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Registration: ■

Project: ■

767 Congress Street  
Portland, Maine

Client ■ Community ■ Environment

Consultant: ■

GENERAL PLAN NOTES:

- 01. AN ARCHITECTURAL SITE VISIT TO FIELD MEASURE AND VERIFY EXISTING CONDITIONS OF THE BUILDING WAS CONDUCTED ON AUGUST 1, 2014.
02. ALL EFFORTS HAVE BEEN MADE TO PROVIDE A COMPREHENSIVE DOCUMENTATION OF THE EXISTING BUILDING. SOME INTERIOR FINISHES AND ITEMS ARE CONCEALED AND HAVE BEEN A CHALLENGE TO DOCUMENT. IT IS POSSIBLE THAT DEFICIENCIES MAY EXIST WHICH ARE NOT IDENTIFIED IN THESE DRAWINGS.
03. IT IS POSSIBLE CONDITIONS MAY CHANGE DURING THE INTERIM PERIOD BETWEEN THE DATE OF THE INSPECTION AND COMPLETION OF THE PROJECT. 2A ARCHITECTS ASSUMES NO RESPONSIBILITY FOR ANY UNIDENTIFIED DEFICIENCIES OR CHANGES IN THE CONDITION OF THE BUILDING ANYTIME AFTER THE DATE OF THE INSPECTION.
04. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AFTER REVIEWING PROPOSED REVISIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
05. ALL CHANGES ARE ANTICIPATED TO BE NON-STRUCTURAL. NOTIFY ARCHITECT/ENGINEER OF ALL STRUCTURAL CONDITIONS IDENTIFIED DURING DEMOLITION FOR DIRECTION / RESOLUTION.

SYMBOL LEGEND:

Table with columns for ROOM, ROOM NAME, CEILING MATERIAL, FLOORING MATERIAL, KEY PLAN REFERENCE NUMBER, CEILING HEIGHT ABOVE FINISH FLOOR, DOOR OR WINDOW SIZE, EXISTING DOOR (NO CHANGES), DOOR REFERENCE NUMBER FOR NEW DOOR, WALL TYPE REFERENCE NUMBER, EXISTING WINDOW (NO CHANGES), RECESSED EXHAUST FAN (VENT TO EXTERIOR), INDICATES ADA COMPLIANT ROOM SIGNAGE W/ BRAILLE CHARACTERS, INDICATES HARDWIRED ILLUMINATED EXIT SIGN W/ BATTERY BACKUP & COMBINATION EMERGENCY LIGHTS. SEE FLOOR PLAN FOR LOCATIONS, EXISTING EXIT SIGN W/ EMERGENCY LIGHTS, INDICATES EMERGENCY LIGHTING (NOT INTEGRAL TO COMBINATION EXIT LIGHTS) W/ BATTERY BACKUP, INDICATES (E) EMERGENCY LIGHTING TO REMAIN, INDICATES (E) FIRE EXTINGUISHER IN SEMI RECESSED CABINET OR SURFACE MOUNTED. INSPECT/ TEST TO VERIFY IN WORKING ORDER, (E) WALL OR CEILING MOUNTED SMOKE DETECTOR (VERIFY)

WALL SYMBOL LEGEND:

Table with columns for WALL CONSTRUCTION, NEW WOOD FRAMED WALL CONSTRUCTION, INDICATES RATED / SEPARATION WALL, NEW RATED WALL ASSEMBLY: GA NO. 3520, 5/8" TYPE 'X' DRYWALL (EA. SIDE), 2x4 WOOD STUDS @ 16" O.C. & INSTALL PER U.I. INSTRUCTIONS TO UNDERSIDE OF FRAMING ABOVE. NOTE: PROVIDE (2) LAYERS OF 5/8" TYPE 'X' DRYWALL ON ONE SIDE, IF OPPOSITE SIDE IS NOT ACCESSIBLE (I.E. NEW KNEE WALL UNDER (E) STAIR) (2x6 WALL STUDS AT "1A" LOCATIONS - GA 3660), WALL ASSEMBLY: (E) PLASTER & LATH EA. SIDE (VERIFY) ON (E) WOOD STUDS. (1-HOUR EQUIVALENT ASSEMBLY), WALL ASSEMBLY: PATCH/ REPAIR (E) 1/2" LATH & PLASTER (VERIFY) OR ADD 5/8" TYPE 'X' DRYWALL, (E) WOOD STUDS/ STRAPPING & INSULATION (UNKNOWN), (E) MASONRY LOAD BEARING EXTERIOR WALL.

