HARBOR TERRACE
ELECTRICAL UPGRADE

PROJECT TEAM:

BUILDING OWNER:

PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD
PORTLAND, MAINE 04101
TEL: (207) 773-4753

MECHANICAL/ELECTRICAL ENGINEERS:

7 BENNETT ROAD, P.O. BOX 297
FREEPORT, ME 04032
TEL: (207) 865-9475
EMAIL: office@bennettengineering.net

ARCHITECT:

264 US ROUTE ONE,
SUITE 100-2A
SCARBOROUGH, ME 04074
Tel: (207) 744-4441
www.cwsarch.com

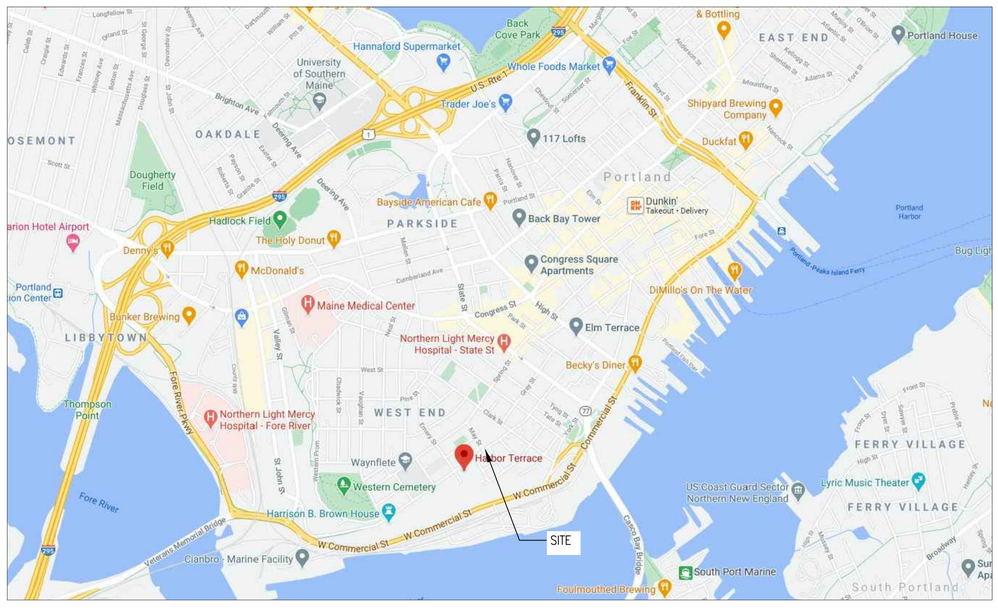
LANDSCAPE ARCHITECT:

217 COMMERCIAL STREET
PORTLAND, ME 04101
TEL: (207) 772-1552
FAX: (207) 772-0712

STRUCTURAL ENGINEER:

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432
EMAIL: JLEASURE@LL-ENG.COM

LOCUS



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.

FIRE PROTECTION & SUPPRESSION SYSTEMS SCOPE:

1. ANY EXISTING FIRE PROTECTION COMPONENT DISTURBED OR DAMAGED DURING THE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE AND/OR REPAIR WITH AN EQUAL AND COMPATIBLE PRODUCT. ANY EXISTING FIRE PROTECTION COMPONENT DISTURBED OR DAMAGED PRIOR TO THE CONSTRUCTION MUST BE REPORTED TO THE ARCHITECT, OR OWNER PRIOR TO COMMENCEMENT OF ANY NEW WORK.
2. CONTRACTOR IS TO RECONFIGURE AND/OR MODIFY EXISTING FIRE PROTECTION SYSTEM AS REQUIRED TO MEET COVERAGE REQUIREMENTS OF THE NEW SPACE CONFIGURATIONS. NEW ARRANGEMENT OF FIRE PROTECTION SYSTEM TO MEET ALL APPLICABLE CODES. CONTRACTOR IS TO PROVIDE ADDITIONAL EQUIPMENT AND MATERIAL AS REQUIRED.

FIRE ALARM SYSTEMS SCOPE:

1. CONTRACTOR IS TO RECONFIGURE AND/OR MODIFY EXISTING FIRE ALARM SYSTEM AS REQUIRED TO MEET THE NEW LAYOUT. NEW ARRANGEMENT OF FIRE PROTECTION SYSTEM TO MEET ALL APPLICABLE CODES. CONTRACTOR IS TO PROVIDE ADDITIONAL EQUIPMENT AND MATERIAL AS REQUIRED.

CODE OVERVIEW

EXISTING BUILDING
CURRENT USE GROUP (NO PROPOSED CHANGES):
IBC 2015: R–2 "APARTMENT HOUSES"
NFPA 101 2018: EXISTING APARTMENT BUILDINGS

CONSTRUCTION TYPE (NO PROPOSED CHANGES):
II(B) NON–COMBUSTIBLE PRIMARY AND SECONDARY STRUCTURAL MEMBERS, UNPROTECTED, SPRINKLERED

ALTERATION LEVEL:
IEBC 2015: 402 – ALTERATIONS
404 – ALTERATION LEVEL 2

APPLICABLE REFERENCE STANDARDS:

1. INTERNATIONAL BUILDING CODE 2015 (IBC)
2. INTERNATIONAL EXISTING BUILDING CODE 2015 (IEBC)
3. INTERNATIONAL ENERGY CONSERVATION CODE 2009 (IECC)
4. 2018 – NFPA 1
5. 2018 – NFPA 101
6. NFPA 70
7. MAINE STATE PLUMBING CODE
8. NEC 2014
9. FEDERAL, STATE AND LOCAL CODES AND REGULATIONS AS DICTATED BY MUBEC

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

1. 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.

2. 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.

4. 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.

5. THE CONTRACTORS FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.

6. 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.

7. 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.

PROJECT SUMMARY:

THE PROJECT CONSISTS OF A FULL UPGRADE TO THE EXISTING ELECTRICAL SERVICE IN THE FIRST FLOOR AND CRAWL SPACE OF HARBOR TERRACE – AN EXISTING FULLY–SPRINKLERED NON–COMBUSTIBLE EIGHT STORY APARTMENT BUILDING. A NEW TRANSFORMER WILL BE PROVIDED AT THE EXTERIOR OF THE BUILDING, ON THE EMERY STREET SIDE, FROM WHICH PRIMARY SERVICE WILL RUN TO NEW SWITCHGEAR AND METERS WITHIN THE NEW INTERIOR ELECTRICAL ROOM TO BE CONSTRUCTED IN THE EXISTING CRAWL SPACE. THE EXISTING INTERIOR TRANSFORMER, SWITCHGEAR, AND METERS WILL BE REMOVED IN FULL ONCE NEW SERVICE HAS BEEN INSTALLED, SO AS TO REDUCE ELECTRICAL SHUT–DOWN TO AS LITTLE AS POSSIBLE.
ARCHITECTURAL AND STRUCTURAL SCOPE INCLUDE PROVISIONS FOR THE NEW ELECTRICAL ROOM, ON A NEW CONCRETE SLAB ON GRADE. NEW EXTERIOR DOORS WILL BE PROVIDED FOR WITH NEW STRUCTURAL LINTELS.
REFERENCE ELECTRICAL DOCUMENTS FOR THE FULL SCOPE OF ELECTRICAL WORK.
SPRINKLER AND BUILDING DETECTION AND ALARM MODIFICATIONS WILL BE DESIGN–BUILD SCOPE.

DRAWING STATUS LIST

DWG NO.	DRAWING NAME	ISSUED FOR REVIEW (JULY 23, 2021)	ISSUED FOR BIDDING AND CONSTRUCTION (SEPTEMBER 07, 2021)		
	SHEET REFERENCE	ISSUE DESCRIPTION AND DATE			
CP	COVER PAGE, DRAWING INDEX, AND GENERAL NOTES	◎	◎		
G0.01	U.L. PENETRATION DETAILS, ASSEMBLY SCHEDULE, SYMBOLS LEGEND, AND ABBREVIATIONS	◎	◎		
	CIVIL/SITE DRAWINGS BY CARROLL ASSOCIATES LANDSCAPE ARCHITECTS				
C1.0	ELECTRICAL UPGRADES SITE PLANS, DATED 08/10/2021		◎		
C3.1	SITE GRADING & DRAINAGE PLAN, DATED 08/10/2021		◎		
C6.0	SITE DETAILS, DATED 08/10/2021		◎		
	ARCHITECTURAL DRAWINGS				
AD.01	REMOVALS PLAN	◎	◎		
A1.01	NEW WORK PLANS	◎	◎		
~~A2.01~~	~~REFLECTED CEILING PLAN~~	◎			
A5.01	SECTION AND DETAILS (STRUCTURAL DETAILS BY L&L STRUCTURAL ENGINEERING)		◎		
A8.00	DOOR AND FRAME SCHEDULE, DOOR HARDWARE SCHEDULE		◎		
A8.01	DOOR AND FRAME ELEVATIONS AND DETAILS		◎		
A9.00	FINISH LEGEND, PAINT SCHEDULE AND ROOM FINISH SCHEDULE		◎		
	ELECTRICAL DRAWINGS BY BENNETT ENGINEERING				
ES0.0	ELECTRICAL NOTES, DETAILS, AND EXISTING ONE LINE DIAGRAM AND SWITCHBOARD ELEVATION	◎	◎		
ES0.1	NEW ONE LINE DIAGRAM AND SWITCHBOARD ELEVATION	◎	◎		
ES1.0	ENLARGED PLANS	◎	◎		
ES1.1	ELECTRICAL SITE PLAN	◎	◎		
	ISSUED FOR KEY				
	ISSUED	◎			
	FORTHCOMING	○			

ISSUED FOR CONSTRUCTION: SEPTEMBER 07, 2021

DESIGNER
CWS ARCHITECTURE + INTERIOR DESIGN
PLANNING + DESIGN CONSTRUCTION SERVICES
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OWNER
PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD
PORTLAND, MAINE 04101

PROJECT
HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING
COVER PAGE, ABBREVIATIONS, SCOPE OF WORK GENERAL NOTES, DRAWING LIST
CWS PROJECT NUMBER: 21037

REVISIONS

DRAWING NUMBER
CP

SCALE: AS NOTED
DATE: 09/07/2021

ISSUED FOR: CONSTRUCTION

M:\2019 Design Projects\19014 PHA MD–Harbor Terrace\1–Drawings\21037 Elec Room Dwgs\CP & G0 sheets

A B C D E F G H

UL Product iQ™

XHEZ.C-AJ-1149 - Through-penetration Firestop Systems

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

XHEZ - Through-penetration Firestop Systems
XHEZ7 - Through-penetration Firestop Systems Certified for Canada

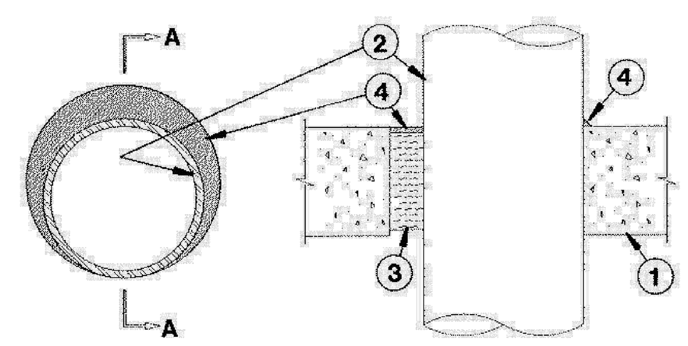
See General Information for Through-penetration Firestop Systems

See General Information for Through-penetration Firestop Systems Certified for Canada

System No. C-AJ-1149

June 23, 2016

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating —2 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft	FH Rating — 2 Hr
L Rating At 400 F — 4 CFM/sq ft	FTH Rating — 0 Hr
W Rating — Class 1 (See Item 4)	L Rating At Ambient — Less Than 1 CFM/sq ft
	L Rating At 400 F — 4 CFM/sq ft



SECTION A-A

1. **Floor or Wall Assembly —** Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) concrete. Wall may also be constructed of any UL Classified **Concrete Blocks ***. Max diam of opening is 12 in. (305 mm).
See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. **Through Penetrants —** One metallic pipe, conduit or tubing to be installed within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The annular space shall be 0 in. (point contact) to max 1-1/4 in. (32 mm). The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. **Steel Pipe —** Nom 10 in. (254 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Iron Pipe —** Nom 10 in. (254 mm) diam (or smaller) cast or ductile iron pipe.
   C. **Conduit —** Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or steel conduit.
   D. **Copper Tubing —** Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe —** Nom 4 in. (102 in.) diam (or smaller) Regular (or heavier) copper pipe.

3. **Packing Material —** Min 3 in. (76 mm) thickness of min 4 pcf (64 kg/m³) mineral wool batt insulation for nom 4 in. diam (and smaller) pipes, conduits or tubings and a min 4 in. (102 mm)

thickness of min 4 pcf (64 kg/m³) mineral wool batt insulation for pipe greater than nom 4 in. diam, firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall to accommodate the required thickness of fill material.

