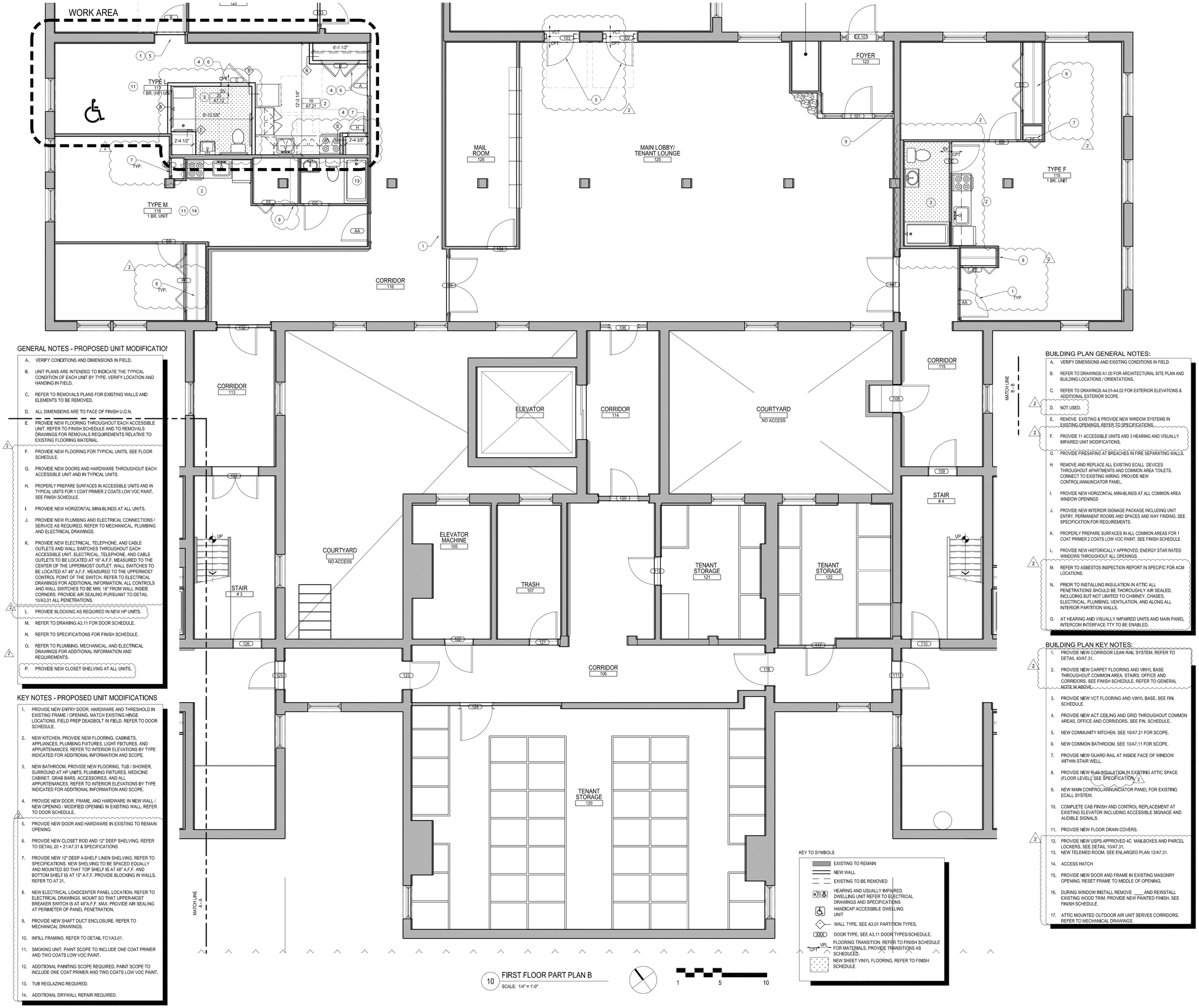

GENERAL NOTES - PROPOSED UNIT MODIFICATIOI

A. VERIFY CONDITIONS AND DIMENSIONS IN FIELD.

B. UNIT PLANS ARE INTENDED TO INDICATE THE TYPICAL CONDITION OF EACH UNIT BY TYPE. VERIFY LOCATION AND HANDING IN FIELD.

C. REFER TO REMOVALS PLANS FOR EXISTING WALLS AND ELEMENTS TO BE REMOVED.

D. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.

E. PROVIDE NEW FLOORING THROUGHOUT EACH ACCESSIBLE UNIT. REFER TO FINISH SCHEDULE AND TO REMOVALS DRAWINGS FOR REMOVALS REQUIREMENTS RELATIVE TO EXISTING FLOORING MATERIAL.

F. PROVIDE NEW FLOORING FOR TYPICAL UNITS, SEE FLOOR SCHEDULE.

G. PROVIDE NEW DOORS AND HARDWARE THROUGHOUT EACH ACCESSIBLE UNIT AND IN TYPICAL UNITS.

H. PROPERLY PREPARE SURFACES IN ACCESSIBLE UNITS AND IN TYPICAL UNITS FOR 1 COAT PRIMER 2 COATS LOW VOC PAINT. SEE FINISH SCHEDULE.

