

# 387 DANFORTH STREET 2 FAMILY RESIDENCE

## ADDRESS

387 DANFORTH STREET  
PORTLAND, MAINE 04102

## OWNER

DANFORTH ST. PROPERTIES  
322 SPRING STREET  
PORTLAND, MAINE 04102  
207 775 9606

## BUILDER DESIGNER

DANFORTH ST. PROPERTIES  
322 SPRING STREET  
PORTLAND, MAINE 04102  
207 775 9606

## SHEET INDEX

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- AB1 DETAILS

## APPLICABLE CODES:

- 1. BUILDING CODE: 1996 B.O.C.A. BUILDING CODE AS AMENDED BY SECTION 6-ART 2
- 2. MECHANICAL: 1995 B.O.C.A. MECHANICAL CODE A
- 3. PLUMBING: STATE OF MAINE PLUMBING CODE
- 4. ELECTRICAL: 1996 N.E.C. AS AMENDED SECTION 6 ART 3
- 7. BUILDING CLASS: BUILDING CONSTRUCTION CLASS 3
- 8. OCCUPANCY: RESIDENTIAL
- 9. EXIT REQUIREMENTS: EXISTING

## PERMIT TYPE:

ALTERATIONS - DUPLEX

## ZONE:

R4 / HP

## INSPECTIONS:

USE GROUP: R3

TYPE: SB

BUILDING CODE: BOCA1999

## CHANGE OF USE:

RESIDENTIAL - 2 FAMILY DWELLING

NO CHANGE IN OCCUPANCY

NO CHANGE IN USE

NO CHANGE IN ACCESS

## ELECTRICAL & PLUMBING:

PERMIT APPLICATION SHALL BE FILED SEPARATELY BY THE RESPECTIVE TRADES

## GENERAL REQUIREMENTS

## SCOPE OF WORK:

1. UPGRADE ELECT SERVICE & INTERIOR POWER & COMMUNICATION SYSTEMS
2. REPAIR & UPGRADE ALL PLUMBING & HEATING SYSTEMS
3. RENOVATE EXISTING KITCHENS AND BATHS
4. PREPARE ALL AREAS THROUGH TO RECEIVE NEW FINISHES
5. INSTALL TWO NEW 3RD FLOOR BATH ROOMS
6. RELINE ALL OPERATING CHIMNEYS
7. MAKE ALTERATIONS TO EXISTING INTERIOR PARTITIONS AS DRAWN
8. UPGRADE / REPAIR EXTERIOR DOORS
9. MAKE REPAIR TO THE ROOFS & GUTTERS
10. INSTALL STRUCTURAL HEADERS AS DRAWN
11. PROVIDE FINISH CARPENTRY WORK AS DRAWN
12. PROVIDE NEW 1ST FLOOR BAY WINDOW
13. PROVIDE 4 NEW SKYLIGHTS

