

# 12 DALTON ST. RENOVATIONS

PORTLAND, MAINE

## PROJECT TEAM

OWNER: **COMMUNITY HOUSING OF MAINE**

306 Cumberland Avenue, #03  
Portland, ME 04101-4830  
(207) 879-0341

SIGNATURE

FINANCING: **MAINE STATE HOUSING AUTHORITY**

353 Water Street  
Augusta, ME 04330-4633  
1-800-487-4669

SIGNATURE

ARCHITECT: **CWS ARCHITECTS**

434 CUMBERLAND AVENUE  
PORTLAND, ME 04101-2329  
(207) 714-4441

SIGNATURE

STRUCTURAL: **L&L STRUCTURAL ENGINEERS**

6 A Street  
South Portland, ME 04106  
(207) 761-4830

## CODE STUDY

DRAWING STATUS LIST		ISSUE DESCRIPTION AND DATE	
MSHA / CHOM PRELIM. REVIEW	2/**/04		
ISSUED FOR BOS	3/19/04		
	**/**/**		
	**/**/**		
SHEET REFERENCE			
DWG NO.	DRAWING NAME		
A-0	TITLE PAGE AND INDEX		
	PROJECT		
	FOUNDATIONS		
	FOUNDATION DETAILS		
	FLOOR PLANS		



PARTITION SCHEDULE	
<p><b>GENERAL PARTITIONING NOTES:</b></p> <p>1) PROVIDE MOISTURE RESISTANT GMB WITHIN ALL BATHROOMS AND BEHIND ALL KITCHEN SINKS.</p> <p>2) RUN GMB BEHIND ALL TUBS AT EXTERIOR OR COMMON WALLS &amp; PROVIDE ADDITIONAL LAYER OF 1/2" GMB TO COVER TUB FLANGE.</p> <p>3) PROVIDE SOLID WOOD BLOOMING SO AS TO ADEQUATELY ISOLATE ADJACENT ELECTRICAL OUTLETS AS REQUIRED.</p>	<p>TYPICAL INTERIOR PARTITION: 2x4 (2x6 IF REQUIRED AS SPEC'D) WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON BOTH SIDES. FLOOR MASS SYSTEM (1) LAYER 5/8" TYPE "X" GMB LAPPED SIDE TO SIDE. CONTINUOUS 2x1/2" ACoustICAL WALLS (1) LAYER 5/8" TYPE "X" GMB OPPOSITE SIDE.</p> <p>PROVIDE TYPE "X" GMB WITHIN ALL BATHROOMS AND BEHIND ALL KITCHEN SINKS.</p> <p>(ALL OTHER INTERIOR WALLS)</p> <p>LAGGED SIDE</p> <p>OPPOSITE SIDE</p>

## SYMBOLS

	SECTION		INTERIOR ELEVATION
	DETAIL		EXTERIOR ELEVATION
	ELEVATION LEVEL, CENTER POINT		ROOM NAME
	REVISION		ROOM NUMBER
			NEW WALL / PARTITION, RE-WALL TYPE SCHEDULES

**CWS ARCHITECTS**  
Architectural  
Space Planning  
Value Design  
134 Commercial Street  
Portland, ME 04101  
Phone: (207) 777-4441  
Fax: (207) 777-4015  
www.cwsarch.com

Owner:  
**COMMUNITY HOUSING OF MAINE**  
306 Cumberland Avenue, #03  
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(207) 879-0341

Contractor:

