

ABBREVIATIONS:

- A/C AIR CONDITIONING
- ABV ABOVE
- AC ACOUSTICAL PLASTER
- ACT ACOUSTIC CEILING TILE
- ADD ADDENDA, ADDENDUM
- ADJ ADJACENT
- AFV ABOVE FINISHED FLOOR
- AP ACCESS PANEL
- BCE BOTTOM CHORD EXTENSION
- BD BOARD
- BLP BORROWED LIGHT PANEL
- BO BOTTOM OF
- BOF BOTTOM OF FOOTING
- BOS BOTTOM OF STEEL
- BS BOTH SIDES
- BSE BRICK SHELF ELEVATION
- C CHANNEL
- CPT CARPET
- CB CATCH BASIN, CHALKBOARD
- CFM CUBIC FEET PER MINUTE
- CJ CONTROL JOINT; CONSTRUCTION JOINT
- E CENTERLINE
- CMU CONCRETE MASONRY UNIT
- CT CERAMIC TILE
- CH CABINET UNIT HEATER
- DF DRINKING FOUNTAIN
- DR DOOR
- DW DISHWASHER
- EF EXHAUST FAN; EACH FACE
- ED EXPANSION JOINT
- EPDM ETHYLENE PROPYLENE DIENE MONOMER
- EW EACH WAY
- EWG ELECTRIC WATER COOLER
- EX EXISTING
- EXT EXTERIOR
- EXR EXTERIOR
- FB FLAT BAR
- FBO FURNISHED BY OTHERS
- FCL FLOOR CLEAN-OUT
- FD FLOOR DRAIN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- FF FINISHED FLOOR; FAR FACE
- FM FINISHED
- FX FIRE
- FL FLOOR
- FO FRAMED OPENING
- FOF FACE OF FINISH
- FS FAR SIDE
- GA GAGE, GAUGE
- GB GRAB BAR
- GC GENERAL CONTRACTOR
- GDT GYPSUM DROP-IN TILE
- G GLASS
- GWB GYPSUM WALL BOARD
- H/C HANDICAPPED; HOLLOW CORE
- HDO HIGH DENSITY OVERLAY
- HM HOLLOW METAL
- HR HORIZONTAL
- HRRU HEAT RECOVERY UNIT
- HAV HEATING AND VENTILATING
- HWC HEATING, VENTILATING, & AIR CONDITIONING
- ID INSIDE DIAMETER
- IF INSIDE FACE
- I ISOLATION JOINT
- INT INTERIOR
- INTV INTERIOR INVERT
- JNT JOINT
- L ANGLE
- LLH LONG LEG HORIZONTAL
- LLV LONG LEG VERTICAL
- LP LIGHTING PANEL
- MDO MEDIUM DENSITY OVERLAY
- MO MASONRY OPENING
- MR MOISTURE-RESISTANT
- MUA MAKE-UP AIR
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OC ON CENTER
- OF OUTSIDE FACE; OWNER FURNISHED
- OFIC OWNER FURNISHED AND INSTALLED BY CONTRACTOR
- OH OVERHEAD
- OPC OPENING
- OPNG OPENING
- OPP OPPOSITE
- PA PUBLIC ADDRESS
- PAF POWDER-ACTUATED FASTENER
- P PLATE, PROPERTY LINE
- PLAM PLASTIC LAMINATE
- PLAS PLASTER
- PLF POUNDS PER LINEAR FOOT
- PLYM PLYWOOD
- PP POWER PANEL (OR PUSH-PADDE)
- PSF POUNDS PER SQUARE FOOT
- PSI POUNDS PER SQUARE INCH
- PTD PAINTED, PAPER TOWEL DISPENSER
- PTN PARTITION
- PVC POLYVINYL CHLORIDE
- R RISER; RADIUS
- RB RUBBER BASE
- REF REFRIGERATOR
- REFRIG REFRIGERATOR
- RO ROOF DRAIN
- RM ROOM
- RO ROUGH OPENING
- RP REMOVABLE PANEL
- RR RUB-RAIL
- SC SOLID CORE
- SF SQUARE FOOT; SUPPLY FAN
- SK SHEAR KEY
- SM SIMILAR
- SS STAINLESS STEEL
- ST STEEL
- STL STEEL
- STD STANDARD
- STR STRUCTURAL
- STRUCTR STRUCTURAL
- T TREAD
- T&B TOP AND BOTTOM
- TBM TEMPORARY BENCHMARK
- TCE TOP CHORD EXTENSION
- TJ TIE, JUST
- TO TOP OF
- TOC TOP OF CONCRETE
- TOF TOP OF FOOTING
- TOM TOP OF MASONRY
- TOP TOP OF PIER
- TOS TOP OF STEEL; TOP OF SLAB
- TOW TOP OF WALL
- TPD TOILET PAPER DISPENSER
- TY TYPICAL
- UH UNIT HEATER
- UNO UNLESS NOTED OTHERWISE
- VB VAPOR BARRIER
- VCT VINYL COMPOSITION TILE
- VERT VERTICAL
- VF VERIFY IN FIELD
- VP VISION PANEL
- VTR VENT THROUGH THE ROOF
- VWC VINYL WALL COVERING
- W WITH
- WC WATER CLOSET
- WD WOOD
- WF WIDE FLANGE
- WH WATER HEATER
- WIN WINDOW
- WLB WALLBOARD, TYPICAL GWB
- W/O WITHOUT
- WO WINDOW OPENING
- WS WEB STIFFENER
- WFF WELDED WIRE FABRIC

FRANKLIN TOWERS ELEVATOR MODERNIZATION

PROJECT TEAM:

BUILDING OWNER:



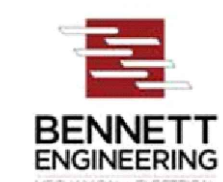
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ARCHITECT:



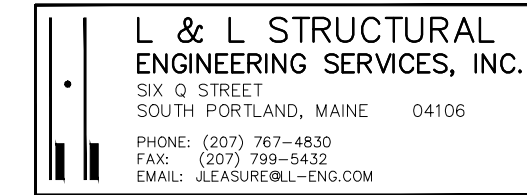
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DESIGN/BUILD SCOPE OF WORK

IT IS THE INTENT OF THESE DRAWINGS TO SERVICE AS A BASIS OF DESIGN AND SCOPE OF WORK HOWEVER THEY ARE NOT INTENDED TO BE ALL INCLUSIVE. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ASSOCIATE SUBCONTRACTORS TO COMPLETE AND COORDINATE THE FULL SCOPE OF WORK IN THE FIELD. THE FOLLOWING INFORMATION IS INTENDED TO OUTLINE THE BASIC SYSTEMS AND SERVICES REQUIRING MODIFICATIONS AS PART OF THIS PROJECT.

MECHANICAL SCOPE:

- THE FINAL SCOPE OF THE MECHANICAL WORK SHALL BE ULTIMATELY DETERMINED BY THE DESIGN-BUILD MECHANICAL CONTRACTOR, AND COORDINATED WITH THE OWNER AND ARCHITECT AS REQUIRED. AT A MINIMUM THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, EXTENSION AND/OR NEW INSTALLATIONS OF ALL MECHANICAL SYSTEMS, IN COMPLIANCE WITH ALL APPLICABLE CODES. THIS SHALL INCLUDE CLIMATE CONTROL DESIGN AND DUCTWORK INSTALLATIONS AND MODIFICATIONS AS WELL AS PLUMBING MODIFICATIONS AND ADDITIONS. THE CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS AND COORDINATE ALL TRADE WORK WITH THE NEW ARCHITECTURAL COMPONENTS OF THE WORK. MECHANICAL NOTING WITHIN THE DOCUMENTS ARE NOT MEANT TO IDENTIFY THE COMPLETE SCOPE OF MECHANICAL INSTALLATIONS; THEY ARE INTENDED TO NOTE SPECIFIC NEEDS THAT HAVE BEEN DISCUSSED WITH THE OWNER AS PART OF THE PROJECTS DEVELOPMENT.

CODE OVERVIEW

**EXISTING BUILDING
CURRENT USE GROUP**

IBC 2015: R-2 "APARTMENT HOUSES"
NFPA 101 2018: EXISTING APARTMENT BUILDINGS

CONSTRUCTION TYPE:

I(B) NON-COMBUSTIBLE PRIMARY AND SECONDARY
STRUCTURAL MEMBERS, UNPROTECTED, SPRINKLERED

ALTERATION LEVEL:

IEBC 2015: 402 - REPAIRS

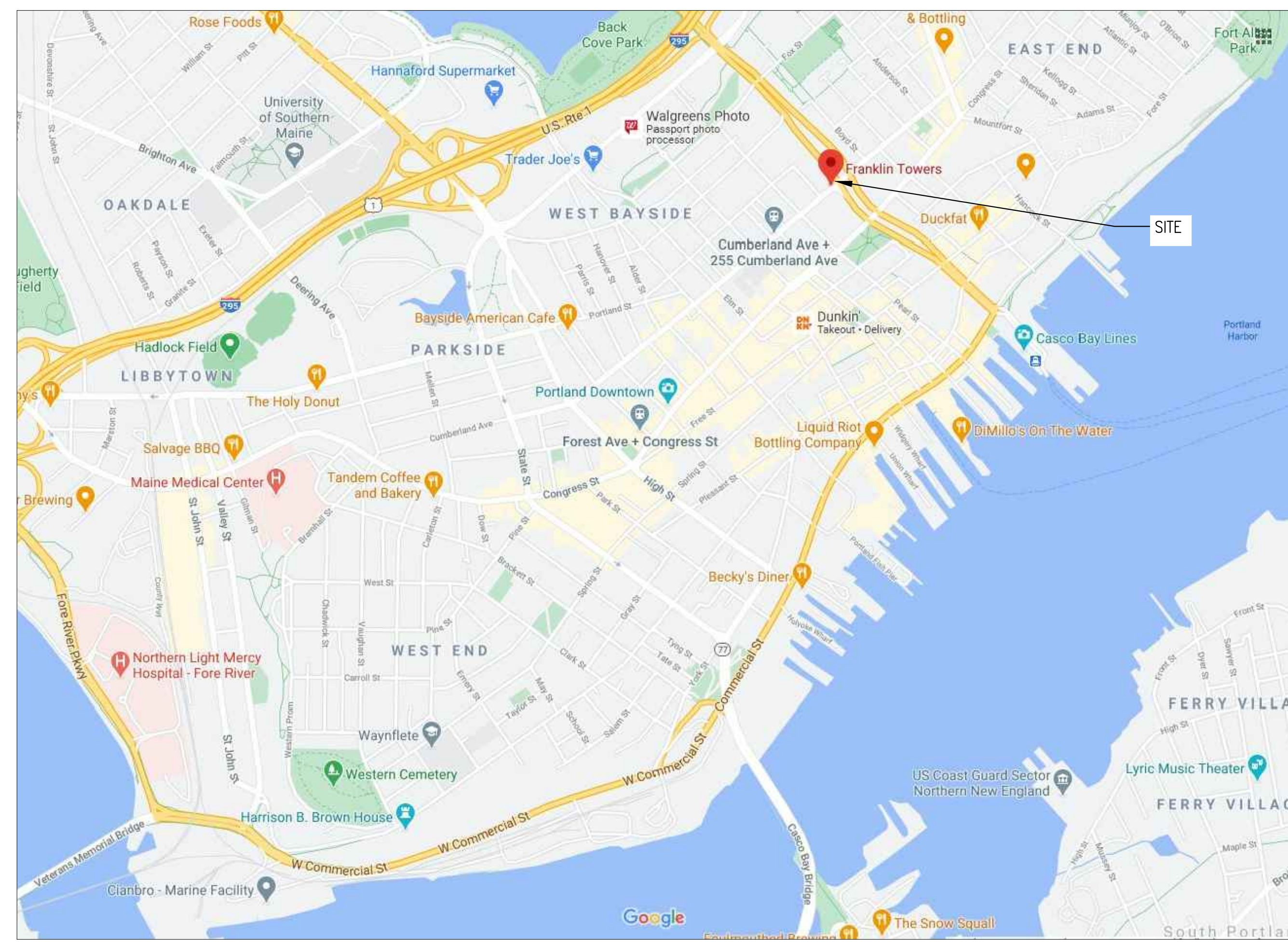
GENERAL NOTES PERTAINING REMOVALS SCOPE OF WORK