4. **Fill, Void or Cavity Material* — Sealant —** Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with the top surface of floor or both surfaces of wall. At the point of contact location between pipe and concrete, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the concrete/pipe interface on the top surface of floor and on both surfaces of wall. **W Rating applies only when CFS-S SIL GG, CFS-S SIL SL (floors only), CP601S sealant or FS-ONE MAX Intumescent Sealant is used. For W Rating when FS-ONE MAX is used, packing material to be a min 4 in. (102 mm) thickness of min 4 pcf (64 kg/m³) mineral wool batt insulation.**
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CFS-S SIL GG, CFS-S SIL SL (floors only), CP606 or FS-ONE Sealant or FS-ONE MAX Intumescent Sealant.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2016-06-23

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

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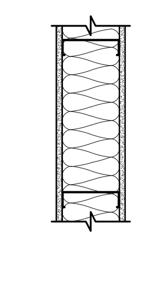
STRUCTURAL NOTES

STRUCTURAL DETAILS INCLUDED WITHIN ARCHITECTURAL DRAWINGS. REFERENCE SHEETS A1.01 AND A5.01 FOR STRUCTURAL INFO.

LIGHT GAUGE STUDS (Fy=33ksi) SHALL BE MANUFACTURED BY DIETRICH OR APPROVED EQUAL (400S137-33 @ 16" O.C.

PARTITION SCHEDULE

PARTITION TYPE	FIRE RATINGS AND ACOUSTICAL RATINGS	GENERAL WALL DESCRIPTION	GENERAL PICTORIAL
1A		4" METAL STUDS @ 16" O.C. FROM FINISHED FLOOR TO UNDERSIDE OF METAL DECK, BRACE TO EXISTING STRUCTURE AS REQUIRED. BOTH SIDES: • (1) LAYER 5/8" TYPE "MRX" GWB, FULL HEIGHT. • CONTINUOUS FIBERGLASS BATT INSULATION. SMOKE SEAL TOP AND BOTTOM OF ASSEMBLY AND PENETRATIONS PER U.L. APPROVED DETAILING. SCRIBE AND SEAL TO EXISTING JOIST STRUCTURE AT TOP OF WALL.	TAGGED SIDE  OPPOSITE SIDE

FIRE-SAFING AND FIRE STOPPING NOTES:

1. FIRE SAFING & FIRE STOPPING PENETRATIONS:
PROVIDE FIRE SAFING SYSTEM/MATERIAL AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. UTILIZE ONLY AND CONFORM TO UL TESTED AND APPROVED DETAILING AND METHODS APPROPRIATE FOR THE CONDITION AT HAND. COORDINATE PROPOSED FIRE SAFING SYSTEMS & MATERIALS FOR APPROPRIATENESS & COMPATIBILITY WITH THE FIRE RATING SYSTEM PENETRATED. REFERENCE SPECIFICATIONS FOR SUBMITTAL REVIEW AND APPROVAL REQUIREMENTS. REFERENCE SHEET A0.20 FOR U.L. PENETRATION DETAILS.

2. FIRE SAFING & FIRE STOPPING TOP OF FIRE RATED WALL ASSEMBLIES AND JOINTS:
PROVIDE FIRE SAFING SYSTEM/MATERIAL AS REQUIRED TO PROPERLY SEAL ALL TOP OF FIRE RATED WALL ASSEMBLIES AND FLOOR/WALL JOINT CONDITIONS. UTILIZE ONLY AND CONFORM TO UL TESTED AND APPROVED DETAILING AND METHODS APPROPRIATE FOR THE CONDITION AT HAND. REFERENCE SPECIFICATIONS FOR SUBMITTAL REVIEW AND APPROVAL REQUIREMENTS.

3. INAPPROPRIATE FIRE SEALANT / STOPPING MATERIAL USE:
THE CONTRACTOR SHALL NOT UTILIZE FIRE STOPPING/SEALANT AT ANY NON-FIRE RATED CONDITIONS. UTILIZE FIRE STOPPING/SEALANT ONLY WHERE REQUIRED. FIRE STOPPING MATERIALS SHALL BE RED IN COLOR.

GENERAL PARTITION NOTES:

1. PROVIDE MOISTURE RESISTANT TYPE "MRX" GYPSUM WALL BOARD AT ALL WALL SURFACES WITHIN ALL TOILET ROOMS AND JANITOR'S CLOSET. PROVIDE TYPE "MRX" GYPSUM WALL BOARD TO 4'-0" A.F.F. BEHIND ALL SINK LOCATIONS WHETHER INDICATED OR NOT.
2. PROVIDE MIN. 1/2" CLEARANCE BETWEEN CONCRETE SLAB AND GYPSUM WALL BOARD, SEAL WITH ACOUSTIC SEALANT. PROVIDE SILL SEALER INSULATION FOR BOTTOM PLATES OF PARTITIONS FOR WALLS.
3. BRACE WALL ASSEMBLIES TO STRUCTURE ABOVE AT ALL DOORS AND ELSEWHERE AS REQUIRED.
4. PROVIDE SOLID FIRE-TREATED BLOCKING AS INDICATED ON DRAWINGS AND AS REQUIRED BY MANUFACTURER'S EQUIPMENT (CASE WORK, TOILET ACCESSORIES, CLOSET RODS AND SHELVING, H.C. GRAB BARS, ETC.)
5. PROVIDE CONTINUOUS ACOUSTICAL SEALANT AT ALL PENETRATIONS (I.E. ELECTRICAL BOXES, DUCTS, SPRINKLER HEADS, ETC.) IN WALLS, FLOORS AND CEILINGS. UTILIZE APPROPRIATE FIRE STOPPING / SEALANT MATERIALS ONLY AT FIRE-RATED ASSEMBLIES.
6. SEAL ALL PENETRATIONS IN VAPOR BARRIER, (EXTERIOR WALLS, BOTTOM OF TRUSS AND CONCRETE SLAB-ON-GRADE) AS REQUIRED WITH APPROVED SEALERS, INSULATION AND TAPES.
7. SEAL PENETRATIONS, INTERSECTIONS, AND TOP AND BOTTOM OF INSULATED METAL PANEL WALL ASSEMBLY DETAILING PER MFR RECOMMENDATIONS.

ABBREVIATIONS:

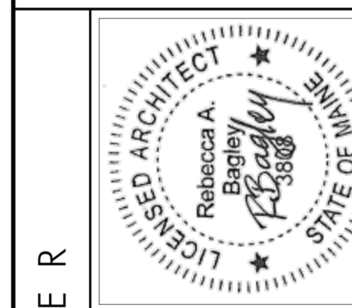
A/C	AIR CONDITIONING
ABV	ABOVE
AC	ACOUSTICAL PLASTER
ACT	ACOUSTIC CEILING TILE
ADD	ADDENDA, ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BCE	BOTTOM CHORD EXTENSION
BD	BOARD
BLP	BORROWED LIGHT PANEL
BO	BOTTOM OF
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BS	BOTH SIDES
BSE	BRICK SHELF ELEVATION
C	CHANNEL
CPT	CARPET
CB	CATCH BASIN; CHALKBOARD
CFM	CUBIC FEET PER MINUTE
CJ	CONTROL JOINT; CONSTRUCTION JOINT
℄	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
DF	DRINKING FOUNTAIN
DR	DOOR
DW	DISHWASHER
EF	EXHAUST FAN; EACH FACE
EJ	EXPANSION JOINT
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXIST	EXISTING
EXT	EXTERIOR
EXTR	EXTERIOR
FB	FLAT BAR
FBO	FURNISHED BY OTHERS
FCO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR; FAR FACE
FIN	FINISH(ED)
FIXT	FIXTURE
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
HOR	HORIZONTAL
HRU	HEAT RECOVERY UNIT
H&V	HEATING AND VENTILATING
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
ID	INSIDE DIAMETER
IF	INSIDE FACE
IJ	ISOLATION JOINT
INT	INTERIOR
INTR	INTERIOR
INV	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
OPG	OPENING
OPNG	OPENING
OPP	OPPOSITE
PA	PUBLIC ADDRESS
PAF	POWDER-ACTUATED FASTENER
℘	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PP	POWER PANEL (OR PUSH-PADDLE)
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
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RP	REMOVABLE PANEL
RR	RUB-RAIL
SC	SOLID CORE
SF	SQUARE FOOT; SUPPLY FAN
SK	SHEAR KEY
SIM	SIMILAR
SS	STAINLESS STEEL
ST	STEEL
STL	STEEL
STD	STANDARD
STR	STRUCTURAL
STRUCT	STRUCTURAL
T	TREAD
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCHMARK
TCE	TOP CHORD EXTENSION
TJ	TIE JOIST
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
VIF	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
WLBD	WALLBOARD, TYPICAL GWB
W/O	WITHOUT
WO	WINDOW OPENING
WS	WEB STIFFENER
WWF	WELDED WIRE FABRIC

SYMBOLS LEGEND

XX / XXX	SECTION
XX / XXX	DETAIL
CONFERENCE ROOM	ROOM NAME
100	ROOM NUMBER
	ELEVATION LEVEL
1	KEYED REMOVALS NOTE
2	REVISION
A	WINDOW TYPE
100A	DOOR NUMBER
A / A5 / A4.00 / B / C / D	INTERIOR ELEVATION
1	KEYED NEW WORK NOTE
1A	WALL TYPE PARTITION TAG

CWS ARCHITECTURE + INTERIOR DESIGN

PLANNING + DESIGN CONSTRUCTION SERVICES



DESIGNER

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OWNER

PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD
PORTLAND, MAINE 04101

PROJECT

HARBOR TERRACE ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING

U.L. PENETRATION DETAILS, ASSEMBLY SCHEDULE, SYMBOLS LEGEND, AND ABBREVIATIONS

CWS PROJECT NUMBER: 21037

REVISIONS

DRAWING NUMBER

G0.01

SCALE: AS NOTED

DATE: 09/07/2021

ISSUED FOR: CONSTRUCTION

M:\2019 Design Projects\19014 PHA RAD-Harbor Terrace\1-Drawings\21037 Elec Room Dwgs\CP & G0 sheets

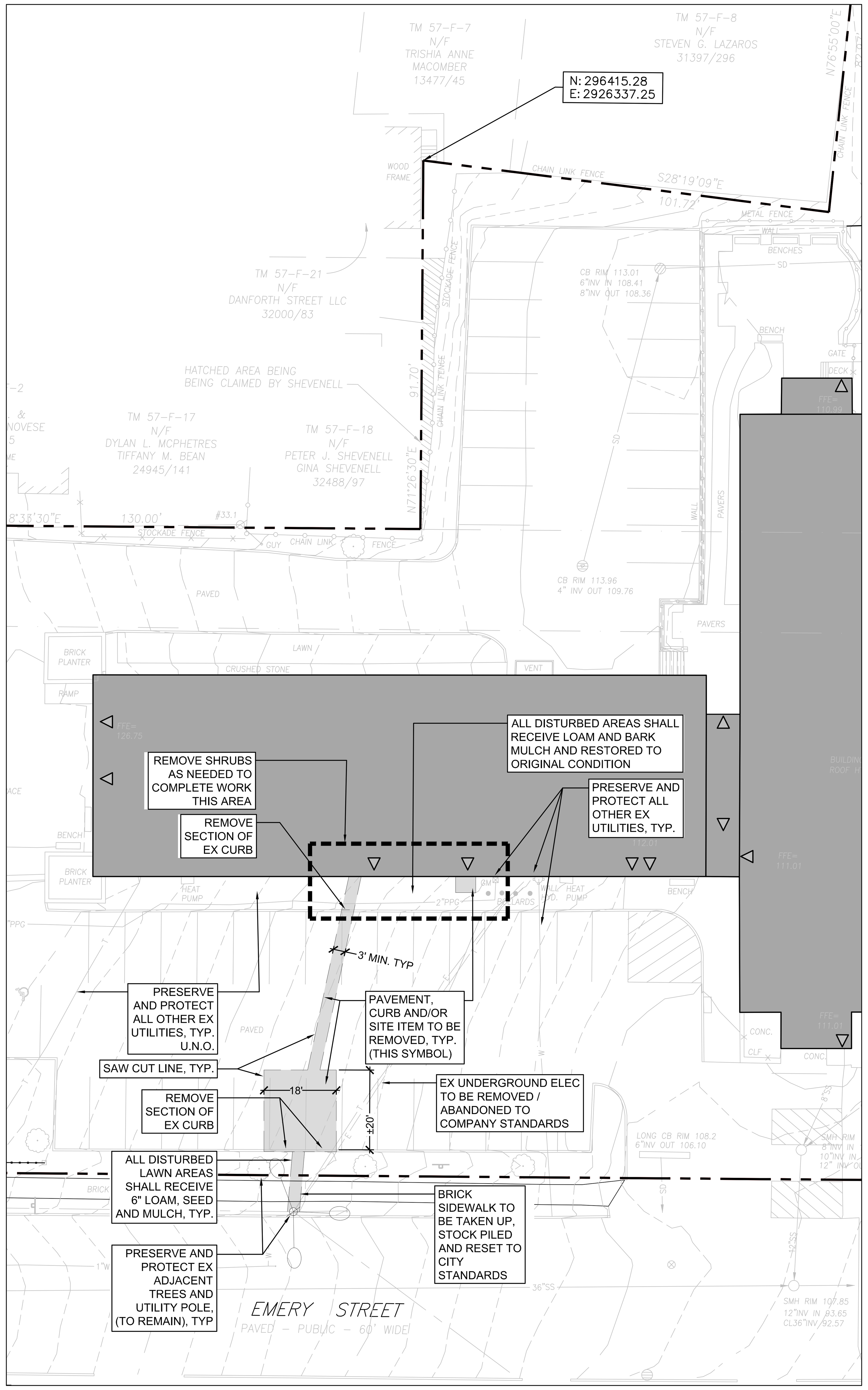
GENERAL, DEMO, AND SITE PREP NOTES:

