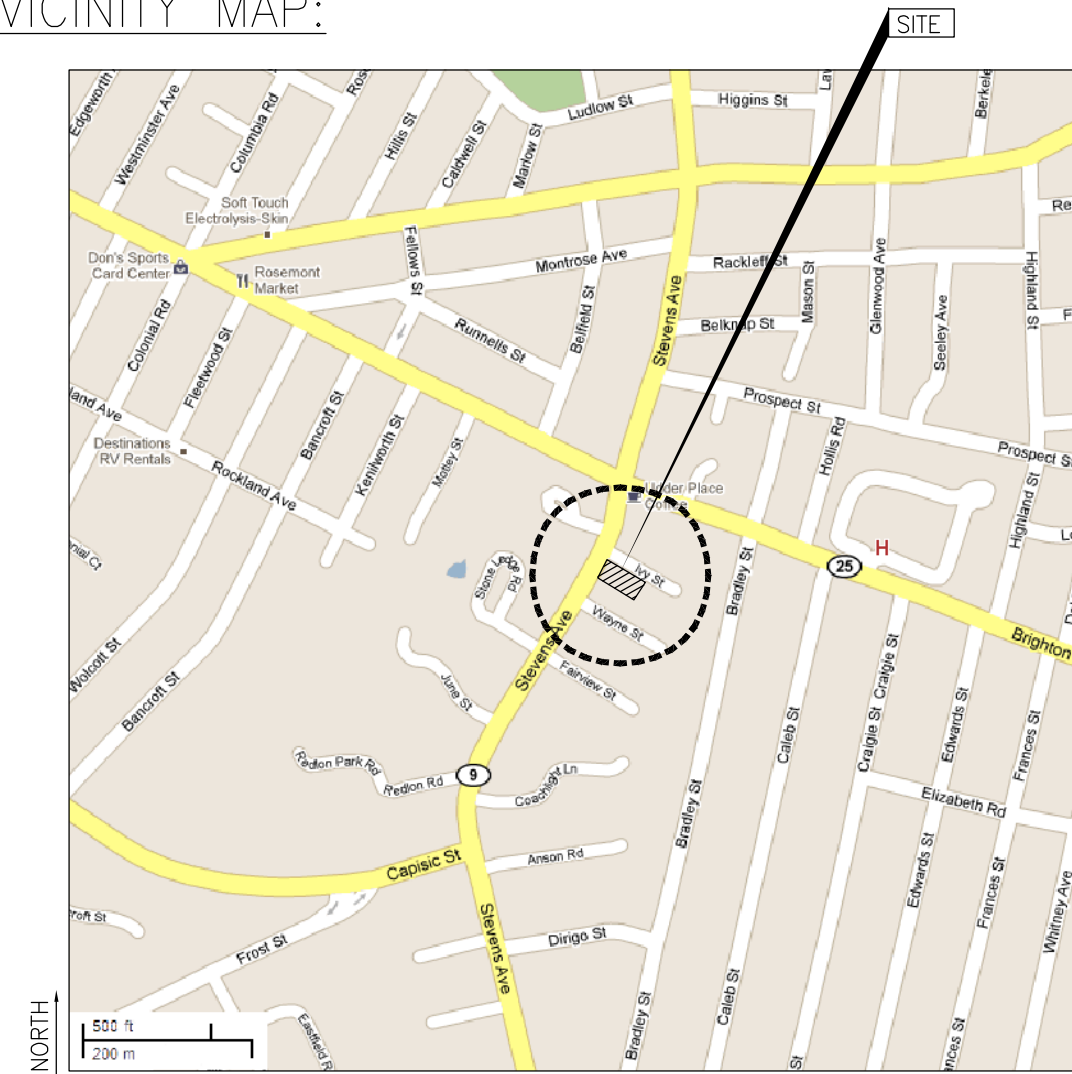


A REMODEL OF THE EXISTING: STEVENS AVENUE APARTMENTS FOR BAO BAO INVESTMENTS, INC.



VICINITY MAP:



GENERAL NOTES:

- SCOPE: THIS IS A REMODEL OF AN EXISTING FOUR UNIT APARTMENT, MOSTLY NEW FIXTURES, FURNISHINGS, CASEWORK, HARD FLOOR FINISHES, CASEWORK AND REPLACEMENT WINDOWS, SOME MINOR WALL REMOVAL AND MINOR WALL INSTALLATION, AND INTERIOR PAINTING. NO CHANGE OF OCCUPANCY USE, NO CHANGE OF QUANTITY OF LIVING UNITS.
- REMOVE ALL EXISTING AND REPLACE AS REQUIRED (UNLESS OTHERWISE NOTED):
 - WINDOWS
 - DOORS
 - KITCHEN CABINETS
 - COUNTER TOPS
 - PLUMBING FIXTURES
 - APPLIANCES
 - KITCHEN AND BATHROOM FLOOR FINISHES
- PATCH AND PAINT ALL WALLS AND CEILINGS
- REMOVE ALL NON-FUNCTIONAL, BROKEN, NON-CODE COMPLIANT OR UNSAFE ELECTRICAL ITEMS AND REPLACE AS NEEDED (INCLUDING BUT NOT EXCLUSIVELY):
 - LIGHT FIXTURES
 - ELECTRICAL PANELS
 - WALL OUTLETS
 - WALL SWITCHES
- REMOVE ANY EXISTING SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS.
- INSTALL NFPA COMPLIANT, U.L. LISTED PHOTO-EYE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS, AND EMERGENCY EXIT LIGHTING WITH DUAL POWERED HARDWIRED AC / BATTERY BACKUP UNITS, ALL WIRED WITH INTERCONNECTING ALARMS TO EACH LEVEL AS INDICATED ON DRAWINGS.
- REMOVE ALL INTERIOR WALL BOARD WITH MOLD, MILDEW, OR MOISTURE DAMAGE. REPLACE WITH BLUEBOARD IN TILED AREAS, CEMENTITIOUS BOARD IN WET AREAS, AND MOISTURE RESISTANT GYPSUM WALL BOARD IN ALL REMAINING AREAS.

ALL CONDITIONS ARE DOCUMENTED AS EXISTING ON MAY 20, 2011

APPLICABLE BUILDING CODES:

- MUBEC (MAINE UNIFORM BUILDING (AND) ENERGY CODE.
 - INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION, WITH MUBEC MODIFICATIONS.
 - MAINE PLUMBING CODE
 - N.E.C. NATIONAL ELECTRICAL CODE
- NFPA (NATIONAL FIRE PROTECTION AGENCY)
 - FIRE SAFETY
 - 101 - LIFE SAFETY CODE 2009, WITH MAINE STATE FIRE MARSHALL MODIFICATIONS

- ALL CURRENT VERSIONS UNO
- OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-2 MULTI-FAMILY DWELLING USE
- CONSTRUCTION: TYPE V B, NON-SPRINKLED
- ALLOWABLE HEIGHT: 40 FEET, 2 STORIES (GRAND FATHERED)
- ALLOWABLE AREA: 7,000 SQUARE FEET

APPLICABLE LIFE SAFETY CODES:

- NATIONAL FIRE PROTECTION AGENCY, LIFE SAFETY CODE 101, 2009 EDITION
- REFERENCED CHAPTERS: CHAPTER 7 (MEANS OF EGRESS) CHAPTER 24 (ONE- AND TWO-FAMILY DWELLINGS) CHAPTER 31 (EXISTING APARTMENT BUILDINGS)

LOCAL ORDINANCE NOTES:

- THE PROJECT OCCUPANCY USE IS (AS DEFINED IN THE PORTLAND, MAINE ORDINANCE TERMS,) "ROOMINGHOUSE" AS INDICATED IN THE CITY'S ORDINANCE, AND IS PRIMARILY REGULATED BY THE CITY'S ORDINANCE CODE, CHAPTER 6: LAND USE, DIVISION 6: R-5 RESIDENTIAL ZONE, SECTIONS 116 THROUGH 125.
- THE PROJECT BUILDING TYPE, IS (AS DEFINED IN THE PORTLAND, MAINE ORDINANCE TERMS,) "LOW-INTENSITY, MULTI-FAMILY, MULTIPLEX RESIDENTIAL" AND IS PRIMARILY REGULATED BY THE CITY'S ORDINANCE CODE, CHAPTER 14: LAND USE, DIVISION 6: R-5 RESIDENTIAL ZONE, SECTIONS 116 THROUGH 125 (OF WHICH LAST FOUR SECTIONS RESERVED)

ACRONYMS AND ABBREVIATIONS:

&	AND	N	NORTH
@	AT OR EACH	NE	NORTHEAST
AFF	ABOVE FINISHED FLOOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
BO	BOTTOM OF	NFRC	NATIONAL FENESTRATION RATING COUNCIL
BRG.	BEARING	NW	NORTHWEST
CJ	CONTROL JOINT	OD	OUTSIDE DIAMETER
CLG.	CEILING	OPH	OPPOSITE HAND (MIRRORED)
CMU	CONCRETE MASONRY UNIT	OTO	OUT TO OUT (DIMENSION)
CONC.	CONCRETE	PCOD	POST CURRENT OWNER DEVELOPMENT
C	CENTERLINE	PL	PROPERTY LINE
DN.	DIAMETER	PT	PRESSURE TREATED (WOOD)
DN.	DOWN	PTD.	PAINTED
E	EAST	REF.	REFRIGERATOR
EQ.	EQUAL	ROW S	RIGHT OF WAY
EXT.	EXTERIOR	S	SOUTH
F	FAHRENHEIT	SE	SOUTHEAST
FLR.	FLOOR	SE	SIMILAR
G	HORIZONTAL GROUND ACCELERATION COEFFICIENT	SW	SOUTHWEST
GC	GENERAL CONTRACTOR	T.O.	TOP OF
GRD.	GRADE	TYP.	TYPICAL
GWB	GYPSUM WALLBOARD	UL	UNDERWRITER'S LABORATORY
HTR.	HEATER	UNO	UNLESS NOTED OTHERWISE
ICC	INTERNATIONAL CODE COUNCIL	UPR.	UPPER
ICF	INSULATED CONCRETE FORMWORK	W/	WITH
INT.	INTERIOR	WD.	WOOD
IRC	INTERNATIONAL (ONE & TWO-FAMILY) RESIDENTIAL CODE	WTR.	WATER
ITI	INSIDE TO INSIDE (DIMENSION)	WWF	WELDED WIRE FABRIC
KD	KILN DRIED (WOOD)		
LVL	LEVEL		
LWR.	LOWER		
MAX.	MAXIMUM		
MDO	MEDIUM DENSITY OVERLAY (PANEL)		
MFGR.	MANUFACTURER		
MHT	(APPARENT) MEAN HIGH TIDE		
MIN.	MINIMUM		
NEC	NATIONAL ELECTRICAL CODE		

SHEET INDEX:

G-0.0	COVER SHEET
AS-0.1	ARCHITECTURAL SITE PLAN
AD-1.0	BASEMENT AND FIRST FLOOR DEMO PLANS
AD-1.1	SECOND AND THIRD FLOOR DEMO PLANS
AD-1.2	ROOF DEMO PLAN
AF-1.0	FOUNDATION PLAN AND DETAILS
A-1.0	BASEMENT AND FIRST FLOOR PLANS
A-1.1	SECOND AND THIRD FLOOR PLANS
A-1.2	ROOF PLAN
A-1.3	REFLECTED CEILING PLANS
A-2.0	EXTERIOR ELEVATIONS - NORTH & SOUTH
A-2.1	EXTERIOR ELEVATIONS - EAST & WEST
A-3.0	EXTERIOR ENCLOSED STAIRWELL SECTION
A-3.1	EXTERIOR ENCLOSED STAIRWELL SECTION
A-3.2	EXTERIOR ENCLOSED STAIRWELL SECTION
A-5.0	STAIRS FRAMING PLANS AND ELEVATIONS
A-5.1	STAIRS DETAILS
A-6.0	DOOR AND WINDOW TYPES AND SCHEDULES

LEGEND:

	CARBON MONOXIDE DETECTOR CEILING / WALL LOCATION (SEE FLOOR PLANS)		EXISTING WALL TO BE REMOVED
	S.M.O. SMOKE DETECTOR CEILING LOCATION CEILING / WALL LOCATION (SEE FLOOR PLANS)		MEANS OF EGRESS #1
	EXHAUST FAN VENTED TO OUTSIDE		MEANS OF EGRESS #2
	ILLUMINATED EMERGENCY EXIT SIGN WITH WAYFINDING LIGHTS		EXTERIOR ELEVATION REFERENCE TAG (DRAWING # TOP AND SHEET # BOTTOM)
	INTERIOR WALL CONSTRUCTION 2X4 WOOD STUD @ 16" O.C. WITH 1/2" GWB EA SIDE. PATCH AND PAINT TO MATCH ADJACENT EXISTING CONDITION TO REMAIN		SECTION CUT REFERENCE TAG (DRAWING # TOP AND SHEET # BOTTOM)
	EXTERIOR WALL CONSTRUCTION 2X6 WOOD STUD FRAMING @ 16" O.C. WITH 1/2" INT GWB & 3/8" EXT WOOD SHEATHING, MOISTURE BARRIER & SIDING TO MATCH EXISTING		DETAIL REFERENCE TAG (DRAWING # TOP AND SHEET # BOTTOM)
	EXISTING WALL TO REMAIN		

Sheet Notes

- SEE GENERAL NOTES ON COVER SHEET.
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	ENCLOSED STAIRWELL	3-14-12
No.	Revision / Issue	Date

ALBALDO ENTERPRISES
92 BROADWAY
ROCKLAND, ME 04841
Tel: (310) 963-7670
Fax: (866) 283-1199
E- MARIO@ALBALDOENTERPRISES.COM

STEVE RUSZKAI, ARCHITECT
17 POND SHORE DRIVE
CUMBERLAND, ME 04021
Tel: (207) 408-9913
Fax: (207) 809-5990
E- SRUSZKAI@MAINE.RR.COM

DEVELOPER:
BAO BAO INVESTMENT, INC.
PORTLAND, ME
TEL (207) 879-7600

AN APARTMENT RENOVATION FOR:
STEVENS AVE. APARTMENTS
209 STEVENS AVE.
PORTLAND, ME 04102

Issued: 15 JULY 2011

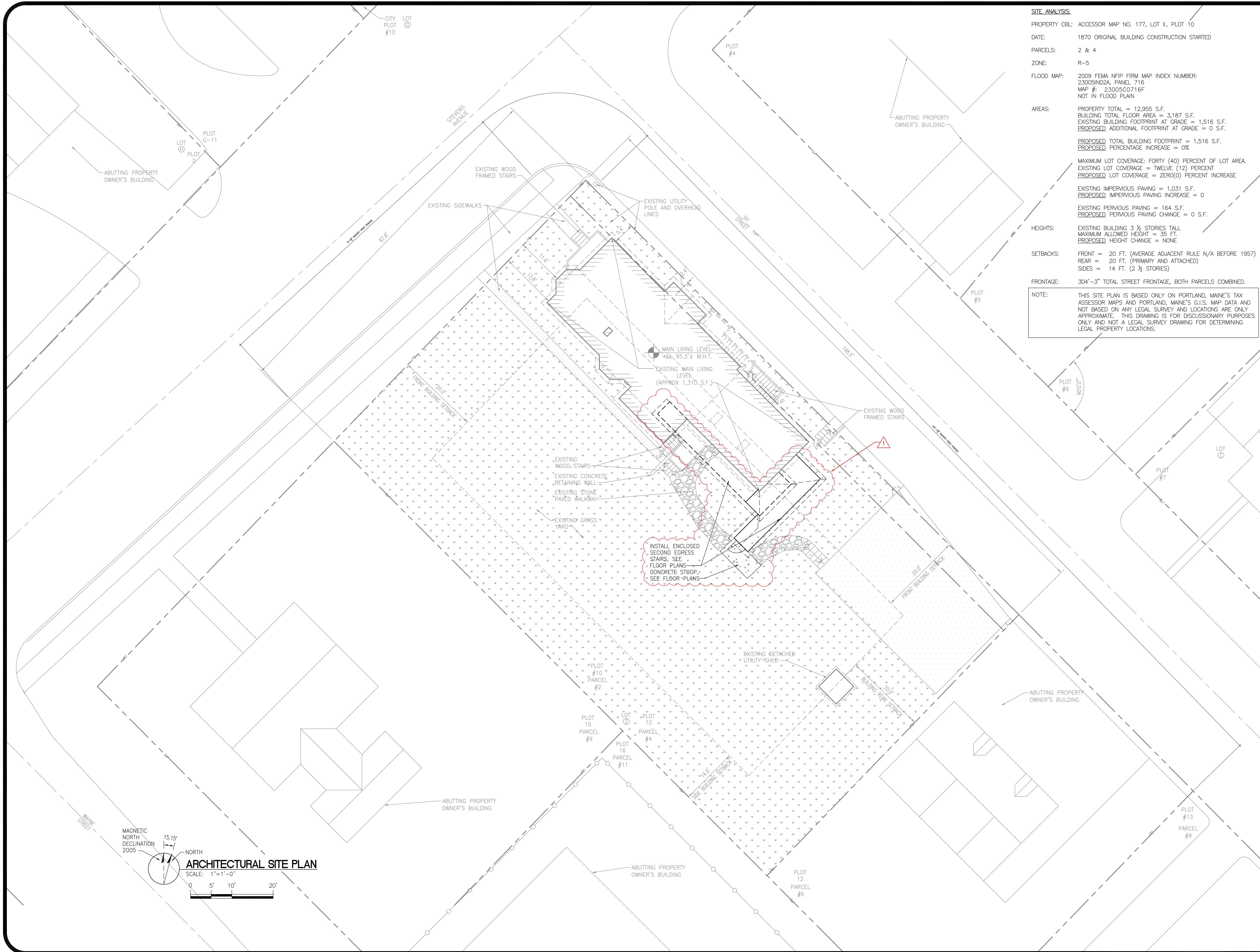
Scale: AS NOTED 0 1/2" 1"

Drawn By: MA & SPR

Reviewed By:

GENERAL COVER

G-0.0



SITE ANALYSIS:
 PROPERTY CBL: ACCESSOR MAP NO. 177, LOT 1, PLOT 10
 DATE: 1870 ORIGINAL BUILDING CONSTRUCTION STARTED
 PARCELS: 2 & 4
 ZONE: R-5
 FLOOD MAP: 2009 FEMA NFIP FIRM MAP INDEX NUMBER: 23005IND2A, PANEL 716
 MAP #: 23005C0716F
 NOT IN FLOOD PLAIN

AREAS:
 PROPERTY TOTAL = 12,955 S.F.
 BUILDING TOTAL FLOOR AREA = 3,187 S.F.
 EXISTING BUILDING FOOTPRINT AT GRADE = 1,516 S.F.
 PROPOSED ADDITIONAL FOOTPRINT AT GRADE = 0 S.F.
 PROPOSED TOTAL BUILDING FOOTPRINT = 1,516 S.F.
 PROPOSED PERCENTAGE INCREASE = 0%

MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA
 EXISTING LOT COVERAGE = TWELVE (12) PERCENT
 PROPOSED LOT COVERAGE = ZERO(0) PERCENT INCREASE

EXISTING IMPERVIOUS PAVING = 1,031 S.F.
 PROPOSED IMPERVIOUS PAVING INCREASE = 0

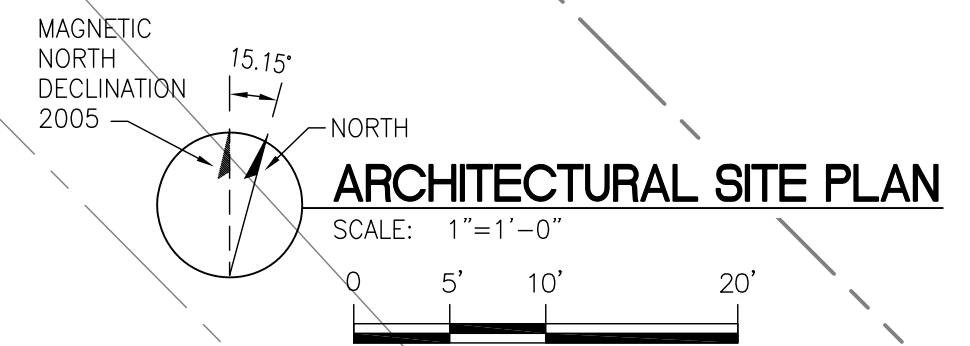
EXISTING PERVIOUS PAVING = 164 S.F.
 PROPOSED PERVIOUS PAVING CHANGE = 0 S.F.

HEIGHTS:
 EXISTING BUILDING 3 1/2 STORIES TALL
 MAXIMUM ALLOWED HEIGHT = 35 FT.
 PROPOSED HEIGHT CHANGE = NONE

SETBACKS:
 FRONT = 20 FT. (AVERAGE ADJACENT RULE N/A BEFORE 1957)
 REAR = 20 FT. (PRIMARY AND ATTACHED)
 SIDES = 14 FT. (2 1/2 STORIES)

FRONTAGE: 304'-3" TOTAL STREET FRONTAGE, BOTH PARCELS COMBINED.

NOTE: THIS SITE PLAN IS BASED ONLY ON PORTLAND, MAINE'S TAX ASSESSOR MAPS AND PORTLAND, MAINE'S G.I.S. MAP DATA AND NOT BASED ON ANY LEGAL SURVEY AND LOCATIONS ARE ONLY APPROXIMATE. THIS DRAWING IS FOR DISCUSSIONARY PURPOSES ONLY AND NOT A LEGAL SURVEY DRAWING FOR DETERMINING LEGAL PROPERTY LOCATIONS.



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- TREES NOT SHOWN FOR CLARITY, PER CITY CEO REQUEST

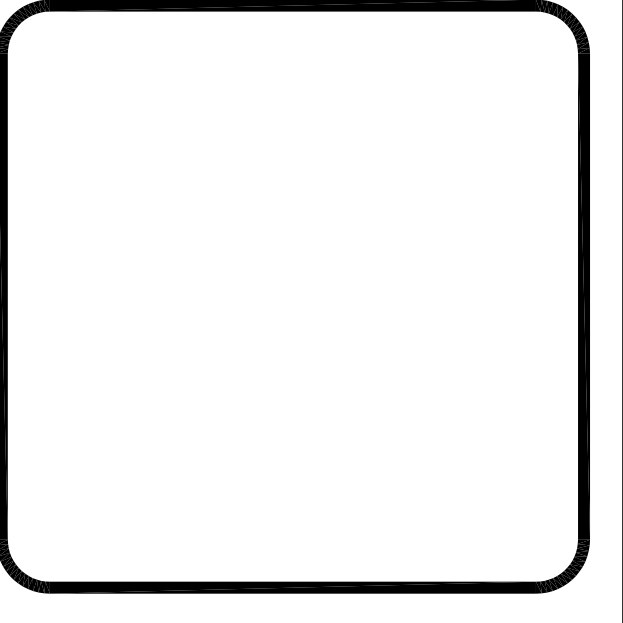
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 ROCKLAND, ME 04841
 Tel: (310) 963-7670
 Fax: (866) 283-1199
 E- MARIO@ALBALDOENTERPRISES.COM

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 209 STEVENS AVE.
 PORTLAND, ME 04102



Issued: 15 JULY 2011

Scale: AS NOTED 0 1/2" 1"

Drawn By: MA & SPR

Reviewed By:

ARCHITECTURAL SITE PLAN
AS-0.1

Sheet Notes

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- NO ACCESS TO BASEMENT BY TENANTS.

