

CONDOMINIUM CONVERSION

9 LEWIS STREET

PORTLAND, MAINE

ARCHITECT:

JOHN H. LEASURE ARCHITECT, INC.
 6 Q STREET
 SOUTH PORTLAND, MAINE 04106
 PHONE: 767-4600
 FAX: 767-4600

STRUCTURAL ENGINEER:

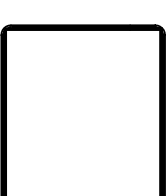
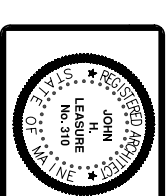
L & L STRUCTURAL ENGINEERING SERVICES, INC.
 6 Q STREET
 SOUTH PORTLAND, MAINE 04106
 PHONE: 767-4830
 FAX: 799-5432

GENERAL NOTES:

1. All work shall be in accordance with IBC 2003 Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Federal Fair Housing Act and all local, State and Federal requirements.
2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
3. All required City and State permits must be obtained before any construction begins.
4. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
5. All contractors shall visit site and observe existing conditions, and verify proposed renovations. Notify owner of any proposed discrepancies or unusual conditions or conflicts prior to proceeding with work.
6. Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
7. All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings with approved fire rating material.
8. All fire rated egress doors or door opening into stairs shall have positive self-closer and latch mechanisms with panic bar or lever handles meeting standards as specified in the NFPA-101 code.
9. Fire Door assembly, including the doorway, width metal frame, UL rated door and necessary hardware shall conform to NFPA-101.
10. All egress door opening into a rated stair enclosure shall have a positive self-closer and latch mechanism with panic bar or lever handle having an obvious method of operation.
11. Each bedroom or sleeping area shall have an egress window min. 20" in width, 24" in height and sill not more than 44" above finished floor with a minimum 5.7 sq. ft. clear opening (Min. one each bedroom and living room).
12. Unit doors shall have a self closing device and positive latching mechanism. Unit doors may have dead bolt, security chain, etc. provided such device is operable (By one releasing operation) from the inside without the use of a key or special tool and is mounted at a maximum height of 48" above finished floor.
13. Emergency lighting shall be installed in accordance with NFPA 101 including battery back-up, illumination of means of egress aisles and exit stairs.
14. Unit smoke detectors shall be continuously powered from the building electrical system and shall be located such that when activated shall initiate an alarm that is audible in the sleeping rooms (multiple detectors may be required in larger apartments).
15. Portable fire extinguishers shall be provided in hazardous areas including boiler rooms, trash rooms and laundries. Confirm other requirements with local authority having jurisdiction.
16. Contractor to field verify all dimensions.
17. Verify all elevations of existing floor levels and landing areas prior to ordering or installation.
18. For ceiling and wall types, see drawing A2.

LIST OF DRAWINGS:

- D0 - DEMOLITION PLAN-BASEMENT
- D1 - DEMOLITION PLAN-FIRST FLOOR
- D2 - DEMOLITION PLAN-SECOND FLOOR
- D3 - DEMOLITION PLAN-THIRD FLOOR
- A0 - GENERAL NOTES
- A1 - BASEMENT FLOOR PLAN
- A2 - FIRST FLOOR PLAN
- A3 - SECOND FLOOR PLAN
- A4 - THIRD FLOOR PLAN
- A5 - BUILDING SECTIONS & DETAILS
- A6 - NORTH & SOUTH ELEVATIONS
- A7 - EAST ELEVATIONS
- A8 - WEST ELEVATIONS
- S1 - FIRST FLOOR FRAMING PLAN
- S2 - SECOND FLOOR FRAMING PLAN
- S3 - THIRD FLOOR FRAMING PLAN



REV.	DATE	STATUS
0	12/4/06	FOR PERMIT

JOHN H. LEASURE ARCHITECT, INC.
 6 Q STREET
 SOUTH PORTLAND, MAINE 04106



A0