

Consultant:

Revision:

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Architect of Record:



Drawn: ECI

Checked: PRR

Scale: AS NOTED

Key Plan:

Project Name:

LORING HOUSE

1125 Brighton Avenue
Portland, ME 04102

Sheet Name:

**ENLARGED BATHROOM
PLANS & ELEVATIONS**

Project Number:

14165

Issue Date:

November 25, 2015

Sheet Number:

A7.12

GENERAL NOTES

- A. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD.
- B. REFER TO DRAWINGS A1.01 - A1.04 FOR FLOOR PLANS AND A2.01 - A2.04 FOR ENLARGED UNIT PLANS.
- C. OVERLAY NEW FLOORING ON TOP OF EXISTING. VERIFY EXISTING CONDITIONS IN FIELD. PROPERLY PREPARE AND PATCH EXISTING SUBSTRATE/FINISH AS REQUIRED.
- D. PROVIDE NEW PAPERLESS GWB IN ALL LOCATIONS IN BATHROOMS WHERE NEW GWB IS REQUIRED DUE TO DAMAGE.
- E. PROVIDE NEW PAINT AT ALL WALL SURFACES, SOFFITS, AND CEILINGS AT ALL UNIT BATHROOMS.
- F. RETAIN EXISTING ACCESS PANEL TO ALLOW FOR MAINTENANCE ACCESS. REFER TO DRAWING A3.11 FOR AIR SEALING AT ACCESS PANEL.
- G. PROTECT TUBS AND DRAINS THROUGHOUT CONSTRUCTION.
- H. REMOVE EXISTING VANITIES AND REPLACE WITH NEW WALL HUNG SINKS AT HANDICAP ACCESSIBLE DWELLING UNITS.
- I. REFER TO SPECIFICATIONS FOR FINISH SCHEDULE.
- J. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- K. REFER TO DRAWING A3.01 FOR AIR SEALING SCOPE OF WORK.
- L. REMOVE EXISTING CERAMIC SOAP DISH AND TOOTHBRUSH TUMBLER AND PATCH GWB AS REQUIRED.
- M. PROVIDE LOW VOC SEALANT AT ALL VANITY COUNTERS, BACK AND SIDE SPLASHES AND WALL HUNG SINKS WHERE APPLICABLE.

KEY NOTES

1. PROVIDE NEW SHEET VINYL FLOORING AT BATHROOMS. REFER TO GENERAL NOTE C FOR FLOOR PREP REQUIREMENTS. REFER TO FINISH SCHEDULE.
2. REMOVE EXISTING AND PROVIDE NEW WALL MOUNTED EXHAUST FANS. CONNECT NEW FANS TO EXISTING DUCTWORK. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE NEW VINYL WALL BASE.
4. REMOVE EXISTING VANITY AND COUNTER. PROVIDE NEW VANITY AND NEW CULTURED MARBLE COUNTERTOP WITH INTEGRAL SINK AND NEW LOW FLOW FAUCET.
5. REMOVE EXISTING AND PROVIDE NEW MEDICINE CABINET. AT NON HP BATHROOMS VERIFY SIZE AND EXISTING CONDITIONS IN FIELD. AT HP BATHROOMS REFRAME OPENING AS REQUIRED TO ACCOMMODATE SPECIFIED MIRROR. PROVIDE AIR SEALING AT DRYWALL PENETRATION.
6. REMOVE EXISTING AND PROVIDE NEW WALL MOUNTED LIGHT FIXTURES ABOVE NEW MEDICINE CABINETS. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE REQUIREMENTS.
7. REMOVE EXISTING AND PROVIDE NEW LOW FLOW WATER CLOSETS AND STOPS. PROVIDE CONTINUOUS BEAD OF SEALANT AT BASE OF WATER CLOSET.
8. REMOVE EXISTING AND PROVIDE NEW TOILET PAPER HOLDER.
9. REMOVE EXISTING SHOWER CURTAIN ROD AND PROVIDE NEW CURVED SHOWER CURTAIN ROD.
10. REMOVE EXISTING AND PROVIDE NEW TOWEL BARS MOUNT AT 34" AFF TO TOP OF TOWEL BAR.
11. REMOVE EXISTING CERAMIC TILE TUB/SHOWER SURROUNDS AND PROVIDE THREE-PIECE TUB/SHOWER SURROUND.
12. REMOVE AND REPLACE EXISTING TUB SPOUT, LOW FLOW MIXING VALVE AND SHOWER HEAD (HAND HELD TYPE SHOWER HEADS AT HANDICAP ACCESSIBLE DWELLING UNITS). REFER TO PLUMBING DRAWINGS.
13. GWB WALL FINISH. PAINT PER FINISH SCHEDULE.
14. REMOVE EXISTING & PROVIDE NEW DOOR AND PRIVACY HARDWARE IN EXISTING FRAME. REFER TO DOOR SCHEDULE AND SPECIFICATIONS.
15. EXISTING TUB TO REMAIN. REGLAZE WITH LOW VOC GLAZING MATERIAL.
16. PROVIDE NEW STAINLESS STEEL GRAB BARS MOUNT AT 36" AFF TO TOP OF GRAB BAR. INCLUDE BLOCKING FOR GRAB BARS IN NON-ACCESSIBLE UNITS WHERE GWB WALL FINISH IS REPLACED.
17. PROVIDE NEW GFI ELECTRICAL OUTLETS AT NEW LOCATIONS.
18. PROVIDE NEW WALL HUNG SINK AT ACCESSIBLE UNIT BATHROOMS.
19. PROVIDE LOW FLOW FAUCET AND NEW STOPS AT NEW WALL HUNG SINKS AND EXISTING PUBLIC TOILET ROOM SINKS.
20. MIRROR 24" WIDE x 32" TALL MOUNT AT 40" AFF TO BOTTOM OF REFLECTING SURFACE.
21. ROSE HOOK MOUNTED 48" A.F.F. MAX.

KEY TO SYMBOLS

- EXISTING WALL TO REMAIN
- NEW CONTINUOUS BLOCKING FOR GRAB BAR LOCATIONS.