1. TOTAL SITE AREA: ±2.26 ACRES (±98,809 SF)
2. ZONING DISTRICT: RESIDENTIAL ZONE (R-6)
3. OWNER: PORTLAND HOUSING AUTHORITY, 14 BAXTER BLVD., PORTLAND, ME 04101, (207) 773.4753

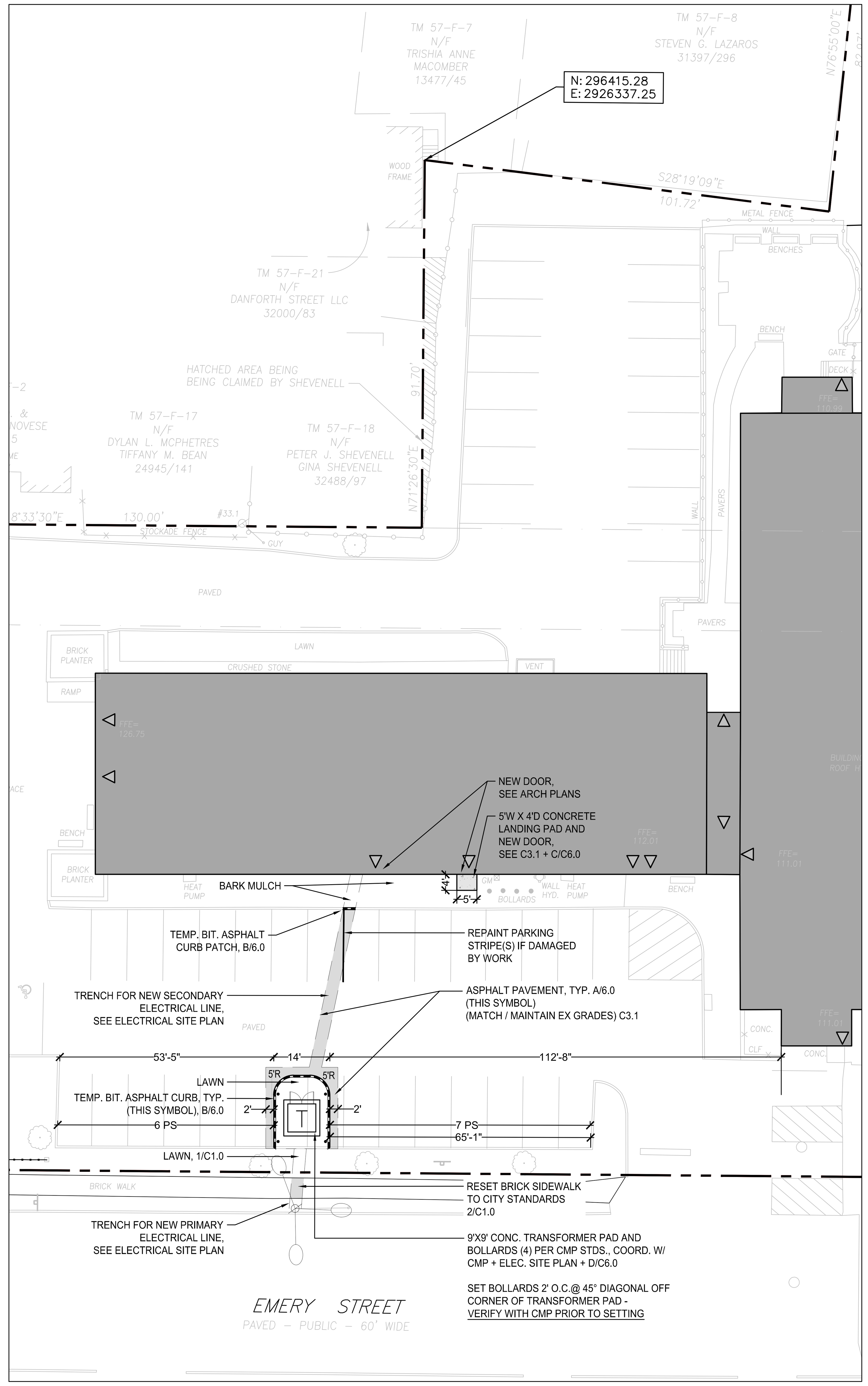
   APPLICANT: HARBOR TERRACE, LP, C/O PORTLAND HOUSING DEVELOPMENT CORP., 14 BAXTER BLVD., PORTLAND, ME 04101, (207) 773.4753
3. TAX MAP: MAP 57, BLOCK F, LOT 1
4. BOOK AND PAGE: CCRD BOOK 3198, PAGE 97
5. PROJECT ADDRESS: 284 DANFORTH STREET
6. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "ALTA / NSPS LAND TITLE SURVEY", HARBOR TERRACE, 284 DANFORTH STREET, PORTLAND, CUMBERLAND COUNTY, MAINE. MADE FOR RECORD PORTLAND HOUSING AUTHORITY, 14 BAXTER BLVD., PORTLAND, MAINE 04101. DATED AUGUST 26, 2019. PREPARED BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, ME 04105, TELEPHONE 207.774.0424
7. COORDINATES ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83. UTILIZING CITY CONTROL POINTS:

   T124-23-1193
N 296623.628
E 2925875.241
3'O/S MON @ NORTHERLY CORNER TAYLOR & EMERY

   L747-14-8
N 296728.522
E 2926447.275
3'O/S MON @ WESTERLY CORNER DANFORTH & MAY
8. BEARINGS ARE BASED ON MAGNETIC 1969 PER PLAN REFERENCE #1.
9. ELEVATIONS ARE BASED ON NGVD 1929. CITY BENCHMARK: M-MONUMENT AT THE SOUTHWESTERLY INTERSECTION OF DANFORTH & EMERY, HIGH CORNER ELEVATION=125.945, PER CITY LB 767 PG 4
10. ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
11. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
12. ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED.
13. STORAGE OR PARKING WILL NOT BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED.
14. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
15. ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
16. ALL SIGNAGE ON PUBLIC STREET SHALL BE TO CITY STANDARDS.
17. ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
18. ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
19. THE CONTRACTOR IS ADVISED THAT ANY UNFORESEEN SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF WORK SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ANY UNAUTHORIZED REMOVALS SHALL BE DONE SO AT NO EXTRA EXPENSE TO THE OWNER.
20. REFER TO THE CIVIL PLANS FOR ADDITIONAL SPECIFICS AND DETAILS.
21. THE CONTRACTOR SHALL PROVIDE AND SET UP NECESSARY ENVIRONMENTAL AND ENGINEERING CONTROLS TO CONTAIN POTENTIALLY HAZARDOUS DUSTS FROM IMPACTING THE PUBLIC, WORKERS AT THE SITE, OR OCCUPANTS OF ADJACENT PROPERTIES.
22. PROPERLY TRANSPORT AND DISPOSE OF ALL DEMOLITION DEBRIS IN ACCORDANCE WITH STATE OF MAINE AND FEDERAL GUIDELINES, AND PROVIDE DOCUMENTATION OF PROPER HANDLING, TRANSPORT, AND DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS TO THE ENGINEER FOLLOWING THE COMPLETION OF DEMOLITION ACTIVITIES.
23. IT IS THE INTENT OF THE CITY TO RECYCLE OR SALVAGE, TO GREATEST EXTENT PRACTICAL, THE DEMOLITION MATERIAL PRODUCED DURING THIS PROJECT. THE SELECTED CONTRACTOR SHALL SUBMIT A RECYCLING PLAN IDENTIFYING MATERIALS THAT THE CONTRACTOR WILL BE RECYCLING, AND THE OFF-SITE FACILITY THAT WILL BE ACCEPTING THE RECYCLED MATERIAL. THE RECYCLING PLAN SHALL INCLUDE A SCHEDULE OF ESTIMATED QUANTITIES OF MATERIALS AND DISPOSAL/RECYCLING MEANS.
24. ITEMS TO BE STOCKPILED AND REUSED FOR PROJECT: SIDEWALK BRICK
26. EX ITEMS TO BE PROTECTED INCLUDE:
    - PAVEMENT (UNLESS NOTED FOR REMOVAL)
    - UTILITY POLES WITHIN STREET R.O.W.
    - TREES
    - SITE UTILITIES + UTILITIES WITHIN THE STREET R.O.W.
    - BUILDING COMPONENTS
    - MECHANICAL EQUIPMENT (UNLESS NOTED FOR REMOVAL)



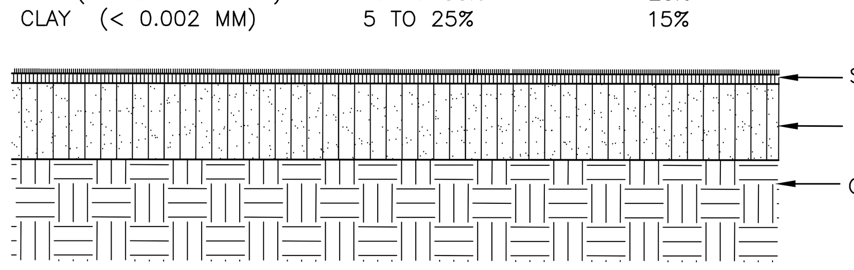
1 SITE PREP + DEMO PLAN
SCALE: AS SHOWN



2 SITE PLAN
SCALE: AS SHOWN

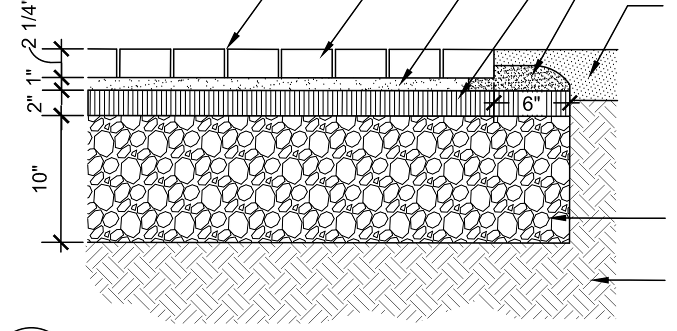
TOPSOIL: FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS GREATER THAN 1" IN ANY DIMENSION, PH RANGE 5.0–7.0 , AND SHALL CONTAIN NOT LESS THAN 6% ORGANIC MATTER BY WEIGHT. SANDY LOAM OR LOAM SOIL AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE, AND HAVE THE FOLLOWING MECHANICAL ANALYSIS:

TEXTURAL CLASS	% OF TOTAL WEIGHT	AVERAGE %
SAND (0.05– 2.0 MM)	45 TO 75%	60%
SILT (0.002– 0.05 MM)	15 TO 35%	25%
CLAY (< 0.002 MM)	5 TO 25%	15%



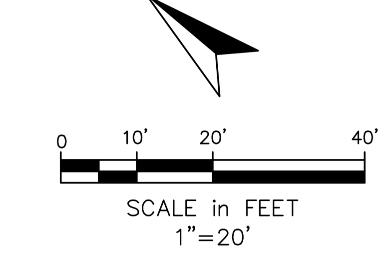
3 SEEDED LAWN (NEW)
SCALE:1"=1'-0"

BRICKS SHALL BE LAID IN RUNNING BOND PATTERN PER CITY STANDARD, SET PERPENDICULAR TO STREET WITH A SINGLE STRETCHER COURSE FRAME, TYP.



