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SECOND FLOOR

SCALE: 1/8" = 1'-0"

FIRST FLOOR

SCALE: 1/8" = 1'-0"

KEY

- STRUCTURAL SPAN
- NEW WALL PARTITION

GENERAL NOTES:

A. PATCH AND REPAIR ANY DAMAGE CAUSED BY DEMOLITION TO MATCH ADJACENT FINISHES.

B. NEW BRICK AND SPLIT FACED CMU TO MATCH EXISTING SIZE AND COURSING PATTERNS. TOOTH NEW BRICK AND SPLIT FACED CMU INTO EXISTING BRICK PATTERN.

C. PAINT AND RE-INSTALL EXISTING FIN TUBE COVERS.

D. INFILL, PATCH, AND PAINT CEILING TO MATCH SURROUNDING FINISH AT LOCATIONS OF REMOVED HVAC DIFFUSERS AND GRILLES.

E. CLEAN AND PREPARE SURFACES TO RECEIVE NEW FINISHES. PAINT ALL EXISTING AND NEW EXPOSED SURFACES INCLUDING GYPSUM WALLBOARD AT FLOORS AND CEILINGS, TRIM, RAILINGS, ETC.

F. FINAL FINISHES TO BE SELECTED BY OWNER.

G. PATCH FLOORS AT LOCATIONS WHERE EXISTING WALLS HAVE BEEN REMOVED. ENSURE THAT SUBFLOOR IS FLUSH AND LEVEL PRIOR TO INSTALLING FLOOR FINISHES.

E. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.

GENERAL MECHANICAL NOTES:

A. HEATING HOT WATER AND DOMESTIC HOT WATER SYSTEMS TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

B. COORDINATE RE-ZONING AND INSTALLATION OF NEW RADIANT HEATING IN UNITS #1-3.

GENERAL PLUMBING NOTES:

A. PLUMBING DRAINAGE AND SANITARY VENTING TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

B. PLUMBING FIXTURES TO BE SELECTED BY OWNER.

GENERAL ELECTRICAL NOTES:

A. ELECTRICAL POWER, DATA, SECURITY AND CABLE TV TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

X KEYNOTES:

1. CONSTRUCT A NEW RAISED FLOOR CONSISTING OF 2x10 JOISTS @ 12" O.C. AND 7/8" FLOOR SHEATHING IN BATHROOM OVER THE EXISTING SLAB TO ACT AS PLUMBING PIPE CHASE.
2. INFILL, PATCH, & PAINT EXISTING ATTIC ACCESS HATCH OPENING TO MATCH SURROUNDING CONSTRUCTION AND FINISHES.
3. PATCH FRAMING & INFILL FLOOR SHEATHING SO AS TO MATCH SURROUNDING CONSTRUCTION AND FINISHES AT LOCATION OF ORIGINAL CHIMNEY.
4. RE-ROOF PATIO. INSTALL NEW TAPER5ED RIGID INSULATION SLOPED TO DRAIN. INSTALL EPDM MEMBRANE, ADJUSTABLE SUPPORT PADS, AND CONCRETE PAVERS.
5. PROVIDE TUB/SHOWER ACCESS PANEL CONSTRUCTED OF GYP. BD.
6. INFILL, PATCH, AND PAINT EXISTING OPENING SO AS TO MATCH SURROUNDING CONSTRUCTION AND FINISH.
7. CLEAN AND REMOVE ANY PAINT AND JOINT COMPOUND FROM EXISTING WOOD BEAMS.
8. INSTALL NEW 36" HIGH HANDRAIL.
9. INSTALL NEW 42" HIGH GUARDRAIL.
10. NEW RECESSED MAILBOX.
11. 2'-6" WIDE X 5'-0" DEEP X 8'-0" TALL WIRE MESH STORAGE UNITS.
12. POLISH EXISTING CONCRETE SLAB. DO NOT DISTURB SLAB AS EXISTING RADIANT SYSTEM WILL BE REUSED.
13. PATCH AND REPAIR CRACK IN EXISTING CONCRETE SLAB.
14. DOG/BIKE WASH W/ CUSTOM SHOWER BASE. TILE SHOWER ENCLOSURE W/ CT-5 TO CEILING.
15. 48" HIGH WOOD FRAMED HALF WALL W/ WHITE CORIAN CAP.
16. RETROFIT EXISTING BOILER WITH A NEW COAXIAL VENT AND ADAPTOR PLATE. RE-DUCT THRU MECHANICAL ROOM SIDEWALL.
17. ROLLING LIBRARY LADDER.
18. CONSTRUCT NEW STAIR ASSEMBLY.
19. EXTEND AND RE-FRAME EXISTING PLATFORM.
20. NEW EPOXY COATED HOLLOW STRUCTURAL STEEL RAILING W/ CABLE RODS.
21. 1X WOOD SHELVING - PAINTED PT-2

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bild ARCHITECTURE

LICENSED ARCHITECT 12/16/15 EVAN A. CARROLL No. 3687 STATE OF MAINE

Reviewed for Code Compliance Inspections Division Portland, Maine Date: 04/20/16

PROJECT NO. 15019
PROJECT NAME EAST END LOFTS PORTLAND, ME 04101

REVISIONS
1 3/5/16
2 -
3 -
4 -
5 -

COORDINATION SET

DRAWN BY AEW
SHEET TITLE FLOOR PLANS

ISSUE DATE 1/11/16
SHEET SCALE 1/8" = 1'-0"

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