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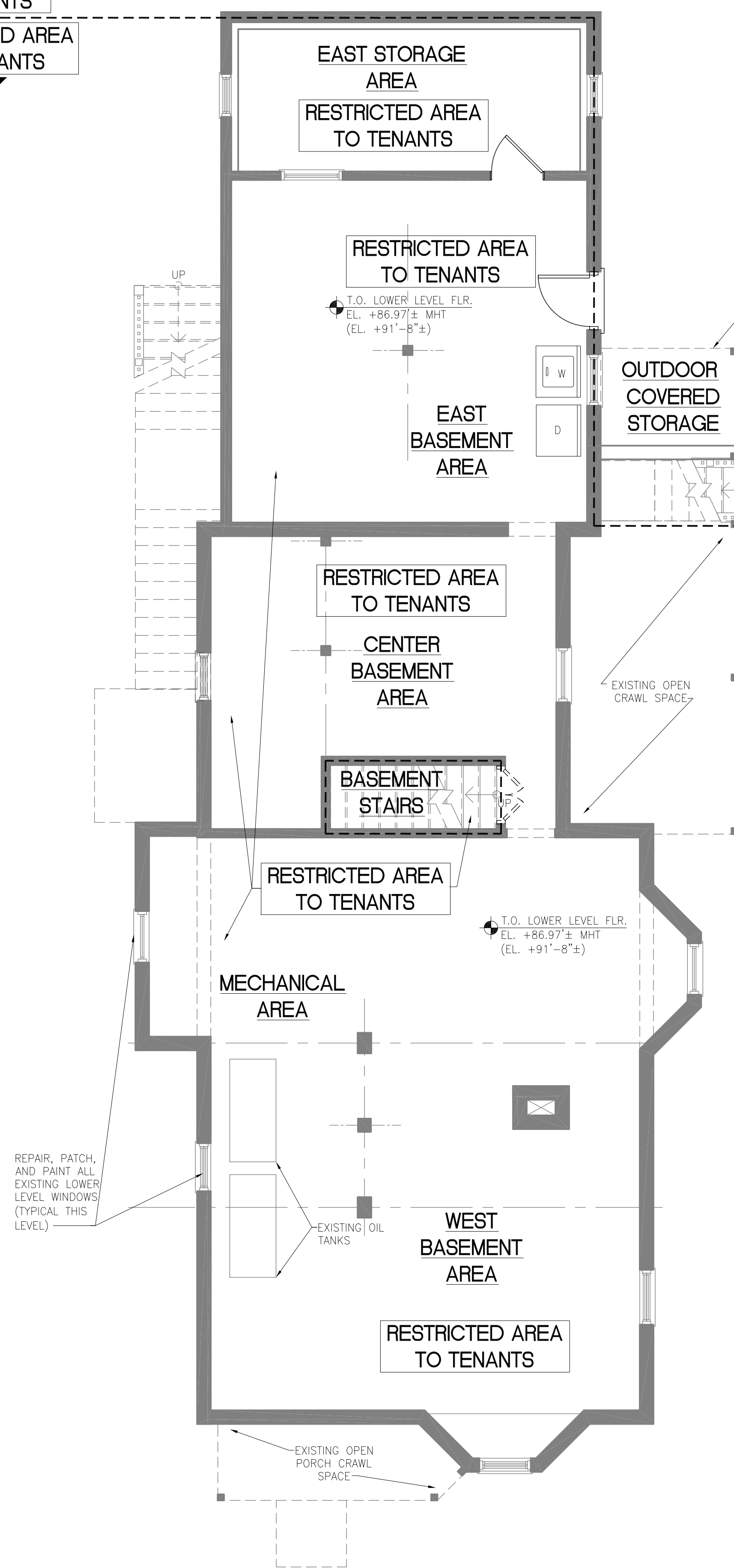
Reviewed By:

BASEMENT & 1ST FLR DEMO PLANS

AD-1.0

THIS WHOLE SHEET WAS ADDED

SHARED AREA TO TENANTS
RESTRICTED AREA TO TENANTS



PLAN N
NORTH
MAGNETIC
BASEMENT DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"
0 2' 4' 8'

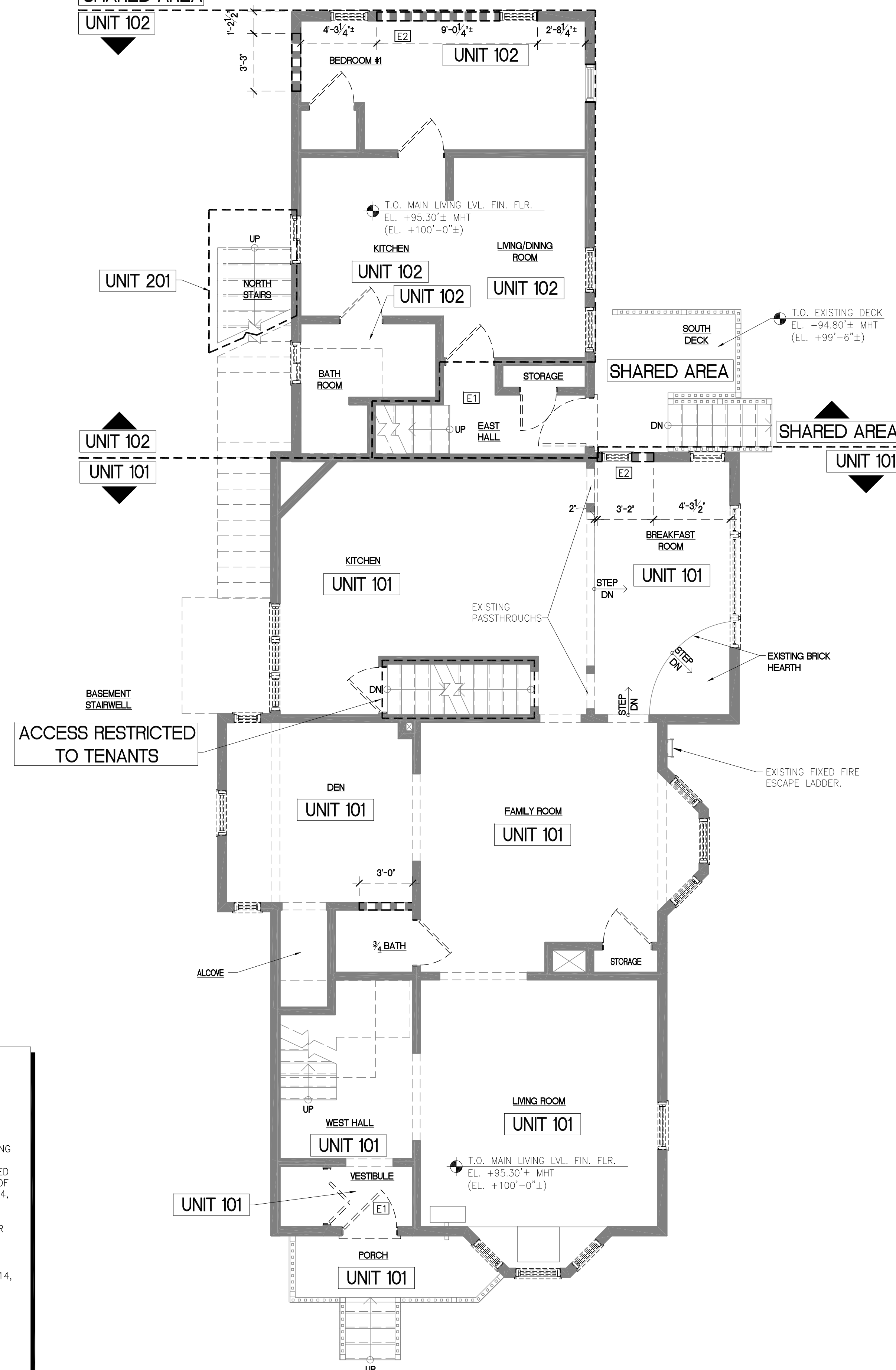
DEMOLITION NOTES:

MAINTAIN INTEGRITY OF DASHED HEAVY LINES INDICATING EXISTING 1-HOUR FIRE-RATED WALL ASSEMBLIES AND EXISTING 1-HOUR FLOOR-CEILING RATED ASSEMBLIES ABOVE:

- HORIZONTAL MEMBRANE (GYPSUM ASSOCS. (FIRE RESISTANCE DESIGN MANUAL GA-600 ASSEMBLY NER-258) ASSEMBLY BELOW EXISTING FLOOR FRAMING ABOVE.
- EXISTING PLASTER WALLS MEET 1-HOUR FIRE-RATED BEARING WALL ASSEMBLIES UNDER A COMBINATION OF UNDERWRITE LABORATORIES UL LISTINGS: U305, U314, U-316, AND U372.
- EXISTING WOOD FRAMED FLOOR CEILING ASSEMBLIES WITH 3/4" FINISHED WOOD T&G STRIP FLOORING OVER 3/4" WOOD T&G SUB FLOORING OVER 2"x10" WOOD JOISTS @ 16" O.C., OVER PLASTER LATH CEILING FINISHES UNDER UNDERWRITER LABORATORIES U.L. LISTINGS: L501, L502, L507, L508, L512, L513, L514, L515, L516, L519, L522, L523, L525, L526, L532, L533, L535, L536, L537, AND L557 WITH PROPER FIRE FILLER FILLER AND FIRE-RATED CAULK AT ALL PENETRATIONS.
- 20-MINUTE FIRE-RATED UL "B" LABEL DOOR AND FRAME ASSEMBLY WITH CLOSURE AND LATCH IN FIRE-RATED WOOD BLOCKING.

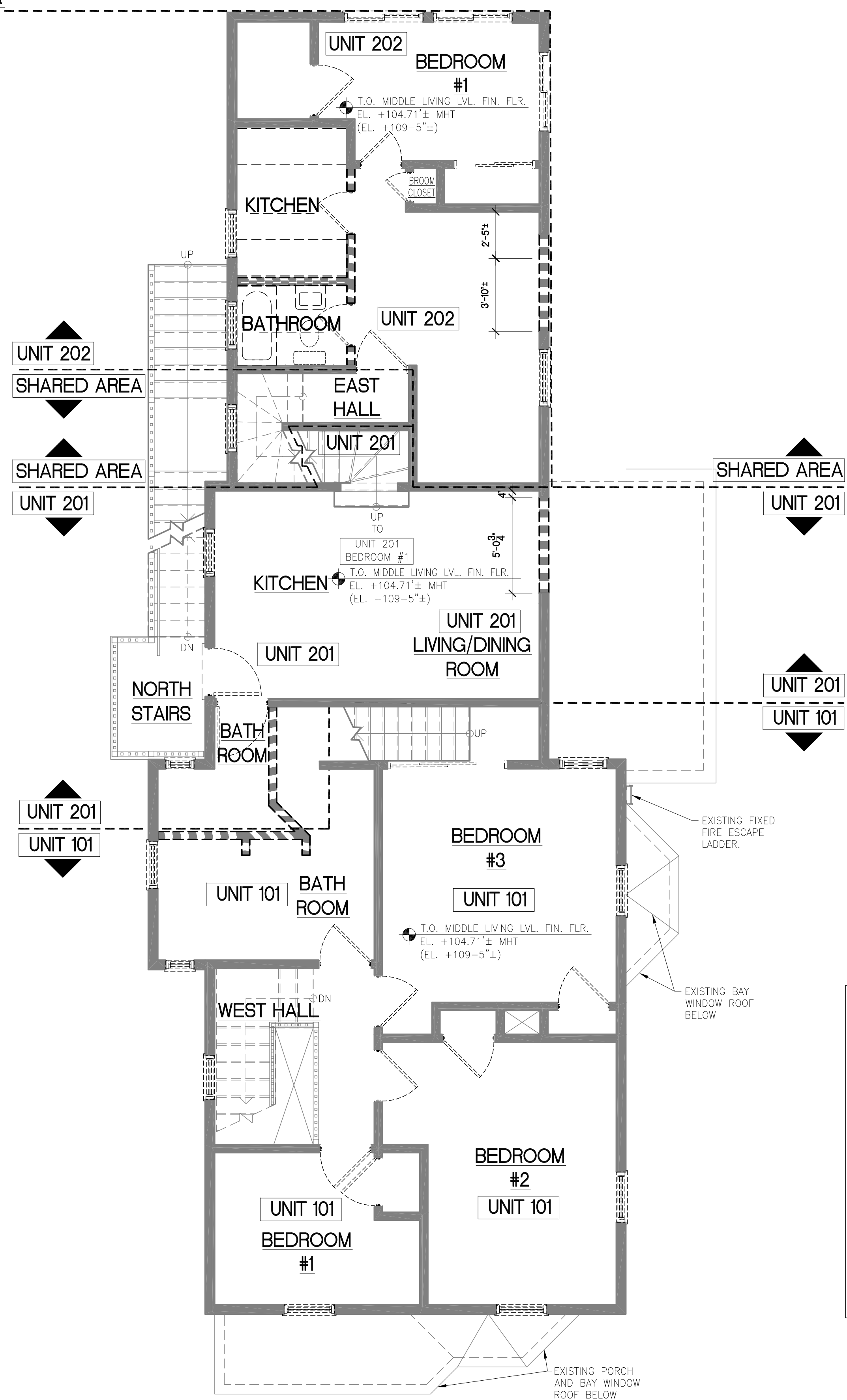
GC TO INSPECT EXISTING DOORS & WINDOWS AND REPAIR OR REPLACE AS REQUIRED TO ALLOW EXPECTED FUNCTIONS RELATED TO SECURITY, OPERATION ACTION, AND WATER INTRUSION.

SHARED AREA
UNIT 102



PLAN N
NORTH
MAGNETIC
FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"
0 2' 4' 8'

SHARED AREA
UNIT 202



PLAN NORTH
MAGNETIC
SCALE: 1/4"=1'-0"
0 2' 4' 8'

SECOND FLOOR DEMOLITION PLAN

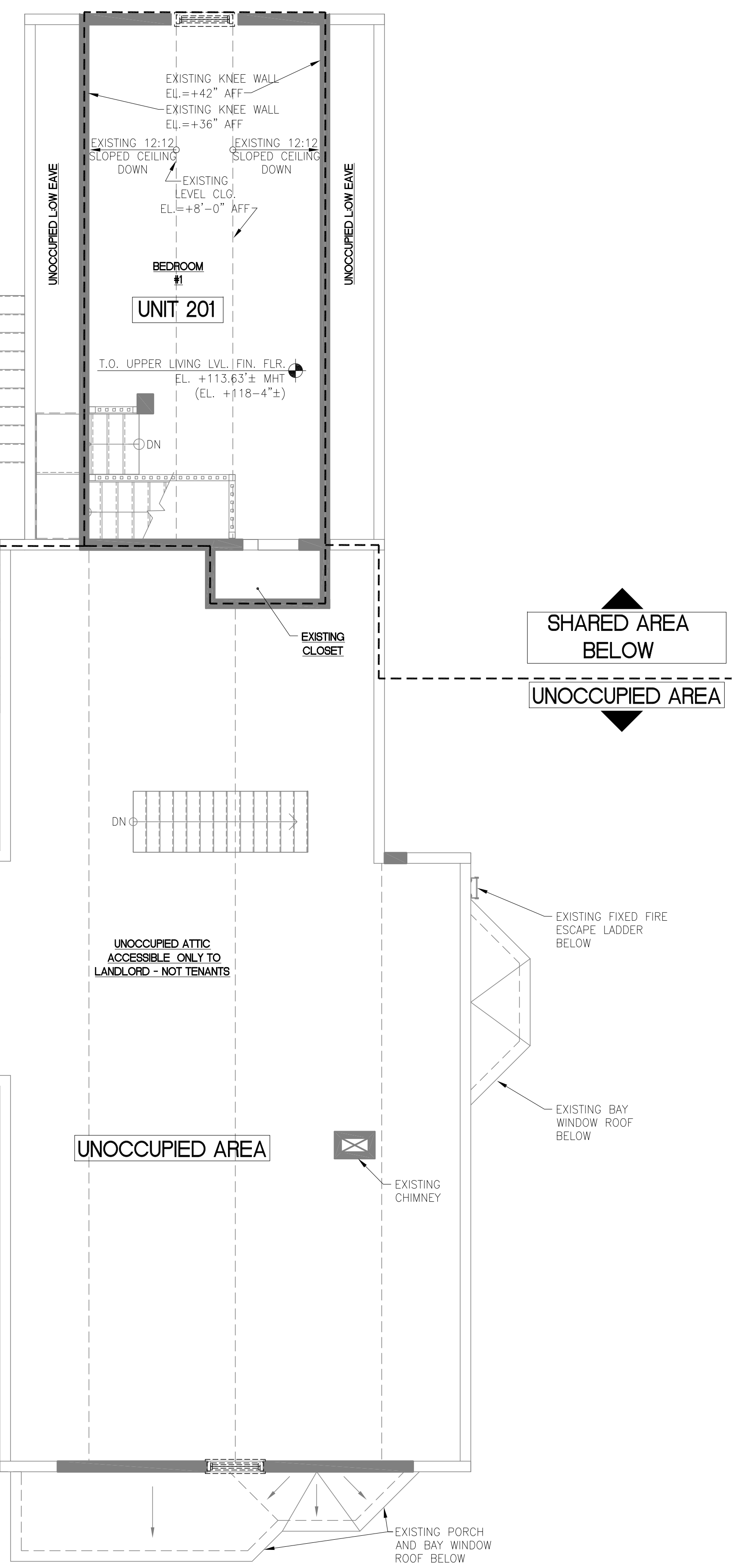
DEMOLITION NOTES:

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- EXISTING PLASTER WALLS MEET 1-HOUR FIRE-RATED BEARING WALL ASSEMBLIES UNDER A COMBINATION OF UNDERWRITE LABORATORIES U.L. LISTINGS: U305, U314, U-316, AND U372.
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- 20-MINUTE FIRE-RATED UL "B" LABEL DOOR AND FRAME ASSEMBLY WITH CLOSURE AND LATCH IN FIRE-RATED WOOD BLOCKING.

GC TO INSPECT EXISTING DOORS & WINDOWS AND REPAIR OR REPLACE AS REQUIRED TO ALLOW EXPECTED FUNCTIONS RELATED TO SECURITY, OPERATION ACTION, AND WATER INTRUSION.

SHARED AREA
BELOW
UNOCCUPIED AREA



PLAN NORTH
MAGNETIC
SCALE: 1/4"=1'-0"
0 2' 4' 8'

THIRD FLOOR DEMOLITION PLAN

THIS WHOLE SHEET WAS ADDED

Sheet Notes

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ROCKLAND, ME 04841
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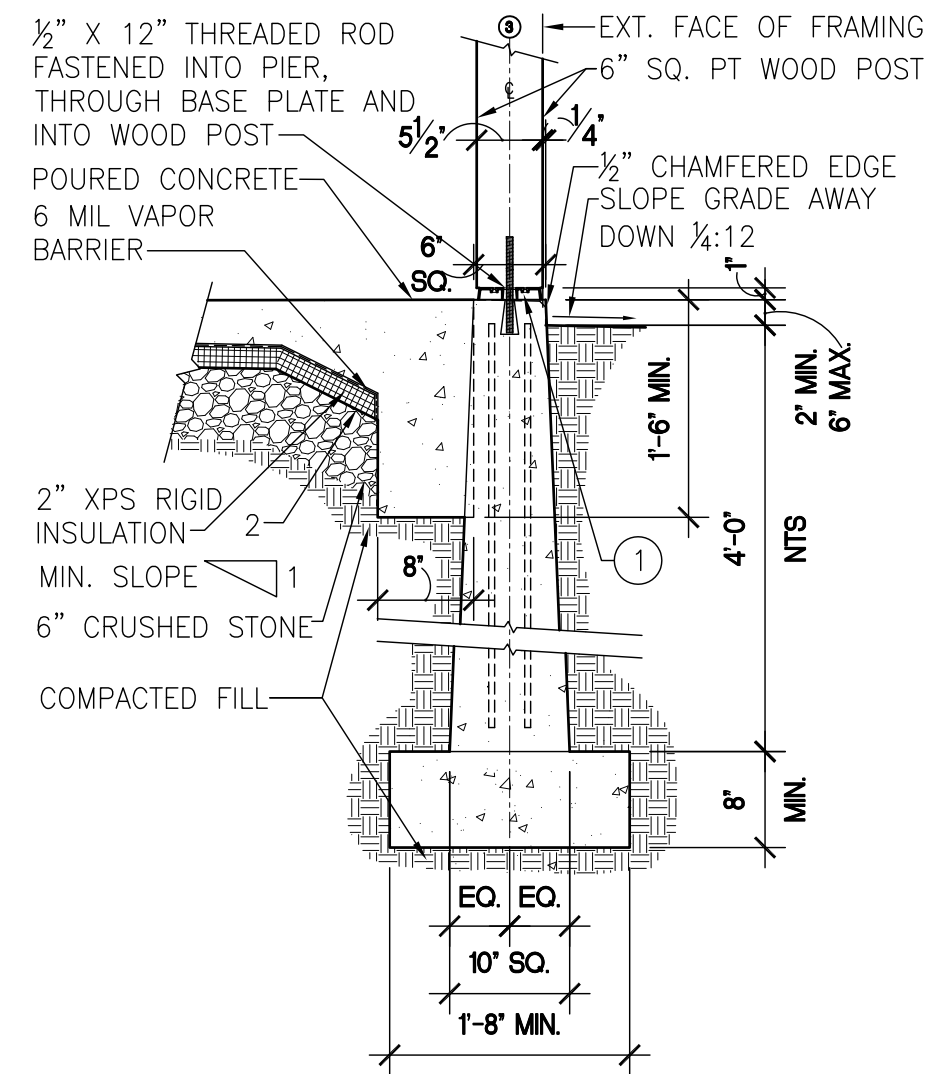
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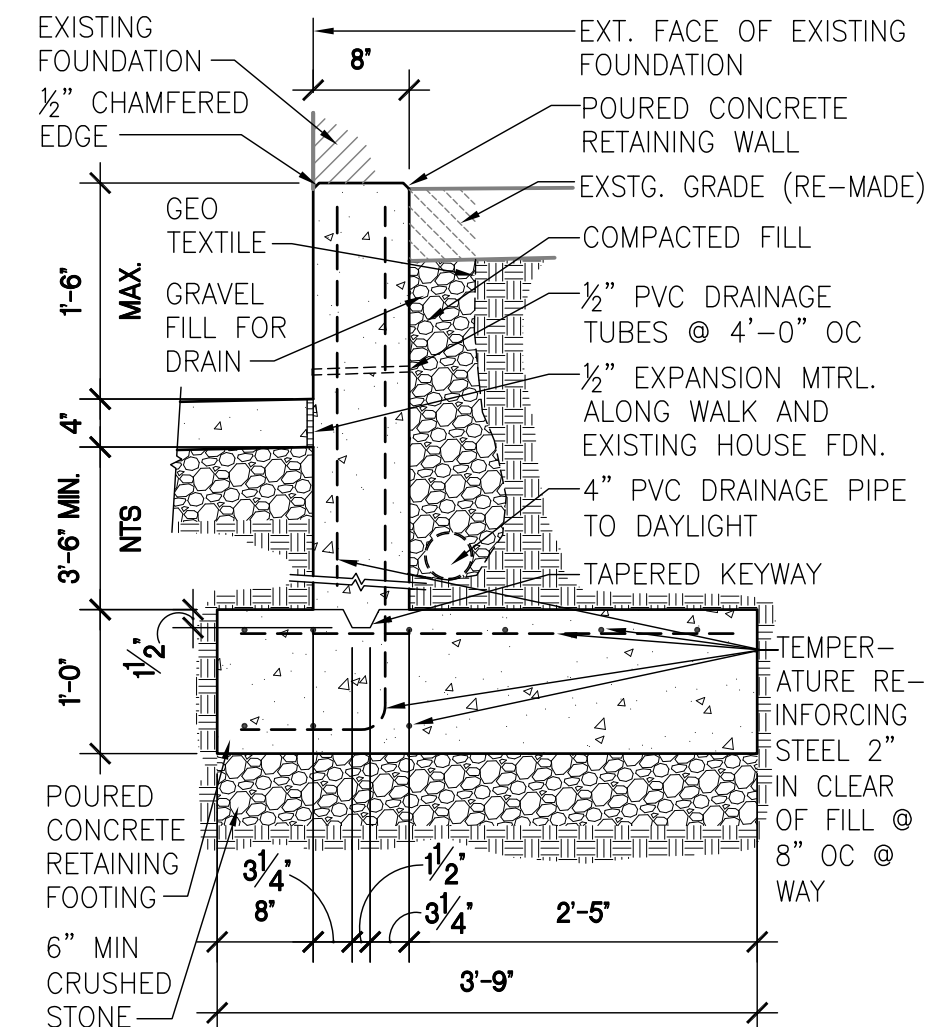
Drawn By: MA & SPR