12 DALTON STREET RENOVATIONS  
12 Dalton Street  
Portland, Maine

Project No: 02130

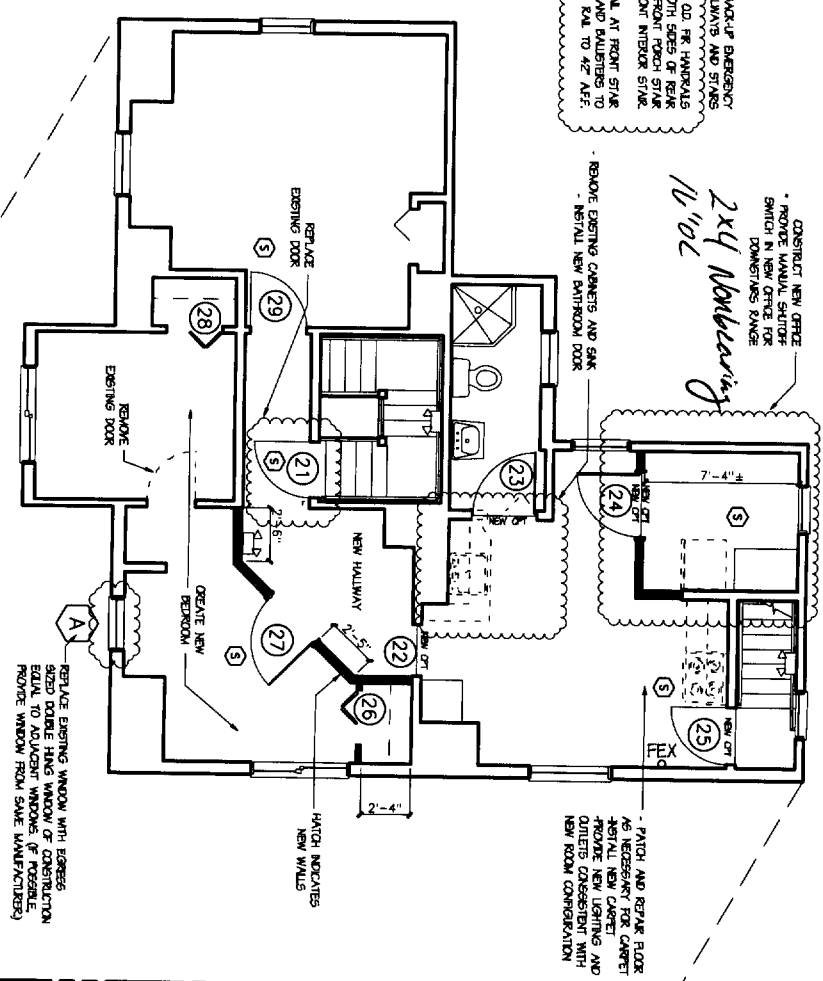
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**TITLE PAGE AND INDEX**

Scale: NONE  
Date: March 19, 2003  
Revisions:

Drawing Number:  
**A-0**

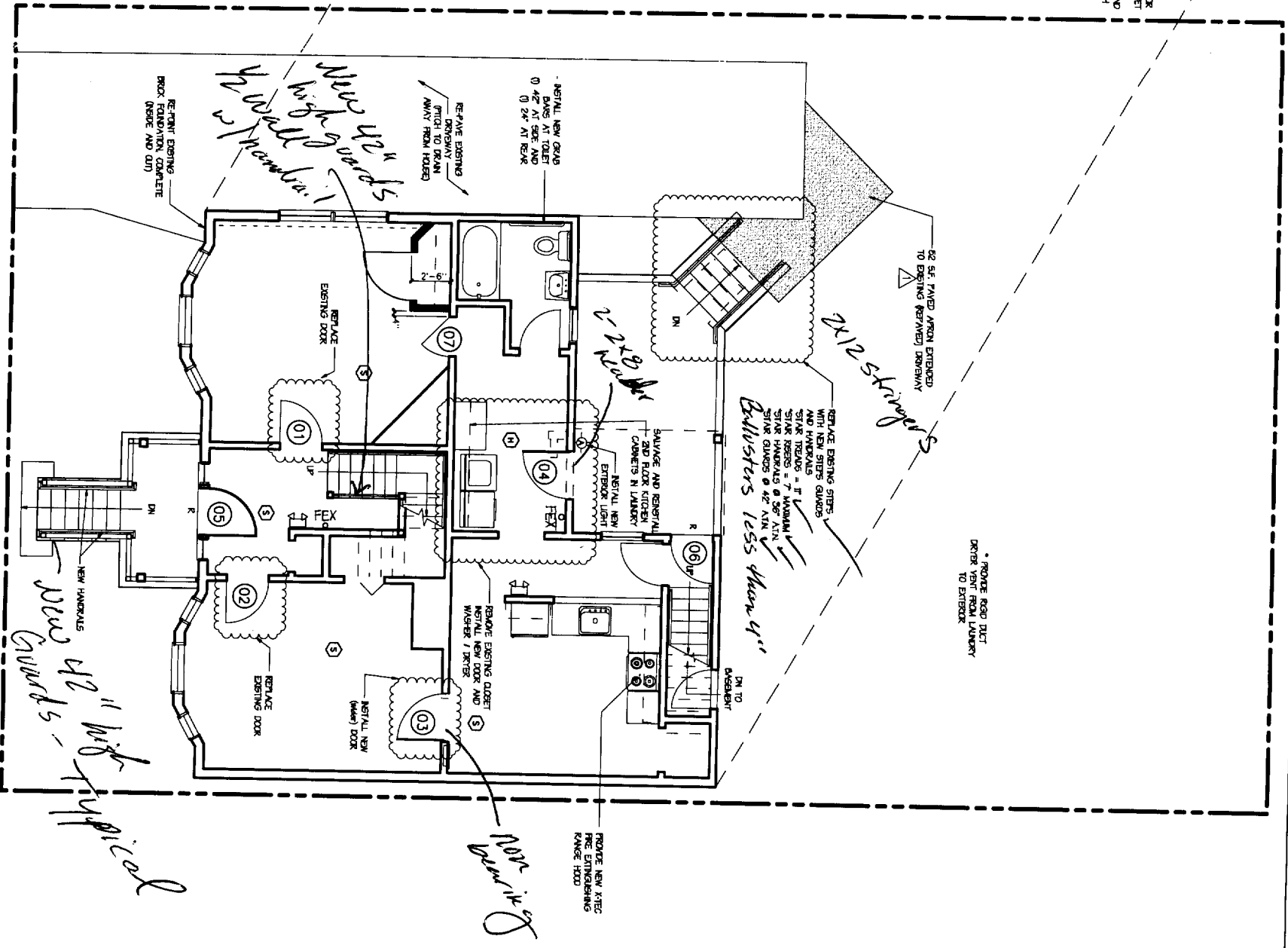
ADD BATTERY BACKUP EMERGENCY LIGHTS AT HALLWAYS AND STAIRS  
 ADD NEW 1 1/2" OD RR. HANGERS AT 24" A.F.F. AT BOTH SIDES OF REAR STAIR, BOTH SIDES OF FRONT PORCH STAIR AND WALL SIDE ONLY OF FRONT INTERIOR STAIR.  
 RECONSTRUCT GUERARD AT FRONT STAIR WITH NEW HANGERS, RISERS AND TREADS TO RAISE EXISTING 24" TO 42" A.F.F.