- COORDINATE ALL REMOVALS WORK WITH ALL TRADES PRIOR TO COMMENCING ANY WORK.
- CONTRACTOR IS TO COORDINATE SALVAGE OF EXISTING BUILDING COMPONENTS WITH BUILDING OWNER PRIOR TO COMMENCING ANY WORK.
- SAFELY STORE ALL ITEMS INDICATED TO BE SALVAGED AND REINSTALLED. REPLACE ANY DAMAGED ITEMS OR COMPONENTS AS REQUIRED.
- PATCH AND REPAIR ALL ADJACENT SURFACES TO REMAIN WHICH ARE DAMAGED DURING THE REMOVALS PROCESS.
- PATCH AND REPAIR ALL REMAINING INTERIOR WALL SURFACES. PREPARE WALL SURFACES FOR NEW FINISHES PER FINISH MANUFACTURER'S RECOMMENDATIONS. REFERENCE PARTITION & ROOM FINISH SCHEDULES FOR MORE INFORMATION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT, BRACING AND SHORING AS REQUIRED FOR ANY AND ALL REMOVALS. TEMPORARY BRACING, SUPPORT AND SHORING SHALL BE IN PLACE PRIOR TO ANY AND ALL REMOVALS.
- REFERENCE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL REMOVALS RELATED TO THE BUILDINGS UTILITIES, CLIMATE CONTROL EQUIPMENT, AND OTHER RELATED ITEMS.
- THE CONTRACTOR SHALL CUT, PATCH, AND REPAIR ANY AND ALL WALL SURFACES AS REQUIRED FOR INSTALLATION OF BLOCKING THAT IS REQUIRED BY THE INSTALLATION OF CABINETS, WALL CABINETS AND COUNTERTOPS. PROVIDE BLOCKING FOR ALL CABINETS, WALL CABINETS & COUNTERTOPS. PROVIDE FINISH MATERIAL PATCHING AND NEW PAINT FINISHES ON AFFECTED WALL.
- COORDINATE EXTENT OF FLOOR FINISH REMOVALS WITH NEW FLOOR FINISHES. REFERENCE FLOOR FINISH PLANS FOR NEW FLOOR FINISH LAYOUT. REFERENCE FLOOR FINISH SCHEDULE & LEGEND FOR MORE INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY REMOVAL OF ALL MISC. EQUIPMENT, APPLIANCES, AND FURNITURE AS REQUIRED TO PERFORM WORK, TYPICAL WITHIN THE LIMIT OF WORK. STORE OR RELOCATE PER OWNER DIRECTIVES. REFERENCE NEW WORK PLANS FOR MORE INFORMATION.

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

- THE CONTRACTOR SHALL REVIEW AND DIRECT ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE SCOPE OF WORK FOR EACH TRADE PRIOR TO BID. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL JURISDICTIONAL AUTHORITIES FOR THIS JOB.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL AND TELEPHONE ITEMS (INCLUDING PIPING, DUCTWORK, LIGHTING AND/OR CONDUIT) AND, THAT ALL REQUIRED CLEARANCES OR INSTALLATIONS FOR ABOVE EQUIPMENT ARE PROVIDED. COORDINATION SHALL BE PERFORMED PRIOR TO CONSTRUCTION.
- THE CONTRACTORS FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
- IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, ALL SUCH CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PERFORMING SUCH CHANGES OR MODIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.

LOCUS



SYMBOLS LEGEND

- CONFERENCE ROOM 100
- ROOM NAME
- ROOM NUMBER
- KEYED REMOVALS NOTE
- KEYED NEW WORK NOTE
- REVISION

DRAWING STATUS LIST

SHEET REFERENCE		ISSUE DESCRIPTION AND DATE
DWG NO.	DRAWING NAME	OCTOBER 30, 2020
CP	COVER PAGE, DRAWING INDEX, AND GENERAL NOTES	ISSUED FOR REVIEW
	ARCHITECTURAL DRAWINGS	ISSUED FOR REVIEW
A1.10	FRANKLIN TOWERS ELEVATOR REMOVALS AND NEW WORK PLANS	ISSUED FOR REVIEW
	ELECTRICAL DRAWINGS BY BENNETT ENGINEERING	ISSUED FOR REVIEW
E1.10	FRANKLIN TOWERS ELECTRICAL PLANS	ISSUED FOR REVIEW
	ISSUED FOR KEY	ISSUED FOR REVIEW
	ISSUED	ISSUED FOR REVIEW
	FORTHCOMING	ISSUED FOR REVIEW



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FRANKLIN TOWERS ELEVATOR MODERNIZATION

COVER PAGE, DRAWING INDEX, AND GENERAL NOTES

NO.	DESCRIPTION	DATE

DRAWING NUMBER
CP

SCALE:
DATE: 12/08/2020

ISSUED FOR: BIDDING DECEMBER 08, 2020

MSHA RLP 1706

PORTLAND, MAINE

DESIGNER

OWNER

PROJECT

DRAWING

REVISIONS

CWS PROJECT NUMBER: 20035



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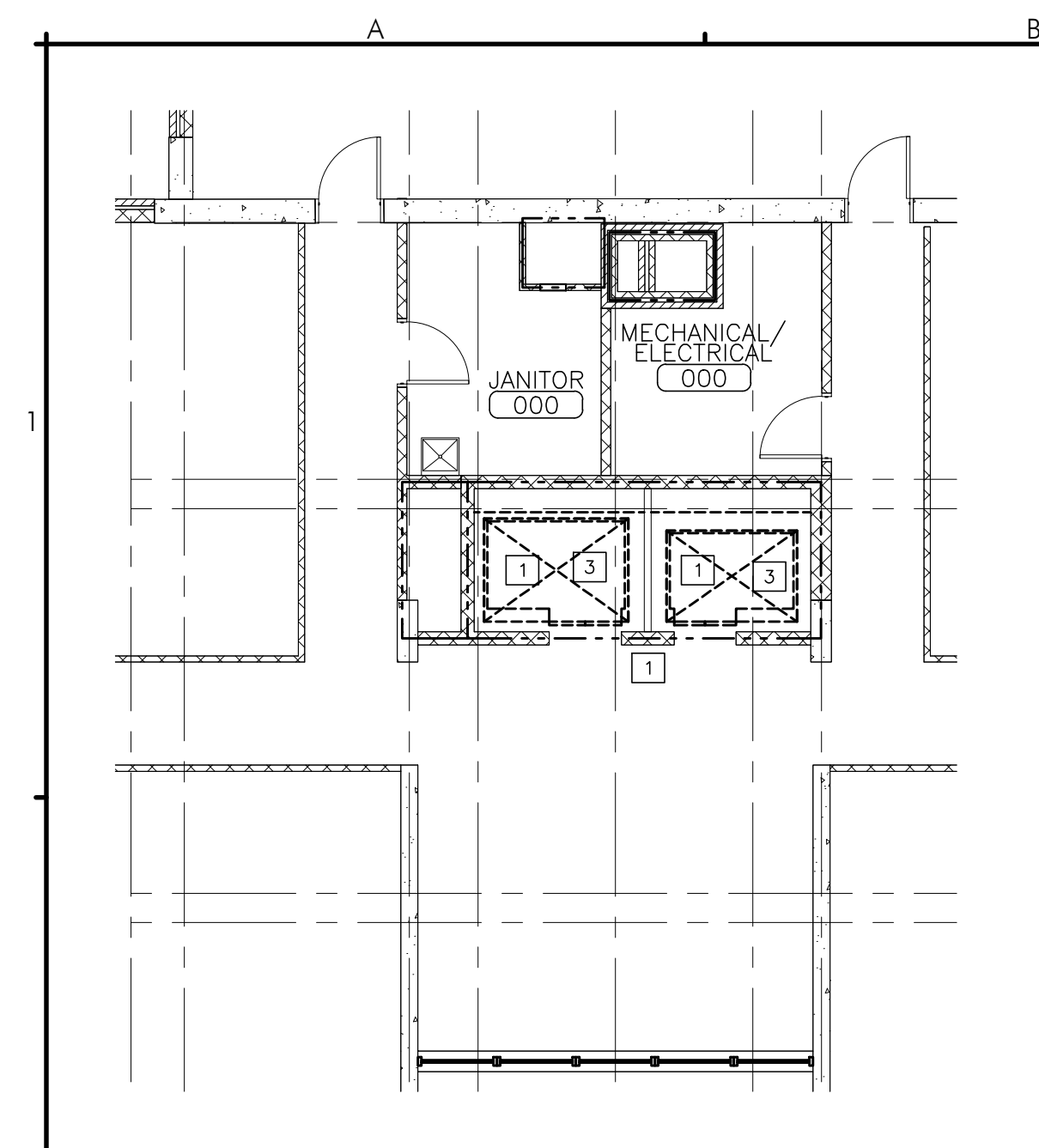
PROJECT
FRANKLIN TOWERS
ELEVATOR MODERNIZATION

