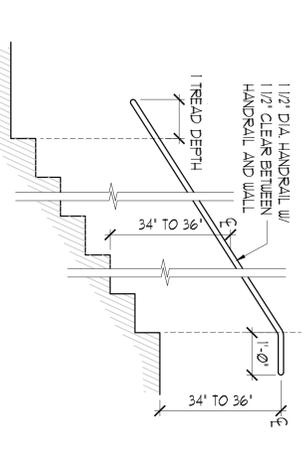
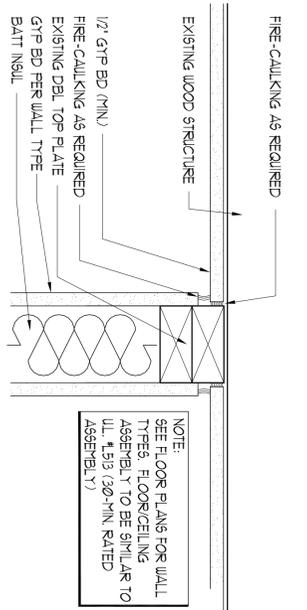


1 FLOOR PLAN - FOURTH FLOOR
SCALE: 1/4" = 1'-0"

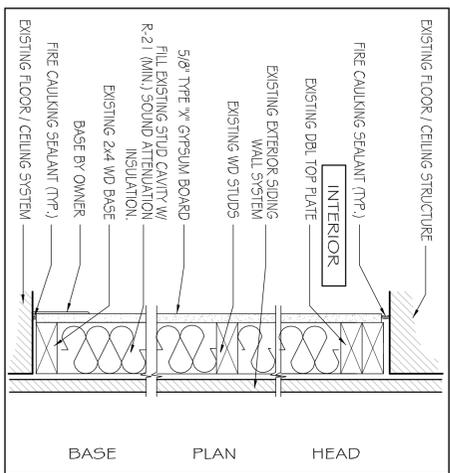
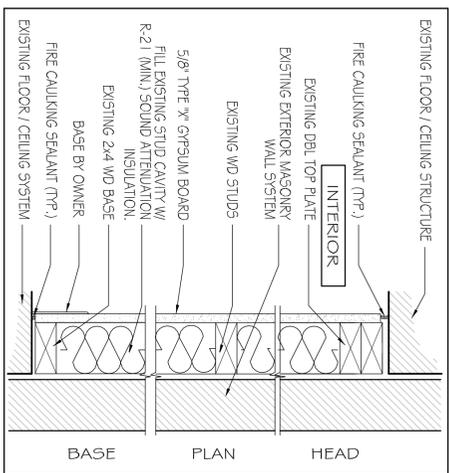
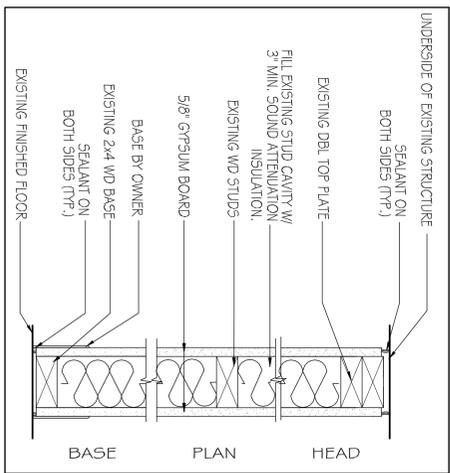
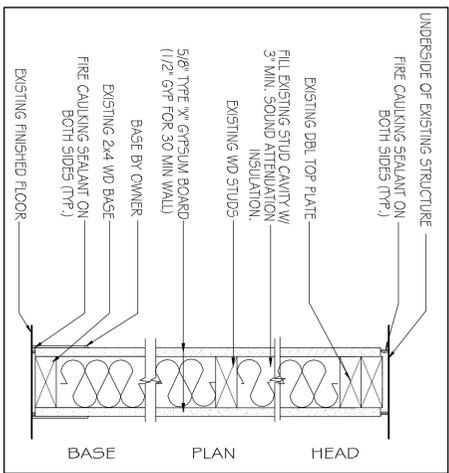