BRICKS SHALL BE PINE HALL PATHWAY PAVER BRICK; BY PINE HALL BRICK CO., MADISON, NC. DISTRIBUTED LOCALLY BY LACHANCE ITEM #193623

4 BRICK SIDEWALK PAVING (IN CITY R.O.W.)
SCALE:1"=1'-0"



CWS ARCHITECTURE + INTERIOR DESIGN
PLANNING + DESIGN CONSTRUCTION SERVICES

DESIGNER

LICENSED LANDSCAPE ARCHITECT – PATRICK J. CARROLL – NO. 127 – STATE OF MAINE

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
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PORTLAND, MAINE 04101
207.772.1552 V. F. 207.772.0712

OWNER

PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD.
PORTLAND, MAINE 04101

PROJECT

HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING

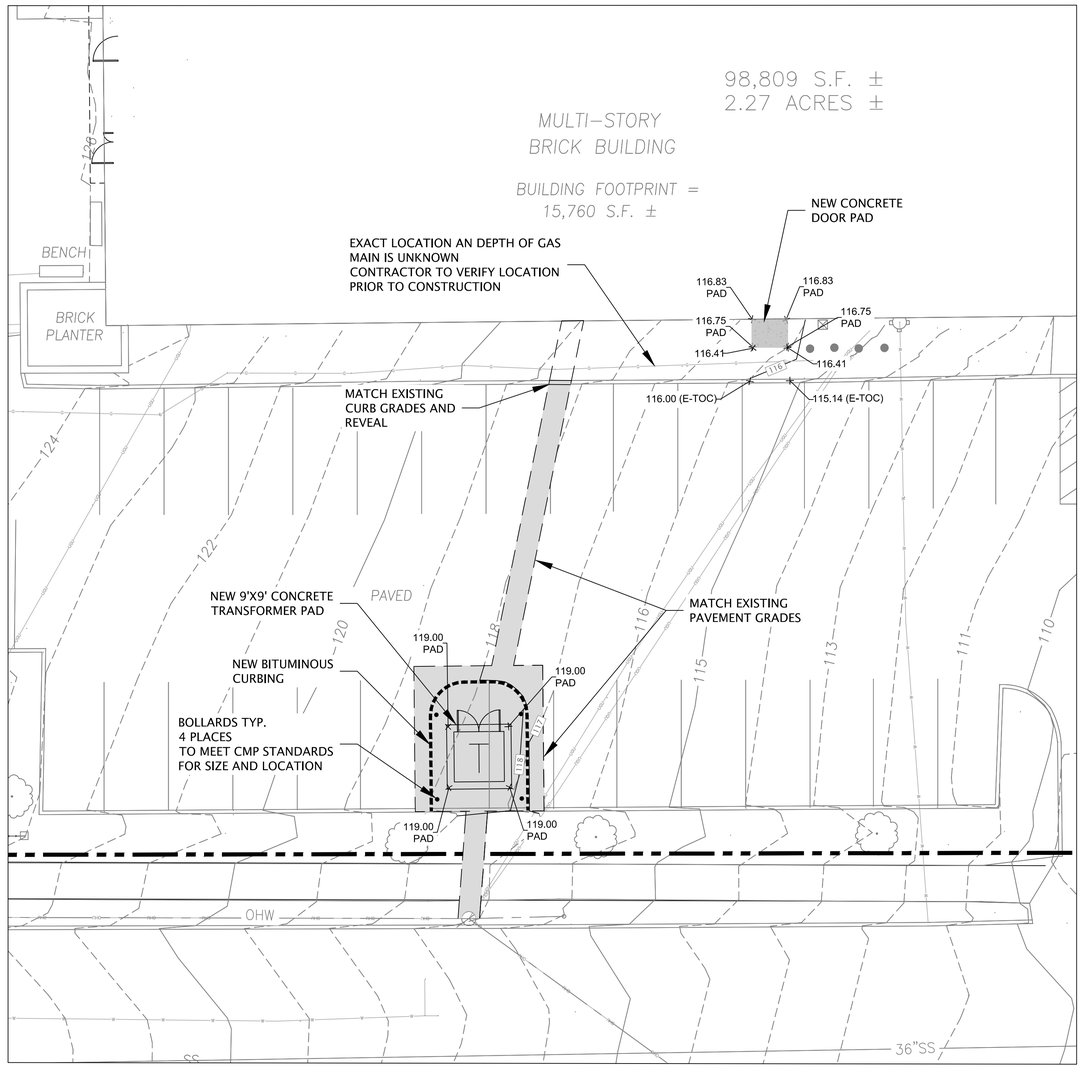
ELECTRICAL UPGRADE: SITE PLANS
CWS PROJECT NUMBER: 21037

REVISIONS

DRAWING NUMBER
C1.0

SCALE:
DATE: 08/23/2021

ISSUED FOR: CONSTRUCTION



SCALE

0 5 10 20

SCALE in FEET
1"=10'

PLAN REFERENCE:

THIS PLAN REFERENCES A PLAN BY OWEN HASKELL INCORPORATED TITLED: ALTA / NSPS LAND TITLE SURVEY HARBOR TERRACE 284 DANFORTH STREET PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR RECORD OWNER PORTLAND HOUSING AUTHORITY 14 BAXTER BOULEVARD, PORTLAND, MAINE. JOB NO. 2019-173 P, FIELD BOOK: FILE, DRAWN BY: TMK / JLW, SCALE: 1" = 20' DRWG. NO. 1, CHECKED BY: RRL, DATED AUGUST 26, 2019.

STATE OF MAINE
ANTHONY P. PANCIOCCO JR.
No. 10941
REGISTERED PROFESSIONAL ENGINEER
08/20/2021

NORTH

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PROJECT

HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING

SITE GRADING & DRAINAGE PLAN

CWS PROJECT NUMBER: 21037

REVISIONS

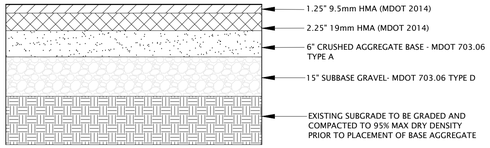
DRAWING NUMBER
C3.1

SCALE:

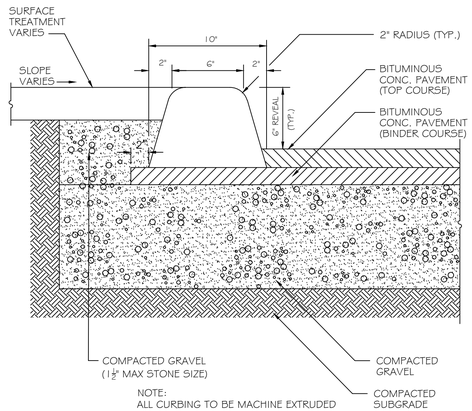
DATE: 08/23/2021

ISSUED FOR: CONSTRUCTION

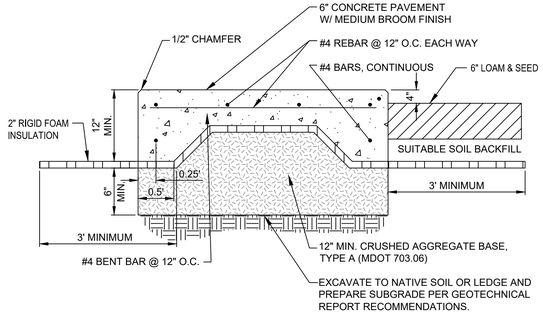
S:\19-022 PHA Harbor Terrace\Drawings\19-022 BASE electric



A NEW BITUMINOUS PAVEMENT DETAIL
N.T.S.

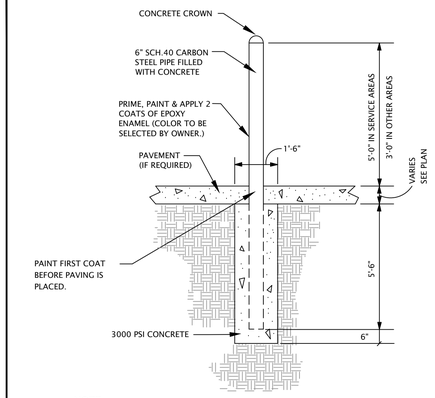


B BITUMINOUS CURB DETAIL
N.T.S.



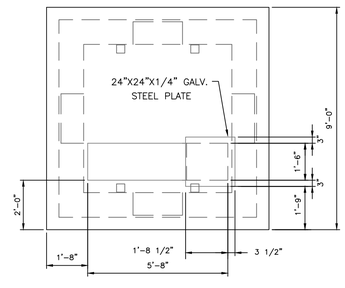
NOTE:
1.SEE PLAN FOR DIMENSIONS.
2. THE BOTTOM OF THE HAUNCH SHOULD BE A MINIMIMUN OF 12 INCHES BELOW FINISH GRADE. HAUNCH MAY REQUIRE EXTENDING DEEPER THAN 12 INCHES BASED ON EXISTING SITE GRADES

C CONCRETE PAD DETAIL
N.T.S.



NOTE:
1.BOLLARDS TO MEET CMP STANDARDS

D BOLLARD DETAIL
N.T.S.

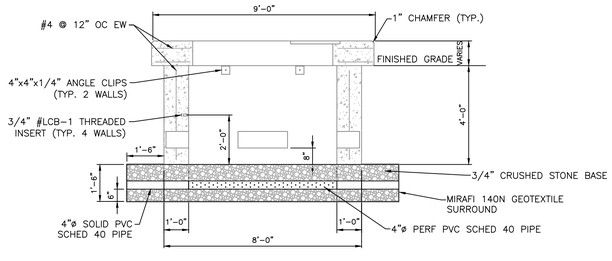


NOTES:

1. CONCRETE TO BE 4,000 PSI.

2. PAD TO BE IN ACCORDANCE WITH CMP SPECIFICATIONS.

3. PROVIDE ONE 8" X 12" KNOCKOUT AT EACH WALL, MIN, OR AS REQUIRED.



C 9' x 9 ' CMP TRANSFORMER PAD
N.T.S.

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PROJECT
HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING
SITE DETAILS
CWS PROJECT NUMBER: 21037

REVISIONS

STATE OF MAINE
ANTHONY P. PANCIOCCO JR.
No. 10941
REGISTERED PROFESSIONAL ENGINEER
08/20/2021

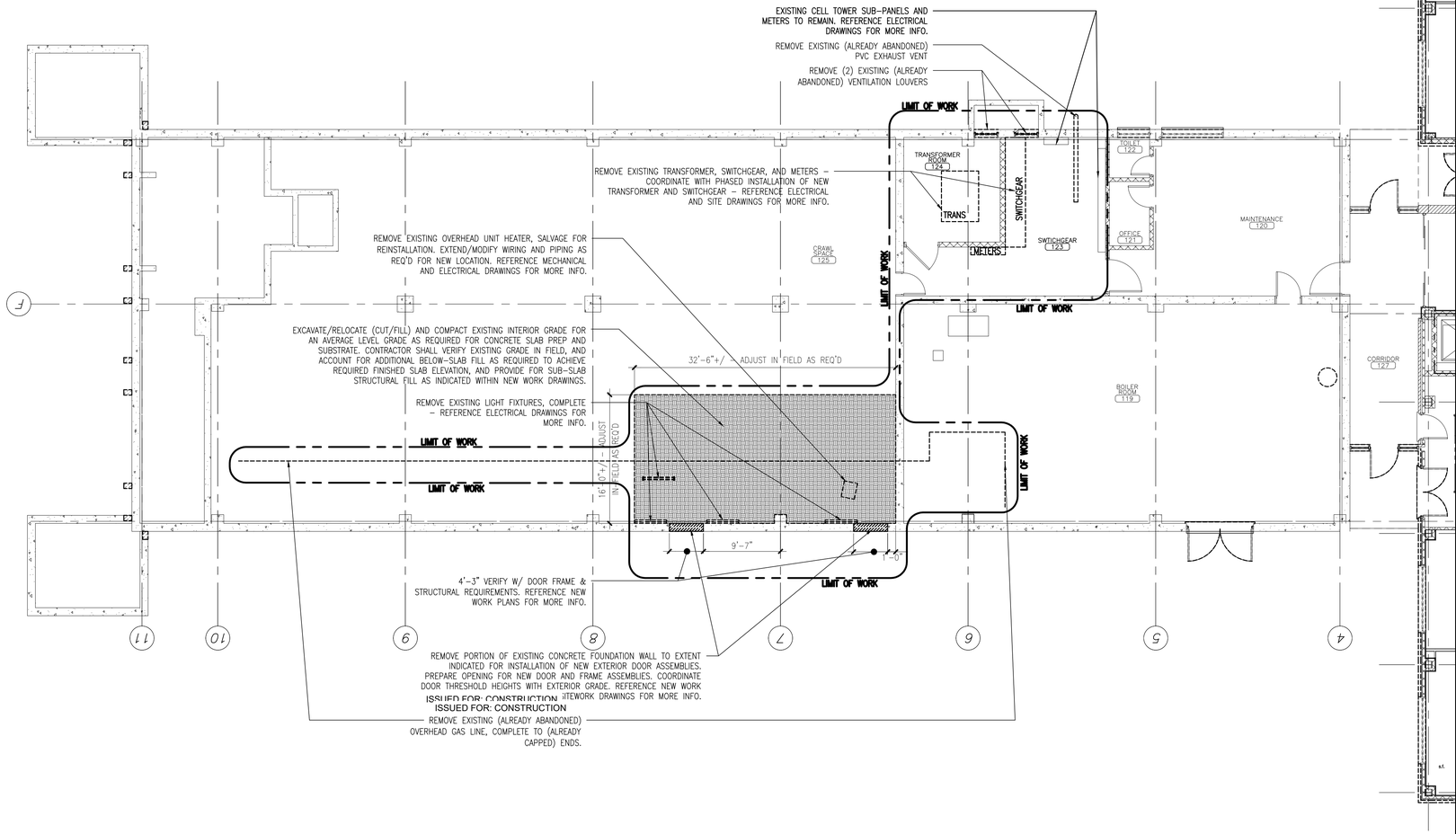
DRAWING NUMBER
C6.0

SCALE:

DATE: 08/23/2021

ISSUED FOR: CONSTRUCTION

S:\19-022 PHA Harbor Terrace\Drawings\19-022 BASE electric



REFERENCE SHEET A5.01 FOR STEEL SUPPORT AT NEW PENETRATIONS THROUGH EXISTING CONCRETE FOUNDATION WALL.

1. COORDINATE ALL REMOVALS WORK WITH ALL TRADES PRIOR TO COMMENCING ANY WORK.
2. CONTRACTOR IS TO COORDINATE SALVAGE OF EXISTING BUILDING COMPONENTS WITH BUILDING OWNER PRIOR TO COMMENCING ANY WORK.
3. SAFELY STORE ALL ITEMS INDICATED TO BE SALVAGED AND REINSTALLED. REPLACE ANY DAMAGED ITEMS OR COMPONENTS AS REQUIRED.
4. PATCH AND REPAIR ALL ADJACENT SURFACES TO REMAIN WHICH ARE DAMAGED DURING THE REMOVALS PROCESS.
5. 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.
6. 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.
7. REFERENCE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL REMOVALS RELATED TO THE BUILDINGS UTILITIES, CLIMATE CONTROL EQUIPMENT, AND OTHER RELATED ITEMS.
8. 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.
9. 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.
10. 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.

