

Wednesday, November 25, 2015 5:58:04 PM P:\114185_Loring House\Drawings\Working\CAD\Plot Files\A1.03-PLAN THIRD FLOOR.dwg

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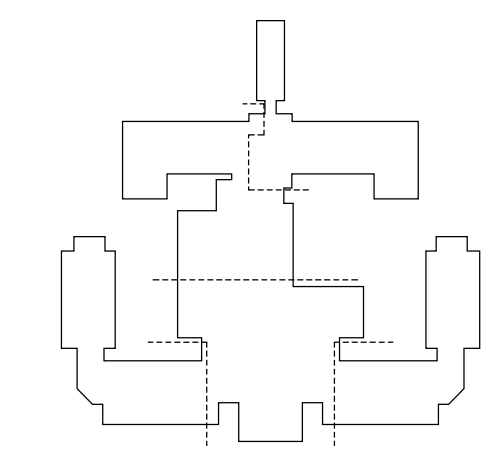
Consultant:

Revision:

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:

Third Floor Plan

Project Number:
14165

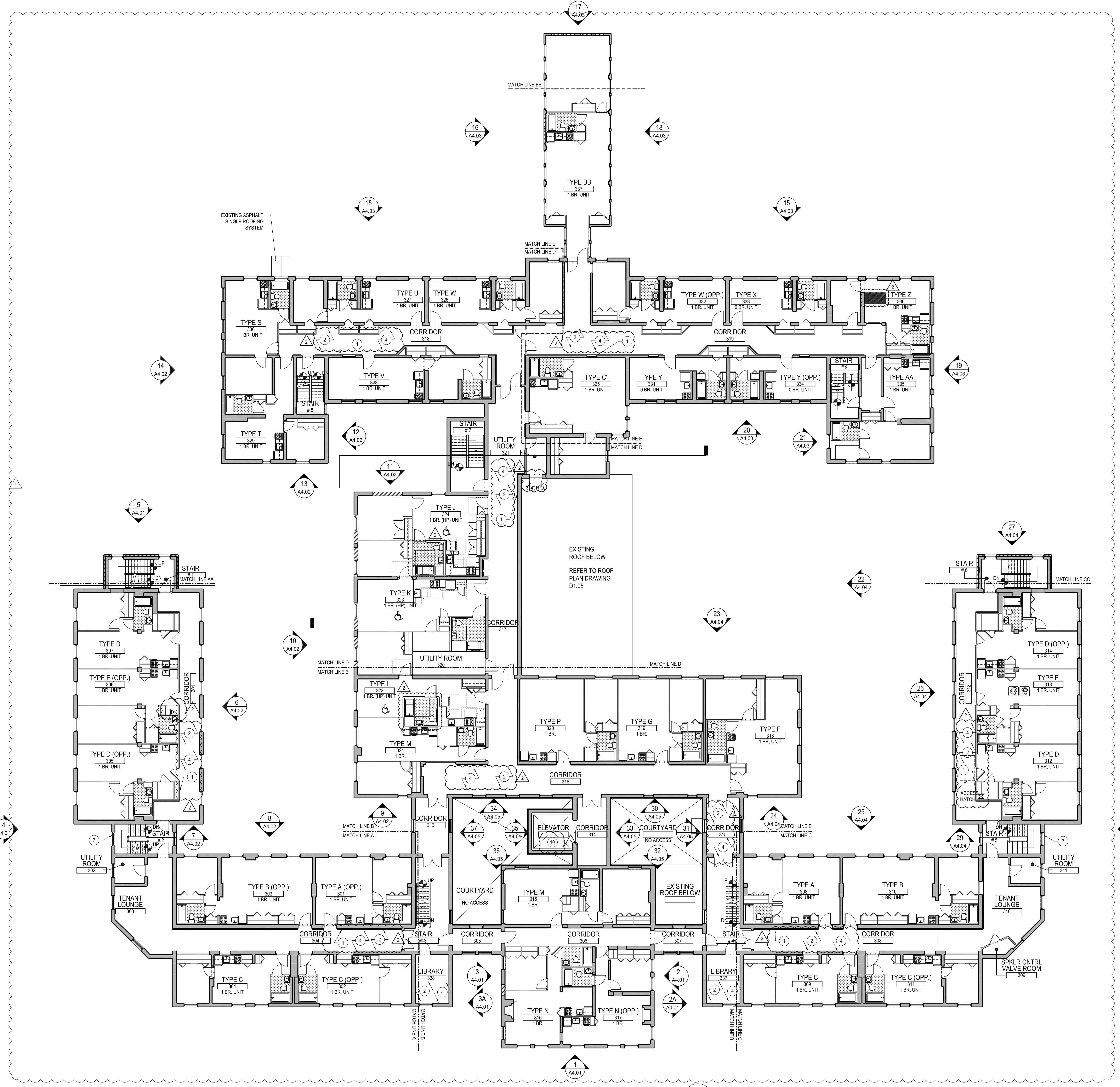
Issue Date:
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A1.03

- 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 FRESAPING AT BREACHES IN FIRE SEPARATING WALLS.
 - REMOVE AND REPLACE ALL EXISTING ECAL 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 APPROPRIATE, 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-48 INSULATION IN EXISTING ATTIC SPACE (FLOOR LEVEL). SEE SPECIFICATION 2.
 - NEW MAIN CONTROL ANNUNCIATOR PANEL FOR EXISTING ECAL 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 4C 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 VISUALLY 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 FOR MATERIALS. PROVIDE TRANSITIONS AS SCHEDULED.
 - NEW SHEET VINYL FLOORINGS. REFER TO FINISH SCHEDULE.



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