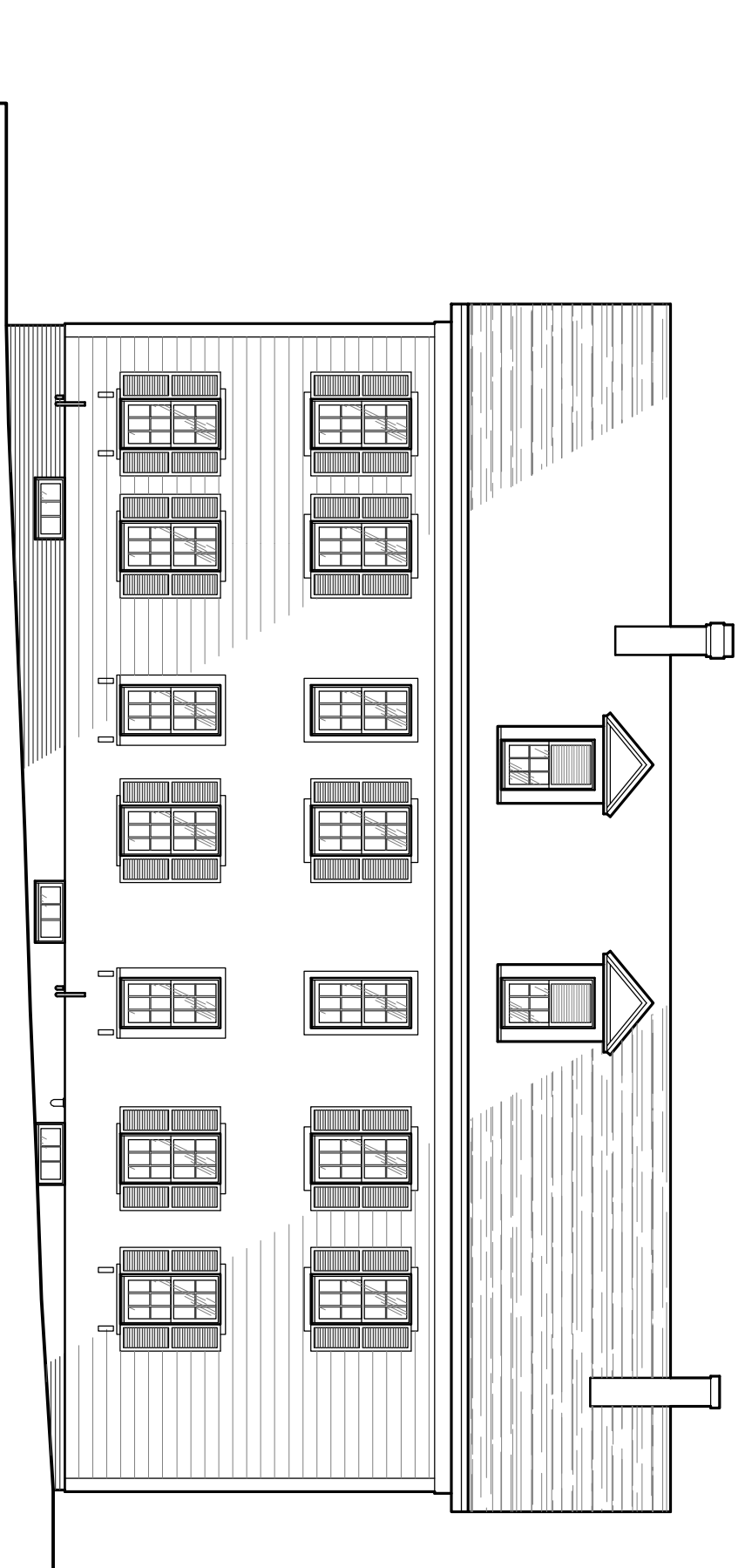
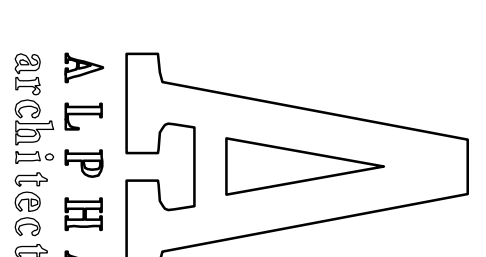


Renovations for 20 Hill Street Portland, ME.