Reviewed By:

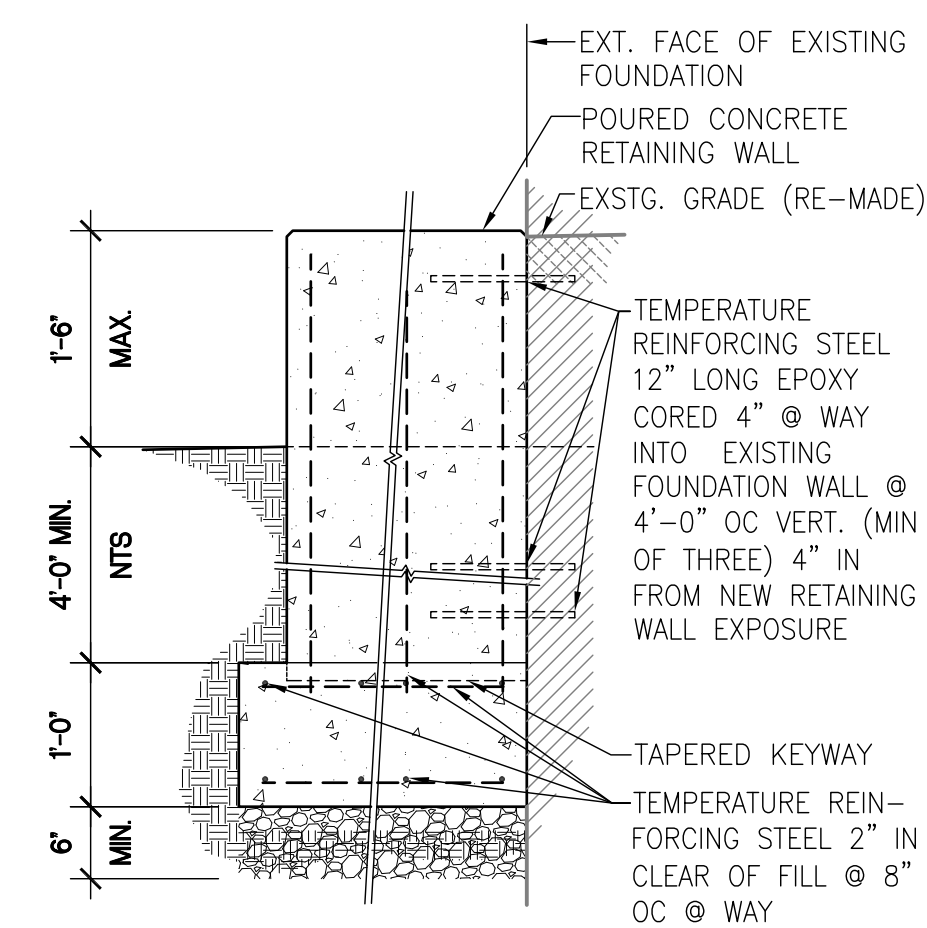
SECOND & THIRD FLOOR
DEMOLITION PLANS
AD-1.1



6 PIER FOUNDATION SECTION DETAIL
SCALE: 3/4"=1'-0"



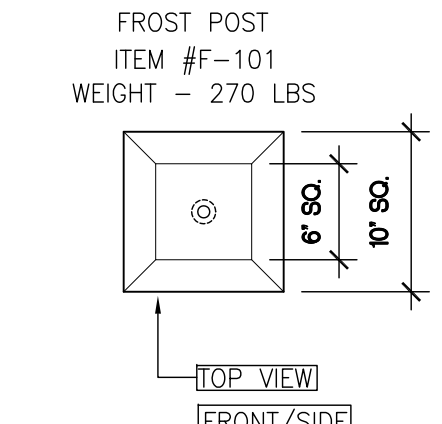
5 RETAINING WALL SECTION
SCALE: 3/4"=1'-0"



4 RETAINING WALL SECTION
SCALE: 3/4"=1'-0"

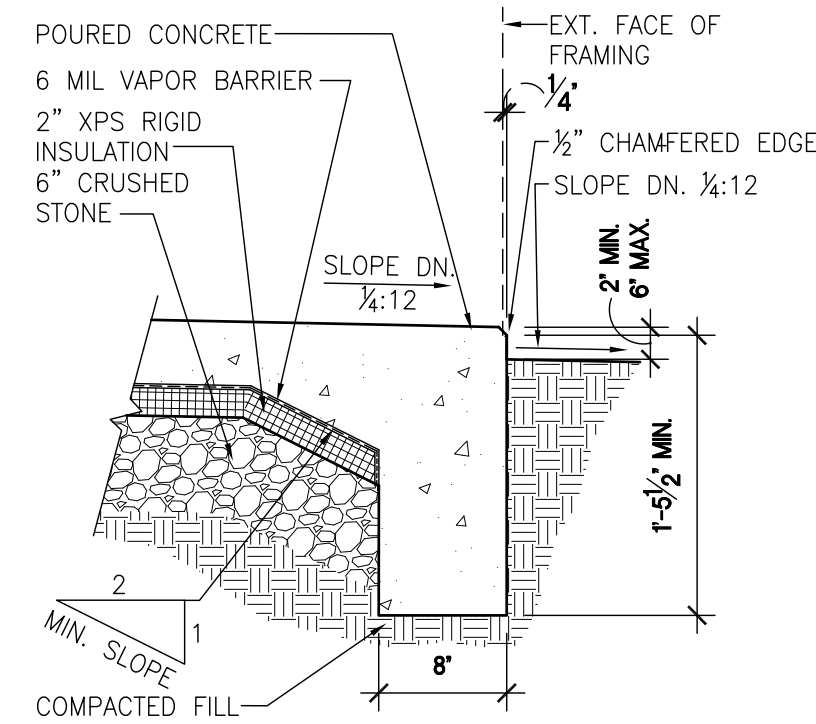
DESIGN NOTES:

- 1 - CONCRETE 4000 PSI AT 28 DAYS.
- 2 - REINFORCED WITH (2) - #4 BARS.
- 3 - 1/2" x 2 3/4" THREADED INSERT CAST IN TOP.



PRECAST CONCRETE PRODUCTS OF MAINE, INC.
PHONE (207) 729-1628 FAX (207) 729-8710
FOOTING PUCKS (VARIED SIZES) AVAILABLE AS BY PRODUCT PUNCH OUTS FROM SAME COMPANY

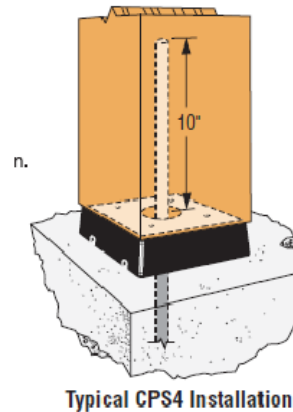
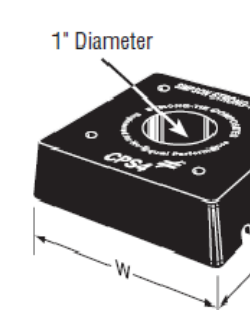
3 PRECAST CONCRETE PIER DETAILS
SCALE: 1"=1'-0"



2 TURN DOWN SLAB SECTION DETAIL
SCALE: 1"=1'-0"

STANDOFF BASES

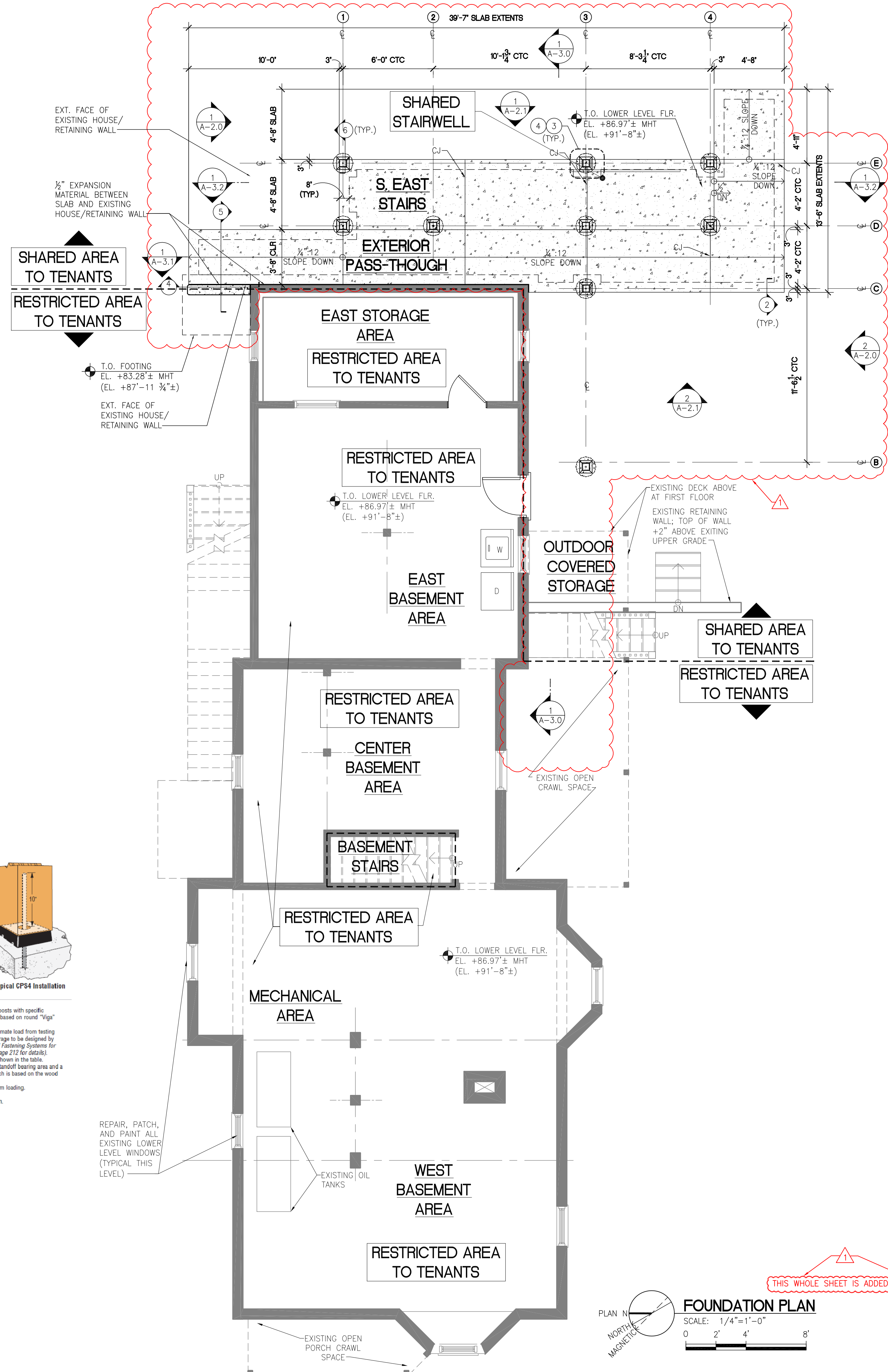
The PBV is a hidden standoff post base. Two different sizes fit a variety of post shapes.
MATERIAL: 14 gauge galvanized steel
FINISH: Textured powder-coated flat black paint or galvanized
ORDER: For powder-coated flat black, order PBV6PC or PBV10PC. For galvanized coating, order PBV6 or PBV10.
For fit containing Simpson Strong-Tie® Stronq-Drive® screws (SDS), RFB bolt, SET 17 adhesive, and powder-coated PBV, order PBV6KT or PBV10KT.
The CPS is a Composite Plastic Standoff designed for increased concrete surface area.
MATERIAL: Engineered composite plastic
INSTALLATION: PBV and CPS
Post:
• Drill a 1/2" diameter hole, 10" into the center of the post.
• Clean out dust. Fill hole halfway with Simpson Strong-Tie® SET Epoxy-Tie® adhesive.
• Insert all-thread rod and allow epoxy to set and cure.
• Secure standoff to post using four 10d nails except PBV which uses four Simpson Strong-Tie SDS screws.
Concrete:
• Drill a 3/4" diameter hole per anchor design (see footnote 2 below).
• Clean out dust. Fill hole halfway with Simpson Strong-Tie SET Epoxy-Tie adhesive. Insert post substantially into hole and allow epoxy to set and cure.
• Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations (such as fences or unbraced carports).
CODES: See page 20 for Code Reference Key Chart.



Model No.	Post or Column Size	Dimensions L W H	Fasteners Post Anchor Bolt	Allowable Loads Uplift Down*	Code Ref.
CPS6	6x6	5 1/4" 5 1/4" 1	4-10d 1/2"	4400 7745	170
					13

1 COLUMN BASE PLATE DETAILS
SCALE: NTS

1. Allowable uplift load capacities are for solid sawn posts with specific gravity of 0.36 minimum except the PBV, which is based on round "Viga" (Ponderosa Pine) wood posts.
2. All allowable uplift loads are based on a lowest ultimate load from testing divided by a reduction factor of 4. Concrete anchorage to be designed by others, refer to Simpson Strong-Tie® Anchoring and Fastening Systems for Concrete and Masonry catalog (form C-AS4, see page 212 for details). Allowable uplift capacities shall not exceed those shown in the table.
3. Download capacities are calculated based on the standoff bearing area and a concrete strength of 2500 psi except the PBV, which is based on the wood bearing strength (700 psi for Ponderosa Pine).
4. Allowable loads may not be increased for short term loading.
5. NAILS: 10d - 0.148" dia. x 3" long. See page 44-25 for other nail sizes and information.



Sheet Notes

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4. NO ACCESS TO BASEMENT BY TENANTS.

No.	Revision / Issue	Date
1	ENCLOSED STAIRWELL	3-14-12

ALBALDO ENTERPRISES
92 BROADWAY
ROCKLAND, ME 04841
Tel: (310) 963-7670
Fax: (866) 283-1199
E- MARIO@ALBALDOENTERPRISES.COM

STEVE RUSZKA, ARCHITECT
17 POND SHORE DRIVE
CUMBERLAND, ME 04021
Tel: (207) 408-9913
Fax: (207) 809-5990
E- SRUSZKA@MAINE.RR.COM

DEVELOPER:
BAO BAO INVESTMENT, INC.
PORTLAND, ME
TEL (207) 879-7600

AN APARTMENT RENOVATION FOR:
STEVENS AVE. APARTMENTS
209 STEVENS AVE.
PORTLAND, ME 04102

Issued: 15 JULY 2011

Scale: AS NOTED 0 2' 4' 8'

Drawn By: MA & SPR

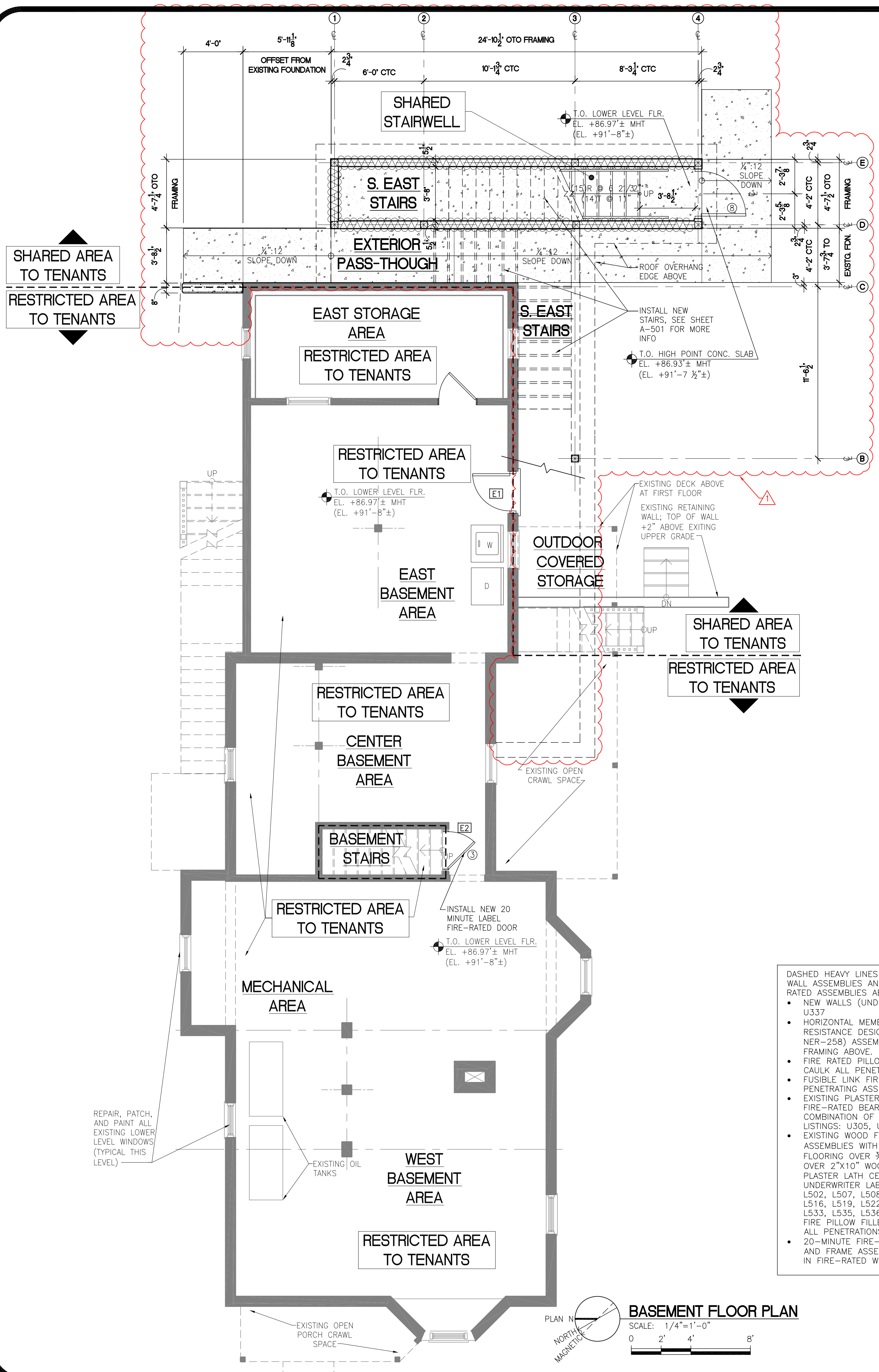
Reviewed By:

FOUNDATION PLAN & DETAILS

AF-1.0

PLAN NORTH
MAGNETIC
FOUNDATION PLAN
SCALE: 1/4"=1'-0"
0 2' 4' 8'

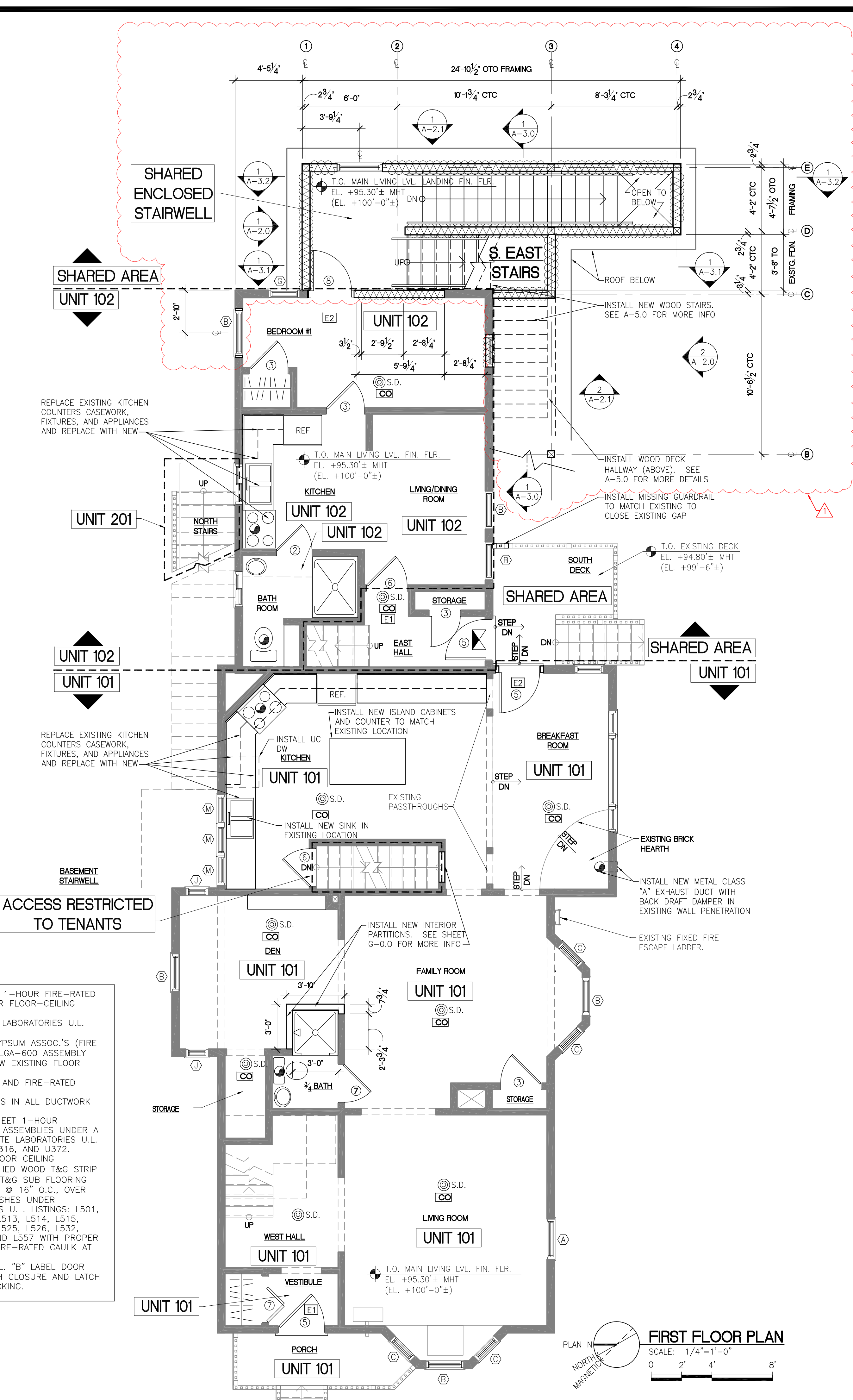
THIS WHOLE SHEET IS ADDED



BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"
0 2' 4' 8'

- DASHED HEAVY LINES INDICATE 1-HOUR FIRE-RATED WALL ASSEMBLIES AND 1-HOUR FLOOR-CEILING RATED ASSEMBLIES ABOVE:
- NEW WALLS (UNDERWRITER LABORATORIES U.L. U337)
 - HORIZONTAL MEMBRANE (GYPSUM ASSOC.'S (FIRE RESISTANCE DESIGN MANUALGA-600 ASSEMBLY NER-258) ASSEMBLY BELOW EXISTING FLOOR FRAMING ABOVE.
 - FIRE RATED PILLLOW FILLER AND FIRE-RATED CAULK ALL PENETRATIONS
 - FUSIBLE LINK FIRE DAMPERS IN ALL DUCTWORK PENETRATING ASSEMBLIES.
 - EXISTING PLASTER WALLS MEET 1-HOUR FIRE-RATED BEARING WALL ASSEMBLIES UNDER A COMBINATION OF UNDERWRITE LABORATORIES U.L. LISTINGS: U305, U314, U-316, AND U372.
 - EXISTING WOOD FRAMED FLOOR CEILING ASSEMBLIES WITH 3/4" FINISHED WOOD T&G STRIP FLOORING OVER 3/4" WOOD T&G SUB FLOORING OVER 2"x10" WOOD JOISTS @ 16" O.C., OVER PLASTER LATH CEILING FINISHES UNDER UNDERWRITER LABORATORIES U.L. LISTINGS: L501, L502, L507, L508, L512, L513, L514, L515, L516, L519, L522, L523, L525, L526, L532, L533, L535, L536, L537, AND L557 WITH PROPER FIRE PILLLOW FILLER AND FIRE-RATED CAULK AT ALL PENETRATIONS.
 - 20-MINUTE FIRE-RATED U.L. "B" LABEL DOOR AND FRAME ASSEMBLY WITH CLOSURE AND LATCH IN FIRE-RATED WOOD BLOCKING.