PROJECT NORTH
PLAN

A5 OVERALL SELECTIVE REMOVALS PLAN
REFERENCED FROM: CP SCALE: 1/8"=1'-0"

F5 GENERAL REMOVALS NOTES
REFERENCED FROM: AD1.01

CWS ARCHITECTURE + INTERIOR DESIGN
PLANNING + DESIGN CONSTRUCTION SERVICES

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PROJECT
HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

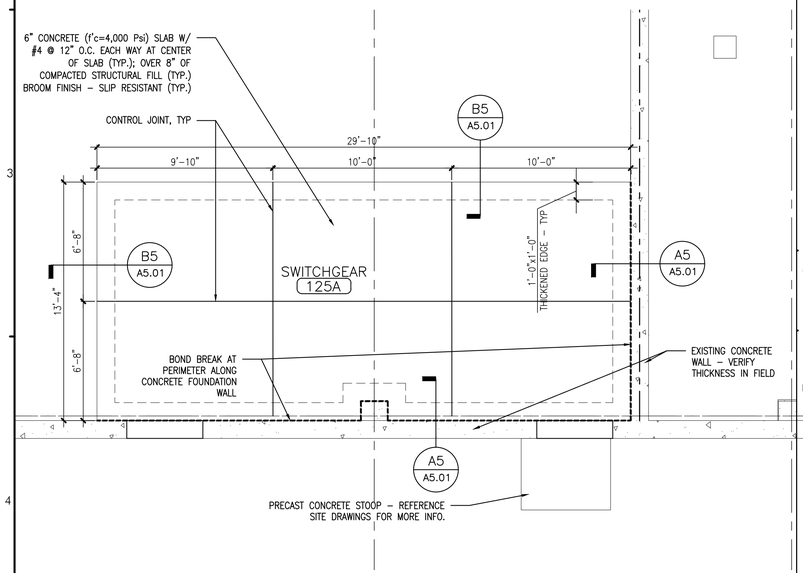
DRAWING
REMOVALS PLAN
CWS PROJECT NUMBER: 21037

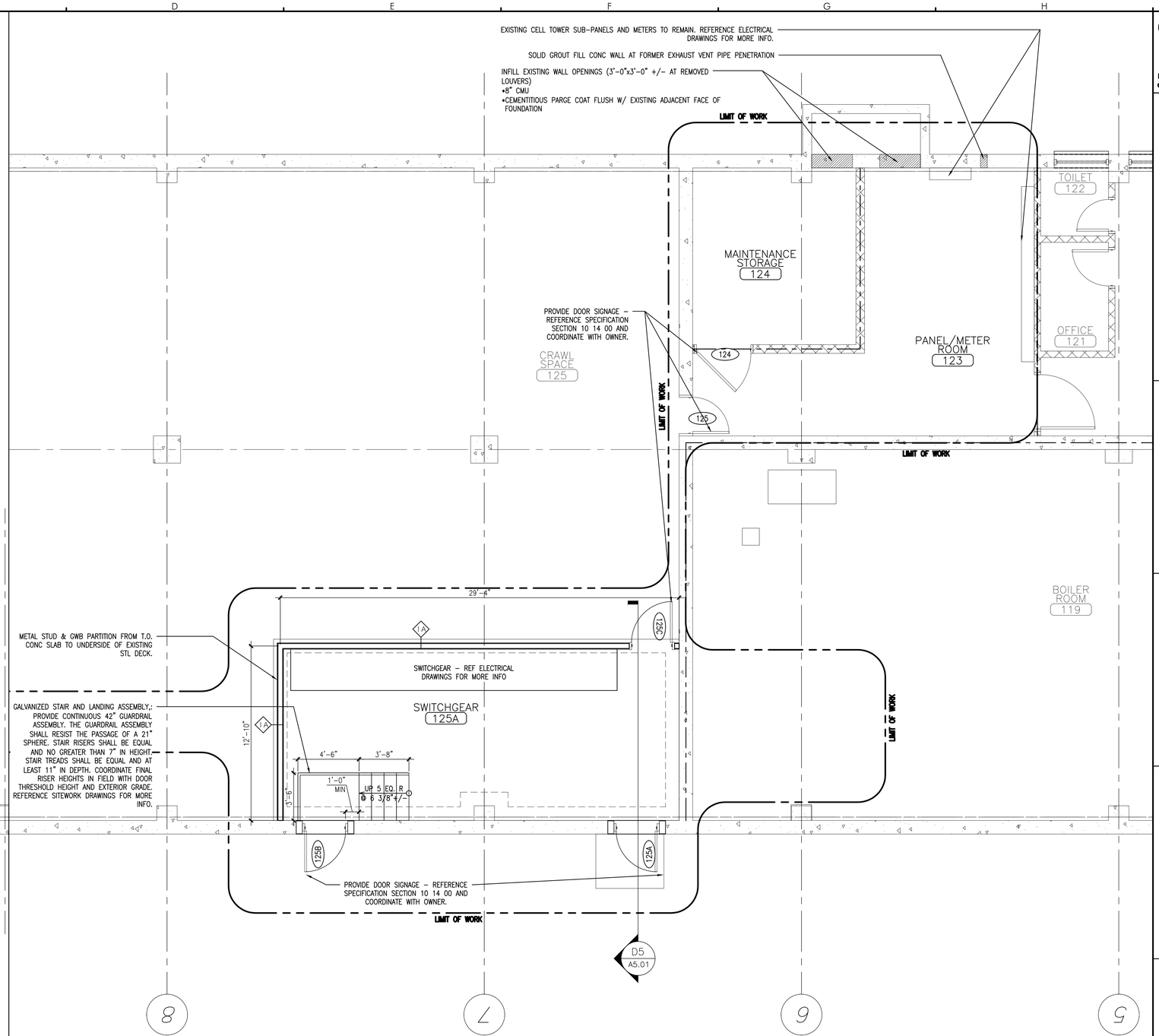
REVISIONS

DRAWING NUMBER
AD1.01
SCALE: AS NOTED
DATE: 09/07/2021

ISSUED FOR: CONSTRUCTION

W:\2019 Design Projects\13074 PHA RAD-Harbor Terrace\1-Drawings\21037 Elec Room Dwgs\A1 Series





REFERENCE SHEET A5.01 FOR CONCRETE DETAILS BY L&L STRUCTURAL ENGINEERING.

REFERENCE SHEET A9.00 FOR FINISH SCHEDULE AND LEGEND

A5 SLAB PLAN
REFERENCED FROM: CP SCALE: 1/4"=1'-0"

C5 FLOOR PLAN
REFERENCED FROM: CP SCALE: 1/4"=1'-0"

PROJECT NORTH
PLAN

CWS ARCHITECTURE + INTERIOR DESIGN
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PROJECT
HARBOR TERRACE ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING
NEW WORK PLANS
CWS PROJECT NUMBER: 21037

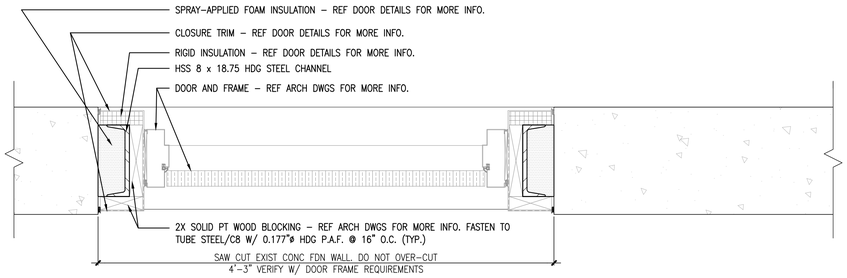
REVISIONS

DRAWING NUMBER
A1.01

SCALE: AS NOTED
DATE: 09/07/2021

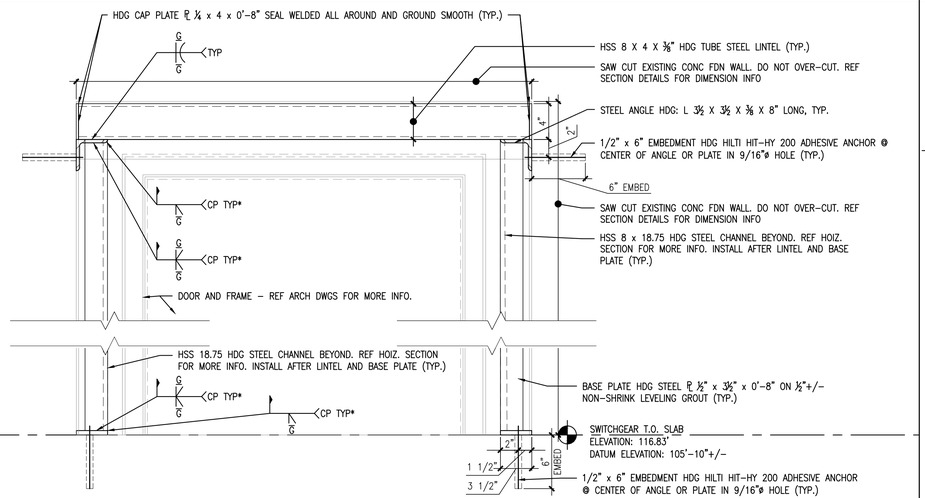
ISSUED FOR: CONSTRUCTION

M:\2019 Design Projects\19014 PHA RAD-Harbor Terrace\1-Drawings\21037 Elec. Room Dwg\A1 Series



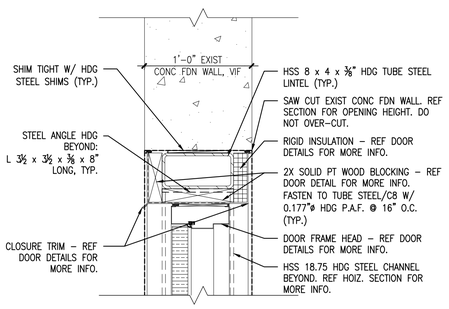
A2 STRUCT LINTEL SUPPORT PLAN DETAIL

REFERENCED FROM: A5.01 SCALE: 1 1/2"=1'-0"



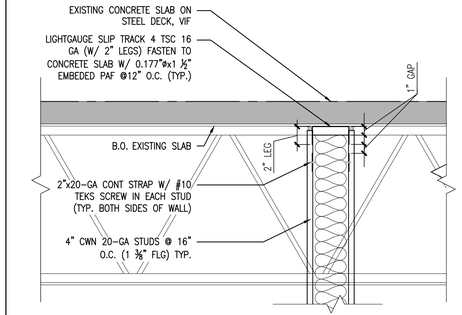
A3 STRUCT LINTEL SUPPORT ELEVATION DETAIL

REFERENCED FROM: A5.01 SCALE: 1 1/2"=1'-0"



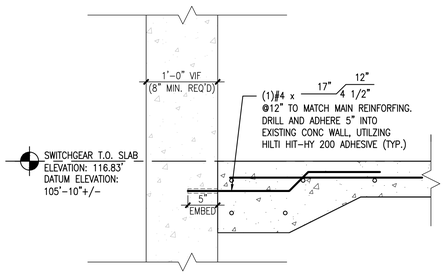
A4 STRUCT STEEL LINTEL DETAIL

REFERENCED FROM: A5.01 SCALE: 1 1/2"=1'-0"



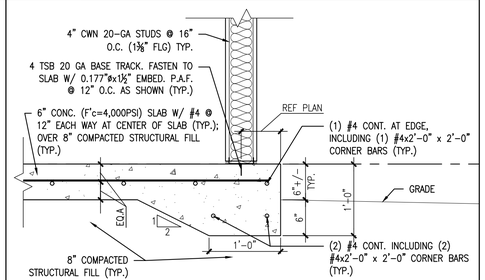
B4 STRUCT T.O. WALL DETAIL

REFERENCED FROM: A5.01 SCALE: 1 1/2"=1'-0"



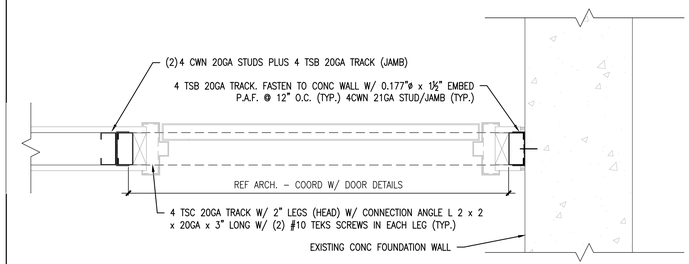
A5 STRUCT SLAB EDGE/CONC FDN WALL INTERSECT DETAIL

REFERENCED FROM: A5.01, A1.01 SCALE: 1"=1'-0"



