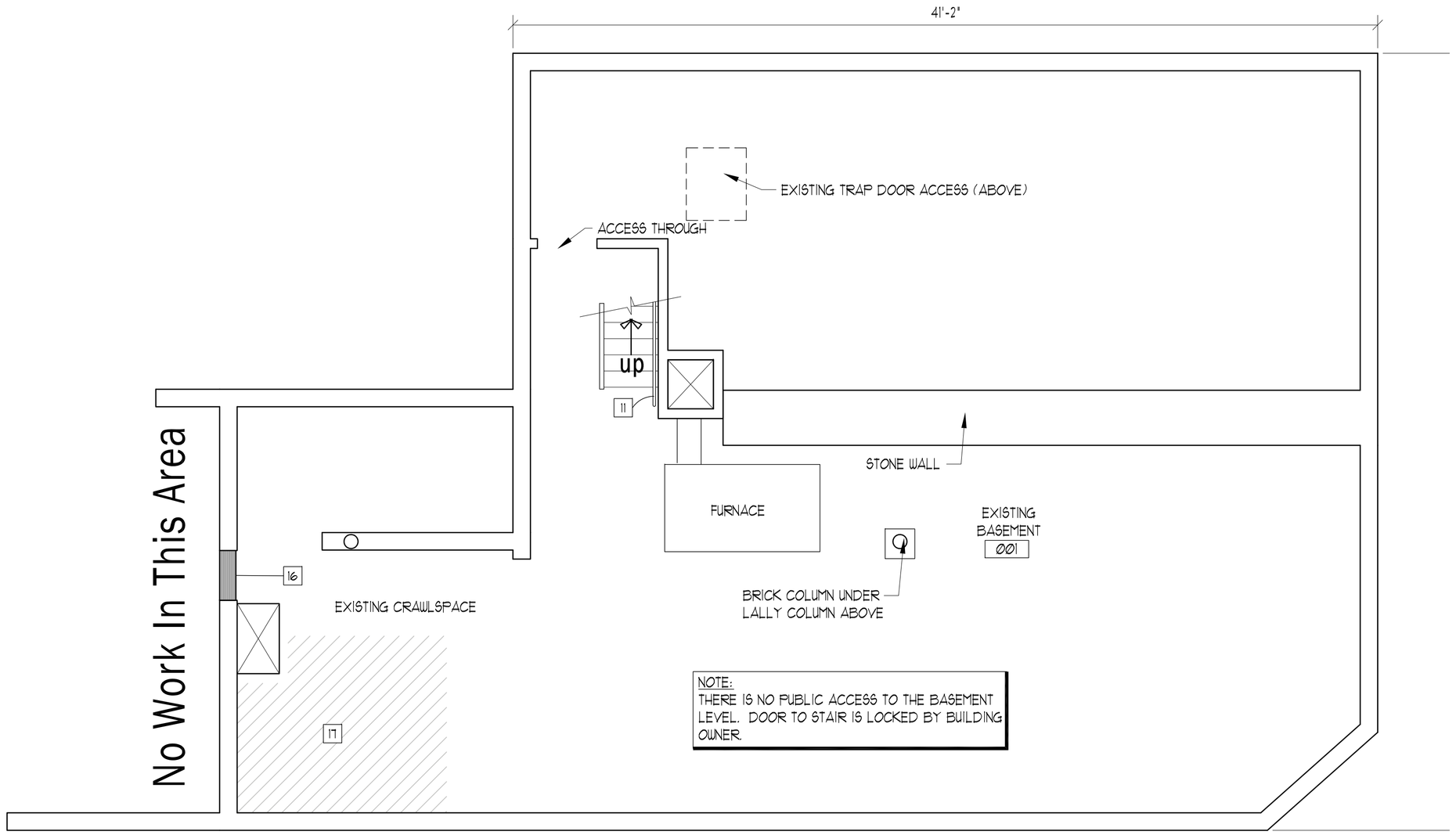