DRAWING
FRANKLIN TOWERS
ELEVATOR REMOVALS AND
NEW WORK PLANS
CWS PROJECT NUMBER: 20035

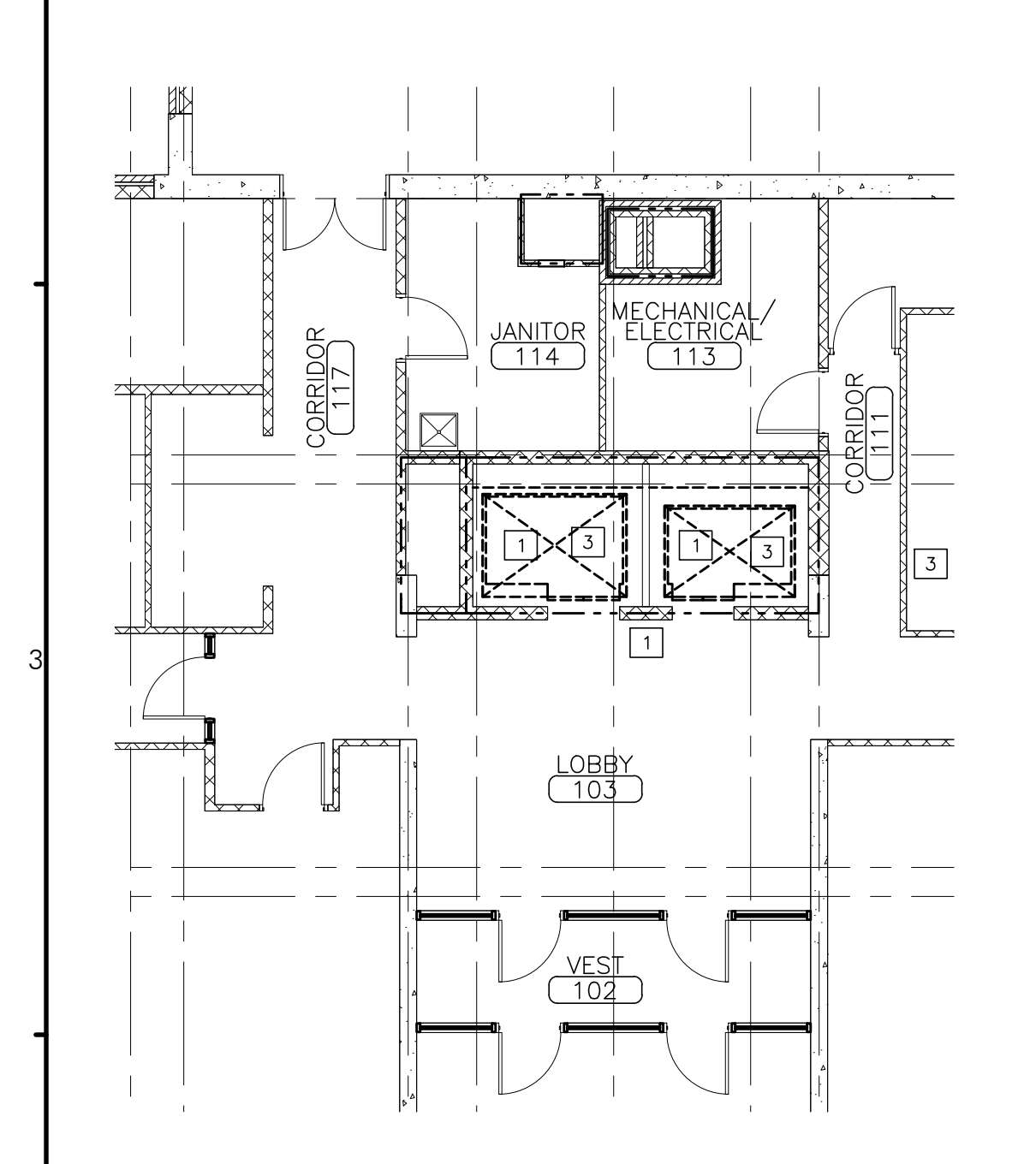
REVISIONS

DRAWING NUMBER
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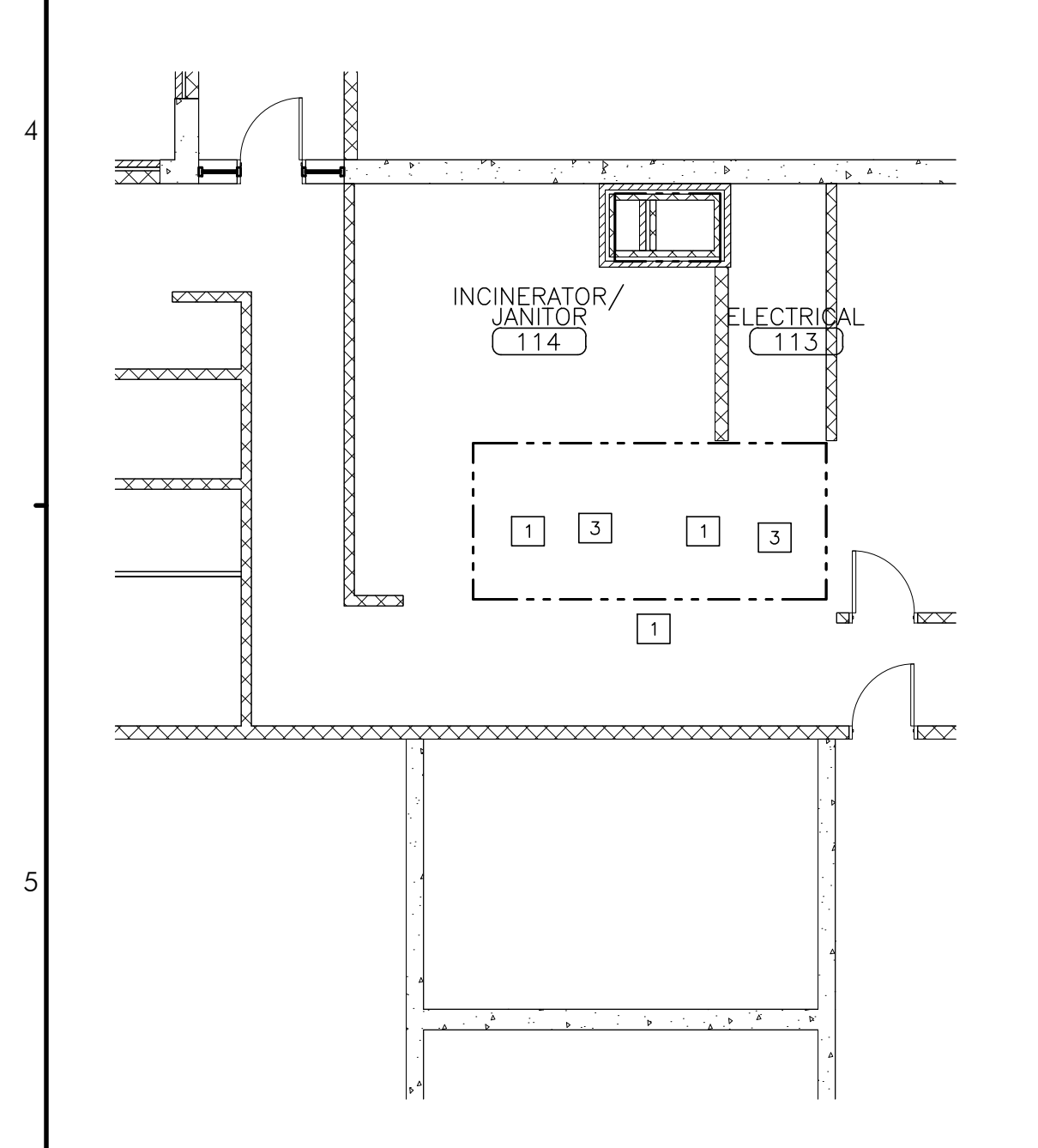
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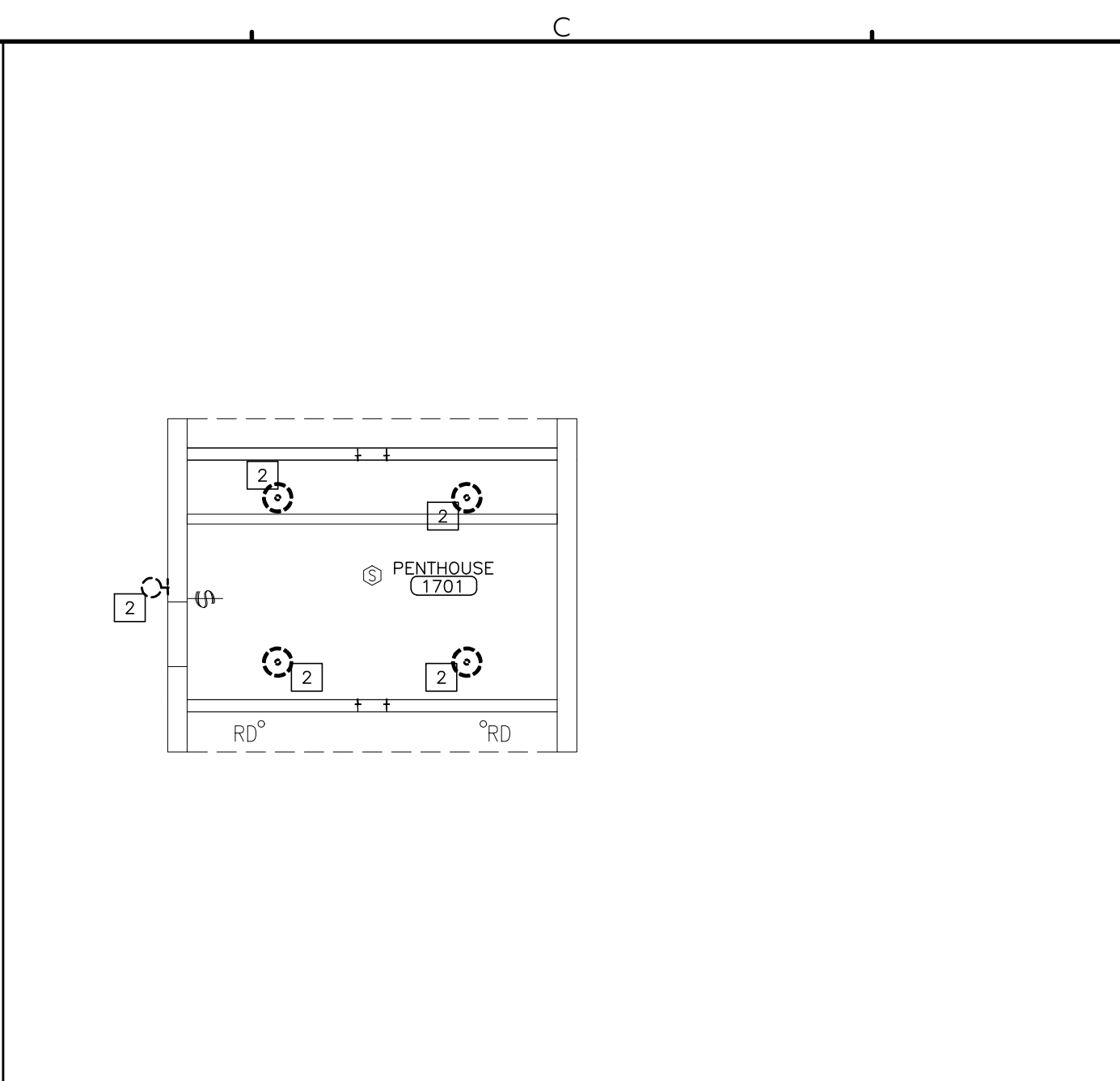
A2 PARTIAL 2 - 11 REMOVALS FLOOR PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"



