GENERAL NOTES

GENERAL NOTES:

1. GENERAL CONTRACTOR TO LAYOUT ALL NEW CONSTRUCTION AND CONFIRM GRADES INCLUDING FOOT / EAVE OVERHANGS BEFORE CONSTRUCTION BEGINS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
3. DO NOT SCALE DRAWINGS.
4. CROSS AND DETAILS SHOWN ON DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
5. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND CONDITIONS TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT DURING ERECTION.
6. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
7. INSTALL UL RATED CONTINUOUS SEALANT / BACKER ROD AT THE FIRE RATED FLOOR / CEILING AND WALL ASSEMBLY.
8. INSTALL BLOCKING FOR SURFACE APPLIED TRIMMING, TRIM, CABINETS, CORNER TRIM, AND GRAB BARS WHERE INDICATED ON ENLARGED PLANS.
9. INSTALL [illegible] IN LAUNDRY, TOILET ROOMS, AND ALL WET OR HUMIDITY AREAS.
10. PROVIDE ALL SPACES BETWEEN CHIMNEY AND FLOORS AND CEILINGS WITH GALVANIZED SHEET METAL NOT LESS THAN 26 GA. THICK. CHIMNEY AIR SPACE = MIN. 2" AIR SPACE.
11. INSTALL 6MIL VAPOR RETARDER UNDERLAYMENT BENEATH ALL SLAB AREAS AT GRADE FLOOR ASSEMBLIES.
12. INSULATION AREAS: INSTALL MIN. 1 1/2" THK. POLYISO. ALTERNATE FLYER GRADE AND SCREW AND GLUE FLOOR.
13. INSTALL FLASHING VENT BOOT COVER OVER ALL ROOF PVC PIPE PENETRATIONS.
14. RADON VENT PIPE: CONCRETE VENT PIPE FROM BELOW SLAB TO ABOVE CEILING INSULATION. LOCATION TO BE DETERMINED ON-SITE. CAP PIPE AND PROVIDE POWER FOR INLINE EXHAUST FAN AND SENSOR.

FOUNDATION NOTES:

1. EXTERIOR FOOTING BOTTOMS AND INTERIOR PIER FOOTINGS SHALL BE FORMED ON UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY PER STRUCTURAL. FILL AND FROZEN MATERIAL SHALL NOT BE USED FOR BEARING.
2. ALL FOOTINGS SHALL BEAR ON A MINIMUM OF 4'-0" BELOW FINISHED GRADE. IF LOOSE OR SOFT MATERIAL IS ENCOUNTERED AT THE SLAB SUB-GRADE LEVEL, THEY SHALL BE OVER EXCAVATED TO THE SATISFACTION OF THE MASONRY, GIRL, AND REPLACED WITH STRUCTURAL FILL.
3. CONCRETE SLABS: INSTALL REINFORCED VAPOR BARRIER BELOW SLAB. TAPE ALL SEAMS AND PENETRATIONS SECURELY.
   - DO NOT DAMAGE VAPOR BARRIER AND REPAIR DAMAGED AREAS AS NECESSARY.
4. COMPACTED PERIMETER FILL SHALL CONSIST OF CLEAN GRANULAR MATERIAL FREE OF ORGANICS, LOAM, TRASH, DEBRIS, SOD, FROZEN SOIL, OR ANY OTHER OBJECTIONABLE MATERIAL.
5. STRUCTURAL FILL BELOW SLABS SHALL BE PLACED IN LAYERS NOT EXCEEDING 8" IN LOOSE THICKNESS AND COMPACTED BY SELF PROPELLED COMPACTION EQUIPMENT AT APPROXIMATELY OPTIMUM MOISTURE CONTENT TO A DRY DENSITY OF AT LEAST 95% OF THE MAXIMUM IN PLACE DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
6. OPEN EXCAVATION SHALL BE APPROPRIATELY BRACED.
7. INSTALL 4" CONCRETE OVER SLABS AND COMPOSITE WALLS CONSTRUCTION.
8. DO NOT BACKFILL FOUNDATION WALLS UNTIL SLAB FLOOR SLAB-ON-GRADE AND HAS ATTAINED DESIGN STRENGTH AND THE FIRST FLOOR DECK HAS BEEN INSTALLED.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318- LATEST EDITION.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE:
   A. 3,000 PSI FOR FOOTINGS, WALLS, AND PIERS.
   B. 4,000 PSI FOR SLABS-ON-GRADE.
3. ALL CONCRETE SHALL BE AIR ENTRAINED 4% TO 6%.
4. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
5. PROVIDE PVC ELBOWED DRAIN PIPES FROM UNDERSLAB DRAINAGE SHELLS OR SLABS.
6. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS, AND SHALL BE FABRICATED AND BENDED IN ACCORDANCE WITH ACI 318 - LATEST EDITION.
7. WELDED WIRE FABRIC SHALL BE FLAT SHEETS.
8. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
9. SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI 318, SPLICES OF WF SHALL BE 6" MINIMUM.
10. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL" - NINTH EDITION.
2. STRUCTURAL STEEL: A36/ A36

