHTING, HORN STROBES, ETC.
2. EVALUATE EXISTING FIRE ALARM AND SMOKE DETECTOR SYSTEM AND MAKE APPROPRIATE ADDITIONS TO BRING THE BUILDING UP TO CURRENT CODES IF NECESSARY.

10-30-08

B.E.H Redevelopment Housing
32 Ellsworth Street
Portland, ME 04101

JOB: 08010

ISSUE DATE
PRELIM.
Board
CDS
REV. 1
REV. 2
PRINT

T-1
TITLE SHEET