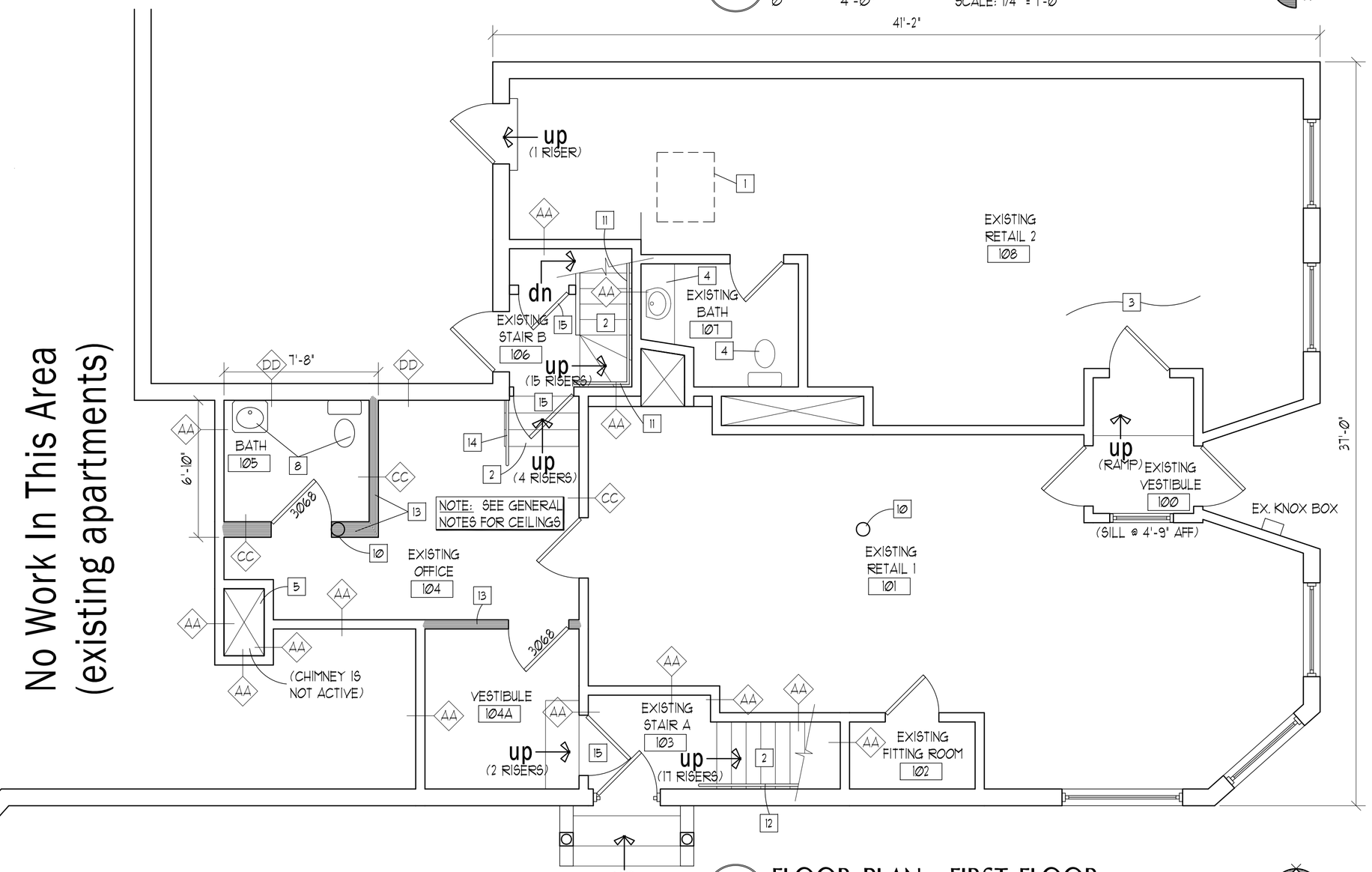