CONSTRUCT NEW OFFICE  
 \* REMOVE WALLS, EXISTING SWITCH, DOWNSTAIRS RANGE  
 2x4 Nailing  
 11/16" OC



REMOVE ONE (1) OF THE ADDRESS TO THE STREET OR YANK  
 REMOVE EXISTING 100 WATT HEATER  
 REMOVE EXISTING 100 WATT HEATER  
 REMOVE EXISTING HOT AIR HEAT TANK  
 REMOVE ALL UNNECESSARY DEBRIS  
 REMOVE MEC. STRUCTURAL BRACING AS REQUIRED (SEE FIG. 1)  
 REMOVE EXISTING STONE FOUNDATION WITH NEW CONCRETE FOUNDATION WITH NEW CONCRETE STAIR JOBS AT REAR  
 REMOVE EXISTING STONE WALL (COORDINATE LOCATION WITH ARCHITECT)  
 PROVIDE HEAT (SEE SHOWN) DETECTOR

**2 PROPOSED SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



**1 PROPOSED SITE AND FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

**CMS**  
 CMS Architects  
 434 Cambridge Street  
 Portland, ME 04101  
 Phone: (207) 774-4441  
 Fax: (207) 774-4016  
 www.cmsarch.com

Owner:  
**COMMUNITY HOUSING OF MAINE**  
 201 Cumberland Avenue, #203  
 Portland, ME 04101-1820  
 Phone: (207) 878-0347

