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

ALTERNATE:
- REM DECK OVR P 1 SLE DPERS OVER EXISTING FLAT ROOF AND MEMBRANE VERIFY SLOPE + 1/4" PER 1'-0"
- NEW RAILING, WOOD POSTS WITH PAINTED WOOD RAIL, AND PAINTED WOOD BALUSTRADE SPACED AT 4" O C WOOD GUARD RAIL 42" AFF
- NEW EXTERIOR DOOR AS ROOF DECK ACCESS

BASE BID:
- NO NEW ROOF DECK. FLAT ROOF TO REMAIN AS-IS
- IN PLACE OF EXTERIOR DOOR, PROVIDE WINDOW TYPE J 2 WITH HEADER WINCH CAN SERVE AS DOOR OPENING IN FUTURE, ALIGN NEW J 2 WINDOW WITH ADJACENT EXISTING WINDOW

② THIRD FLOOR PLAN
1/4" = 1'-0"

LEGEND
- INDICATES EXISTING WALL TO REMAIN
- INDICATES NEW WALL

① SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

1 ALL EXTERIOR WALLS TO HAVE CELLULOSE INSULATION INSTALLED FROM EXTERIOR AT TIME OF SIDING REPLACEMENT
2 ROOF SHALL BE INSULATED THROUGHOUT WITH FIBERGLASS BATT INSULATION
3 ALL WINDOWS TO BE REPLACED
4 ALL KITCHENS AND BATHROOM VANITIES TO HAVE PAINTED WOOD CABINETS AND QUARTZ COUNTERTOPS
5 ALL APPLIANCES TO BE STAINLESS STEEL
6 ALL BATHROOMS AND LAUNDRY ROOMS TO HAVE PORCELAIN TILE FLOORS
7 NEW LIGHTING THROUGHOUT ALL UNITS AND COMMON AREAS
8 PATCH AND REPAINT ALL EXISTING INTERIOR WALL AND CEILING PLASTER FINISHES
9 REFINISH ALL EXISTING WOOD FLOORING THROUGHOUT
10 REPAINT ALL WOOD TRIM THROUGHOUT
11 REFER TO HVAC REPORT AND RECOMMENDATIONS BY RIPCORD ENGINEERING
12 REFER TO STRUCTURAL CONDITIONS REPORT AND RECOMMENDATIONS BY L&L STRUCTURAL ENGINEERING SERVICES

UNIT AREAS

UNIT 01 / FL 1	1471 SF
UNIT 02 / FL 2	1379 SF
UNIT 03 / FL 3	1190 SF

LICENSED ARCHITECT HARRY W. HEPBURN No. 3338 STATE OF MAINE

ELLA Housing
77 Congress Street - Front

BURN
Architecture for life

CONSULTANTS:

REVISIONS:

No.	Items	Date

ISSUED FOR PERMITTING

ISSUED: 06/18/17
PROJECT No: 1749
DRAWN BY: LB
CHECKED BY: HW

SHEET TITLE:
2ND AND 3RD FLOOR PLANS

A-A102