

FR. HAYES STAIR RETROFIT PROJECT FOR ST. BRIGID CATHOLIC SCHOOL 695 STEVENS AVENUE PORTLAND, MAINE 04103

LIST OF CONSTRUCTION DOCUMENTS

COVER
FH-C-100
FH-C-200
FH-C-201
FH-F-200 R1
FH-A-200 R1
FH-A-201 R1
FH-A-202 R1
FH-ST-200 R1
FH-A-400 R1
FH-A-500-1 R1
N/A

TITLE SHEET & GENERAL NOTES
SITE CONSTRUCTION & EROSION CONTROL NOTES, SITE LEGEND
PROPOSED SITE LAYOUT & EROSION CONTROL PLAN
SITE DETAILS
FOUNDATION PLAN & DETAILS
LOWER LEVEL FLOOR PLAN
FIRST FLOOR PLAN & DOOR SCHEDULE
ROOF PLAN & ROOF DETAILS
ROOF STRUCTURAL FRAMING PLAN
STAIR - EXTERIOR ELEVATIONS
STAIR - BUILDING SECTIONS
PROJECT MANUAL DATED JUNE 01, 2012

GENERAL NOTES

- THESE DRAWINGS HAVE BEEN SPECIFICALLY DEVELOPED TO MEET THE INTENT OF GOVERNING CODES AND UNDER CHANGE IN THE FIELD CAN AFFECT THE INTEGRITY OF THE DESIGN AND COMPLIANCE WITH GOVERNING CODES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER, GENERAL CONTRACTOR, OR THEIR AGENT TO NOTIFY THE ARCHITECT/OWNER PRIOR TO MAKING ANY FIELD CHANGES. THE ARCHITECT/ENGINEER SHALL BE HELD HARMLESS FOR ANY CHANGES MADE IN THE FIELD WITHOUT THE WRITTEN APPROBATION OF THE ARCHITECT/ENGINEER.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ERECTION PROCEDURES AND CONSTRUCTION SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY CONSTRUCTION BRACKETS, PULLSTRONG CONTROLS AND SHORING, SHORING, BRACING, AND TEMPORARY BRACING. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE GENERAL CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND HE/SHE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC FROM INJURY DURING THE ENTIRE CONSTRUCTION PERIOD.
- THE GENERAL CONTRACTOR SHALL MAINTAIN BUILDER'S RISK AND WORKMAN'S COMPENSATION INSURANCE FOR HIS/HER COMPANY AND ITS EMPLOYEES AND PROVIDE THE ARCHITECT AND THE FACILITIES MANAGER WITH A "SOMA TREE" INSURANCE CERTIFICATE PRIOR TO COMMENCING CONSTRUCTION.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL ABIDE BY ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS DURING CONSTRUCTION INCLUDING THE DEPT. OF LABOR – OCCUPATIONAL SAFETY AND HEALTH ACT.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE/SHE ENCOUNTERS FIELD CONDITIONS THAT DIFFER FROM THE CONDITIONS SHOWN ON THE ARCHITECT'S DRAWINGS.
- THE OWNER, GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS SHALL HOLD THE ARCHITECT HARMLESS FOR ANY INJURY OR DEATH TO ANY UNEMPLOYED OR UNEMPLOYED PERSON WORKING AT THE PROJECT SITE. THE OWNER, GENERAL CONTRACTOR, AND SUBCONTRACTORS ASSUME ALL RISK AND RESPONSIBILITY FOR INJURY AND DEATHS RESULTING FROM ANY LOSS OF LIFE AS A RESULT OF AN UNEMPLOYED OR UNEMPLOYED PERSON WORKING AT THE PROJECT SITE INCLUDING LEGAL AND COURT COSTS.
- THE BUILDING OR RENOVATED SPACE SHALL NOT BE OPENED TO THE GENERAL PUBLIC OR OCCUPIED BY THE OWNER OR TENANT UNTIL SUBSTANTIALLY COMPLETED AND AN OCCUPANCY PERMIT HAS BEEN ISSUED BY THE MUNICIPAL CODE ENFORCEMENT OFFICE.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR SECURING ALL ENVIRONMENTAL PERMITS AND SECURING ENVIRONMENTAL CONTROLS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- ALL FURNITURE AND EQUIPMENT IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS NOT REQUIRED TO BE INSTALLED BY THE GENERAL CONTRACTOR. HOWEVER, THE GENERAL CONTRACTOR SHALL INCLUDE MEASURING AND PROTECTION OF ALL FURNITURE AND EQUIPMENT IN HIS/HER CONSTRUCTION SCHEDULE. COORDINATE WITH OWNER PRIOR TO COMMENCING CONSTRUCTION PROCEDURES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OPENING EXISTING DESIGNATED FIRE WALLS AND VERIFYING THAT THE DESIGNATED WALL MEETS THE RESPECTIVE FIRE WALL ASSEMBLY RATING AND REQUIREMENTS SET FORTH ON THE DRAWINGS. LIKEWISE, FLOOR AND CEILING ASSEMBLIES SHALL BE VERIFIED AS TO THEIR RESPECTIVE ASSEMBLY RATINGS. ANY DEFICIENCIES OR INADEQUACIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY WHO SHALL THEN ISSUE REMEDIAL CONSTRUCTION DIRECTIVES TO THE GENERAL CONTRACTOR.
- THE OWNER SHALL CARRY LIABILITY, NATURAL DISASTER, FIRE, THEFT, FLOOD, AND WINDSTORM INSURANCE FOR THE DURATION OF THE CONSTRUCTION PERIOD. (SEE THE PROJECT SPECIFICATION MANUAL.)
- ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF ALL FEDERAL, STATE, AND MUNICIPAL CODES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, BOCA – NATIONAL BUILDING CODE, NFPA-70 – LIFE SAFETY CODE WITH 70 – THE NATIONAL ELECTRIC CODE, THE STATE OF MAINE PLUMBING CODE, THE FEDERAL NATIONAL RESOURCES AND PROTECTION ACT – ENVIRONMENTAL PROTECTION STANDARDS, AND OSHA – THE DEPT. OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- THE OWNER & GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE EPA-HEALTH/SHP REGULATIONS, ASBESTOS REGULATION – 40 CFR PART 61, SUBPART M, AND THE STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND STANDARDS.
- THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR SURVEYING THE EXISTING FACILITY FOR THE PRESENCE OF HAZARDOUS LEAD PAINT, AND ASBESTOS. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR REMOVAL OF THESE MATERIALS ACCORDING TO ACCEPTABLE REGULATORY PROCEDURES. THE ARCHITECT SHALL BE HELD HARMLESS FOR IDENTIFICATION, ABANDONMENT AND REMOVAL PRACTICES OF THE ABOVE REFERENCED HAZARDOUS MATERIALS.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR SECURING A COMPREHENSIVE ASBESTOS AND HAZARDOUS MATERIAL SURVEY AND NOTIFYING THE ENVIRONMENTAL PROTECTION AGENCY AS REQUIRED BY LAW PRIOR TO COMMENCING ANY BUILDING OR INTERIOR DEMOLITION PROCEDURES.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ALL BUILDING FIRE EXITS FULLY OPERATIONAL AND UNOCCUPIED AT ALL TIMES DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS, LICENSES, AND APPROVALS FROM ALL MUNICIPAL, STATE, AND FEDERAL GOVERNING AGENCIES PRIOR TO COMMENCING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ALL PERMITS AND LICENSES IN HIS CONSTRUCTION COST BID.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ALL EXISTING FIRE WALL ASSEMBLIES IN PLACE DURING CONSTRUCTION. IF THE DRAWINGS CALL FOR DEMOLITION OF AN EXISTING FIRE WALL, LIFE SAFETY SPACES MUST BE NOTIFIED AND APPROVED BY THE STATE AND MUNICIPAL FIRE DEPT. OFFICIALS PRIOR TO REMOVAL OF SAID FIRE SEPARATION WALL.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH DRAWINGS, PROTECTIVE MEASURES, AND MATERIALS INFORMATION FOR ALL SYSTEMS AND MATERIALS THAT WILL BE INCORPORATED INTO THE PROJECT. THIS PROCESS MUST BE CONDUCTED PRIOR TO INCORPORATION OF ANY BUILDING OR SYSTEM COMPONENT INTO THE CURRENT PROJECT. FAILURE TO CARRY OUT THIS REVIEW PROCESS WITH THE ARCHITECT MAY RESULT IN THE ARCHITECT REQUESTING REMOVAL OF THE MATERIAL OR COMPONENT AND REPLACEMENT WITH THE SPECIFIED ITEM. SEE THE SPECIFICATION MANUAL.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN THE FIELD AND RESOLVE DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL LAYOUT ALL NEW INTERIOR PARTITIONS IN THE FIELD AND OBTAIN THE ARCHITECT'S APPROVAL PRIOR TO ERECTION OF ANY INTERIOR PARTITIONS.
- SEAL ALL SPRINK, WIRING AND OTHER PENETRATIONS THRU FIRE PARTITIONS AIRTIGHT WITH GULCHING AND APPROVED U.L. LISTED MINERAL FIBER WOLFF OR EQUIVALENT TO MEET BOCA THROUGH-PENETRATION SYSTEM REQUIREMENTS.
- ALL PENETRATIONS THROUGH BRICK WALLS, FLOORS, CEILING AND OTHER FIRE BARRIER ASSEMBLIES SHALL BE IMMEDIATELY SEALED ACCORDING TO BOCA SECTION 714.5, THROUGH-PENETRATION SYSTEM REQUIREMENTS. ALL COMPLETED ASSEMBLIES SHALL BE U.L. LISTED ASSEMBLIES.
- ALL LUMBER IN CONTACT WITH CONCRETE SLABS-ON-GRADE OR USED FOR ROOF CURBS, WALLS, ETC. SHALL BE PRESSURE TREATED WOOD WITH 50 IMPREGNATION RATING.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL ON AND OFF SITE MATERIALS AND PRIVATE OTHER PERSONS AND COLLATERALS FROM ACCUMULATION OF DEBRIS AND SILT GENERATED AT THE TITLED PROJECT SITE.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL ERECTION AND PROTECTIVE SAFETY CONTROLS AND DEVICES AROUND THE CONSTRUCTION AREAS DURING CONSTRUCTION.
- ALL INTERIOR DOORS SHALL BE EQUIPPED WITH LEVER TYPE HARDWARE UNLESS NOTED OTHERWISE.
- ALL HANGERS ARE TAKEN FROM THE END OR THE CENTERLINE OF PARTITIONS AS SPECIFICALLY INDICATED ON THE DRAWINGS.
- THE GENERAL CONTRACTOR AND THE OWNER SHALL DEVELOP AN INTERNAL LIFE SAFETY PLAN TO PROTECT THE BUILDING OCCUPANTS DURING THE CONSTRUCTION PERIOD. THE PLAN SHALL BE SET FORTH IN WRITING AND MAINTAINED AT THE PROJECT SITE ON A DAILY BASIS.