FLOOR PLAN KEYNOTES:

- (FP.01) (E) SINK BASE & ASSOCIATED ITEMS TO BE REMOVED TO REWORK EGRESS HALL. VERIFY W/ TENANT RE: RELOCATION.
(FP.02) REMOVE (E) PARTIAL WALL BELOW (E) STAIR FOR NEW CONNECTION HALL TO (E) LOBBY. NOTIFY ARCHITECT IF LOAD-BEARING.
(FP.03) SLOPED THRESHOLD TO MAKE UP FLOOR HEIGHT DIFFERENCE (NOTIFY ARCHITECT OF HT DIFFERENCE).
(FP.04) REMOVE (E) TRIM & INFILL (E) OPENING TO MATCH ADJACENT MATERIALS / FINISHES.
(FP.05) REMOVE (E) INSWING DOOR & ASSOCIATED ITEMS, PREP FOR NEW DOOR
(FP.06) REMOVE (E) EXIT SIGN OR EMERGENCY LIGHT & ASSOCIATED ITEMS, PATCH & REPAIR AS REQ'D
(FP.07) (E) LIGHTED EXIT SIGN TO REMAIN
(FP.08) REMOVE (E) FINISHES AS REQUIRED FOR NEW DOOR OR RATED WALL INFILL. PATCH & REPAIR AS REQUIRED. ALL TRIM & FINISHES TO MATCH ADJACENT WALL SURFACES. (AT NEW DOOR, STRUCTURAL IMPRACTIBILITY PREVENTS FULL DOOR MANEUVERING CLEARANCE. ADA 6.402(B)(c))
(FP.09) REMOVE (E) DOOR & ASSOCIATED ITEMS FOR RATED DOOR PER SCHEDULE. PATCH & REPAIR AS REQUIRED. REUSE OR REPLACE ALL TRIM & FINISHES TO MATCH ADJACENT WALL SURFACES.
(FP.10) REMOVE (E) EXIT SIGN AND REPLACE WITH NEW EMERGENCY LIGHT.
(FP.11) ADD 42" HIGH STEEL FRAME GATE W/ SELF CLOSING HINGES. PROVIDE SIGN ON WALL TO READ "NOT AN EXIT"
(FP.12) (E) PLUMBING CHASE TO REMAIN (VERIFY)
(FP.13) INTERIOR ADA RAMP (MAX 1:8 SLOPE) TO MAKE UP DIFFERENCE IN FLOOR HEIGHT. NOTIFY ARCHITECT IF MORE THAN 3" DIFFERENCE. NO HANDRAILS REQUIRED.
(FP.14) (E) STORAGE W/ DRYWALL CEILING BELOW (E) STAIRS TO REMAIN
(FP.15) ENLARGE (E) CASED OPENING TO BE 32" CLEAR OPENING, REUSE / MATCH (E) TRIM
(FP.16) ADD SLOPED STONE THRESHOLD TO FILL (E) GAP IN FLOOR EXISTING STEPS TO REMAIN. INSTALL HANDRAIL EACH SIDE AT 34" ABOVE NOSING OF TREADS. EXTENSIONS NOT REQUIRED PER IBC 3404.1(2). (GUARDRAIL NOT REQD. AT STAIRS LESS THAN 30" A.F.F. PER NFPA 7.1.8 / IBC 1013.1)
(FP.18) REPLACE EXISTING EMERGENCY LIGHT WITH A COMBO EXIT / EMERGENCY LIGHT.
(FP.19) AT CEILING, TO ACHIEVE FIRE-RATING, OPTION 1: PATCH ANY MISSING AREAS OF EXISTING PLASTER ON UNDERSIDE OF FLOOR JOISTS ABOVE CEILING. OPTION 2: LAY-IN CEILING SYSTEM TO COMPLY WITH DETAIL 4/A7.0.

