Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/09/16

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 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.
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
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)
    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.
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.

18. EXISTING MASONRY CHIMNEY TO REMAIN, PROTECT AS REQUIRED. PER SECTION 1082 - EXCEPTION 6 (2009 IBC), A SHAFT ENCLOSURE IS NOT REQUIRED. THE ANNULAR SPACE BETWEEN THE MASONRY AND THE WALL SURROUNDING THE CHIMNEY SHALL BE FIREBLOCKED AS REQUIRED PER SECTION 717.2.5 AT EACH FLOOR/CEILING LEVEL.
19. INDICATED SPACE IS NOT A CHASE AND DOES NOT REQUIRE A SHAFT 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.

PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portcityarch.com

REGISTERED ARCHITECT LITA SEMRAU NO. 2667 STATE OF MAINE

229 Congress St Apartments

Portland, Maine

REVISIONS

#	DATE	DESCRIPTION
1	8-15-13	FOR PERMIT
2	11-20-13	REVISION 1

Date Issued	Nov 20, 2013
Project Number	13116
Drawing Scale	AS NOTED

SHEET NAME

FLOOR PLANS

Drawn By MC

Checked By ACH

A1.0

COPYRIGHT: Reuse or reproduction of the contents of this document is not permitted without written permission of PORT CITY ARCHITECTURE PA

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