

EXIST. 2X WALL W/
GYP BD ON APT SIDE
AND 3/4" PLYWOOD ON
LAUNDRY SIDE. (VIF)

EXISTING
STEAM PIPING
TO REMAIN

GC VERIFY LOCATION OF
EXISTING STEEL COLUMNS,
WALLS AND STEAM PIPING IN
FIELD.

EXIST. 2X WALL W/
GYP BD ON APT SIDE
AND 3/4" PLYWOOD ON
LAUNDRY SIDE. (VIF)

EXISTING
(4) CLOTHES
WASHERS

EXISTING
(4) GAS DRYERS

Existing
Laundry

INSTALL NEW
SPRINKLER HEADS OVER
DRYERS.

APT 69
EXISTING

EXISTING
APARTMENT
KITCHEN (VIF)

EXISTING WALL—NEW APT.
CLOSET AND DOORS

GC VERIFY EXISTING OR
PROVIDE 90 MIN. RATED
SELF CLOSING DOOR IN
EXISTING WOOD FRAME

EXISTING HALLWAY
WALLS—LATH/PLASTER
TO REMAIN. SEAL ALL
HOLES AND OPENINGS
BOTH SIDES OF WALL

REMOVE
EXISTING
CLOSET WALLS
& ROOF

EXISTING ELECTRIC
METERS TO REMAIN

EXIST. STAIR (EXIT)

EXIST. EXIT
ON GRADE

Basement Area

EXISTING PVC
PIPING (VIF)

MAINTAIN MIN. 36"
CLEAR WALKWAY, TYP

REMOVE (E) CONC. CURB AND
IRON POST, FILL IN RECESSED
PIT WITH CONCRETE FLUSH WITH
(E) FLOOR. PLUMBER RAISE
EXISTING PIPE ACCESS PLATE

EXISTING 3HR STEEL
DOOR & FRAME TO
BOILER ROOM. REMOVE
EXISTING AND REPLACE
WITH NEW CLOSER.

EXISTING 2"x4" WALL TO
REMAIN. REMOVE WD PANELING
AND INSTALL 2 LAYERS
FIRECODE GYP. BD. BOTH
SIDES AS INDICATED IN WALL
TYPE.

CONSTRUCT NEW 2X4 @ 16"
O.C. STUD WALL ENCLOSURE.
PT 2X PLATE IN CONTACT WITH
CONC. FLOOR. GC VERIFY ROOM
SIZE IN FIELD.