**New work Items**  
 .12.  
 .13.

REVISION MAY 10 2004

## MACGREGOR / FORBES

BUILDERS - ARCHITECTS - ENGINEERS

## TITLE SHEET

PERMIT SET  
NOT FOR CONSTRUCTION

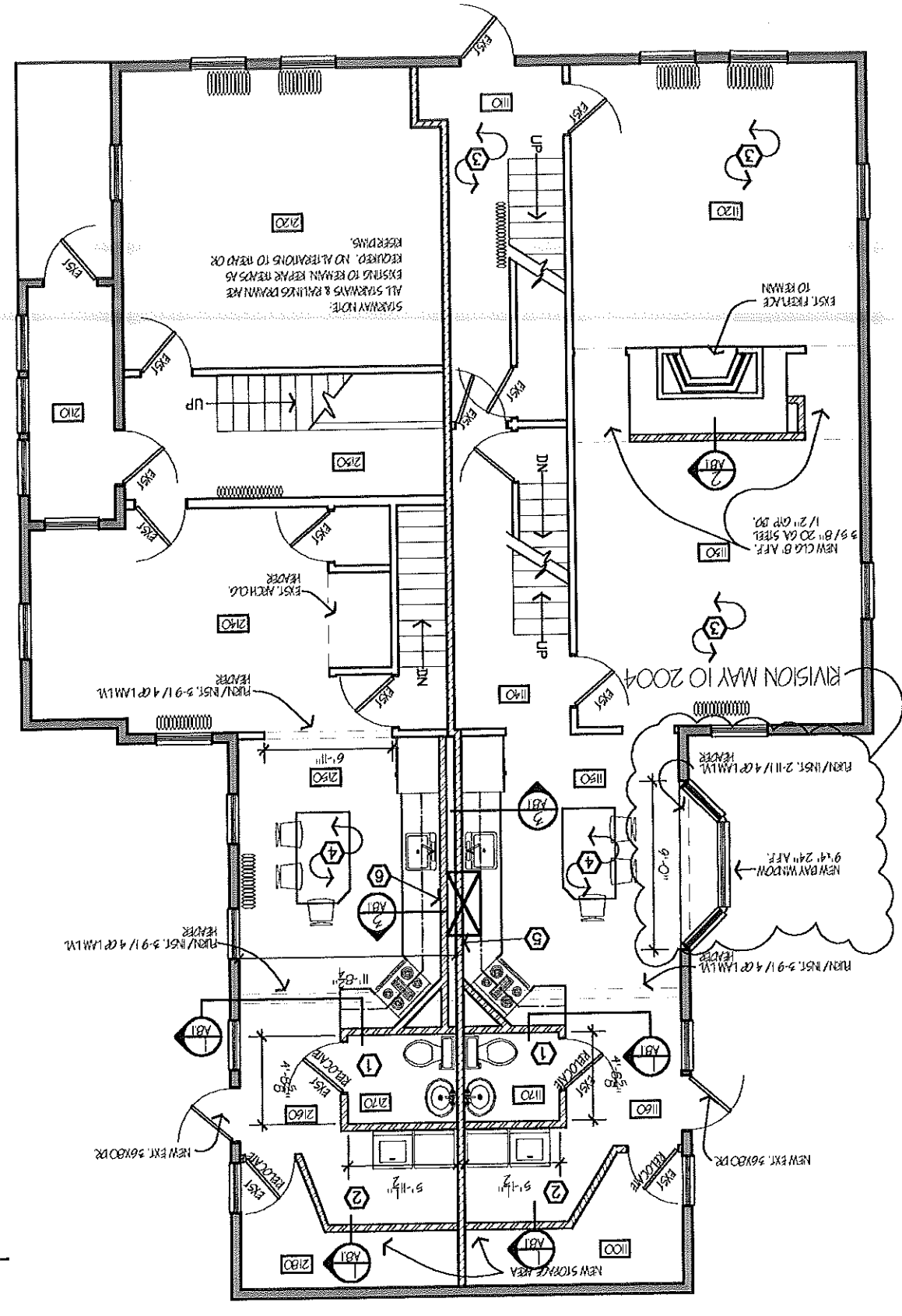
MACGREGOR FORBES  
188 CAPSIC STREET  
PORTLAND, MAINE 04102  
CONTACT:  
SCOTT FORBES 772-3380

T1.1

2010

05/05/04

387 DANFORTH ST  
PORTLAND, MAINE 04102  
RENOVATION



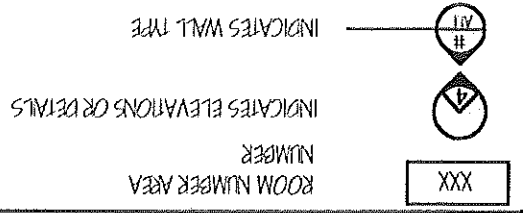
**CONSTRUCTION GENERAL NOTES:**

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE BUILDING CODES.
- PATCH DEMISING WALLS AS REQUIRED TO MAINTAIN EXISTING RATING AND FIRE RESISTANCE INTEGRITY.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLAN AT THE JOB SITE BEFORE COMMENCING ANY WORK. COMMENTARY OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS. NO WORK AT SITE TO COMMENCE UNTIL PLAN HAS BEEN APPROVED AND PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF BUILDINGS.
- CONTRACTOR TO PROVIDE DUST PROOF RIGID BARRIERS AS APPROPRIATE TO DEFINE VARIOUS SEGMENTS. BARRIERS TO MAINTAIN EXISTING, SECURITY, MECHANICAL AND FIRE-LIFE SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
- ALL EXISTING WALLS TO BE PATCH/REPAIRED AS REQUIRED TO RECEIVE NEW FINISHES. ALL NEW AND EXISTING WALLS AND CEILINGS TO BE DIMENSIONS INDICATED AS CRITICAL FOR REQUIRED CLEARANCES. STRICT TOLERANCES ARE EXPECTED WHERE NOTED. WHERE WRITTEN DIMENSIONS VARY FROM EXISTING DIMENSIONS ADJUST NEW CONSTRUCTION WHERE ARCHITECTS AS DISCREPANCIES OCCUR.
- PROVIDE METAL TRIM OR CASING FOR ALL EDGES OF GYPSUM BOARD SURFACES AS NOTED. PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF GYPSUM BOARD SURFACES UNLESS NOTED OTHERWISE.
- PROVIDE STRIPPERS, BRACING, BACK-UP PLATES, ETC. AS REQUIRED AT STUD WALLS FOR SUPPORT OF EQUIPMENT AND FIXTURES. VERIFY LOCATION OF WALL MOUNTED EQUIPMENT WITH THE ARCHITECT PRIOR TO INSTALLATION. PROVIDE ALL NECESSARY CONCEALED BLOCING, SEE FIXTURE PLAN A4.1 FOR LOCATIONS.
- PATCH AND LEVEL ALL EXST. & NEW SUB-FL. AS REQ'D. PREPARE TO RECEIVE NEW FINISH.
- A 3'-8" CLEAR AISLE IS TO BE MAINTAINED FROM THE FRONT FIRE EXIT TO THE REAR FIRE EXIT DURING CONSTRUCTION.
- ALL GYPSUM PARTITIONS TO RECEIVE LEVEL 4 FINISH AS PER GYPSUM ASSOCIATION SPECIFICATIONS.
- RATED WALL / CEILING RENOVATIONS NOT TO EXCEED 16 SQ. INCHES. PROVIDED AGGREGATE AREA IS NOT MORE THAN 100 SQ. INCHES FOR 100 SQ. FT. OF WALL / CEILING AREA.

