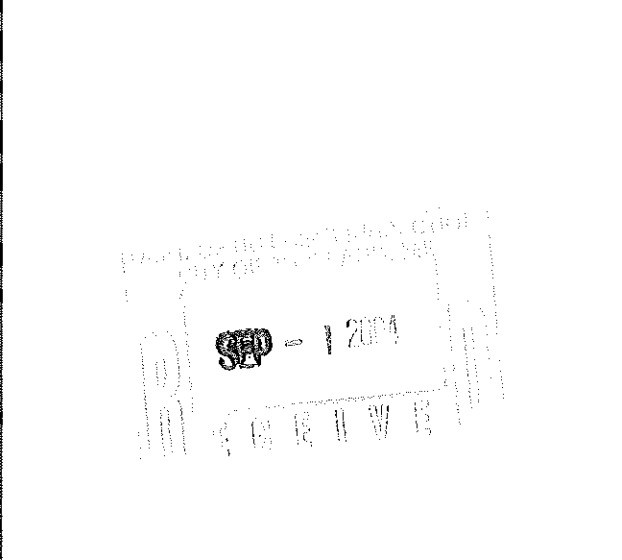


12 DALTON ST. RENOVATIONS

PORTLAND, MAINE

DRAWING STATUS LIST		ISSUE DESCRIPTION AND DATE			
DWG NO.	DRAWING NAME	ISSUED FOR BIDS	ISSUED FOR PERMITS	ISSUED FOR CONSTRUCTION	ISSUED FOR ARCHIVE
A-0	TITLE PAGE AND INDEX				
F1.1	FOUNDATION DETAILS				
A1-1	FLOOR PLANS				



PARTITION TYPE	PARTITION SCHEDULE	
	GENERAL PARTITION DESCRIPTION	GENERAL PICTORIAL
◆	<p>TYPICAL INTERIOR PARTITION: 2x4 (2x6 IF INDICATED AS SUCH) WOOD STUDS @ 16" O.C. TO UNDERSIDE OF FLOOR TRUSS SYSTEM. (1) LAYER 5/8" TYPE "X" GWB LAPPED JOINT. CONTINUOUS 2x1/2" ACOUSTICAL INSULATION @ BEDROOM & BATHROOM WALLS. (1) LAYER 5/8" TYPE "X" GWB OPPOSITE SIDE. PROVIDE TYPE "MFC" GWB WITHIN ALL BATH ROOMS AND BEHIND ALL KITCHEN SINKS.</p>	<p>(ALL OTHER INTERIOR WALLS)</p> <p>TAGGED SIDE OPPOSITE SIDE</p>
<p>GENERAL PARTITIONING NOTES:</p> <p>1) PROVIDE MOISTURE RESISTANT GWB WITHIN ALL BATHROOMS AND BEHIND ALL KITCHEN SINKS.</p> <p>2) RUN GWB BEHIND ALL TUBS AT EXTERIOR OR COMMON WALLS & PROVIDE ADDITIONAL LAYER OF 1/2" GWB TO COVER TUB FLANGE.</p> <p>3) PROVIDE SOLID WOOD BLOCKING SO AS TO ADEQUATELY ISOLATE ADJACENT ELECTRICAL OUTLETS AS REQUIRED.</p>		

SYMBOLS

	SECTION		INTERIOR ELEVATION
	DETAIL		EXTERIOR ELEVATION
	ELEVATION LEVEL CENTER POINT		ROOM NAME ROOM NUMBER
	REVISION		NEW WALL / PARTITION RE: WALL TYPE SCHEDULES

PROJECT TEAM

OWNER: COMMUNITY HOUSING OF MAINE
 309 Cumberland Avenue, #203
 Portland, ME 04101-4970
 (207) 879-0347

FINANCING: MAINE STATE HOUSING AUTHORITY
 353 Water Street
 Augusta, ME 04330-4633
 1-800-457-4668

ARCHITECT: CWS ARCHITECTS
 434 CUMBERLAND AVENUE
 PORTLAND, ME 04101-2325
 (207) 774-4441

STRUCTURAL: L&L STRUCTURAL ENGINEERS
 6 Q Street
 South Portland, ME 04106
 (207) 767-4830

