Reviewed for Code Compliance
Inspections Division
City of Portland, Maine
Date: 11/12/14

SEASIDE REHABILITATION & HEALTHCARE CENTER PHASE II LOBBY / REHAB RENOVATION

850 BAXTER BOULEVARD PORTLAND, MAINE

OWNER:

FIRST ATLANTIC CORPORATION
100 WATERMAN DRIVE
SO PORTLAND, ME 04106

TEL. 207-874-2700

ARCHITECT

FORESIDE ARCHITECTS, LLC
PO BOX 66736
5 FUNDY ROAD
FALMOUTH, ME 04105
TEL. 207-781-3344

GENERAL CONTRACTOR/
CONSTRUCTION MANAGER

LEDGEWOOD CONSTRUCTION
27 MAIN STREET
SOUTH PORTLAND, ME 04106

207 767-1866

STRUCTURAL ENGINEER

BECKER ENGINEERING
75 YORK STREET
PORTLAND, ME 04101

207 879-1838

MEP ENGINEER

BENNETT ENGINEERING
7 BENNETT ROAD
FREEPORT, ME 04032

207 865-9475

LIST OF DRAWINGS

G1 TITLE SHEET
G2 WALL TYPES/NOTES/ABREVIATIONS/SYMBOLS
G3 ACCESSIBILITY STANDARDS
G4 WALL PENETRATION DETAILS
G5 TOP & BOT OF WALL DETAILS

LANDSCAPE DRAWINGS

L1.0 SITE PLAN
L2.0 SITE DETAILS

ARCHITECTURAL DRAWINGS

D101 FIRST FLOOR DEMO PLAN

A001 CODE PLANS
A002 CODE PLANS
A101 BASEMENT PLAN
A102 FIRST FLOOR PLAN
A103 ATTIC PLAN
A104 ROOF PLAN
A201 BUILDING ELEVATIONS & SECTION
A401 WALL SECTIONS
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A501 FIRST FLOOR RCP
A601 INTERIOR PLAN
A610 INTERIOR ELEVATIONS
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A612 INTERIOR ELEVATIONS AND DETAILS
A613 INTERIOR ELEVATIONS
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A701 DOOR SCHEDULE & DETAILS
A702 WINDOW SCHEDULE & DETAILS
A703 FINISH SCHEDULE & DETAILS
A801 FURNITURE & EQUIPMENT PLAN

STRUCTURAL DRAWINGS

S1 SECTIONS & DETAILS
S2 FRAMING PLANS

MECHANICAL DRAWINGS

M1.1 MECHANICAL FIRST FLOOR PLAN
M1.2 MECHANICAL DEMOLITION PLAN

ELECTRICAL DRAWINGS

E1.1 PARTIAL BUILDING PLAN
E2.2 LOBBY PROPOSED LIGHTING PLAN
E3.3 LOBBY POWER PLAN
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PLUMBING DRAWINGS

P1.1 PLUMBING FIRST FLOOR PLAN
P1.2 PLUMBING DEMOLITION PLAN

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GENERAL NOTES:

1. REPORT AN DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

2. EXISTING BUILDING COMPONENTS AND WORK CURRENTLY COMPLETED AND IN PLACE DURING CONSTRUCTION WHICH IS AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM W/ ALL GOVERNING CODES INCLUDING 2009 IBC (MUBEC), NFPA 101 2009, MAINE HUMAN RIGHTS COMMISSION GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2005, AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS. APPARENT DISCREPANCIES REQUIRING CLARIFICATION SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION.

6. DEMOLITION MAY REQUIRE SELECTIVE REMOVAL OF EXISTING MATERIALS, TEMPORARY BRACING AND STRUCTURAL SHORING. REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR RE-USE SHALL BE DISPOSED OF IN COMPLIANCE WITH LOCAL REGULATIONS.

7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF TYPE, INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO COMMENCING THE WORK AND INSPECTIONS AND APPROVALS UPON COMPLETION OF THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.

10. THE LOCATION OF ALL DOOR FRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.

11. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

12. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.

13. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTEES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.

14. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT, TOUCH-UP, REPAIR AND RESTORE ALL MARRED EXPOSED FINISHES.

15. IF TWO CONFLICTING CONDITIONS OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS THE CONTRACTOR SHALL MAKE THEM KNOWN TO THE ARCHITECT, IT SHALL BE THE ARCHITECTS CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES, AT NO ADDITIONAL COST.

REVISIONS:

07/24/14 CM REVIEW REVISIONS

FORESIDE ARCHITECTS LLC
5 FUNDY ROAD
FALMOUTH, ME 04105
Phone: 207-781-3344
Fax: 207-699-5564
Online @ foresidearchitects.com

Project Status:
BIDDING & PERMIT SET

Project Number:
SRH0314

LICENSED ARCHITECT MARK J. BURNES 1880 STATE OF MAINE

Seaside Rehabilitation
and Healthcare Center
Lobby / Rehab Renovation
850 Baxter Boulevard
Portland, Maine

Drawing Name:
TITLE SHEET

Scale:
N.T.S.

Date:
07/18/14

SHEET:
G1