CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/28/17

1. DESIGN INTENT IS FOR EACH UNIT TO MIRROR EACH OTHER
2. TYPICAL INTERIOR WALL ASSEMBLY WHERE APPLICABLE
   A. 1/2" GWB
   B. 2X4 WOOD FRAMING @ 16" O.C.
   C. ACOUSTIC BATT INSULATION
   D. 1/2" GWB
3. TYPICAL CEILING ASSEMBLY WHERE APPLICABLE
   A. 1/2" GWB
   B. WOOD STRAPPING
4. PATCH AND PAINT EXISTING WALLS, BASES, TRIM, CEILS. AND CEILINGS WHERE APPLICABLE
5. REPLACE ALL EXISTING WINDOWS WITH NEW
6. EXISTING 6'-8" FLOOR TO FLOOR TO REMAIN
7. EXISTING VERTICAL CIRCULATION TO REMAIN
8. EXISTING WOOD FLOORING TO REMAIN. REFINISH, PATCH, AND INFILL TO MATCH WHERE REQUIRED
9. BATHROOM, KITCHEN AND ENTRY TO HAVE TILE FLOOR AND BASE. BATHROOM TO HAVE TILE WALL BASE.
10. PROVIDE PAINTED WOOD BASE TO MATCH EXISTING WHERE REQUIRED
11. KITCHEN CABINETS OF PAINTED WOOD
12. KITCHEN COUNTERTOP OF QUARTZ
13. STAINLESS STEEL APPLIANCES WHERE APPLICABLE
14. ALL NEW PLUMBING FIXTURES AND EXISTING FIXTURES TO REMAIN
15. PROVIDE NEW LIGHTING THROUGHOUT
16. FILL EXTERIOR WALL CAVITIES WITH BLOWN-IN, DENSE PACK CELLULOSE INSULATION
17. PROVIDE INSULATION AND VAPOR BARRIER BETWEEN BASEMENT AND FIRST FLOOR
18. SEE MECHANICAL AND STRUCTURAL ENGINEER'S REPORT UPGRADE STRUCTURAL PER THOSE REQUIREMENTS
19. NOTE: EACH UNIT TO RECEIVE APPROXIMATELY 400 SQ.FT. PATIO WITH ADJACENT NEW PLANTINGS

4 Level 03 Floor Plan
1/4" = 1'-0"

2 Level 01 Floor Plan
1/4" = 1'-0"

WALL LEGEND

INDICATES EXISTING WALL TO REMAIN

INDICATES NEW WALL

Unit Area = 1291 SF (incl. bsmt)
938 SF excl. bsmt.

3 Level 02 Floor Plan
1/4" = 1'-0"

1 Basement Floor Plan
1/4" = 1'-0"

HARRY W. HEPBURN No. 2334 STATE OF MAINE

ELLA HOUSING - 79 CONGRESS

79 CONGRESS ST, PORTLAND, ME

RENOVATIONS

BURN Architecture for Life

CONSULTANTS:

REVISIONS:

No.	Remarks	Date

ISSUED FOR PERMITTING

ISSUED: 12/15/17
PROJECT No: 1746
DRAWN BY: LC
CHECKED BY: HH

SHEET TITLE: FLOOR PLANS

C-A101