

**GENERAL NOTES**

1. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI UFAS, HUD/AG, ADA/AG, MPS.
2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
3. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
4. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
5. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
6. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN HOUSEKEEPING, UTILITY, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS. MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH HOUSE UTILITY AND UNIT BATH ROOMS. SHOWERS ALL SIDES TO HAVE DURAROCK BACKING.
7. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
8. INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
9. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
10. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
11. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
12. PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.
13. DESIGNATED EGRESS WINDOWS IN SLEEPING ROOMS SHALL MEET THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS OF 22" WIDE, 24" HIGH & 5.7 SF CLEAR OPENING. ALL BEDROOMS SHALL CONTAIN A MINIMUM OF (1) EGRESS OPENING.
14. WINDOW SAFETY GLAZING SHALL BE LOCATED AS FOLLOWS, BUT NOT LIMITED TO:  
ALL WINDOWS WITHIN 60" HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED.  
ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED.  
ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
15. BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY, MECH. ROOM WALLS, AND ROOF DRAINS THRU BUILDING.
16. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT & OR ENGINEER PRIOR TO WORK.
17. ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.

**DEMOLITION NOTES:**

1. ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION. VERIFY WATER SHUT-OFF W/ BUILDING OWNER. EXISTING DUCT WORK TO REMAIN SHALL BE SEALED. SPRINKLER SYSTEMS, WHERE APPLICABLE, SHALL REMAIN OPERATIONAL UNLESS PERMITTED BY THE CITY BUILDING INSPECTOR. FIRE ALARM SYSTEMS TO REMAIN FULLY OPERATIONAL DURING DEMOLITION.
2. DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS, FOR APPLICABLE PROJECTS ONLY.
3. ALL DEMOLITION SHALL BE REMOVED FROM THE REAR/SIDE OF THE BUILDING ONLY.
4. ALL FIRE PROTECTION (IF EXISTING), GYPSUM DRYWALL & /OR FIRESPRAY ON STRUCTURAL MEMBERS: INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED.
5. PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
6. DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE VERIFIED IN FIELD.
7. REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS. CAP PLUMBING FLUSH WITH FLOOR.
8. G.C. TO VERIFY WITH 'DIG SAFE' PRIOR TO ANY SITE WORK.
9. FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.