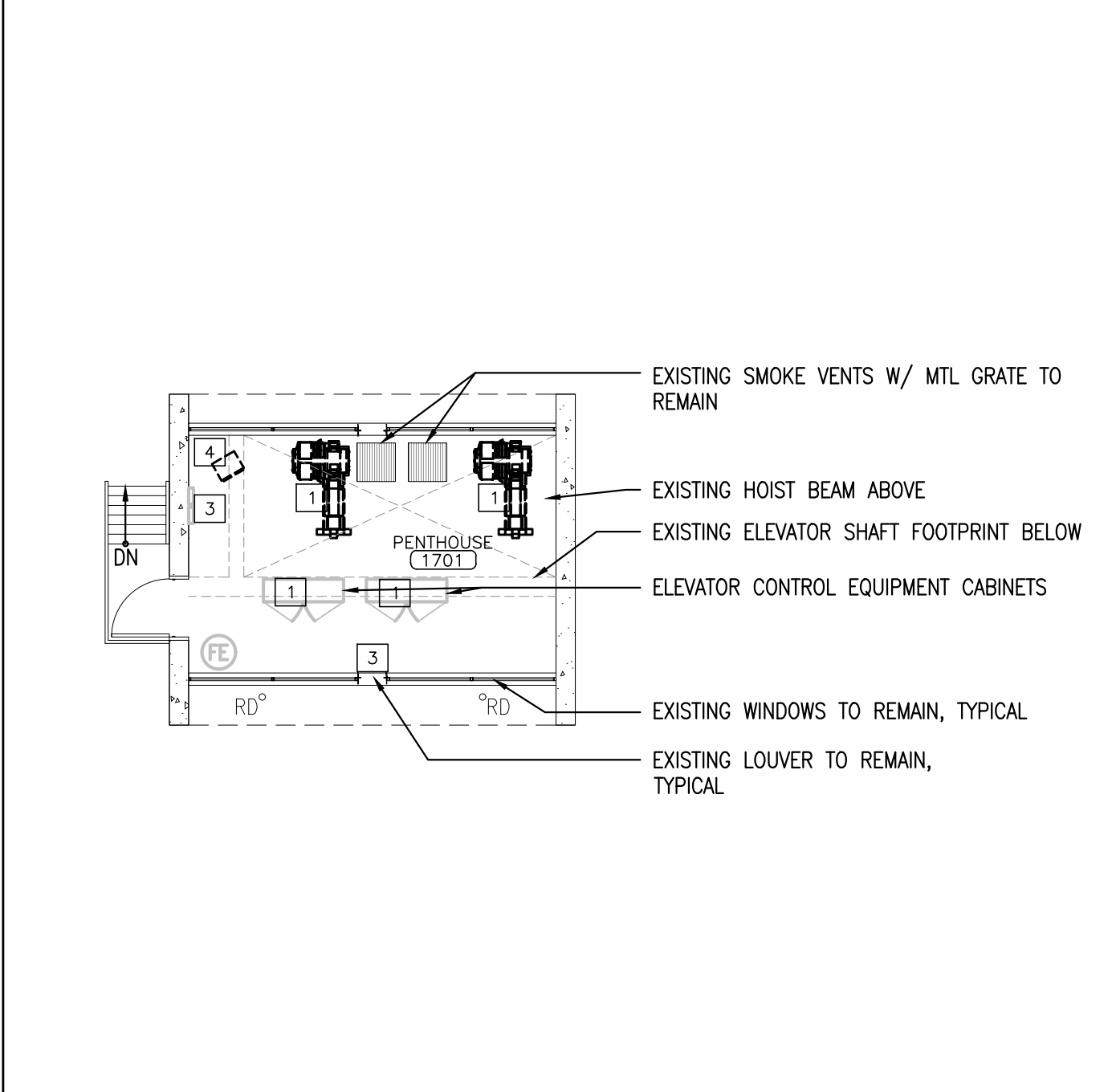
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REFERENCED FROM: SCALE: 1/8"=1'-0"



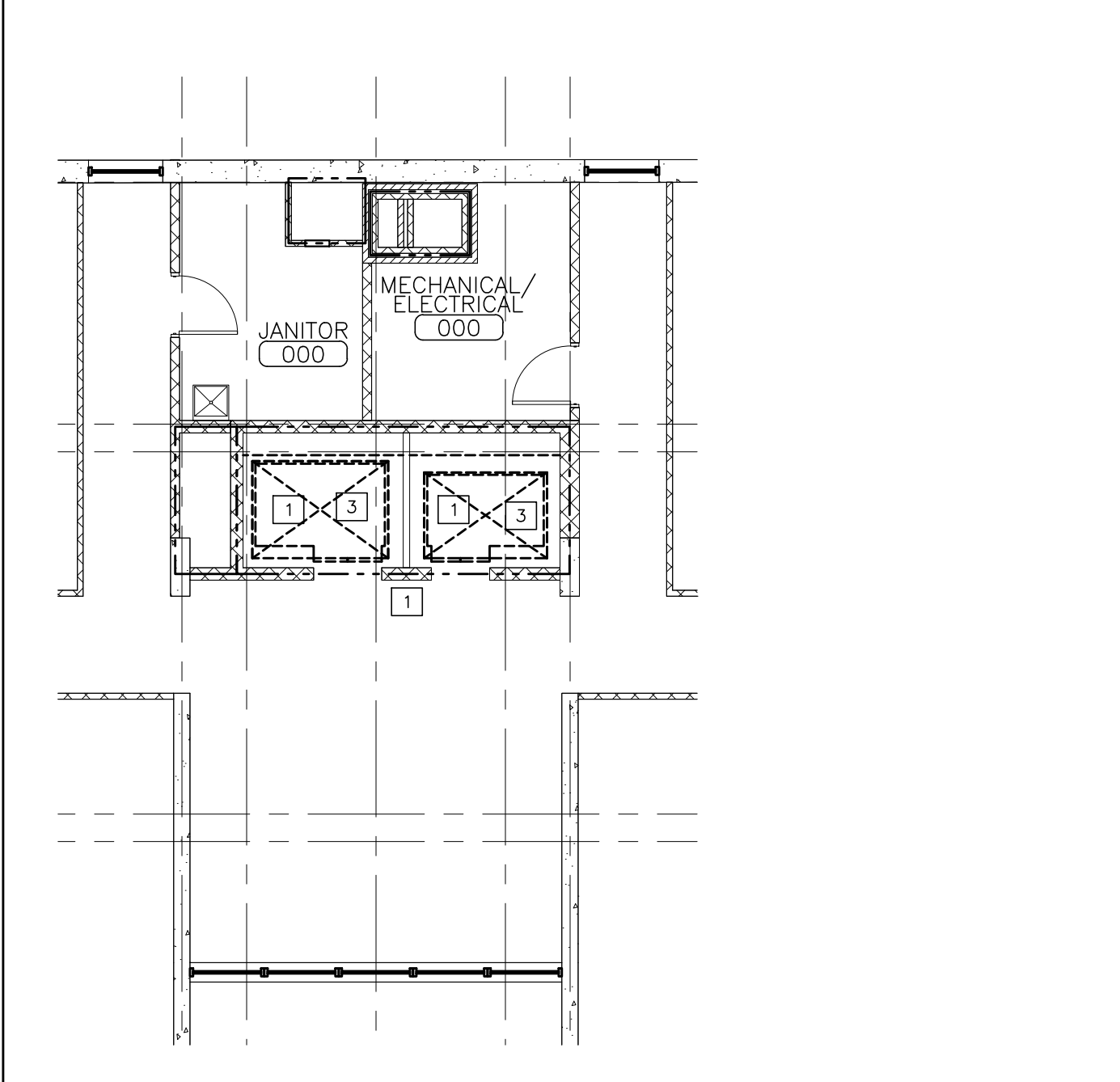
A5 PARTIAL BASEMENT REMOVALS FLOOR PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"



B2 PENTHOUSE REFLECTED CEILING REMOVALS PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"



B4 PENTHOUSE REMOVALS FLOOR PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"



B5 PARTIAL 12-16 REMOVALS FLOOR PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"

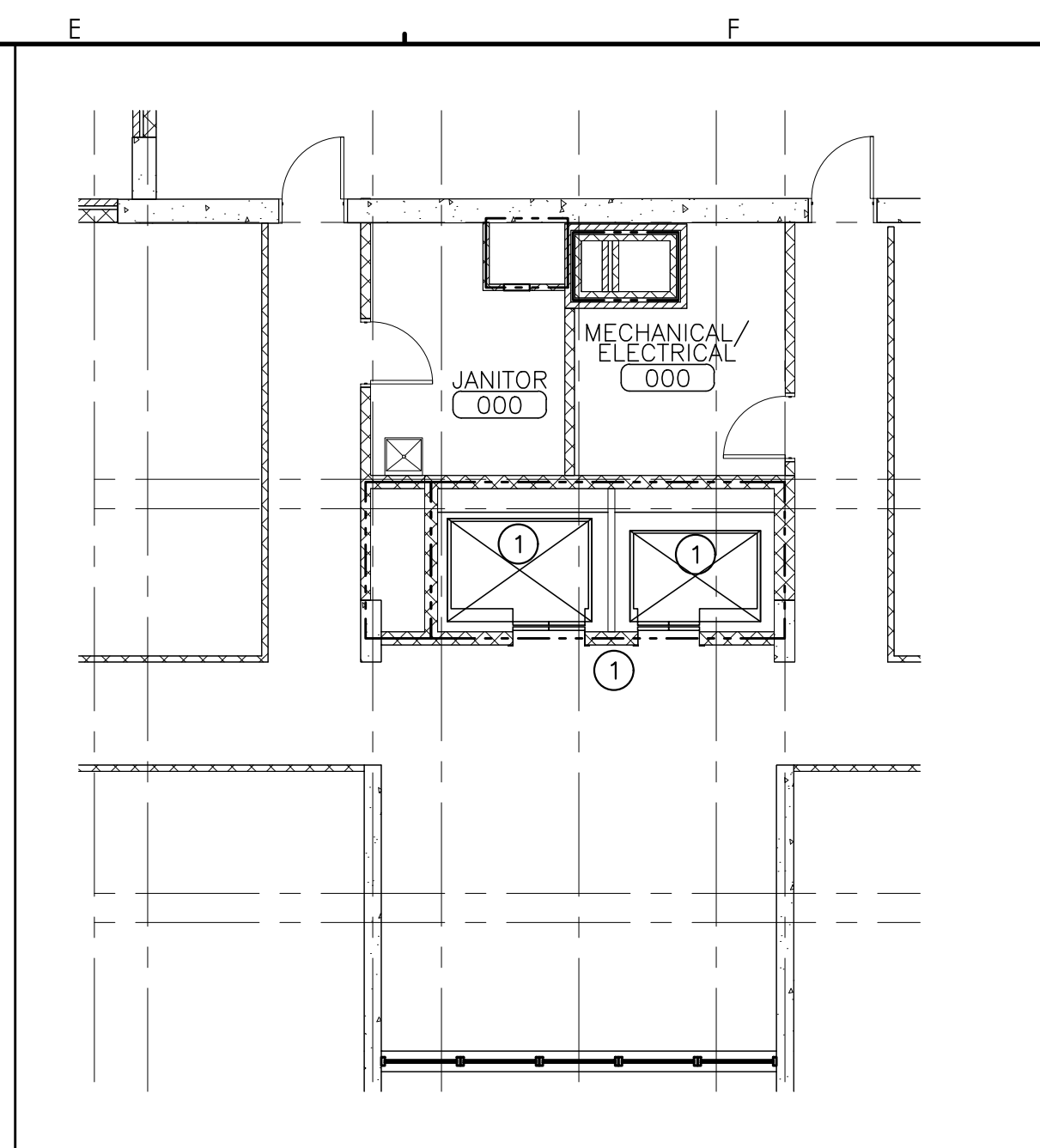
- DRAWING LEGEND**
- EXISTING 2-HOUR FIRE-RATED CMU SHAFT ASSEMBLY
 - FIRE EXTINGUISHER TO REMAIN
 - EXISTING ROOF DRAIN TO REMAIN
 - EXISTING ELECTRICAL DEVICE TO REMAIN U.N.O. ON ELECTRICAL DRAWINGS
 - EXISTING DETECTION SYSTEM TO REMAIN
 - NEW EXT WALL-MOUNTED LIGHT FIXTURE IN NEW LOCATION