COMMERCIAL WOOD FRAMING NOTES:

1. COMMERCIAL FRAMING MEMBERS SHALL BE VISUALLY GRADED, MINIMUM GRADE #2 SPRUCE-PINE-FIR (S.P.F.) MEMBERS TO BE 6 MINIMUM MOISTURE CONTENT.
2. STRUCTURAL TIMBER LUMBER SHALL BE USED WHERE WOOD IS IN CONTACT WITH GROUND, CONCRETE, OR MASONRY. TIMBER SHALL BE CHEMICALLY TREATED WITH CCA TO 0.4 PCF IN ACCORDANCE WITH AWPA C-18.
3. NAILING SCHEDULE FRAMING SHALL CONFORM TO BOCA 1996 OR 1999 NOTED CODES.
4. CAP FLASHING AND FLASH ALL ROOF / WALL PENETRATIONS WITH THE SIDE TRADES.
5. INSTALL [illegible] AT ALL VALLEYS, ROOF / WALL JUNCTIONS, AND EAVES.
6. INSTALL [illegible] FROM EAVE UP ROOF MINIMUM 6'-0".
7. FRAMING NOTES:
   A. BRACE ALL STRUCTURAL LOADS WHEN TIED TO PARTITIONS OR PARTITION WALLS.
   B. FRAME ALL OPENINGS IN FLOORS OR ROOFS - MIN DOUBLE FRAMING.
   C. DOUBLE FLOOR FRAMING DIRECTLY UNDERNEATH WALLS ABOVE (WHETHER INDICATED OR NOT).
   D. ALL OPENINGS WHICH ARE LESS THAN 6'-0" IN SIZE SHALL HAVE FULL SIZED WOOD STUDS (SHOWN) EACH SIDE OF EACH HEADER.
   E. CONFIRM ALL SHEETS OF HEADER TO FRAME 1/2" PLY FILLERS TO MATCH FRAMING DIMENSION.
   F. ALL FLOORS SHALL BE LEVELED TO A TOLERANCE OF 1/2" IN 10'-0" WHEN CHECKED AT ANY AREA WITH A 10'-0" STRAIGHT EDGE.
   G. INSTALL SOLID BLOCKING 4 PER SPAN ALL WALLS GREATER THAN 8'-0" HIGH MIN.
   H. INSTALL SOLID BLOCKING PER SURFACE APPLIED TRIMMING, CABINET, CORNER TRIM, AND GRAB BARS , ETC.
8. EXTERIOR WOOD TRIM NOTES:
   A. WOOD TRIM - BLACK PAINT OR EXPOSED EXTERIOR TRIM BOARDS.
   B. ALL EXTERIOR CAULKING AROUND WINDOWS, DOORS, AND ALL WALL PENETRATIONS SHALL BE NON-HARDING TYPE SEALANT.

ENGINEERED WOOD PRODUCTS / FASTENERS:

1. ENGINEERED WOOD PRODUCTS SHALL BE SIMILAR OR EQUAL TO THE FOLLOWING MANUFACTURERS:
   A. BEAMS / HEADERS - "ALL" VERSA-LAM - AS MANUFACTURED BY BOISE CASCADE CORPORATION.
2. WOOD CONSTRUCTION CONNECTORS, SHALL BE SIMILAR OR EQUAL TO SIMPSON STRONG-TIE CONNECTORS.
3. REFER TO MANUFACTURERS PRODUCT LITERATURE FOR RECOMMENDED HANGERS AND NAILING / FASTENERS.