EXISTING FREEZER DOOR TO REMAIN.
INSTALL DOOR LOCK & PROVIDE
SIGNAGE "NOT AN EXIT"
DISPLAYED ON DOOR

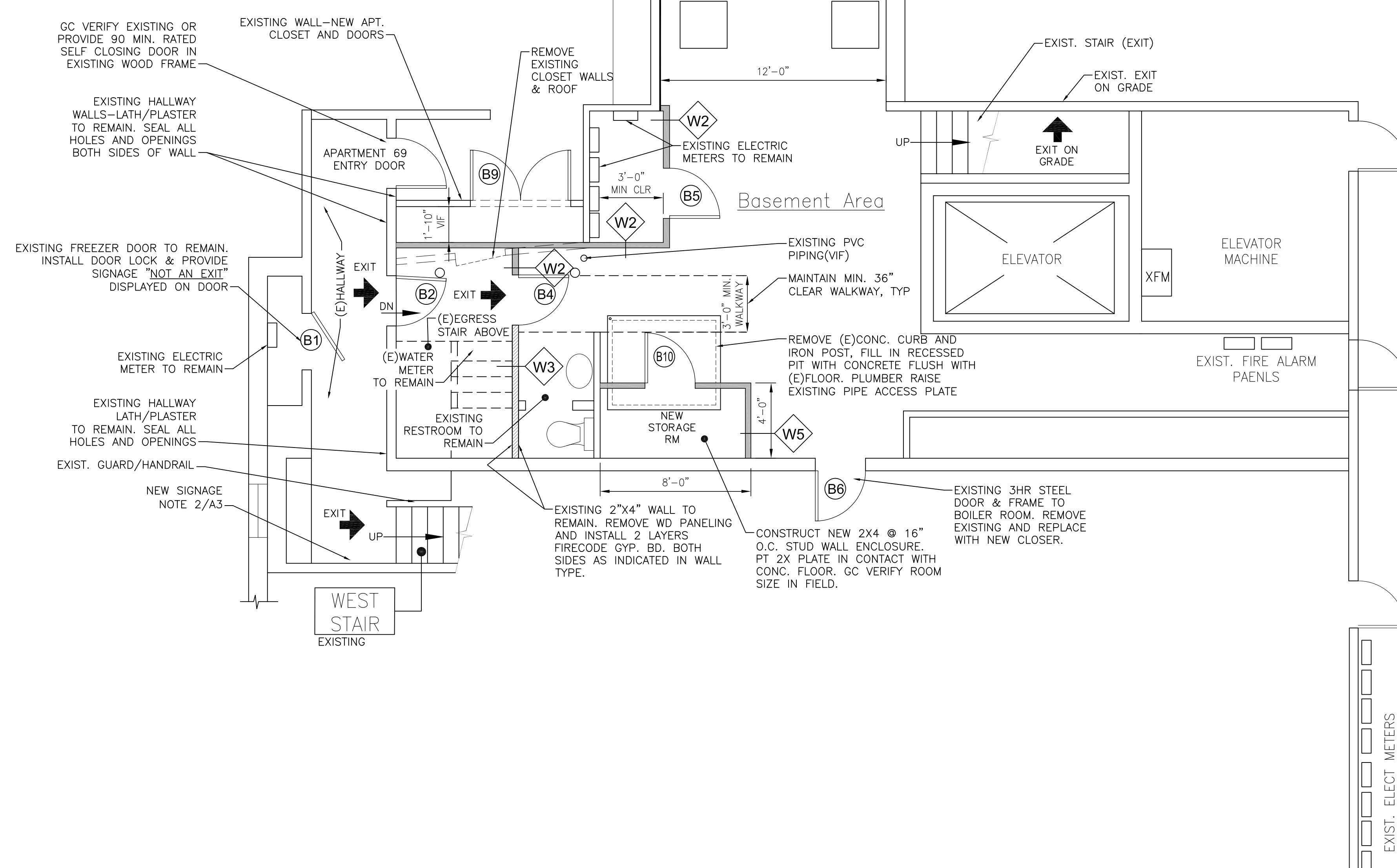
EXISTING ELECTRIC
METER TO REMAIN

EXISTING HALLWAY
LATH/PLASTER
TO REMAIN. SEAL ALL
HOLES AND OPENINGS