CODE STUDY

CWS Architects
 Architecture
 Space Planning
 Value Design
 434 Cumberland Avenue
 Portland, ME 04101
 Phone: (207) 774-4441
 Fax: (207) 774-4016
 www.CWSArch.com

Owner:
COMMUNITY HOUSING OF MAINE
 309 Cumberland Avenue, #203
 Portland, ME 04101-4970
 (207) 879-0347

Contractor:

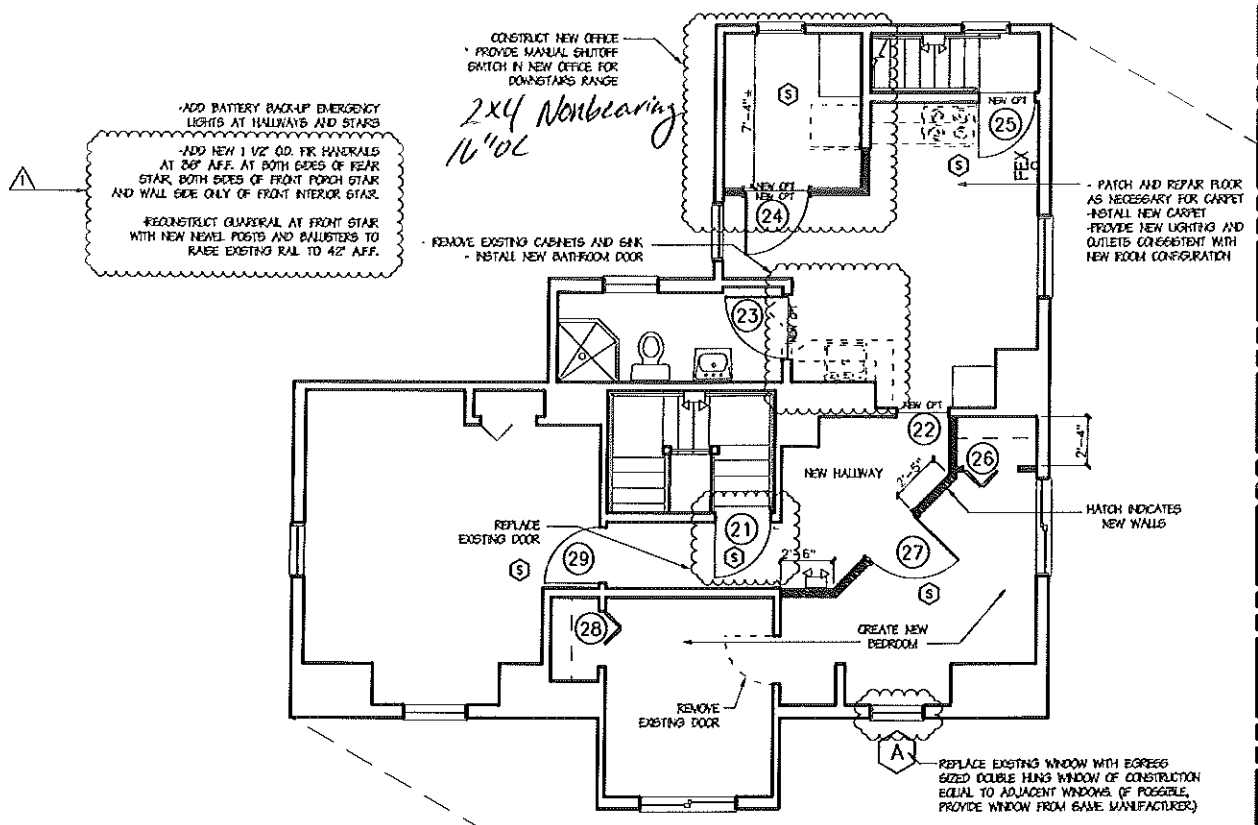
12 DALTON STREET RENOVATIONS
 12 Dalton Street
 Portland, Maine