CONSTRUCTION NOTES:

1. CONTRACTOR TO PROVIDE THE FOLLOWING (IF REQUIRED BY JURISDICTION HAVING JURISDICTION):
   A. DEP PERMIT.
   B. SEDIMENT AIR SURVEY.
   C. RADON SURVEY.
   D. ASBESTOS INSPECTION.
2. DISPOSE OF CONTAMINATED AND HAZARDOUS MATERIALS PER LOCAL & STATE REGULATIONS.

RENOVATION TO EXISTING :

7 BRAMHALL MEDICAL OFFICES

7 BRAMHALL ST. PORTLAND, ME.

LICENSED ARCHITECT
JOSEPH F. DIDONATO
No. 2124
STATE OF MAINE

ABBREVIATIONS

AB	ANCHOR BOLT	MTL	METAL
A/F	ABOVE FINISH FLOOR	N/A	NOT APPLICABLE
ST. CONC.	STRUCTURAL CONCRETE	NIC	NOT IN CONTACT
BOT	BOTTOM	NO	NUMBER
BRG	BEARING	NTS	NOT TO SCALE
CPT	CARPET	OC	ON CENTER
CSK	CASKET	OD	OUTSIDE DIAMETER
CL	CENTER LINE	OPNG	OPENING
CLG	CEILING	OPP	OPPOSITE
CONC	CONCRETE	PLYWD	PLYWOOD
CONN	CONNECTION	PT	PRESSURE TREATED
DBL	DOUBLE		
DW	DISHWASHER		
DN	DOWN		
DS	DOWNSPOUT		
DWG	DRAWING		
EA	EACH		
EL	ELEVATION		
ELEC	ELECTRIC		
EQ	EQUAL		
EXT	EXTERIOR		
FDN	FOUNDATION		
FE	FIRE EXTINGUISHER		
FFE	FINISH FLOOR ELEVATION		
FIN	FINISH		
FLR	FLOOR		
FTG	FOOTING		
GA	GAUGE OR GAGE OR GAUGE		
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR		
GWB	GYPSUM WALL BOARD		
HB	HOSE BIBB		
HDR	HEADER		
HORIZ	HORIZONTAL		
HT	HEIGHT		
INSUL	INSULATION		
JST	JOIST		
LAM	LAMINATE		
LAV	LAVATORY		
LBR	LUMBER		
LOC	LOCATION		
MAT	MATERIAL		
MAX	MAXIMUM		
MFR	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MRGB	MOISTURE RESISTANT GYPSUM BOARD		

ANT	ANTENNA	MTD	MOUNTED
ARCH	ARCHITECTURAL	NOM	NOMINAL
BLDG	BUILDING	OVHD	OVERHEAD
BLK	BLOCK	PERF	PERFORATED
BM	BEAM	PNL	PANEL
BOL	BOLLARD	PR	PAIR
CAB	CABINET	PTN	PARTITION
CER	CERAMIC	RAD	RADIUS
CLR	CLEAR	RCP	REFLECTED CEILING PLAN
CMU	CONCRETE MASONRY UNIT	REF	REFRIGERATOR
COL	COLUMN	RM	ROOM
CONT	CONTINUOUS	SCHED	SCHEDULE
CT	CERAMIC TILE	SECT	SECTION
DEMO	DEMOLISH	SHT	SHEET
DET	DETAIL	SIM	SIMILAR
DIA	DIAMETER	SPEC	SPECIFICATION
DIAG	DIAGONAL	SQ	SQUARE
DIM	DIMENSION	STD	STANDARD
DR	DOOR	STL	STEEL
DTL	DETAIL	STRUCT	STRUCTURAL
EJ	EXPANSION JOINT	SUSP	SUSPENDED
ELEV	ELEVATION	TEL	TELEPHONE
EQUIP	EQUIPMENT	TOC	TOP OF CURB
EXIST	EXISTING	TOS	TOP OF STEEL
FD	FLOOR DRAIN	TYP	TYPICAL
FEC	FIRE EXTINGUISHER CABINET	UNO	UNLESS NOTED OTHERWISE
FIXT	FIXTURE	VCT	VINYL COMPOSITION TILE
FLUOR	FLUORESCENT	VERT	VERTICAL
FTR	FOOTER	W	WIDE
GA	GAUGE	WC	WATER CLOSET
GYP	GYPSUM	WD	WOOD

