

Consultant:

Revision:  
1-ADDENDUM 1 | 2015.10.19

Architect of Record:



Drawn: SEA  
Checked: PRR  
Scale: 3/32" = 1'-0"  
Key Plan:

Project Name:  
**LORING HOUSE**

1125 Brighton Avenue  
Portland, ME 04102

Sheet Name:

Second Floor Plan

Project Number:

14165

Issue Date:

November 25, 2015

Sheet Number:

**A1.02**

**BUILDING PLAN GENERAL NOTES:**

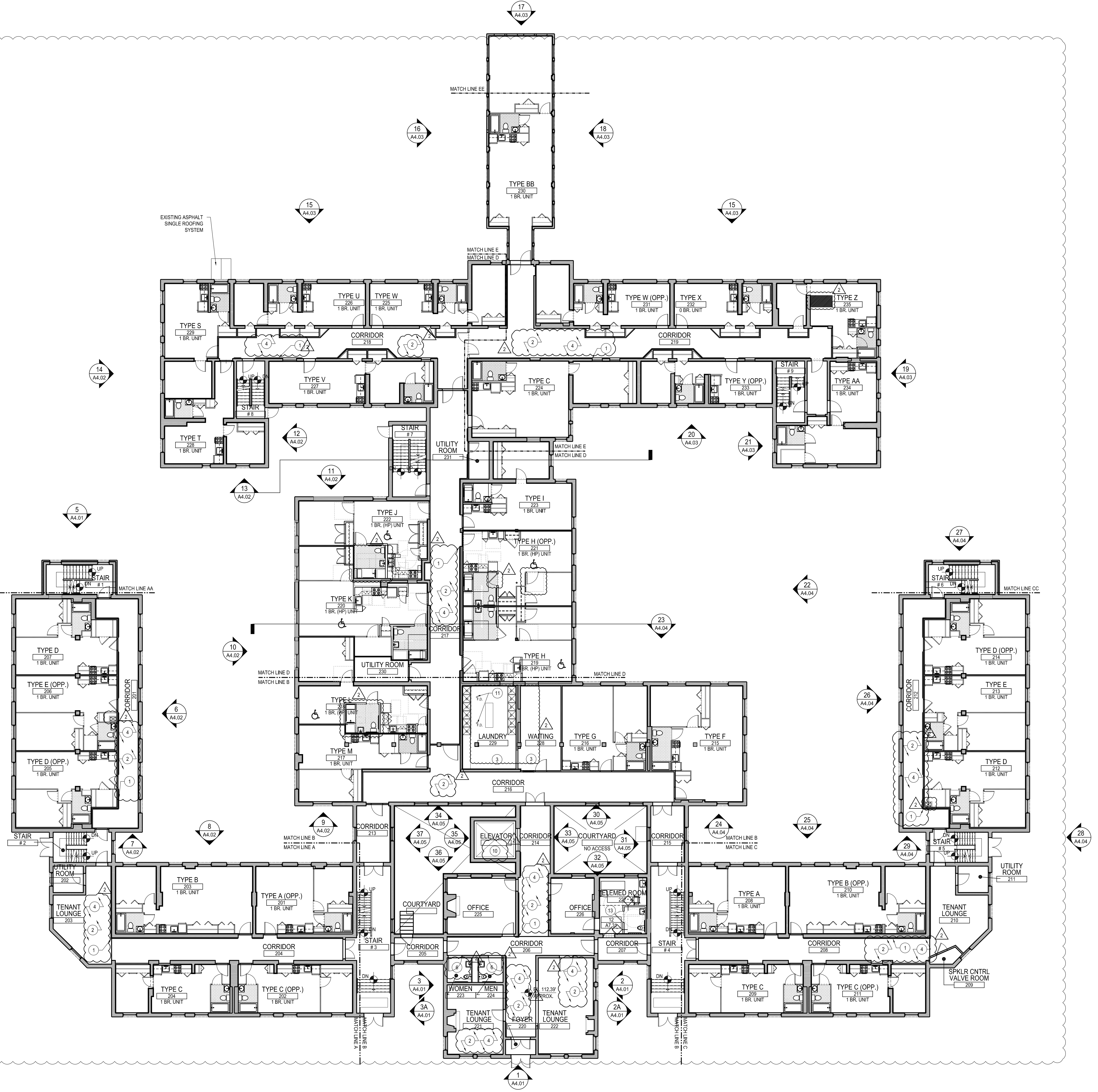
- VERIFY DIMENSIONS AND EXISTING CONDITIONS IN FIELD.
- REFER TO DRAWINGS A1.00 FOR ARCHITECTURAL SITE PLAN AND BUILDING LOCATIONS / ORIENTATIONS.
- REFER TO DRAWINGS A4.01-A4.02 FOR EXTERIOR ELEVATIONS & ADDITIONAL EXTERIOR SCOPE.
- NOT USED.
- REMOVE EXISTING & PROVIDE NEW WINDOW SYSTEMS IN EXISTING OPENINGS. REFER TO SPECIFICATIONS.
- PROVIDE 11 ACCESSIBLE UNITS AND 3 HEARING AND VISUALLY IMPAIRED UNIT MODIFICATIONS.
- PROVIDE FIRESAFING AT BREACHES IN FIRE SEPARATING WALLS.
- REMOVE AND REPLACE ALL EXISTING ECALL DEVICES THROUGHOUT APARTMENTS AND COMMON AREA TOILETS. CONNECT TO EXISTING WIRING. PROVIDE NEW CONTROL ANNUNCIATOR PANEL.
- PROVIDE NEW HORIZONTAL MINI-BLINDS AT ALL COMMON AREA WINDOW OPENINGS.
- PROVIDE NEW INTERIOR SIGNAGE PACKAGE INCLUDING UNIT ENTRY, PERMANENT ROOMS AND SPACES AND WAY FINDING. SEE SPECIFICATION FOR REQUIREMENTS.
- PROPERLY PREPARE SURFACES IN ALL COMMON AREAS FOR 1 COAT PRIMER 2 COATS LOW VOC PAINT. SEE FINISH SCHEDULE.
- PROVIDE NEW HISTORICALLY APPROVED, ENERGY STAR RATED WINDOWS THROUGHOUT ALL OPENINGS.
- REFER TO ASBESTOS INSPECTION REPORT IN SPECIFIC FOR ACM LOCATIONS.
- PRIOR TO INSTALLING INSULATION IN ATTIC ALL PENETRATIONS SHOULD BE THOROUGHLY AIR SEALED, INCLUDING BUT NOT LIMITED TO CHIMNEY, CHASES, ELECTRICAL, PLUMBING, VENTILATION, AND ALONG ALL INTERIOR PARTITION WALLS.
- AT HEARING AND VISUALLY IMPAIRED UNITS AND MAIN PANEL INTERCOM INTERFACE TRY TO BE ENABLED.

