A3 FIRST FLOOR PLAN
REFERENCED FROM: SCALE: 1/4" = 1'-0"

THE EXISTING CONCRETE FLOOR SLAB HAS BEEN COMPROMISED AND REQUIRES RE-SUPPORT IN THE CURRENT POSITION. THIS SHALL BE ACHIEVED BY INTRODUCING A "FLOWABLE FILL" TO COMPLETELY FILL THE EXISTING EXCAVATION (APPROXIMATELY 8'-0"x10'-0"WIDE) AS WELL AS ANY VOIDS THAT HAVE BEEN CREATED BENEATH THE SLAB. PROVIDE A FLOWABLE FILL CONSISTING OF CEMENT BASED SLURRY WITH IMPREGNATED AIR BUBBLES TO REDUCE THE OVERALL WEIGHT OF THE MATERIAL. PRIOR TO INTRODUCING THE FLOWABLE FILL, THE EXTERIOR FOUNDATION WALLS SHALL BE COMPLETELY SEALED AND ANY EXITING PENETRATIONS SHALL BE SEALED AROUND THE CONDUIT OR PIPE FOR EXAMPLE TO PREVENT THE FILL MATERIAL FROM ESCAPING THROUGH THE EXTERIOR WALLS OR ABOVE SLAB. SEVERAL RUSTED STEEL PIPES WERE OBSERVED AT THE BOTTOM OF THE SLAB THAT MAY HAVE BEEN PREVIOUSLY UTILIZED FOR RADIANT HEAT THAT, IF ABANDONED, SHALL BE REMOVED IN SO FAR AS PRACTICAL AS THE RUSTED STEEL WILL HAVE THE TENDENCY TO DETERIORATE AND COMPROMISE THE EXISTING SLAB. THE FLOWABLE FILL SHALL BE INTRODUCED THROUGH A HOLE IN THE TOP OF THE SLAB ABOVE THE EXCAVATION. THERE SHALL BE AN ADDITIONAL REMOTE HOLE TOWARD THE FRONT OF THE BUILDING TO MONITOR AND CONFIRM THAT THE FLOWABLE FILL IS CONSOLIDATING BENEATH THE SLAB. THE FLOWABLE SILL SHALL BE PLACED UNTIL THE ENTIRE EXCAVATION IS FULL AND NO ADDITIONAL FILL IS ABLE TO BE INSTALLED.

A5 BASEMENT FLOOR PLAN
REFERENCED FROM: SCALE: 1/4" = 1'-0"

GENERAL NOTES

KEYED NEW WORK NOTES:

1. PROVIDE ALL NEW WINDOWS WITH VINYL WRAP EXISTING/NEW WOOD TRIM – REFERENCE TO DRAWING A8.02 DETAIL A3 AND C2 FOR MORE INFORMATION.
2. PROVIDE ALL NEW EXTERIOR DOOR, DOOR FRAME AND DOOR HARDWARE – REFERENCE TO DRAWING A8.01 FOR MORE INFORMATION.
3. PROVIDE ALL NEW FLOORING – REFERENCE SPECIFICATION
4. PROVIDE ALL NEW KITCHEN APPLIANCES WITH NEW ENERGY START APPLIANCES REFRIGERATOR, ELECTRIC RANGE, AND RANGE HOOD.
5. PROVIDE ALL NEW BATHROOM PLUMBING FIXTURES – SHOWER, TOILET, AND WALL HUNG SINK.
6. PROVIDE ALL NEW KITCHEN SINK.
7. NOT USED
8. PROVIDE ALL NEW BATHROOM ACCESSORIES – SURFACE MOUNTED MEDICINE CABINET, CURTAIN ROD, ONE TOWEL BAR, AND TOILET TISSUE DISPENSER.
9. PROVIDE ALL NEW INTERIOR PAINTING FOR WALLS, CEILING, DOORS, DOOR TRIMS, WINDOW CASING, TRIMS AND CAST IRON BASEBOARD COVERS. PATCH AND REPAIR INTERIOR WALL SURFACES AS REQ'D TO RECEIVE NEW PAINT AS PER MANUFACTURE'S RECOMMENDATIONS.
10. PROVIDE ALL APARTMENT UNIT ENTRY DOOR AND ALL INTERIOR DOOR, DOOR FRAME /CASING AND DOOR HARDWARE, NOT TAGGED, SHOWN IN DOOR SCHEDULE.
11. PROVIDE NEW GWB CEILING AT LOCATION AS INDICATED ON REFLECTED CEILING PLAN
12. NOT USED
13. PROVIDE NEW WINDOW CURTAIN RODS FOR ALL WINDOWS.
14. PROVIDE NEW WIRED SHELVING.
15. NOT USED.
16. PROVIDE ALL NEW INTERIOR LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES – SEE DWG A2.10 FOR LIGHT FIXTURES.
17. PROVIDE UPGRADE GFI RECEPTACLES AS REQUIRED BY CODE – TYP.
18. PROVIDE UPGRADE ELECTRICAL SYSTEM, SMOKE AND CO DETECTION SYSTEM AS REQUIRED BY CODE.
19. PROVIDE NEW DECK FRAMING, P.T. DECKING AND PVC RAILING AND HANDRAIL SYSTEM – REF. DRAWING A7.01 AND A7.02 FOR DETAILS.
20. PROVIDE NEW P.T. WOOD STAIR AND HANDRAIL SYSTEM – SEE DWG A7.03 FOR ELEVATION.
21. PROVIDE NEW ASPHALT SHINGLES ROOF AS SPECIFIED ON TRI-FLEX 30 UNDERLAYMENT OR EQUAL AND NEW ICE AND WATER SHIELD ON ENTIRE ROOF WITH SLOPE LESS THEN 4:12 (TYP.)
22. PROVIDE ALL NEW R-49 (MIN.) LOOSE-FILL BLOWN-IN CELLULOSE INSULATION IN ATTIC AND CEILING CAVITIES – TYP.
23. New plumbing fixtures will not be larger than existing fixtures so no clearances will be reduced.

F5 KEYED NEW WORK NOTES
REFERENCED FROM: SCALE: N.T.S.

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PROJECT
548 SAINT JOHN STREET APARTMENT
548 SAINT JOHN STREET
PORTLAND, MAINE 04101

DRAWING
BASEMENT AND FIRST FLOOR PLANS
CWS PROJECT NUMBER: 16.019

REVISIONS

REVISION NO	5/02/2017

DRAWING NUMBER
A1.10

SCALE: AS NOTED
DATE: 3/08/2017