Table with columns for Pre-App. Meeting, Client Record, Prelim. Pricing, Permit Submittal, and dates: 11/3/14, 12/15/14, 3/13/15, 6/8/15

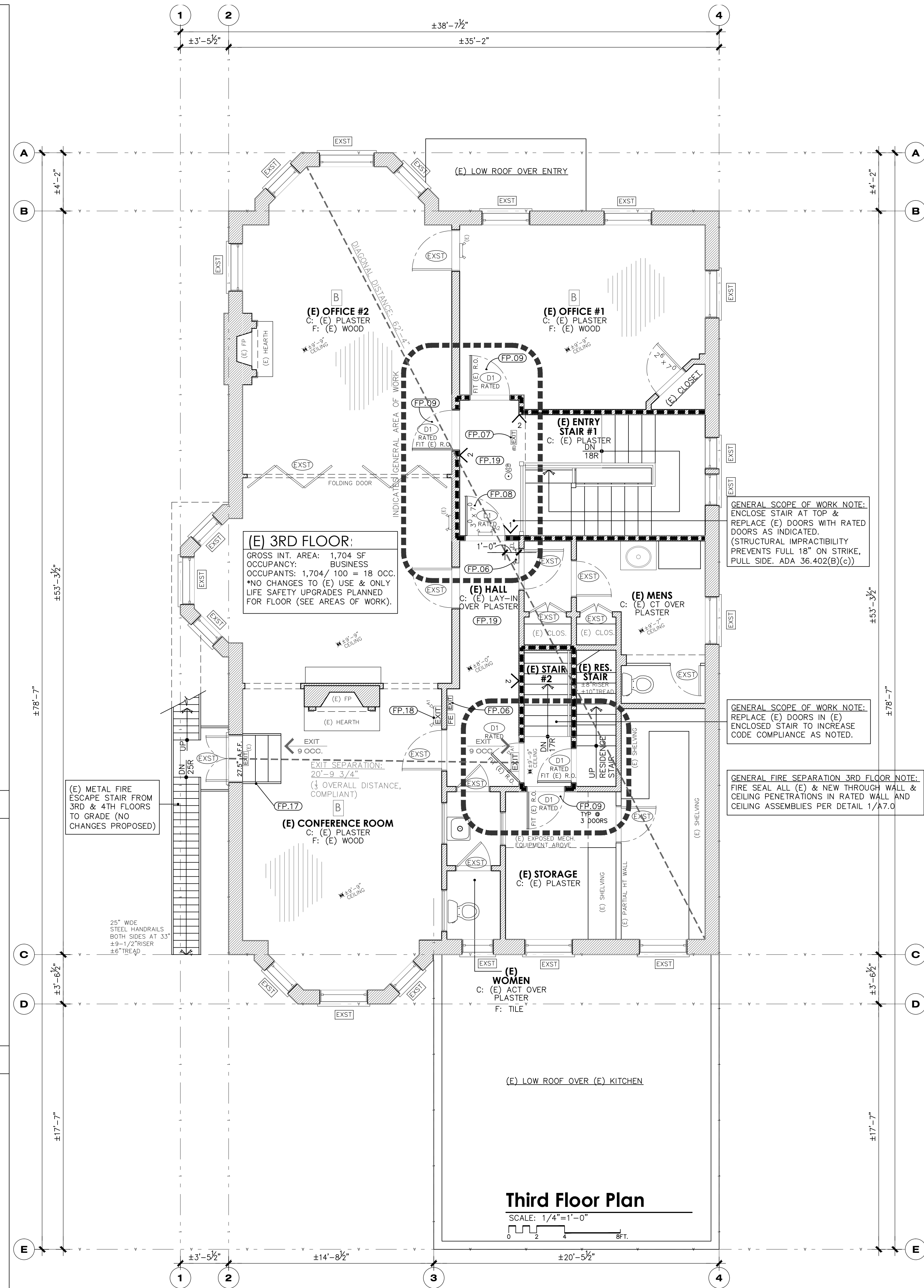
Project Start Date: August 2014

Project Number: 14-119

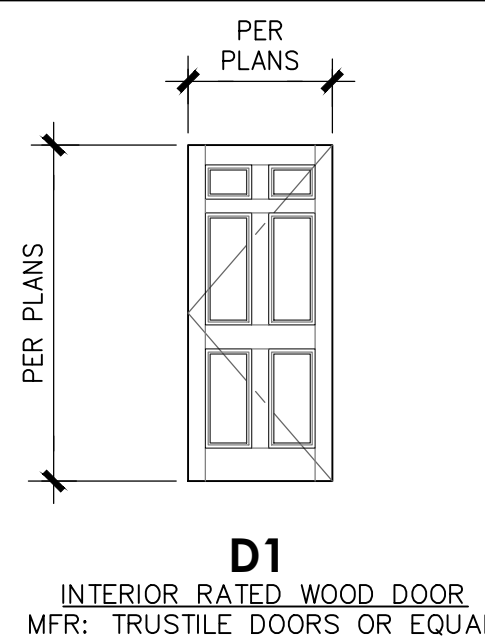
Sheet Title: THIRD FLOOR PLAN

Sheet Plot Date: 06/10/2015 A3.1\_767Congress\_3rdFlr.dwg

Sheet Number: A3.1



DOOR TYPES:



NOTES AT FIRE-RATED INTERIOR DOORS

- 1. 60 MINUTE RATED ASSEMBLY
2. 6-PANEL DOOR TO BE SIMILAR TO (E)
3. MATCH (E) WOOD SPECIES, STAIN / PAINT TO MATCH (E) FINISHES. FRAME TO MATCH.

HARDWARE AT FIRE-RATED INTERIOR DOORS

- HINGES
- SURFACE MOUNTED CLOSER
- LEVER STYLE LATCH SET (DOORS SHALL NOT BE LOCKABLE IN THE DIRECTION OF EGRESS, EXCEPT AT TOILET ROOM.)
- DOOR STOP (WALL / FLOOR) / HINGE TYPE AS APPROPRIATE FOR LOCATION)
- SMOKE SEALS
- ADA THRESHOLD
- AT TOILET ROOM: ADD OCCUPANCY INDICATOR DEADBOLT.

DOOR GENERAL NOTES:

