



KEY	
	STRUCTURAL SPAN
	NEW WALL PARTITION

- GENERAL NOTES:**
- PATCH AND REPAIR ANY DAMAGE CAUSED BY DEMOLITION TO MATCH ADJACENT FINISHES.
 - NEW BRICK AND SPLIT FACED CMU TO MATCH EXISTING SIZE AND COURSING PATTERNS. TOOTH NEW BRICK AND SPLIT FACED CMU INTO EXISTING BRICK PATTERN.
 - PAINT AND RE-INSTALL EXISTING FIN TUBE COVERS.
 - INFILL, PATCH, AND PAINT CEILING TO MATCH SURROUNDING FINISH AT LOCATIONS OF REMOVED HVAC DIFFUSERS AND GRILLES.
 - 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.
 - FINAL FINISHES TO BE SELECTED BY OWNER.
 - PATCH FLOORS AT LOCATIONS WHERE EXISTING WALLS HAVE BEEN REMOVED. ENSURE THAT SUBFLOOR IS FLUSH AND LEVEL PRIOR TO INSTALLING FLOOR FINISHES.
 - WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.

- GENERAL MECHANICAL NOTES:**
- 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.
 - COORDINATE RE-ZONING AND INSTALLATION OF NEW RADIANT HEATING IN UNITS #1-3.

- GENERAL PLUMBING NOTES:**
- 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.
 - PLUMBING FIXTURES TO BE SELECTED BY OWNER.

- GENERAL ELECTRICAL NOTES:**
- 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:**
- 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.
 - INFILL, PATCH, & PAINT EXISTING ATTIC ACCESS HATCH OPENING TO MATCH SURROUNDING CONSTRUCTION AND FINISHES.
 - PATCH FRAMING & INFILL FLOOR SHEATHING SO AS TO MATCH SURROUNDING CONSTRUCTION AND FINISHES AT LOCATION OF ORIGINAL CHIMNEY.
 - RE-ROOF PATIO. INSTALL NEW TAPERSED RIGID INSULATION SLOPED TO DRAIN. INSTALL EPDM MEMBRANE, ADJUSTABLE SUPPORT PADS, AND CONCRETE PAVERS.
 - PROVIDE TUB/SHOWER ACCESS PANEL CONSTRUCTED OF GYP. BD.
 - INFILL, PATCH, AND PAINT EXISTING OPENING SO AS TO MATCH SURROUNDING CONSTRUCTION AND FINISH.
 - CLEAN AND REMOVE ANY PAINT AND JOINT COMPOUND FROM EXISTING WOOD BEAMS.
 - INSTALL NEW 36" HIGH HANDRAIL.
 - INSTALL NEW 42" HIGH GUARDRAIL.
 - NEW RECESSED MAILBOX.
 - 2-6" WIDE X 5-0" DEEP X 8-0" TALL WIRE MESH STORAGE UNITS.
 - POLISH EXISTING CONCRETE SLAB. DO NOT DISTURB SLAB AS EXISTING RADIANT SYSTEM WILL BE REUSED.
 - PATCH AND REPAIR CRACK IN EXISTING CONCRETE SLAB.
 - DOG/BIKE WASH W/ CUSTOM SHOWER BASE. TILE SHOWER ENCLOSURE W/ CT-5 TO CEILING.
 - 48" HIGH WOOD FRAMED HALF WALL W/ WHITE CORIAN CAP.
 - RETROFIT EXISTING BOILER WITH A NEW COAXIAL VENT AND ADAPTOR PLATE. RE-DUCT THRU MECHANICAL ROOM SIDEWALL.
 - ROLLING LIBRARY LADDER.
 - CONSTRUCT NEW STAIR ASSEMBLY.
 - EXTEND AND RE-FRAME EXISTING PLATFORM.
 - NEW EPOXY COATED HOLLOW STRUCTURAL STEEL RAILING W/ CABLE RODS.
 - 1X WOOD SHELVING - PAINTED PT-2

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bild
 ARCHITECTURE

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

BID SET REVISIONS
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DRAWN BY AEW
 SHEET TITLE FLOOR PLANS

ISSUE DATE 12/16/15
 SHEET SCALE 1/8" = 1'-0"

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