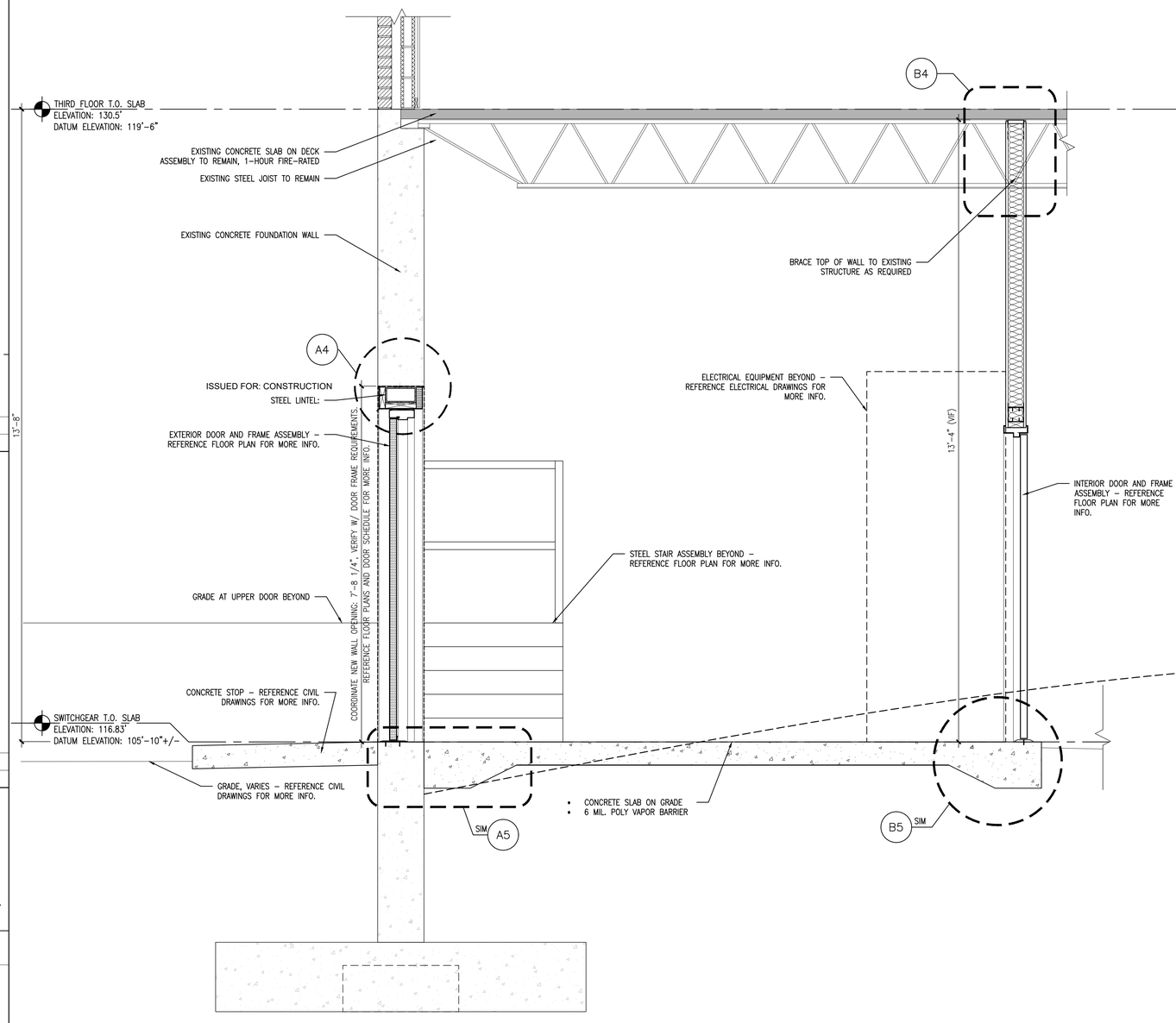
B5 STRUCT B.O. WALL & SLAB EDGE DETAIL

REFERENCED FROM: A5.01, A1.01 SCALE: 1"=1'-0"



D2 STRUCT CFMF DOOR FRAMING DETAIL

REFERENCED FROM: A5.01, A1.01 SCALE: 1 1/2"=1'-0"



D5 SECTION

REFERENCED FROM: SCALE: 3/4"=1'-0"

CWS ARCHITECTURE + INTERIOR DESIGN
PLANNING + DESIGN CONSTRUCTION SERVICES

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PORTLAND, MAINE 04101

PROJECT
HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING
SECTION AND DETAILS (STRUCTURAL DETAILS BY L&L STRUCTURAL ENGINEERING)
CWS PROJECT NUMBER: 21037

REVISIONS

DRAWING NUMBER
A5.01

SCALE: AS NOTED
DATE: 09/07/2021

ISSUED FOR: CONSTRUCTION

©2019 Design Projects\19014 PHA NID-Harbor Terrace\21-Drawings\21037 Elec Room Dwg\A5 Series

Harbor Terrace 8/12/2021

DOOR AND FRAME SCHEDULE

		Inches			Door Panel (Re: Plans)		Door Frame (Re: Plans)		Hardware			
No.	**Location**	**W**	**H**	**T**	**Type**	**Material**	**Type**	**Material / Casing**	**Hardware Set Type**	**Accessories**	**Label**	**Remarks**
124	Maintenance Storage to Panel/Meter Room	ETR	ETR	ETR	ETR	HM	ETR	HM	STORAGE	ETR	45 min	1
125	Panel/Meter Room to Crawl Space	ETR	ETR	ETR	ETR	HM	ETR	HM	STORAGE	ETR		1
125A	Switchgear to Exterior	36	84	1 3/4	F2	Insulated Hollow Metal	2	HM	PANIC	Closer, kickplate, sweep, door edge sealing system		
125B	Switchgear to Exterior	36	84	1 3/4	F2	Insulated Hollow Metal	2	HM	PANIC	Closer, kickplate, sweep, door edge sealing system		
125C	Switchgear to Crawl Space	36	84	1 3/4	F1	HM	1	HM	STORAGE	Closer, kickplate		

Door and Frame Abbreviations

HM	Hollow Metal	Provide: Paint Finished Hollow Metal Frame, color TBD
ETR	Existing to remain	

Remarks

1) Existing door and frame, new hardware as indicated

Harbor Terrace 8/12/2021

DOOR HARDWARE SCHEDULE

Item/function	Manufacturer	Model No.	Finish	Remarks
Panic	Von Duprin	98-L-NL	Satin Nickle 626	Rim Exit - Storage function with lever at pull side
Storage	Schlage	ND80PD-F86, Rhodes Lever	Satin Nickle 619	
Closer	Dorma	8900		Heavy Duty, ADA-compliant
Threshold 1 - Exterior doors	Pemko	273x4 FG & 273x3	Alum	ADA-compliant - maximum 1/4" height; Ref. drawing A8.01
Threshold 2	Pemko	156	Alum	ADA-compliant - maximum 5/8" height
Hinges	Hager	Full mortise		Provide ball bearing hinges at doors with closers.
Kickplate	Ives	8400	Stainless Steel	34" x 30"
Door edge sealing system	National Guard	5050	Gray	Provide at all exterior door and unt entry door

Notes

1) Provide keying coordinated with existing master key system. Provide construction keying system. Consult with Owner for instructions on keying. Provide key removable core at all hardware with locking function.

2) Products of one or more manufacturers are listed to establish quality and performance characteristics. Products of other manufacturers may be accepted subject to review by Architect.

Acceptable Manufacturers	
Locksets:	Schlage, Sargent, Corbin
Closers:	Sargent, Dorma, LCN, Norton, Rixson
Hinges:	Hager, Stanley
Thresholds:	National Guard Products, Pemko, Reese, Zero
Accessories:	Ives, Rockwood, Hiawatha

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PROJECT
HARBOR TERRACE ELECTRICAL UPGRADE
284 DANFORTH STREET PORTLAND, MAINE

DRAWING
DOOR AND FRAME SCHEDULE, DOOR HARDWARE SCHEDULE
CWS PROJECT NUMBER: 21037

REVISIONS

DRAWING NUMBER
A8.00

SCALE: AS NOTED
DATE: 08/30/2021

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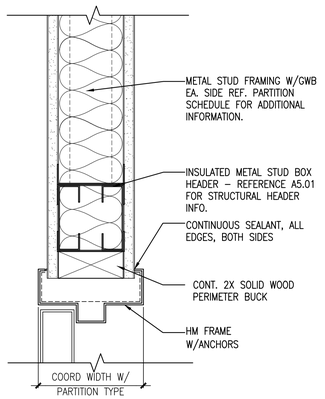
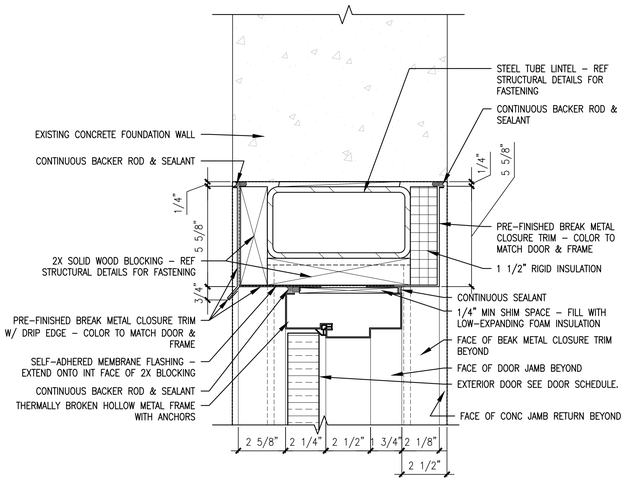


A2 DOOR HEAD DETAIL AT INTERIOR DOORS

REFERENCED FROM: A8.01 SCALE: 3" = 1'-0"

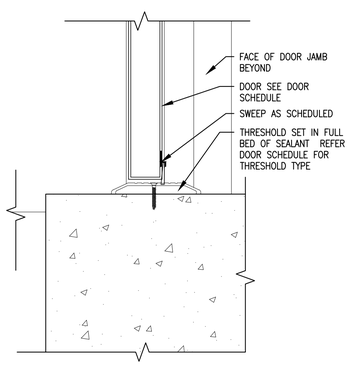


B2 DOOR HEAD DETAIL AT EXTERIOR DOORS

REFERENCED FROM: A8.01 SCALE: 3" = 1'-0"

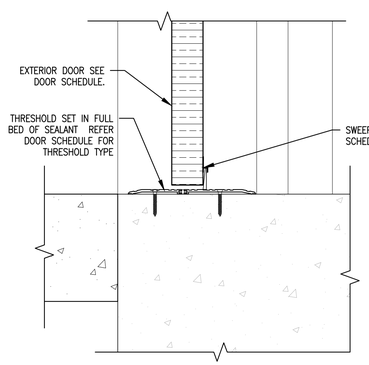
A3 DOOR JAMB DETAIL AT INTERIOR DOORS

REFERENCED FROM: A8.01 SCALE: 3" = 1'-0"



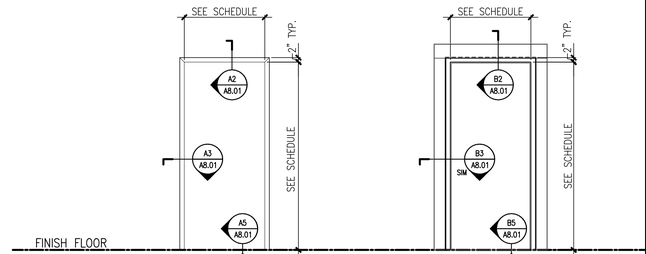
A5 THRESHOLD DETAIL AT INTERIOR DOORS

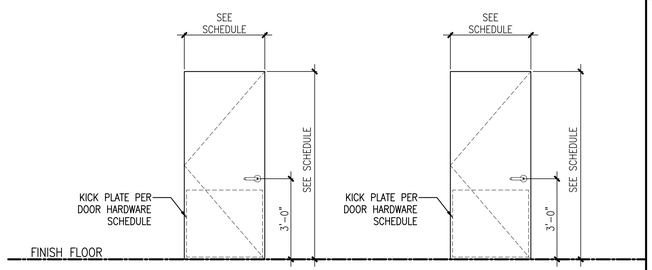
REFERENCED FROM: A8.01 SCALE: 3" = 1'-0"



B5 THRESHOLD DETAIL AT EXTERIOR DOORS

REFERENCED FROM: A8.01 SCALE: 3" = 1'-0"





F5 DOOR AND FRAME ELEVATIONS

REFERENCED FROM: A8.01 SCALE: 3/8" = 1'-0"

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HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING
DOOR AND FRAME ELEVATIONS AND DETAILS
CWS PROJECT NUMBER: 21037

REVISIONS

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A8.01

SCALE: AS NOTED
DATE: 08/30/2021

ISSUED FOR: CONSTRUCTION

W:\2019 Design Projects\19014 PHA RAD-Harbor Terrace\21-Drawings\21037 Elec. Room Dwgs\A8.0 Series - Doors

ROOM FINISH SCHEDULE

ROOM		FLOOR	MISC	WALLS (GENERAL NOTE 1)						DOORS		REMARKS
NO	NAME	MATERIAL	MATERIAL	NORTH	EAST	SOUTH	WEST	HORIZONTAL SURFACES	WINDOW SILLS	DOOR FRAME	DOOR LEAF	
125	CRAWL SPACE	–	–	–	–	–	–	–	–	P1	P1	(3)
124	MAINTENANCE STORAGE	SC	–	P3	P3	P3	P3	–	–	P1	P1	(2) (3)
125A	SWITCHGEAR	SC	–	P2	–	–	P2	–	–	P1	P1	(1)