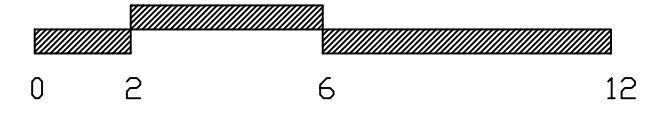
EXIST. GUARD/HANDRAIL

NEW SIGNAGE
NOTE 2/A3

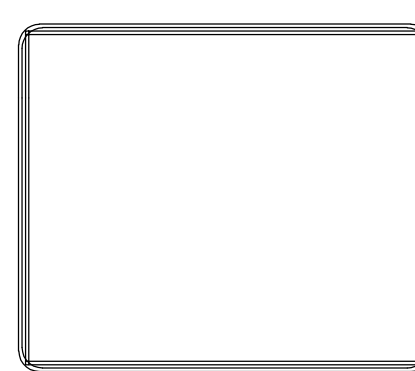
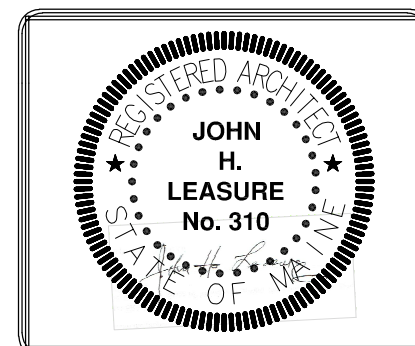
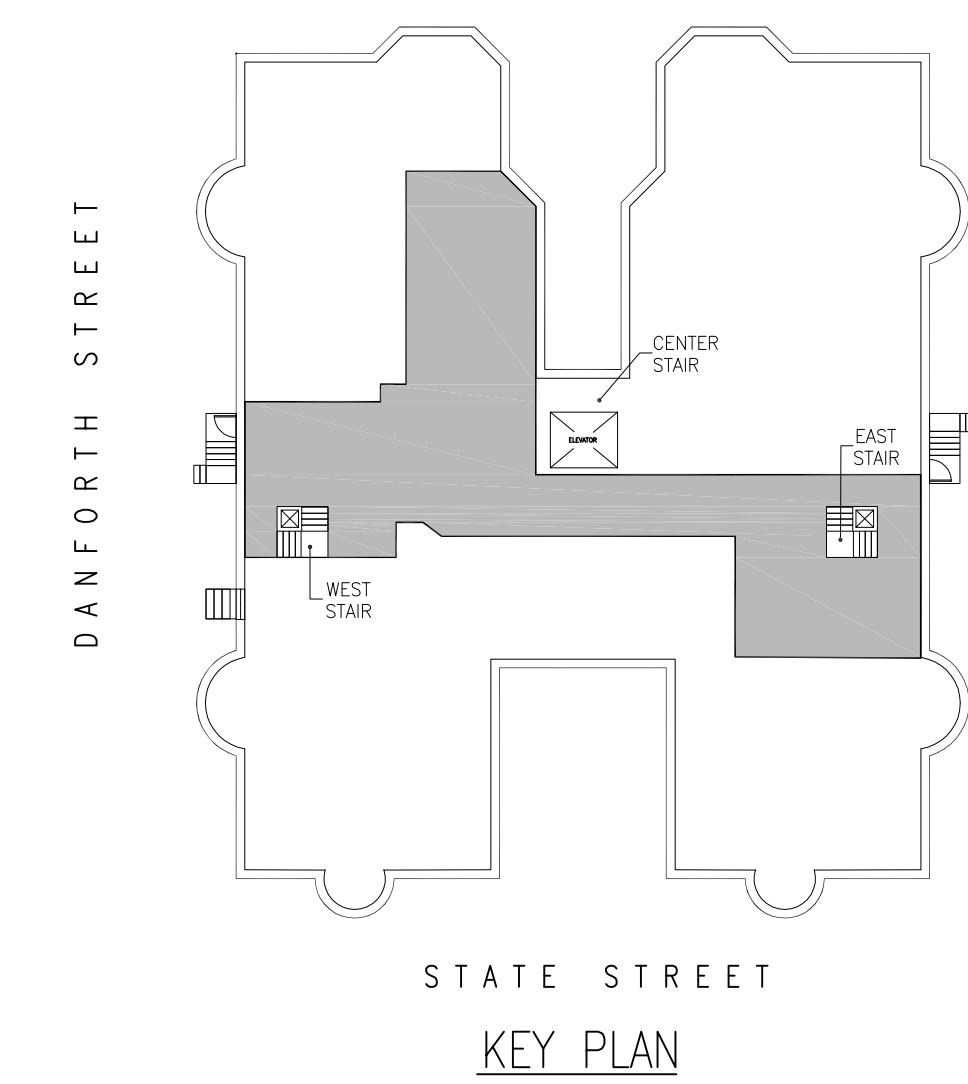
WEST STAIR
EXISTING