ACCESSIBILITY NOTES

- ALL NEW CONSTRUCTION AND RENOVATED AREAS OF THE BUILDING SHALL MEET THE REQUIREMENTS OF THE WORKMANS WITH DEABILITY ACT – TITLE II UNLESS A WAIVER IS OBTAINED FROM THE MAINE HUMAN RIGHTS COMMISSION WHICH INDICATES THAT THE AREA IN QUESTION IS NOT SUITABLE FOR DISABLED INDIVIDUALS.
- OBJECTS PROTRUDING MORE THAN 4" INTO WALLS, PROTRUDING WALLS OR CORRIDORS MUST HAVE FULL HEIGHT GUARD WALLS ON EACH SIDE PER ANSI A117.1 – 1988 (ART. 4.4).
- CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TERMINATION. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE REVEALED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL MORE THAN 1/2" SHALL BE ACCOMMODATED BY MEANS OF A RAMP.
- ACCESSIBLE PARKING SPACES SHALL BE A MINIMUM OF 96" WIDE AND SHALL HAVE AN ADJACENT STRIPPED ACCESS ASSE 96" WIDE MINIMUM.
- ACCESSIBLE PARKING SPACES MUST BE DESIGNATED WITH A PERMANENT SIGN SHOWING THE SPACE IS ACCESSIBLE WITH COPY READING "HANDICAP PARKING".
- ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL HAVE 1-1/2" TO BALANCE OR CURB SIDE AND AT 24" AND 36" RAMP GRAD. WHERE FACILITIES ARE FREQUENTED BY CHILDREN, A 1-1/2" TO 2" RETRACTION RAIL MUST BE INSTALLED AT 24" ABOVE THE RAMP SURFACE.
- THE CLEAR SPACE BETWEEN A WINDOW AND THE WALL SHALL BE UNIMPEDED BY SUPPERS AND SHALL BE 1-1/2" CLEAR.
- WINDOWS REQUIRING PUSHING, PULLING, OR LIFTING TO OPEN (FOR EXAMPLE, DOUBLE HUNG, SLIDING, OR CASMENT AND HINGED UNITS) MUST BE OPENED TO A MINIMUM OF 20 DEGREES.
- ALL DOORS SHALL HAVE LEVER TYPE HARDWARE AND HAVE A CLEAR OPENING WIDTH OF 32" WITH THE DOOR OPEN 90 DEGREES MEASURED FROM THE FACE OF THE DOOR TO THE FACE OF THE FRAME STOP UNLESS NOTED OTHERWISE.
- IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FRAME OR SWEEP POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO AN OPEN POSITION OF APPROX. 12 DEGREES.
- DOORS WITH CLOSERS OTHER THAN FIRE SEPARATION DOORS SHALL BE LIMITED TO THE FOLLOWING PUSH OR PULL FORCES: EXT. HINGED DOOR = 8.5 lbf INT. HINGED DOORS = 5 lbf SLIDING OR FOLDING DOORS = 5 lbf
- WATER CLOSET SEAT HEIGHT SHALL BE 17-19" MEASURED TO THE TOP OF THE TOILET SEAT.
- WATER CLOSET FLUSH VALVE CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET ACCESS AREA.
- ACCESSIBLE LAUNDRIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 27" FROM THE FLOOR TO THE BOTTOM OF THE LAUNDRY APRON. HOT WATER AND WATERWARM DRAIN PIPES UNDER LAUNDRIES SHALL BE INSULATED OR OTHERWISE PROTECTED TO PREVENT THE POSSIBILITY OF BURNING A DISABLED INDIVIDUAL'S LEGS.