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
0 2' 4' 8'

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4. NO ACCESS TO BASEMENT BY TENANTS.

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92 BROADWAY
ROCKLAND, ME 04841
Tel: (310) 963-7670
Fax: (866) 283-1199
E- MARIO@ALBADOENTERPRISES.COM

STEVE RUSZKAI, ARCHITECT
17 POND SHORE DRIVE
CUMBERLAND, ME 04021
Tel: (207) 408-9913
Fax: (207) 809-5990
E- SRUSZKAI@MAINE.RR.COM

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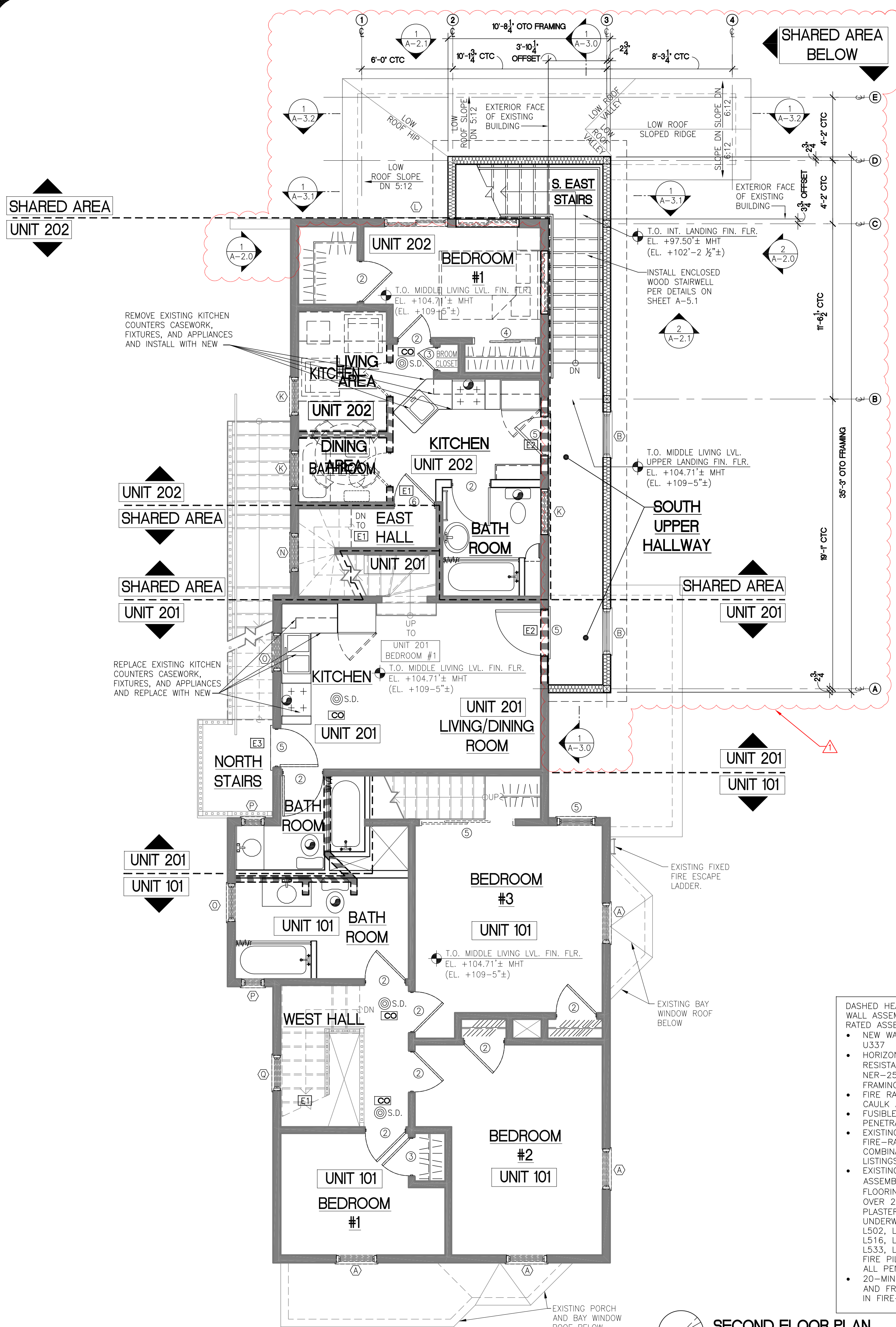
Scale: AS NOTED 0 2' 4' 8'

Drawn By: MA & SPR

Reviewed By:

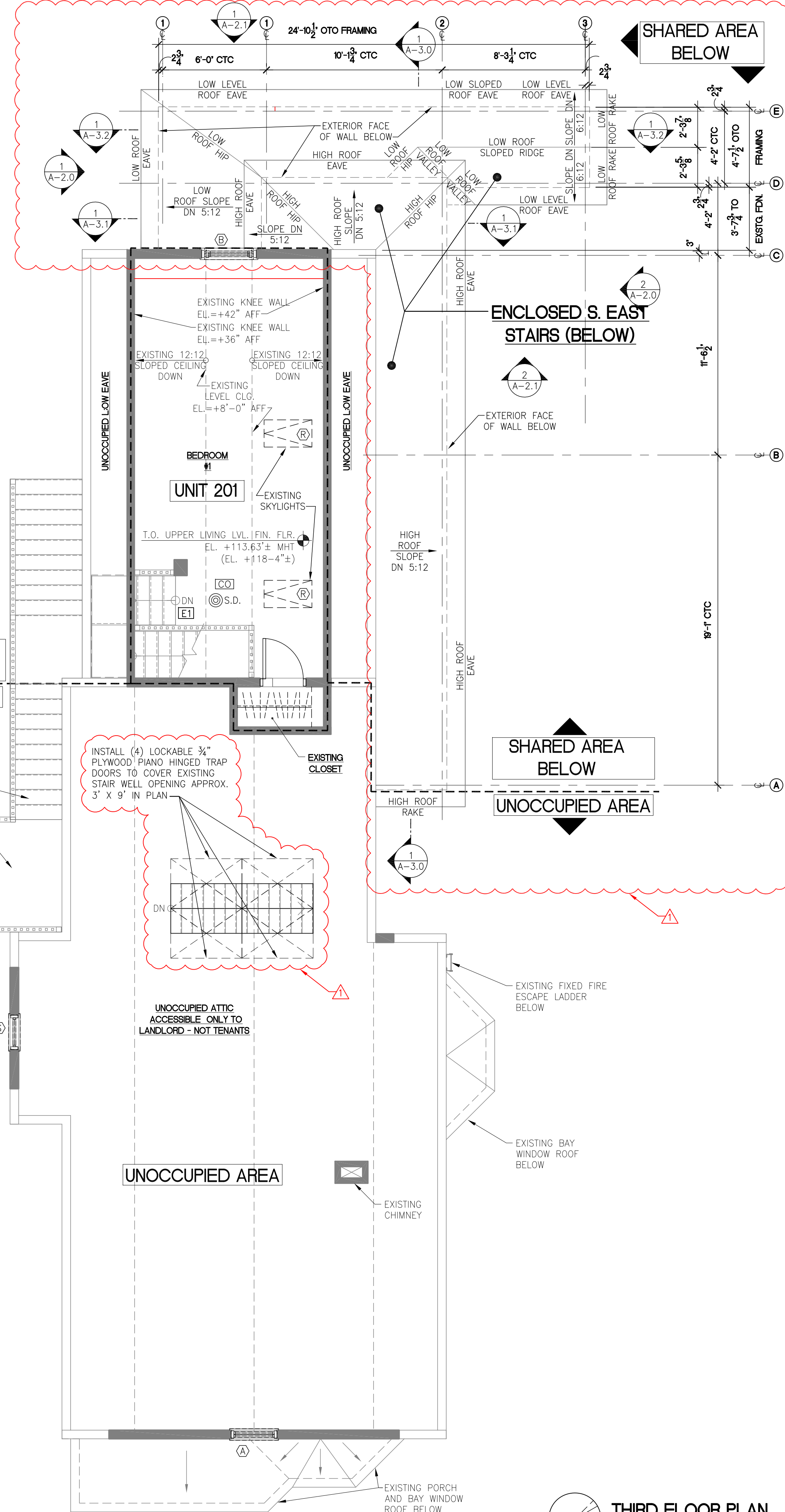
BASEMENT & 1ST FLR PLANS

A-1.0



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

- DASHED HEAVY LINES INDICATE 1-HOUR FIRE-RATED WALL ASSEMBLIES AND 1-HOUR FLOOR-CEILING RATED ASSEMBLIES ABOVE:
- NEW WALLS (UNDERWRITER LABORATORIES U.L. U337)
 - HORIZONTAL MEMBRANE (GYPSUM ASSOC.'S (FIRE RESISTANCE DESIGN MANUALGA-600 ASSEMBLY NER-258) ASSEMBLY BELOW EXISTING FLOOR FRAMING ABOVE.
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 - 20-MINUTE FIRE-RATED U.L. "B" LABEL DOOR AND FRAME ASSEMBLY WITH CLOSURE AND LATCH IN FIRE-RATED WOOD BLOCKING.



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

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E- MARIO@ALBALDOENTERPRISES.COM

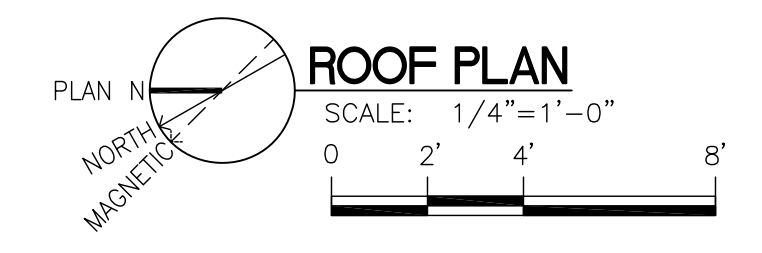
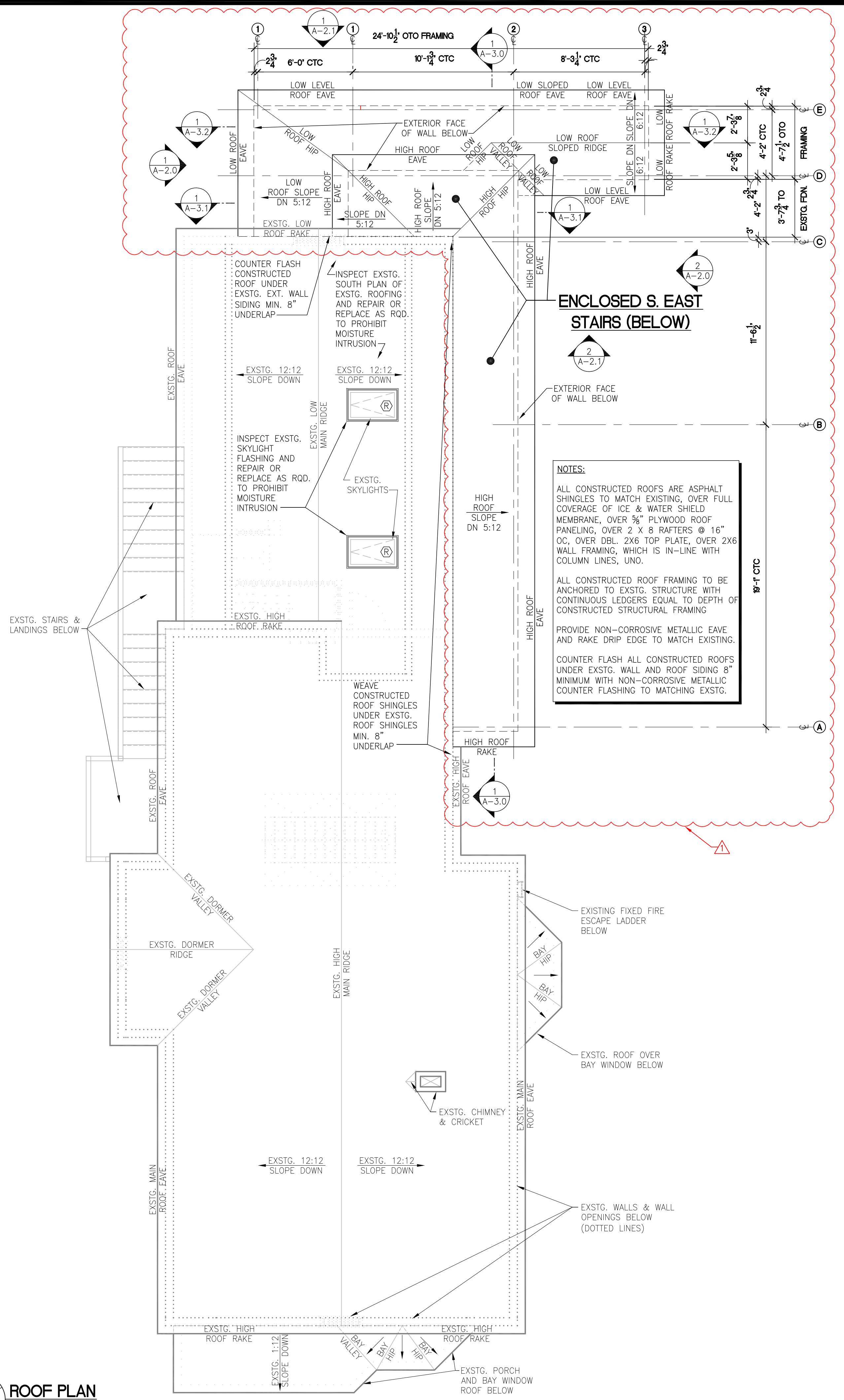
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Reviewed By:

SECOND & THIRD FLOOR PLANS
A-1.1



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- REFER TO FLOOR PLANS, ELEVATIONS, AND SECTION DRAWINGS ON THE A-1.#, A-2.#, A-3.# SERIES SHEETS FOR RELATED INFORMATION

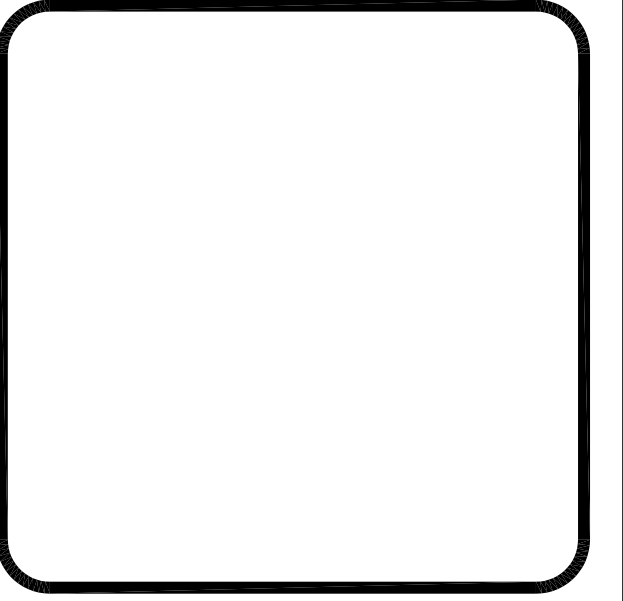
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 ROCKLAND, ME 04841
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 E- MARIO@ALBADOENTERPRISES.COM

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ROOF PLAN

A-1.2

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LIGHT FIXTURE SCHEDULE



FEATURES & SPECIFICATIONS

INTENDED USE
For applications that require the clean appearance of a flat-bottom diffuser. Provides high light levels for storage rooms, offices or retail applications. Certain airborne contaminants can diminish integrity of acrylic. Click here for Acrylic Environmental Compatibility table for suitable uses.

CONSTRUCTION
Linear strip prism control brightness, provides bottom prism mirror-like image. Diffuser hinges open from either side for easy maintenance. Full depth, white enamel end plates. Die-formed from cold-gauge cold-rolled steel. Channel cover snaps into place without the use of tools. Full end cap factory installed to reduce job site labor. Diffuser is extruded clear acrylic. Five-stage iron-phosphate pretreatment ensures superior paint adhesion and rust resistance. Finished with high-gloss, baked white enamel.

ELECTRICAL
Thermally protected, resetting, Class B, PFV, UL listed, CSA Certified ballast is standard. Energy saving and electronic ballasts are now rated A.
Luminaire is suitable for damp locations. AWW, TPI or TPIII wire used throughout, rated for required temperatures.
MVOLT ballasts are NEMA Premium/CEE qualified ballasts. Full light output - reduced energy. Less than 10% THD. MULTI-volt operation, 120-277V.

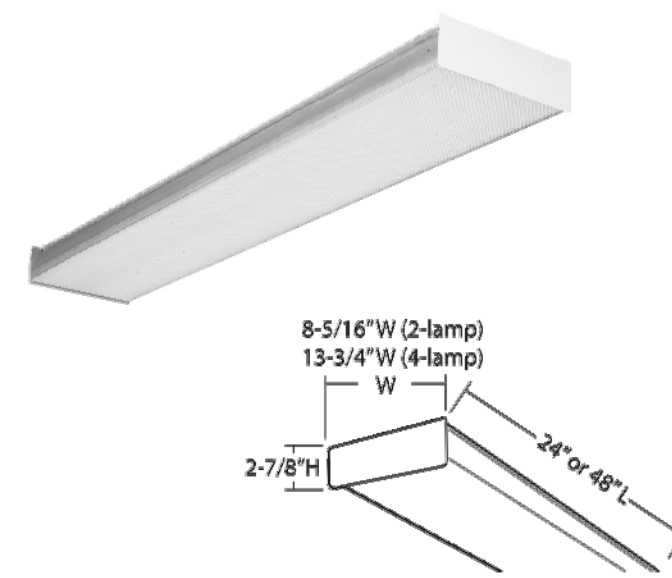
INSTALLATION
For surface or stem mounting, individual or row installation.

LISTINGS
UL and C-UL listed (standard).

WARRANTY
Fixtures, including ballasts, are covered by Lithonia Lighting 24-month warranty against mechanical defects in manufacture.
Note: Specifications subject to change without notice.

Model Number	SB217 MV
Notes	Install on level ceiling
Type	"A"

Square-Basket Wraps



Model Number	UPC	Description	# of Lamps	# of Ballasts	Wattage	Voltage	Ballast Type	ENERGY STAR Qualified	Lamp Included	Pallet Qty.	Standard Carton Qty.
SB217 MV	743722803031	Wraparound	2	1	32	120-277	MEVA Dimmable, instant start	M	M	75	1
SB217 MV	743722803039	Wraparound	4	1	32	120-277	MEVA Dimmable, instant start	M	M	41	1
SB217 MV	743722803038	Wraparound	2	1	32	120-277	MEVA Dimmable, instant start	M	M	140	1

CONTRACTOR SELECT / FLUORESCENT

SQUARE_BASKET_WRAPS



FEATURES & SPECIFICATIONS

INTENDED USE

Provides general illumination for outdoor use in residential and light commercial applications. Ideal for entryways, walkways, side yards, patios, and commercial buildings creating an inviting exterior space as well as providing safety and security.

ATTRIBUTES
Dusk-to-dawn photocell automatically turns on at dusk and off at dawn for convenience and energy savings. The durable polycarbonate housing is offered in bronze or white. High-impact polycarbonate refractor is UV-stabilized to prevent yellowing.
Standard with electronic ballast (120 volt, 80 Hz). Starts instantly down to -13°F (-26°C).
Includes (1) 42W GX24q 4-pin base 4100K triple tube compact fluorescent lamp.

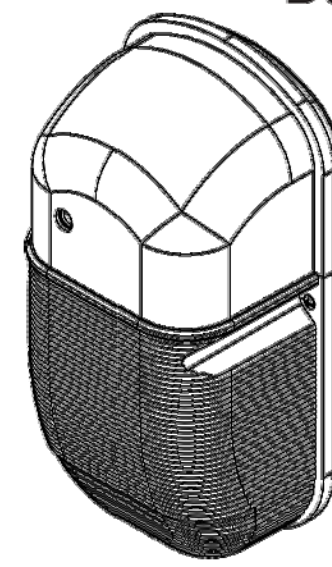
For use with non-dimmable switches only.
All mounting hardware included.

LISTING
CUL listed to US and Canadian safety standards and suitable for wet locations. ENERGY STAR® qualified.

WARRANTY
Guaranteed for two years against mechanical defects in manufacture. (Excludes lamp)

Model Number	OWP3 42F 120 P LP WH	Type	"B"
Notes	Install @ EL. + 6-8\" AFF		

Outdoor General Purpose Mini-Wall Pack Dusk-to-Dawn



DIMENSIONS

Lamp Configuration	Model Number	# of Lamps	(A) Width inches (cm)	(B) Height inches (cm)	(C) Extension* inches (cm)
(1) 42W GX24q 4-pin base compact fluorescent lamp	OWP3 42F	1	5-5/4\" (14.6)	11\" (27.9)	4-15/16\" (10.9)

* Maximum extension from wall. All dimensions are in inches (centimeters).

ORDERING INFORMATION

Choose the ballast/catalog nomenclature that best suits your needs and write it on the appropriate line. Other accessories are sold separately and require separate catalog numbers.