20 Hill Street
2 Family Residential



17 CHESTNUT STREET
PORTLAND, ME 04101
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GENERAL NOTES:

- 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(ES) 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. INSULATE ALL NEW WALLS.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- 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.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE PROOF FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- BACKGROUND: ALL NEW INTERIOR TRIM.
- 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 UNLESS OTHERWISE NOTED.
- 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 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	EXH	EXHAUST
ALUM	ALUMINIUM	EXIST	EXISTING
ARCH	ARCHITECT OR ARCHITECTURAL	EXP	EXPANSION
AVE	AVERAGE	EXT	EXTERIOR
BD	BOARD	FDN	FOUNDATION
BLDG	BUILDING	FFE	FINISH FLOOR
BLKG	BLOCKING	FFL	FINISH FLOOR ELEVATION
BM	BEAM	FIN	FINISH
BO	BOTTOM OF	FIX	FIXTURE
¢	CENTER LINE	FLR	FLOOR
CAB	CABINET	FLR	FLOORING
CLG	CILING	FLUOR	FLUORESCENT
CLR	CLEAR	FP	FIRE PLACE
CMU	CLOSET	FT	FOOT or FEET
CONR	CONCRETE MASONRY UNIT	GA	GAUGE
COL	COLUMN	GALV	GALVANIZED
CONC	CONCRETE	GC	GENERAL CONTRACTOR
COORD	COORDINATE	GG	GLASS
CPT	CARPET	GHB	GYPSUM WALL BOARD
DBL	DOUBLE	HGT	HEIGHT
DEG	DEGREE	HM	HOLLOW METAL
DIA	DIAMETER	HR	HOUR
DN	DOWN	HORIZ	HORIZONTAL
DR	DOWN SPOUT	HVC	HEATING, VENTILATION & AIR CONDITION
DS	DISH WASHER	IBC	INSTALLED BY CONTRACTOR
DWG	DRAWING	IN	INCHES
EA	EACH	INSUL	INSULATION
EJ	EXPANSION JOINT	INT	INTERIOR
ELEC	ELECTRIC	LAM	LAMINATED
ELEV	ELEVATION	LB	POUNDS
		LF	LINEAR FEET
		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, 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.
- 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 OF PORTLAND CONCURRENTLY WITH THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.

MECHANICAL NOTES:

- BOILER #1, PEERLESS, CLEAN ONLY.
- BOILER #2 TO BE REPLACED INCLUDING NEW SUPERSTORE INSULATED HOT WATER TANK.
- RELACE (2) 275 GAL OIL TANKS WITH NEW TANKS TO CODE.
- INSULATE ALL EXPOSED HEATING PIPING IN BASEMENT AND IN UNITS WITH APPROPRIATE PAINTABLE COVERS.

