

Consultant:

Revision:
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Architect of Record:

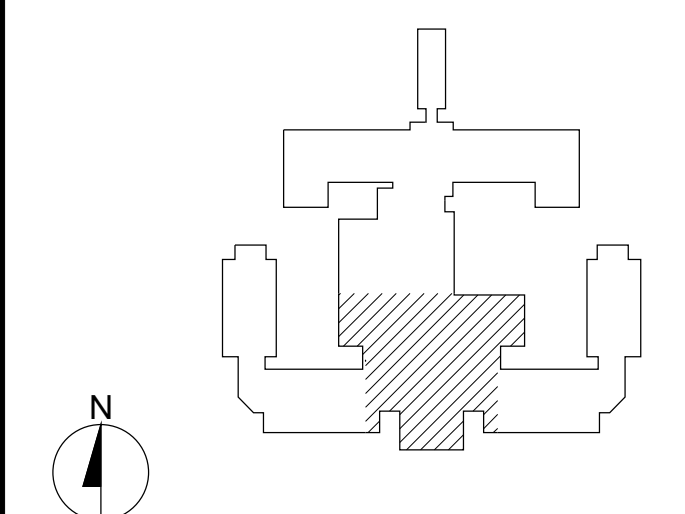


Drawn: SEA

Checked: PR

Scale: 1/4" = 1'-0"

Key Plan:



Project Name:
LORING HOUSE

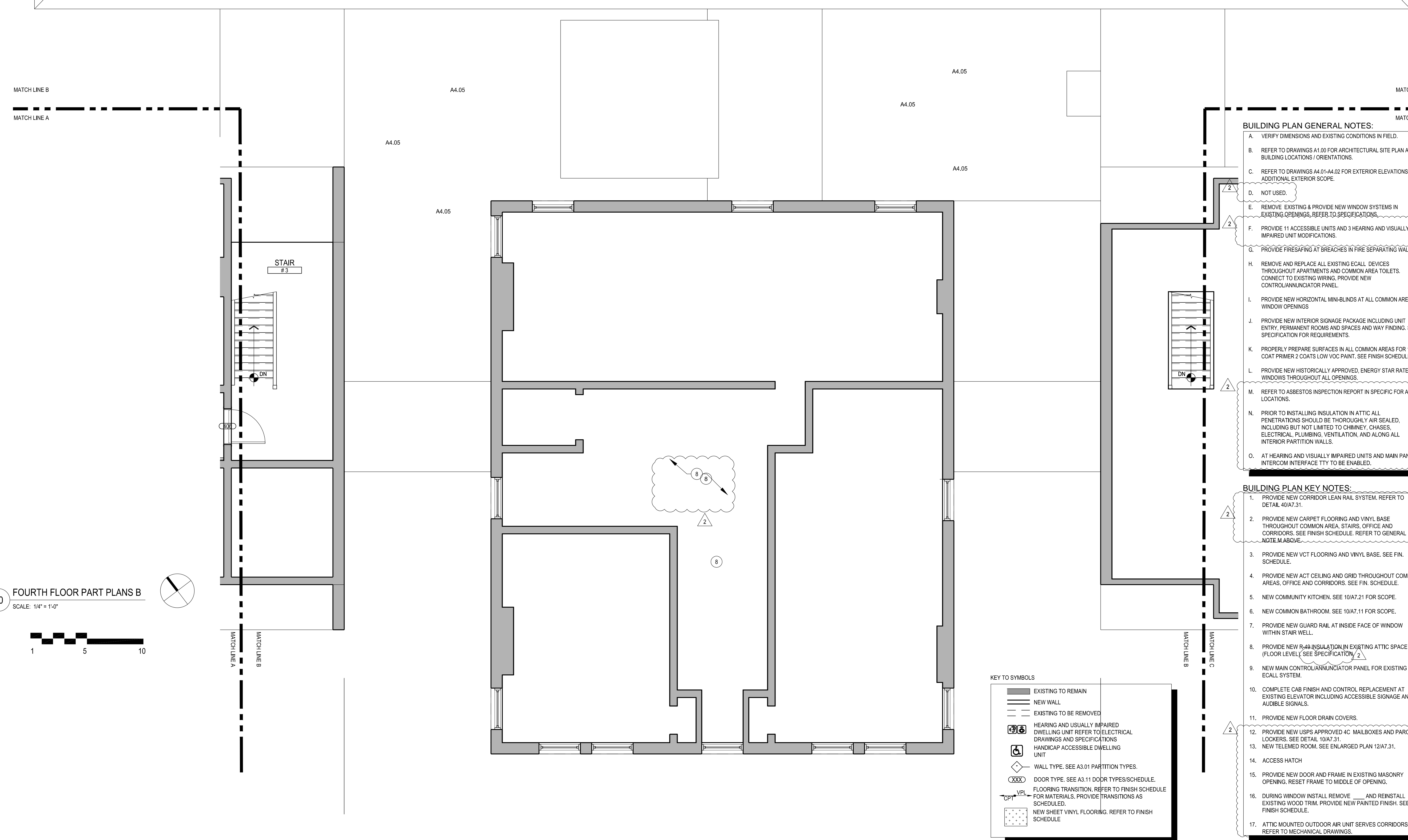
1125 Brighton Avenue
Portland, ME 04102

Sheet Name:
**Part Plan B
Fourth Floor**

Project Number:
14165

Issue Date:
November 25, 2015

Sheet Number:
A2.04b



- 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-48 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.
	DOOR TYPE. SEE A3.11 DOOR TYPES/SCHEDULE.
	FLOORING TRANSITION. REFER TO FINISH SCHEDULE FOR MATERIALS. PROVIDE TRANSITIONS AS SCHEDULED.
	NEW SHEET VINYL FLOORING. REFER TO FINISH SCHEDULE

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FOURTH FLOOR PART PLANS B
SCALE: 1/4" = 1'-0"