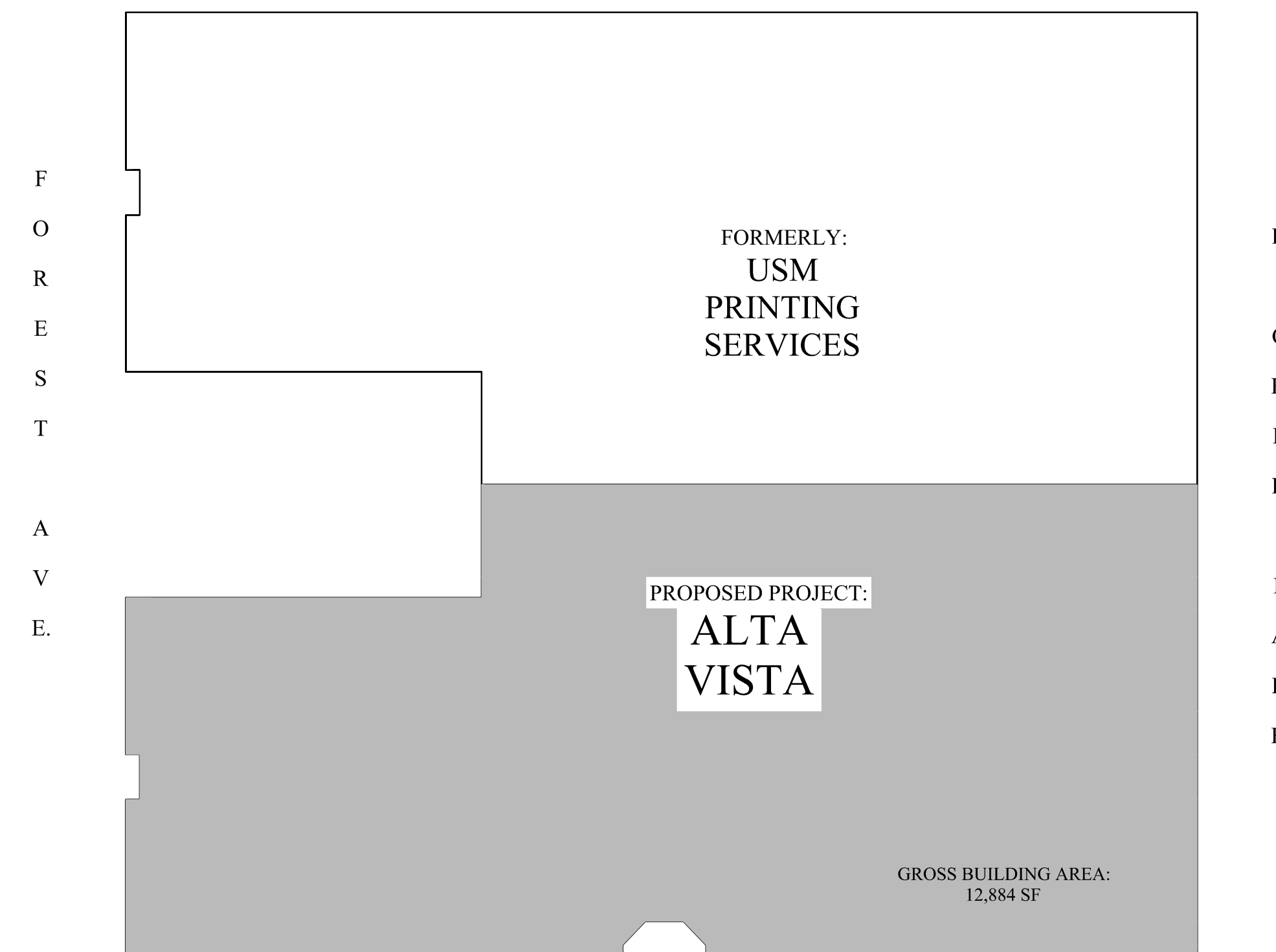
**PROJECT NOTES**

1. SCOPE OF WORK: SHALL INCLUDE THE INTERIOR RENOVATIONS TO THE EXISTING BUILDING. THE FIT-UP WILL INCLUDE ONE LEASE SPACE ON FOREST AVENUE AND AN OWNER OCCUPIED SPACE AT THE REAR OF THE BUILDING. THE WORK IN THE LEASE SPACE SHALL BE EXECUTED AS A SEPARATE PERMIT.
2. EXTERIOR SIGNAGE IS NOT PART OF THIS PERMIT.
3. ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND BUILDING INSPECTIONS, THE FIRE DEPARTMENT AND ZONING. THE PROJECT IS OUTSIDE THE CITIES HISTORICAL DISTRICT.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY AND STATE PERMITS FOR THE CONSTRUCTION; INCLUDING BUT NOT LIMITED TO, STREET CLOSINGS, ELECTRICAL, MECHANICAL, SPRINKLER ETC. AS REQUIRED.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERIOR WORK AND NEW ROOF WORK AS NOTED. WORK SHALL ALSO INCLUDE: CONSTRUCTION OF INTERIOR WALLS, DOORS AND FINISHES.
  - a. NFPA 13 SPRINKLER SYSTEMS ASSESSMENT, INSTALLATION AND REQUIRED UPDATES PER FLOOR PLANS.
  - b. MECHANICAL SYSTEMS (HVAC)
  - c. ELECTRICAL
  - d. PLUMBING
 MECHANICAL/ELECTRICAL INSTALLATIONS ARE TO BE PERFORMED ON A DESIGN-BUILD BASIS. THE STORAGE RACKS AS SHOWN IN THE WAREHOUSE ARE BY OWNER.
6. FIRE ALARM WORK SHALL BE A PART OF THE PROJECT. PROVIDE A NEW LIFE SAFETY SYSTEM PER NFPA 72, CITY OF PORTLAND & STATE FIRE MARSHAL REQUIREMENTS AND BE INSTALLED BY A CITY OF PORTLAND CERTIFIED CONTRACTOR. THIS CONTRACTOR SHALL MEET WITH THE CITY OFFICIALS PRIOR TO WORK.
7. ALL FIRE RATED WALL PENETRATIONS SHALL BE STOPPED AND SEALED WITH UL APPROVED ASSEMBLIES.
8. CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.

# ALTA VISTA

## 495 FOREST AVENUE PORTLAND MAINE

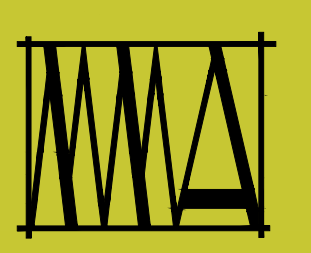
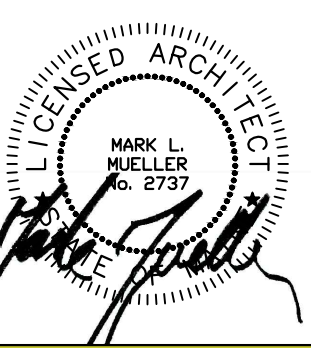
OWNER: ALTA VISTA LLC  
79 BOW STREET  
FREEPORT, MAINE



key plan

### KEY PLAN

**BUILDING PERMIT/  
FIRE MARSHAL SET : MARCH 16, 2017**



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MARK MUELLER ARCHITECTS

INTERIOR RENOVATIONS FOR:  
**ALTA VISTA LLC**  
 495 FOREST STREET  
 PORTLAND, MAINE

REVISIONS	DATE
	JAN 2017
PROJECT	ALTA VISTA
DRAWN BY	MLM
CHECK BY	MLM

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