- AT LEAST ONE SET OF LABORATORY CONTROLS IN ACCESSIBLE RESTROOMS SHALL BE LEAST OPERATED, PUSH TYPE OR AUTOMATIC.
- MIRRORS OVER ACCESSIBLE LAUNDRIES SHALL BE MOUNTED WITH THE BOTTOM EDGE AT 40" MAX. AFB. FINISHED FLOOR.
- THE DIAMETER OF WATER CLOSET GRAB BARS SHALL BE 1-1/4" TO 1-1/2" WITH 1-1/2" SPACE CLEAR BETWEEN THE GRAB BAR AND THE WALL.
- AUDIO/VISUAL ALARMS SHALL BE INSTALLED IN RESTROOMS AND IN OTHER LOCATIONS WHERE A BLIND OR DEAF PERSON (DISABLED) COULD BE LOCATED. ALARMS SHALL MEET THE FOLLOWING CRITERIA:
 - AUDIBLE EMERGENCY ALARMS SHALL PROVIDE A SOUND THAT EXCEEDS THE PREVALENT EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE AT LEAST 15 DECIBELS OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 5 DECIBELS. SOUND LEVELS FOR ALARMS SHALL NOT EXCEED 120 DECIBELS.
 - VISUAL ALARMS SHALL BE FLASHING LIGHTS ARRANGED TO FLASH IN CONJUNCTION WITH AUDIBLE EMERGENCY ALARMS. THE FLASHING FREQUENCY OF VISUAL ALARMS SHALL BE APPROX. 1 Hz.
- THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, SWITCHES, PHONES, AND OTHER OPERABLE EQUIPMENT SHALL BE INSTALLED NO HIGHER THAN 48 INCHES ABOVE THE FINISHED FLOOR. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.
- DOORS THAT LEAD TO AREAS THAT WOULD BE HAZARDOUS TO A BLIND PERSON FROM EXAMPLE, DOORS TO ELEVATOR ROOMS, STAIRS AND THE LINES SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE, KNOB, OR PULL OR OTHER OPERATING HARDWARE.
- THE PRIMARY ACCESSIBLE TOILETS, SHOWERS, AND, PRIMARY BUILDING FUNCTIONS SHALL BEAR A SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND CORRESPONDING COPY HEIGHT 1/2" WHICH ARE AT LEAST 5/8" BUT NO MORE THAN 2" HIGH.
- THE OTHER ROOMS SHALL BEAR SIGNS TO INDICATE ROOM NAME AND NUMBER ACCORDING TO THE REQUIREMENTS OF THE ADA-TITLE II SPECIFICATIONS. SEE DOOR SCHEDULE DRAWING FOR SPECIFIC REQUIREMENTS.

VENDOR DESIGNED/BUILD SYSTEMS/COMPONENTS

NOTE: THE FOLLOWING SYSTEMS WILL BEEN DESIGNED AND INSTALLED BY SEPARATE DESIGN-BUILD CONTRACTORS.

- **STAIR HEATING**
- **STAIR ELECTRICAL POWER DISTRIBUTION AND LIGHTING**
- **FR. HAYES CENTER FIRE ALARM SYSTEM MODIFICATIONS**

OWNER DESIGNED SYSTEMS/COMPONENTS

NOTE: THE FOLLOWING SYSTEMS WILL BE DESIGNED BY THE OWNER.

- **NONE AT THIS TIME**

PROJECT ALLOWANCES

- **FIELD TESTING ALLOWANCE** \$ **1,000.00**

PROJECT ALTERNATES

- **ALTERNATE 1: BELL TOWER**
- **ALTERNATE 2: DUROLAST WHITE REFLECTIVE PVC ROOF MEMBRANE**

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REVISED 100% PROGRESS SET - JUNE 25, 2012
RELEASED FOR PRICING % PERMITTING - NOT FOR CONSTRUCTION