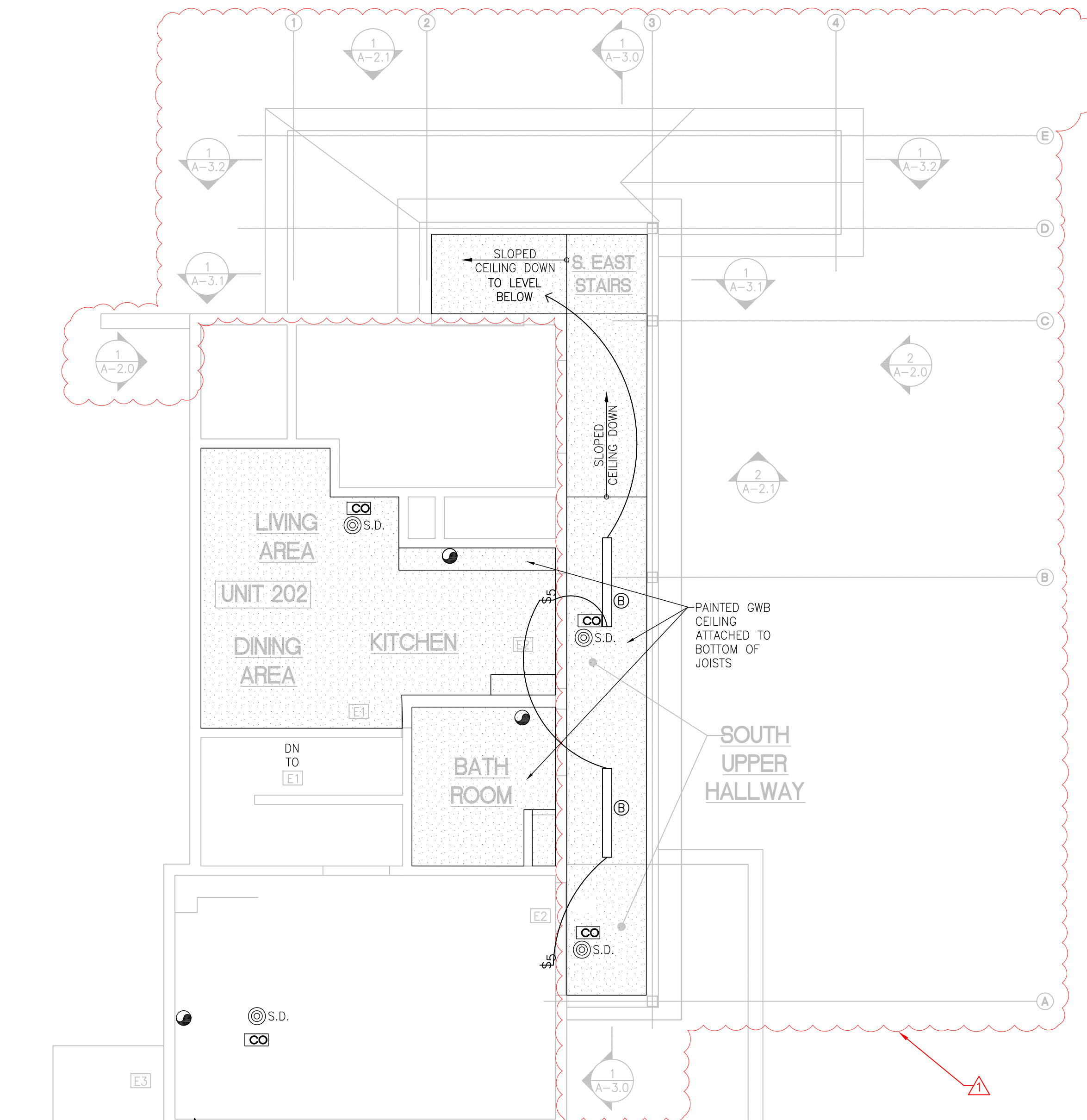
Model Number	Ballast/Voltage	Features	Lamp	Finish
OWP3 42F (1) 42W GX24q 4-pin 4100K triple tube compact fluorescent lamp included	120 120 volt residential electronic ballast (standard)	P Dusk-to-Dawn photocell	LP Lamp included	BZ Bronze WH White

Accessories/Replacement parts

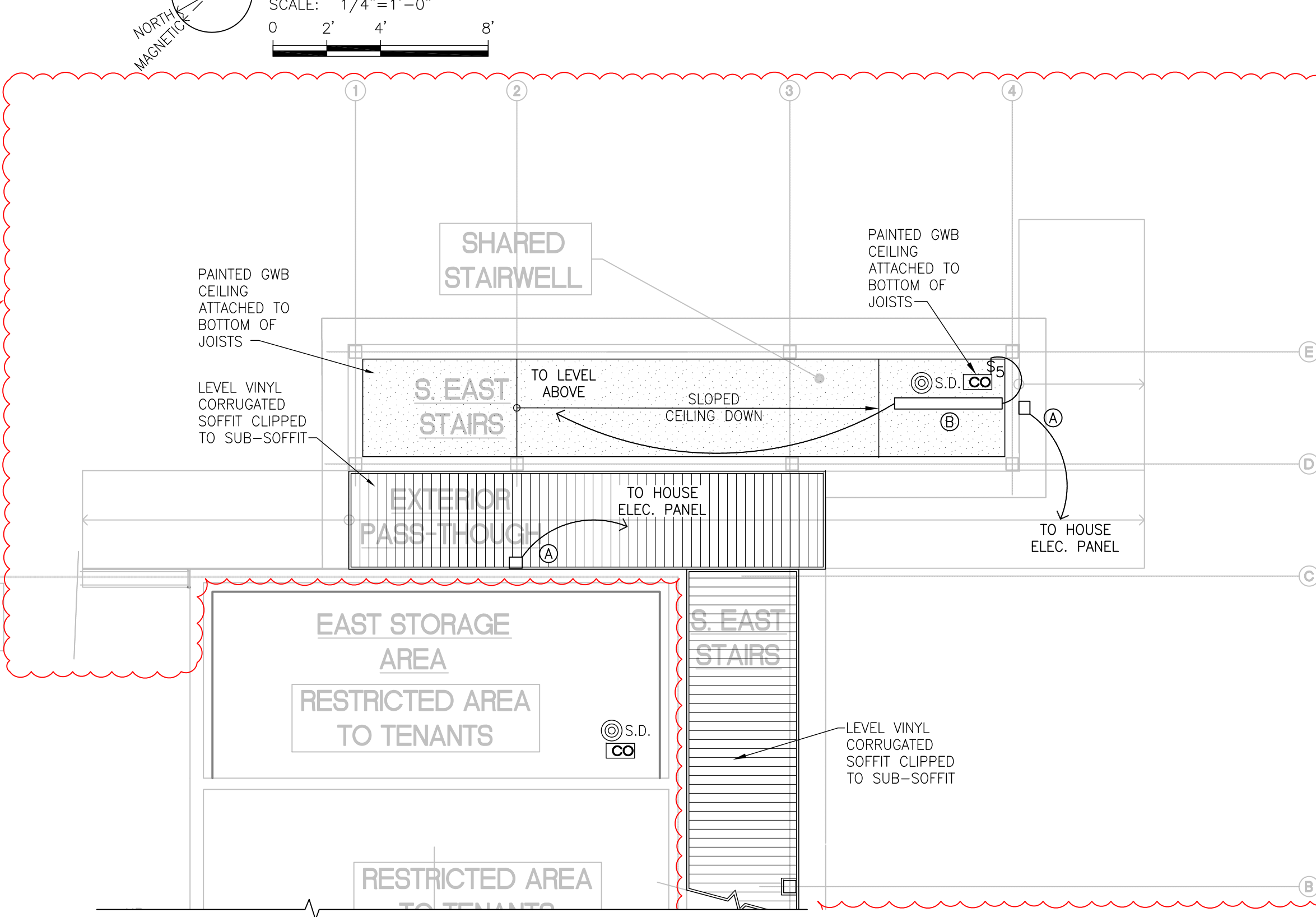
CF42TRT41 4-PIN MB 42W GX24q 4-pin 4100K triple tube compact fluorescent lamp

Lithonia Lighting Outdoor General Purpose - Mini-Wall Pack

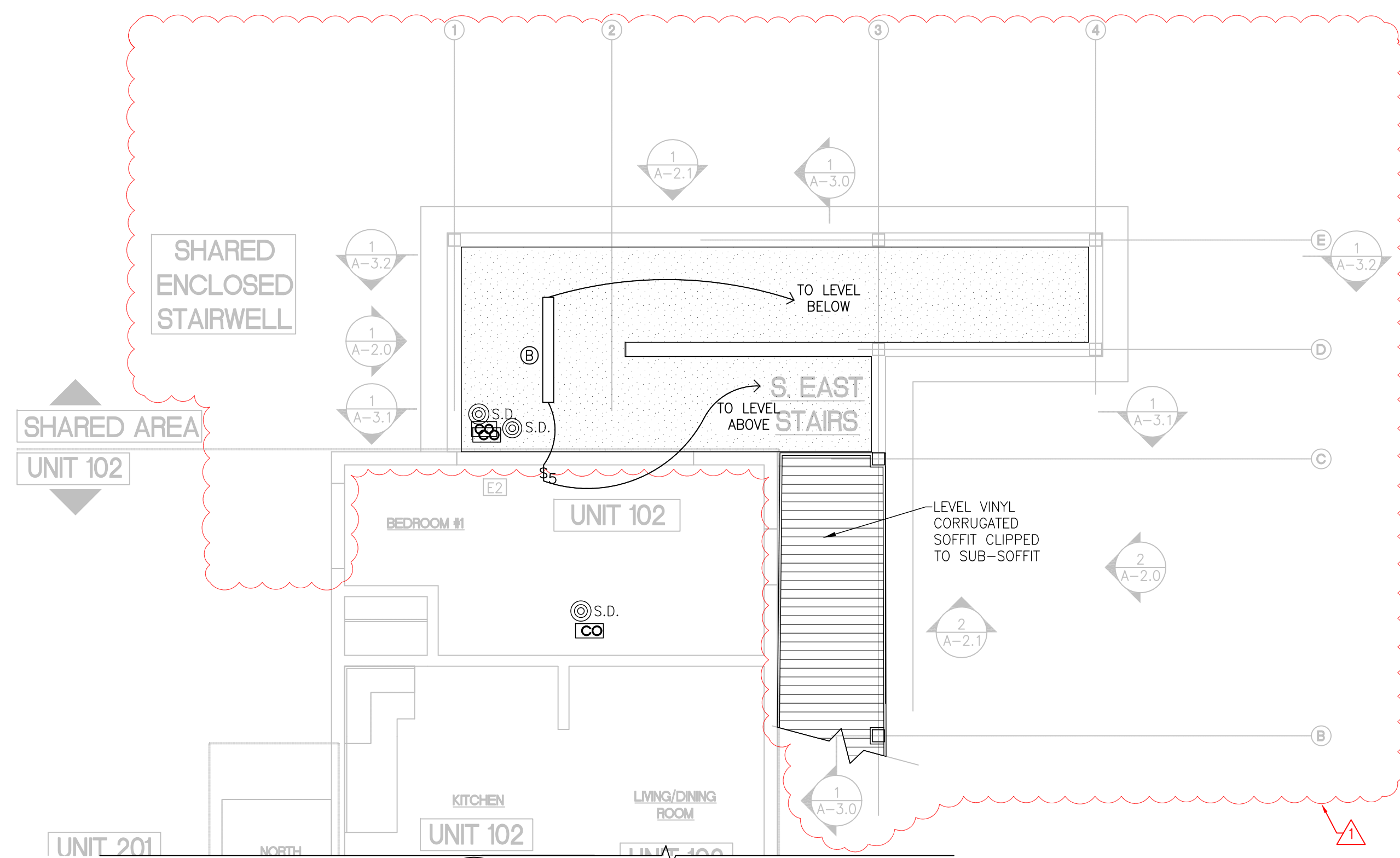
Sheet #: DMWP DEC-882



SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



BASEMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

NOTES:
PROVIDE SURFACE MOUNTED 4-FOOT WRAPPED LENS FIXTURE (LITHONIA RB 232 OR EQUAL) AS INDICATED ON REFLECTED CEILING PLANS.
PROVIDE 5-WAY WALL SWITCH AT LOWER DOOR AND EACH UNIT DOOR.
PROVIDE EXTERIOR RATED SURFACE MOUNTED LIGHT FIXTURE (LITHONIA OWP3 42F 120 P LP WH OR EQUAL) ON WALL WITH PHOTOMETRIC DUSK TO DAWN SWITCH AT EL. +6-8" AFF AS INDICATED ON PLAN.

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92 BROADWAY
ROCKLAND, ME 04841
Tel: (310) 963-7670
Fax: (866) 283-1199
E- MARIO@ALBALDOENTERPRISES.COM

STEVE RUSZKA, ARCHITECT
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Reviewed By:

REFLECTED CEILING PLANS
A-1.3

THIS WHOLE SHEET WAS REVISED

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Reviewed By:

EXTERIOR ELEVATIONS N & S

A-2.0

THIS WHOLE SHEET IS ADDED



2 EXTERIOR SOUTH ELEVATION
 SCALE: 1/4"=1'-0"
 0 2' 4' 8'



1 EXTERIOR NORTH ELEVATION
 SCALE: 1/4"=1'-0"
 0 2' 4' 8'

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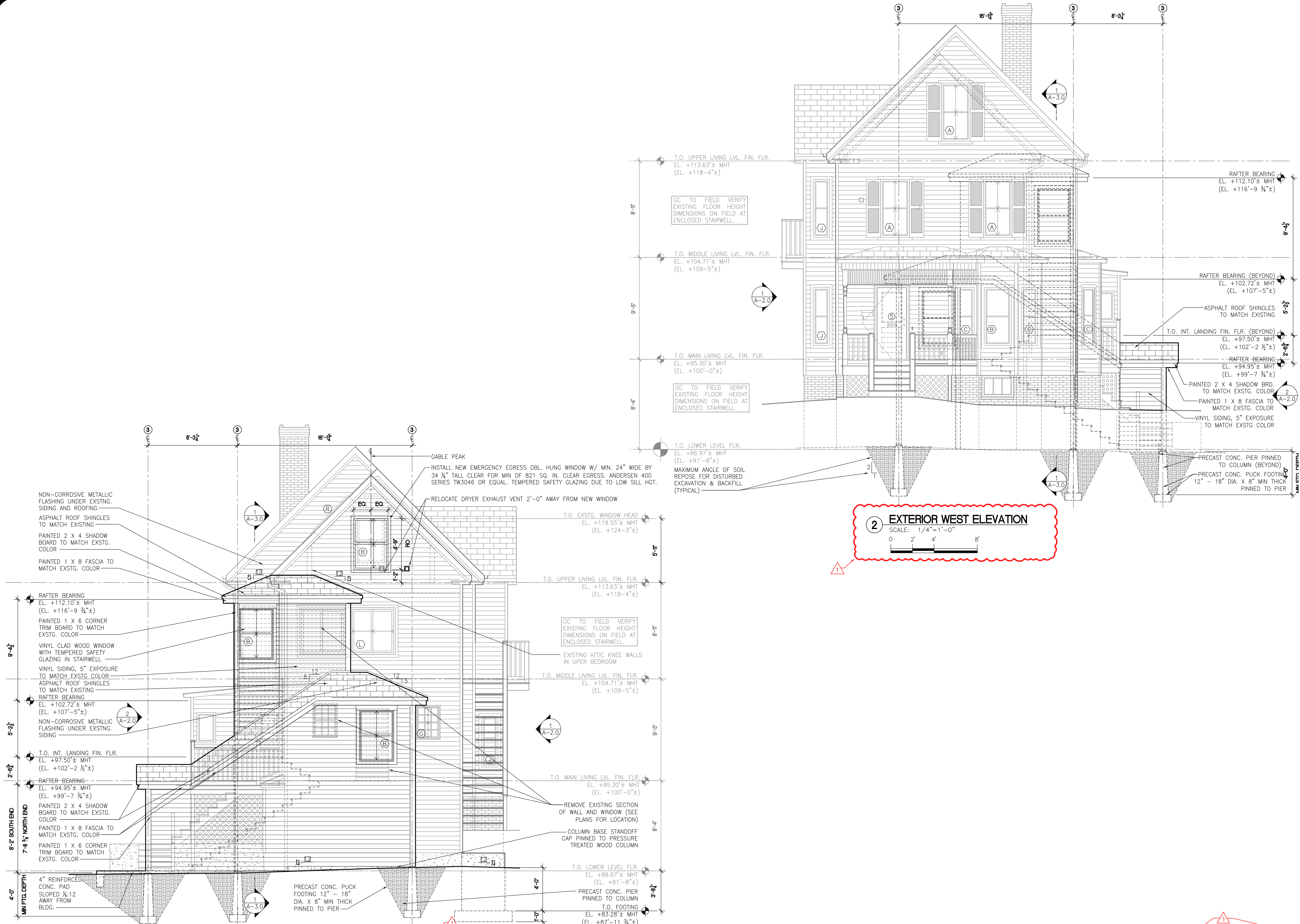
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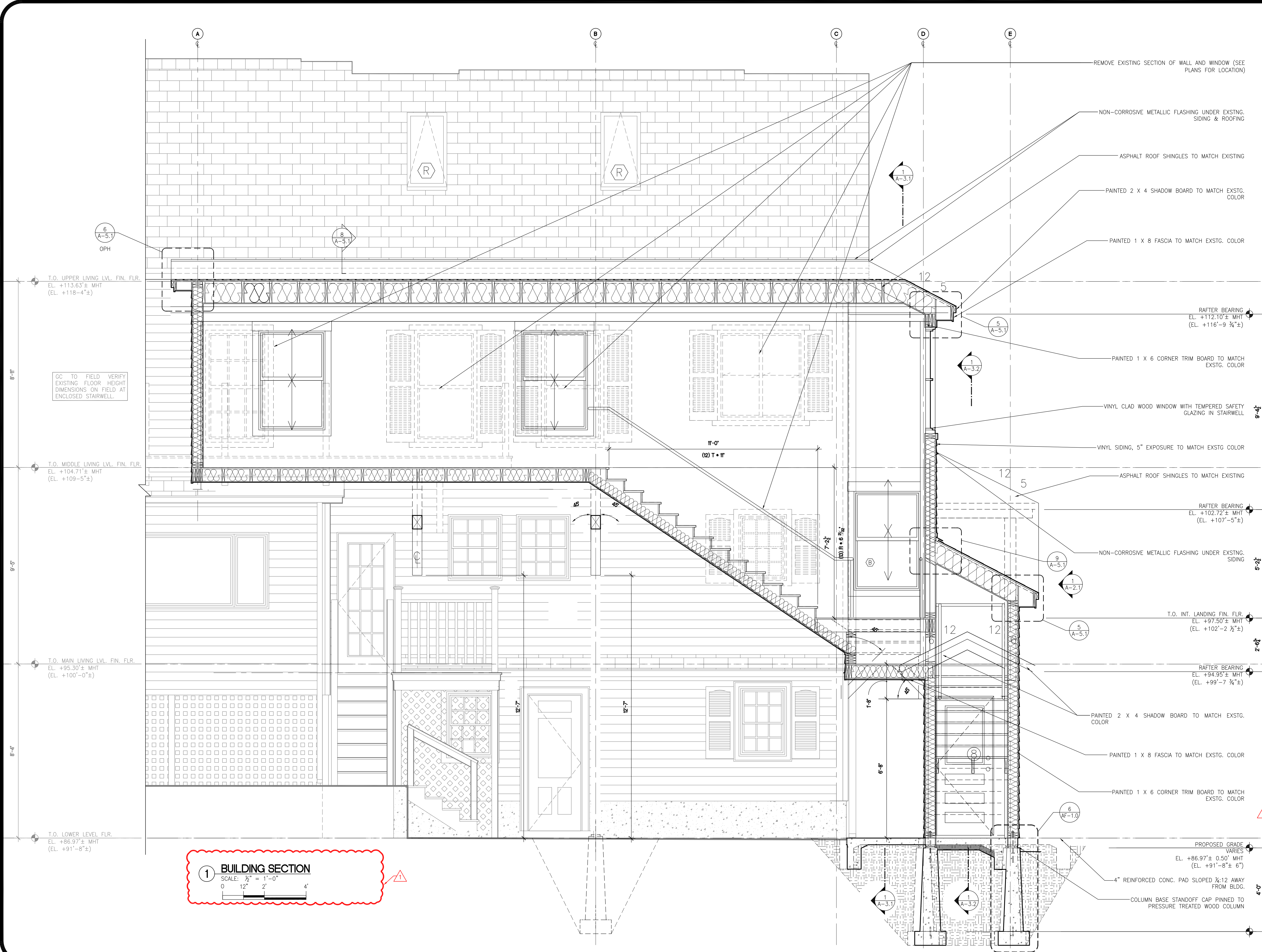
Reviewed By:
 EXTERIOR ELEVATIONS E & W
A-2.1



1 EXTERIOR EAST ELEVATION
 SCALE: 1/4"=1'-0"
 0 2' 4' 8'

2 EXTERIOR WEST ELEVATION
 SCALE: 1/4"=1'-0"
 0 2' 4' 8'

THIS WHOLE SHEET IS ADDED



1 BUILDING SECTION
 SCALE: 1/2" = 1'-0"
 0 12" 2' 4'

GC TO FIELD VERIFY EXISTING FLOOR HEIGHT DIMENSIONS ON FIELD AT ENCLOSED STAIRWELL.

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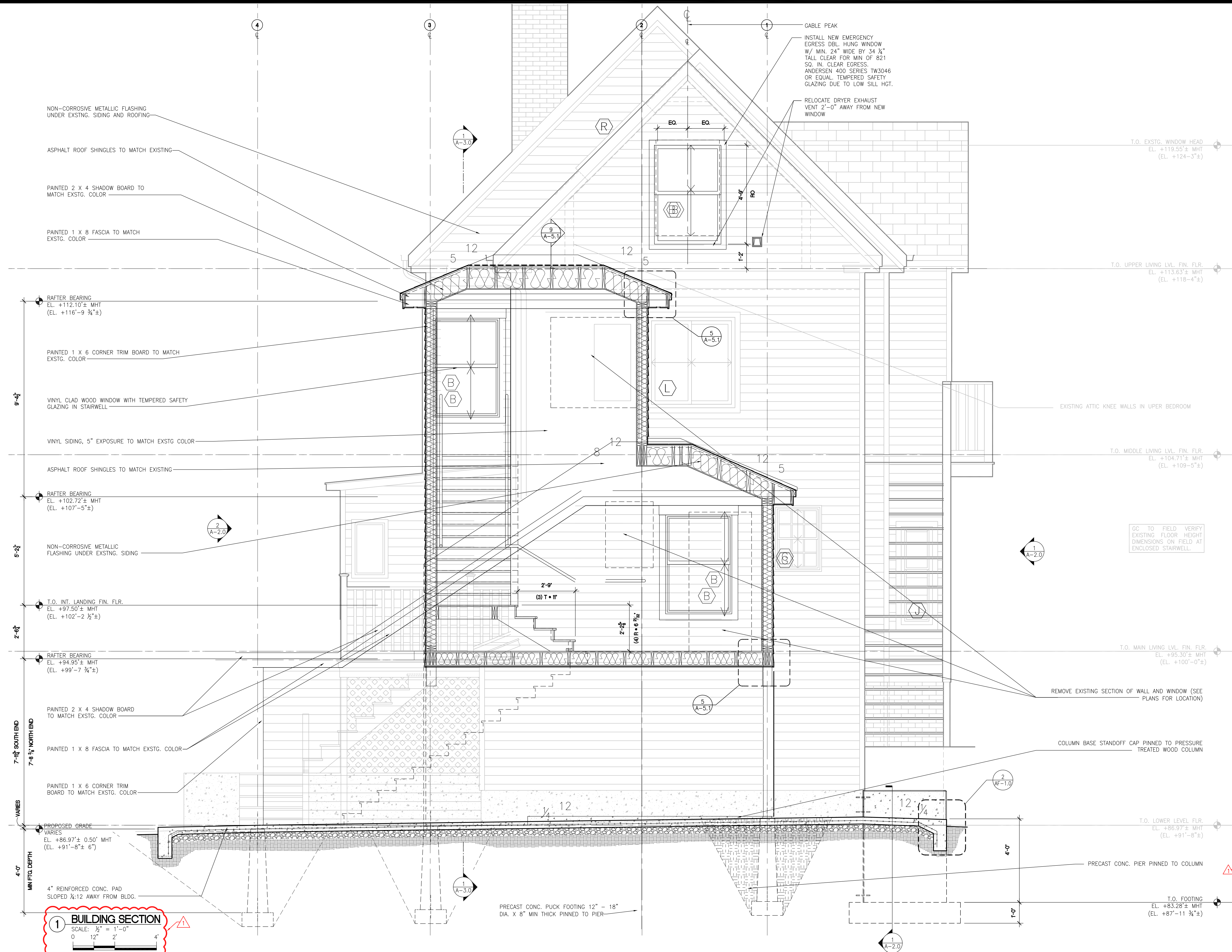
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 ENCLOSED STAIR SECTIONS
A-3.0



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GC TO FIELD VERIFY EXISTING FLOOR HEIGHT DIMENSIONS ON FIELD AT ENCLOSED STAIRWELL.

