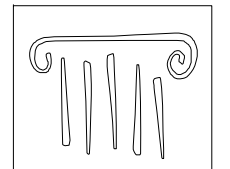


FOREST AVENUE APARTMENTS

671-675 FOREST AVENUE Portland, Maine



PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
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DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE
T-10	TITLE SHEET	
T-11	CODE REVIEW	
T-12	CODE REVIEW	
T-13	CODE REVIEW	
L6-10	LIFE SAFETY PLAN	
D-10	DEMO PLAN	
A-10	SECOND FLOOR PLAN	
A-20	DETAILS AND ELEVATIONS	

PROJECT SUMMARY

EXISTING CONDITIONS:
THE CURRENT BUILDING IS A TWO (2) STORY BUILDING COMPRISED OF TWO ADDRESSES (671-675 FOREST AVENUE). THE BUILDING HAS TWO RETAIL UNITS ON THE FIRST FLOOR AND 5 RESIDENTIAL UNITS ON THE SECOND. THE WORK IS CONTAINED TO THE FIVE (5) APARTMENTS ABOVE THE RETAIL SPACE ON THE SECOND FLOOR. AT THIS POINT, NO WORK WILL BE DONE ON THE FIRST FLOOR. ALL WORK WILL BE CONFINED TO THE SECOND FLOOR.

NO WORK HAS BEEN DONE TO THE EXISTING BUILDING OUTSIDE OF THE WORK AREA.

SCOPE OF WORK:
IT IS THE INTENT OF THIS PROJECT TO REPLACE THE INTERIOR FINISH SHEATHING, FINISH FLOORING, ELECTRICAL, MILLWORK, TRIM, AND OTHER INTERIOR WALLS WITHIN THE WORK AREA. THESE DRAWINGS WILL ADDRESS THESE INTERIOR FINISHES ALONG WITH THE FIRE RESISTANCE REQUIREMENTS PER 2009 NFPA 101.

IN ADDITION, THERE ARE CERTAIN CODE REQUIREMENTS THAT NEED TO BE SATISFIED, AND ARE INCLUDED IN THIS PROJECT.

SPRINKLER SYSTEM:
DUE TO THE CODE REQUIREMENTS OF NFPA, A SPRINKLER SYSTEM IS REQUIRED. THIS SYSTEM SHALL MEET ALL REQUIREMENTS OF AN NFPA 13R SYSTEM. THESE DRAWINGS DO NOT ADDRESS THE REQUIREMENTS FOR THESE SYSTEMS. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF THE SPRINKLER SYSTEM.

STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING:
THESE DRAWINGS DO NOT ADDRESS ANY ISSUES WITH REGARDS TO MECHANICAL, ELECTRICAL OR PLUMBING WITHIN THE WORK AREA. THE OWNER IS RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR ANY WORK IN THESE DISCIPLINES.

FIRE ALARM SYSTEM:
THERE IS A FIRE ALARM SYSTEM CURRENTLY INSTALLED IN THIS BUILDING. THESE DRAWINGS DO NOT ADDRESS ANY ISSUES ASSOCIATED WITH THE REQUIREMENTS OF THIS SYSTEM. THE OWNER IS RESPONSIBLE FOR THIS SYSTEM AND ITS OPERATIONS.

THESE DRAWINGS DO NOT ADDRESS ANY ISSUES WITH REGARDS TO MECHANICAL, ELECTRICAL OR PLUMBING WITHIN THE WORK AREA. THE OWNER IS RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR ANY WORK IN THESE DISCIPLINES.

THERE ARE NO NOTICEABLE STRUCTURAL ITEMS THAT NEED TO BE RECTIFIED IN THE AREA OF WORK. THESE DRAWINGS DO NOT ADDRESS ANY STRUCTURAL ISSUES. THE OWNER IS RESPONSIBLE FOR ANY STRUCTURAL ISSUES. AN ENGINEER, REGISTERED IN THE STATE OF MAINE, MAY BE REQUIRED.

PROJECT CODES
















2009 INTERNATIONAL EXISTING BUILDING CODE
2009 NFPA 101 LIFE SAFETY CODE
CITY OF PORTLAND CODE OF ORDINANCES

PROJECT CONTACTS

ARCHITECT: (LITA SEMRAU)
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PORTLAND'S CHOICE REAL ESTATE
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EMAIL: ALB.012@HOTMAIL.COM

LEGEND

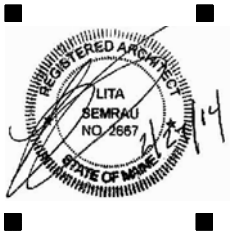
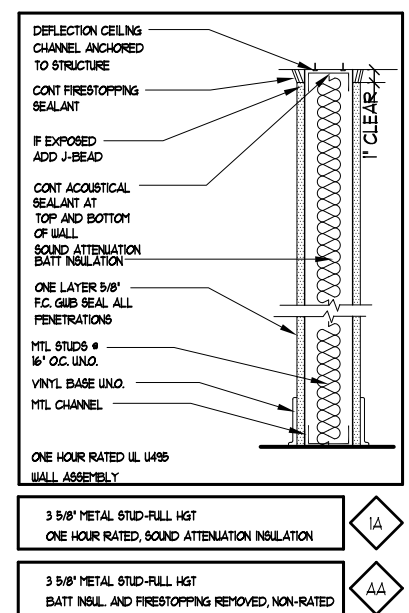
-  DETAIL NUMBER
-  SHEET WHERE DETAIL IS DRAWN
-  INDICATES BUILDING SECTION
-  BUILDING SECTION LETTER
-  SHEET WHERE BUILDING SECTION IS DRAWN
-  INTERIOR ELEVATION NUMBER
-  SHEET WHERE ELEVATION IS DRAWN
- LOBBY**
-  ROOM NAME AND NUMBER
-  KEYED NOTE
-  DOOR NUMBER
-  COLUMN GRID LINE
-  ELEVATION TARGET
-  WALL TYPE
-  WINDOW TYPE
-  REVISION ITEM

GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER.)
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

DEMO NOTES

- REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. VERIFY THAT STRUCTURAL ELEMENTS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER OF ANY DISCREPANCIES. BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- IF SUSPECT ASBESTOS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S ABATOR ON THESE EFFORTS.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE INFILL WALL AND FLOOR FINISHES WHERE REQUIRED.



671-675 Forest Ave.
Apartments
Portland, Maine

REVISIONS		
#	DATE	DESCRIPTION
-	-	-

Date Issued: MAY 21, 2014
Project Number: 13118
Drawing Scale: SHEET NAME

TITLE PAGE

Drawn By: JAP
Checked By: LAS
T1.0