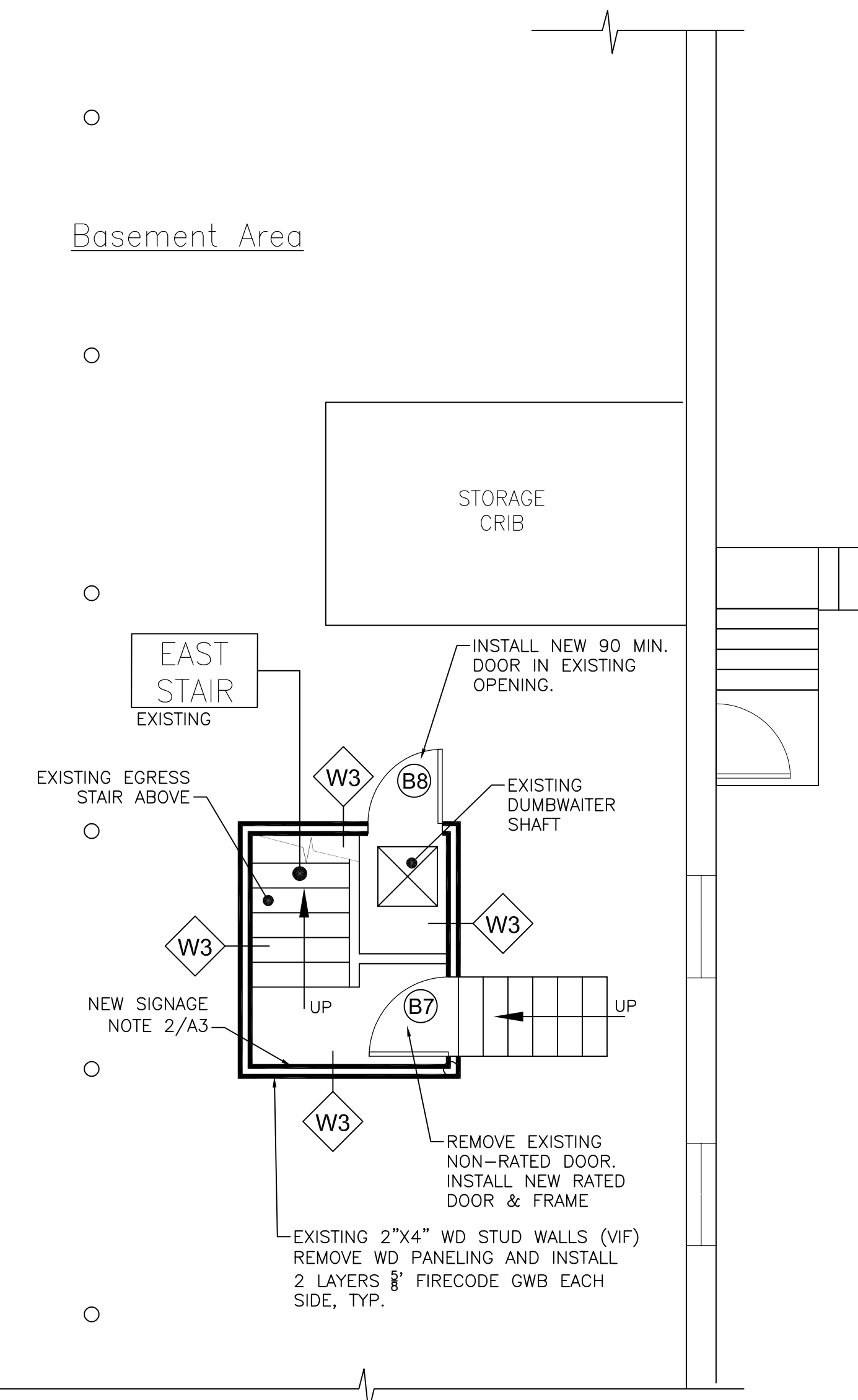
59 STATE STREET
BASEMENT PARTIAL FLOOR PLAN



- Entire building shall be equipped with an approved supervised automatic sprinkler system in accordance with NFPA 13



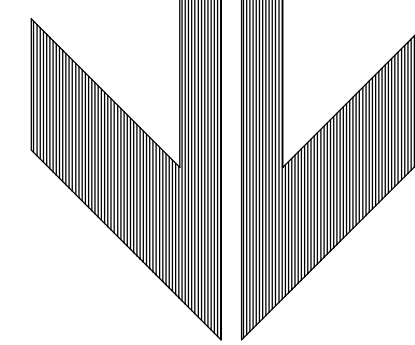
REV.	DATE	STATUS
1	2-26-18	SUBMITTED FOR PERMITS AND CITY REVIEW
1	3-08-18	REVISIONS



General Notes on Drawing A0 ,
Wall types and Door Schedule on Drawing A3

Existing Apartment Building
59 STATE STREET
PORTLAND, MAINE
PARTIAL BASEMENT FLOOR PLAN

JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106



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