REMOVE EXISTING SECTION OF WALL AND WINDOW (SEE PLANS FOR LOCATION)

COLUMN BASE STANDOFF CAP PINNED TO PRESSURE TREATED WOOD COLUMN

PRECAST CONC. PIER PINNED TO COLUMN

THIS WHOLE SHEET IS ADDED

Issued: 15 JULY 2011

Scale: AS NOTED 0 1/2" 1"

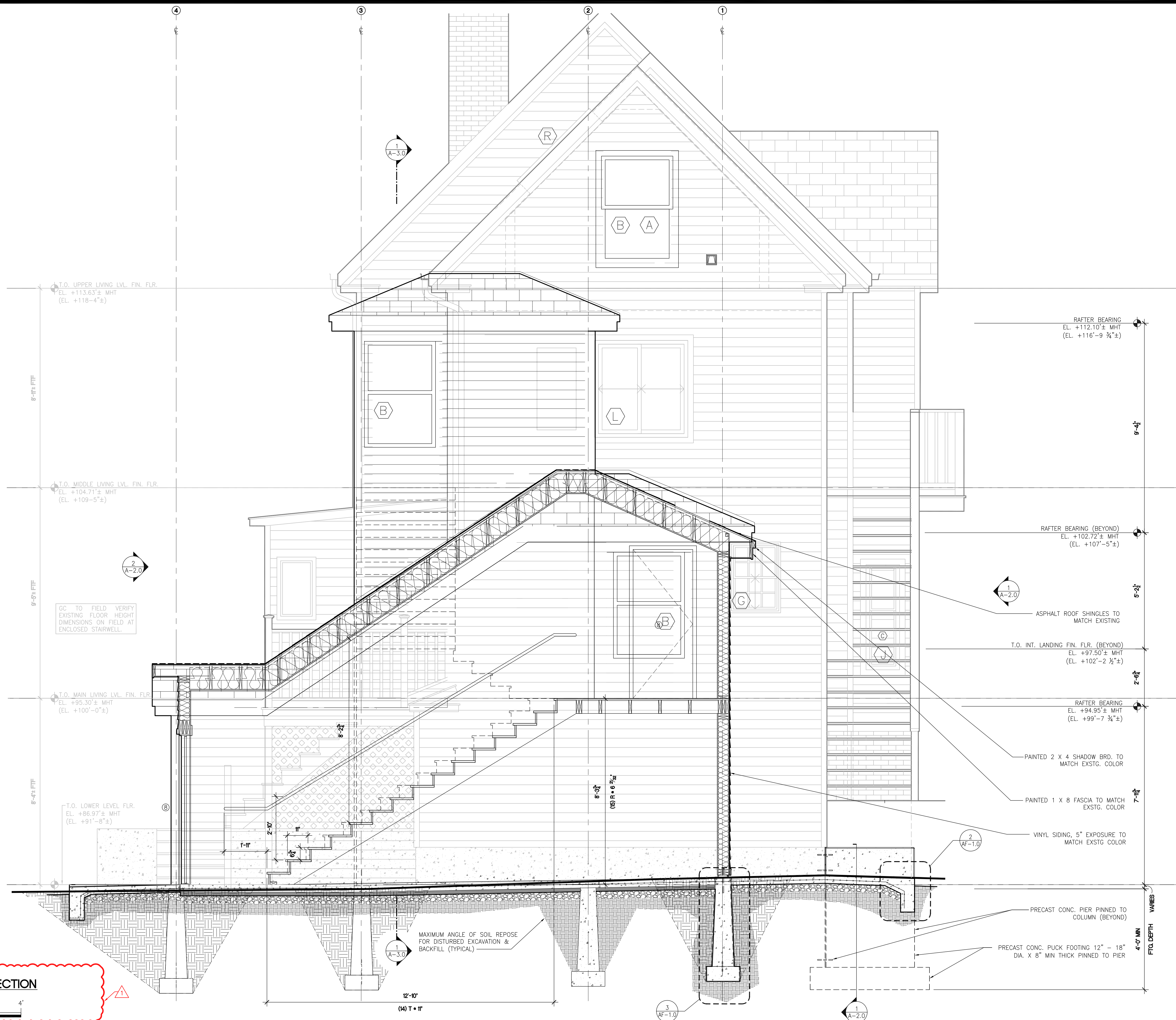
Drawn By: MA & SPR

Reviewed By:

ENCLOSED STAIR SECTIONS

A-3.1

1 BUILDING SECTION
 SCALE: 1/2" = 1'-0"
 0 12" 2' 4'



1 BUILDING SECTION
 SCALE: 1/2"=1'-0"
 0 12" 2' 4'

GC TO FIELD VERIFY EXISTING FLOOR HEIGHT DIMENSIONS ON FIELD AT ENCLOSED STAIRWELL.

MAXIMUM ANGLE OF SOIL REPOSE FOR DISTURBED EXCAVATION & BACKFILL (TYPICAL)

Sheet Notes

- SEE GENERAL NOTES ON COVER SHEET.
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1	ENCLOSED STAIRWELL	3-14-12
No.	Revision / Issue	Date

ALBALDO ENTERPRISES
 92 BROADWAY
 ROCKLAND, ME 04841
 Tel: (310) 963-7670
 Fax: (866) 283-1199
 E- MARIO@ALBALDOENTERPRISES.COM

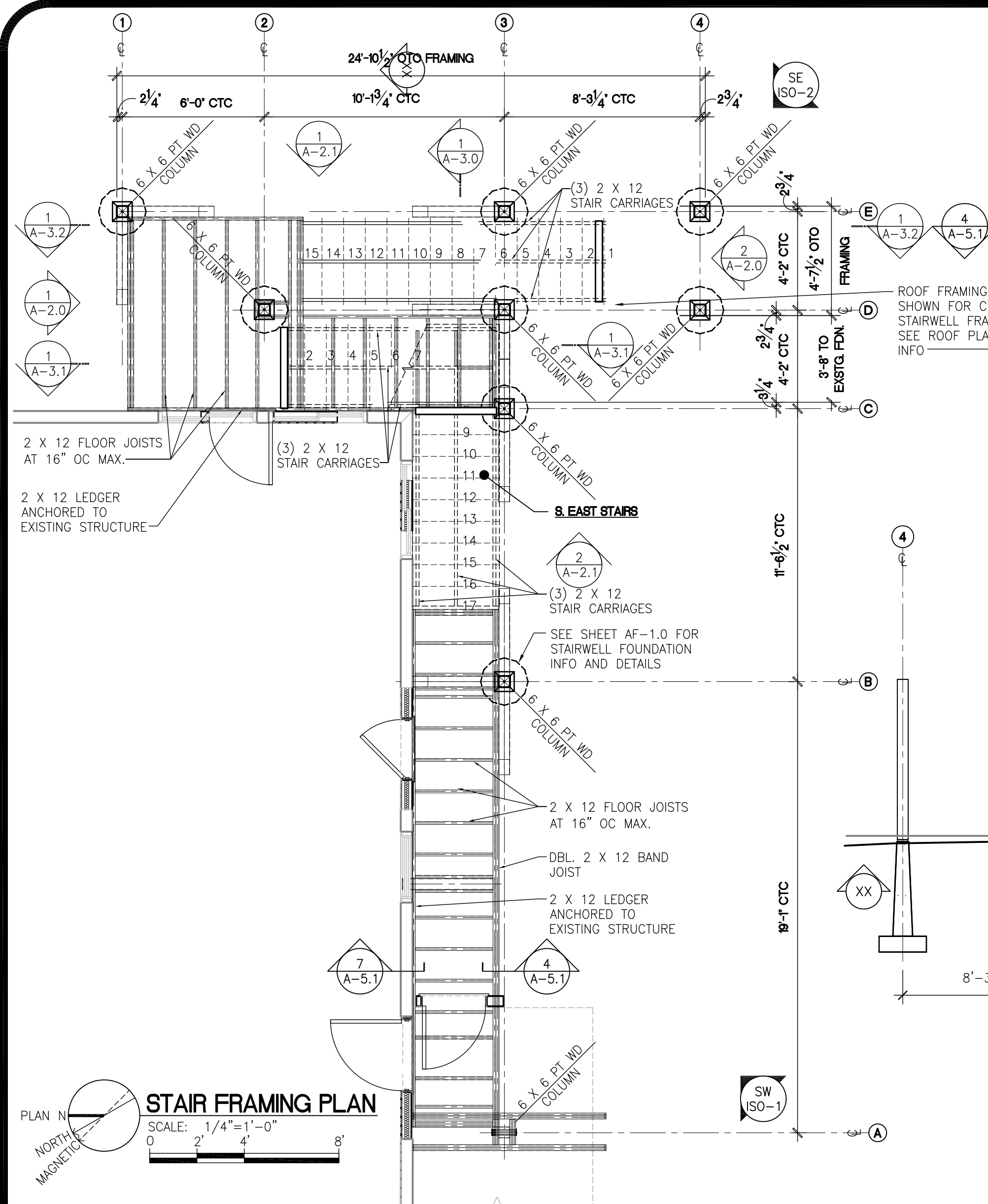
STEVE RUSZKAI, ARCHITECT
 17 POND SHORE DRIVE
 CUMBERLAND, ME 04021
 Tel: (207) 408-9913
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DEVELOPER:
BAO BAO INVESTMENT, INC.
 PORTLAND, ME
 TEL (207) 879-7600

AN APARTMENT RENOVATION FOR:
STEVENS AVE. APARTMENTS
 209 STEVENS AVE.
 PORTLAND, ME 04102

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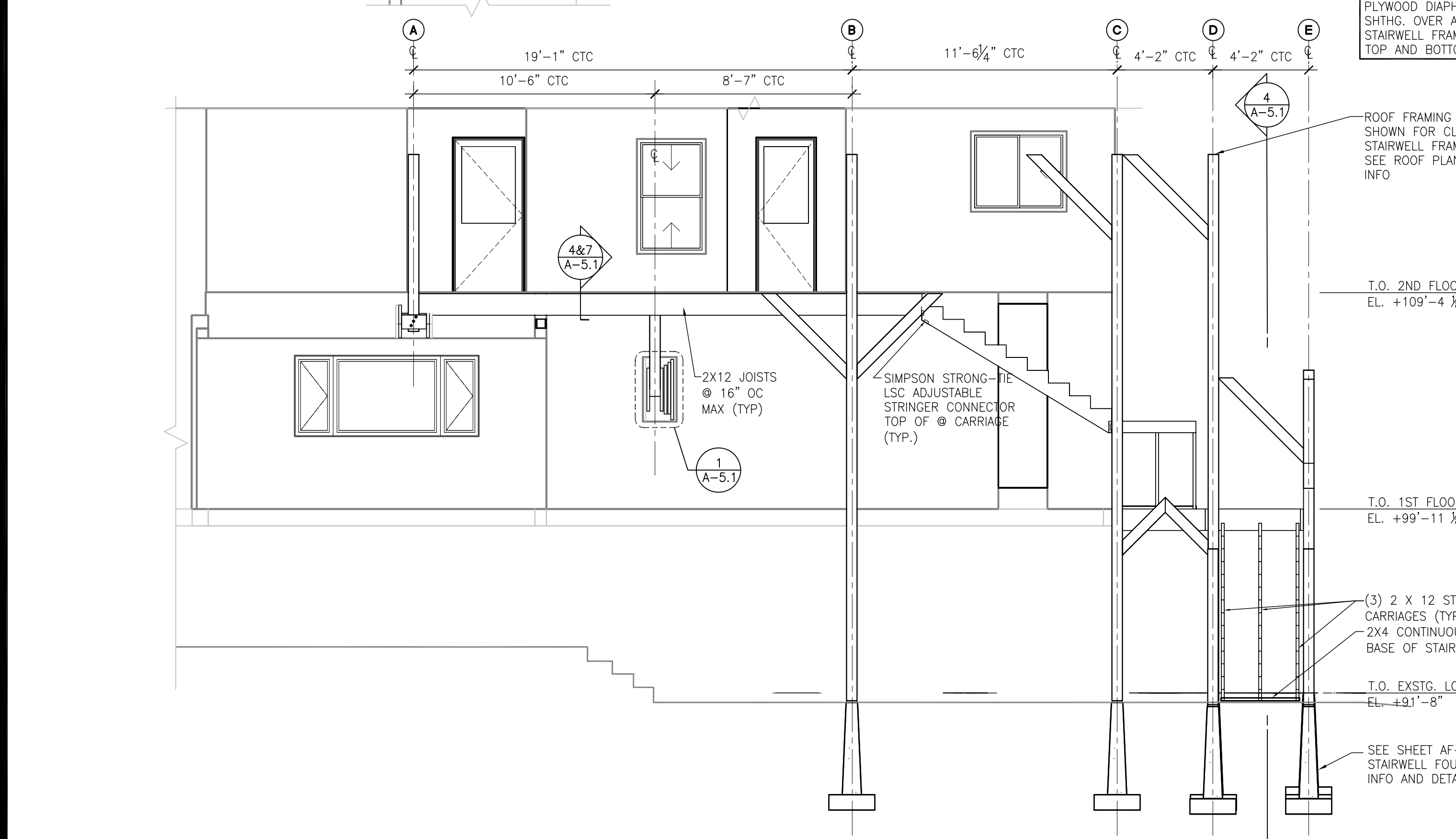
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 ENCLOSED STAIR SECTIONS
A-3.2



STAIR FRAMING PLAN
SCALE: 1/4"=1'-0"
0 2' 4' 8'

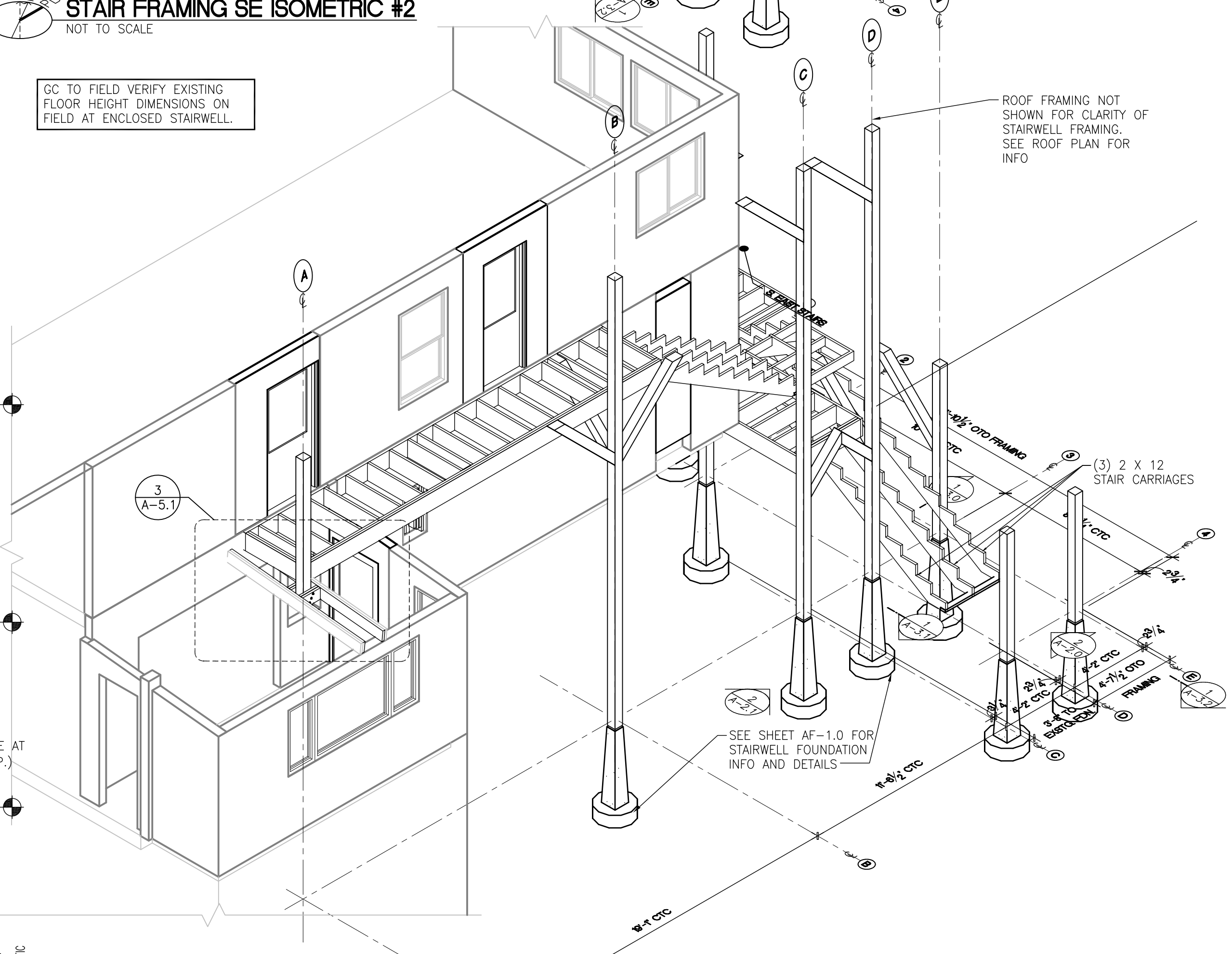
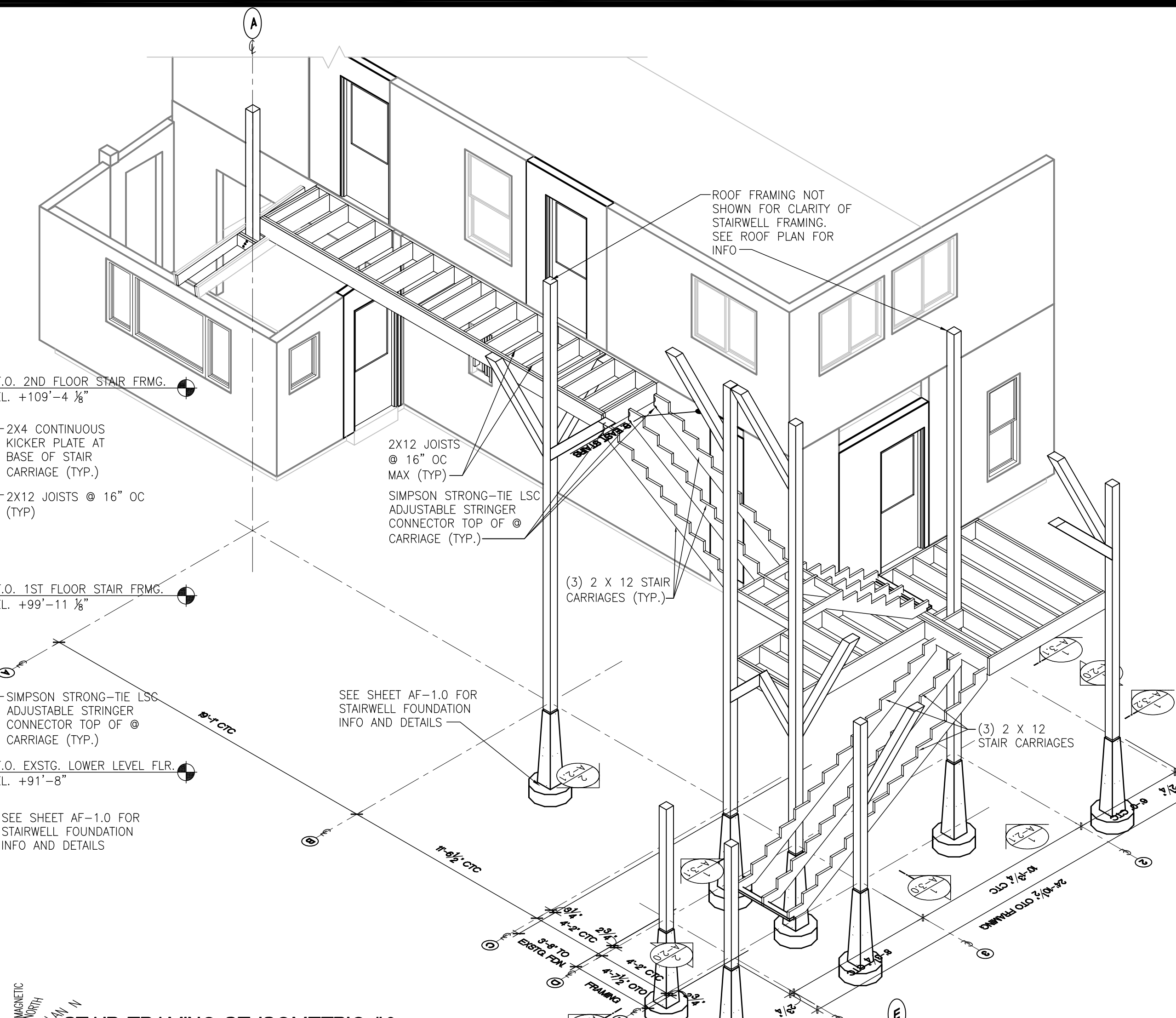
1 FRAMING EAST SECTION-ELEVATION
SCALE: 1/4"=1'-0"
0 2' 4' 8'

STAIR FRAMING SE ISOMETRIC #2
NOT TO SCALE



2 FRAMING SOUTH ELEVATION
SCALE: 1/4"=1'-0"
0 2' 4' 8'

STAIR FRAMING SW ISOMETRIC #1
NOT TO SCALE



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- REFER TO SHEET A-5.1 STAIR FRAMING DETAILS FOR ADDITIONAL INFO.
- 2x6 WALL FRAMING IS BALLOON FRAMED AND RUNS OUTBOARD OF FLOOR JOISTS AND FLOOR BAND JOISTS.
- SEE SHEET A-5.1 FOR DETAILED FRAMING INFO.