**BUILDING PLAN KEY NOTES:**

- PROVIDE NEW CORRIDOR LEAN RAIL SYSTEM. REFER TO DETAIL 40A7.31.
- PROVIDE NEW CARPET FLOORING AND VINYL BASE THROUGHOUT COMMON AREA, STAIRS, OFFICE AND CORRIDORS. SEE FINISH SCHEDULE. REFER TO GENERAL NOTE M ABOVE.
- PROVIDE NEW VCT FLOORING AND VINYL BASE. SEE FIN. SCHEDULE.
- PROVIDE NEW ACT CEILING AND GRID THROUGHOUT COMMON AREAS, OFFICE AND CORRIDORS. SEE FIN. SCHEDULE.
- NEW COMMUNITY KITCHEN. SEE 10A7.21 FOR SCOPE.
- NEW COMMON BATHROOM. SEE 10A7.11 FOR SCOPE.
- PROVIDE NEW GUARD RAIL AT INSIDE FACE OF WINDOW WITHIN STAIR WELL.
- PROVIDE NEW R-49 INSULATION IN EXISTING ATTIC SPACE (FLOOR LEVEL). SEE SPECIFICATION 2.
- NEW MAIN CONTROL ANNUNCIATOR PANEL FOR EXISTING ECALL SYSTEM.
- COMPLETE CAB FINISH AND CONTROL. REPLACEMENT AT EXISTING ELEVATOR INCLUDING ACCESSIBLE SIGNAGE AND AUDIBLE SIGNALS.
- PROVIDE NEW FLOOR DRAIN COVERS.
- PROVIDE NEW USPS APPROVED 4X MAILBOXES AND PARCEL LOCKERS. SEE DETAIL 10A7.31.
- NEW TELEMED ROOM. SEE ENLARGED PLAN 12A7.31.
- ACCESS HATCH
- PROVIDE NEW DOOR AND FRAME IN EXISTING MASONRY OPENING. RESET FRAME TO MIDDLE OF OPENING.
- DURING WINDOW INSTALL REMOVE AND REINSTALL EXISTING WOOD TRIM. PROVIDE NEW PAINTED FINISH. SEE FINISH SCHEDULE.
- ATTIC MOUNTED OUTDOOR AIR UNIT SERVES CORRIDORS. REFER TO MECHANICAL DRAWINGS.

**KEY TO SYMBOLS**

- EXISTING TO REMAIN
- NEW WALL
- EXISTING TO BE REMOVED
- HEARING AND USUALLY IMPAIRED DWELLING UNIT REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS
- HANDICAP ACCESSIBLE DWELLING UNIT
- WALL TYPE. SEE A3.01 PARTITION TYPES.
- DOOR TYPE. SEE A3.11 DOOR TYPES/SCHEDULE.
- FLOORING TRANSITION. REFER TO FINISH SCHEDULE
- VPL FOR MATERIALS. PROVIDE TRANSITIONS AS SCHEDULED.
- NEW SHEET VINYL FLOORING. REFER TO FINISH SCHEDULE



1 LEVEL TWO FLOOR PLAN  
SCALE: 3/32" = 1'-0"