- KEYED REMOVALS NOTES:**
- 1 REMOVE EXISTING ELEVATOR COMPONENTS IN COORDINATION WITH SPECIFICATION SECTION 14 21 01. PREPARE FOR FULL SCOPE OF ELEVATOR MODERNIZATION AS INDICATED WITHIN SPECIFICATION. ONE ELEVATOR PER BUILDING SHALL REMAIN FUNCTIONAL AND ACCESSIBLE TO RESIDENTS AT ALL TIMES, EXCEPT WHERE NOT POSSIBLE, AND WITH PRIOR APPROVAL BY OWNER.
 - 2 REMOVE EXISTING LIGHT FIXTURE(S), COMPLETE. PREPARE FOR INSTALLATION OF NEW FIXTURE(S) IN SAME LOCATION. REFERENCE REMOVALS, NEW WORK, AND ELECTRICAL PLANS FOR MORE INFO.
 - 3 REFERENCE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR ELECTRICAL REMOVALS AND NEW WORK ASSOCIATED WITH ELEVATOR MODERNIZATION. ELEVATOR CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL COORDINATE SCOPE AS REQUIRED.
 - 4 REMOVE UNIT HEATER ASSEMBLY AND ALL ASSOCIATED WIRING AND PIPING, COMPLETE.

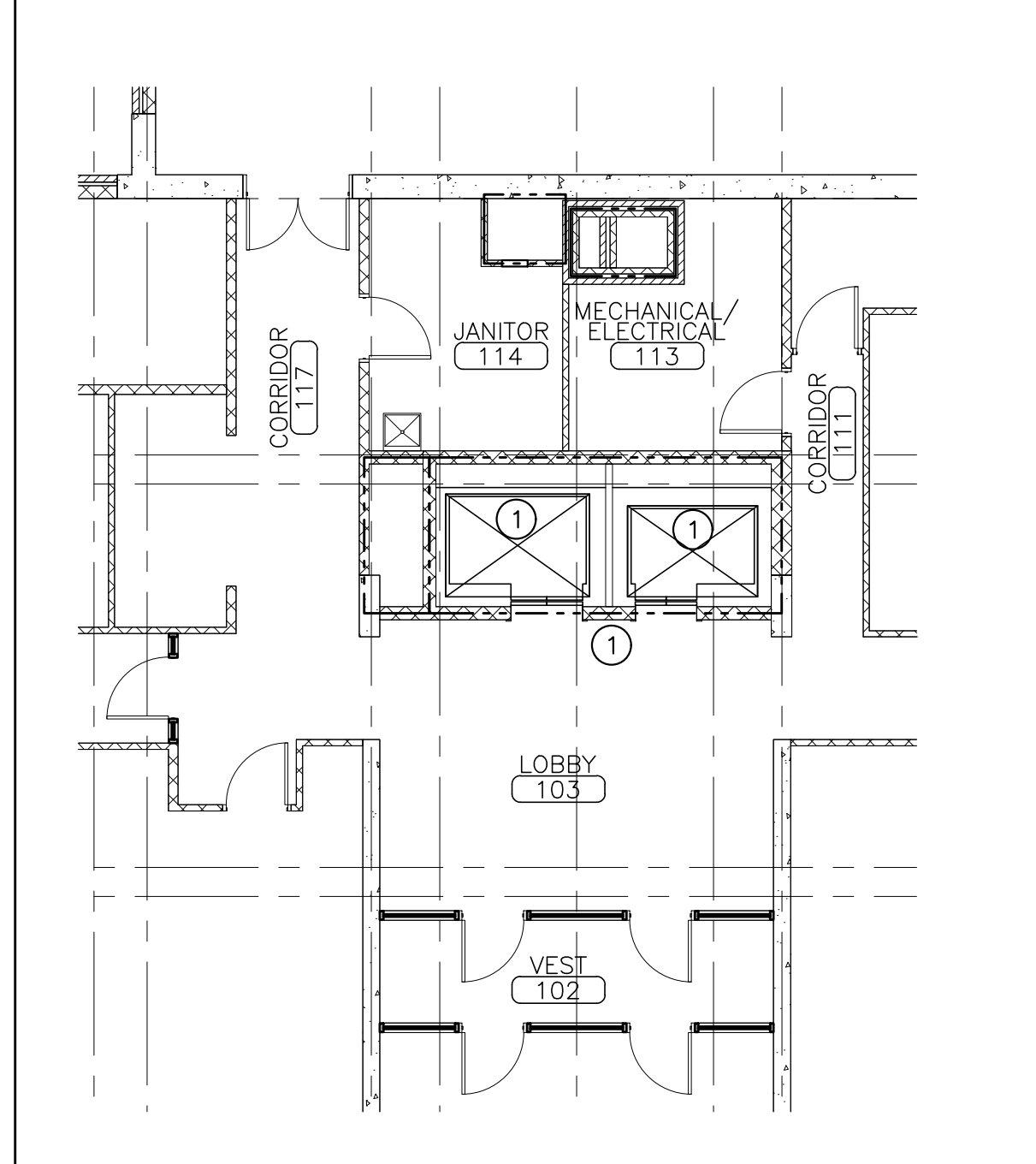
- KEYED NEW WORK NOTES:**
- 1 NEW ELEVATOR COMPONENTS IN COORDINATION WITH SPECIFICATION SECTION 14 21 01. ONE ELEVATOR PER BUILDING SHALL REMAIN FUNCTIONAL AND ACCESSIBLE TO RESIDENTS AT ALL TIMES, EXCEPT WHERE NOT POSSIBLE, AND WITH PRIOR APPROVAL BY OWNER.

- REFLECTED CEILING PLAN NOTES**
- 1 NEW WALL-MOUNTED EXTERIOR LIGHT FIXTURE - REF ELECTRICAL DRAWINGS FOR MORE INFO.
 - 2 NEW CEILING-HUNG LIGHT FIXTURE - REFERENCE ELEC DRAWINGS FOR MORE INFO.