Project No: 03.430

Drawing Title:
TITLE PAGE AND INDEX

Scale: NONE
 Date: March 19, 2003
 Revisions:

Drawing Number:
A-0



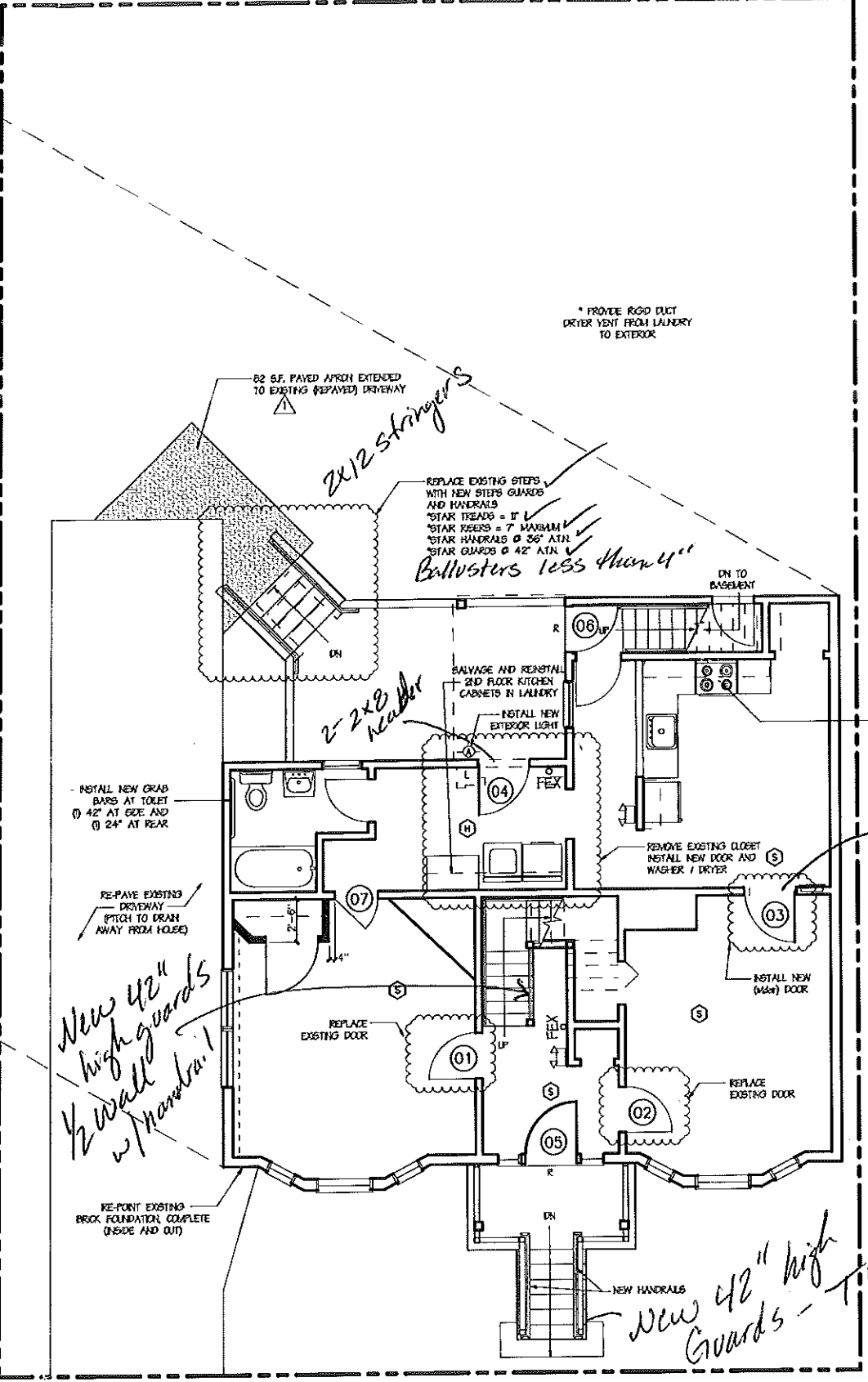
ADD BATTERY BACK-UP EMERGENCY LIGHTS AT HALLWAYS AND STAIRS
 ADD NEW 1 1/2" OD. FIRE HANDRAILS AT 20' AFF. AT BOTH SIDES OF REAR STAIR, BOTH SIDES OF FRONT PORCH STAIR AND WALL SIDE ONLY OF FRONT INTERIOR STAIR.
 RECONSTRUCT GUARDRAIL AT FRONT STAIR WITH NEW HANDRAILS AND BALUSTERS TO RAISE EXISTING RAIL TO 42" AFF.