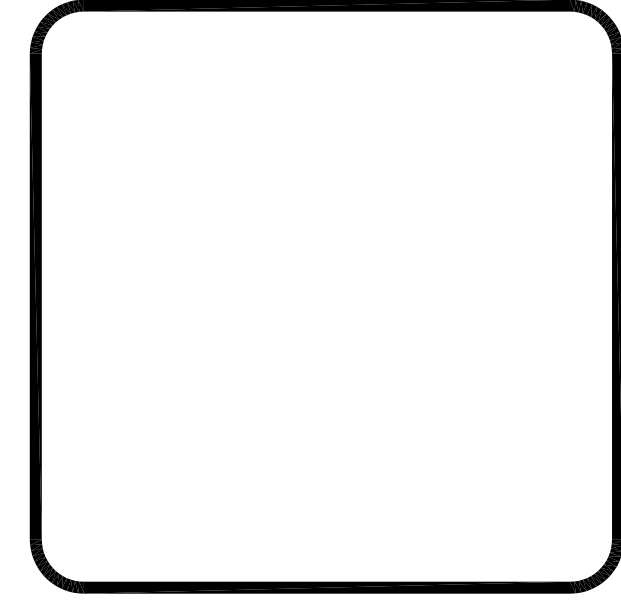
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E- MARIO@ALBALDOENTERPRISES.COM

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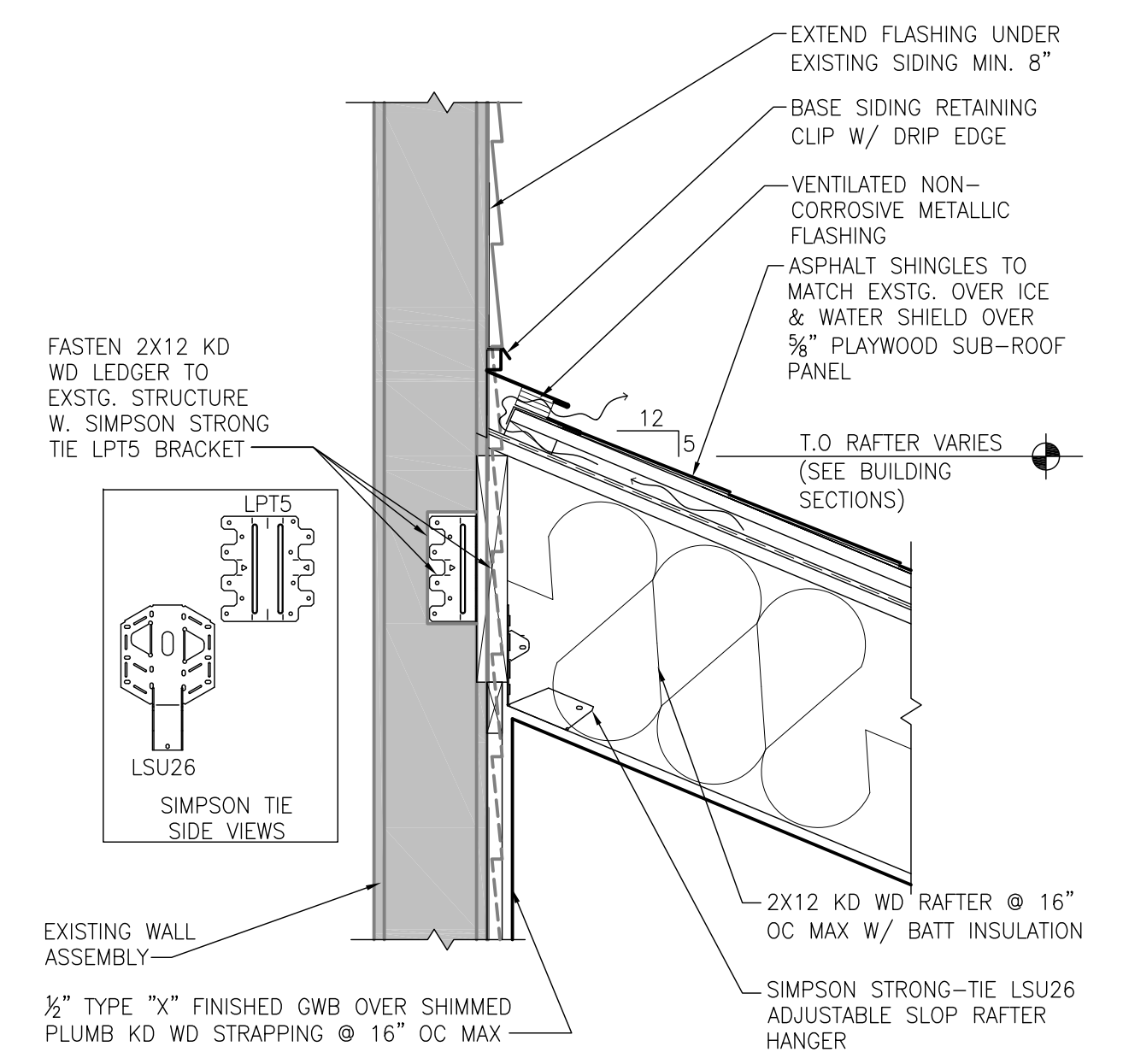
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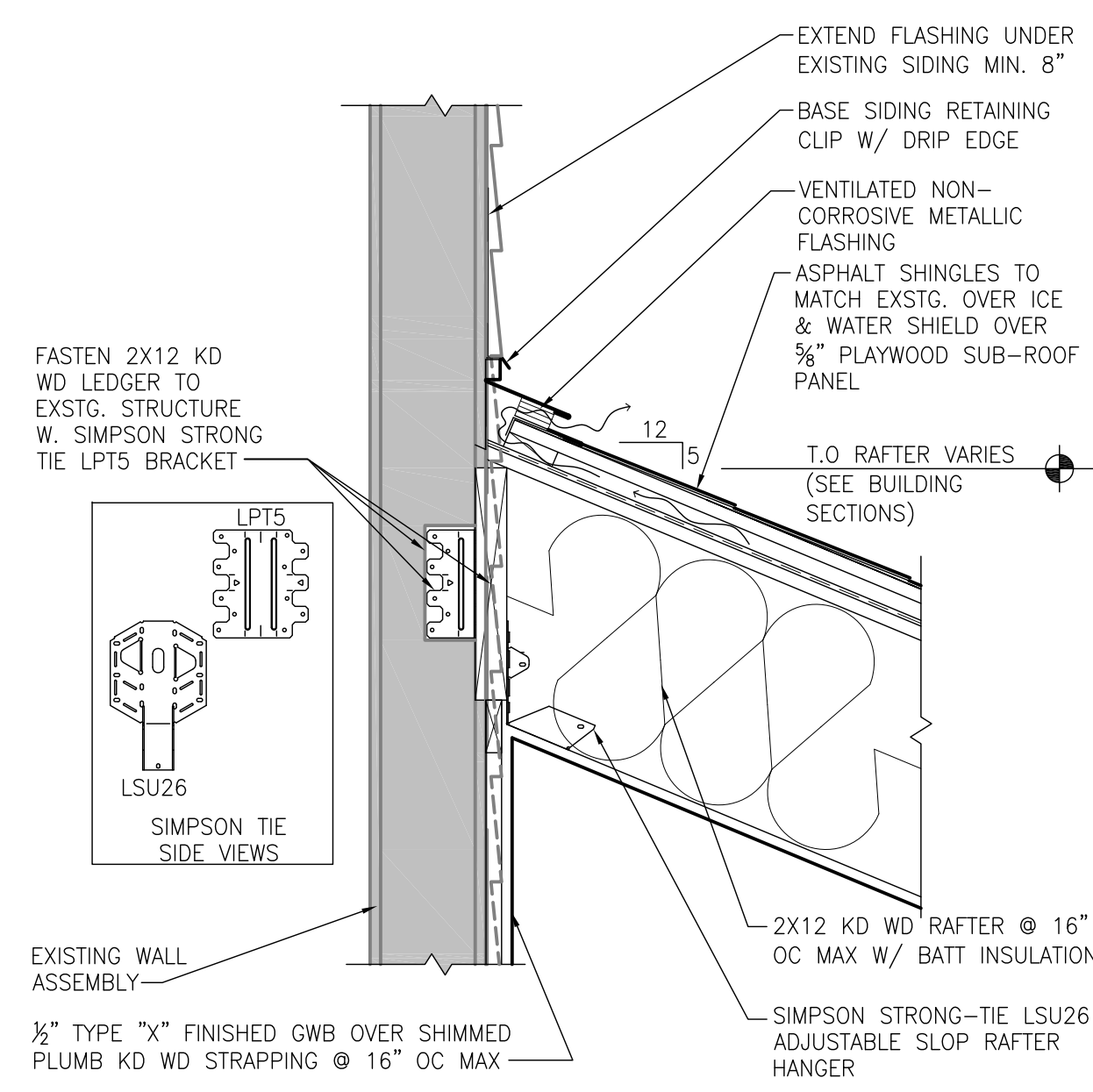


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Drawn By: MA & SPR
Reviewed By:
FRAMING PLAN/ELEVATIONS
A-5.0

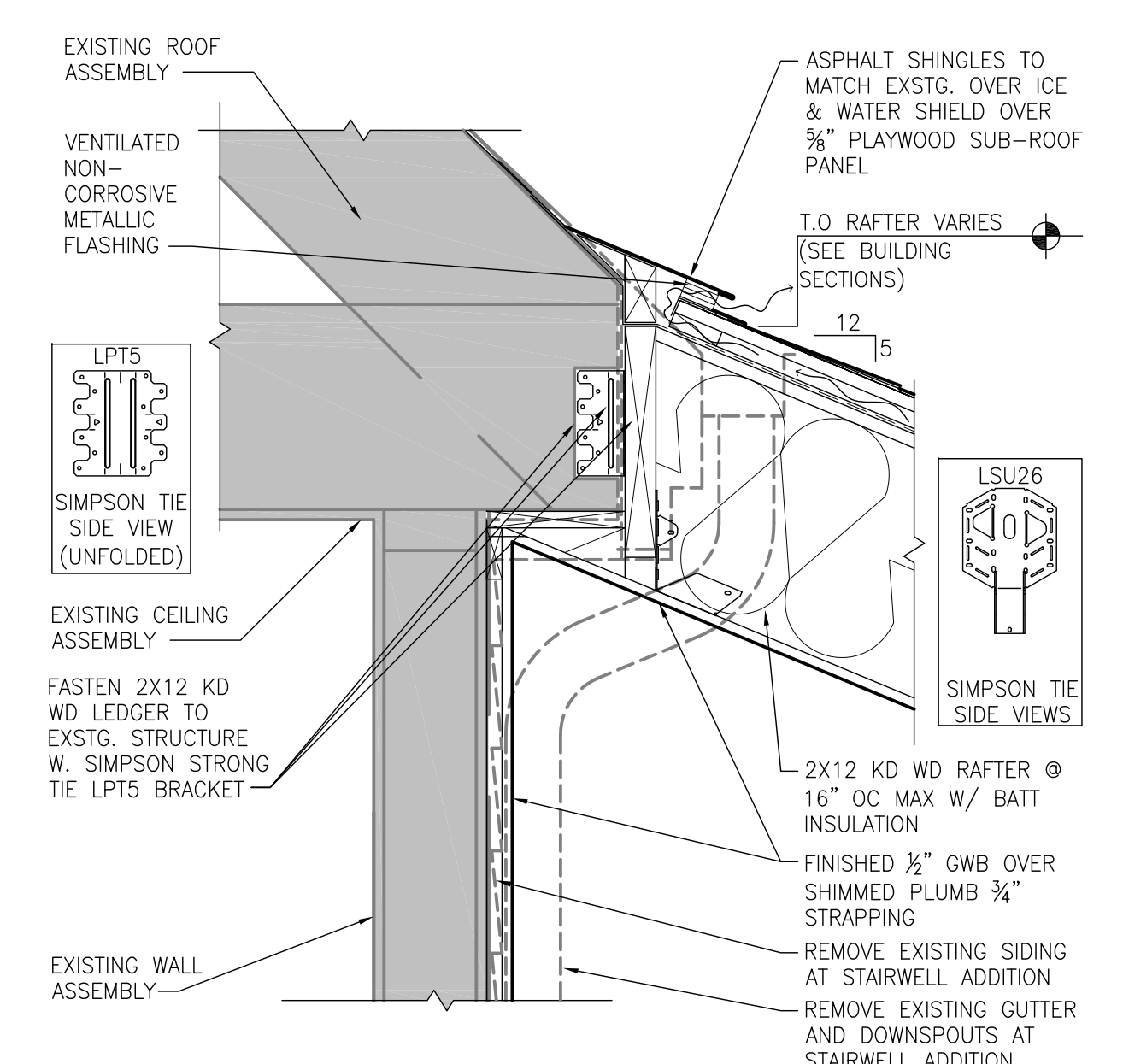
THIS WHOLE SHEET WAS REVISED



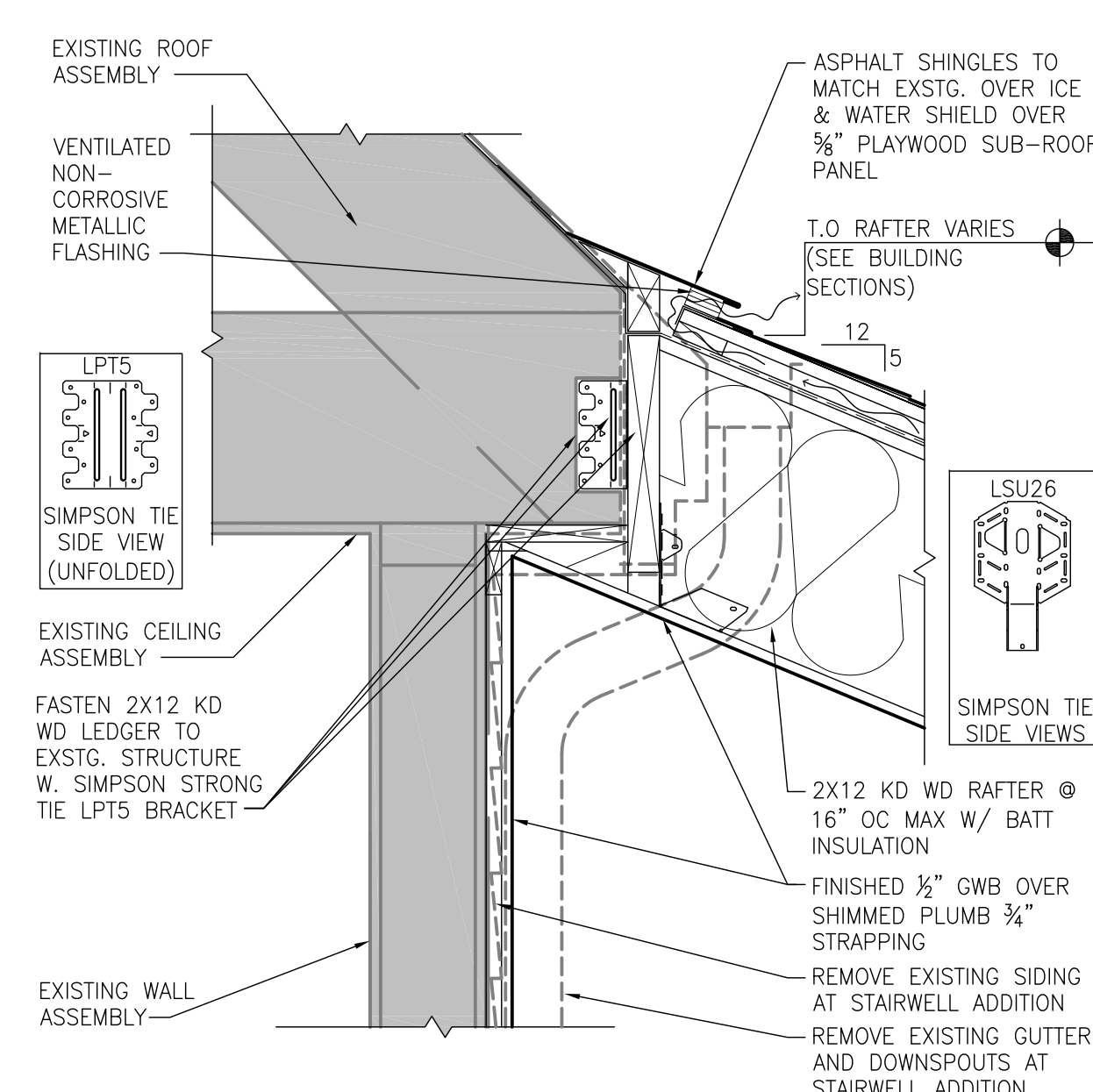
9 SECTION DETAIL - STAIRWELL RAFTER TOP BEARING
SCALE: 1 1/2"=1'-0"
0 6" 12" 2'-0"



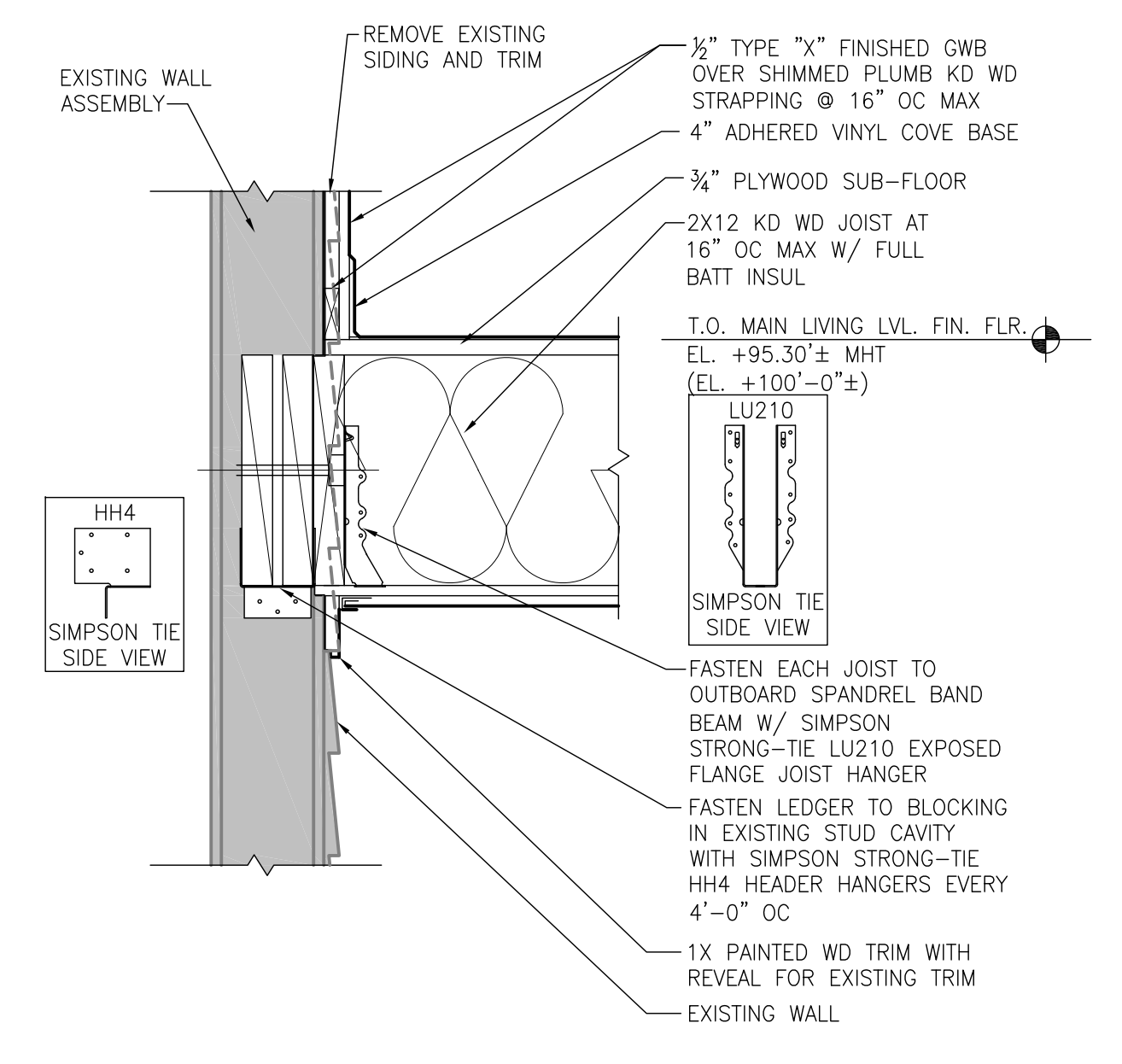
6 SECTION DETAIL - RAKE
SCALE: 1 1/2"=1'-0"
0 6" 12" 2'-0"



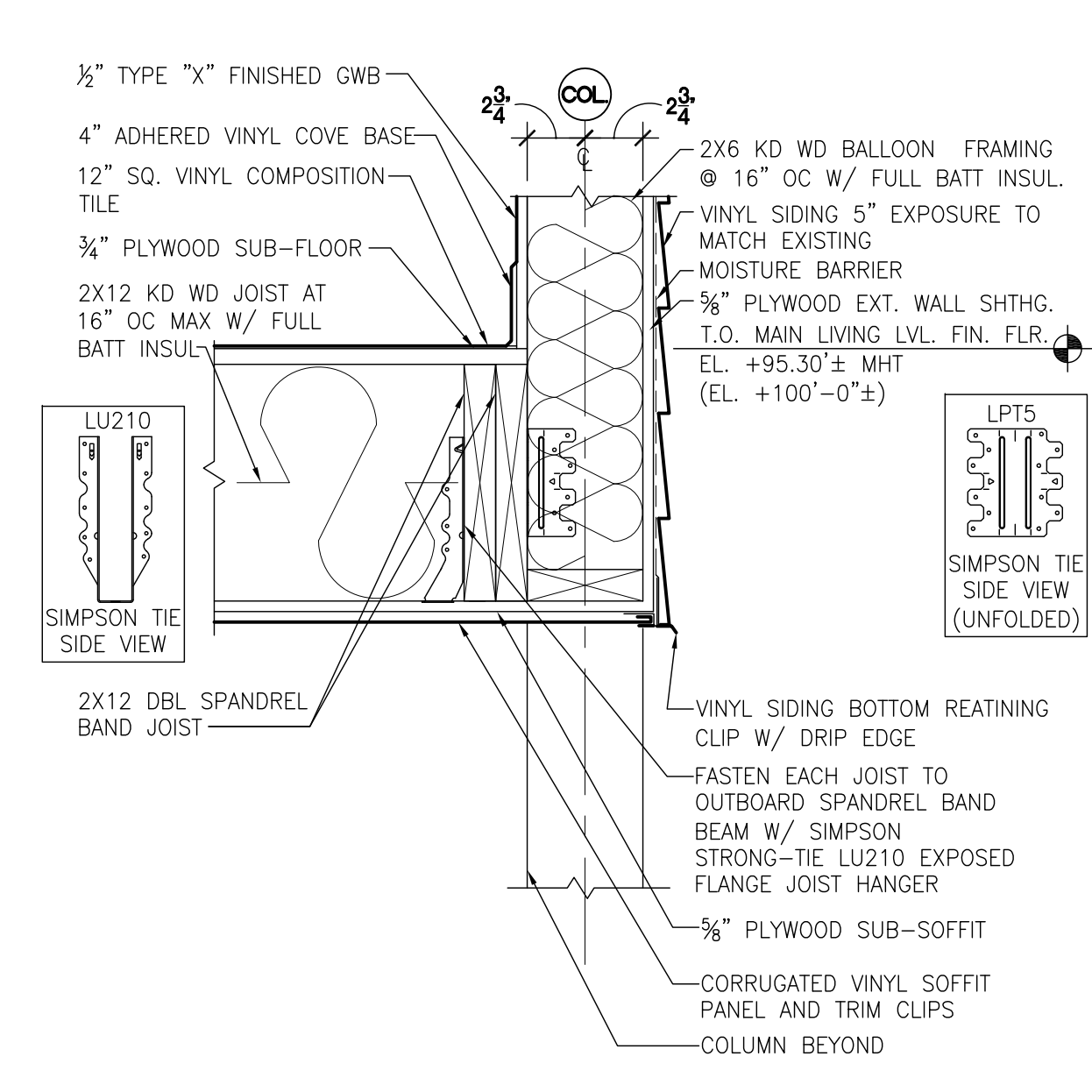
8 SECTION DETAIL - STAIRWELL RAFTER TOP BEARING
SCALE: 1 1/2"=1'-0"
0 6" 12" 2'-0"