I. PROVIDE NEW HORIZONTAL MINI-BLINDS AT ALL UNITS.

J. PROVIDE NEW PLUMBING AND ELECTRICAL CONNECTIONS / SERVICE AS REQUIRED. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

K. PROVIDE NEW ELECTRICAL, TELEPHONE, AND CABLE OUTLETS AND WALL SWITCHES THROUGHOUT EACH ACCESSIBLE UNIT. ELECTRICAL, TELEPHONE, AND CABLE OUTLETS TO BE LOCATED AT 16" A.F.F. MEASURED TO THE CENTER OF THE UPPERMOST OUTLET. WALL SWITCHES TO BE LOCATED AT 48" A.F.F. MEASURED TO THE UPPERMOST CONTROL POINT OF THE SWITCH, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL CONTROLS AND WALL SWITCHES TO BE MIN. 18" FROM WALL INSIDE CORNERS. PROVIDE AIR SEALING PURSUANT TO DETAIL 10/A3.01 ALL PENETRATIONS.

L. PROVIDE BLOCKING AS REQUIRED IN NEW HP UNITS.

M. REFER TO DRAWING A3.11 FOR DOOR SCHEDULE.

N. REFER TO SPECIFICATIONS FOR FINISH SCHEDULE.

O. REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

P. PROVIDE NEW CLOSET SHELVING AT ALL UNITS.

KEY NOTES - PROPOSED UNIT MODIFICATIONS

1. PROVIDE NEW ENTRY DOOR, HARDWARE AND THRESHOLD IN EXISTING FRAME / OPENING. MATCH EXISTING HINGE LOCATIONS, FIELD PREP DEADBOLT IN FIELD. REFER TO DOOR SCHEDULE.
2. NEW KITCHEN. PROVIDE NEW FLOORING, CABINETS, APPLIANCES, PLUMBING FIXTURES, LIGHT FIXTURES, AND APPURTENANCES. REFER TO INTERIOR ELEVATIONS BY TYPE INDICATED FOR ADDITIONAL INFORMATION AND SCOPE.
3. NEW BATHROOM. PROVIDE NEW FLOORING, TUB / SHOWER, SURROUND AT HP UNITS, PLUMBING FIXTURES, MEDICINE CABINET, GRAB BARS, ACCESSORIES, AND ALL APPURTENANCES. REFER TO INTERIOR ELEVATIONS BY TYPE INDICATED FOR ADDITIONAL INFORMATION AND SCOPE.
4. PROVIDE NEW DOOR, FRAME, AND HARDWARE IN NEW WALL / NEW OPENING / MODIFIED OPENING IN EXISTING WALL. REFER TO DOOR SCHEDULE.
5. PROVIDE NEW DOOR AND HARDWARE IN EXISTING TO REMAIN OPENING.
6. PROVIDE NEW CLOSET ROD AND 12" DEEP SHELVING, REFER TO DETAIL 20 + 21/A7.31 & SPECIFICATIONS
7. PROVIDE NEW 12" DEEP 4-SHELF LINEN SHELVING. REFER TO SPECIFICATIONS. NEW SHELVING TO BE SPACED EQUALLY AND MOUNTED SO THAT TOP SHELF IS AT 48" A.F.F. AND BOTTOM SHELF IS AT 15" A.F.F. PROVIDE BLOCKING IN WALLS. REFER TO A7.31.
8. NEW ELECTRICAL LOADCENTER PANEL LOCATION. REFER TO ELECTRICAL DRAWINGS. MOUNT SO THAT UPPERMOST BREAKER SWITCH IS AT 48"A.F.F. MAX. PROVIDE AIR SEALING AT PERIMETER OF PANEL PENETRATION.
9. PROVIDE NEW SHAFT DUCT ENCLOSURE. REFER TO MECHANICAL DRAWINGS.
10. INFILL FRAMING. REFER TO DETAIL FC1/A3.01.
11. SMOKING UNIT. PAINT SCOPE TO INCLUDE ONE COAT PRIMER AND TWO COATS LOW VOC PAINT.
12. ADDITIONAL PAINTING SCOPE REQUIRED. PAINT SCOPE TO INCLUDE ONE COAT PRIMER AND TWO COATS LOW VOC PAINT.
13. TUB REGLAZING REQUIRED.
14. ADDITIONAL DRYWALL REPAIR REQUIRED.