1 FLOOR PLAN - BASEMENT

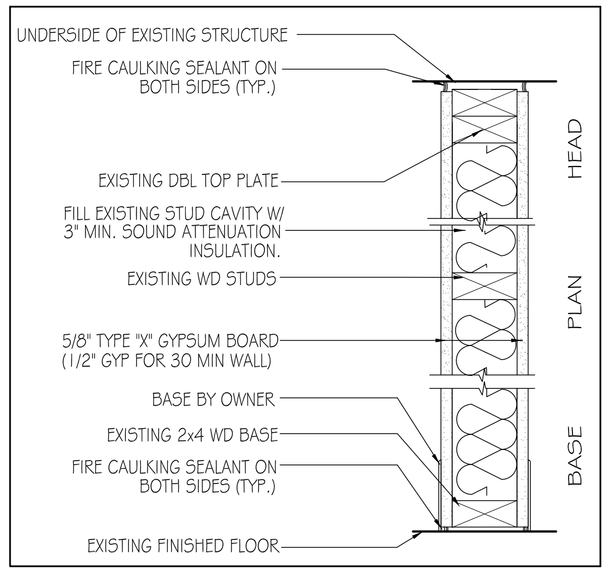
0 4'-0" SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - FIRST FLOOR

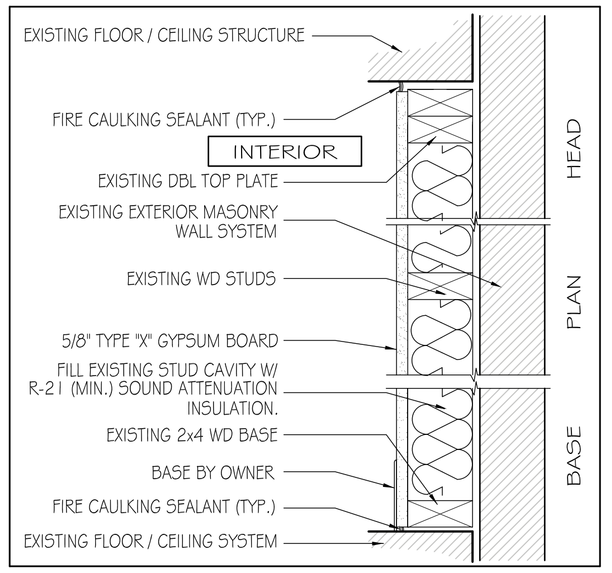
0 4'-0" SCALE: 1/4" = 1'-0"

WALL TYPES

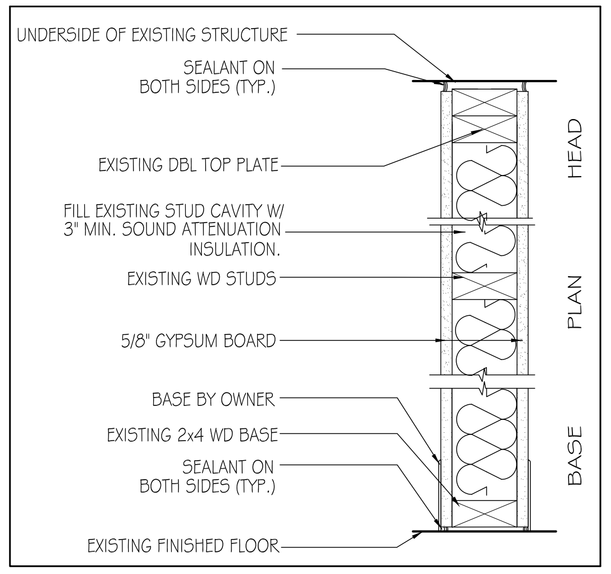


INTERIOR WALL (2 x 4 WD STUD)
U.L. #U305 (1-HR. RATED, BRG. WALL) — AA

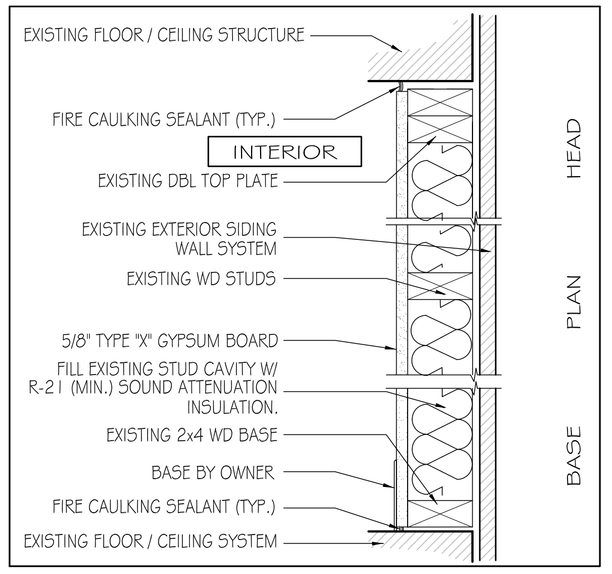
INTERIOR WALL (2 x 4 WD STUD)
U.L. #U319 (30-MIN. RATED, BRG. WALL) — AB