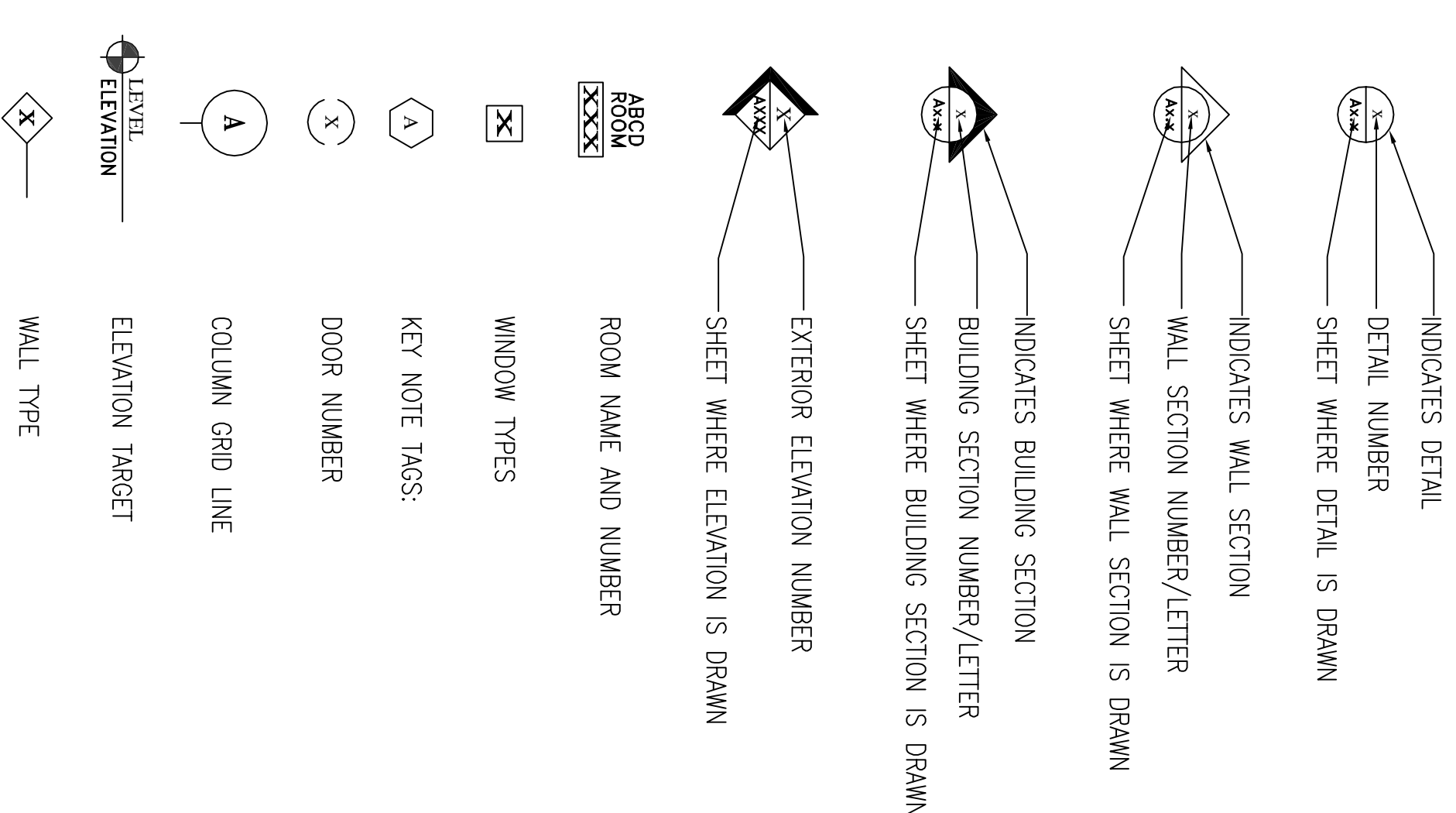
ELECTRICAL NOTES:

- NO CHANGES.

FIRE PROTECTION NOTES:

- PROVIDE COMPLETE INTERCONNECTED SMOKE DETECTOR SYSTEM WITH BATTERY BACKUP TO CODE PER L.S.1.

LEGEND:



LIST OF DRAWINGS:

T-1	TITLE SHEET
D1.0	DEMOLITION, BASEMENT, 1st & 2nd FLOOR, ATTIC & ROOF PLANS
A1.0	BASEMENT, 1st & 2nd FLOOR, ATTIC & ROOF PLANS
A2.0	EXTERIOR ELEVATIONS
L51.0	LIFE SAFETY: BASEMENT, 1st & 2nd FLOOR, ATTIC & ROOF PLANS

JOB: 08010

ISSUE DATE:	
PRELIM:	09-17-08
Board	-
CDs	-
REV. 1	-
REV. 2	-
PRINT	10-30-08

B.E.H Redevelopment Housing
20 Hill Street
Portland, ME 04101

10-30-08

T-1
TITLE SHEET