BUILDING PLAN GENERAL NOTES:

A. VERIFY DIMENSIONS AND EXISTING CONDITIONS IN FIELD.

B. REFER TO DRAWINGS A1.00 FOR ARCHITECTURAL SITE PLAN AND BUILDING LOCATIONS / ORIENTATIONS.

C. REFER TO DRAWINGS A4.01-A4.02 FOR EXTERIOR ELEVATIONS & ADDITIONAL EXTERIOR SCOPE.

D. NOT USED.

E. REMOVE EXISTING & PROVIDE NEW WINDOW SYSTEMS IN EXISTING OPENINGS, REFER TO SPECIFICATIONS.

F. PROVIDE 11 ACCESSIBLE UNITS AND 3 HEARING AND VISUALLY IMPAIRED UNIT MODIFICATIONS.

G. PROVIDE FIRESAFING AT BREACHES IN FIRE SEPARATING WALLS.

H. REMOVE AND REPLACE ALL EXISTING ECALL DEVICES THROUGHOUT APARTMENTS AND COMMON AREA TOILETS. CONNECT TO EXISTING WIRING. PROVIDE NEW CONTROL/ANNUNCIATOR PANEL.

I. PROVIDE NEW HORIZONTAL MINI-BLINDS AT ALL COMMON AREA WINDOW OPENINGS

J. PROVIDE NEW INTERIOR SIGNAGE PACKAGE INCLUDING UNIT ENTRY, PERMANENT ROOMS AND SPACES AND WAY FINDING. SEE SPECIFICATION FOR REQUIREMENTS.

K. PROPERLY PREPARE SURFACES IN ALL COMMON AREAS FOR 1 COAT PRIMER 2 COATS LOW VOC PAINT. SEE FINISH SCHEDULE.

L. PROVIDE NEW HISTORICALLY APPROVED, ENERGY STAR RATED WINDOWS THROUGHOUT ALL OPENINGS.

M. REFER TO ASBESTOS INSPECTION REPORT IN SPECIFIC FOR ACM LOCATIONS.

N. 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.

O. AT HEARING AND VISUALLY IMPAIRED UNITS AND MAIN PANEL INTERCOM INTERFACE TTY TO BE ENABLED.

BUILDING PLAN KEY NOTES:

1. PROVIDE NEW CORRIDOR LEAN RAIL SYSTEM. REFER TO DETAIL 40/A7.31.
2. PROVIDE NEW CARPET FLOORING AND VINYL BASE THROUGHOUT COMMON AREA, STAIRS, OFFICE AND CORRIDORS. SEE FINISH SCHEDULE. REFER TO GENERAL NOTE M ABOVE.
3. PROVIDE NEW VCT FLOORING AND VINYL BASE, SEE FIN. SCHEDULE.
4. PROVIDE NEW ACT CEILING AND GRID THROUGHOUT COMMON AREAS, OFFICE AND CORRIDORS. SEE FIN. SCHEDULE.
5. NEW COMMUNITY KITCHEN. SEE 10/A7.21 FOR SCOPE.
6. NEW COMMON BATHROOM. SEE 10/A7.11 FOR SCOPE.
7. PROVIDE NEW GUARD RAIL AT INSIDE FACE OF WINDOW WITHIN STAIR WELL.
8. PROVIDE NEW R-49 INSULATION IN EXISTING ATTIC SPACE (FLOOR LEVEL) SEE SPECIFICATION 2
9. NEW MAIN CONTROL/ANNUNCIATOR PANEL FOR EXISTING ECALL SYSTEM.
10. COMPLETE CAB FINISH AND CONTROL REPLACEMENT AT EXISTING ELEVATOR INCLUDING ACCESSIBLE SIGNAGE AND AUDIBLE SIGNALS.
11. PROVIDE NEW FLOOR DRAIN COVERS.
12. PROVIDE NEW USPS APPROVED 4C MAILBOXES AND PARCEL LOCKERS. SEE DETAIL 10/A7.31.
13. NEW TELEMED ROOM. SEE ENLARGED PLAN 12/A7.31.
14. ACCESS HATCH
15. PROVIDE NEW DOOR AND FRAME IN EXISTING MASONRY OPENING. RESET FRAME TO MIDDLE OF OPENING.
16. DURING WINDOW INSTALL REMOVE ____ AND REINSTALL EXISTING WOOD TRIM. PROVIDE NEW PAINTED FINISH. SEE FINISH SCHEDULE.
17. 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.
- XXX DOOR TYPE, SEE A3.11 DOOR TYPES/SCHEDULE.
- CPT / VPL FLOORING TRANSITION. REFER TO FINISH SCHEDULE FOR MATERIALS. PROVIDE TRANSITIONS AS SCHEDULED.
- NEW SHEET VINYL FLOORING. REFER TO FINISH SCHEDULE

10 FIRST FLOOR PART PLAN B
SCALE: 1/4" = 1'-0"

1 5 10

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LICENSED ARCHITECT MICHAEL D. BINETTE No.3612 STATE OF MAINE

Drawn: SEA
Checked: PR
Scale: 1/4" = 1'-0"
Key Plan:

Project Name:
LORING HOUSE

1125 Brighton Avenue
Portland, ME 04102

Sheet Name:
Part Plan B
First Floor

Project Number:
14165

Issue Date:
November 25, 2015

Sheet Number:
A2.01b

Monday, November 30, 2015 11:56:08 AM
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