- 01. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS W/ DOOR SUPPLIER PRIOR TO SUBMITTING SHOP DRAWINGS.
02. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH DOOR SUPPLIER PRIOR TO CONSTRUCTION.
03. DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS AND COLOR SUBMITTAL TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
04. DOOR HARDWARE FINISH: TO MATCH (E) / VERIFY W/ OWNER/ARCHITECT
05. ALL EXTERIOR GLAZING TO BE DOUBLE PANE & HIGH PERFORMANCE.
06. INSTALL PER MANUFACTURERS RECOMMENDATIONS & INDUSTRY STANDARDS.
07. REFER TO PLAN FOR ALL DOOR SWINGS.
08. REVIEW ALL HARDWARE OPERATION W/ OWNER/ARCHITECT PRIOR TO ORDERING.
09. VERIFY KEYING FUNCTION WITH OWNER BEFORE ORDER.
10. ALL EXTERIOR OUT SWING DOORS TO HAVE TAMPER PROOF HINGES.
11. ALL DOOR THRESHOLDS TO MEET ADA THRESHOLD REQUIREMENTS (U.N.O.).
12. (E) DOORS BEING REPLACED SHALL FIT INTO (E) ROUGH OPENINGS (U.N.O.).
13. DOOR TRIM (STYLE, FINISH) TO MATCH (E) OR ADJACENT DOORS IN AREA.
14. ALL NEW & REPLACED INTERIOR DOORS TO HAVE ADA LEVER STYLE HARDWARE.