EXTERIOR WALL (MOD. BRICK W/
2 x 4 WD. STUD BACK-UP) — BB



INTERIOR WALL (2 x WD STUD)
(WALL NOT REQ'D. TO BE FIRE-RATED) — CC



EXTERIOR WALL (EXTERIOR SIDING W/
2 x 4 WD. STUD BACK-UP) — DD

KEYED NOTES

1. EXISTING ACCESS DOOR IN FLOOR TO BASEMENT
2. EXISTING STAIR TO REMAIN.
3. EXISTING FINISH FLOOR OF THIS UNIT IS APPROX. 5" HIGHER THAN THE VESTIBULE FINISH FLOOR.
4. EXISTING PLUMBING FIXTURE TO REMAIN (PROTECT AS REQUIRED)
5. EXISTING MASONRY CHIMNEY TO REMAIN (PROTECT AS REQUIRED)
6. EXISTING ELECTRICAL PANEL TO REMAIN
7. MILLWORK BY OWNER
8. PLUMBING FIXTURE BY OWNER
9. DOOR TO BE 1-HOUR (60 MINUTE) FIRE-RATED
10. APPROX. LOCATION OF EXISTING STL. COLUMN
11. PROVIDE AND INSTALL HANDRAIL AS SHOWN PER DETAIL 3, SHEET A12
    NOTE: THE HANDRAIL ON THIS SIDE OF THE STAIR WAS REMOVED AND IS BEING REPLACED. THERE IS HANDRAIL AND BALLUSTER SYSTEM ON THE OTHER SIDE OF THE STAIR THAT IS EXISTING AND IS NOT BEING REMOVED.
12. PROVIDE AND INSTALL HANDRAIL AS SHOWN PER DETAIL 3, SHEET A12
    NOTE: THE HANDRAIL ON THIS SIDE OF THE STAIR WAS REMOVED AND IS BEING REPLACED. THERE IS A HALF-WALL ON THE OTHER SIDE OF THE STAIR THAT IS EXISTING AND IS NOT BEING REMOVED. THE GYP BOARD ON THE HALF-WALL HAS BEEN REMOVED AND IS BEING REPLACED. THERE WAS NO EXISTING HANDRAIL ON THE EXISTING HALF-WALL.
13. PROVIDE AND INSTALL NEW WD. STUD WALL AS SHOWN IN APPROX LOCATION OF EXISTING STUD WALL THAT WAS REMOVED
14. PROVIDE AND INSTALL HANDRAIL / GUARDRAIL (SEE 3, SHT A12, SIM)
15. OWNER TO CONFIRM EXISTING DOOR IS 60 MIN RATED (MIN.). REPLACE IF REQUIRED.
16. INFILL MASONRY FOUNDATION WALL TO MATCH EXISTING
17. PROVIDE AND INSTALL 5/8" TYPE "X" GYP OVER EXISTING FLOOR JOISTS AS REQUIRED TO PROVIDE A 1-HOUR FIRE-SEPARATION FROM THE APARTMENT USE ABOVE. ASSEMBLY TO BE U.L. L513 (SEE 3, SHT A12).

GENERAL NOTES

- ON THE FIRST FLOOR RETAIL SPACE, MOST OF THE FINISHES ARE STILL IN PLACE. HOWEVER, SOME PORTIONS OF THE EXISTING WALLS NEED TO BE REPLACED OR FIXED. PLEASE REFER TO THE WALL TYPES ON THE PLAN FOR HOW THE WALLS SHOULD BE REPAIRED AND/OR UPDATED. (NOTE: IT IS THE UPPER FLOORS WHERE ALL FINISHES HAVE BEEN REMOVED).
- BATH 105 AND 107 ARE FOR EMPLOYEE USE ONLY AND NOT INTENDED FOR PUBLIC USE.
- ALL BATHROOMS TO HAVE MOISTURE-RESISTANT GYP BOARD.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- FLOOR/CEILING ASSEMBLIES BETWEEN RETAIL AREAS AND APARTMENT UNITS (IN OFFICE AREA 104, VESTIBULE 104A, AND BATH 105, THAT CURRENTLY HAVE THE CEILINGS REMOVED) ARE TO BE 1-HOUR RATED. SEE DETAIL 3, SHEET A12 FOR TOP OF INTERIOR WALL DETAIL. THE RATED FLOOR/CEILING ASSEMBLY SHALL BE SIMILAR TO U.L. DESIGN #L513 AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. CEILINGS IN THE RETAIL AREAS ARE EXISTING AND SHALL REMAIN.
- ALL HANDRAILS TO MEET IBC SECTION 1012.
- ALL UNITS ARE TO BE SEPARATED FROM EACH OTHER WITH 30-MINUTE FIRE-SEPARATIONS (WALLS AND FLOOR/CEILINGS). WALLS SHALL HAVE 1/2" GYP BOARD ON EACH SIDE OF THE WALL (U.L. #U319). FLOOR/CEILINGS SHALL HAVE 1/2 GYP BOARD ATTACHED TO THE UNDERSIDE OF THE FLOOR JOISTS. ALL ASSEMBLIES SHALL BE FIRE-CAULKED AS REQUIRED.
- SEE STRUCTURAL DRAWINGS FOR ITEMS TO BE REBUILT, REPAIRED, OR STRENGTHENED AS REQUIRED.

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REGISTERED ARCHITECT LITA GEMRAU No. 2687 STATE OF MAINE 8/15/13

229 Congress St Apartments

Portland, Maine

REVISIONS

#	DATE	DESCRIPTION
1	8-15-13	FOR PERMIT

Date Issued: Aug 15, 2013
Project Number: 13116
Drawing Scale: AS NOTED

SHEET NAME
FLOOR PLANS

Drawn By: MC
Checked By: ACH

A1.0

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT – SCALE ACCORDINGLY

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