**CHOM**  
 12 DALTON ST. RENOV.  
 12 DALTON STREET  
 PORTLAND, MAINE

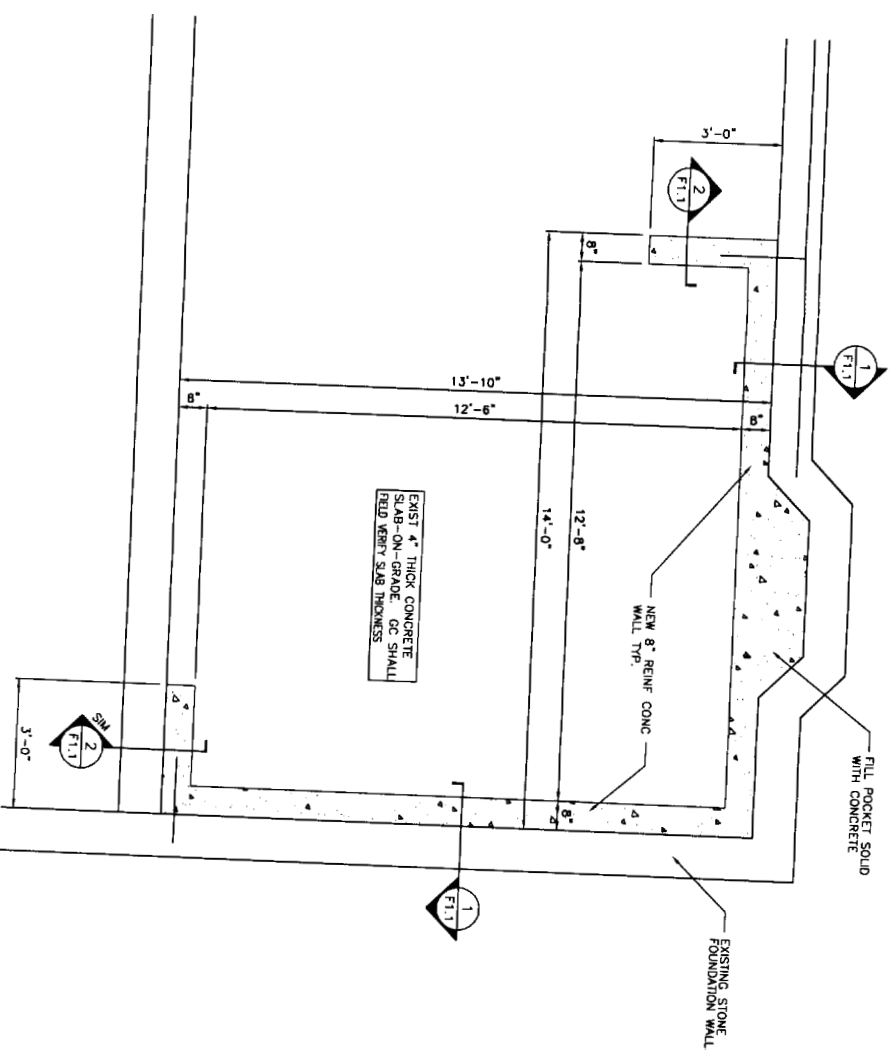
Project No: 01.133  
 Drawing No: PROPOSED FLOOR PLANS  
 Scale: 1/4" = 1'-0"  
 Date: March 18, 2004  
 Author: March 24, 2004

Drawing Number: **A1-1**

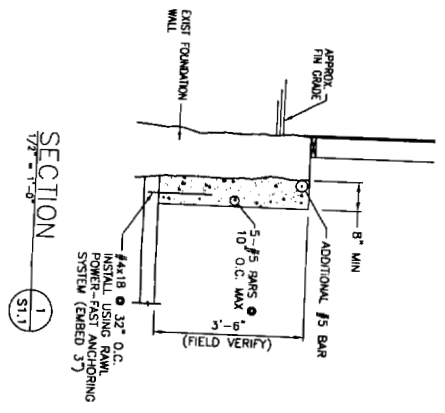
- GENERAL NOTES:**
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
  - Do not scale plans.
  - Sections and details shown on any structural drawings shall be considered typical for similar conditions.
  - All proprietary products shall be installed in accordance with the manufacturer's written instructions.
  - The structure is designed to be self supporting and stable after the building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing during erection. This includes the design of necessary shoring, sheeting, temporary bracing, guys or the design of any other temporary bracing. The contractor or the designer shall remain responsible for the safety of the contractor after completion of the project.
  - All applicable federal, state and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

- DESIGN LOADS:**
- Building code: BOCA Basic Building Code (1999)
  - Weight of Soil: 120 pcf (max of rest pressure=250 pcf)

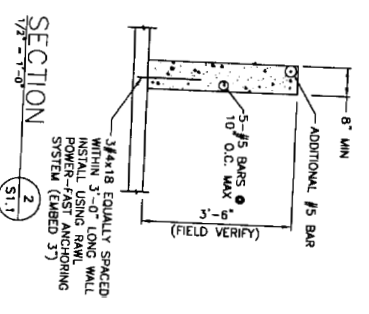
- CONCRETE NOTES:**
- All concrete work shall conform to ACI 318-Latest Edition.
  - Concrete strength at 28 days shall be:
    - 3500 psi for all new walls
  - All concrete shall be air entrained 4% to 6%.
  - Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 318-Latest edition.
  - Splices of reinforcing bars shall be in accordance with ACI 318.



**PARTIAL FOUNDATION PLAN**  
1/2" = 1'-0"



**SECTION 1**  
1/2" = 1'-0"  
ST.1



**SECTION 2**  
1/2" = 1'-0"  
ST.1

**CWS**  
CWS Architects  
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Space Planning  
Value Design  
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Owner  
**COMMUNITY HOUSING OF MAINE**  
309 Cumberland Avenue No.203  
Portland, ME 04103  
(207) 879-6345

Client

Project No: 02.430  
Drawing Title: **FOUNDATION DETAILS**

Client: **CHOM**  
12 DALTON ST. RENOV.  
12 DALTON STREET  
PORTLAND, MAINE

Scale: 1/2" = 1'-0"  
Date: March 19, 2004  
Revisions:

Drawing Number: **F1.1**