FINISH LEGEND

CODE	MATERIAL	MANUFACTURER	PRODUCT, STYLE AND COLOR	FINISH	REMARKS / NOTES
SC	SEALED CONCRETE	–	–	–	–
P1	EPOXY PAINT	SHERWIN WILLIAMS	COLOR: SW7043 WORLDLY GRAY	EGGSHELL	EXTERIOR DOOR AND FRAME PAINT
P2	LATEX PAINT	SHERWIN WILLIAMS	COLOR: SW7009 PEARLY WHITE	EGGSHELL	GWB WALL PAINT
P3	EPOXY PAINT	SHERWIN WILLIAMS	COLOR: SW7009 PEARLY WHITE	EGGSHELL	CMU & CONCRETE WALL PAINT

PAINT SCHEDULE

SURFACE	FINISH	SYSTEM	PRODUCT	COATS
CONCRETE MASONRY UNITS	MEDIUM	PRIMER	S-W PREPRITE BLOCK FILLER B25W25	1
	EGGSHELL	FINISH	S-W PRO INDUSTRIAL PRE CATAYLZED EPOXY EG-SHEL K46-150	2
CONCRETE	SATIN	PRIMER	S-W LOXON CONCRETE & MASONRY PRIMER A24	1
		FINISH	S-W SUPERPAINT EXTERIOR ACRYLIC LATEX A89 SERIES	2

GENERAL NOTES:

1. WALL FINISHES BASED ON PLAN NORTH OF FLOOR FINISHES PLAN, NORTH BEING TOP OF FINISHES FLOOR PLAN PAGE.
2. PROVIDE SLAB TESTING PER ASTM 2170 PRIOR TO FLOOR FINISH INSTALLATION.
3. REFERENCE COLOR SELECTION SCHEDULE FOR MATERIAL ABBREVIATIONS.
4. PREPARE EXISTING HOLLOW METAL DOORS AND FRAMES FOR NEW PAINT FINISH PER MANUFACTURERS RECOMMENDATIONS.
4. PREPARE EXISTING CONCRETE AND CMU WALLS FOR NEW PAINT FINISH PER MANUFACTURERS RECOMMENDATIONS.

REMARKS:

(1) PROVIDE CONTINUOUS BEAD OF SILICONE SEALANT AT BASE AND CONCRETE FLOOR

(2) PREPARE EXISTING SLAB ON GRADE FOR CONCRETE SEALING SYSTEM PER MANUFACTURERS RECOMMENDATIONS.

(3) EXISTING DOOR AND FRAME TO BE PAINTED

A5 INTERIOR FINISH LEGEND
REFERENCED FROM: SCALE: N/A

G5 GENERAL NOTES AND REMARKS
REFERENCED FROM: SCALE: N/A

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ELECTRICAL UPGRADE
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PORTLAND, MAINE

DRAWING
FINISH LEGEND, PAINT SCHEDULE AND ROOM FINISH SCHEDULE
CWS PROJECT NUMBER: 21037

REVISIONS

DRAWING NUMBER
A9.00

SCALE: NA
DATE: 09/07/2021

ISSUED FOR: CONSTRUCTION

W:\2019 Design Projects\19014 PHA RAD-Harbor Terrace\11-Drawings\21037 Elec. Room Dwgs\A9.00

GENERAL NOTES- SITE ELECTRICAL

1. THE COMPLETE INSTALLATION SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES, INCLUDED BUT NOT LIMITED TO APPROVED EDITIONS OF THE FOLLOWING: NATIONAL ELECTRICAL SAFETY CODE (ANSI C2)- NATIONAL ELECTRICAL CODE (NFPA 70)- OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL AMENDMENTS THERETO. NOTHING CONTAINED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSTRUED TO CONFLICT WITH THESE LAWS, CODES, AND ORDINANCES, AND THEY ARE THEREBY INCLUDED IN THESE SPECIFICATIONS. OBTAIN PERMITS AND REQUEST INSPECTIONS FROM ALL AUTHORITIES HAVING JURISDICTION. COMPLY WITH ALL POWER, TELEPHONE, CABLE TELEVISION PROVIDER REGULATIONS AND STANDARDS.

2. ELECTRICAL UTILITY SHALL PROVIDE ALL ASSOCIATED OVERHEAD AND UNDERGROUND PRIMARY WIRING, PRIMARY TERMINATIONS, TRANSFORMERS, AND CONNECTIONS TO EXISTING OVERHEAD LINES. CONTRACTOR SHALL PROVIDE UNDERGROUND CONDUIT.

3. PROVIDE UNDERGROUND ELECTRICAL WARNING TAPE: 6" WIDE PLASTIC TAPE, COLORED RED WITH SUITABLE LEGEND DESCRIBING BURIED ELECTRICAL LINES FOR ALL UNDERGROUND CONDUITS. LOCATE 6 INCHES BELOW FINISHED GRADE.

4. REFER TO CIVIL DRAWINGS FOR EXCAVATION AND BACKFILL OF ALL UNDERGROUND WORK.

5. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. CONTRACTORS SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATIONS.

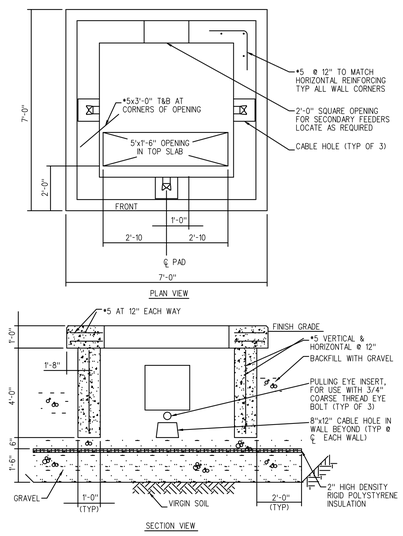
6. FINAL LOCATION OF NEW UTILITIES MAY VARY FROM PLANS PENDING UTILITY COMPANY FIELD COORDINATION.

7. UNDERGROUND CONDUIT SHALL BE SCHED 40 PVC, ABOVE GRADE CONDUIT SHALL BE RGS. ALL CONDUIT SWEEPS SHALL BE RGS LONG SWEEPS.

8. PROVIDE EXPANSION FITTINGS FOR ALL UNDERGROUND CONDUIT CONNECTED TO FIXED ABOVE GROUND STRUCTURES.

9. PROVIDE A LISTED INTERSYSTEM BONDING TERMINAL AT THE SERVICE ENTRANCE. INSTALL IN ACCORDANCE WITH NFPA 70,250.94

10. REFER TO ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.



TRANSFORMER PAD

SCALE: NONE

NOTES:

1. PLACE CONCRETE PAD ON GRAVEL AND PROVIDE ADEQUATE DRAINAGE AWAY FROM PAD. REINFORCE AS SHOWN.

2. "FRONT" DENOTES THE SIDE ON WHICH THE TRANSFORMER ACESS DOORS ARE LOCATED. THE PAD MUST BE INSTALLED SO THAT THE FROUNT IS READILY ACCESSIBLE.

3. PROVIDE 8" X 12" CONDUIT HOLES AS REQUIRED. LINE UP WITH TRENCHES. HOLES MAY EXTEND TO BOTTOM OF WALLS.

4. COORDINATE PAD DIMENSIONS WITH TRANSFORMER MANUFACTURERS RECOMMENDATIONS.

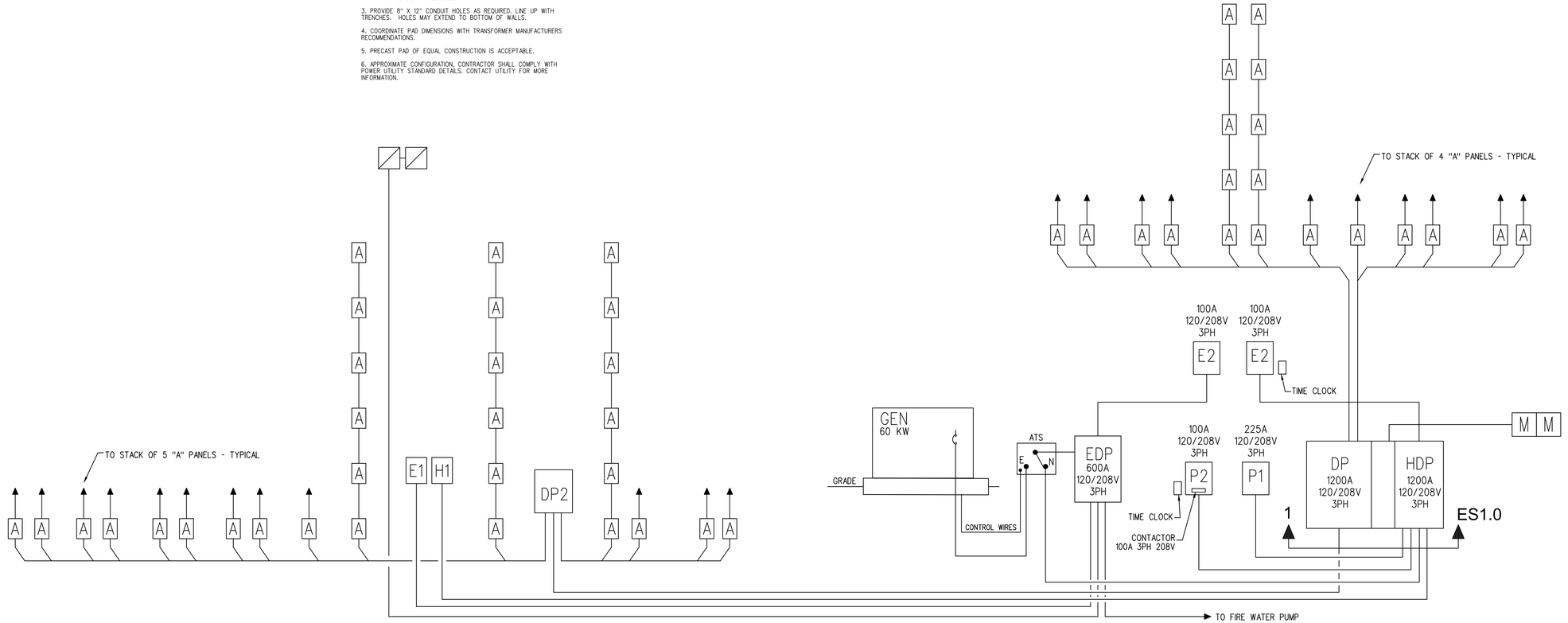
5. PRECAST PAD OF EQUAL CONSTRUCTION IS ACCEPTABLE.

6. APPROXIMATE CONFIGURATION, CONTRACTOR SHALL COMPLY WITH POWER UTILITY STANDARD DETAILS. CONTACT UTILITY FOR MORE INFORMATION.

DP		HDP
175A 175A 175A 175A 175A 175A 800A	1200A 120/208V 3PH	P2 H1 100A 100A P1 H2 200A 200A FIRE PUMP GEN 200A 200A
CT	1200A 120/208V 3PH	CT

1 ES1.0 EXISTING SWITCHBOARD ELEVATION

SCALE: NONE



2 ES1.0 EXISTING ONE LINE DIAGRAM

SCALE: NONE

PROJECT NORTH

PLAN

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HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING

ELECTRICAL NOTES, DETAILS AND EXISTING ONE LINE DIAGRAM AND SWITCHBOARD ELEVATION
CWS PROJECT NUMBER: 21037

REVISIONS

DRAWING NUMBER
ES0.0

SCALE:

