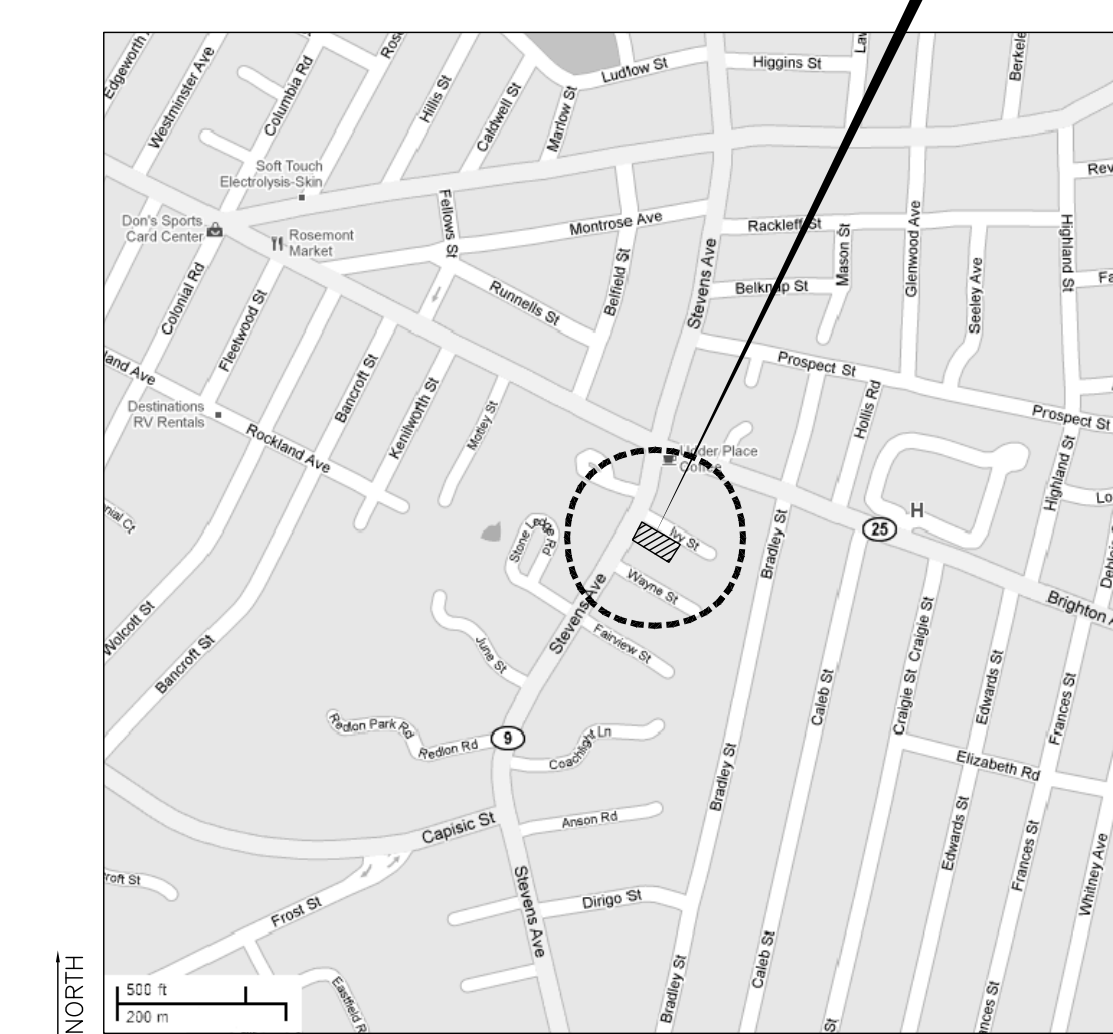


A REMODEL OF EXISTING: STEVENS AVENUE APARTMENTS FOR BAO BAO INVESTMENTS, INC.



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.

LEGEND:

- | | | | |
|--|--|--|--------------------------------|
| | CARBON MONOXIDE DETECTOR CEILING / WALL LOCATION (SEE FLOOR PLANS) | | EXISTING WALL TO REMAIN |
| | S.M.D. SMOKE DETECTOR CEILING LOCATION CEILING / WALL LOCATION (SEE FLOOR PLANS) | | EXISTING WALL TO BE DEMOLISHED |
| | EXHAUST FAN VENTED TO OUTSIDE | | MEANS OF EGRESS #1 |
| | ILLUMINATED EMERGENCY EXIT SIGN WITH WAYFINDING LIGHTS | | MEANS OF EGRESS #2 |
| | 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 | ALL CONDITIONS ARE DOCUMENTED AS EXISTING ON MAY 20, 2011 | |
| | EXTERIOR WALL CONSTRUCTION 2X6 WOOD STUD FRAMING @ 16" O.C. WITH 1/2" INT GWB & 5/8" EXT WOOD SHEATHING, MOISTURE BARRIER & SIDING TO MATCH EXISTING | | |

APPLICABLE BUILDING CODES:

- M.U.B.E.C. (MAINE UNIFORM BUILDING (AND) ENERGY CODE.
- MAINE PLUMBING CODE
- N.E.C. NATIONAL ELECTRICAL CODE
- N.F.P.A. 101 LIFE SAFETY CODE

ALL CURRENT VERSIONS UNO

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-2 APARTMENT HOUSE

CONSTRUCTION: TYPE V B, NON-SPRINKLED
ALLOWABLE HEIGHT: 40 FEET, 2 STORIES(GRAND FATHERED)
ALLOWABLE AREA: 7,000 SQUARE FEET

ABBREVIATIONS:

- | | |
|------|--------------------------------|
| AFF | ABOVE FINISHED FLOOR |
| CLG | CEILING |
| C | CENTERLINE |
| CONC | CONCRETE |
| DN | DOWN |
| EXT | EXTERIOR |
| GWB | GYPSUM WALLBOARD |
| HTR | HEATER |
| INT | INTERIOR |
| MHT | (APPARENT) MEAN HIGH TIDE |
| OD | OUT DIAMETER |
| PCOD | POST CURRENT OWNER DEVELOPMENT |
| R | PROPERTY LINE |
| REF | REFRIGERATOR |
| ROW | RIGHT OF WAY |
| UNO | UNLESS NOTED OTHERWISE |
| WTR | WATER |

SHEET INDEX:

- | | |
|-------|-------------------------------------|
| G-0.0 | COVER SHEET |
| A-0.1 | SITE PLAN |
| D-1.0 | BASEMENT AND FIRST FLOOR DEMO PLANS |
| D-1.1 | SECOND AND THIRD FLOOR DEMO PLANS |
| A-1.0 | BASEMENT AND FIRST FLOOR PLANS |
| A-1.1 | SECOND AND THIRD FLOOR PLANS |
| A-5.0 | FRAMING DETAILS |
| A-6.0 | DOOR AND WINDOW TYPES AND SCHEDULES |

Sheet Notes

- SEE GENERAL NOTES ON COVER SHEET.
- ALL PCOD 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.	Revision / Issue	Date
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Issued: 15 JULY 2011

Scale: AS NOTED

Drawn By: MA & SPR

Reviewed By:

GENERAL COVER

G-0.0