**WALL LEGEND:**

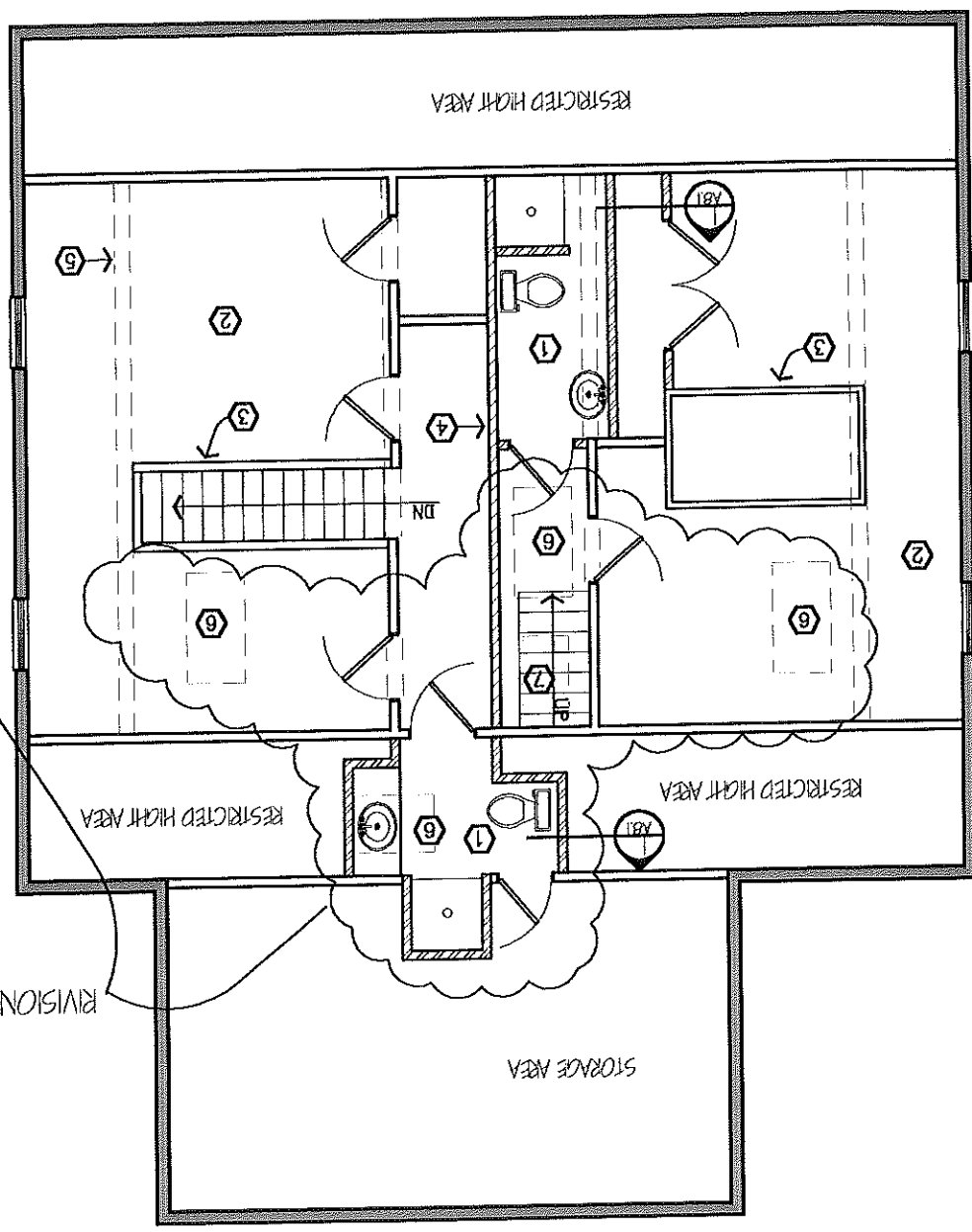
1. FURN/INST. NEW REST RM. FIXTURE LOCATIONS SHALL COMPLY WITH LOCAL BUILDING CODE TOLERANCES
  2. NEW LAUNDRY RM. FURN/INST WITH 4" VENT DUCT TO ROOF EXHAUST
  3. APPLY 5/8" GYP. BD. OVER EXISTING PLASTER O.G THIS RM.
  4. APPLY 5/8" GYP. BD. OVER NEW SUSPENDED MTL. GRID 8' A.F.F.
  5. APPLY 5/8" TYPE X GYP. BD. OVER EXISTING WOOD FRAMED DEMISING WALL BOTH SIDES.
  6. NEW 2X4 WD STUD WALL 16" O.C. APPLY 5/8" TYPE X GYP. BD. ONE SIDE ONLY.
- CONSTRUCTION KEY NOTES:**
13. ALL DAMAGE TO ANY FIRE PROOFING WILL BE REPAIRED WITH COMPATIBLE MATERIAL HAVING THE SAME FIRE RESISTIVE RATING. ALL MATERIAL TO COMPLY WITH ALL APPLICABLE CODES.
  14. THE FLAME SPREAD CLASSIFICATION AND SMOKE DEVELOPMENT RATING FOR ALL INTERIOR WALLS AND CEILING FINISHES IS TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
  15. ALL WOOD MEMBERS SHALL BE FIRE RATED AS REQUIRED FOR TYPE I-FR CONSTRUCTION.
  16. ALL EXITS TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AS PER ALL APPLICABLE CODES.
  17. DR WALL CONCEALED BY CASEWORK WOOD MOLDINGS ABOVE FINISH DING TO RECEIVE LEVEL 1 FINISH AS PER GYPSUM ASSOCIATION.
  18. PATCH ALL HOLES AND DEPRESSIONS IN FLOOR SLAB, WALLS, AND C.G. FROM FORMER MOLDINGS, DUCTS, PIPES, CONDUTS, PARTITIONS, ETC. IF APPLICABLE
  19. PATCH OR REPAIR STRUCTURAL STEEL BEAMS & COLUMNS FIREPROOFING COVERING DAMAGED DURING DEMOLITION WORK. FIREPROOF ALL EXPOSED STRUCTURAL STEEL WITH CEMENTITIOUS COATING ("MONOKOTE" OR EQ.)