DATE: 08/23/2021

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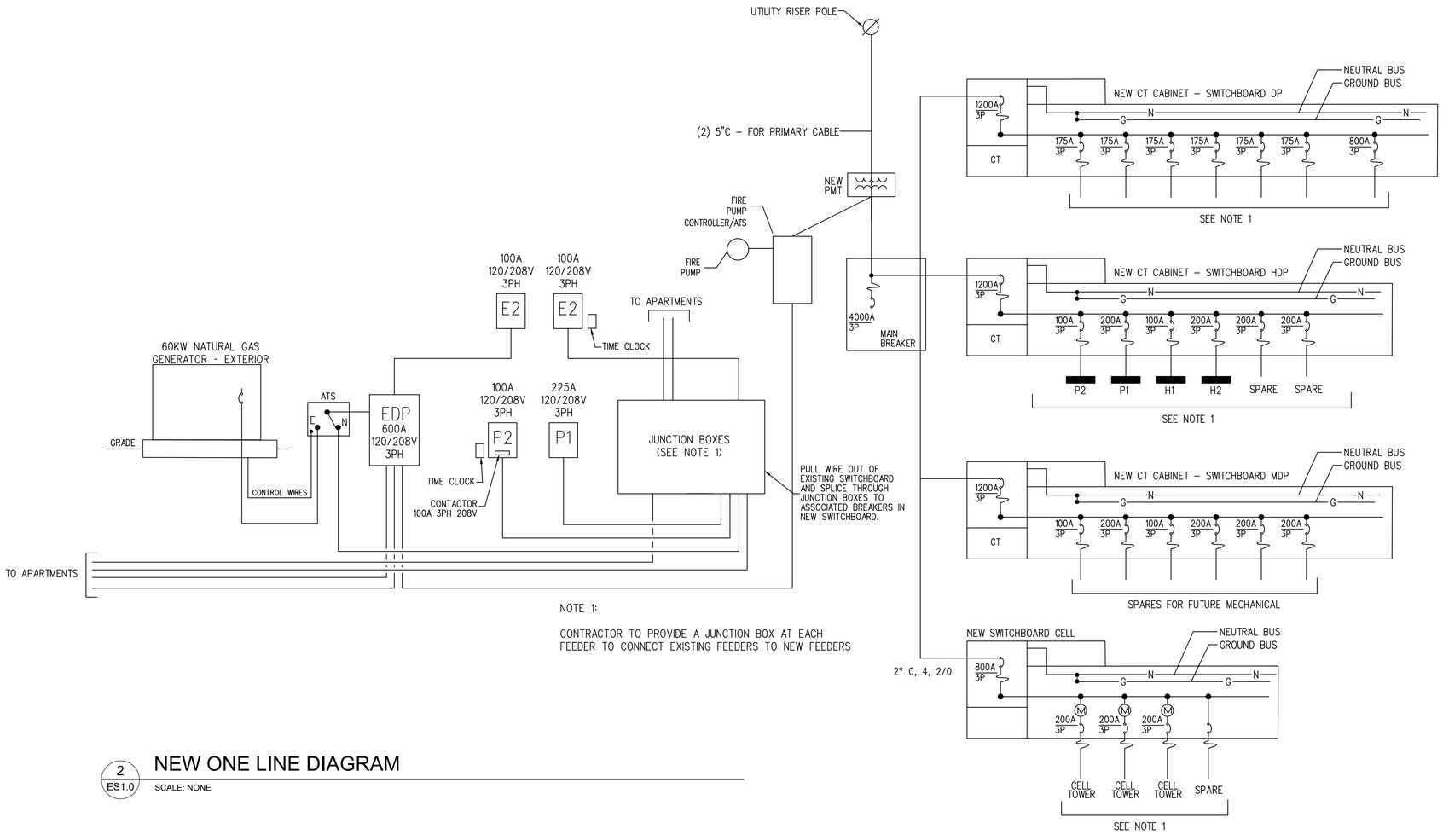
N:\ARDS to ARR Jobs\ARDS PHA Harbor Terrace Revit\Elec Upgrade\Drawings\ES0

	DP	HDP	MDP		
	NEW 1200A 120/208V 3PH	NEW 1200A 120/208V 3PH	NEW 1200A 120/208V 3PH		(M) 200A CELL TOWER *1
4000A 120/208V 3PH MAIN BREAKER	PANEL SECTION	PANEL SECTION	PANEL SECTION	800A 120/208V 3PH MAIN BREAKER	(M) 200A CELL TOWER *2
					(M) 200A CELL TOWER *3
	CT	CT	CT		SPARE

1 ES1.0

NEW SWITCHBOARD ELEVATION

SCALE: NONE



2 ES1.0

NEW ONE LINE DIAGRAM

SCALE: NONE

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PROJECT

HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING

NEW ONE LINE DIAGRAM AND SWITCHBOARD ELEVATION

CWS PROJECT NUMBER: 21037

REVISIONS

PROJECT NORTH

PLAN

DRAWING NUMBER
ES0.1

SCALE:

DATE: 08/23/2021

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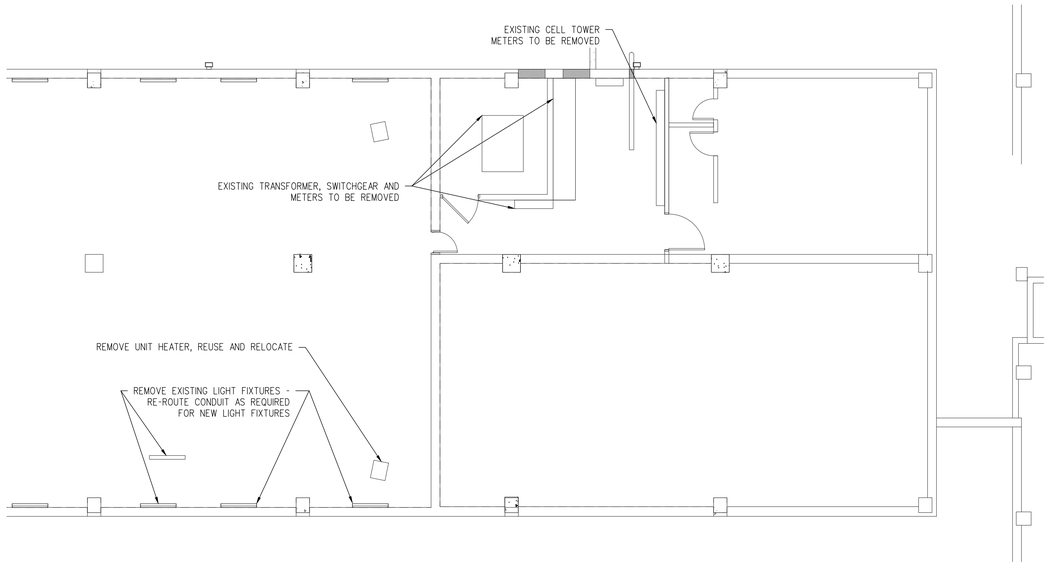
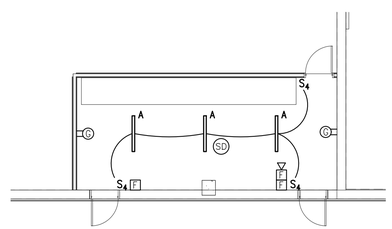
10. REFER TO ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.

SYMBOL LEGEND

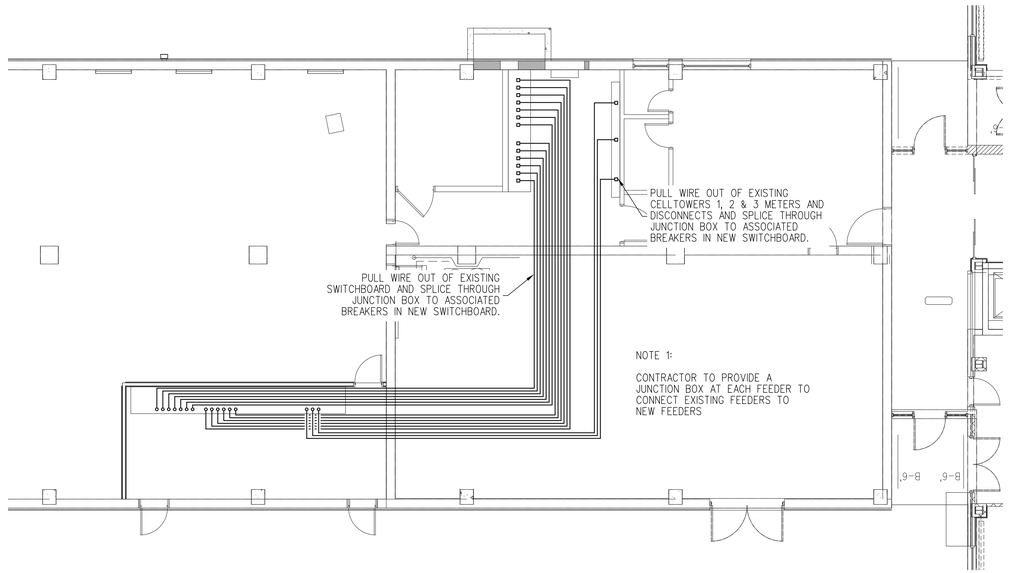
- S_3S_4 — SINGLE POLE SWITCH, 120V, 20A, SPEC GRADE, GROUNDING TYPE, MOUNT 48" AFF, 3=3-WAY, 4=4-WAY,
- GFI — GROUND FAULT DUPLEX RECEPTACLE 20A, 125V, TAMPER PROOF WITH MATCHING PLATE FURNISHED W/ OUTLET. FLUSH MOUNTED 45" AFF EXCEPT AS NOTED.
- 30 MH CL FA — FIRE ALARM AUDIO/VISUAL, MOUNT 6'-8"AFF, NUMBER DENOTES CANDELA RATING. "MH" DENOTES MINIHORN, "CL" DENOTED CEILING MOUNTED. NO DESIGNATION EQUALS 15cd
- F — FIRE ALARM PULL STATION, MOUNT 48"AFF
- A — SUFRACE MOUNT 4' LED STRIPLIGHT FIXTURE. COLUMBIA LIGHTING: LCL4-35ML-EU



1 ES1.0 **ELECTRICAL DEMO**
SCALE: 1/8" = 1'-0"



3 ES1.0 **ELECTRICAL FLOOR PLAN - NEW**
SCALE: 1/8" = 1'-0"



2 ES1.0 **ELECTRICAL - NEW FEEDER ROUTING**
SCALE: 1/8" = 1'-0"

PROJECT NORTH

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PROJECT

HARBOR TERRACE ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING

ENLARGED PLANS
CWS PROJECT NUMBER: 21037

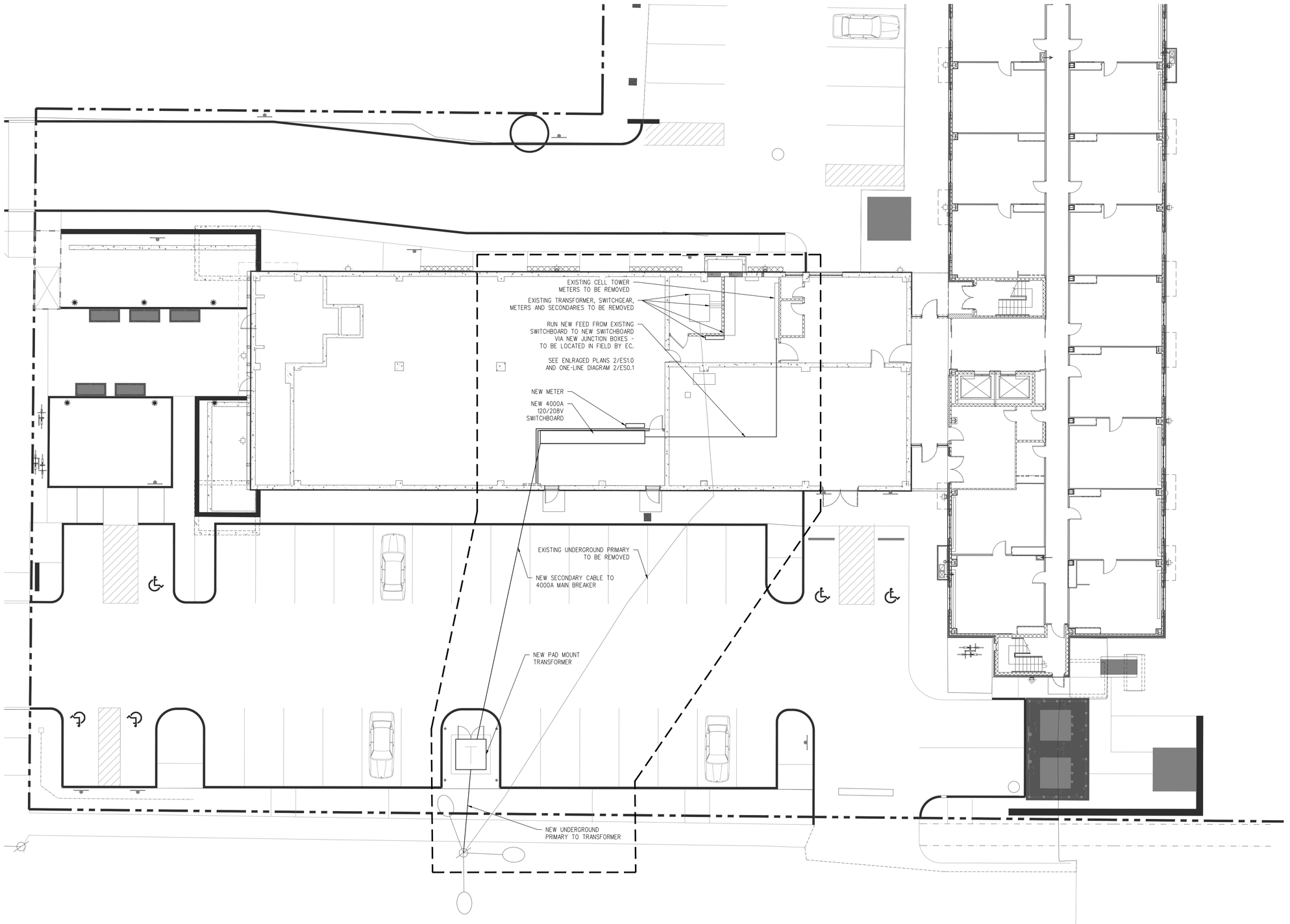
REVISIONS

DRAWING NUMBER
ES1.0

SCALE:

DATE: 08/23/2021

ISSUED FOR: CONSTRUCTION



1 ES1.1 ELECTRICAL SITE PLAN

SCALE: 3/32" = 1'-0"

PROJECT NORTH

PLAN

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PROJECT

HARBOR TERRACE
ELECTRICAL UPGRADE
284 DANFORTH STREET
PORTLAND, MAINE

DRAWING

ELECTRICAL SITE PLAN

CWS PROJECT NUMBER: 21037

REVISIONS

DRAWING NUMBER
ES1.1

SCALE:

DATE: 08/23/2021

ISSUED FOR: CONSTRUCTION