CONSTRUCT NEW OFFICE
 PROVIDE MANUAL SHUTOFF SWITCH IN NEW OFFICE FOR DOWNSTAIRS RANGE
2x4 Nonbearing 16" OC

PATCH AND REPAIR FLOOR AS NECESSARY FOR CARPET
 INSTALL NEW CARPET
 PROVIDE NEW LIGHTING AND OUTLETS CONSISTENT WITH NEW ROOM CONFIGURATION

BASEMENT WORK NOT SHOWN
 REMOVE (1) ONE (THE CLOSEST TO THE STREET) OIL TANK
 REMOVE EXISTING HOT WATER HEATER
 INSTALL NEW SUPER-STORE WATER TANK
 REMOVE EXISTING HOT AIR FURNACE
 REMOVE ALL UNNECESSARY DEBRIS
 PROVIDE MEC. STRUCTURAL SHORING AS REQUIRED (SEE F1)
 ENCASE EXISTING STONE FOUNDATION WITH NEW SINGLE-COURED CONCRETE WALL (SEE F1)
 ADD (2) TWO PERMANENT SCREW JACKS AT BEAM BELOW LIVING ROOM / KITCHEN WALL (COORDINATE LOCATION WITH ARCHITECT)
 PROVIDE HEAT RESE (SMOKE) DETECTOR

2 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



REPLACE EXISTING STEPS WITH NEW STEPS GUARDS AND HANDRAILS
 *STAIR TREADS = 11" MAXIMUM
 *STAIR RISERS = 7" MAXIMUM
 *STAIR HANDRAILS @ 36" A.T.N.
 *STAIR GUARDS @ 42" A.T.N.
Ballusters less than 4"

INSTALL NEW GRAB BARS AT TOILET
 (1) 42" AT GEE AND
 (1) 24" AT REAR

RE-PAVE EXISTING DRIVEWAY
 (PITCH TO DRAIN AWAY FROM HOLES)

RE-POINT EXISTING BRICK FOUNDATION COMPLETE (INSIDE AND OUT)

1 PROPOSED SITE AND FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

CWS
 CWS Architects
 Architecture
 Space Planning
 Value Design
 431 Cumberland Avenue
 Portland, ME 04103
 Phone: (207)774-4441
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 www.CWSArch.com

Owner:
COMMUNITY HOUSING OF MAINE
 339 Cumberland Avenue, #203
 Portland, ME 04101-6320
 (207) 878-1347
 Contractor: ***

CHOM 12 DALTON ST. RENOV.
 12 DALTON STREET
 PORTLAND, MAINE

Project No: 03130
 Drawing Title:
PROPOSED FLOOR PLANS
 Scale: 1/4" = 1'-0"
 Date: March 19, 2004
 Revisions:
 March 24, 2004

Drawing Number:
A1-1

GENERAL NOTES:

