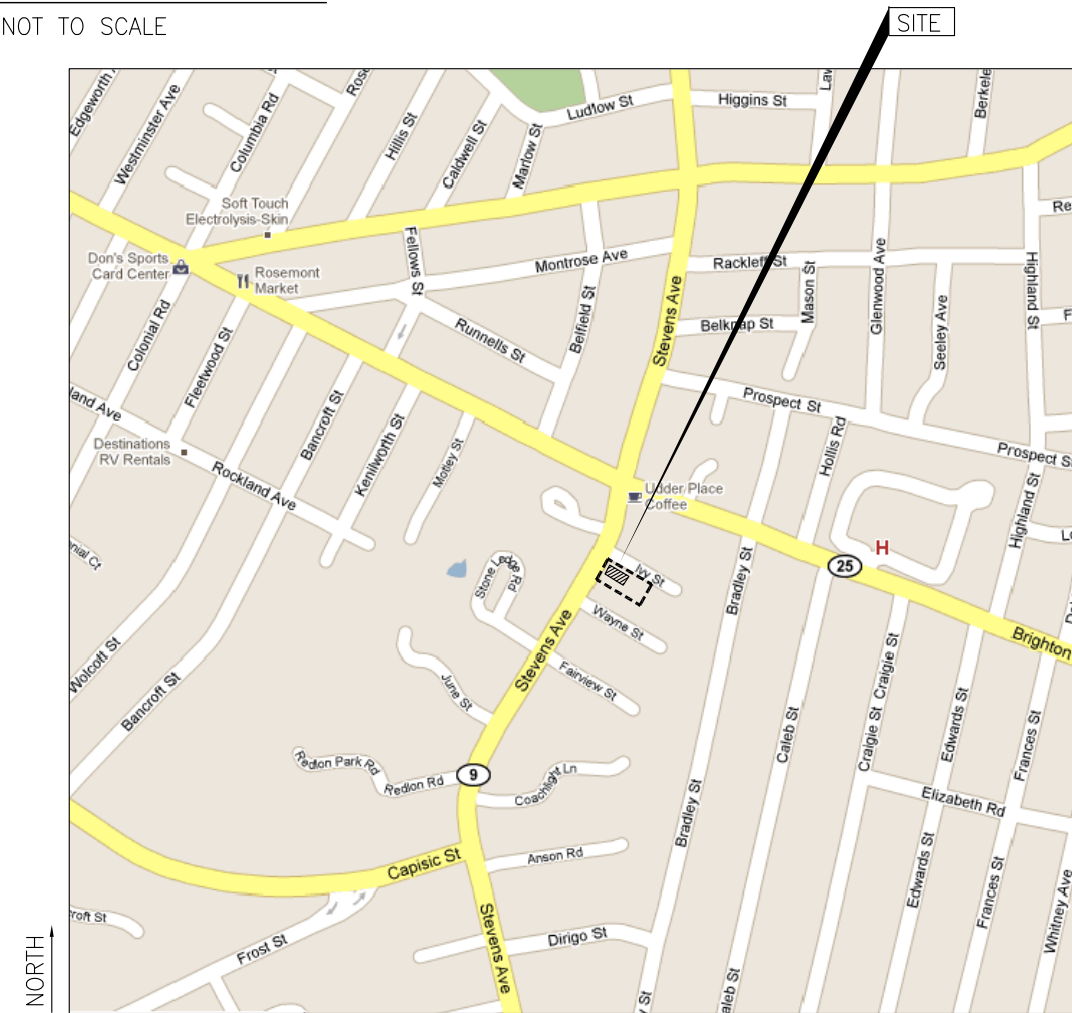


A REMODEL OF THE EXISTING: STEVENS AVENUE APARTMENTS FOR BAO BAO INVESTMENTS, INC.



VICINITY MAP:
NOT TO SCALE



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

LEGEND:

- | | | | |
|--|--|--|---|
| | CARBON MONOXIDE DETECTOR CEILING / WALL LOCATION (SEE FLOOR PLANS) | | EXISTING WALL TO BE REMOVED |
| | S.D. 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 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 |
| 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-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-5.1 | STAIRS DETAILS |
| A-6.0 | DOOR AND WINDOW TYPES AND SCHEDULES |

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

Sheet Notes

- SEE GENERAL NOTES ON COVER SHEET.
- ALL POOD WAS DONE WITHOUT A BLDG. PERMIT AND IS DOCUMENTED IN THIS SET RETROACTIVELY FOR CITY CEO.
- ALL WORK PREVIOUSLY DONE (WITHOUT BUILDING PERMIT) AFTER CURRENT OWNER IS SHOWN AS NEW WORK EVEN IF IT CURRENTLY EXISTS, PER PORTLAND CODE ENFORCEMENT OFFICE.

No.	Addenda/Revision	Date
5	REDESIGNED EGRESS	5-8-13
4	CONSTRUCTION CHANGES	3-31-13
3	STAIR NOSING/DETL.	7-19-12
2	SIDE YARD SETBACK	4-4-12
1	ENCLOSED STAIRWELL	3-14-12

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Issued: 15 JULY 2011

Scale: AS NOTED 0 1/2" 1"

Drawn By: MA & SPR

Reviewed By:

GENERAL COVER
G-0.0

AREA RESERVED PER CITY SUBMISSION ROWMS.