**CONSTRUCTION PLAN SYMBOLS:**



SEE SHEET D11.

NEW CEILING NOTE:  
APPLY R19 INSULATION BETWEEN RAFTERS AND SHEET ROCK EXPOSING  
RAFTERS. PURLINS SHALL BE COVERED BY SHEETROCK.



**CONSTRUCTION GENERAL NOTES:**

- 1. SEE SHEET A1.1 FOR INFORMATION
- 2. ALL WINDOWS ARE EXISTING TO REMAIN
- 3. ALL STAIRWAYS ARE EXISTING TO REMAIN

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**CONSTRUCTION KEY NOTES:**

- 1 FURN / INST. NEW BATH RM. FIXTURE LOCATIONS SHALL COMPLY WITH LOCAL BUILDING CODE TOLERANCES
- 2 EXISTING BED RM. TO REMAIN
- 3 THIS WALL SHALL REMAIN PARTIAL HEIGHT. ALL OTHER WALL SHALL BE EXTENDED TO C.G.
- 4 EXTENDED DEMISING WALL TO C.G. APPLY 8" TYPE X GYP. BD. EACH SIDE.
- 5 EXISTING COLLAR TIES TP
- 6 FURN / INST. NEW SKYLIGHTS
- 7 EXISTING SKYLIGHTS

**WALL LEGEND:**

- EXIST EXTERIOR WALL
- NEW WALL CONSTRUCTION
- SEE SHEET A7.2 FOR DETAILS
- EXISTING DEMISING WALL
- EXISTING INTERIOR PARTITION

**CONSTRUCTION PLAN SYMBOLS:**

- XXX ROOM NUMBER AREA
- INDICATES ELEVATIONS OR DETAILS
- INDICATES WALL TYPE