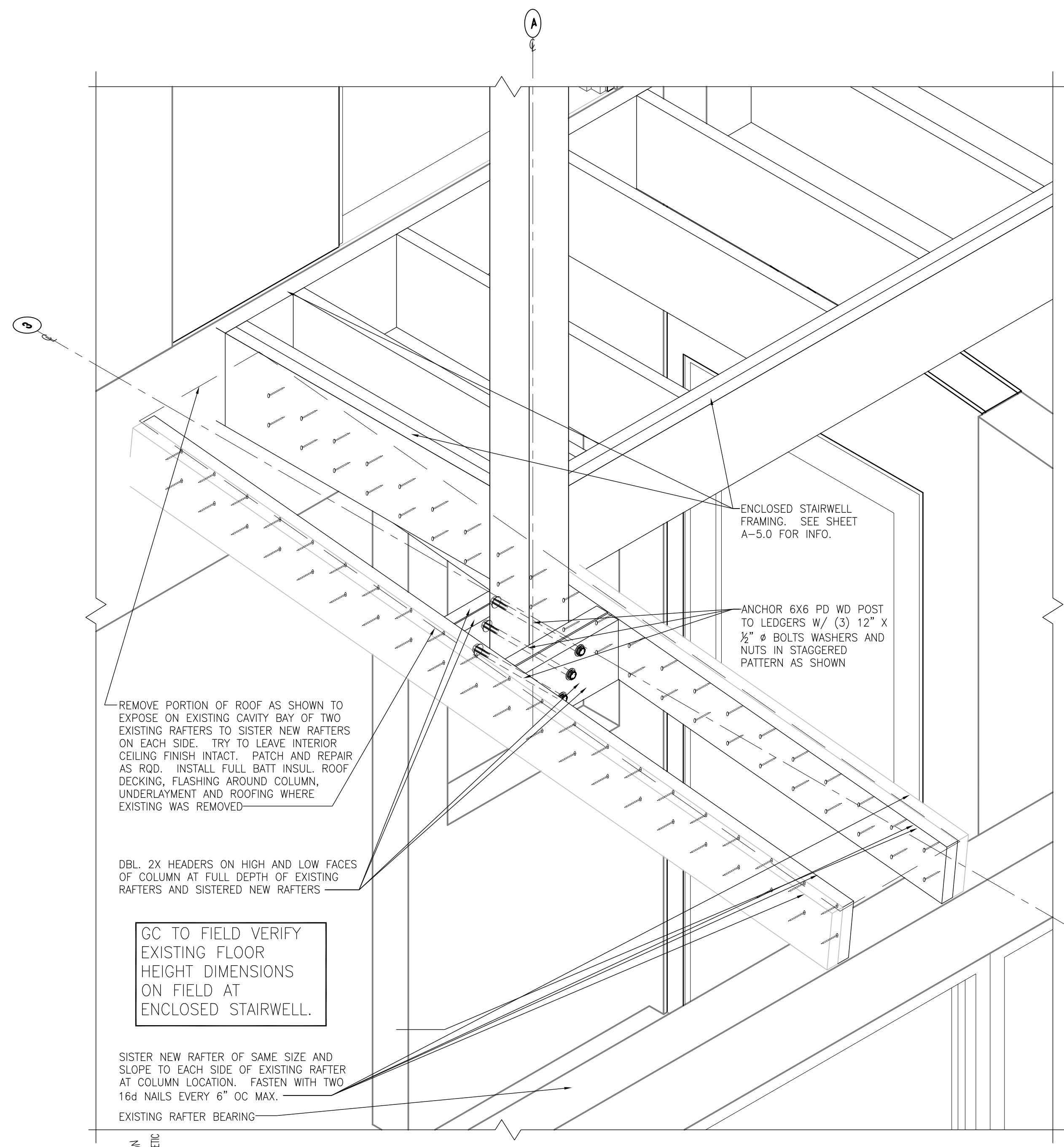
5 SECTION DETAIL - BAND JOIST/BALLOON FRAMING
SCALE: 1 1/2"=1'-0"
0 6" 12" 2'-0"



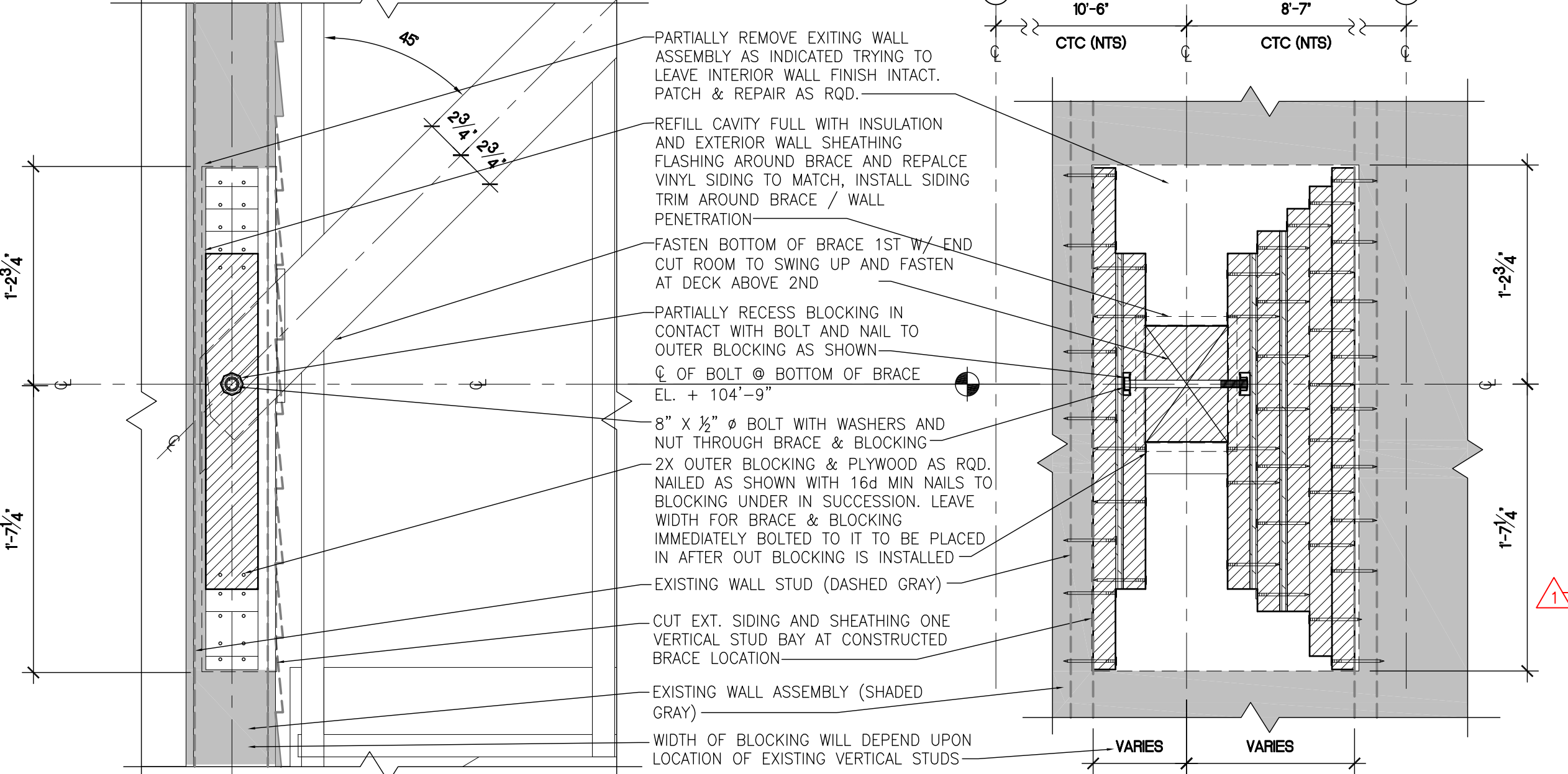
7 SECTION DETAIL - JOIST LEDGER AT EXISTING HOUSE
SCALE: 1 1/2"=1'-0"
0 6" 12" 2'-0"



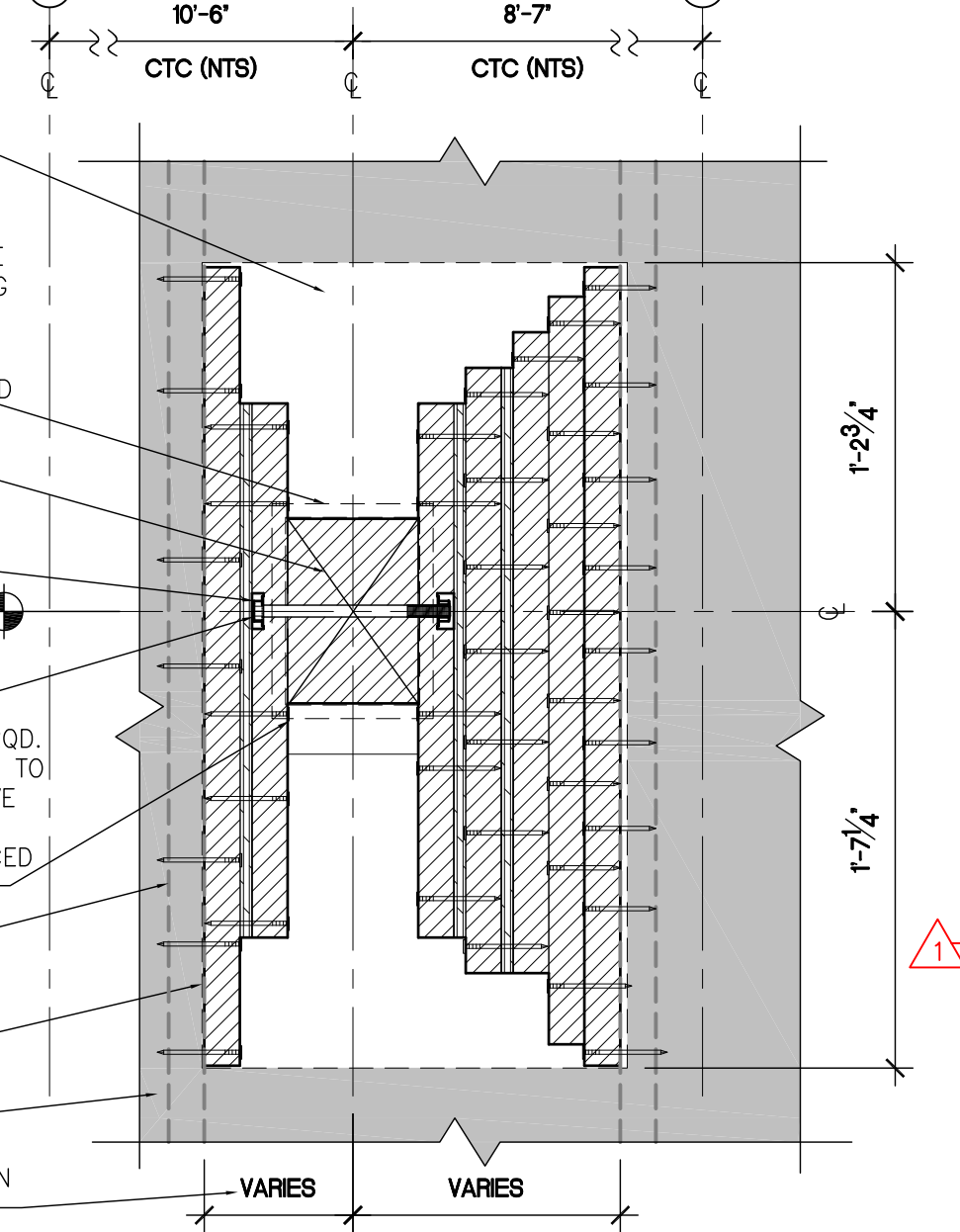
4 SECTION DETAIL - OUTER JOIST BEARING AT COLUMN
SCALE: 1 1/2"=1'-0"
0 6" 12" 2'-0"



STAIR FRAMING SOUTHWEST ISOMETRIC COLUMN ROOF SUPPORT DETAIL #3
NOT TO SCALE



2 SECTION DETAIL - BRACE IN WALL
SCALE: 1 1/2"=1'-0"
0 6" 12" 2'-0"



1 ELEVATION DETAIL - BRACE IN WALL
SCALE: 1 1/2"=1'-0"
0 6" 12" 2'-0"

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- REFER TO SHEET AF-1.0 FOUNDATION PLAN FOR ADDITIONAL INFO.
- 2X6 WALL FRAMING IS BALLOON FRAMED AND RUNS OUTBOARD OF FLOOR JOISTS AND FLOOR BAND JOISTS.
- USE SIMPSON STRONG-TIE HANGERS AND BRACKET WITH "ZMAX" FINISH FASTENING DIRECTIONS.

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STAIR FRAMING DETAILS

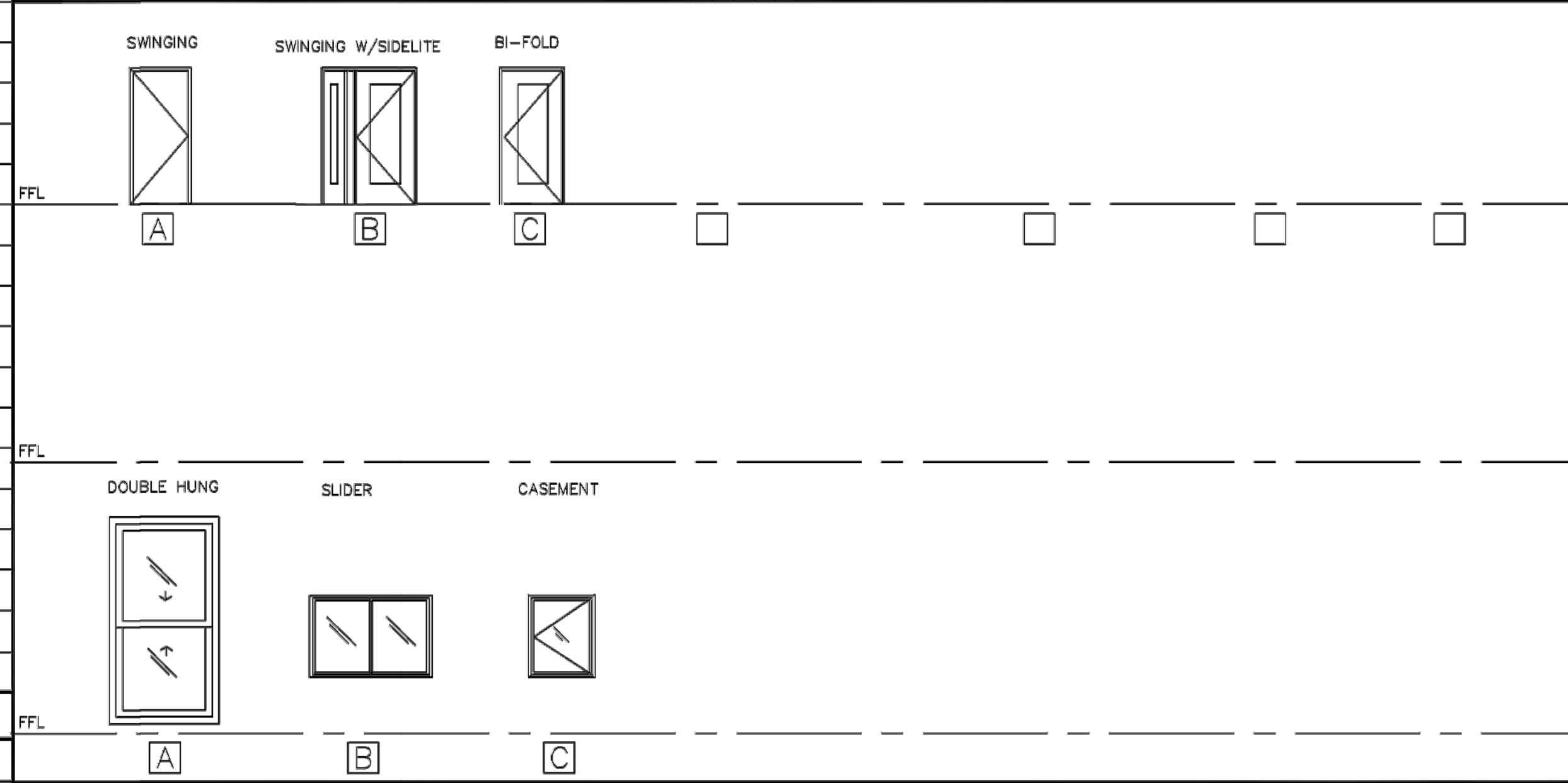
A-5.1

DOOR SCHEDULE

SYMBOL	OPENING SIZE		THICKNESS	TYPE	CORE	FACING AND FINISH	FRAME AND FINISH	KEY LOCK	WEATHER STRIPPING	DETAIL			LOCATION	REMARKS
	WIDTH	HEIGHT								HEAD	JAMB	SILL		
1														
2	2'-8"	6'-8"	1 3/8"	A	S.C.	WOOD/PAIN	WOOD/PAIN					BATH/BEDRM/CLOSETS	WOOD DOOR INTERIOR	
3	2'-6"	6'-8"	1 3/8"	A	S.C.	WOOD/PAIN	WOOD/PAIN					BACK ENTRY/STORAGE	WOOD DOOR INTERIOR	
4	5'-0"	6'-8"	1 3/8"	C	S.C.	WOOD/PAIN	WD/PAIN					CLOSETS	WOOD DOOR INTERIOR	
5	3'-0"	6'-8"	1 3/4"	A	S.C.	MTL/OL PAINT	WD/PAIN	●	●			FRONT ENTRY	WEATHER STRIP / SELF CLOSING	
6	2'-8"	6'-8"	1 3/8"	A	S.C.	MTL PAINT	MTL PAINT	●	●			UNIT 102/202 ENTRY	SMOKED GASKETED / SELF CLOSING / 90 MIN. DOOR	
7	2'-8"	6'-8"	1 3/8"	D	S.C.	WOOD/PAIN	WOOD/PAIN					FRONT ENTRY CLOSET	SINGLE BI-FOLD PAIR OF WOOD INTERIOR DOORS	
8														
9														
10														
11														
12														
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14														
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WINDOW SCHEDULE

SYMBOL	SIZE		WINDOW			TYPE	TYPE OF WINDOW	REMARKS
	WIDTH	HEIGHT	SILL	FIN.	MAT.			
A	2'-8"	5'-0"	2'-0"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
B	3'-2 1/8"	5'-0 1/2"	12'-6"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS. USED FOR SECONDARY EMERGENCY EGRESS. MOST MAINTAIN 5 1/2" CLEAR OPENING.
C	1'-11"	5'-0"	2'-0"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
D	1'-8"	3'-6"	3'-2"	VINYL	WOOD	C	CASEMENT	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
E	4'-8"	3'-8"	3'-2"	VINYL	WOOD	D	FIXED	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
F	1'-11"	2'-8"	4'-2"	VINYL	WOOD	D	FIXED	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
G	2'-1"	5'-0"	2'-0"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
H	2'-0"	3'-0"	3'-8"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
I	1'-10"	3'-0"	STAIRS	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
J	1'-8"	5'-0"	2'-0"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
K	2'-8"	3'-0"	4'-0"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
L	4'-2"	3'-8"	3'-2"	VINYL	WOOD	B	SLIDER	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
M	2'-2"	3'-0"	3'-8"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
N	2'-6"	4'-0"	2'-8"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
O	2'-6"	3'-0"	3'-8"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
P	1'-8"	3'-0"	3'-8"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
Q	2'-4"	3'-0"	3'-8"	VINYL	WOOD	A	DOUBLE HUNG	REPLACEMENT WINDOWS - REMOVE EXISTING WOOD SASHES AND INSTALL NEW VINYL WINDOWS
R	1'-8"	4'-0"	CEILING	VINYL	WOOD	D	FIXED	SKYLIGHT
S	2'-6"	2'-2"	TOP OF ENTRY	VINYL	WOOD			



GENERAL NOTES

- INSTALL SCREENS ON ALL OPERABLE WINDOWS
- PROVIDE TEMPERED GLASS AT ALL GLAZING SUBJECT TO HUMAN IMPACT TO COMPLY W/ LATEST IBC & ALL OTHER APPLICABLE CODES
- ALL HAZARDOUS APPLICATION AS DESCRIBED BELOW.
- FOR ALL DOORS IN CORRIDORS AND HALLWAYS THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL SHOWING THE RATING FOLLOWED BY THE LETTER 'S' (450 TEMP.)
- DOOR OPENINGS INTO ONE-HOUR FIRE RESISTIVE CORRIDOR SHALL BE PROTECTED WITH A SMOKE OR DRAFT-STOP FIRE ASSEMBLY HAVING A MINIMUM 20-MINUTE RATING.
- REMOVE AND REPLACE ALL DOORS PER DOOR SCHEDULE
- REMOVE AND REPLACE ALL WINDOWS PER WINDOW SCHEDULE

DOOR SCHEDULE NOTES:

- DOOR FINISH TO BE SELECTED BY OWNER.
- DOOR HARDWARE TO BE SELECTED BY OWNER.
- ROUGH OPENING INDICATES FRAMING ROUGH OPENING SIZE. VERIFY SIZES BY MANUFACTURERS.
- SEE ELEVATIONS AS NEEDED.
- PROVIDE FULL WEATHER STRIPPING TO ALL EXTERIOR CONDITIONS.
- TO ALL EXTERIOR FRENCH DOOR TO HAVE DUAL GLAZING.
- GLAZING WITHIN 24" ARC OF THE DOORWAY/ GLAZING WITHIN 18" SHALL BE TEMPERED. IBC
- FIRE DOORS BY JELD-WEN INC. D90EN-B TYPE S DOORS.
- FIRE RATED DOORS SHALL HAVE CLOSURES AND FIRE RATED FRAMES FULLY ANCHORED TO EXISTING STRUCTURE. FILL ALL GAPS WITH UL LISTED FIRE RATED MIERAL WOOL AND UL LISTED FIRE RATED SEALANT.

WINDOW SCHEDULE NOTES:

- PROVIDE VINYL REPLACEMENT WINDOWS TYPICAL.
- ALL INTERIOR DOORS TO BE TEMPERED.
- SEE ELEVATIONS AS NEEDED.
- ALL WINDOWS TO HAVE DUAL GLAZING.
- ROUGH OPENING INDICATES FRAMING ROUGH OPENING SIZE. VERIFY SIZES BY MANUFACTURERS.
- ALL WINDOWS IN STAIRWELL ADDITION SHALL BE TEMPERED SAFETY GLAZING AND OPERATION SAFETY LIMITERS TO ONLY 4" OPENING MAX ON BOTH TOP AND BOTTOM SASHES.

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- ALL NEW WALL OPENINGS IN EXISTING WALLS SHALL HAVE NEW 8" MIN DEPTH WOOD HEADERS FULL WIDTH OF EXISTING FRAMING ON EITHER NEW SISTERED INBOARD JACK STUDS OR WITH SIMPSON STRONG-TIE HEADER HANGERS "HH" SERIES. WIDTHS MAY VARY. FASTEN PER MFR'S DIRECTIONS.

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Drawn By: MA & SPR

Reviewed By:

DOOR & WINDOW SCHEDULES

A-6.0