2 HANDRAIL DETAILS
SCALE: 1" = 1'-0"



3 FLOOR / CEILING DETAIL
SCALE: 1" = 1'-0"

WALL TYPES



KEYED NOTES

- EXISTING ACCESS DOOR IN FLOOR TO BASEMENT
- EXISTING STAIR TO REVAN
- EXISTING FINISH FLOOR OF THIS UNIT IS APPROX. 5" HIGHER THAN THE VESTIBLE FINISH FLOOR
- EXISTING PLUMBING FIXTURE TO REMAIN (PROTECT AS REQUIRED)
- EXISTING MASONRY CHIMNEY IS INACTIVE AND SHALL BE REMOVED DUE TO STRUCTURAL INTEGRITY ISSUES. THE FLOOR/CEILING SYSTEM SHALL BE INSTALLED AT EACH LEVEL TO ELIMINATE THE CHASE LEFT BY THE REMOVED CHIMNEY
- EXISTING ELECTRICAL PANEL TO REMAIN
- MILLWORK BY OWNER
- PLUMBING FIXTURE BY OWNER
- DOOR TO BE 1-HOUR (60 MINUTE) FIRE-RATED
- APPROX. LOCATION OF EXISTING STL. COLUMN
- 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.
- PROVIDE AND INSTALL HANDRAIL AS SHOWN PER DETAIL 3, SHEET A12
- PROVIDE AND INSTALL NEW WD. STUD WALL AS SHOWN IN APPROX. LOCATION OF EXISTING STUD WALL THAT WAS REMOVED
- PROVIDE AND INSTALL HANDRAIL / GUARDRAIL (SEE 3, SHIT A12, SH1) 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.
- OWNER TO CONFIRM EXISTING DOOR IS 60 MIN RATED (MIN). REPLACE IF REQUIRED.
- FILL MASONRY FOUNDATION WALL TO MATCH EXISTING
- 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. 1913 (SEE 3, SHIT A12).

GENERAL NOTES

- ON THE FIRST FLOOR RETAIL SPACE MOST OF THE FINISHES ARE STILL IN PLACE HOWEVER SOME PORTIONS OF THE EXISTING WALL IS NEED TO BE REPLACED OR FIXED. PLEASE REFER TO THE WALL TYPES ON THE PLAN FOR HOW THE WALLS SHOULD BE REPLACED AND/OR UPGRADED. (NOTE: IT IS THE UPPER FLOORS WHERE ALL FINISHES HAVE BEEN REMOVED)
- BATH 105 AND 101 ARE FOR EMPLOYEE USE ONLY AND NOT INTENDED FOR PUBLIC USE.
- ALL BATHROOMS TO HAVE MOISTURE-RESISTANT GYP BOARD.
- ALL UNITS ARE TO BE SEPARATED FROM EACH OTHER WITH 30-MINUTE FIRE-SEPARATIONS (WALLS AND FLOOR/CEILING). WALLS SHALL HAVE 1/2" GYP BOARD ON EACH SIDE OF THE WALL. U.L. #1913 FLOOR/CEILING SHALL HAVE 1/2" GYP BOARD ATTACHED TO THE UNDERSIDE OF THE FLOOR JOISTS. ALL ASSEMBLIES SHALL BE FIRE-CALLED AS REQUIRED.
- SEE STRUCTURAL DRAWINGS FOR ITEMS TO BE REBUILT, REPAIRED, OR STRENGTHENED AS REQUIRED.
- EXISTING MASONRY CHIMNEY TO REMAIN (PROTECT AS REQUIRED). PER SECTION 1093 - EXCEPTION 6, (2009 IBC) A SHIRT ENCLOSURE IS NOT REQUIRED. THE ANNUAL SPACE BETWEEN THE MASONRY AND THE WALL SURROUNDING THE CHIMNEY SHALL BE FIRE-BLOCKED AS REQUIRED PER SECTION 1112.3 AT EACH FLOOR/CEILING LEVEL.
- INDICATED SPACE IS NOT A CHASE AND DOES NOT REQUIRE A SHIRT ENCLOSURE. THIS SPACE IS SEPARATED AT EACH FLOOR LEVEL WITH THE TYPICAL FLOOR/CEILING ASSEMBLY. ANY PENETRATIONS THROUGH THE FLOOR/CEILING WILL REQUIRE TO BE FIRE-BLOCKED WITH THE USE OF SEALANTS, BARRIER DEVICES COLLARS, OR OTHER PRODUCTS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

**229 Congress St
Apartments
Portland,
Maine**

REVISIONS	
#	DATE DESCRIPTION
1	6-15-13 FOR PERMIT
2	11-20-13 REVISION 1

Date Issued	Nov 20, 2013
Project Number	1316
Drawing Scale	AS NOTED
Sheet Name	FLOOR PLANS

Drawn By: MC
Checked By: ACH
A1.2

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