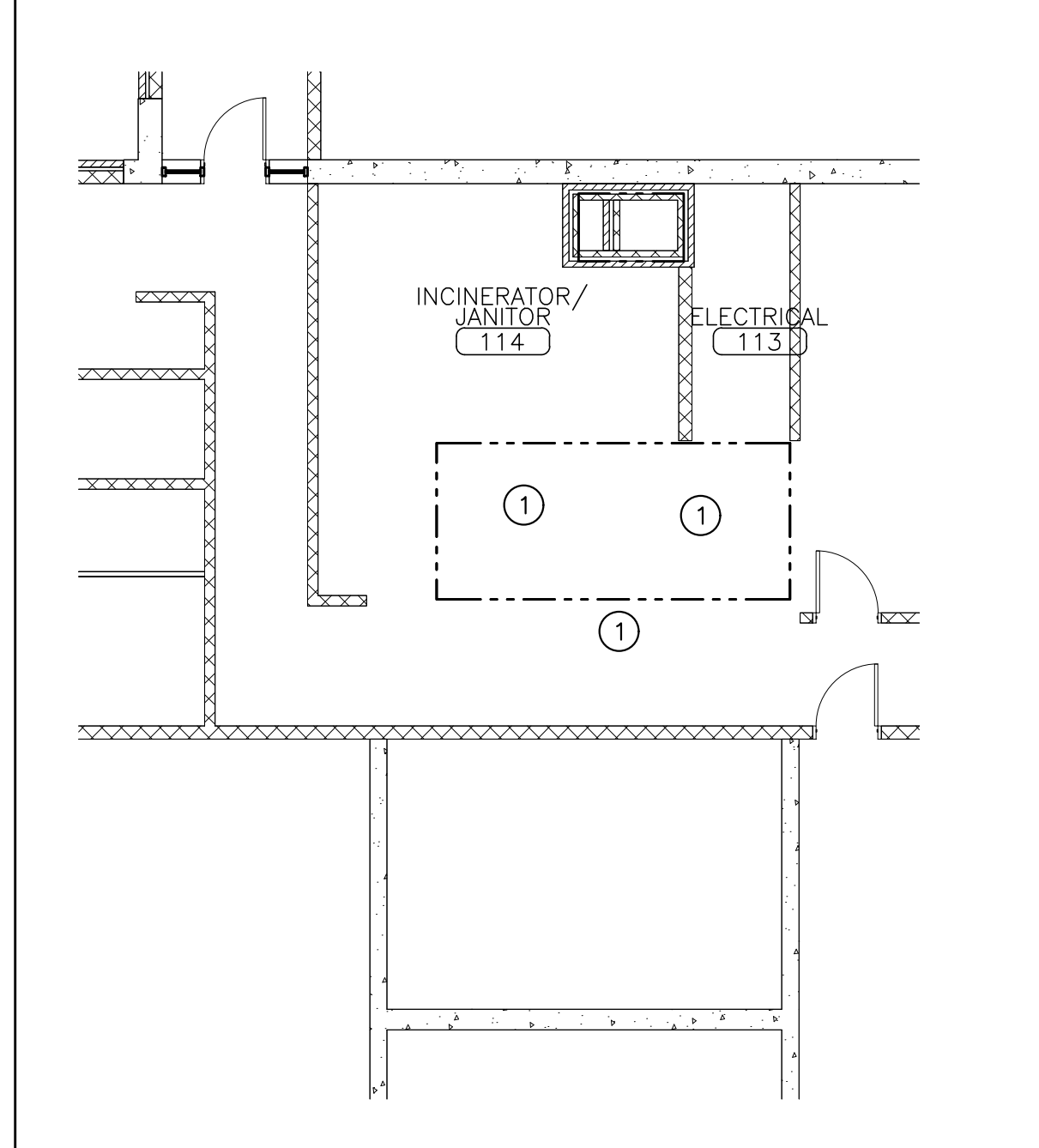
C5 LEGENDS & NOTES
SCALE: NTS



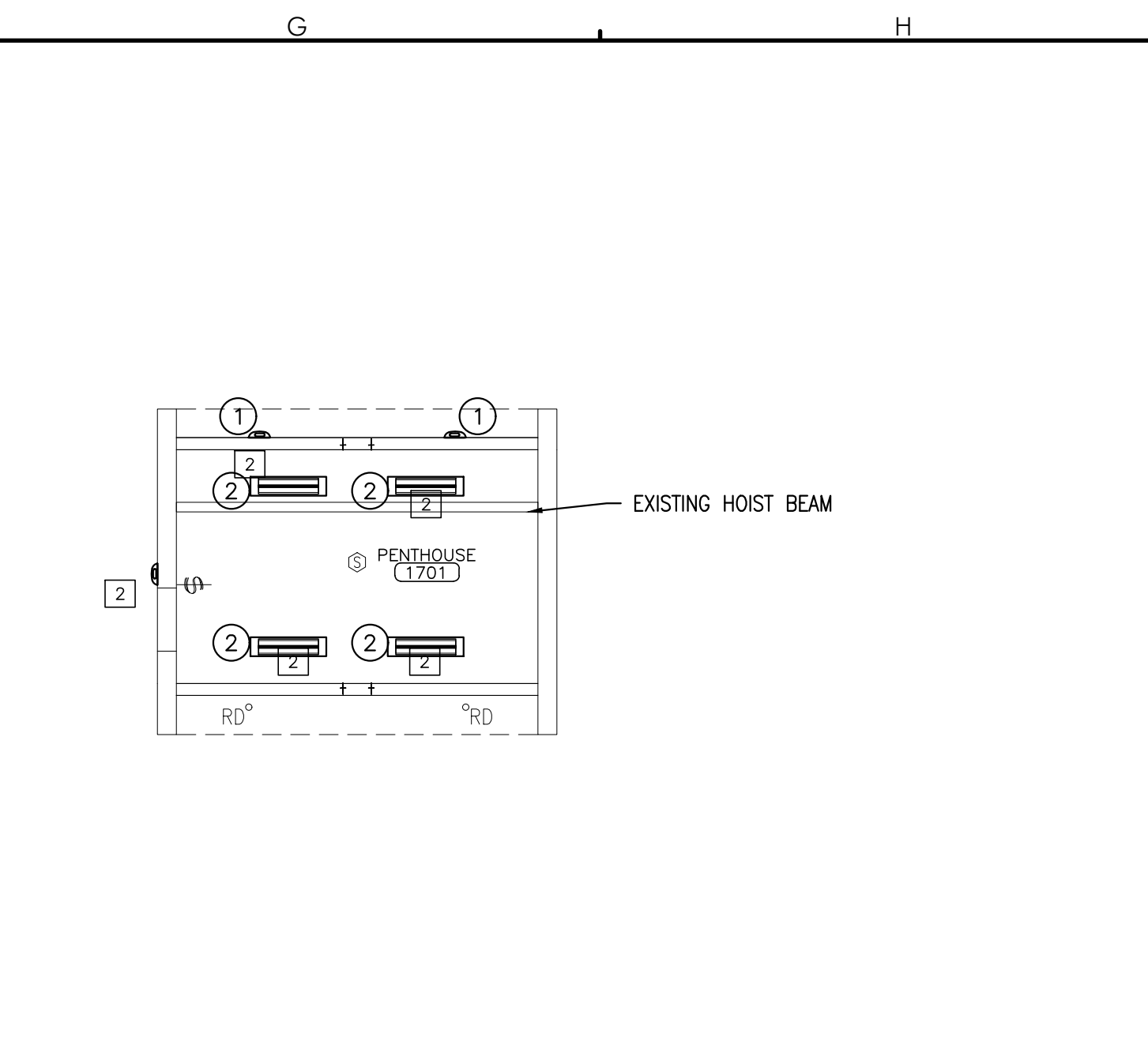
E2 PARTIAL 2 - 11 FLOOR PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"



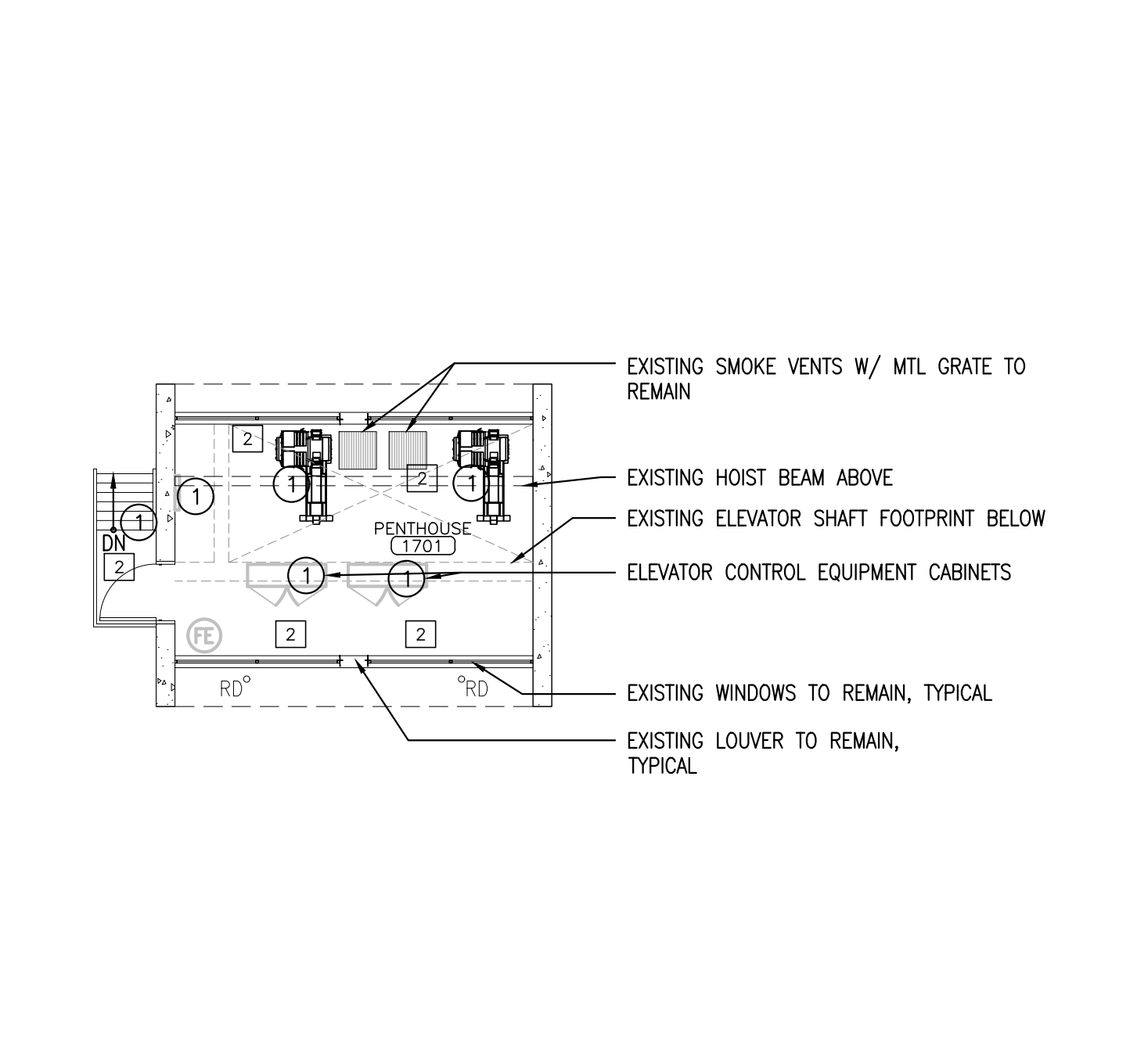
E4 PARTIAL FIRST FLOOR PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"



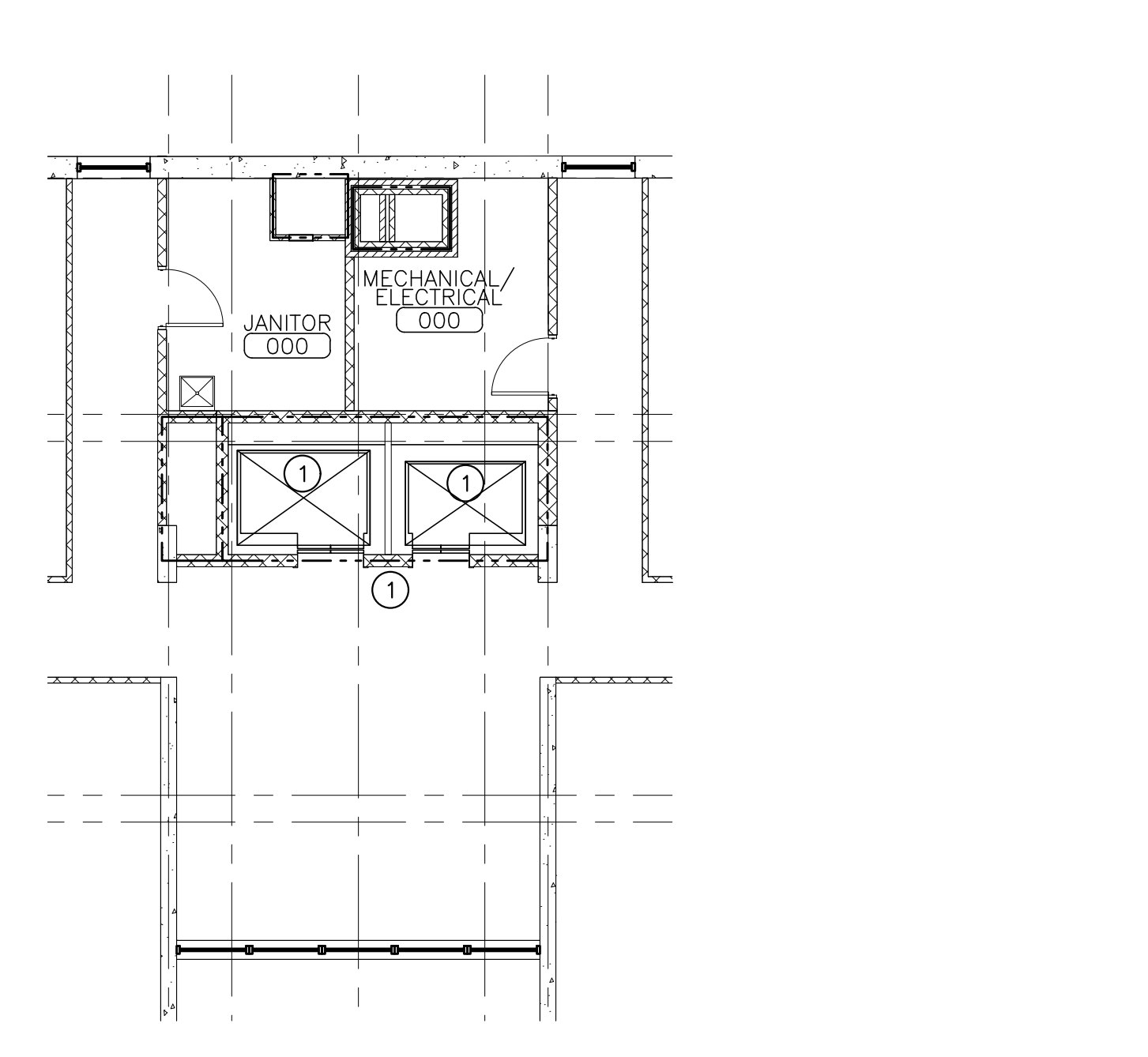
E5 PARTIAL BASEMENT FLOOR PLAN
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G2 PENTHOUSE REFLECTED CEILING PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"