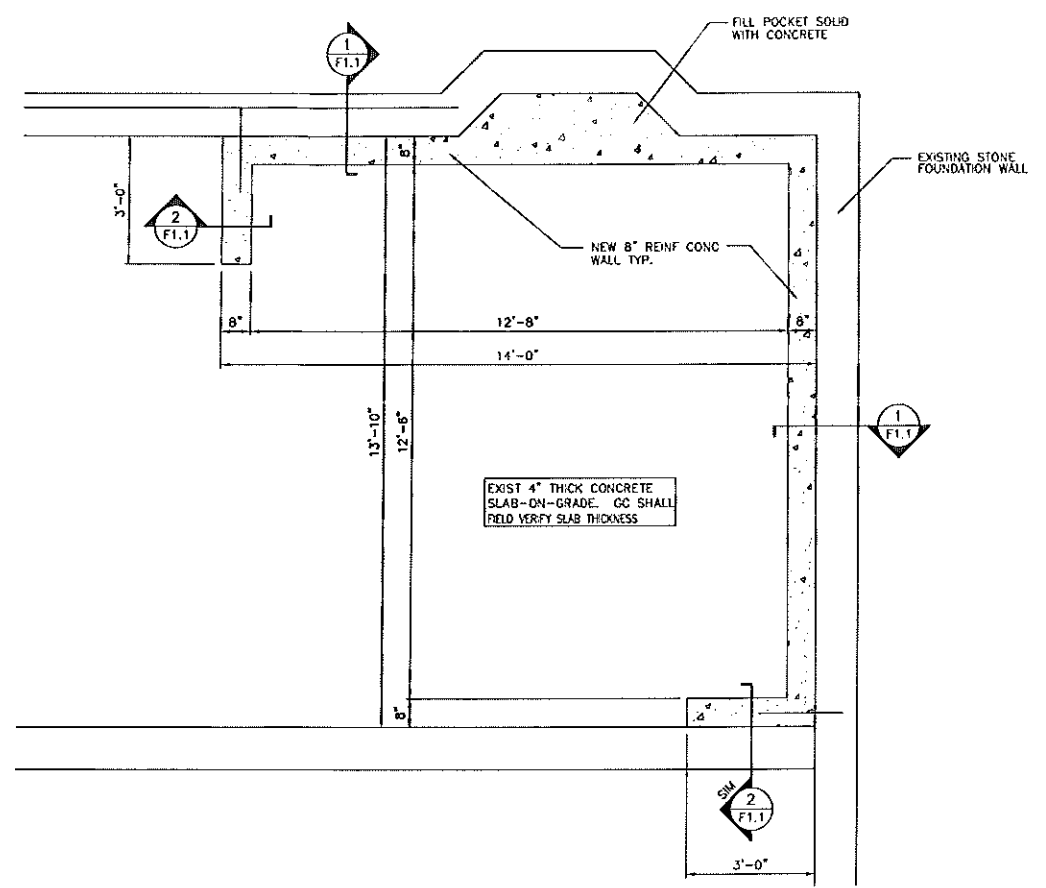
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturers written instructions.
- The structure is designed to be self supporting and stable after the Building is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, shealing temporary bracing, guys or tie downs. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

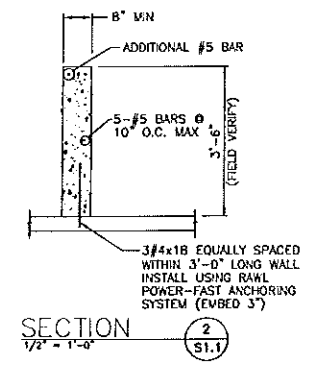
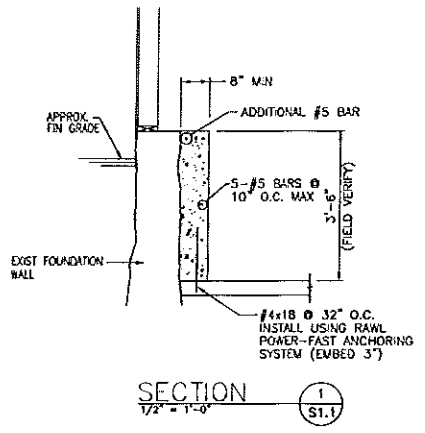
- Building code: BOCA Basic Building Code (1999)
- Weight of Soil: 120 pcf (max at rest pressure=290 psf)

CONCRETE NOTES:

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength at 28 days shall be:
 - 3500 psi for all new walls
- All concrete shall be air entrained 4% to 6%
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
- Splices of reinforcing bars shall be in accordance with ACI 318.



PARTIAL FOUNDATION PLAN
1/2" = 1'-0"



SECTION 1
1/2" = 1'-0"

SECTION 2
1/2" = 1'-0"