LEGEND KEY

- NEW 6WB PARTITION
- DEMO EXISTING WALL
- EXISTING 6WB WALL TO REMAIN
- ONE HOUR (1) RATED WALL

SYMBOL LEGEND

- ROOM NUMBER
- DOOR NUMBER
- WINDOW TYPE
- BUILDING SECTION
- WALL SECTION
- DETAIL SECTION
- CASEWORK ELEVATION
- REVISION
- INTERIOR ELEVATION
- VERTICAL ELEVATION
- PARTITION TYPE
- ROOF/CLG. TAG
- COLUMN CENTER LINE

FIRE ALARM SYMBOL LEGEND

- EMERGENCY LIGHTING UNIT W/ SINGLE HEAD. MOUNT 8'-0" AFF.
- EMERGENCY LIGHTING UNIT W/ DOUBLE HEAD. MOUNT 8'-0" AFF.
- EXIT SIGN
- FIRE ALARM HORN / STROBE. MOUNT 8'-0" AFF.
- FIRE ALARM PULL STATION. MOUNT 4'-0" AFF.
- FIRE ALARM VISUAL STROBE. MOUNT 8'-0" AFF.
- SINGLE STATION SMOKE DETECTOR, NON-SYSTEM CONNECTED.
- EMERGENCY PULL CHORD STATION.
- FIXED TEMPERATURE HEAT DETECTOR
- RECESSED CASE - FIRE EXTINGUISHER MOUNT 48" TO CENTER
- SURFACE TYPE - FIRE EXTINGUISHER MOUNT 48" TO CENTER

DRAWING INDEX

T-1 TITLE COVER SHEET

E1-1 EXISTING CONDITIONS - FIRST FLOOR PLAN
E1-2 EXISTING CONDITIONS - SECOND FLOOR PLAN
E1-3 EXISTING CONDITIONS - ELEVATIONS
E1-4 EXISTING CONDITIONS - ELEVATIONS
E1-5 EXISTING CONDITIONS - BUILDING SECTIONS

D-1 DEMOLITION PLAN - FIRST FLOOR PLAN
D-2 DEMOLITION PLAN - SECOND FLOOR PLAN

A-1 FIRST FLOOR PLAN- EXIT STAIRS / COMMON AREAS
A-2 SECOND FLOOR PLAN- EXIT STAIRS / COMMON AREAS
A-3 ATTIC PLAN
A-4 REFLECTED CEILING PLAN
A-5 ADA / LIFE SAFETY DETAILS - PARTIAL DOOR SCHEDULE WALL / CEILING ASSEMBLIES - MISC. DETAILS
A-6 EXIT STAIR SECTIONS
A-7 BUILDING SECTIONS

S-1 FIRST FLOOR - LIFE SAFETY PLAN
S-2 SECOND FLOOR - LIFE SAFETY PLAN

AREA TABULATION - EXISTING

FIRST FLOOR:	6,913 s.f.
SECOND FLOOR:	6,250 s.f.
TOTAL BUILDING AREA:	13,163 s.f.

BUILDING CODES

1. OCCUPANCY:
   LIFE SAFETY CODE 2000:
   A3 CHAPTER 39 - NEW BUSINESS OCCUPANCY
   BOCA 1996:
   A3 BUSINESS USE
2. REFER TO GENERAL NOTES AND DOOR SCHEDULE FOR ADDITIONAL INFORMATION SHEET A-5.
3. NEW FIRE SAFETY SYSTEMS SHALL BE [illegible] REAL ESTATE FOR APPROVAL BY AUTHORITIES HAVING JURISDICTION.
4. ELECTRICAL CONTRACTOR TO PROVIDE FINAL DESIGN AND INSTALLATION OF [illegible] AND SMOKE DETECTION SYSTEM BY AUTHORITIES HAVING JURISDICTION.
5. PROVIDE ADA SIGNAGE. SIGNAGE SHALL COMPLY WITH CHAPTER [illegible] AS1.

DIDONATO ARCHITECTS, INC.
74 MAIN ROAD, KENNEBUNK, ME
phone/fax (207) 985-7000

RENOVATION TO: 7 BRAMHALL MEDICAL OFFICES

COVER SHEET

DATE
04-02-
DRAWING REV

SHEET NO. T-1