G4 PENTHOUSE FLOOR PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"



G5 PARTIAL 12-16 FLOOR PLAN
REFERENCED FROM: SCALE: 1/8"=1'-0"

A B C D E F G H

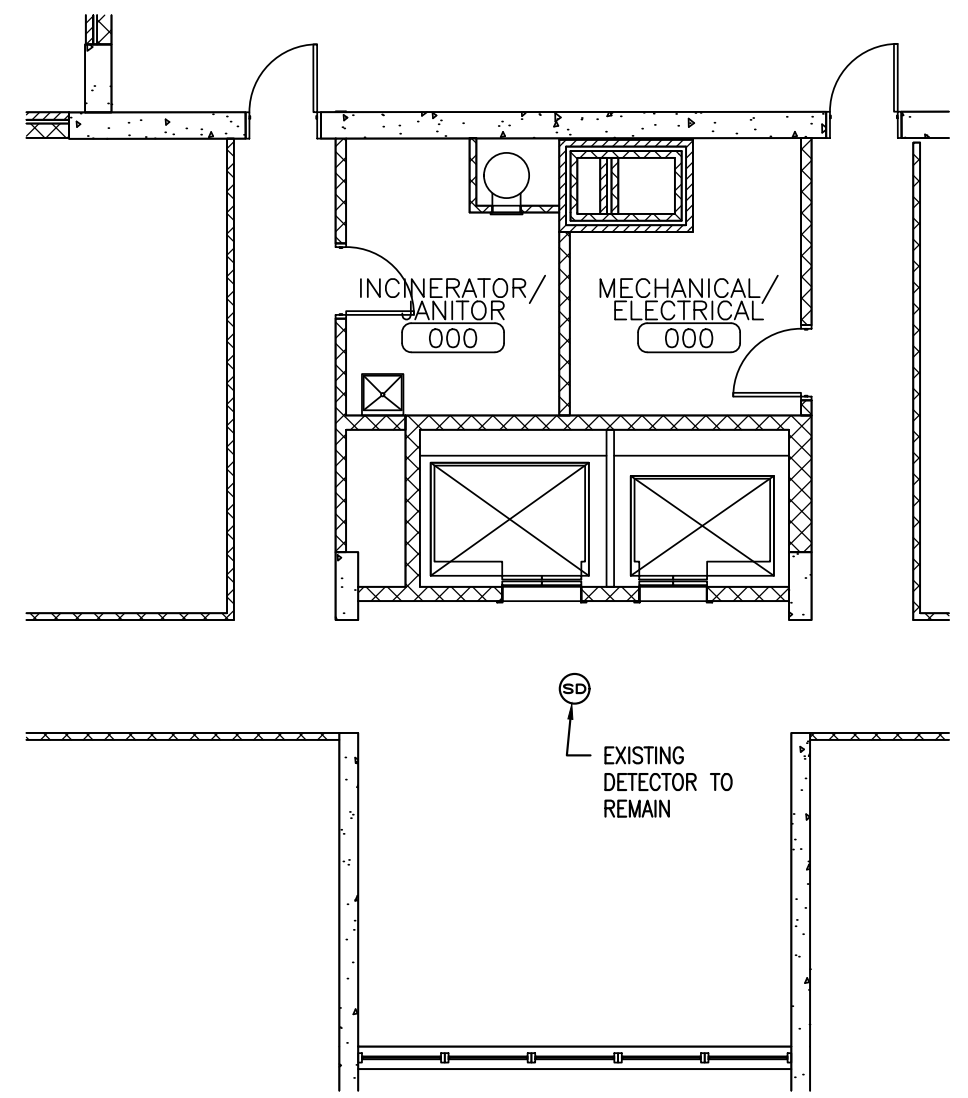
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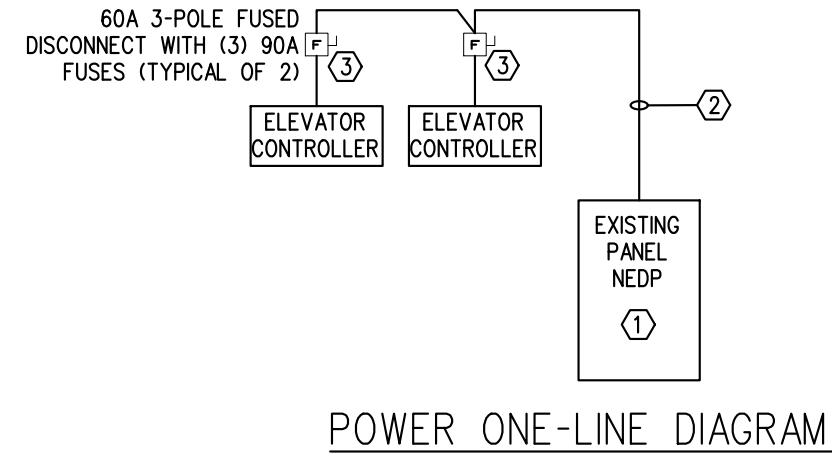
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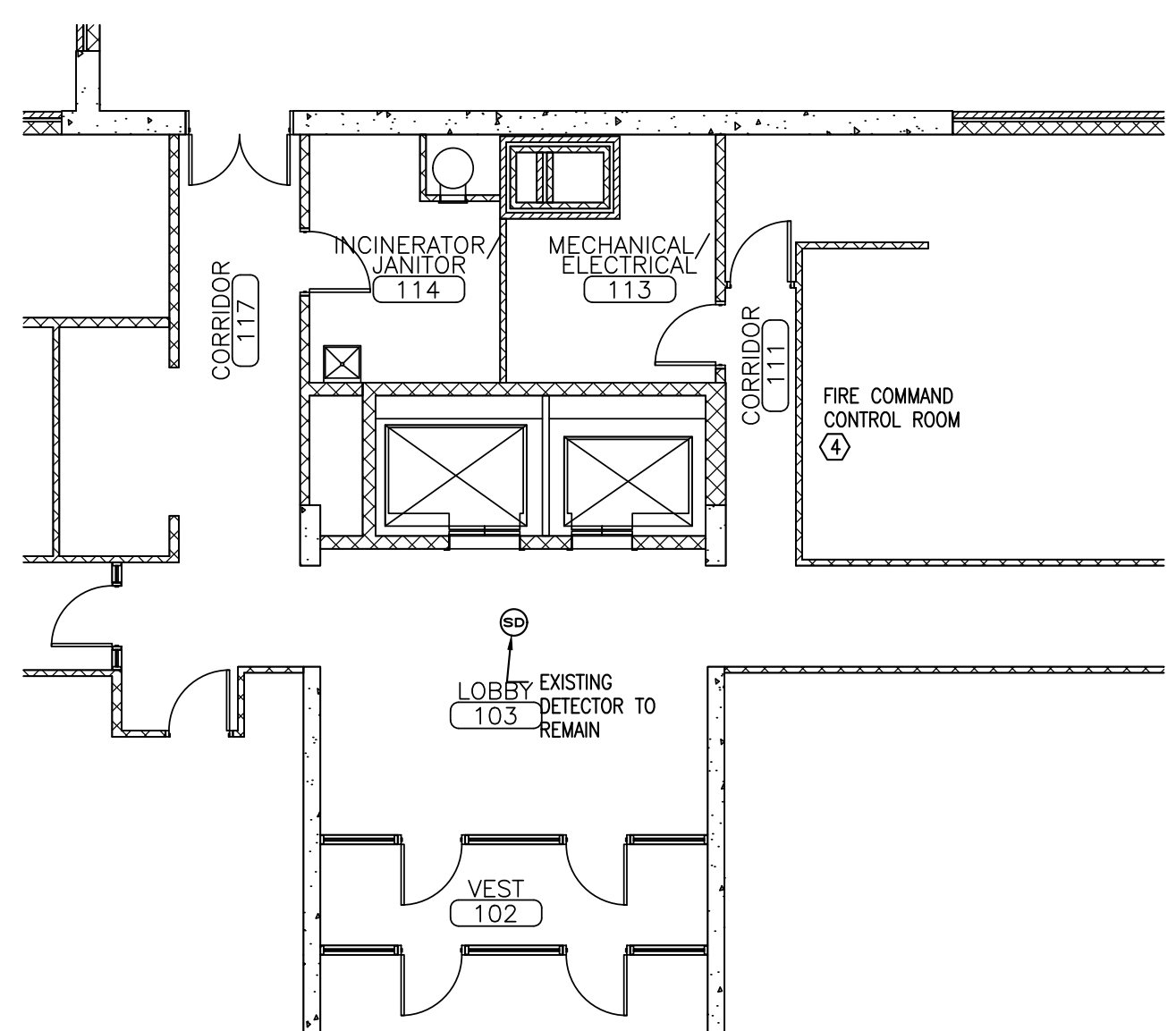
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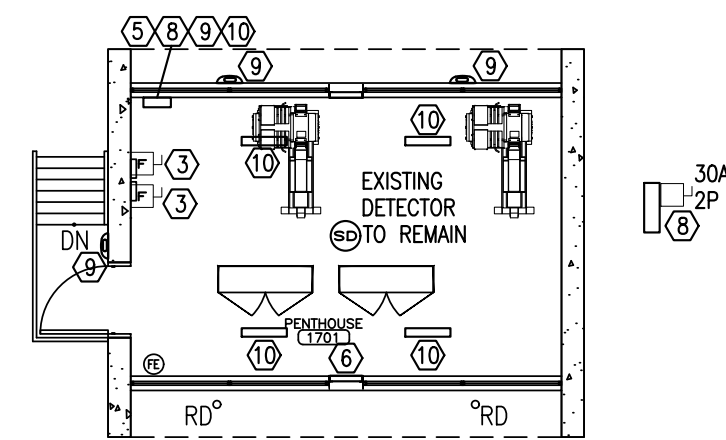
E2 PARTIAL 2 - 11 FLOOR PLAN
 REFERENCED FROM: SCALE: 1/8"=1'-0"



G2 ELECTRICAL ONE-LINE DIAGRAM
 REFERENCED FROM: SCALE: N/A



E4 PARTIAL FIRST FLOOR PLAN
 REFERENCED FROM: SCALE: 1/8"=1'-0"

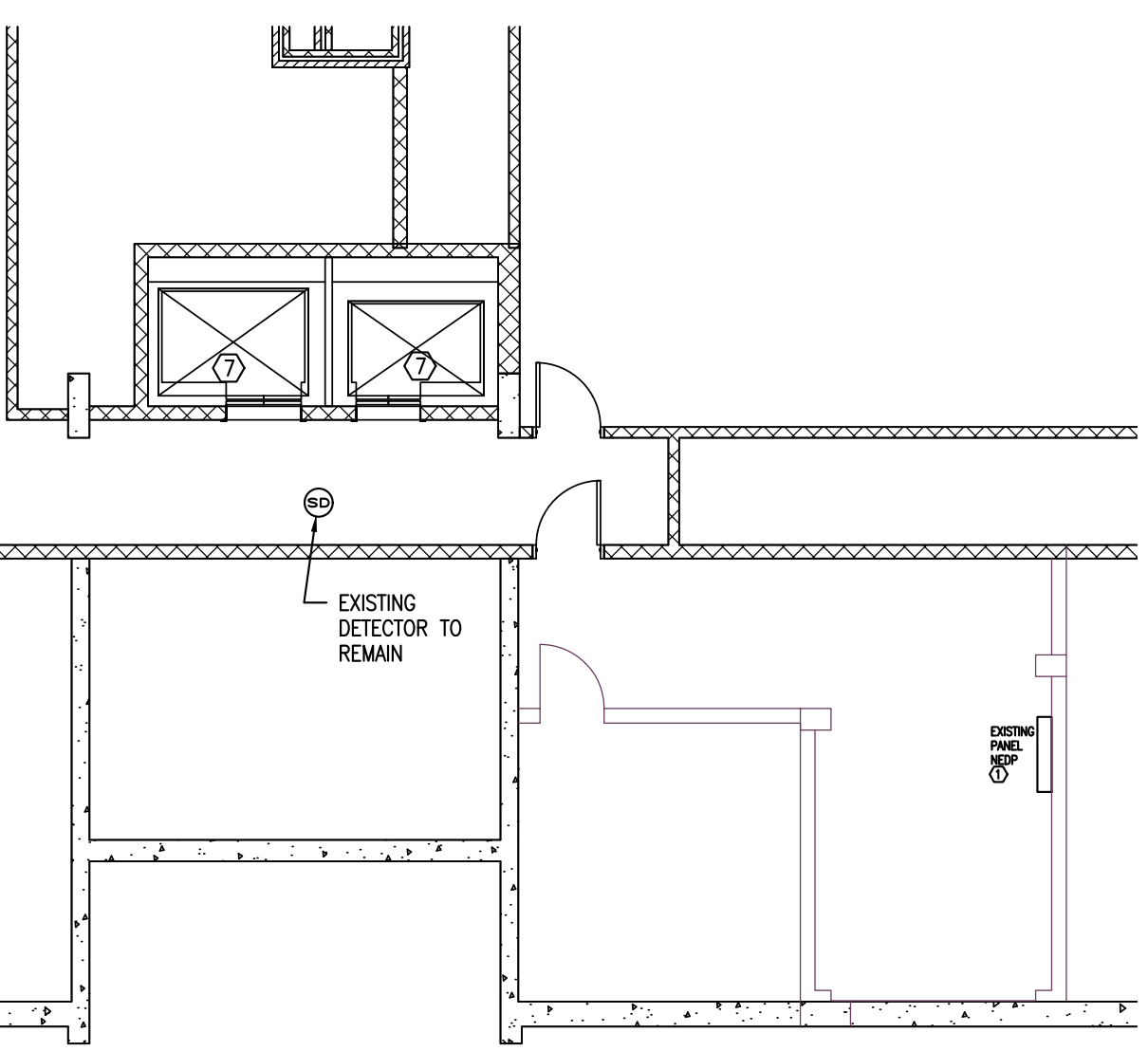


G4 PENTHOUSE FLOOR PLAN
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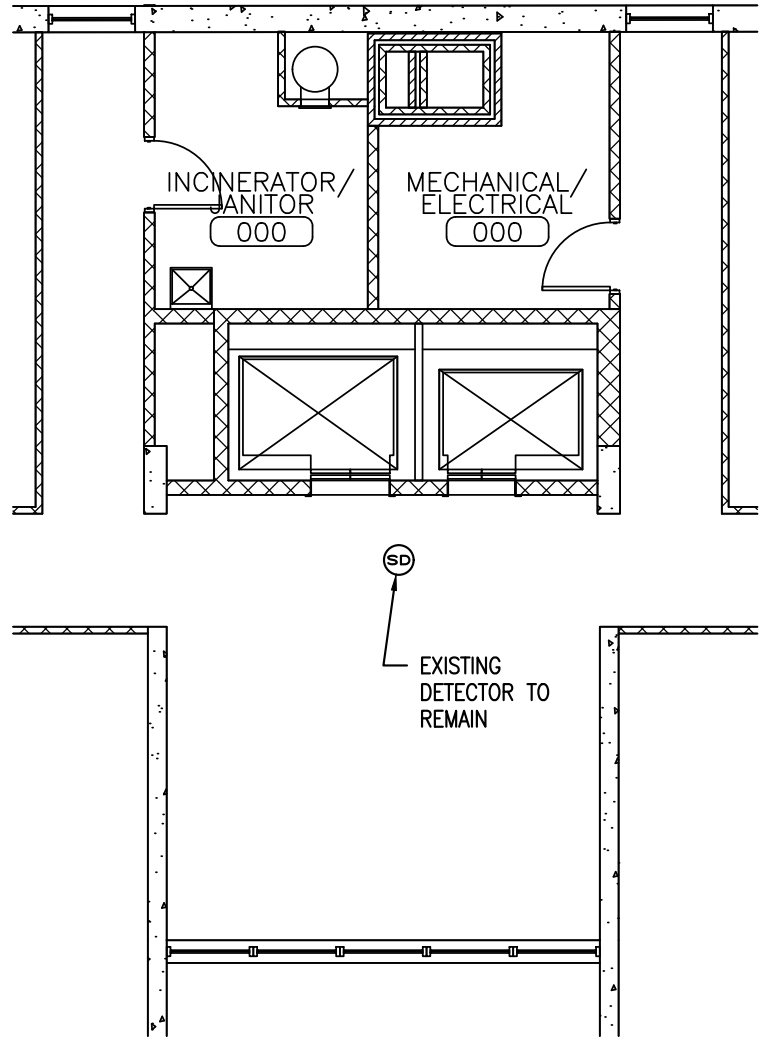
ELECTRICAL WORK NOTES

- ① PROVIDE 200A 3-POLE SHUNT TRIP CIRCUIT BREAKER IN EMERGENCY PANEL NEDP FOR FEEDER TO NEW ELEVATOR CONTROLLERS. CONNECT SHUNT TRIP TO EXISTING POTTER FIRE ALARM CONTROL PANEL IN THE FIRE COMMAND CONTROL ROOM ON THE FIRST FLOOR.
- ② RE-USE EXISTING CONDUCTORS FROM PANEL NEDP TO ELEVATOR MACHINE ROOM.
- ③ PROVIDE NEW FUSED DISCONNECTS FOR NEW ELEVATORS.
- ④ PROVIDE HEAT DETECTORS AT TOP OF ELEVATOR SHAFTS AS NEEDED PER NFPA. CONNECT TO EXISTING FIRE ALARM CONTROL PANEL IN THE FIRE COMMAND CONTROL ROOM ON THE FIRST FLOOR.
- ⑤ PROVIDE ELEVATOR LIGHTING CIRCUITS FROM (2) 20A 1-POLE CIRCUIT BREAKERS IN EXISTING LOAD CENTER.
- ⑥ RE-USE EXISTING DEDICATED PHONE LINE FOR NEW ELEVATOR CONTROL SYSTEM.
- ⑦ EXISTING ELEVATOR PIT LIGHT, SWITCH AND RECEPTACLE TO REMAIN.
- ⑧ PROVIDE 20A 2-POLE CIRCUIT BREAKER IN EXISTING LOAD CENTER FOR POWER TO HVAC OUTDOOR UNIT.
- ⑨ PROVIDE HUBBLE LIGHTING CAT # CUS04DB-H-ND LIGHTING FIXTURE 8' AFF. POWER FOR NEW EXTERIOR FIXTURES FROM NEW 20A 1-POLE CIRCUIT BREAKER IN EXISTING ELEVATOR ROOM LOAD CENTER. PROVIDE WITH INTEGRAL PHOTO SENSOR.
- ⑩ PROVIDE COLUMBIA LIGHTING CAT # LCL2-40ML-EU LIGHTING FIXTURE SUSPENDED 8' AFF. POWER FOR NEW STRIP FIXTURES FROM NEW 20A 1-POLE CIRCUIT BREAKER IN EXISTING ELEVATOR ROOM LOAD CENTER. RE-USE EXISTING SWITCHING.

D5 ELECTRICAL WORK NOTES
 REFERENCED FROM: SCALE: N/A

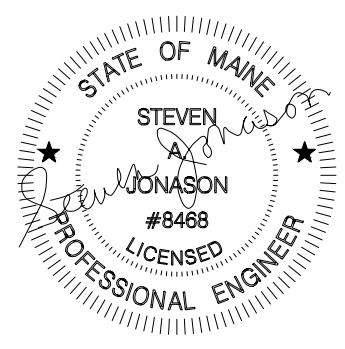


E5 PARTIAL BASEMENT FLOOR PLAN
 REFERENCED FROM: SCALE: 1/8"=1'-0"



G5 PARTIAL 12-16 FLOOR PLAN
 REFERENCED FROM: SCALE: 1/8"=1'-0"

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 ELEVATOR MODERNIZATION**
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DRAWING

**FRANKLIN TOWERS
 ELECTRICAL PLANS**
 CWS PROJECT NUMBER: 20035

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING NUMBER
E1.10

SCALE: SCALE
 DATE: 12/08/2020

ISSUED FOR: BIDDING